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GIS Tracking Sheet

Case No.: DCI2005-00054

Intake Date: June 3, 2005

Project Name: Villages of San Carlos

STRAP Number(s): 10-46-25-00-00001.2000, 10-46-25-00-00001.2030, 15-46-25-00-00005.1000, 15-46-25-00-00005.1020, 15-46-25-00-00005.102A, 15-46-25-00-00005.1030, 15-46-25-00-00005.1050, 15-46-25-00.00005.1070, 15-46-25-00.00005.00CE

Planner Name: Bryan Kelner Ext. 38363

LEGAL DESCRIPTION VERIFICATION and **INITIAL GIS MAPPING**

Date: **INTAKE:**

LEGAL SUFFICIENT ☐ YES ☐ NO Initials:

If not, give brief explanation:

MAP UPDATE following **FINAL ACTION**

Date:

☐ Hearing Examiner Decision ☐ Board of County Commissioner's Resolution

☐ Administrative Approval ☐ Blue Sheet

Zoning Notes: 7/24/08

MAP UPDATED ☒ YES ☐ NO Initials: CAF

If not, give brief explanation:

ZONE: RPD: 608975 ZONE: RPD: 601850

ZONE: RPD: 015437 ZONE: RPD: 668988

ZONE: CFPD: 615438 ZONE: RPD 668982

ZONE: CPD: 615439 ZONE: CFPD: 561336

ZONE: RPD: 001849

ZONE: RPD: 615443

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

WHEREAS, Alan C. Freeman filed an application on behalf of the property owner, Paul H. Freeman, Trustee, to amend the Villages of San Carlos DRI Development Order #81-1; and

WHEREAS, a public hearing was advertised and held on April 19, 2007, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2005-00054 and DRI2005-00005; and

WHEREAS, a second public hearing was advertised and held on August 20, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to:

a. Consider a Notice of Proposed Change (NOPC) to the Villages of San Carlos DRI Development Order and Map H incorporating the following changes:

(1) Approved realignment of Three Oaks Parkway adjacent to I-75 south from San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;

(2) Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;

(3) Increase the commercial development from 15.0 acres to 25.35 acres and increase the commercial uses from 125,000 square feet to 158,799 square feet;

(4) Modify the phasing schedule;

(5) Establish 2009 as the buildout date;

(6) Establish 2010 as the down-zoning date;

(7) Establish 2015 as the development order termination date;

(8) Amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule;

b. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review; and

c. Amend the Master Concept Plan and Resolution Z-91-083, to expand the Commercial Planned Development (CPD) district, reduce the acreage of the Residential Planned Development (RPD) district, and add acreage to the Community Facilities Planned Development (CFPD) district.

The applicant indicates that development of this site will include connection to public potable water and public sanitary sewer service. No blasting is being proposed.

The property is located in the Urban Community Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 2-page Master Concept Plan entitled "Revised Master Concept Plan for Villages of San Carlos," stamped received by Community Development on November 29, 2006, last revised May 17, 2006, and attached as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

   Terms and provisions of Resolutions Z-91-083, ZB-83-471, Z-81-47, Z-79-136 and Z-78-136 are codified (amended and restated) into this zoning action, and these five Resolutions are hereby deemed null and void, having been superceded by this zoning action.

2. *Commercial Planned Development Uses, Conditions and Property Development Regulations.*

   a. Permitted uses in Parcels "F" and "F-1" are limited to the following uses:

      ADMINISTRATIVE OFFICES
      AGRICULTURAL, See Condition B.7. below
      ANIMALS: Clinic
      ATM (automatic teller machine) - See Condition B.2.b(4) below
      AUTO PARTS STORE, without installation facilities
      AUTO REPAIR AND SERVICE: Group I
      AUTOMOBILE SERVICE STATION - See Condition B.2.b(6) below

BANKS AND FINANCIAL ESTABLISHMENTS: Groups I and II
BAR OR COCKTAIL LOUNGE
BOATS: Boat parts store, without installation facilities
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIAL SALES
BUSINESS SERVICES: Group I
CAR WASH
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORES, general
CLUBS:
- Commercial
- Fraternal, membership organization
- Private

COMMUNICATION Facilities, wireless (See Condition B.2.b(7) below)
CONSUMPTION ON PREMISES
CONTRACTORS AND BUILDERS: Groups I and II
CONVENIENCE FOOD AND BEVERAGE STORE
DAY CARE CENTER, CHILD, ADULT
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
EMS, FIRE OR SHERIFF'S STATION
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION, water retention
FENCES, WALLS
FLEA MARKET, indoor
FOOD STORES: Groups I and II
FUNERAL HOME AND MORTUARY, without a crematory
GOVERNMENT SERVICES
HARDWARE STORE
HEALTH CARE FACILITIES: Group III
HOBBY, TOY AND GAME SHOPS
HOUSEHOLD AND OFFICE FURNISHINGS: Groups I, II and III
INSURANCE COMPANIES
LAUNDRY OR DRY CLEANING: Group I
LAWN AND GARDEN SUPPLY STORES
LIBRARY
NOVELTIES, JEWELRY, TOYS AND SIGNS MANUFACTURING: Groups I, II, and III
MEDICAL OFFICE
NONSTORE RETAILERS: Groups I, II, and III
PARCEL AND EXPRESS SERVICES
PACKAGE STORE
PAINT, GLASS AND WALLPAPER
PARKING LOT:
- Accessory
- Garage, public parking

PERSONAL SERVICES: Groups I, II, III, and IV
PET SERVICES
PET SHOP
PHARMACY
PLACE OF WORSHIP
RECREATION FACILITIES, COMMERCIAL: Groups I and IV, with Group IV limited to: any indoor cultural facility operated as a commercial establishment: bowling alley, bingo hall, health club and gymnasiums
RELIGIOUS FACILITIES
RENTAL OR LEASING ESTABLISHMENT: Groups I and II
REPAIR SHOPS: Groups I, II, and III
RESEARCH AND DEVELOPMENT LABORATORIES: Group II
RESTAURANT, FAST FOOD
RESTAURANTS: Groups I, II, III, and IV
SCHOOLS, COMMERCIAL
SELF-SERVICE FUEL PUMPS
SIGNS - in accordance with chapter 30 of the LDC
SOCIAL SERVICES: Group I
SPECIALTY RETAIL SHOPS: Groups I, II, III, and IV
STORAGE, indoor and open, subject to Condition B.2.b(8) below
STUDIOS
TEMPORARY USES
USED MERCHANDISE STORES: Groups I, II, and III
VARIETY STORE

b. Conditions Specific to Commercial Planned Developments.

(1) Not more than 158,799 square feet of commercial gross floor area may be developed.

(2) Upon completion of Three Oaks Parkway four lane improvements and development of Parcel F-1, access to Parcels F-1 and G from Three Oaks Parkway is limited to the following locations and specific stations depicted on the MCP:

(a) Access to Parcel F is limited to the intersection of San Carlos Boulevard and Three Oaks Parkway at Stations 1246 + 76.

(b) Access to Parcel F-1 is limited to the intersection of Three Oaks Parkway and Old Three Oaks Parkway at Stations 1239 + 41.

(c) Access to Parcel G is limited to Stations 1254 + 62, approximately 786 feet north of the center line of the intersection of Three Oaks Parkway and San Carlos Boulevard.

(3) Each commercial out-parcel must provide its own parking in compliance with LDC §34-378(d)(3) of the LDC. There may be no shared parking with the

other tracts on this site. Shared parking between out-parcel tracts is prohibited.

(4) Any Automatic Teller Machine (ATM) uses that are ancillary to an unrelated permitted use, e.g., an Automatic Teller Machine in a grocery store, will be required to delineate one parking space for the ATM customers.

(5) All structures on the out-parcels must be bound by a covenant, running with the property to an architectural design compatible with and similar to the main center buildings. Signs conforming with the requirements of LDC Chapter 30 may be mounted on individual buildings for the purpose of identifying tenants. All signs in the entire development and out-parcels must be coordinated so as to give the center a fully integrated, well-designed look to comply with the architectural theme.

(6) Full or partial service stations (limited to minor repairs only) are permitted uses.

(7) The wireless communication facility, approved for Parcel "F," must be in compliance with the terms and conditions of the Hearing Examiner's Decision in Case # SEZ2005-00012, rendered on November 1, 2005.

(8) Open (outdoor) storage is permitted on Parcels F and F-1, provided the storage area is located on the eastern half of these parcels (adjacent to the I-75 corridor) and is fully screened as required in LDC §34-3005.

c. Property Development Regulations

Minimum lot area:	20,000 sq ft
Minimum lot width:	100 ft
Minimum lot depth:	100 ft

Minimum setback from public right-of-way:	25 ft
Minimum setback from public right-of-way w/frontage road:	65 ft
Minimum setback from private road:	20 ft
Minimum side setback:	15 ft
Minimum rear setback:	25 ft
Minimum water body setback:	25 ft
Minimum building perimeter setback:	15 ft
Maximum building height:	35 ft
Maximum lot coverage:	45%

3. *Community Facilities Planned Development District Uses and Conditions.*

a. Schedule of Uses

(1) Permitted uses in Parcel "A" are limited to the following:

PARKING LOT, accessory
PARKS, Public: Groups I and II, with Group I limited to nature or wildlife preserves, passive and active recreational activities including but not limited to, hiking, nature trails, and similar activities which require few or no on site facilities or capital investment and which utilize the natural environment with little or no alteration of the natural landscape
SIGNS, in accordance with chapter 30 of the LDC

(2) Permitted uses in Parcel "G" are limited to the following uses:

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Groups I and II
EXCAVATION: Water retention
FENCES AND WALLS
PARKING LOT, accessory
STORAGE: Indoor and open

(3) Permitted uses in Parcels "H" and "I" are limited to the following:

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION: Water retention
FENCES AND WALLS
PARKING LOT: Accessory
RECREATIONAL FACILITIES: Public
SCHOOLS: Noncommercial and related facilities and activities
SIGNS, in accordance with chapter 30 of the LDC

(4) Permitted uses in parcel "K" and "K-1" (Park Site) are limited to the following:

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION: Water retention, including water retention on Parcel K-1 for widening of Three Oaks Parkway
FENCES AND WALLS
PARKING LOT, accessory
PARKS, Group I - limited to neighborhood parks, and Group II - limited to community parks; both groups permitted ancillary uses and associated buildings and structures
RECREATIONAL FACILITIES, public
RESTAURANTS: Group II, See Condition B.3.b(3)

SIGNS, in accordance with chapter 30 of the LDC
SPECIALTY RETAIL SHOPS: Group I, See Condition B.3.b(3)

b. Conditions Specific to Community Facilities Planned Developments

(1) No uses are approved on Parcel A except for boardwalks, decks, gazebos, observation towers and auxiliary descriptive signage as approved on the original Master Concept Plan. The purpose of these uses is to allow a passive, educational nature walk.

(2) Permitted uses on Parcels H and I (the 25-acre school site) are as set forth in Condition B.3.a.(3), however, the Public Recreational Facilities use, which specifically includes a community recreation center with kitchen and athletic fields with concessions, will remain subordinate to the public school use, which is the intended principal use.

(3) Permitted uses on Parcels K and K-1 (Park Site) must be set forth in Condition B.3.a(4), except that concession stands and the community recreation center with kitchen facilities are specifically included, while Restaurants, Group II, and Specialty Retail, Group I, are limited to ancillary uses within the principal building.

4. *Residential Planned Development District Uses, Conditions and Property Development Regulations.*

a. Schedule of Uses

(1) Permitted uses within Eastgate, Pine Run, Cypress Chase, and Pine Glen communities are limited to the following:

ADMINISTRATIVE OFFICES
DWELLING UNIT, Conventional single-family residence
ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - Group I
EXCAVATION, water retention
FOOD AND BEVERAGE SERVICES, Limited
HOME CARE FACILITY
HOME OCCUPATION
MODELS: Model home, display center
PARKING, accessory
PARKS, Group I
PLACE OF WORSHIP, existing only
RECREATIONAL HALL
RECREATIONAL FACILITIES, personal, private on-site
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30 of the LDC
TEMPORARY USES

(2) Permitted uses within Parcels "B", "C", "D", "E", "J", "L", "M-1", and "M-2" are limited to the following:

ACCESSORY APARTMENT, limited to Parcel M-2, per LDC §34-1177
ADMINISTRATIVE OFFICES
AGRICULTURAL, See Condition B.7 below
ASSISTED LIVING FACILITY
DAY CARE CENTER, Child (requires special exception approval)
DWELLING UNIT:
- conventional single family residence
- duplex
- multiple family buildings, including condominiums
- townhouse
- two-family attached
- zero lot line or patio home

ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - Group I
EXCAVATION, water retention
FENCES AND WALLS
FOOD AND BEVERAGE SERVICES, Limited
MODEL:
- Homes
- Units
- Display Center

HOME CARE FACILITY
HOME OCCUPATION, no outside help
PARKING, accessory
PARKS, Group I
PERSONAL SERVICES Groups I and II, ancillary use only
PLACE OF WORSHIP, existing only
REAL ESTATE SALES OFFICE, for lots or units within the development only
RECREATION Hall
RECREATIONAL FACILITIES, Personal and private on-site
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30 of the LDC
SPECIALTY RETAIL SHOPS Group I, ancillary use only
TEMPORARY USES, See Condition B.4.b(4) below
TIMESHARE UNITS

b. Conditions Specific to Residential Planned Developments

(1) The single family residential areas, being platted as Eastgate, Pine Run, Cypress Chase, and Pine Glen, are limited to a maximum density of four units per acre, pursuant to the original DRI Development Order. In no case, however, may the number of units in the RPD area (375.4 acres) exceed 2,500 units.

(2) All commercial uses in the RPD must be in compliance with LDC §34-937.

(3) The Recreational Facilities, commercial use is hereby approved for Group III-Outdoor Facilities (pools; tennis courts, and other similar outdoor activities not: grouped elsewhere, only); and Group IV-Indoor Facilities (racquetball, handball, squash, tennis courts, health clubs and swimming pool, only); subject to the following conditions. The location must meet site location standards for Minor Commercial under the Lee Plan. The building area must be limited to a maximum of 30,000 square feet per §34-937 of the LDC. The buffer must be of type "D" width with double the vegetative requirements. Outdoor lighting must be directed toward the interior of the site. There must be a common architectural theme, style and signage. The use must be provided for in deed restrictions or homeowner documents for the neighborhood within which it is located. Hours of operation for outdoor uses must be limited to 8:00 in the morning to 10:00 at night.

(4) A temporary sales trailer and/or construction trailer are permitted on Parcels M-2, B, C, D and E for a maximum of three years from the time of Certificate of Occupancy. The developer must obtain approval through an administrative approval action in order to extend the time period for the use of the temporary sales trailer and/or construction trailer.

c. Property Development Regulations.

(1) <u>SINGLE FAMILY DETACHED (Standard)</u>

Minimum lot area:	7500 sq ft.
Minimum lot dimension:	75 ft wide x 100 ft deep
Corner lot dimension:	82.5 ft wide x 100 ft deep

Front Setback from local right-of-way line to building wall:	25 ft
Rear Setback from property line to building wall:	20 ft

Rear Setback (adjacent to open space) from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	7.5 ft
Side Setback from local right-of-way to building wall:	15 ft
Maximum Lot Coverage	40%

(2) <u>ZERO LOT LINE OR PATIO HOMES:</u>

Minimum lot area:	4275 sq ft
Minimum lot dimension:	45 ft wide x 95 ft deep
Corner lot dimension:	52.5 ft wide x 95 ft deep

Front Setback from local right-of-way line to building wall:	20 ft

Rear Setback from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall (One side):	7.5 ft
Side Setback from property line to building wall (Other side):	0.0 ft
Side Setback from local right-of-way to building wall:	15 ft
Side Setback from property line to courtyard wall:	0.0 ft
Rear Setback from property line to courtyard wall:	0.0 ft
Front Setback from property line to courtyard wall:	10 ft
Maximum Lot Coverage	45%

(3) TOWNHOMES:

Minimum lot area:	900 sf
Minimum lot dimension:	18 ft wide x 45 ft deep
Front Setback from property line to building wall:	0.0 ft
Rear Setback from property line to building wall:	0.0 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	0.0 ft
Maximum lot coverage:	100%

(4) CONDOMINIUMS or MULTIPLE-FAMILY:

Minimum unit area (2 story):	900 sq ft
Minimum unit area (3 to 6 story):	750 sq ft
Minimum unit area (7 & 8 story):	550 sq ft
Setback from any property line to building wall:	25 feet(1)
Side setback from interior row to building wall:	15 feet(1)
Water setback from water to building wall:	20 feet
Minimum building separation	15 feet
Maximum Lot Coverage:	45 percent

Footnote:

(1) The side setback and building separation only apply to Parcels B, C, D, E and M-2.

(5) MULTIPLE-FAMILY or MULTIPLE FAMILY CONDOMINIUMS (TIMBERWALK SOUTH - PARCEL M-2)

Minimum lot area:	550 sq ft.(1)
Minimum lot width:	18 ft(1)
Minimum lot depth:	20 ft(1)

Minimum street/front setback	20 ft[1]
Minimum side setback	0.0 ft[1]
Minimum side/street setback	10 ft[1]
Minimum rear setback	0.0 ft[1]
Minimum waterbody setback	25 ft
Minimum perimeter property line setback	20 ft[3]
Minimum accessory structure setback	0.0 ft[2]
Minimum building separation	15 ft
Maximum building height	35 ft/2 stories
Maximum lot coverage	100%

Footnotes:

(1) Please see Exhibit E, Triplex Lot (Parcel M-2 only).
(2) No enclosed structures are allowed beyond the principal building envelope.
(3) Rear patio and air conditioning pads located outside the primary building envelope (i.e., platted lot owned in fee simple) must be set back a minimum of 19 feet from the project's perimeter boundary line, and must be in compliance with Condition B.15 below.

(6) Special Conditions to Parcel M-2:

(a) Each building lot contains three dwelling units. The first unit (lot "A") will be above the garages. It will own the footprint of the garages for all three units. A use easement will allow the use of one garage by each of the two other unit owners. The other two units (lot "B" and lot "C") will be two story dwellings and will own the footprint of their units (minus the garage).

(b) All other parts of this development beside the footprint of the buildings will be considered common area, including the driveways.

(c) Each unit will have a one car garage and one parking space in the driveway.

(d) The proposed development for Parcel M-2 must be in substantial compliance with the site plan attached hereto as Exhibit "D".

(e) Should development of Parcel M-2 not proceed under the property development regulations for Multiple-family (Timberwalk South - Parcel M-2), then Parcel M-2 may be developed for multi-family uses using the property development regulations for the Condominiums or Multiple-family category.

5. *Height.* The height for structures in this development is limited to 35 feet, unless in compliance with LDC §34-2174(a) for increases in side, rear and street setback wherever

the use is not abutting a similar structure, e.g., condominium area abutting single family home area.

6. *Traffic Impacts.* This zoning approval does not signify that this project's traffic impacts have been mitigated. Additional conditions to mitigate traffic may be required before issuance of a local development order, per the requirements of the Lee County LDC, or per the DRI Development Order.

7. *Agricultural.* The developer is entitled to continue bona fide agricultural uses that are now in existence on Parcels M-2, F-1, B, C, D, or E. However, no development activity of any kind may occur on these parcels or the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemptions 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.

   Bona fide agricultural uses that were in existence on Parcels M-2, F-1, B, C, D, or E at the time the application for this project was filed may continue until approval of a local development order for the area of the project containing those uses.

8. *Listed Species Survey.* A Listed Species Survey must be submitted with any preliminary development order application for this project. If occupied habitat is located on the project, the site plan must be revised to protect the occupied habitat and habitat buffer in accordance with the Lee County LDC.

9. *Environmental Conditions.*

   For the multi-family area depicted as Parcels "B," "C," "D," and "E" on the Master Concept Plan, prior to local development order approval:

   a. An indigenous management plan including a gopher tortoise management plan must be submitted for the Division of Environmental Sciences' staff review and approval for the gopher tortoise preserve area. The management plan must meet the requirements of LDC §10-415(b)(4); and

   b. The plans must include a building setback of 30 feet from the gopher tortoise preserve area; and

   c. The Notice of Violation, dated May 3, 2001, must be abated through one of the following options, or by some combination of the following options acceptable to Environmental Staff and the applicant:

      (1) designate an area on the development order plans in addition to the gopher tortoise preserve area that contains a minimum of 176 existing south Florida slash pine with a minimum 4-inch caliper dbh in lieu of replanting; or

(2) designate an area on the development order plans to replant 528 south Florida slash pine minimum 6-foot height and 1-inch caliper; or

(3) pay $36,960 into the tree fund (528 trees x $70 per tree installed).

10. *Accessory Uses.* Except as provided for in Condition B.4.c(5) footnote (3) and attached as Exhibit E, accessory uses, including accessory parking, must be located on the same tract, lot, parcel or out-parcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, lot, parcel or out-parcel.

11. *Building Separation.* Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-935(e)(4).

12. *Traffic Impacts.* 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.

13. *Concurrency.* Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), 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 provisions.

14. *LDC Requirements.* This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

15. *Pads.* Rear patio pads and air conditioning pads. No enclosed structures are allowed beyond the principal building envelope (i.e., platted lot owned in fee simple). However, air conditioning pads with small walls (not exceeding 42 inches in height) to screen air conditioning units and unenclosed patio pads may encroach into the common areas subject to the following conditions:

    a. The South Florida Water Management District (SFWMD) permit for the project must specifically address and permit the total number and square footage of individual patio and air conditioning pads that are permitted in the development and articulate the maximum size of each.

    b. The individual pads and maximum size must be specifically shown on and be approved as part of the Lee County development order.

    c. Patio and air conditioning pads are the only structures allowed within the common area beyond the principal building envelope.

    d. Patio and air conditioning pads are allowed in the common area subject to a properly executed easement from the property owner's association. The easement document must clearly articulate what rights the easement holder has, with respect

to the use of the pads. Use of the pads must be in accordance with the zoning approvals.

e. No vertical construction is permitted on the pads except for a small wall to hide the air conditioning unit. The wall may not exceed a height of 42 inches.

f. Property Owner's Association (POA) documents must clearly state:

(1) The power and authority for the POA to grant the easement;

(2) The limitation as to size and use of the patio and air conditioning pads by the homeowner; and

(3) The inability of the POA to grant greater rights to the easement holder with respect to use of the patio and air conditioning pads, absent a prior public hearing amendment to the zoning resolution establishing the expanded rights.

g. As a condition of development order approval allowing construction of condominium units, or prior to recording a subdivision plat, the developer/owner must record, in the Lee County Public Records, a separate notice to all property owners regarding the patio and air conditioning pad easements that may be granted in conjunction with the sale of dwelling units and the constraints on the use of the improvements. Specifically, the notice must make it clear that the pads may not be used to construct vertical improvements, except for the 42-inch-high wall to screen an air conditioning unit. The notice must also state that the improvements erected without appropriate County approval are subject to removal at the property owner's expense. The notice must be approved by the County prior to recording. A separate rider/document including the text of the recorded notice should be executed in conjunction with each sale of the dwelling unit.

SECTION C. DEVIATIONS:

Deviations (1) through (14) were originally approved in Resolution Z-91-083 and are carried forward by this zoning action. No additional deviations are requested as part of this zoning action.

Staff has updated the deviations to show current LDC citations and made note where other deviations have been moved in the document or are no longer applicable due to changes in the LDC.

All Districts

1. Deviation (1) is a request to deviate from the requirement that an access road (frontage road) be required along arterial or collector roads (i.e., Three Oaks Parkway), under LDC §§10-283 and 10-291, to delete the requirement to provide an access road (frontage road) and restrict access to approved access points along arterial or collector roads. All rights-of-way or easements through adjacent parcels to accommodate access will be the developer's

responsibility. This deviation is APPROVED in the RPD district without conditions; and, is APPROVED in the CPD district, SUBJECT TO the following conditions:

a. Internal streets must be considered frontage roads that will be designed to local street standards; and

b. No out-parcels may have direct access to any collector or arterial road.

All Districts

2. Deviation (2) is a request to deviate from the requirement that streets provide access to adjoining property and be coordinated with the street system in the area, (LDC §§10-294 and 10-295), to limit access as shown on the Master Concept Plan for adjacent property. It is the developer's responsibility to provide roadway access between internal tracts where necessary. This deviation is APPROVED, SUBJECT TO the condition that the accesses are consistent with property intersection separation and control requirements, and emergency accesses are provided between adjacent parcels. Furthermore, the adequate number of accesses provided to adjoining property should be interconnected to improve the traffic movement throughout the development.

All Districts

3. Deviation (3) is a request to deviate from the road requirements, (LDC §10-296 (a) and 10-296 Table 4), to allow paver block concrete surfaces within "private" local streets. This deviation is APPROVED, SUBJECT TO the condition that the developer execute and record a "Hold Harmless and Maintenance Agreement" prior to local development order approval. This agreement must include a clause stipulating that the developer is responsible for maintenance at the developer's expense, with no costs to be incurred by Lee County. This agreement must be binding on all successors, heirs and assigns and is subject to the review and approval of the County Attorney, Department of Transportation and Engineering and the Division of Development Services.

RPD Only

4. Deviation (4) is a request to deviate from the zoning open space requirement (LDC §34-935(g)) for 40% common open space (or one-quarter acre per fifty-five dwelling units for a conventional subdivision) to allow the common open space (lakes, preserve areas, and county park site) shown on the Master Concept Plan to fulfill this requirement for the development as a whole, provided that: the individual tracts, when developed, meet the Lee County LDC open space requirements. This deviation is APPROVED.

All Districts

5. Deviation (5) is a request to deviate from excavation depth for water retention from 12 feet (LDC §10-329), to the confining layer or 25 feet, whichever is more restrictive. This deviation is APPROVED, SUBJECT TO the following conditions:

a. Littoral plantings must be required for the lake (excavation). A littoral planting plan must be submitted to the Division of Environmental Sciences for review and approval prior to local development order approval for any phase of development. The planting plan must, at the minimum, meet the requirements of the Stormwater Management Systems and Planting Guidelines, as amended or adopted.

b. An aeration system, which will provide adequate aeration for the lake, taking into account lake size, depth and volume, must be installed prior to Certificate of Compliance for this project. The specifications on the type, size, location and number of pumps necessary to obtain adequate aeration is subject to the Division of Environmental Sciences approval prior to installation. The aeration system must be used to provide for proper oxygenation and de-stratification of the lake.

c. Chemical control methods may not be used in the lake unless prior written approval is granted by the Division of Environmental Sciences.

6. *Note:* The Property Development Regulations previously contained in approved Deviation (6) have been moved to Section B.4.c. above and were deleted from the Deviation section.

7. Deviation (7) is a request to deviate from the provisions of LDC §30-152 pertaining to Permanent signs in residential areas, which requires signs to be set back a minimum of fifteen feet from the edge of the street right-of-way or easement to:

a. Five feet at internal R/W (local) intersections,

b. Ten feet at intersections, with collector, or arterial roads (i.e., Three Oaks Parkway),

c. Zero feet across from the "tee" intersections or where no intersections occur, where such locations do not restrict acceptable standards for intersection sight distances.

This deviation is hereby APPROVED with the following conditions:

1. All site distances must be computed using nationally accepted standards; and

2. All sign structures must be designed to conform with nationally accepted breakaway and/or yielding standards.

<u>All Districts</u>

8. Deviation (8) is a request to deviate from the LDC §10-329(d)(1)3. requirement that a four foot fence may be required, at the discretion of the director, to be placed around excavations when located less than 100 feet from any property under separate ownership (Section 10-329(d)(1)3.), to delete the fence requirement, provided that lake bank slopes are maintained no greater than 6(H) : 1(V) to a water depth of four feet, below dry season water table. This deviation is hereby APPROVED, SUBJECT TO THE CONDITION that the four foot high fence must be provided in any location where a lake is within 100 feet of a road right-of-way.

All Districts

9. Deviation (9) is a request to deviate from LDC §10-416(d)(4) requirement to provide a 20-foot buffer along Three Oaks Parkway, to allow a 10-foot buffer. This deviation is hereby APPROVED.

All Districts

10. Deviation (10) is a request to deviate from the LDC §10-296 provisions establishing standards for pavement widths for local County maintained streets, (LDC Chapter 10, Table 4, (2)(c)2.c.) to allow 20-foot pavement with swale drainage or valley gutter drainage, or 24 pavement with curb and gutter drainage. This deviation is hereby APPROVED for only those roads contained within the Three Oaks Bath & Tennis Club and Pine Glen Unit 2 developments.

RPD Only

11. Deviation (11) is a request to deviate from the LDC §34-1954(c)(2) requirement that no real estate sales, except those incidental to the sale of model homes, are to be conducted in a model home, to allow sales offices within model homes and units located throughout the development. This deviation is hereby APPROVED with the condition that the use must be in compliance with LDC §34-937.

All Districts

12. Deviation (12) is a request to deviate from the LDC §34-2015(2)(d) requirement that all parking lot spaces be provided with sufficient maneuvering rom to enable exiting vehicles to leave the parking lot in a forward motion, to allow back-out parking for zero lot line or patio homes, similar to that allowed for single-family and two-family developments. This deviation is hereby APPROVED.

All Districts

13. Deviation (13) is withdrawn.

Specific Locations

14. Deviation (14) is a request to deviate from the LDC §10-285 requirement that intersections of streets with an arterial street may not be less than 660 feet apart, using a centerline measurement, to allow connection separation of not less than 511 feet apart, using a centerline measurement for the two "tee" intersections immediately south of the San Carlos Boulevard/Three Oaks Parkway intersection. This deviation is hereby APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Site Plan for Parcel M-2
Exhibit E: Triplex Lot - Parcel M-2
Exhibit F: Second DRI DO Amendment

The applicant has indicated that the STRAP numbers for the subject property are: 10-46-25-00-00001.2000, 10-46-25-00-00001.2030, 15-46-25-00-00005.00CE, 15-46-25-00-00005.1000, 15-46-25-00-00005.1020, 15-46-25-00-00005.102A 15-46-25-00-00005.1030, 15-46-25-00-00005.1050, 15-46-25-00-00005.1070

SECTION E. FINDINGS AND CONCLUSIONS:

1. The DRI Development Order Amendment and the Master Concept Plan resulting from this action is a recodification and restatement of the terms and conditions of the previously approved DRI Development Orders and zoning actions, and supersedes those previous approvals. The terms and conditions of the previous approvals remain in force and effect as set forth herein. Upon adoption of this Resolution and DRI Development Order Amendment, the previously approved Development Orders, Development Order Amendments and Zoning Resolutions will be superceded and no longer have any force or effect.

2. The applicant has proven entitlement to these requested DRI amendment and MCP revisions, as conditioned, by demonstrating compliance with the Section 380.06, Florida Statutes, the Lee Plan, the LDC, and other applicable codes or regulations.

3. The requested DRI and MCP revisions, as approved:

   a. meet or exceed all performance and locational standards set forth for the potential uses allowed in the DRI Development Order and MCP; and,

   b. are consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. are compatible with existing or planned uses in the surrounding area; and,

   d. approval of the requested revisions, particularly the realignment of Three Oaks Parkway, as conditioned, will help alleviate traffic conditions already being experienced in the area and will increase the capacity of the streets serving the DRI communities; and

e. will not place an undue burden on other planned infrastructure or facilities in the area; and,

f. will not adversely affect environmentally critical areas or natural resources, but will appropriately resolve an outstanding code violation on the subject property arising from the 2001 regarding unpermitted removal of 176 South Florida Slash Pines.

4. The requested DRI and MCP revisions satisfy the following criteria:

a. the proposed use or mix of uses is appropriate at the subject location; and

b. the recommended conditions to the master concept plan and DRI Development Order are reasonably related to the impacts anticipated from the proposed development, and, with other regulations, provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

5. No new Deviations were requested with these changes, and the Deviations being recommended for approval herein are restatements of the conditioned Deviations previously approved for this project. The restated Deviations, as conditioned, comply with the approval criteria set forth in LDC §34-377.

6. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

7. The requested revision to the DRI Development Order and Map H, as conditioned, do not create new or additional unreviewed regional impacts, and do not constitute a Substantial Deviation under Section 380.06(19), Florida Statutes.

Commissioner Judah made a motion to adopt the foregoing resolution, seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Absent
Frank Mann	Aye

DULY PASSED AND ADOPTED this 20th day of August 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Robert P. Janes
Chair

Approved as to form by:

_____
Dawn E. Perry-Lehnert
County Attorney's Office

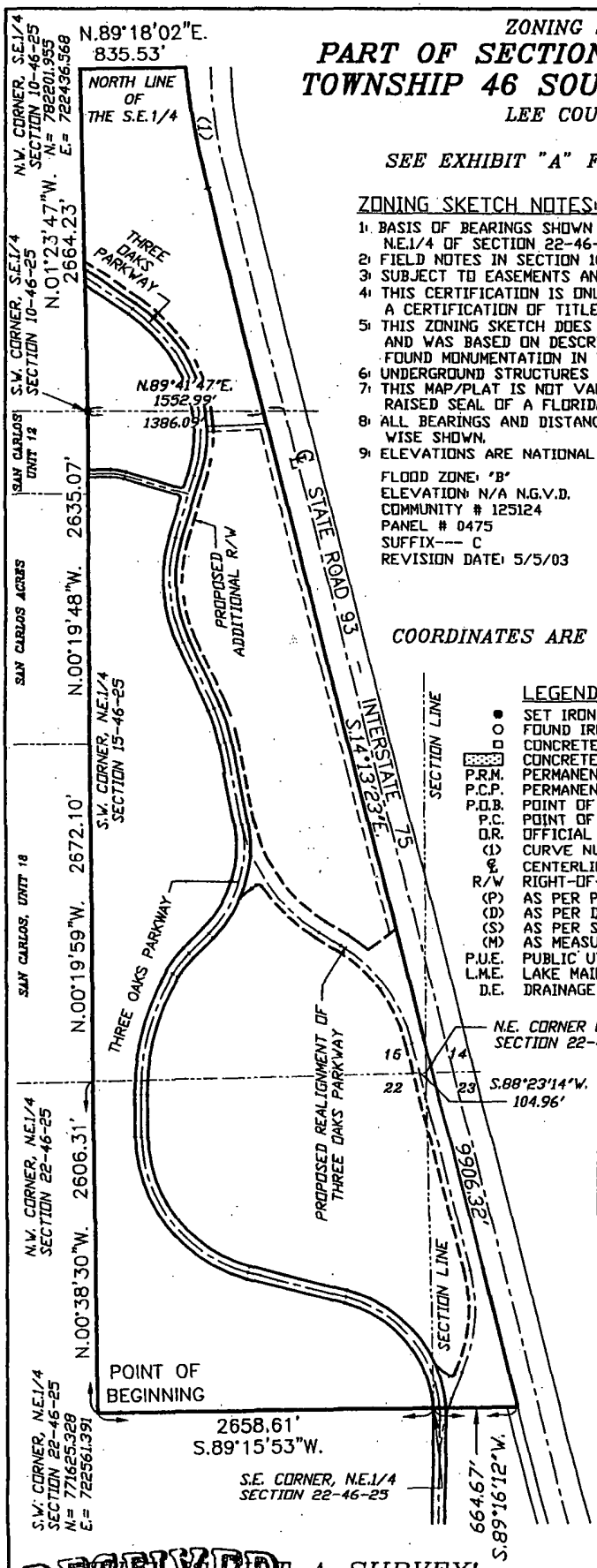
BOARD OF COUNTY COMMISSIONERS
SEAL
LEE COUNTY, FLORIDA

RECEIVED
MINUTES OFFICE

2007 SEP 13 PM 12:38

ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!



ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: 'B'
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX--- C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERFITIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

LEGEND:

●	SET IRON PIN (CAP #4631)
○	FOUND IRON PIN (I.R.)
□	CONCRETE MONUMENT (C.M.)
▒	CONCRETE (CONC.)
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.C.	POINT OF CURVATURE
O.R.	OFFICIAL RECORDS BOOK
(1)	CURVE NUMBER
℄	CENTERLINE
R/W	RIGHT-OF-WAY
(P)	AS PER PLAT
(D)	AS PER DEED
(S)	AS PER SURVEY
(M)	AS MEASURED
P.U.E.	PUBLIC UTILITY EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT

Curve number 1
Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg.= S.10°43'39"E.

N

500 0 500 1000 1500
SCALE IN FEET

AUGUST 19, 2004

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

HARRIS & JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX : (239) 772-1315

REVISED:	DESCRIPTION:	BY

DRAWN:	✓	SCALE	PROJ. #
FBH	JBH	1"=1000'	THREE OAKS R-W
SKETCH DATE		FILE NO.	SHEET- 1
8/17/05		46-25-10	OF - 1

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921

NOT A SURVEY!

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DCI 2005-00054

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet; thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.

John B. Harris
P.S.M. #4631
August 19, 2005

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DCI 2005-00054

CPD

SHEET 1 OF 2

ZONING SKETCH OF

PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

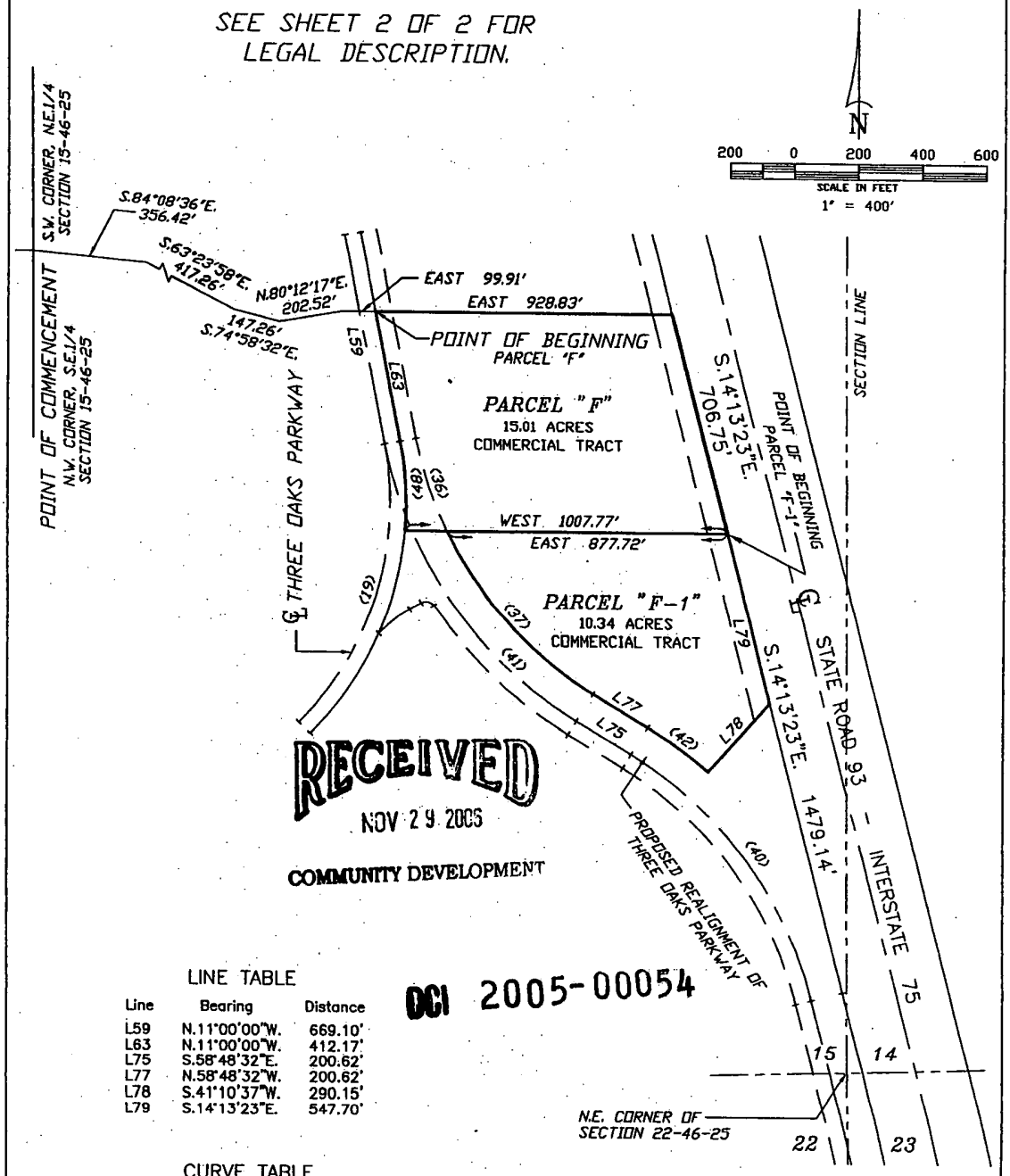
PROJECT # THREE OAKS R/W 9

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION.



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NOV 29 2005
COMMUNITY DEVELOPMENT

DCI 2005-00054

LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.41°10'37"W.	290.15'
L79	S.14°13'23"E.	547.70'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	09°58'51"	235.17'	234.87'	N.53°49'06"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CPD

SHEET 2 OF 2

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58' 32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 547.70 feet; thence run S.41°10'37"W. for 290.15 feet to a point on a curve; thence run Northwesterly for 235.17 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°58'51", a chord bearing of N.53°49'06"W. and a chord distance of 234.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

DCI 2005-00054

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COMMUNITY DEVELOPMENT

CFPD

SHEET 1 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 6

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

N

200 0 200 400 600

SCALE IN FEET

1" = 400'

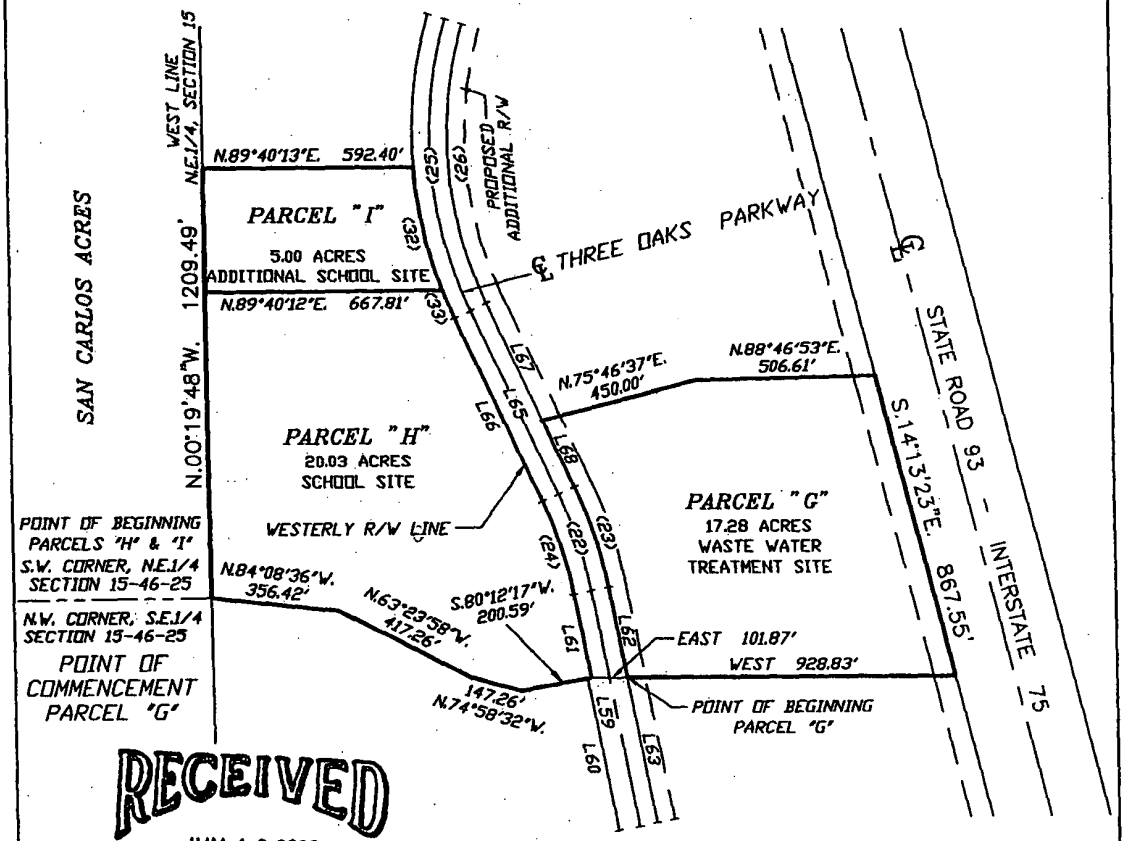
LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	256.93
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	16°54'26"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

SEE SHEET 2 OF 6 FOR LEGAL DESCRIPTION.



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JUN 1 9 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

May 16, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14° 00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63° 23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD

SHEET 3 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

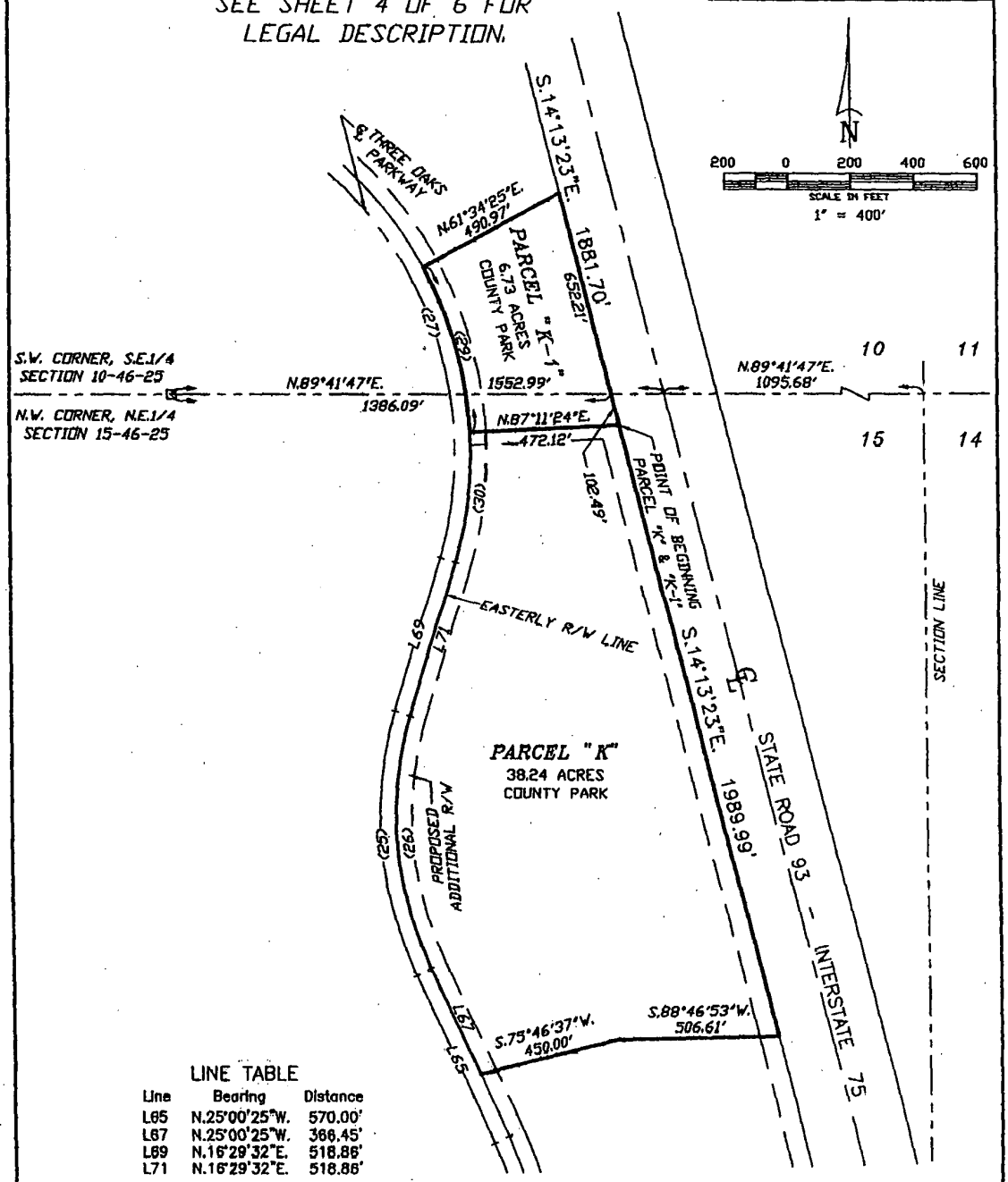
PROJECT # THREE OAKS R/W 7

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 4 OF 6 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L65	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L69	N.16°29'32"E.	518.86'
L71	N.16°29'32"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
29	1220.00'	25°37'07"	545.50'	540.96'	N.15°37'12"W.
30	1220.00'	19°18'06"	411.00'	409.06'	N.06°50'28"E.

RECEIVED
JUN 1 9 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeasterly corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75° 46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD

SHEET 5 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 8

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1160.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

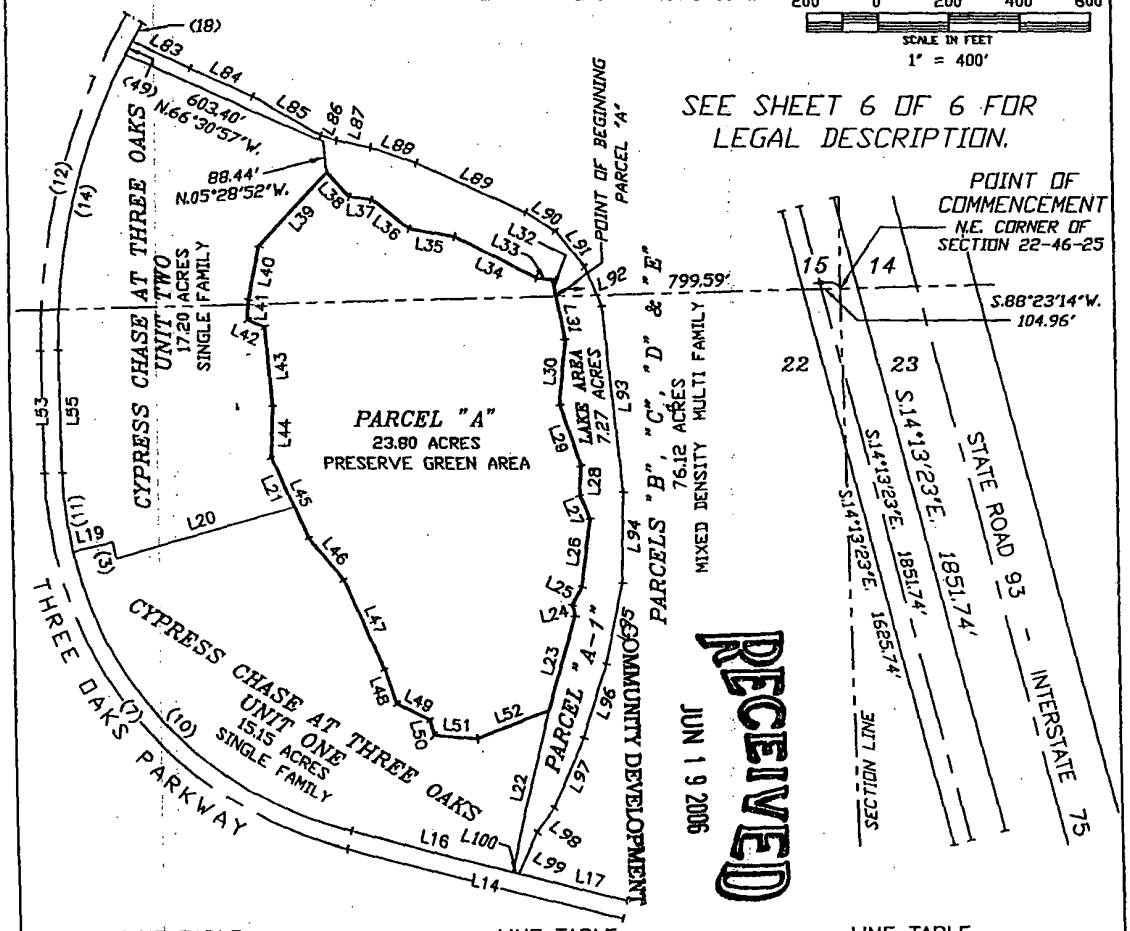
N

200 0 200 400 600

SCALE IN FEET

1" = 400'

SEE SHEET 6 OF 6 FOR LEGAL DESCRIPTION.



RECEIVED JUN 19 2006

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°06'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

LINE TABLE

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	17.13'

DCI 2005-00054

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04' 52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34' 28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02' 34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 1 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

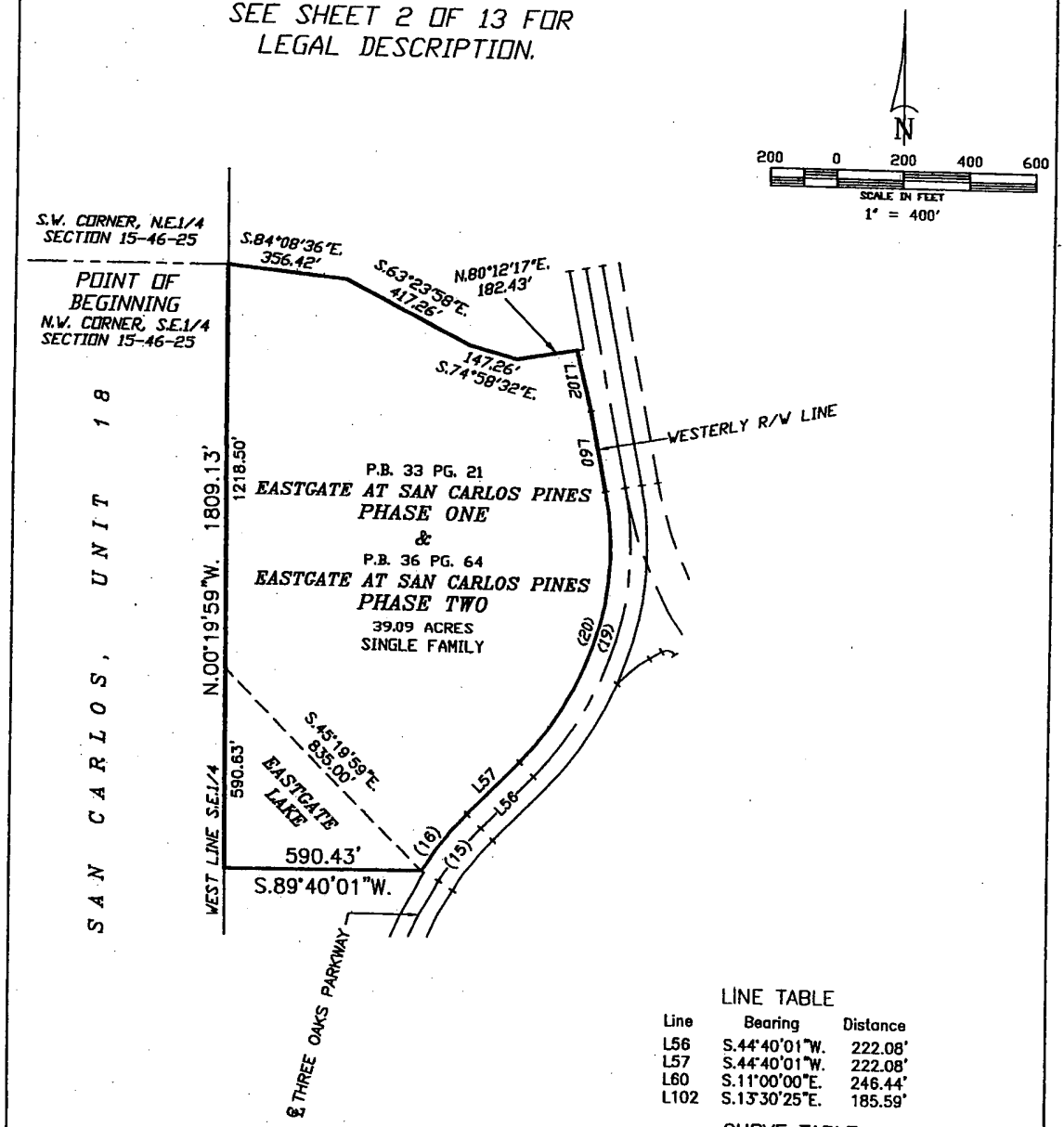
PROJECT # THREE OAKS R/W 1

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 13 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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COMMUNITY DEVELOPMENT

May 15, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DCI 2005-00054

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

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COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 3 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

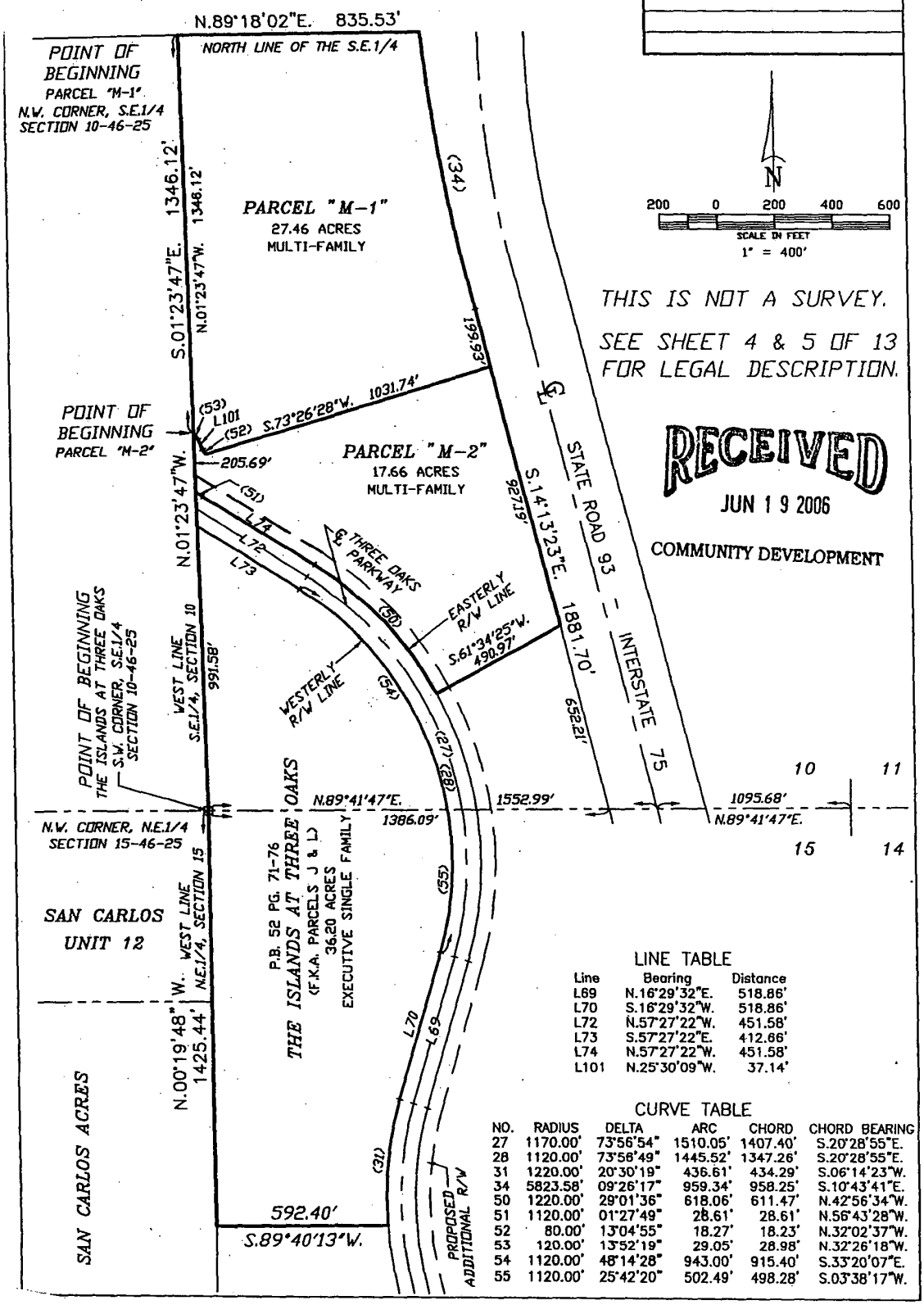
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 2

FILE #: 46-25-10

SKETCH DATE: 5/2/06



THIS IS NOT A SURVEY.

SEE SHEET 4 & 5 OF 13 FOR LEGAL DESCRIPTION.

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COMMUNITY DEVELOPMENT

LINE TABLE

Line	Bearing	Distance
L69	N.16°29'32"E.	518.86'
L70	S.16°29'32"W.	518.86'
L72	N.57°27'22"W.	451.58'
L73	S.57°27'22"E.	412.66'
L74	N.57°27'22"W.	451.58'
L101	N.25°30'09"W.	37.14'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
28	1120.00'	73°56'49"	1445.52'	1347.26'	S.20°28'55"E.
31	1220.00'	20°30'19"	436.61'	434.29'	S.06°14'23"W.
34	5823.58'	09°26'17"	959.34'	958.25'	S.10°43'41"E.
50	1220.00'	29°01'36"	618.06'	611.47'	N.42°56'34"W.
51	1120.00'	01°27'49"	28.61'	28.61'	N.56°43'28"W.
52	80.00'	13°04'55"	18.27'	18.23'	N.32°02'37"W.
53	120.00'	13°52'19"	29.05'	28.98'	N.32°26'18"W.
54	1120.00'	48°14'28"	943.00'	915.40'	S.33°20'07"E.
55	1120.00'	25°42'20"	502.49'	498.28'	S.03°38'17"W.

DCI 2005-00054

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangencey; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

continued on sheet 5 of 13

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49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

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JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 3
FILE #: 46-25-10
SKETCH DATE: 5/2/06

RPD

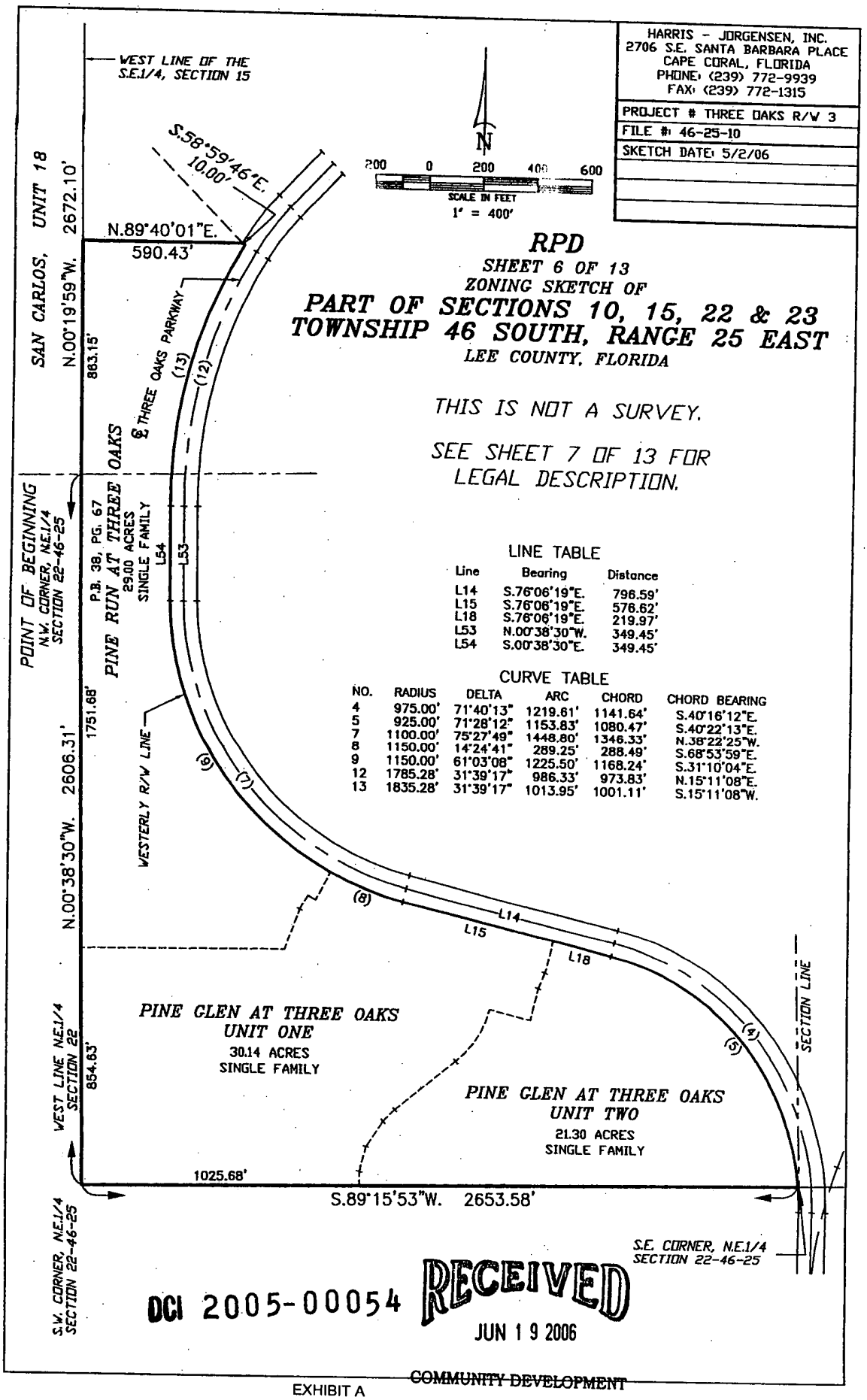
SHEET 6 OF 13
ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

SEE SHEET 7 OF 13 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L15	S.76°06'19"E.	576.62'
L18	S.76°06'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.

DCI 2005-00054

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DESCRIPITON: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundarys of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundarys of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

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JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 8 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4
FILE #: 46-25-10
SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 9 OF 13 FOR LEGAL DESCRIPTION.

N

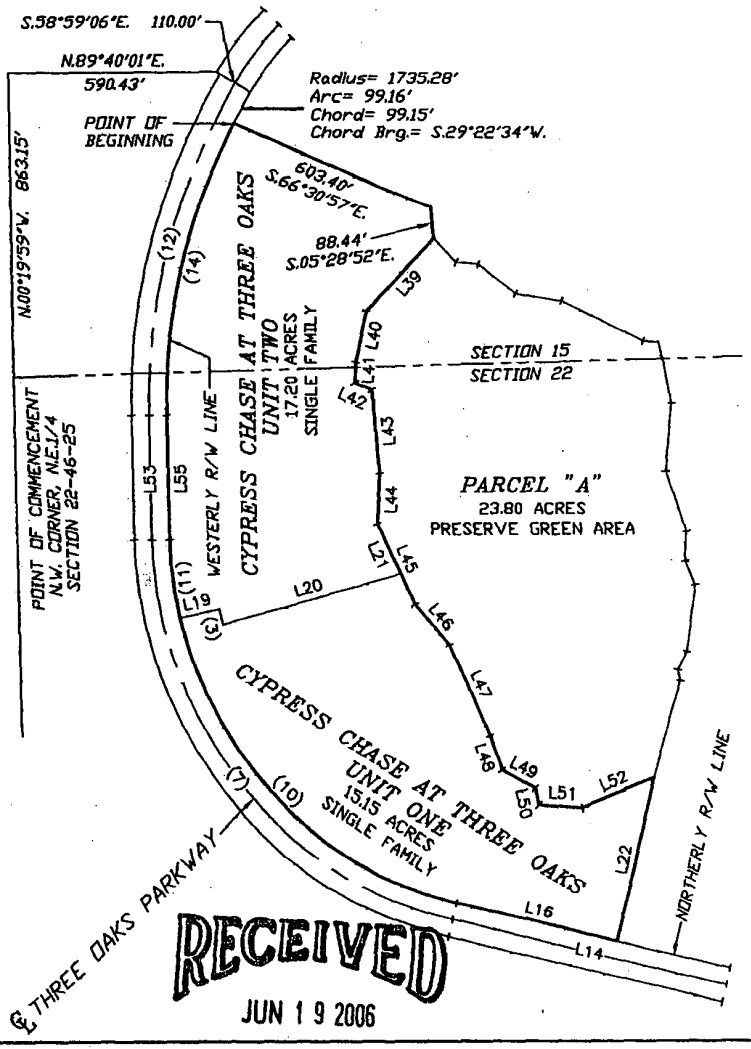
200 0 200 400 600

SCALE IN FEET

1" = 400'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.06°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.76°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'

RECEIVED
JUN 19 2006

DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwesterly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05° 28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39"51'14"E. for 150.22 feet; thence run S.23°58' 15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54', a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundarys of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22' 50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

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JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 10 OF 13

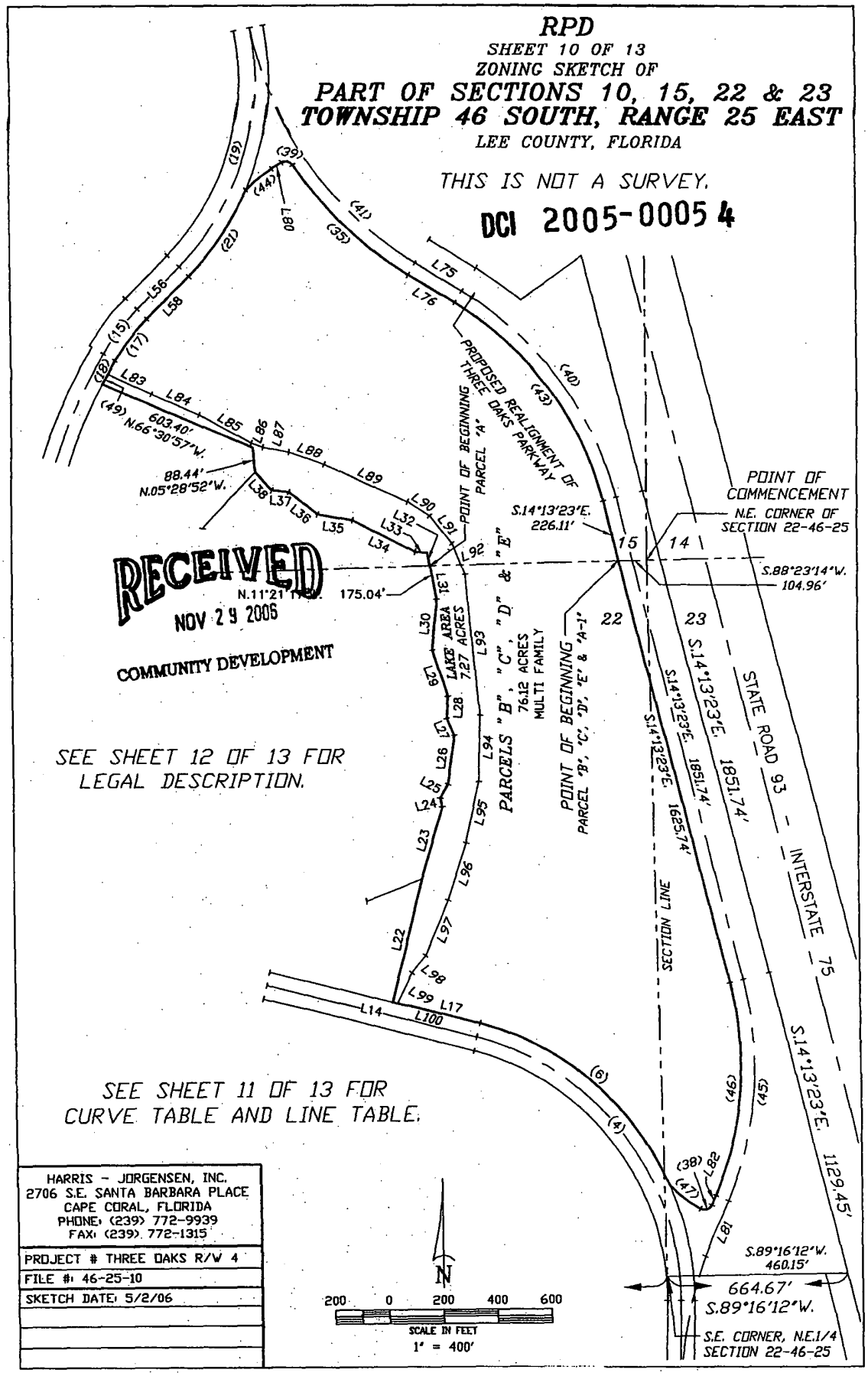
ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

DCI 2005-00054



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SEE SHEET 12 OF 13 FOR LEGAL DESCRIPTION.

SEE SHEET 11 OF 13 FOR CURVE TABLE AND LINE TABLE.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
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PROJECT #	THREE OAKS R/W 4
FILE #:	46-25-10
SKETCH DATE:	5/2/06

RPD

SHEET 11 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
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FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 5

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

DCI 2005-00054

RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

DESCRIPTION: (Parcels "B", "C", "D" and "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06' 19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46' 03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37' 55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

continued of sheet 13 of 13

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COMMUNITY DEVELOPMENT

DCI 2005-00054

of 810.00 feet, a delta of 13°39'14", a chord bearing of N.37°51'19"E. and a chord distance of 192.57 feet to a point of tangency; thence run N.44°40'01"E. along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 21°15'10", a chord bearing of N.34°02'00"E. and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°02'16" (14°58'31" per right-of-way map), a chord bearing of N.51°02'10"E. (N.51°04'03"E. per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run N.58°33'18"E. along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of 87°30'29", a chord bearing of S.77°41'27"E. and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'19", a chord bearing of S.46°22'22"E. and a chord distance of 581.44 feet to a point of tangency; thence run S.58°48'32"E. along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of S.36°30'56"E. and a chord distance of 910.44 feet to a point of tangency; thence run S.14°13'23"E. along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.12 acres.

DCI 2005-00054

RECEIVED
NOV 29 2006

COMMUNITY DEVELOPMENT

ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
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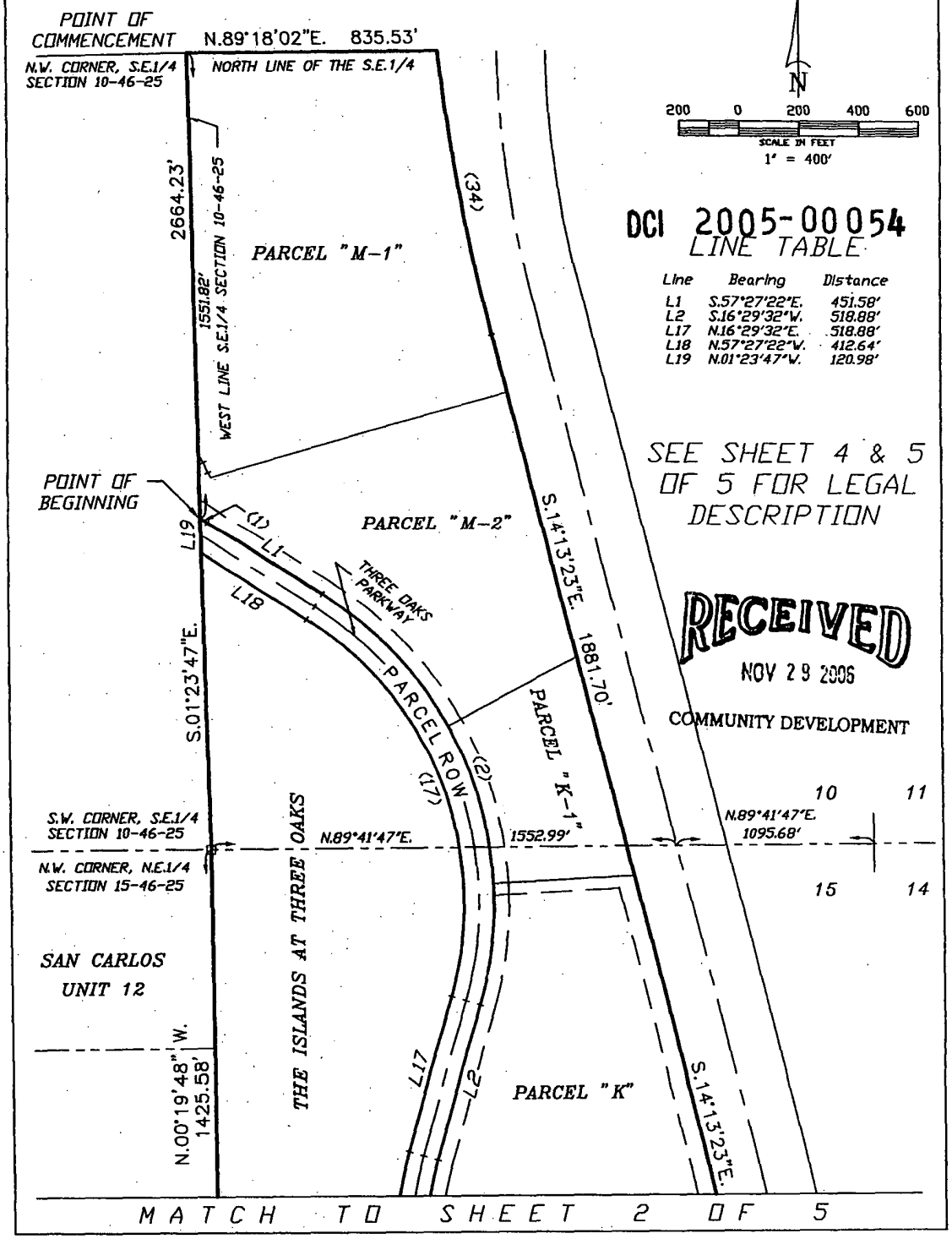
PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 1 OF 5

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1120.00'	01°27'49"	28.61'	28.61'	S.56°43'28"E.
2	1220.00'	73°56'49"	1574.55'	1467.53'	S.20°28'57"E.
17	1120.00'	73°56'49"	1445.49'	1347.24'	N.20°28'57"W.



N

200 0 200 400 600
SCALE IN FEET
1" = 400'

DCI 2005-00054

LINE TABLE

Line	Bearing	Distance
L1	S.57°27'22"E.	451.58'
L2	S.16°29'32"W.	518.88'
L17	N.16°29'32"E.	518.88'
L18	N.57°27'22"W.	412.64'
L19	N.01°23'47"W.	120.98'

SEE SHEET 4 & 5 OF 5 FOR LEGAL DESCRIPTION

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ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

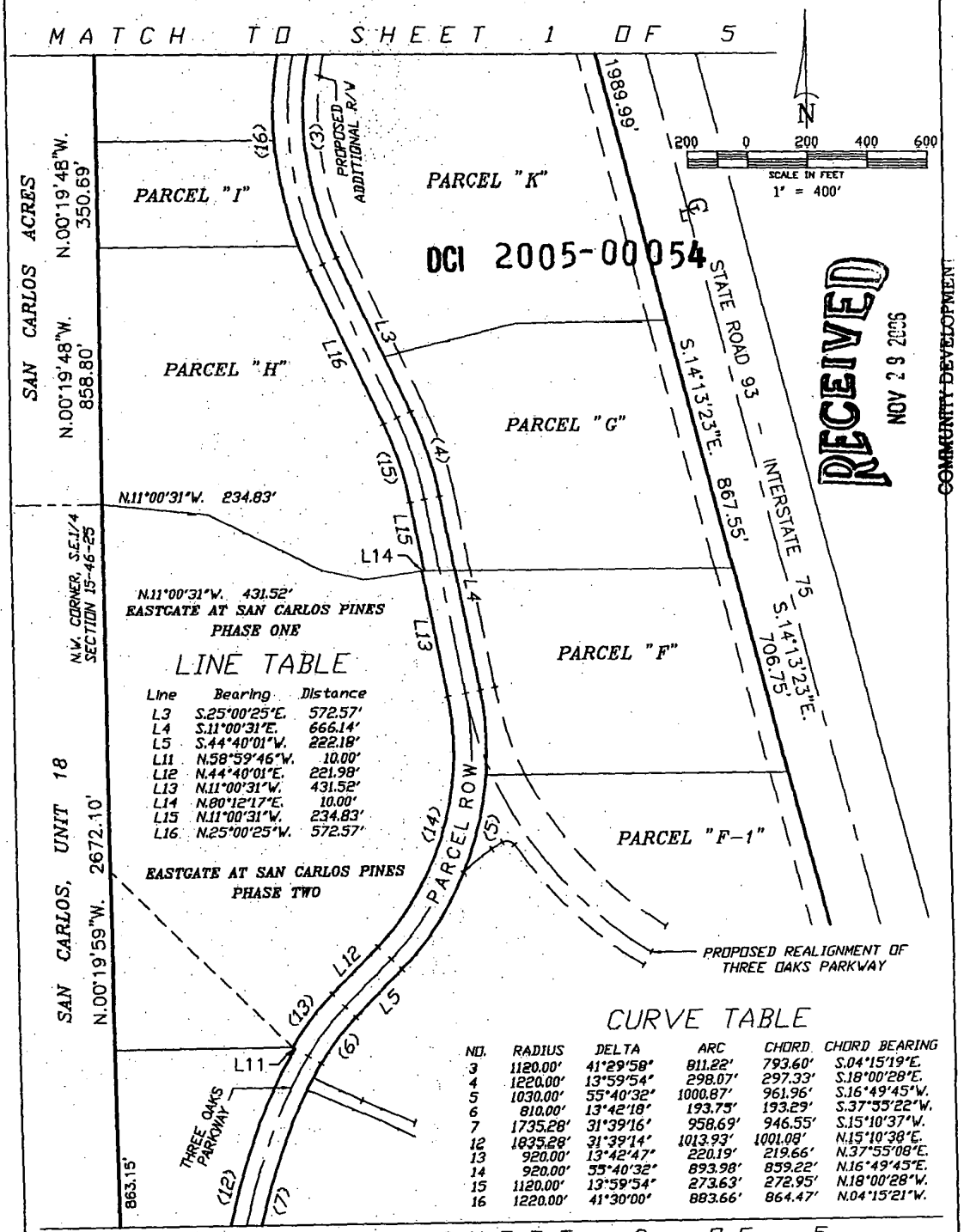
THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 2 OF 5

MATCH TO SHEET 1 OF 5



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LINE TABLE

Line	Bearing	Distance
L3	S.25°00'25"E.	572.57'
L4	S.11°00'31"E.	666.14'
L5	S.44°40'01"W.	222.18'
L11	N.58°59'46"W.	10.00'
L12	N.44°40'01"E.	221.98'
L13	N.11°00'31"W.	431.52'
L14	N.80°12'17"E.	10.00'
L15	N.11°00'31"W.	234.83'
L16	N.25°00'25"W.	572.57'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	1120.00'	41°29'58"	811.22'	793.60'	S.04°15'19"E.
4	1220.00'	13°59'54"	298.07'	297.33'	S.18°00'28"E.
5	1030.00'	55°40'32"	1000.87'	961.96'	S.16°49'45"W.
6	810.00'	13°42'18"	193.75'	193.29'	S.37°55'22"W.
7	1735.28'	31°39'16"	958.69'	946.55'	S.15°10'37"W.
12	1835.28'	31°39'14"	1013.93'	1001.08'	N.15°10'38"E.
13	920.00'	13°42'47"	220.19'	219.66'	N.37°55'08"E.
14	920.00'	55°40'32"	893.98'	859.22'	N.16°49'45"E.
15	1120.00'	13°59'54"	273.63'	272.95'	N.18°00'28"W.
16	1220.00'	41°30'00"	883.66'	864.47'	N.04°15'21"W.

MATCH TO SHEET 3 OF 5

ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 3 OF 5

N

200 0 200 400 600
SCALE IN FEET
1" = 400'

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LINE TABLE

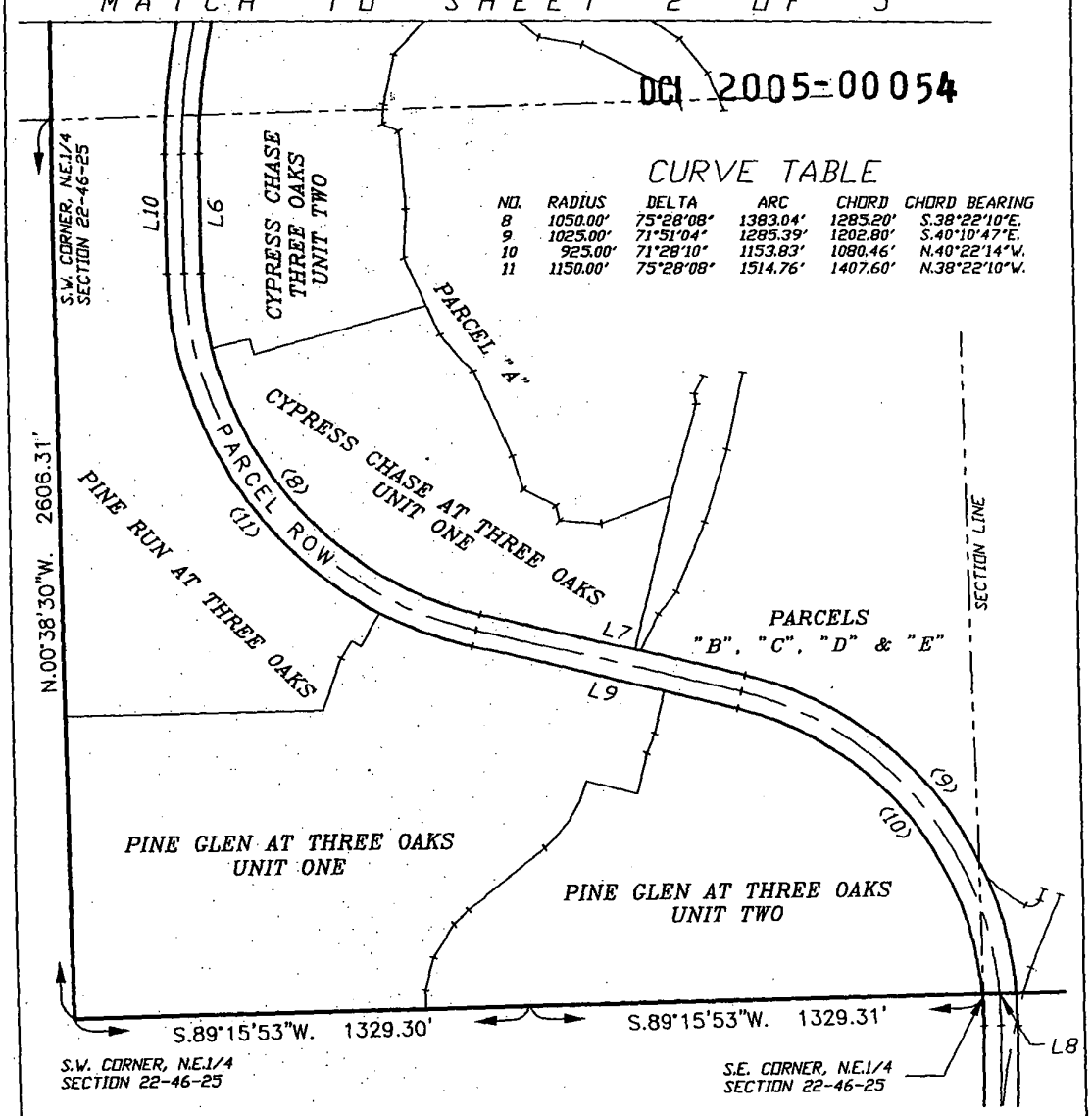
Line	Bearing	Distance
L6	S.00°38'30"E.	349.45'
L7	S.76°06'19"E.	796.59'
L8	S.89°16'11"W.	100.21'
L9	N.76°06'19"W.	796.59'
L10	N.00°38'30"W.	349.45'

MATCH TO SHEET 2 OF 5

DCI 2005-00054

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
8	1050.00'	75°28'08"	1383.04'	1285.20'	S.38°22'10"E.
9	1025.00'	71°51'04"	1285.39'	1202.80'	S.40°10'47"E.
10	925.00'	71°28'10"	1153.83'	1080.46'	N.40°22'14"W.
11	1150.00'	75°28'08"	1514.76'	1407.60'	N.38°22'10"W.



ROW

SHEET 4 OF 5

DESCRIPTION: (Existing Right-of-Way of Three Oaks Parkway)

A tract or parcel of land lying in Sections 10, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1551.82 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01° 27'49", a chord bearing of S.56°43'28"E. and a chord distance of 28.61 feet to a point of tangency; thence run S.57°27'22"E. for 451.58 feet to a point of curvature; thence run Southeasterly for 1574.55 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 73°56'49", a chord bearing of S.20°28'57"E. and a chord distance of 1467.53 feet to a point of tangency; thence run S.16°29'32"W. for 518.88 feet to a point of curvature; thence run Southeasterly for 811.22 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of S.04°15'19"E. and a chord distance of 793.60 feet to a point of curvature; thence run S.25°00'25"E. for 572.57 feet to a point of curvature; thence run Southeasterly for 298.07 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 13°59'54", a chord bearing of S.18°00'28"E. and a chord distance of 297.33 feet to a point of tangency; thence run S.11°00'31"E. for 666.14 feet to a point of curvature; thence run Southwesterly for 1000.87 feet along the arc of a curve concave Northwestery, with a radius of 1030.00 feet, a delta of 55°40'32", a chord bearing of S.16°49'45"W. and a chord distance of 961.96 feet to a point of tangency; thence run S.44°40'01"W. for 222.18 feet to a point of curvature; thence run Southwesterly for 193.75 feet along the arc of a curve concave Southeasterly, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of S.37° 55'22"W. and a chord distance of 193.29 feet to a point of compound curvature; thence run Southwesterly for 958.69 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 31°39'16", a chord bearing of S.15°10'37"W. and a chord distance of 946.55 feet to a point of tangency; thence run S.00°38'30"E. for 349.45 feet to a point of curvature; thence run Southeasterly for 1383.04 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 75°28'08", a chord bearing of S.38°22'10"E. and a chord distance of 1285.20 feet to a point of tangency; thence run S.76°06'19"E. for 796.59 feet to a point of curvature; thence run Southeasterly for 1285.39 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 71°51'04", a chord bearing of S.40°10' 47"E. and a chord distance of 1202.80 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°16'11"W. along said South line for 100.21 feet to a point on a curve; thence run Northwesterly for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'10", a chord bearing of N.40° 22'14"W. and a chord distance of 1080.46 feet to a point of tangency; thence run N.76°06'19"W. for 796.59 feet to a point of curvature; thence run Northwesterly for 1514.76 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 75°28'08", a chord bearing of N.38°22'10"W. and a chord distance of 1407.60 feet to a point of tangency; thence run N.00°38'30"W. for 349.45 feet to a point of curvature; thence run Northeasterly for 1013.93 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 14", a chord bearing of N.15°10'38"E. and a chord distance of 1001.08 feet; thence run N.58° 59'46"W. for 10.00 feet to a point on a curve; thence North Northeasterly for 220.19 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°42'47", a chord bearing of N.37°55'08"E. and a chord distance of 219.66 feet to a point of tangency; thence run N.44°40'01"E. for 221.98 feet to a point of curvature; thence run Northeasterly for 893.98

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feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 55°40'32", a chord bearing of N.16°49'45"E. and a chord distance of 859.22 feet to a point of tangency; thence run N.11°00'31"W. for 431.52 feet; thence run N.80°12'17"E. for 10.00 feet; thence run N.11°00'31"W. for 234.83 feet to a point on a curve; thence run Northwesterly for 273.63 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 13°59'54", a chord bearing of N.18°00'28"W. and a chord distance of 272.95 feet to a point of tangency; thence run N.25°00'25"W. for 572.57 feet to a point of curvature; thence run Northwesterly for 883.66 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 41°30'00", a chord bearing of N.04°15'21"W. and a chord distance of 864.47 feet to a point of tangency; thence run N.16°29'32"E. for 518.88 feet to a point of curvature; thence run Northwesterly for 1445.49 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 73°56'49", a chord bearing of N.20°28'57"W. and a chord distance of 1347.24 feet to a point of tangency; thence run N.57°27'22"W. for 412.64 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23' 47"W. along said West line for 120.98 feet to the point of beginning.

Said tract contains 25.81 acres, more or less.

ZONING SKETCH OF

ADDITIONAL RIGHT-OF-WAY OF THREE OAKS PARKWAY REALIGNMENT SECTIONS 14, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

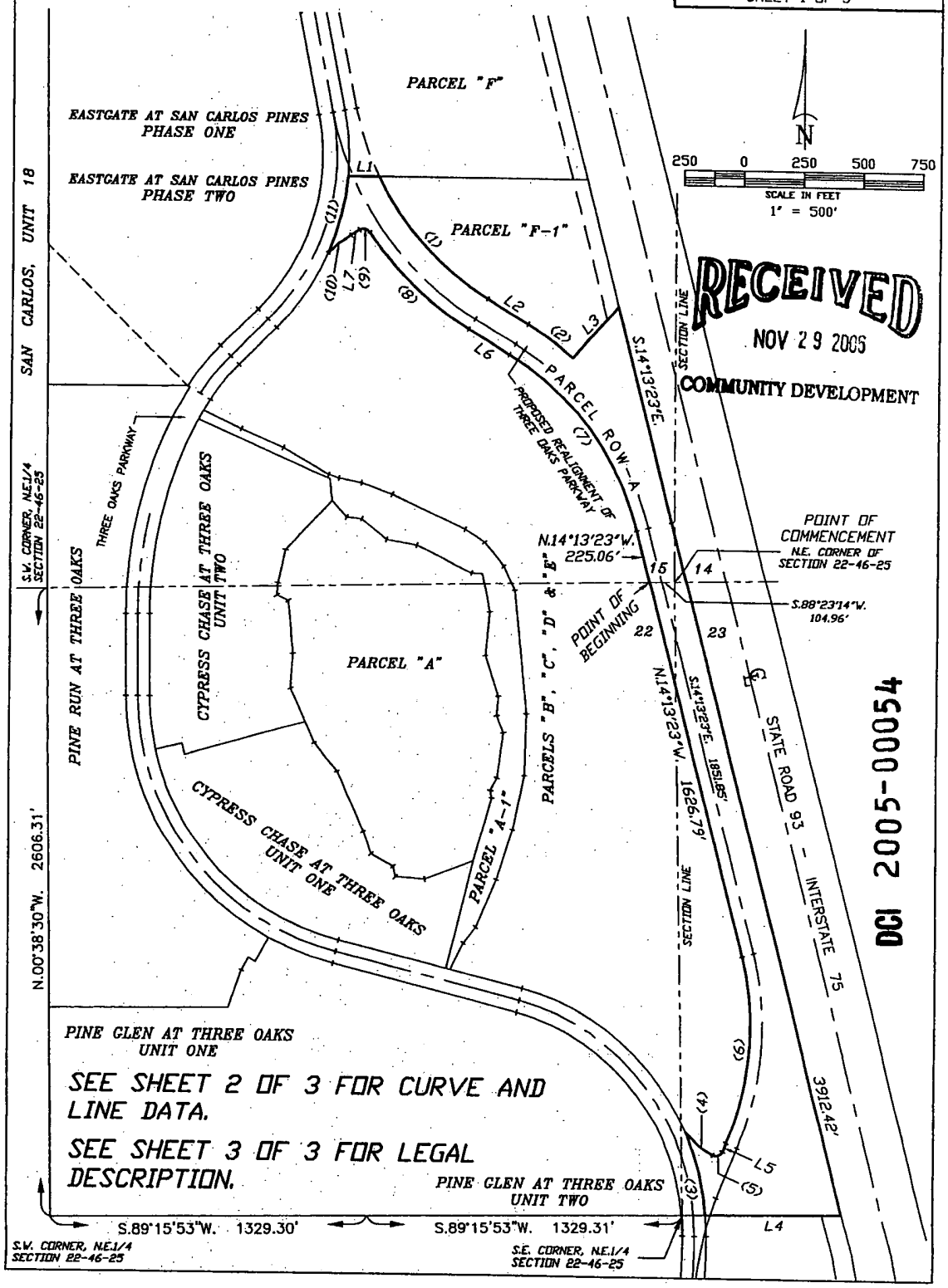
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 1 OF 3



SEE SHEET 2 OF 3 FOR CURVE AND LINE DATA.

SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

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ZONING SKETCH OF

ADDITIONAL RIGHT-OF-WAY OF THREE OAKS PARKWAY REALIGNMENT SECTIONS 14, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE # 46-25-10
SKETCH DATE: 10/26/06

SHEET 2 OF 3

LINE TABLE

Line	Bearing	Distance
L1	N.89°59'27"E.	129.95'
L2	S.58°48'32"E.	200.62'
L3	N.41°10'37"E.	290.09'
L4	S.89°15'15"W.	568.50'
L5	N.23°10'43"E.	37.76'
L6	N.58°48'32"W.	200.62'
L7	S.58°33'18"W.	42.33'

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CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1200.00'	33°07'57"	693.92'	684.30'	N.42°14'34"W.
2	1350.00'	09°59'09"	235.29'	234.99'	S.53°48'57"E.
3	1025.00'	19°29'28"	348.69'	347.01'	N.14°07'52"W.
4	470.00'	17°31'42"	143.79'	143.23'	S.52°16'43"E.
5	30.00'	95°46'42"	50.15'	44.51'	N.71°04'04"E.
6	1200.00'	37°24'02"	783.32'	769.48'	N.04°28'42"E.
7	1200.00'	44°35'13"	933.83'	910.44'	N.36°30'56"W.
8	1350.00'	24°52'44"	586.19'	581.60'	N.46°22'10"W.
9	30.00'	87°30'54"	45.82'	41.50'	N.77°41'15"W.
10	470.00'	15°03'12"	123.48'	123.13'	S.51°01'42"W.
11	1030.00'	18°40'28"	335.71'	334.23'	N.14°02'03"E.

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ROW - A

SHEET 3 OF 3

DESCRIPTION: (Additional right-of-way of Three Oaks Parkway Realignment)

A tract or parcel of land lying in Sections 14, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning; thence run N.14°13' 23"W. for 225.06 feet to a point of curvature; thence run Northwesterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of N.36°30'56"W. and a chord distance of 910.44 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 586.19 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'44", a chord bearing of N.46°22'10"W. and a chord distance of 581.60 feet to a point of reverse curvature; thence run Northwesterley for 45.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'54", a chord bearing of N.77°41' 15"W. and a chord distance of 41.50 feet to a point of tangency; thence run S.58°33'18"W. for 42.33 feet to a point of curvature; thence run Southwesterly for 123.48 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°03'12", a chord bearing of S.51°01'42"W. and a chord distance of 123.13 feet to a point of cusp; thence run Northeasterly for 335.71 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 18°40'28", a chord bearing of N.14°02'03"E. and a chord distance of 334.23 feet; thence run N.89°59'27"E. for 129.95 feet to a point on a curve; thence run Southeasterly along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°07'57", a chord bearing of S.42°14'34"E. and a chord distance of 684.30 feet to a point of tangency; thence run S.58° 48'32"E. for 200.62 feet to a point of curvature; thence run Southeasterly for 235.29 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°59'09", a chord bearing of S.53°48'57"E. and a chord distance of 234.99 feet; thence run N.41°10'37"E. for 290.09 feet to a point on the Westerly right-of-way line of Interstate Highway No. 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 3912.42 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 23; thence run S.89°15'15"W. along said South line for 568.50 feet to a point on a curve; thence run Northwesterly for 348.69 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 19°29' 28", a chord bearing of N.14°07'52"W. and a chord distance of 347.01 feet to a point of cusp; thence run Southeasterly for 143.79 feet along the arc of a curve concave Northeasterly, with a radius of 470.00 feet, a delta of 17°31'42", a chord bearing of S.52°16'43"E. and a chord distance of 143.23 feet to a point of common curvature; thence run Northeasterly for 50.15 feet along the arc of a curve concave Northwesterly, with a radius of 30.00 feet, a delta of 95°46' 42"E., a chord bearing of N.71°04'04"E. and a chord distance of 44.51 feet to a point of tangency; thence run N.23°10'43"E. for 37.76 feet to a point of curvature; thence run Northeasterly for 783.32 feet along the arc of a curve concave Northwesterly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of N.04°28'42"E. and a chord distance of 769.48 feet to a point of tangency; thence run N.14°13'23"W. for 1626.79 feet to the point of beginning.

Said tract contains 23.20 acres, more or less.

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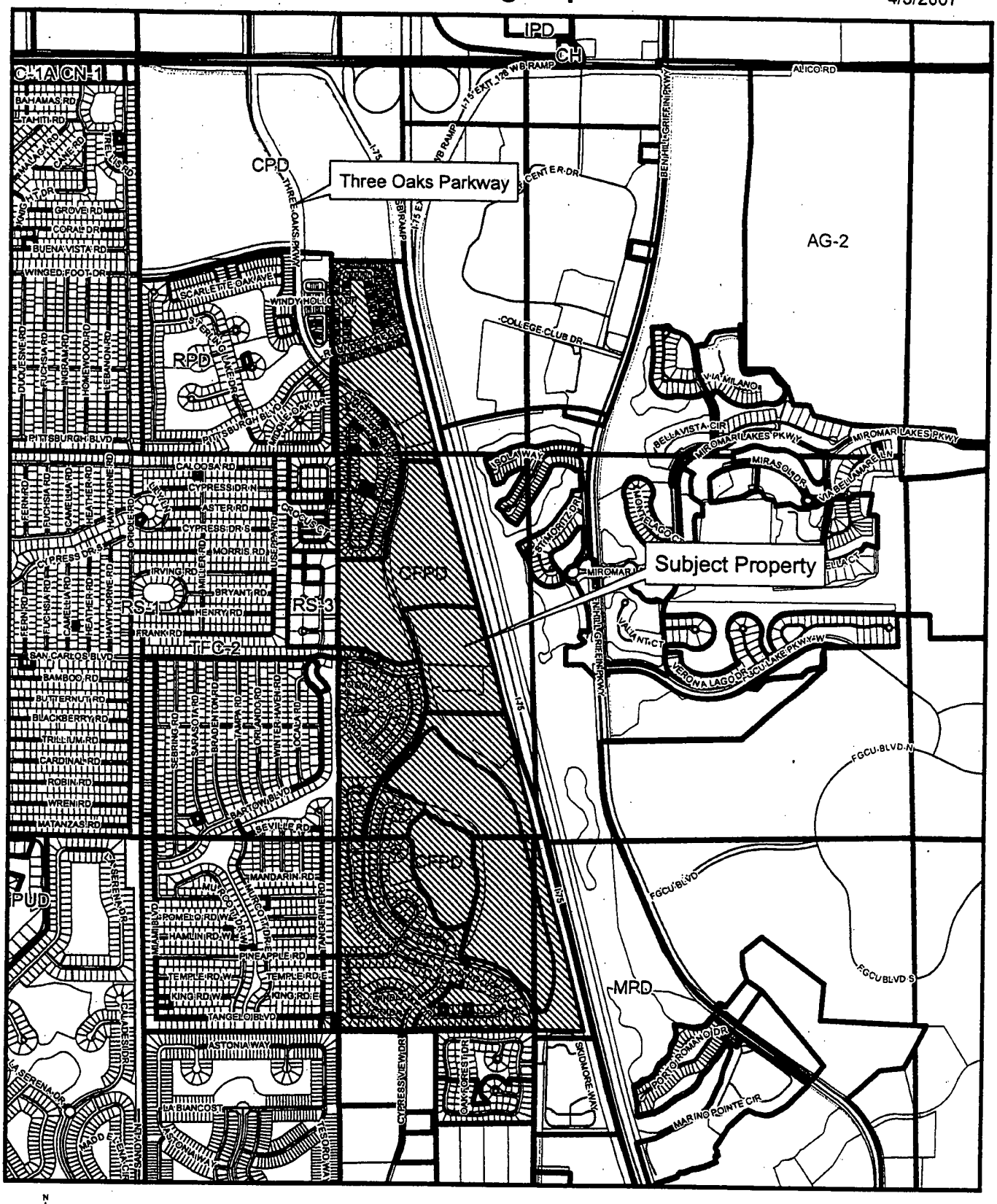
Zoning Map

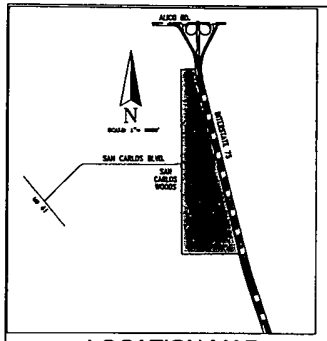
4/3/2007



N
W E
S

2,100 1,050 0 2,100 4,200 Feet

Exhibit B



LOCATION MAP

PREVIOUSLY APPROVED DEVIATION LIST
SEE Z-81-083 FOR CONDITIONS OF APPROVAL

APPROVED ONLY

NOTE:

If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County Standards:

All Districts	(1)	Access road deviation
All Districts	(2)	Access to adjoining property
All Districts	(3)	Pavers drive deviation
RPD Only	(4)	Open space deviation
All Districts	(5)	Excavation depth deviation
RPD Only	(6)	Property development deviation
All Districts	(7)	Sign deviation
All Districts	(8)	Fence around excavation deviation
All Districts	(9)	Street buffer deviation
All Districts	(10)	Pavement standards deviation
RPD Only	(11)	Real estate sales deviation
RPD Only	(12)	Back out parking deviation
All District	(13)	– WITHDRAWN
Specific Location	(14)	Intersection separation deviation

DESCRIPTION	AREA (ACRES)
RPD	
TRACTS	309.32 ACRES
+ R/W	49.01 ACRES
TOTAL	358.33 ACRES
CFPD	111.08 ACRES
CPD	25.35 ACRES
TOTAL	494.76 ACRES

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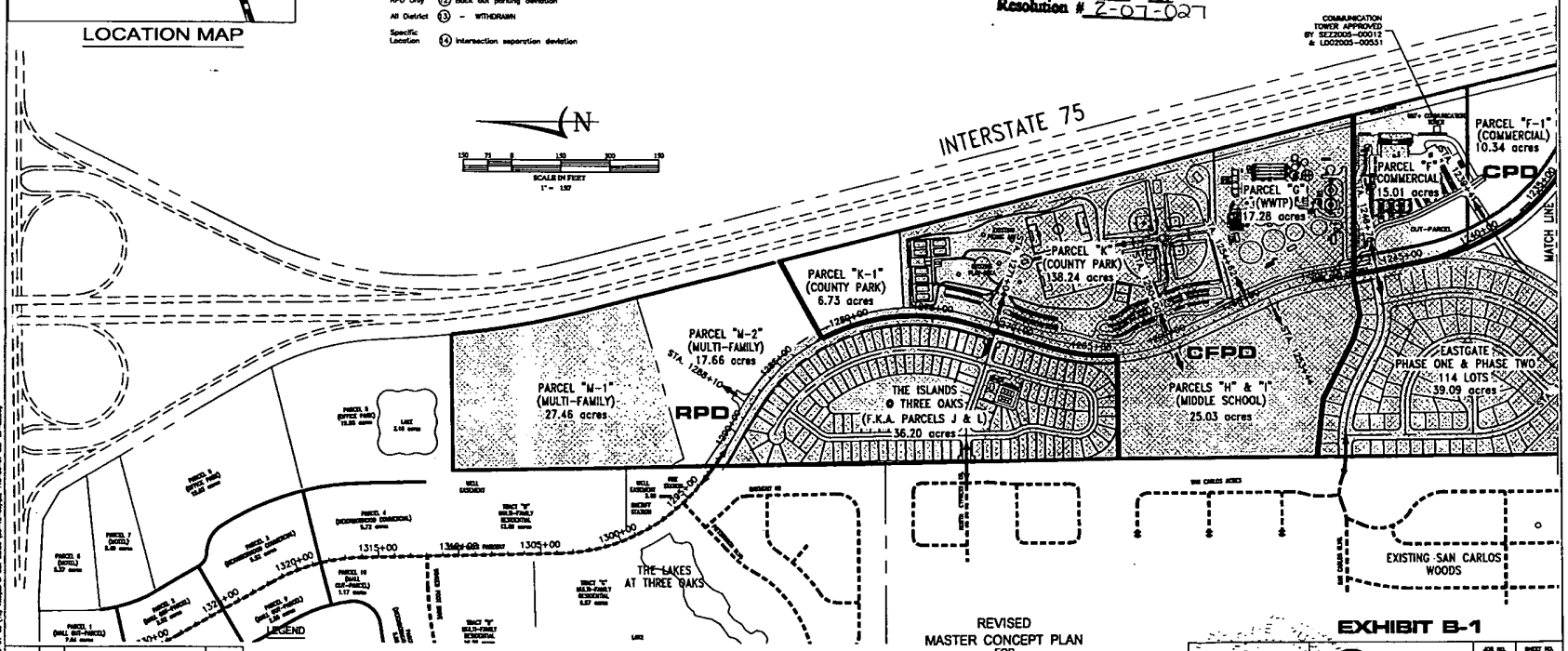
Approved as Exhibit C
MCP Page 1 of 2
Resolution # Z-07-027



LEGEND

EXISTING PREVIOUSLY COMPLETED

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-47.

* STATIONS FOR THESE ℄'s ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

(REDUCED TO HALF SCALE)

EXHIBIT B-1

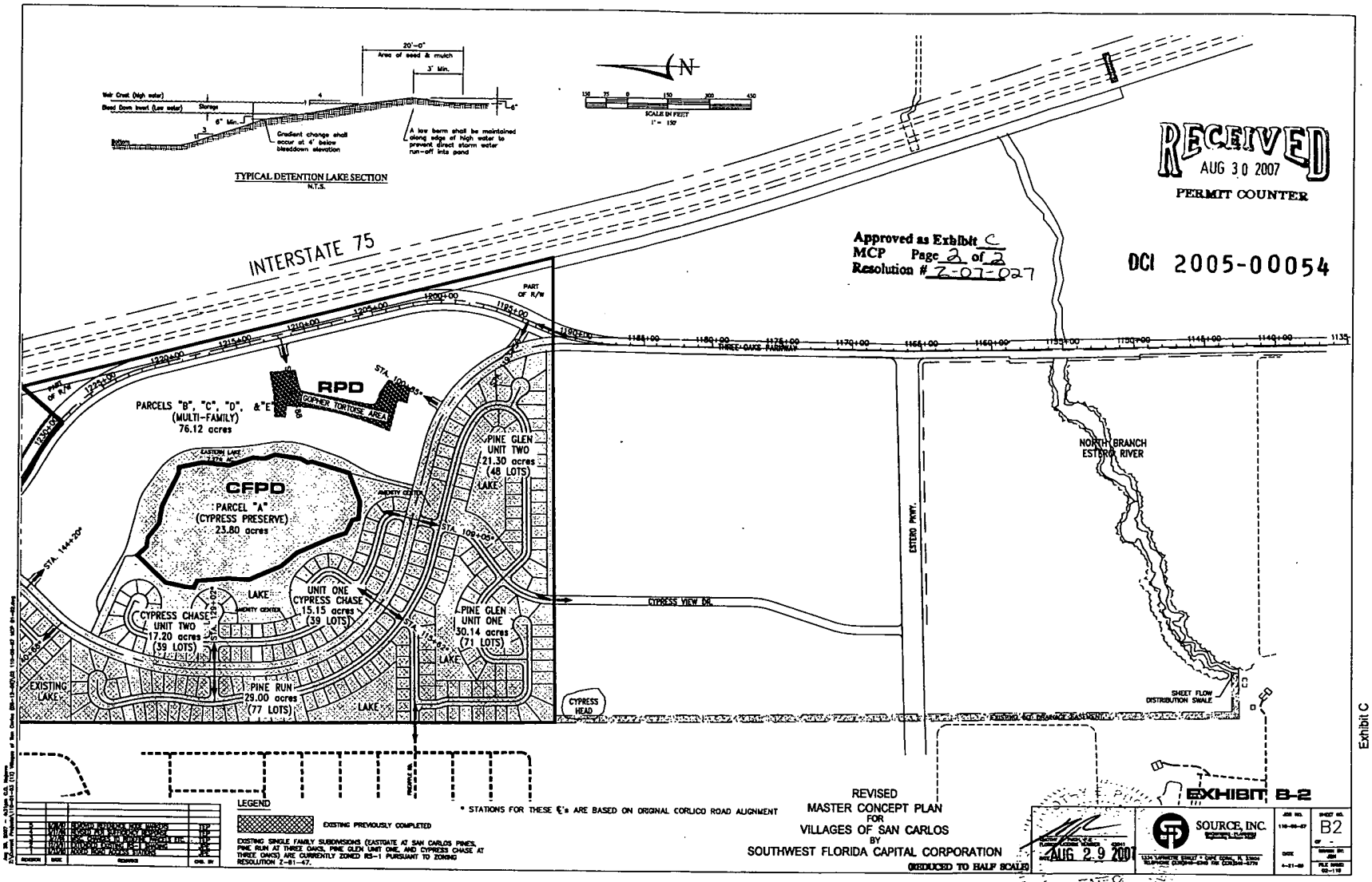
AUG 29 2007

SOURCE, INC.

JOB NO. 119-08-07
SHEET NO. B1
DATE 4-01-07
DRAWING BY: JMB
FILE NAME: B5-118

REVISION	DATE	REMARKS	CHG. BY
3	8/29/07	REVISED EXTERIOR BOUNDARY	TEV
2	7/17/07	REVISED PER EXTERIOR REVISIONS	TEV
1	6/28/07	REV. CONFIGS. TO REFLECT CHANGES ETC.	TEV
0	5/01/07	REVISED EXISTING RC-1 ZONING	TEV
1	8/24/05	ADDED ROAD ACCESS STATIONS	JMB

Exhibit C



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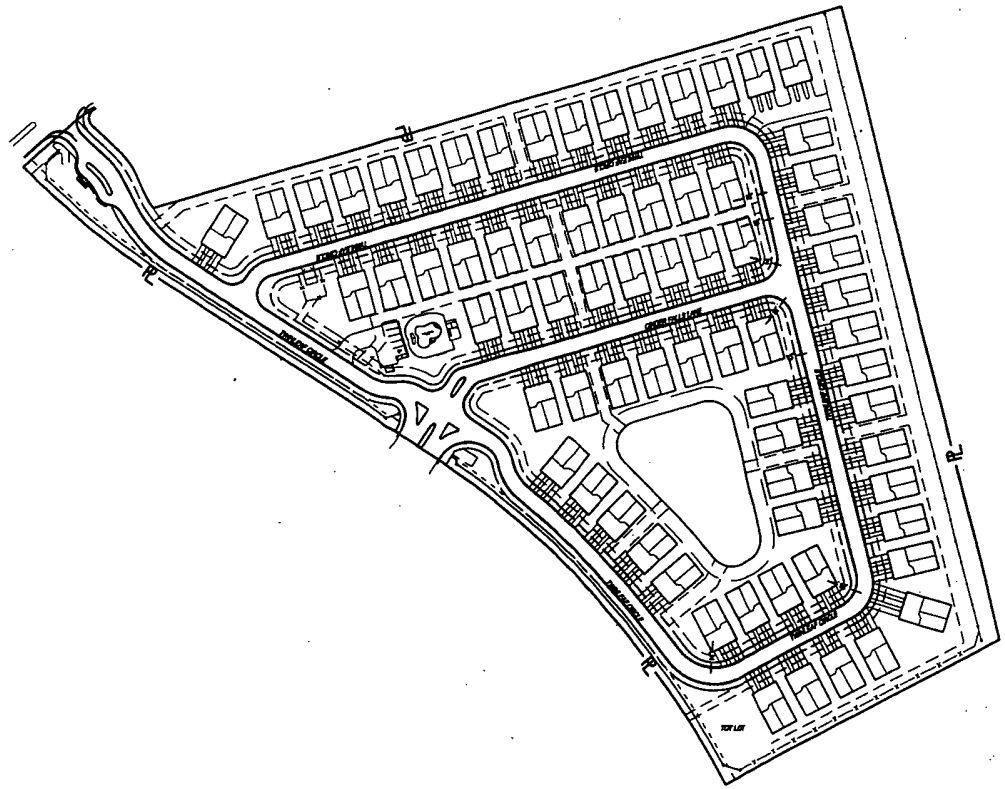
AUG 30 2007
PERMIT COUNTER

Approved as Exhibit C
MCP Page 2 of 2
Resolution # Z-07-027

DCI 2005-00054

AUG 29 2007

Exhibit C
Page 2 of 2



N

0 150' 300'

GRAPHIC SCALE 1"= 150'

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COMMUNITY DEVELOPMENT

NOTES:

1. CORNER LOTS WITH REDUCED STREET SETBACKS PROPOSED AS SHOWN.

DCI 2005-00054

EXHIBIT D

PREPARED FOR:

D.R. HORTON, INC.
12771 WESTLAKES DRIVE, UNIT 8
FORT MYERS, FLORIDA 33913
PHONE: (239) 225-2900
FAX: (239) 225-2931

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 BIG HILL CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # 00 8409
SURVEY LICENSE # LB 6860

MASTER CONCEPT PLAN

TIMBERWALK SOUTH - PARCEL M-2

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-27-2006	2486	SITE 8	SEH	SEH	SEH	1"=150'	1	1	

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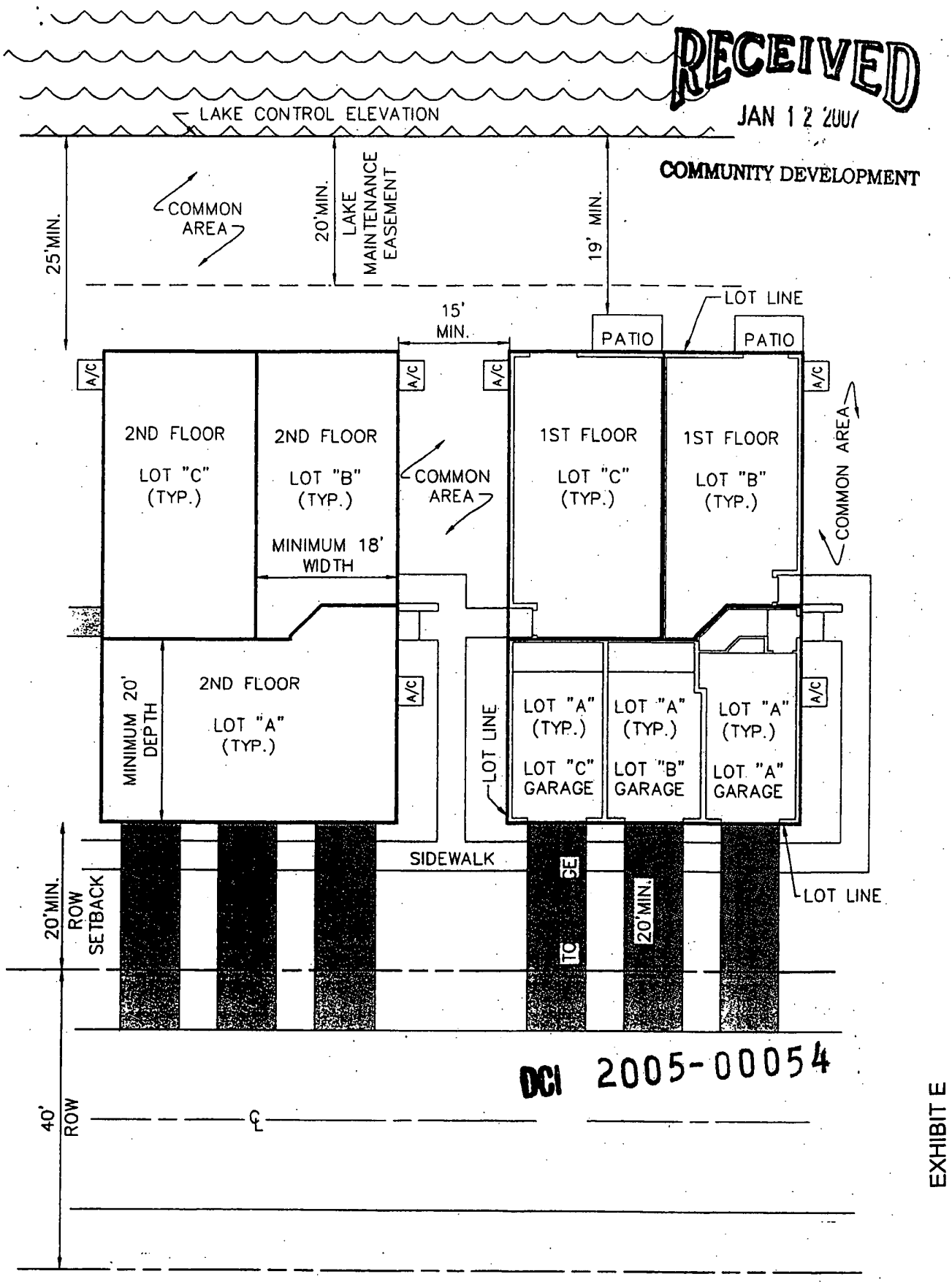
JAN 12 2007
COMMUNITY DEVELOPMENT



DCI 2005-00054

EXHIBIT E

EXHIBIT "A" – TRIPLEX LOT (PARCEL M-2 ONLY)

NOT TO SCALE

MEMORANDUM
FROM
THE OFFICE OF THE
LEE COUNTY HEARING EXAMINER

DATE: **August 2, 2007**

TO: **THE FILE**

FROM: **Diana M. Parker**
County Hearing Examiner

RE: **Case DCI2005-00054 & DRI2005-00005 - VILLAGES OF SAN CARLOS**
Error/Omission in Hearing Examiner Recommendation

The Hearing Examiner's Recommendation inadvertently omitted the following deviations, which must be included as part of the Recommendation and Resolution:

In **Section III. B. DEVIATIONS** [page 16]:

Deviation 6 seeks relief from the property development regulations previously approved in this deviation have been properly relocated into Section II. B 4.c. of this Recommendation and deleted herefrom as a deviation.

All Districts

Deviation 7 is a request to deviate from Section 30-152 of the LDC, Permanent signs in residential areas, which requires signs to be set back a minimum of 15 feet from the edge of the street right-of-way or easement to:

a. Five (5) feet at internal R/W (local) intersections,

b. Ten (10) feet at intersections, with collector, or arterial roads (i.e. Three Oaks Parkway),

c. Zero (0) feet across from "tee" intersections or where no intersections occur, where such locations do not restrict acceptable standards for intersection sight distances.

The Hearing Examiner recommends this deviation be APPROVED with the following conditions:

1. All site distances shall be computed using nationally accepted standards; and

2. All sign structures shall be designed to conform with nationally accepted breakaway and/or yielding standards.

JAMIE PRINCING
COMMUNITY DEVELOPMENT

All Districts

Deviation 8 is a request to deviate from the requirement that a 4-foot fence may be required, at the discretion of the Director, to be placed around excavations when located less than 100 feet from any property under separate ownership (LDC Section 10-329(d)(1)3.), to delete the requirement of the fence, provided that lake bank slopes are maintained no greater than 6(H):1(V) to a water depth of four (4) feet, below dry season water table. The Hearing Examiner recommends this deviation be APPROVED subject to the condition that the 4-foot-high fence shall be provided in any location where a lake is within 100 feet of a road right-of-way.

All Districts

Deviation 9 is a request to deviate from LDC Section 10-416(d)(4) of the Lee County Land Development Code, which requires a 20 feet buffer along Three Oaks Parkway to 10 feet. The Hearing Examiner recommends this deviation be APPROVED.

All Districts

Deviation 10 is a request to deviate from the requirement that gives the standards for pavement widths for local County maintained streets (LDC Chapter 10, Table 4, (2)(c)2.c.) to 20-foot pavement with swale drainage or valley gutter drainage, or 24-foot pavement with curb and gutter drainage. The Hearing Examiner recommends this deviation be APPROVED for only those roads contained within the Three Oaks Bath & Tennis Club and Pine Glen Unit 2 developments.

RPD Only

Deviation 11 is a request to deviate from the requirement that no real estate sales, except those incidental to the sale of model homes, are to be conducted in a model home (LDC Section 1954(c)(2)), to allow sales offices within model homes and units located throughout the development. The Hearing Examiner recommends this deviation be APPROVED with the condition that such use shall be in compliance with LDC Section 34-937.

All Districts

Deviation 12 is a request to deviate from the requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave the parking lot in a forward motion (LDC Section 34-2015(2)(d)), to allow back-out parking for zero lot line or patio homes, similar to that allowed for single-family and two-family developments. The Hearing Examiner recommends this deviation be APPROVED.

All Districts

Deviation 13 - WITHDRAWN.

Specific Locations

Deviation 14 is a request to deviate from LDC Section 10-285, which requires intersections of streets with an arterial street to be not less than 660 feet apart, using a centerline measurement, to not less than 511 feet apart, using a centerline measurement for the two "tee" intersections immediately south of the San Carlos Boulevard/Three Oaks Parkway intersection. The Hearing Examiner recommends this deviation be APPROVED.

The Hearing Examiner regrets any inconvenience this error may have caused.

cc: Tim Jones, County Attorney's Office
Jamie Princing, Development Services Division
Brian Kelner, Planner, Development Services Division
Dawn Perry-Lehnert, County Attorney's Office
Applicant/Applicant's Representative(s)
Hearing Participants *[if applicable]*

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MEMORANDUM
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THE OFFICE OF THE
LEE COUNTY HEARING EXAMINER

DATE: **August 2, 2007**

TO: **THE FILE**

FROM: **Diana M. Parker** DMParker
County Hearing Examiner

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The Hearing Examiner regrets any inconvenience this error may have caused.

cc: Tim Jones, County Attorney's Office
Jamie Princing, Development Services Division
Brian Kelner, Planner, Development Services Division
Dawn Perry-Lehnert, County Attorney's Office
Applicant/Applicant's Representative(s)
Hearing Participants *[if applicable]*

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

RECEIVED
JUL 03 2007
ZONING

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2005-00054 & DRI2005-00005
APPLICANT: ALAN C. FREEMAN, in reference to VILLAGES OF SAN CARLOS
HEARING DATE: APRIL 19, 2007

I. APPLICATION:

This matter came before the Lee County Hearing Examiner as an Application for an Amendment to a Residential Planned Development (RPD), Commercial Planned Development (CPD), and Community Facilities Planned Development (CFPD); and a determination of a Notice of a Proposed Change (NOPC) to a Development of Regional Impact (DRI) pursuant to the Lee County Land Development Code (LDC).

Filed by ALAN C. FREEMAN, in reference to VILLAGES OF SAN CARLOS, c/o Southwest Florida Capital Corporation, 19091 Tamiami Trail, S.E., Fort Myers, Florida (applicant); PAUL H. FREEMAN, TRUSTEE, 19091 Tamiami Trail, S.E., Fort Myers, Florida 33908 (owner); and TIM PUGH, Source Inc., 1334 LaFayette Street, Cape Coral, Florida 33904 (agent).

Requests are for:

A. Consider a Notice of Proposed Change (NOPC) to the Villages of San Carlos DRI Development Order and Map H incorporating the following changes:

1. Approved realignment of Three Oaks Parkway adjacent to I-75 south from San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;

2. Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;

3. Increase the commercial development from 15.0 acres to 25.35 acres and increase the commercial uses from 125,000 square feet to 158,799 square feet;

4. Modify the phasing schedule;

5. Establish 2009 as the buildout date;

6. Establish 2010 as the down-zoning date;

7. Establish 2015 as the development order termination date;

8. Amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule;

B. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review; and

C. Amend the Master Concept Plan and Resolution Z-91-083, to expand the Commercial Planned Development (CPD) district, reduce the acreage of the Residential Planned Development (RPD) district, and add acreage to the Community Facilities Planned Development (CFPD) district. The Applicant indicates that development of this site will include connection to public potable water and public sanitary sewer service. No blasting is being proposed.

The subject property is located at West of I-75 between Alico Road and Corkscrew Road. East on San Carlos Park on both sides of Three Oaks Parkway, in Section 10 and 15, Township 46 South, Range 25 East, Lee County, Florida (District #5).

II. STAFF REPORT AND RECOMMENDATION: APPROVAL

The Department of Community Development Staff Report was prepared by Brian Kelner. The Staff Report is incorporated herein by this reference.

III. RECOMMENDATION OF HEARING EXAMINER:

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners:

A) **APPROVE** the NOPC for the Villages of San Carlos DRI Development Order and Map H, incorporating the following changes:

1. Approve realignment of Three Oaks Parkway adjacent to I-75 south from the San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;

2. Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;

3. Increase the commercial development from 15.0 acres to 25.35 acres and increase the commercial uses from 125,000 square feet to 158,799 square feet;

4. Modify the phasing schedule;

5. Establish 2010 as the buildout date;

6. Establish 2011 as the down-zoning date;

7. Establish 2016 as the development order termination date; and

8. Amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule.

B) **MAKE A FINDING** that the requested amendments, as conditioned, **DO NOT** constitute a substantial deviation from the original DRI Development Order approval.

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners **APPROVE** the Applicant's request to amend the Master Concept Plan and Resolution Z-91-083, to expand the Commercial Planned Development (CPD) district, reduce the acreage of the Residential Planned Development (RPD) district, and add acreage to the Community Facilities Planned Development (CFPD) district WITH THE FOLLOWING CONDITIONS AND DEVIATIONS:

A. <u>CONDITIONS:</u>

1. The development of this project must be consistent with the 2-page Master Concept Plan entitled "Revised Master Concept Plan for Villages of San Carlos," stamped received by Community Development on November 29, 2006, last revised May 17, 2006, **Exhibit B**, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Terms and provisions of Resolutions Z-91-083, ZB-83-471, Z-81-47, Z-79-136 and Z-78-136 are codified (amended and restated) into this zoning action, and these five Resolutions are hereby deemed null and void, having been superceded by this zoning action.

2. <u>Commercial Planned Development Uses, Conditions and Property Development Regulations</u>:

a. Permitted uses in Parcels "F" and "F-1" are limited to the following uses:

ADMINISTRATIVE OFFICES
AGRICULTURAL, See Condition II.D.7., below
ANIMALS: Clinic
ATM (automatic teller machine - See Condition III.A.2.b.(5), below
AUTO PARTS STORE, without installation facilities
AUTO REPAIR AND SERVICE: Group I
AUTOMOBILE SERVICE STATION - See Condition b.(7), below
BANKS AND FINANCIAL ESTABLISHMENTS: Groups I and II
BAR OR COCKTAIL LOUNGE
BOATS: Boat parts store, without installation facilities
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIAL SALES
BUSINESS SERVICES: Group I
CAR WASH
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORES, general
CLUBS:
- Commercial
- Fraternal, membership organization
- Private

COMMUNICATION Facilities, wireless (See Condition III.A.2.b.(9), below)

CONSUMPTION ON PREMISES
CONTRACTORS AND BUILDERS: Groups I and II
CONVENIENCE FOOD AND BEVERAGE STORE
DAY CARE CENTER, CHILD, ADULT
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
EMS, FIRE OR SHERIFF'S STATION
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION, water retention
FENCES, WALLS
FLEA MARKET, indoor
FOOD STORES: Groups I and II
FUNERAL HOME AND MORTUARY, without a crematory
GOVERNMENT SERVICES
HARDWARE STORE
HEALTH CARE FACILITIES: Group III
HOBBY, TOY AND GAME SHOPS
HOUSEHOLD AND OFFICE FURNISHINGS: Groups I, II and III
INSURANCE COMPANIES
LAUNDRY OR DRY CLEANING: Group I
LAWN AND GARDEN SUPPLY STORES
LIBRARY
NOVELTIES, JEWELRY, TOYS AND SIGNS MANUFACTURING: Groups I, II, and III
MEDICAL OFFICE
NIGHTCLUBS
NONSTORE RETAILERS: Groups I, II, and III
PARCEL AND EXPRESS SERVICES
PACKAGE STORE
PAINT, GLASS AND WALLPAPER
PARKING LOT:
    Accessory
    Garage, public parking
PERSONAL SERVICES: Groups I, II, III, and IV
PET SERVICES
PET SHOP
PHARMACY
PLACE OF WORSHIP
RECREATION FACILITIES, COMMERCIAL: Groups I and IV, with Group IV limited to: any indoor cultural facility operated as a commercial establishment: bowling alley, bingo hall, health club and gymnasiums
RELIGIOUS FACILITIES
RENTAL OR LEASING ESTABLISHMENT: Groups I and II
REPAIR SHOPS: Groups I, II, and III
RESEARCH AND DEVELOPMENT LABORATORIES: Group II
RESTAURANT, FAST FOOD
RESTAURANTS: Groups I, II, III, and IV
SCHOOLS, COMMERCIAL
SELF-SERVICE FUEL PUMPS

SIGNS - in accordance with chapter 30 of the LDC
SOCIAL SERVICES: Group I
SPECIALTY RETAIL SHOPS: Groups I, II, III, and IV
STORAGE, indoor and open, subject to Condition III.A.2.b(10) below
STUDIOS
TEMPORARY USES
USED MERCHANDISE STORES: Groups I, II, and III
VARIETY STORE

b. Conditions Specific to Commercial Planned Developments

(1) Not more than 158,799 square feet of commercial gross floor area shall be developed.

(2) Upon completion of Three Oaks Parkway four lane improvements and development of Parcel F-1, access to Parcels F-1 and G from Three Oaks Parkway is limited to the following locations and specific stations depicted on the MCP:

A. Access to Parcel F is limited to the intersection of San Carlos Boulevard and Three Oaks Parkway at Stations 1, 2, 4, 6 + 76.

B. Access to Parcel F-1 is limited to the intersection of Three Oaks Parkway and Old Three Oaks Parkway at Stations 1, 2, 3, 9 +41.

C. Access to Parcel G is limited to Stations 1, 2, 5, 4 + 62, approximately 1,212 feet north of the center line of the intersection of Three Oaks Parkway and San Carlos Boulevard.

(3) Deleted

(4) Each commercial out-parcel shall provide its own parking in compliance with LDC Section 34-378(d)(3)of the LDC. There shall be no shared parking with the other tracts on this site. Shared parking between out-parcel tracts is prohibited.

(5) Any Automatic Teller Machine (ATM) uses that are ancillary to an unrelated permitted use, e.g., an Automatic Teller Machine in a grocery store, shall be required to delineate 1 parking space for the ATM customers.

(6) All structures on the out-parcels shall be bound by a covenant, running with the property to an architectural design compatible with and similar to the main center buildings. Signs conforming with the requirements of LDC Chapter 30, of the Lee county Land Development Code, may be mounted on individual buildings for the purpose of identifying tenants. All signs in the entire development and out-parcels shall be coordinated so as to give the center a fully integrated, well-designed look to comply with the architectural theme.

(7) Full or partial service stations (limited to minor repairs only) are permitted uses.

(8) Deleted before public hearing.

(9) The wireless communication facility, approved for Parcel "F," must be in compliance with the terms and conditions of the Hearing Examiner's Decision in Case # SEZ2005-00012, rendered on November 1, 2005.

(10) Open (outdoor) storage is permitted on Parcels F and F-1, provided the storage area is located on the eastern half of these parcels (adjacent to the I-75 corridor) and is fully screened as required in Section 34-3005, Land Development Code.

c. Property Development Regulations

Minimum lot area:	20,000 sq ft
Minimum lot width:	100 ft
Minimum lot depth:	100 ft

Minimum setback from public r.o.w.:	25 ft
Minimum setback from public r.o.w. w/frontage road:	65 ft
Minimum setback from private road:	20 ft
Minimum side setback:	15 ft
Minimum rear setback:	25 ft
Minimum water body setback:	25 ft
Minimum building perimeter setback:	15 ft
Maximum building height:	35 ft
Maximum lot coverage:	45%

3. <u>Community Facilities Planned Development District Uses and Conditions</u>:

a. Schedule of Uses

(1) Permitted uses in Parcel "A" are limited to the following:

PARKING LOT, accessory
PARKS, Public: Groups I and II, with Group I limited to nature or wildlife preserves, passive and active recreational activities including but not limited to, hiking, nature trails, and similar activities which require few or no on site facilities or capital investment and which utilize the natural environment with little or no alteration of the natural landscape
SIGNS, in accordance with chapter 30 of the LDC

(2) Permitted uses in Parcel "G" are limited to the following uses

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Groups I and II
EXCAVATION: Water retention
FENCES AND WALLS
PARKING LOT, accessory

STORAGE: Indoor and open

(3) Permitted uses in Parcels "H" and "I" are limited to the following:

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION: Water retention
FENCES AND WALLS
PARKING LOT: Accessory
RECREATIONAL FACILITIES: Public
SCHOOLS: Noncommercial and related facilities and activities
SIGNS, in accordance with chapter 30 of the LDC

(4) Permitted uses in parcel "K" and "K-1" (Park Site) are limited to the following :

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION: Water retention, including water retention on Parcel K-1 for widening of Three Oaks Parkway
FENCES AND WALLS
PARKING LOT, accessory
PARKS, Group I - limited to neighborhood parks, and Group II - limited to community parks; both groups permitted ancillary uses and associated buildings and structures
RECREATIONAL FACILITIES, public
RESTAURANTS: Group II, see Condition III.A.3.b(3)
SIGNS, in accordance with chapter 30 of the LDC
SPECIALTY RETAIL SHOPS: Group I, see Condition III.A.3.b.(3)

b. Conditions Specific to Community Facilities Planned Developments

(1) No uses are approved on Parcel A except for boardwalks, decks, gazebos, observation towers and auxiliary descriptive signage as approved on the original Master Concept Plan. The purpose of these uses is to allow a passive, educational nature walk.

(2) Permitted uses on Parcels H & I (the 25-acre school site) are as shown on MCP Sheet B, provided, however, the Public Recreational Facilities use, which specifically includes a community recreation center with kitchen and athletic fields with concessions, will remain subordinate to the public school use, which is the intended principal use.

(3) Permitted uses on Parcels K and K-1 (Park Site) shall be as shown on MCP Sheet B-1, except that concession stands and community recreation center with kitchen facilities are specifically included, while Restaurants, Group II, and Specialty Retail, Group I, are limited to ancillary uses within the principal building.

4. Residential Planned Development District Uses, Conditions and Property Development Regulations:

a. Schedule of Uses

(1) Permitted uses within Eastgate, Cypress Chase, and Pine Glen communities are limited to the following:

ADMINISTRATIVE OFFICES
DWELLING UNIT, Conventional single-family residence
ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - Group I
EXCAVATION, water retention
FOOD AND BEVERAGE SERVICES, Limited
HOME CARE FACILITY
HOME OCCUPATION
MODELS: Model home, display center
PARKING, accessory
PARKS, Group I
PLACE OF WORSHIP, existing only
RECREATIONAL HALL
RECREATIONAL FACILITIES, personal, private on-site
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30 of the LDC
TEMPORARY USES

(2) Permitted uses within Parcels "B", "C", "D", "E", "J", "L", "M-1", and "M-2" are limited to the following:

ACCESSORY APARTMENT, limited to Parcel M-2, per LDC Section 34-1177
ADMINISTRATIVE OFFICES
AGRICULTURAL, See Condition III.A.4.c.7, below
ASSISTED LIVING FACILITY
DAY CARE CENTER, Child (requires special exception approval)
DWELLING UNIT:
- conventional single family residence
- duplex
- multiple family buildings, including condominiums
- townhouse
- two-family attached
- zero lot line or patio home

ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - Group I

EXCAVATION, water retention
FENCES AND WALLS
FOOD AND BEVERAGE SERVICES, Limited
MODEL:
- Homes
- Units
- Display Center

HOME CARE FACILITY
HOME OCCUPATION, no outside help
PARKING, accessory
PARKS, Group I
PERSONAL SERVICES Groups I and II, ancillary use only
PLACE OF WORSHIP, existing only
REAL ESTATE SALES OFFICE, for lots or units within the development only
RECREATION Hall
RECREATIONAL FACILITIES, Personal and private on-site
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30 of the LDC
SPECIALTY RETAIL SHOPS Group I, ancillary use only
TEMPORARY USES, See Condition III.A.4.b(4), below
TIMESHARE UNITS

b. Conditions Specific to Residential Planned Developments

(1) The single family residential areas, being platted as Eastgate, Pine Run, Cypress Chase, and Pine Glen, shall be limited to a maximum density of 4 units per acre, pursuant to the original DRI Development Order. In no case, however, may the number of units in the RPD area (375.4 acres) exceed 2,500 units.

(2) All commercial uses in the RPD shall be in compliance with LDC Section 34-937.

(3) The Recreational Facilities, commercial use is hereby approved for Group III-Outdoor Facilities (pools; tennis courts, and other similar outdoor activities not: grouped elsewhere, only); and Group IV-Indoor Facilities (racquetball, handball, squash, tennis courts, health clubs and swimming pool, only); subject to the following conditions. The location shall meet site location standards for Minor Commercial under the Lee Plan. The building area shall be limited to a maximum of 30,000 square feet per §34-937 of the LDC. The buffer shall be of type "D" width with double the vegetative requirements. Outdoor lighting shall be directed toward the interior of the site. There shall be a common architectural theme, style and signage. The use shall be provided for in deed restrictions or homeowner documents for the neighborhood within which it is located. Hours of operation for outdoor uses shall be limited to 8:00 in the morning to 10:00 at night.

(4) A temporary sales trailer and/or construction trailer are permitted on Parcels M-2, B, C, D and E for a maximum of 3 years from the time of Certificate of Occupancy. The developer must receive approval through an administrative approval action in order to extend the time period for the use of the temporary sales trailer and/or construction trailer.

c. Property Development Regulations

SINGLE FAMILY DETACHED (Standard)

Minimum lot area :	7500 sq ft.
Minimum lot dimension:	75 ft wide X 100 ft deep
Corner lot dimension:	82.5 ft wide X 100 ft deep

Front Setback from local R/W line to building wall:	25 ft
Rear Setback from property line to building wall:	20 ft

Rear Setback (Adjacent to open space) from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	7.5 ft
Side Setback from local R/W to building wall:	15 ft
Maximum Lot Coverage	40%

ZERO LOT LINE OR PATIO HOMES:

Minimum lot area:	4275 square feet
Minimum lot dimension:	45 feet wide X 95 feet deep
Corner lot dimension:	52.5 feet wide X 95 feet deep

Front Setback from local R/W line to building wall:	20 ft
Rear Setback from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall (One side):	7.5 ft
Side Setback from property line to building wall (Other side):	0.0 ft
Side Setback from local R/W to building wall:	15 ft
Side Setback from property line to courtyard wall:	0.0 ft
Rear Setback from property line to courtyard wall:	0.0 ft
Front Setback from property line to courtyard wall:	10 ft
Maximum Lot Coverage	45%

TOWNHOMES:

Minimum lot area:	900 sf
Minimum lot dimension:	18 ft wide X 45 ft deep

Front Setback from property line to building wall:	0.0 ft
Rear Setback from property line to building wall:	0.0 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	0.0 ft
Maximum lot coverage:	100%

CONDOMINIUMS or MULTIPLE-FAMILY:

Minimum unit area (2 story):	900 sq ft

Minimum unit area (3 to 6 story):	750 sq ft
Minimum unit area (7 & 8 story):	550 sq ft
Setback from any property line to building wall:	25 feet
Side setback from interior row to building wall:	15 feet
Water setback from water to building wall:	20 feet
Minimum building separation	15 feet
Maximum Lot Coverage:	45 percent

Footnote:

(1) The side setback and building separation only apply to Parcels B, C, D, E and M-2.

MULTIPLE-FAMILY or MULTIPLE FAMILY CONDOMINIUMS (TIMBERWALK SOUTH - PARCEL M-2)

Minimum lot area:	550 sq ft.(1)
Minimum lot width:	18 ft(1)
Minimum lot depth:	20 ft(1)
Minimum street/front setback	20 ft(1)
Minimum side setback	0.0 ft(1)
Minimum side/street setback	10 ft(1)
Minimum rear setback	0.0 ft(1)
Minimum waterbody setback	25 ft
Minimum perimeter property line setback	20 ft(3)
Minimum accessory structure setback	0.0 ft(2)
Minimum building separation	15 ft
Maximum building height	35 ft/2 stories
Maximum lot coverage	100%

Footnotes:

(1) Please see **Exhibit C,** Triplex Lot (Parcel M-2 only)

(2) No enclosed structures are allowed beyond the principal building envelope.

(3) Rear patio and air conditioning pads located outside the primary building envelope (i.e., platted lot owned in fee simple) must be set back a minimum of 19 feet from the project's perimeter boundary line, and must be in compliance with Condition II.D.16. below.

Special Conditions to Parcel M-2:

(1) Each building lot contains 3 dwelling units. The first unit (lot "A") will be above the garages. It will own the footprint of the garages for all three units. A use easement will allow the use of one garage by each of the two other unit

owners. The other two units (lot "B" and lot "C") will be two story dwellings and will own the footprint of their units.

(2) All other parts of this development beside the footprint of the buildings will be considered common area, including the driveways.

(3) Each unit will have one car garage and one parking space in the driveway.

(4) The proposed development for Parcel M-2 must be insubstantial compliance with the site plan attached hereto as EXHIBIT "A-1".

(5) Should development of Parcel M-2 not proceed under the property development regulations for Multiple-family (Timberwalk South - Parcel M-2), then Parcel M-2 may be developed for multi-family uses using the property development regulations for the Condominiums or Multiple-family category.

5. The height for structures in this development shall be limited to 35 feet, unless in compliance with LDC Section 34-2174(a) for increases in side, rear and street setback wherever the use is not abutting a similar structure, e.g., condominium area abutting single family home area.

6. This zoning approval does not signify that this project's traffic impacts have been mitigated. Additional conditions to mitigate traffic may be required before issuance of a local development order, per the requirements of the Lee County Land Development Code Development, or per the DRI Development Order.

7. The developer shall be entitled to continue bona fide agricultural uses that are now in existence on Parcels M-2, F-1, B, C, D, or E. However, no development activity of any kind shall occur on these parcels or the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemptions 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.

Bona fide agricultural uses, that were in existence on Parcels M-2, F-1, B, C, D, or E at the time the application for this project was filed, may continue until approval of a local development order for the area of the project containing those uses.

8. A Listed Species Survey must be submitted with any preliminary development order application for this project. If occupied habitat is located on the project, the site plan must be revised to protect the occupied habitat and habitat buffer in accordance with the Lee County Land Development Code.

9. Deleted before hearing.

10. <u>Environmental Conditions</u>:

For the multi-family area depicted as Parcels "B," "C," "D," & "E" on the Master Concept Plan, prior to local development order approval:

(1) An indigenous management plan including a gopher tortoise management plan must be submitted for the Division of Environmental Sciences' staff review and approval for the gopher tortoise preserve area. The management plan must meet the requirements of LDC Section 10-415(b)(4); and

(2) The plans must include a building setback of 30 feet from the gopher tortoise preserve area; and

(3) The Notice of Violation, dated May 3, 2001, must be abated through one of the following options or by some combination of the following options acceptable to Environmental Staff and the Applicant:

i. designate an area on the development order plans in addition to the gopher tortoise preserve area that contains a minimum of 176 existing south Florida slash pine with a minimum 4-inch caliper dbh in lieu of replanting; or

ii. designate an area on the development order plans to replant 528 south Florida slash pine minimum 6-foot height and 1-inch caliper; or

iii. pay $36,960 into the tree fund (528 trees x $70 per tree installed).

11. Except as provided for in Condition II.D.4c., footnote (3), accessory uses, including accessory parking, must be located on the same tract, lot, parcel or out-parcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, lot, parcel or out-parcel.

12. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-935(e)(4).

13. 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.

14. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), 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 provisions.

15. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

16. Rear patio pads and air conditioning pads. No enclosed structures are allowed beyond the principal building envelope (i.e., platted lot owned in fee simple). However, air conditioning pads with small walls (not exceeding 42 inches in height) to screen air conditioning units and unenclosed patio pads may encroach into the common areas subject to the following conditions:

a. The South Florida Water Management District (SFWMD) permit for the project must specifically address and permit the total number and square footage of individual patio and air conditioning pads that are permitted in the development and articulate the maximum size of each.

b. The individual pads and maximum size must be specifically shown on and be approved as part of the Lee County development order.

c. Patio and air conditioning pads are the only structures allowed within the common area beyond the principal building envelope.

d. Patio and air conditioning pads are allowed in the common area subject to a properly executed easement from the property owner's association. The easement document must clearly articulate what rights the easement holder has, with respect to the use of the pads. Use of the pads must be in accordance with the zoning approvals.

e. No vertical construction is permitted on the pads except for a small wall to hide the air conditioning unit and the wall may not exceed a height of 42 inches.

f. Property Owner's Association (POA) documents must clearly state:

(1) The power and authority for the POA to grant the easement;

(2) The limitation as to size and use of the patio and air conditioning pads by the homeowners; and

(3) The inability of the POA to grant greater rights to the easement holder with respect to use of the patio and air conditioning pads, absent a prior public hearing amendment to the zoning resolution establishing the expanded rights.

g. As a condition of development order approval allowing construction of condominium units, or prior to recording a subdivision plat, the developer/owner must record, in the Lee County Public Records, a separate notice to all property owners regarding the patio and air conditioning pad easements that may be granted in conjunction with the sale of dwelling units and the constraints on the use of the improvements. Specifically, the notice must make it clear that the pads may not be used to construct vertical improvements, except for the 42-inch-high wall to screen an air conditioning unit. The notice must also state that the improvements erected without appropriate County approval are subject to removal at the property owner's expense. The notice must be approved by the County prior to recording. A separate rider/document including the text of the recorded notice should be executed in conjunction with each sale of the dwelling unit.

B. <u>DEVIATIONS:</u>

Deviations (1) through (14) were originally approved in Resolution Z-91-083 and are carried forward by this zoning action. No additional deviations are requested as part of this zoning action.

Staff has updated the deviations to show current Land Development Code (LDC) citations and made note where other deviations have been moved in the document or are no longer applicable due to changes in the LDC.

All Districts

Deviation (1) is a request to deviate from the requirement that an access road (frontage road) be required along arterial or collector roads (i.e., Three Oaks Parkway), LDC Sections 10-283 and10-291) to delete the requirement of an access road (frontage road) and restrict access to approved access points along arterial or collector roads. All rights-of-way or easements through adjacent parcels to accommodate access will be the developer's responsibility. The Hearing Examiner recommends this deviation be **APPROVED** in the RPD district and **APPROVED** with two conditions in the CPD district, The conditions are:

1. Internal streets shall be considered frontage roads that will be designed to local street standards; and

2. No out-parcels shall have direct access to any collector or arterial road.

All Districts

Deviation (2) is a request to deviate from the requirement that streets shall provide access to adjoining property and be coordinated with the street system in the area,(LDC Sections 10-294 and 10-295), to limit access as shown on the Master Concept Pan for adjacent property. It shall be the developer's responsibility to provide roadway access between internal tracts where necessary. The Hearing Examiner recommends this deviation be **APPROVED** with the condition that the accesses are consistent with property intersection separation and control requirements, and emergency accesses are provided between adjacent parcels. Furthermore, the adequate number of accesses provided to adjoining property should be interconnected to improve the traffic movement throughout the development.

All Districts

Deviation (3) is a request to deviate from the road requirements, (LDC Section 10-296 (a) and 10-296 Table 4), to allow paver block concrete surface course within "private" local streets. The Hearing Examiner recommends this deviation be **APPROVED** with the condition that the developer execute and record a "Hold Harmless and Maintenance Agreement" prior to local development order approval. This agreement shall include a clause stipulating that the developer shall be responsible for maintenance at the developer's expense, with no costs to be incurred by Lee County. This agreement shall be binding on all successors, heirs and assigns and shall be subject to the review and approval of the County Attorney, Department of Transportation and Engineering and the Division of Development Services.

RPD Only

Deviation (4) is a request to deviate from the zoning open space requirement (Section 34-935(g)) for 40% common open space (or one-quarter acre per fifty-five dwelling units for a conventional subdivision) to allow the common open space (lakes, preserve areas, and county park site) shown on the Master Concept Plan, to fulfill this requirement for the development as a whole, provided that: the individual tracts, when developed, meet the Lee County Land Development Code open space requirements. The Hearing Examiner recommends this deviation be **APPROVED.**

All Districts

Deviation (5) is a request to deviate from excavation depth for water retention from 12 feet: (Section10-329), to the confining layer or 25 feet, whichever is more restrictive. The Hearing Examiner recommends this deviation be **APPROVED** with the following conditions:

a. Littoral plantings shall be required for the lake (excavation). A littoral planting plan shall be submitted to the Division of Environmental Sciences for review and approval prior to local development order approval for any phase of development. The planting plan shall, at the minimum, meet the requirements of the Stormwater Management Systems and Planting Guidelines, as amended or adopted.

b. An aeration system, which will provide adequate aeration for the lake, taking into account lake size, depth and volume, shall be installed prior to Certificate of Compliance for this project. The specifications on the type, size, location(s) and number of pumps necessary to obtain adequate aeration shall be subject to the Division of Environmental Sciences approval prior to installation. The aeration system shall be used to provide for proper oxygenation and de-stratification of the lake.

c. Chemical control methods shall not be used in the lake unless prior written approval is granted by the Division of Environmental Sciences.

RPD Only (Note: The Property Development Regulations have been moved to Section II.D.4.c., above and are deleted from the Deviation section of this zoning action)

IV. HEARING EXAMINER DISCUSSION:

This two-part request relates to the reconfiguration of the development plan and the corresponding amendments and revisions to the 496+-acre Development of Regional Impact (DRI) and Master Concept Plan (MCP) for the Villages of San Carlos. The DRI is located west of I-75 between Alico and Corkscrew Roads, and occupies both sides of Three Oaks Parkway. The overall property is zoned a mix of RPD, CFPD (community facilities) and CPD districts, and is abutted by I-75 on the east, RPD and residential development on the south and west, and a CPD on the north. Given its large size, it carries a variety of land use designations: Urban Community, Public Facilities, Suburban and Wetlands.

Issues

There were no outstanding issues at the conclusion of the public hearing. Prior to that, Applicant and Staff disagreed on the exclusion of open (outdoor) storage on Parcels F and F-1, which are being reconfigured and rezoned for commercial uses, because of the realignment of Three Oaks Parkway closer to I-75. Staff indicated concerns about the visibility of the storage items from the residential communities to the west, given the unusual configuration of the two Parcels. Applicant argued that the open storage use was approved in the original DRI approval, which meant that they were being denied a previously approved use. They understood Staff's concerns and indicated that they would ensure appropriate screening and buffering was provided at the perimeter of the Parcels, which would help shield the stored items from view of the residential areas. They also agreed to restrict the open storage area to the eastern half of the two Parcels, adjacent to I-75, where its visibility would be blocked by the buildings that will be constructed on the western half of the site. Staff concurred that locating the open storage use behind buildings and Applicant complying

with the County's buffering/screening requirements would alleviate their concerns about the compatibility of the use with the residential communities.

Background

The subject property was initially rezoned to a mix of residential and commercial uses in February 1981, and the DRI Development Order was approved by the Board of County Commissioners in May 1981. In 1992, the DRI Development Order was amended to reduce the number of dwelling units, increase the commercial square footage, expand the school site and wastewater treatment plant site, and to add child care sites to the MCP, as well as to address some "housekeeping" matters. With the 1992 amendment, the DRI was approved for 3,300 dwelling units; 125,000 square feet of commercial uses; a 38+-acre park; a 25-acre school site; and a 17.3-acre wastewater treatment plant site.

Applicant's Notice of Proposed Change (NOPC) herein is to amend the DRI Development Order and Map "H" to:

- decrease the number of dwelling units from 3,300 to 2,500;
- increase the commercial acreage and square footage from 15 to 25.35 acres and from 125,000 to 158,799 square feet;
- modify the phasing schedule and extend the build-out date to 2010, the down-zoning date to 2011, and the termination date to 2016;
- to modify Map H to reflect the new Three Oaks Parkway alignment along the east boundary and the subsequent reconfiguration of the undeveloped abutting Parcels; and
- to amend the DRI DO land use table to reflect the approved changes.

The second part of the request is to amend the 1992 MCP to reconfigure and expand the commercial acreage, to expand the community facilities parcel (park), and to reduce the residential acreage and units.

Applicant explained that the DRI property is approximately four miles long, extending between Alico and Corkscrew Roads, and is bisected by Three Oaks Parkway. The I-75 corridor forms a development barrier along the east side of the site. Several of the changes being requested herein are the result of the recent realignment of Three Oaks Parkway, which has arisen due to the need to widen and improve that roadway to more adequately accommodate the area's traffic. The southern portion of Three Oaks Parkway, hading northward, is being relocated toward the east to parallel the I-75 corridor. Then it will curve back westward to re-connect with the northern portion of the original Three Oaks Parkway, right at the existing Sweetbay shopping center, where it will continue northward to Alico Road in its existing alignment. The relocation was necessary to allow the 4-laning of Three Oaks Parkway, which would be very difficult and/or expensive to achieve in its current alignment as it is closely abutted on both sides by existing residential developments.

With the proposed realignment of Three Oaks Parkway, Applicant determined that neither Parcel F-1 was no longer suited for residential development, given the existing commercial center abutting its north boundary, the I-75 corridor abutting its east boundary and the

realigned Three Oaks Parkway abutting its west and south sides. Further, the resultant irregular configuration of Parcel F-1, at 10.34 acres, would not enable them to provide sufficient buffering or setbacks to ameliorate the distinct noise and other impacts associated with the abutting uses.

Applicant believed that the commercial uses in Parcel F-1 would be consistent and compatible with the other uses in the nearby areas, pointing out the existing commercial uses to the north. They stressed that the mix of residential types and the large regional park would be separated from Parcel F-1, by the four lanes of Three Oaks Parkway, which would greatly reduce or eliminate any noise, glare or other impacts associated with the requested commercial uses on that Parcel. (The large park and proposed multi-family uses are southwest of Parcel F-1, and single-family residential uses are to the west.) Traffic associated with the commercial uses on Parcel F-1 would utilize Three Oaks Parkway to access the site, thereby reducing any potential traffic impacts on the internal streets of these residential communities.

Applicant understood that, although the proposed changes were assumed to be a Substantial Deviation, that assumption was rebuttable by proof that the changes would not create any new or additional unreviewed impacts in the area. They asserted that traffic was typically the impact that was affected by changes in plans of development, noting that their Traffic Impact Study had clearly proven that there would be no additional or new impacts associated with these proposed changes. For that reason, they believed that the Hearing Examiner and the BOCC should make a finding that this NOPC was not Substantial Deviation requiring additional DRI review. They pointed out that the Southwest Florida Regional Planning Council had already reviewed the request and concurred with Applicant's opinion that the requested NOPC did not constitute a Substantial Deviation under the provisions of Section 380.06(19), Florida Statutes.

Applicant also noted that they were not asking for any additional deviations with the changes to the MCP and the plan of development. There were four Deviations approved in the previous rezonings, and those Deviations, as conditioned, were still in effect and would be complied with in all future development/redevelopment of the site.

Staff recommended approval, with conditions, of the NOPC, finding that the proposed changes to the DRI development plan were consistent with the provisions of Section 380.06, Florida Statutes. They also found that the NOPC would not create any additional or unreviewed impacts and did not, therefore, constitute a Substantial Deviation under the provisions of Section 380.06(19), Florida Statutes. They recommended that the Hearing Examiner and BOCC find that the changes proposed in the NOPC were not a Substantial Deviation to the originally approved plan of development and the degree and type of impacts associated with the original plan of development.

Staff also recommended approval of the rezoning, with conditions, finding that the request was consistent with the intent of the Lee Plan and the Land Development Code. They found that the proposed changes to the plan of development were consistent and compatible with the surroundings uses and development, and, as conditioned, would not be detrimental or injurious to the surrounding persons or properties, or the public health, safety and welfare.

As mentioned above, the only concern that Staff raised about the proposed changes related to allowing open (outdoor) storage on, specifically, Parcel F-1. After discussions with Applicant and ascertaining that Parcel F-1 would contain commercial buildings along the

Three Oaks Parkway frontage that would hide the stored items, Staff agreed to allow the open storage use, provided it was restricted to the east side of both Parcel F and F-1.

It should be noted that Environmental Sciences' Staff has proposed a series of conditions (Condition 10) that are not intended to address impacts from the proposed changes to the DRI plan of development. Staff noted that the proposed changes will not adversely affect any of the environmentally sensitive lands within the DRI, adding that most of the conservation and preservation of such lands have already been effected by Applicant in the earlier stages of development. However, the series of conditions are intended to resolve a 2001 Code violation, in which 176 South Florida slash pines were removed from the DRI property without the proper permits. Staff and Applicant have been working together over the past six years to resolve the situation, but could not reach full resolution until the final alignment of Three Oaks Parkway was known. They explained that it made no sense to require Applicant to plant 528 replacement pines on the property, when there was the chance those pines would have to be removed, or would be impacted, in the construction of the new link of Three Oaks Parkway.

Public Input

The public hearing was attended by two local residents, only one of which spoke, specifically questioning the anticipated traffic situation in the area and whether there will be traffic lights at the intersections. She mentioned that there was already a problem with vehicles stacking up at the existing T-intersection and hoped that the realignment and widening of Three Oaks Parkway would resolve that situation.

Hearing Examiner Analysis

The undersigned Hearing Examiner concurs with Staff's analysis, findings and recommendation of approval of the changes to the DRI Development Order and Map H, finding that the requested changes, as conditioned, are consistent with the intent and provisions of Section 380.06, Florida Statutes. She also concurs with Staff's and the SWFRPC's findings that the proposed changes, as conditioned, do not constitute a Substantial Deviation under the provisions of Section 380.06(19), Florida Statutes, and that the project is not required to undergo additional DRI review.

She also concurs with Staff's analysis, findings and recommendation of approval of the changes to the Master Concept Plan and the realignment of Three Oaks Parkway, finding that the changes, as conditioned, are consistent with the intent of the Lee Plan and the Land Development Code, and are compatible with the mix of residential and commercial uses in the area. It is her opinion that the proposed commercial uses, as conditioned, will not be detrimental or injurious to the nearby residential communities, and that the realignment of Three Oaks Parkway will greatly benefit the traffic situation in that community.

It is the Hearing Examiner's opinion that the conditions imposed on both the DRI Development Order and the MCP are consistent with the impacts anticipated from the proposed changes to the established plan of development, and, with other state and local regulations, will safeguard the public's interests and health, safety and welfare.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

A. That the DRI Development Order Amendment and the Master Concept Plan resulting from this action will be a recodification and restatement of the terms and conditions of the previously approved DRI Development Orders and zoning actions, and supersedes those previous approvals. That those terms and conditions are still in force and effect as set forth herein, but that, upon adoption of this Resolution and DRI Development Order Amendment, the previously approved Development Order(s)s, Development Order Amendment(s) and Zoning Resolutions will no longer have any force or effect.

B. That the Applicant has proved entitlement to these requested DRI and MCP revisions, as conditioned, by having demonstrated compliance with Section 380.06, Florida Statutes, the Lee Plan, the Land Development Code, and other applicable codes or regulations.

C. That the requested DRI and MCP revisions, as conditioned, will meet or exceed all performance and locational standards set forth for the mix of uses allowed in the DRI Development Order and MCP, and those uses, as conditioned, are compatible with existing or planned uses in the surrounding area.

D. That the requested changes to the MCP, as conditioned, are consistent with the densities, intensities and general uses set forth in the Lee Plan.

E. That approval of the requested revisions, particularly the realignment of Three Oaks Parkway, as conditioned, will help alleviate traffic conditions already being experienced in the area and will increase the capacity of the streets serving the DRI communities. The revisions, as conditioned, will not place an undue burden on other planned infrastructure or facilities in the area.

F. That the requested revisions to the DRI Development Order and MCP, as conditioned, will not adversely affect environmentally critical areas and natural resources, but will appropriately resolve an outstanding Code violation on the subject property arising from the 2001 unpermitted removal of 176 South Florida Slash Pines.

G. That the proposed mix of uses, as conditioned, are appropriate at the subject location.

H. That the recommended conditions to the Master Concept Plan are reasonably related to the impacts anticipated from the proposed development, and, with other regulations, will provide sufficient safeguard to the public interest.

I. That no new Deviations were requested with these changes, and that the Deviations being recommended for approval herein are restatements of the conditioned Deviations previously approved for this project. The restated Deviations, as conditioned, still comply with the approval criteria set forth in LDC Section 34-377.

J. That urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use.

K. That the requested revision to the DRI Development Order and Map H, as conditioned, do not create new or additional unreviewed regional impacts, and do not constitute a Substantial Deviation under Section 380.06(19), Fla. Stat.

VI. LIST OF EXHIBITS:

STAFF'S EXHIBITS

1 Aerial photograph dated January 2005 (color)(24" x 36")

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

APPLICANT'S EXHIBITS

1 Revised Master Concept Plan for Villages of San Carlos by Southwest Florida Capital Corporation, Source, Inc., Engineers & Planners, Sheet No. B1, dated May 17, 2006 (24" x 36")

2 Revised Master Concept Plan for Villages of San Carlos by Southwest Florida Capital Corporation, Source, Inc., Engineers & Planners, Sheet No. B2, dated May 17, 2006 (24" x 36")

3 Revised Master Concept Plan for Villages of San Carlos by Southwest Florida Capital Corporation, Source, Inc., Engineers & Planners, Sheet No. C1, dated May 17, 2006 (24" x 36")

4 Revised Master Concept Plan for Villages of San Carlos by Southwest Florida Capital Corporation, Source, Inc., Engineers & Planners, Sheet No. C2, dated May 17, 2006 (24" x 36")

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

VII. PRESENTATION SUMMARY:

The Hearing Examiner introduced herself, announced the case and allowed the Assistant County Attorney, Dawn Perry Lehnert, to explain the public participation process for the members of the public in attendance at the hearing. She advised that, if they wanted their opinions to be considered by the Hearing Examiner or to speak before the Board of County Commissioners (BOCC) at the final hearing, they had to speak before the Hearing Examiner in this hearing. At the close of this hearing, no additional facts or testimony of any kind will be permitted that is new and not already in the record - either at the Hearing Examiner level or at the BOCC final hearing.

After Ms. Lehnert concluded her remarks, the participants seated at the front table introcuded themselves. The County was represented by Andy Getch and Bryan Kelner, and the Applicant was represented by Russell Schropp, Esquire, and Allen Freeman, the Applicant. After the introductions, the Hearing Examiner placed all participants and members of the public under oath and asked the Applicant to proceed with their presentation.

Mr. Russell Schropp, with Henderson, Franklin, Starnes & Holt, re-introduced himself as the Applicant's representative and noted that the first request is to consider a Notice of Proposed Change (NOPC) to the Villages of San Carlos DRI Development Order (DO) incorporating the following changes:

1. Approve a realignment of Three Oaks Parkway, adjacent to I-75, southward from the San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;

2. Decrease the residential units from 3,300 to 2,500 dwelling units;

3. Increase the commercial acreage from 15.0 to 25.35 acres, with a corresponding increase in commercial uses from 125,000 to 158,799 square feet;

4. Modify the phasing schedule to show two phases instead of three. (The first phase would be from 1984 through 2003, which covers the existing buildings. A review of the aerial photograph reveals that this development is substantially completed, with only a few parcels remaining to be developed. The second phase will extend from 2004 through build-out.)

5. Establish 2010 as the build-out date; 2011 as the down-zoning date; and 2016 as the development order termination date.

The original DRI was approved in 1981, and was amended once in the early 1990s. As the subject request had been filed a long time ago, they were requesting that the buildout, down-zoning and termination dates be extended by one year beyond what the Applicant had originally proposed. Additionally, he noted that the draft Development Order (DO) forwarded by the County Attorney to the Hearing Examiner reflected those revised (extended) dates.

In response to the Hearing Examiner's inquiry, Mr. Schropp noted that they have not submitted the revised dates to the Regional Planning Council (RPC), but believed the Council's main concern will be traffic. He explained that the Applicant's engineers performed the traffic analysis and did not feel there would be any additional or new impacts. Additionally, Mr. Freeman had spoken with Andy Getch, Lee County Department of Transportation, who has not expressed any concerns regarding traffic.

The last part of the NOPC was to amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule. In addition, the Applicant is requesting a specific finding that the requested changes do not constitute a substantial deviation from the original development approvals warranting further DRI review. The RPC findings noted that the key element of the statute indicates that these changes could be a substantial deviation, but they could be rebutted by proper traffic analysis. He believed that their traffic study met that burden, as there is no indication of traffic impacts. The last change is to amend the Master Concept Plan (MCP) and the zoning to reflect the changes in the MCP and the land use perimeters that will be accommodated at the DO stage.

Mr. Schropp mentioned that Mr. Kelner had submitted, to the Hearing Examiner, certain revisions to the Staff Report, and Ms. Lehnert had followed up with revisions to the draft second amendment to the DO. He, then, filed a memorandum indicating that the Applicant does not have any issues except for the deletion of the outside storage.

Kim Trebatoski, Principal Environmental Planner with the Division of Environmental Sciences, asked to be allowed to speak out of turn as she had a pressing meeting with another agency and could not stay for the entire hearing. After receiving no objections from the Applicant, Ms. Trebatoski re-introduced herself and asked to be accepted as an expert witness in environmental matters relating to the Land Development Code and the Lee Plan as she has been many times in the past. Hearing no objections from the Applicant, the Hearing Examiner accepted her as such.

Ms. Trebatoski explained that a large portion of this DRI has already been developed under the original development scenarios including the preservation of a large cypress/wetland area, along with pine areas on the park side. Most of the project has been developed with single-family homes, which did not have indigenous areas because this is an older project. She had asked the Applicant to update the species survey for the undeveloped portions of the property, which revealed gopher tortoises in the area designated RPD on the site map. The Applicant's MCP has set aside an area as a gopher tortoise preserve, which will count toward their indigenous preservation requirement for the multi-family tract. They are also allowed to count a portion of the cypress area toward their indigenous requirement. She wanted to stress that the DRI will provide a full 40 percent common open space area, which was part of the original requirements for the Villages of San Carlos project.

Ms. Trebatoski explained that Staff has included a condition giving the Applicant the option of preserving an additional designated area with its existing slash pine, or replanting trees or submitting funds toward the tree planting requirement. This condition was added to the Staff Report because a portion of the RPD and commercial area was previously cleared without a vegetation removal permit, and she did not want this matter to be overlooked at time of DO. She further explained that compliance with this condition will enable the Applicant to abate the Notice of Violation that has been placed on the site.

In conclusion, she explained that the Applicant will have to preserve some of the uplands away from roadways and buildings, because they are not allowed to move the gopher tortoises into the cypress area.

In response to Mr. Kelner's inquiry, Ms. Trebatoski noted that Environmental Condition (3) was being changed to the following language: "The Notice of Violation dated May 3, 2001, must be abated through one of the following options <u>or by some combination of the following options acceptable to Environmental Staff and the Applicant.</u>" She explained that the additional verbiage would give the Applicant the flexibility to abate the violation through at least one of the three options noted in the Staff Report.

Upon conclusion of Ms. Trebatoski's presentation, Alan Freeman re-introduced himself for the record, stating that he was representing the Villages of San Carlos DRI. He advised that the subject project was zoned in the early 1980s as a DRI, which plan was amended once in 1992, and has been an on-going project since the 1980s. There have been various residential and other communities already developed, which has precipitated the revised roadway alignment and the requests herein.

The subject project was originally approved for 3,800 residential units, which was then reduced to 3,300, and is now being proposed for another reduction to a total of 2,500 dwelling units. Additionally, they have agreed to add a 6-acre parcel to the existing 15-acre park, because of the road widening, which will impact the park to some degree.

Mr. Freeman noted that the Master Sewage Treatment Plant site, that was originally privately owned by Gulf Utilities, has since been acquired by Lee County. It has remained operating for the same purposes, as before.

He indicated the location of the road realignment to the Hearing Examiner, commenting that, on Three Oaks Parkway between Alico Road and Corkscrew Road, is a project they undertook for the County in 1986, called the Corlico Parkway. At that time, there was a bond issue, and they have since paid the proportionate share for the construction of this roadway. They have also participated in the improvement/construction of Estero Parkway, which has been 4-laned from US 41 to Three Oaks Parkway.

He mentioned that Three Oaks Parkway, between Alico Road and the end of the sewage treatment plant/the beginning of the Sweetbay Market center, will remain in its current alignment. He pointed out that, when Three Oaks Parkway was built, sidewalks, several residential communities and a middle school were built on its west side. Thus, if Three Oaks Parkway has to be widened in the area of the Cypress Chase community, some homes will have to be demolished.

The only areas that will be affected by the realignment are the future residential parcels - denoted PCD and M2 on the MCP. Once the realignment of Three Oaks Parkway is accomplished, some residential properties will be deleted, but they will add an additional commercial area (denoted F1 on the MCP) on the parcel adjacent to the Sweet bay Market shopping center. He advised that this will be the only commercial project in the 2-mile stretch right along I-75.
In response to the Hearing Examiner's inquiry, Mr. Freeman noted that the entire stretch of Three Oaks Parkway is 2-laned, but the BOCC has approved the construction of four lanes from Alico Road to Corkscrew Road. The addition of park land was originally residential, but they worked with the County to expand the facilities, because the area along Three Oaks Parkway is being impacted. About 80 percent of the DRI has been developed, with the specified acreages being dedicated for the park, the school, etc.

The Hearing Examiner inquired about the number of dwelling units remaining of the 2,500 units, and Mr. Freeman advised that about 1,000 dwelling units currently exist on the site. Originally, the project had been zoned in the categories that were accurate for early 1980s (RS-1, RM-2, and CC). Given the changes in the zoning districts, they need to update their plan to current zoning districts (RPD, CPD, CFPD, etc.)

At that time, he mentioned there were several issues that needed clarification. Those issues included building separation, sales centers, hardware stores, etc. Furthermore, there is an area that was designated condominiums, but that has been changed to condominiums and multi-family. He explained that the term condominium explains a form of ownership rather than a building type.

Mr. Freeman mentioned that his father and uncle developed San Carlos Park in the 1950s and they have been developing this DRI since they acquired the property in 1978. At that time, they were aware that the airport was proposed north of Alico Road and east of I-75, and thought the subject property would be an excellent location for homes. As an aside, he thanked the State government for the new University in the area, which has helped their efforts in finishing the development of this DRI. Mr. Freeman pointed out several aerial photographs that depicted the overall area in 1977 when they first started designing the DRI, and the area today.

Mr. Schropp asked Mr. Freeman to provide more detail about the conversion of the residential parcel to commercial, which is related to the changes to the road configuration. Mr. Freeman advised that the existing configuration had the only commercial area adjacent to the sewage treatment plant, on the east side of Three Oaks Parkway. When the roadway was realigned, it resulted in the separation of the commercial area from the existing residential uses.

Upon prompting by Mr. Schropp, Mr. Freeman brought up the issue of the deletion of the open storage use, noting that it seemed that Mr. Kelner had gone through the entire case and found a few uses in the commercial areas that he wanted to delete. While Mr. Freeman did not agree with that, he pointed out that there is allowable enclosed storage as opposed to outdoor storage. Although the proposed outdoor storage area would not be enclosed within a building, he felt that its being bounded by I-75 on the east and the proposed layout of the commercial buildings on the west would buffer the storage and should make it acceptable. Additionally, he also mentioned that equipment and vehicle dealers were uses that had been previously allowed, but were now being eliminated.

The Hearing Examiner questioned if the site was being approved for Contractor/Builder, Groups 1 and 2 because outside storage will then be included. She then noted the lawn and garden supply store use, wanting to know if it would be large or smaller store. Mr. Kelner responded that the use will be for a smaller store, and that Staff might add language limiting/restricting major stores. He conceded that the Group 2 Contractor/Builder use, involves the storage of larger equipment, and stressed that this use should be kept as far away from Three Oaks Parkway as possible, because this area should remain a residential community/neighborhood.

Mr. Freeman apprised the Hearing Examiner that the proposed building is not a large square building, like a Lowe's, Home Depot, Wal Mart, which typically run between 150,000 and 200,000 square feet in size. They are envisioning a 70,000-square-foot building, with some smaller stores. He reminded the Hearing Examiner that the overall square footage for the commercial site (existing and new) is less than 160,000 square feet.

The Hearing Examiner questioned if the proposed outside storage required a wall, to which Mr. Kelner advised that outdoor storage requires screening and that his main concern is whether the storage area will be visible from the RPD area. He mentioned that a DO has been submitted for the Portofino Vineyards and the multi-family units will be over looking this area. He indicated that he has received a number of phone calls regarding the subject property, particularly the new alignment of Three Oaks Parkway, and how the two roads would re-connect. Mr. Freeman confirmed, for the Hearing Examiner, that their drawing depicts the actual alignment and the intersection of the two roads.

Mr. Freeman pointed out that the roads will come to a T-intersection, where the southbound local traffic will head toward the west and the through traffic will stay to the east. He indicated the location of the prior intersection and the updated one to the Hearing Examiner.

The Hearing Examiner asked if the Applicant was in agreement, as noted in Mr. Kelner's clarifications and correction memorandum, to the deletion of Transportation Services, Group II, and Vehicle and Equipment Dealers, Groups I and II. Mr. Freeman stated that Mr. Kelner had explained a car rental office would be an approved use, but a car lot would not. He had no objections to the deletion of those uses.

The Hearing Examiner asked for clarification of Condition 2(b)(2), which read that "All access to perimeter parcels shall be from the internal roadway. No access shall be from Three Oaks Parkway or access ways to the internal road." Mr. Freeman indicated that there are specific approved access points onto San Carlos and one they are realigning from Three Oaks Parkway. They were not asking for any outparcels with direct access onto Three Oaks Parkway; their outparcels will be accessed through the main entrances for the commercial area.

Mr. Kelner noted that this section was part of the original conditions, and that there is a frontage road (a reverse frontage road) that may be followed for access to the site. The Hearing Examiner mentioned that they were discussing the perimeter parcels (out parcels) and it stated in the Staff Report that no direct access would be allowed. Mr. Freeman added that the intention was for them to have specific access points on Three Oaks Parkway. The Hearing Examiner mentioned that all of the outparcels would be accessing through the internal roadway system. She then noted that other developments have a really long entranceway, with their outparcels having access directly on this entrance road. She imagined that would be the same type of arrangement, but would wait until Mr. Getch made his presentation for Lee County for further questions.

Continuing, the Hearing Examiner mentioned Condition 2(b)(5), which requires an ATM to have a designated parking space, questioning if this was a requirement in the 1990's regulations since there were not as many ATMs then. Mr. Kelner explained that he believes that there is a requirement in the LDC, but would have to investigate further to give her the exact cite.

Then, the Hearing Examiner referred to Condition 3(b)(1) related specifically to Community Facilities Planned Developments, which stated "No uses are approved on Parcel A except for boardwalks, decks, gazebos, observation towers and auxiliary descriptive signage as approved on the original Master Concept Plan." She said that, under the CFPD, they are allowed an accessory parking lot, but Mr. Freeman explained that Parcel A is located in the cypress area, which is surrounded by water and not accessible by car.

Mr. Kelner re-introduced himself as a Principal Planner with Community Development, asking to be accepted as an expert witness in land use planning and zoning, as he has been in the past. After hearing no objection from the Applicant's representatives, the Hearing Examiner accepted him as such. He pointed out that Ms. Trebotaski had already addressed the environmental issues pertaining to this site, and Mr. Getch will address any traffic issues that may arise.

Staff was recommending approval of the changes to the Villages of San Carlos DRI, DRI Development Order #81-1, and the DRI Map "H," which includes:

the realignment of Three Oaks Parkway;
the decrease in dwelling units from 3,300 to 2,500;
the increase in commercial square footage from 125,000 to 158,799;
the modification of the phasing schedule;
the revision of the Land Use Table; and
the revisions to the buildout, down-zoning and termination dates.

Staff also found that the proposed changes do not constitute a substantial deviation from the original development approvals warranting further DRI review. Staff recommended approval of the amendment of the MCP and Zoning Resolution Z-91-083. The Applicant has codified the previous zoning resolution, in which it had been difficult to understand what was actually required of them. The documentation attached to the Staff Report includes the previous zoning resolutions (Z-91-083, ZB-81-471, Z-81-47, Z-79-136 and Z-78-136) to assist the Hearing Examiner with the changes that have taken place.

Then, he mentioned Condition 3(a)(4), which lists the permitted uses for the park site - Parcels K and K-1, indicating the location of those parcels to the Hearing Examiner. A portion of that site is already being used as recreational facilities, but a water retention area will be implemented inside the park parcels as part of the Three Oaks Parkway realignment. Although the Parks and Recreation Department and DOT were satisfied with the report, they have added additional language under the Excavation use that recognizes there will be water retention, on Parcel K-1, related to the widening of Three Oaks Parkway.

He then mentioned the addition of multi-family uses to Condition 4(c), noting the housing types had previously been only condominiums. He pointed out the three parcels that will contain those uses: Timberwalk North, Timberwalk South, and Portofino Vineyards. Staff also added Condition 5, relating to Parcel 2 (Timberwalk South), which allows that parcel to be developed with multi-family uses, but requires that the development utilize the property development regulations adopted for condominiums, instead of the typical multi-family regulations.

He explained that Deviation (6) had been deleted from Page 16 and was placed under the Property Development Regulations section within the Staff Report. At this time, the Hearing Examiner explained to Mr. Kelner that she will not include the deleted portion in her recommendation to the BOCC. She also noted that she will change the second paragraph of Condition B(1) to read as follows: "Terms and provisions of Resolutions Z-91-083, ZB-81-471, Z-81-47, Z-79-136 and Z-78-136 are codified into this zoning action, and those Resolutions are hereby deemed null and void, having been superceded by this zoning action."

Mr. Kelner asserted that the proposed project, with the proposed changes, continues to be consistent with the Lee Plan, referencing the Policies, Objectives and Standards that were discussed in the Staff Report. He also noted that there had been no change in the neighborhood compatibility, other than the 10-acre increase in the commercial area, which Staff found to be a proper use for this property.

Andy Getch, with Lee County Department of Transportation (DOT), was the County's next witness. Mr. Getch advised that he is a Registered Professional Engineer in the State of Florida, and has worked for Lee County DOT for approximately 11 years. He has about 20 years of experience, overall, in transportation engineering and asked to be accepted as an expert witness in transportation engineering, as he has been in the past. After hearing no objections from the Applicant or his representative, the Hearing Examiner accepted him as such.

Mr. Getch indicated that he wanted to address Condition 2(b)(2), adding that he, with the assistance of Ms. Lehnert, as written a new condition that divides the original condition into three subsections:

Subsection A - Access to Parcel F is limited to the intersection of San Carlos Boulevard and Three Oaks Parkway at Stations 1, 2, 4, 6 + 76.

Subsection B - Access to Parcel F-1 is limited to the intersection of Three Oaks Parkway and Old Three Oaks Parkway at Stations 1, 2, 3, 9 +41.

Subsection C - Access to Parcel G is limited to Stations 1, 2, 5, 4 + 62, approximately 1,212 feet north of the center line of the intersection of Three Oaks Parkway and San Carlos Boulevard.

Then, he mentioned that after he had submitted his memorandum to Mr. Kelner, he became aware that the Applicant was requesting to extend the project's deadlines by an additional year. He reviewed Ms. Kathy Sweetapple's traffic study, utilizing the same methodology and applying a 6-percent growth rate, and then added in the background traffic and the total traffic. He concluded that the only roadway that will have any change in the level of service will be Winged Foot Drive/Constitution Boulevard, which is a minor collector road. The current Level of Service in this area is at LOS "C," and the roads are projected to continue at an LOS "C" through 2009. However, with the extension of the buildout date to 2010, the new background traffic growth will lower the LOS to "D," which is still an acceptable LOS under the Lee Plan.

He concluded his presentation by agreeing with Mr. Freeman's description of the realignment of Three Oaks Parkway. There will be a T-intersection at the south end of the property and a full intersection at the north end, with shared access to the shopping center being the fourth path of the intersection.

With both the Applicant and Staff having concluded their presentations, the Hearing Examiner opened the floor for public participation and called Teresa Kelley to the podium. Ms. Kelley introduced herself, noting that she lives at 19270 Pine Glen Drive, Fort Myers, Florida 33967, which is on the west side of Three Oaks Parkway. She requested a copy of the Staff Report and Map "H" for her review. She explained that there is already a traffic stacking issue at the south T-intersection of Three Oaks Parkway. She is aware that, with the widening of the lanes, this issue may be alleviated, but she wanted to know how the widening and realignment will affect traffic turning into Pineapple Road.

Mr. Freeman advised that vehicles accessing Pineapple Road will diminish with the widening and realignment of the Three Oaks Parkway, because through traffic will use this new road. The only traffic that will be using the other roads will be people that live in that area. Additionally, he advised that Pineapple Road will not connect to Three Oaks Parkway.

Ms. Kelley then wanted to know if there will be a traffic light heading south of Three Oaks Parkway. Mr. Getch explained that there will be a full intersection in front of the new CPD parcel but it will not be a lighted intersection. Mr. Freeman explained that, typically, a traffic light, as it has been explained to him, is based on a traffic count scenario that indicates a traffic light might be warranted at that location.

Ms. Kelley inquired about the types of commercial business that will exist in the proposed commercial area, and Mr. Freeman responded that the list of uses is contained in the Staff Report and are essentially the same uses that had previously been allowed. A few of their desired uses were being deleted, at the suggestion of Staff. He advised that they have obtained their Water Management permits on the entire project; however, they will have to

revisit and modify their plans to continue to comply with the state's requirements, each time they develop a portion of the site.

Mr. Kelner noted that, when they are ready to develop the parcel abutting the Sweetbay Market shopping center, the Applicant will have to apply for a DO. He also explained that Ms. Kelley could contact the County to review the plans, despite the fact that there will be no public hearing for the DO.

After returning from a break, the Hearing Examiner mentioned that Mr. Kelner had submitted the requested provisions regarding the ATM parking space. The provision stated "The following structures and uses may be approved by the director provided that a site plan is submitted showing that this structure will not reduce the parking spaces provided for the parking principal use for creating traffic or pedestrian hazard." At this point, the Hearing Examiner commented that the provision does not specifically require an ATM to have an assigned parking space. Mr. Kelner argued that he was reluctant to remove language that had previously been approved, because of the existing development on the DRI property.

The Hearing Examiner inquired if the wireless communication facility was already existing on the property, because she remembered approving additional height for an equipment shed associated with an existing tower. It was noted that was Case #SEZ2005-00012.

Ms. Lehnert re-introduced herself for the record and stated that the term "perimeter out parcel" will be changed to "commercial out parcel."

Mr. Schropp referred to the changes to Condition 2(b)(2) (Subsections A, B, and C) proposed by Mr. Getch, noting that the changes provide the parcels with access to specific stations. However, one of those access points is not reflected on the MCP (F-2), which will is existing at this time, but will be relocated in the near future. A new access point for F-2 was previously approved in the DO, with a deviation of 511 feet.

The Hearing Examiner then stated that the following language will be added to Mr. Getch's proposed language to Condition 2(b)(2): "Upon completion of Three Oaks Parkway four lane improvements and development of Parcel F-1, access to Parcels F-1 and G from Three Oaks Parkway is limited to the locations and the specific stations shown on the MCP."

Mr. Freeman advised that, as far as the parties were concerned, the only outstanding issue is the deletion of the outdoor storage use. The Hearing Examiner recalled that Mr. Kelner indicated that he did not have any problem with the outdoor storage, as long as it is kept on the east portion of the property, near I-75. Additionally, she stated that she will research the height requirements for that type of use, which she thought might be an 8-foot-high wall because it will be adjacent to residences, and a 6-foot-high wall where the parcel abuts other commercial or light industrial areas.

In conclusion, the Hearing Examiner referenced a previous case that had come before her for property on Three Oaks Parkway. That project included out parcels, and she intended to research that case for additional information regarding buffers. She stated a site visit would be conducted prior to issuing her recommendation to the BOCC. The hearing was then closed.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

1. Russell Schropp, Henderson, Franklin, Starnes & Holt, P. O. Box 280, Fort Myers, Florida 33902

2. Tim Pugh, Source, Inc., 1334 Lafayette Street, Cape Coral, Florida

ADDITIONAL COUNTY STAFF:

1. Dawn Perry-Lehnert, Assistant County Attorney, P. O. Box 398, Fort Myers, Florida 33902

2. Andrew Getch, P.E., Lee County Department of Transportation, P. O. Box 398, Fort Myers, Florida 33902

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VII.):

For: NONE

Against: NONE

General:

1. Theresa L. Kelley, 19279 Pine Glen Drive, Fort Myers, Florida 33967

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER RECOMMENDATION:

For: NONE

Against: NONE

General:

1. Edward & Christine Castro, 9208 Mandarin Road, Fort Myers, Florida 33967

IX. LEGAL DESCRIPTION:

See Exhibit A (scanned legal description).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or

pending matter relating to appeals, variances, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation. . . . [Administrative Code AC-2-5]

No person shall knowingly have or attempt to initiate an unauthorized communication with the Hearing Examiner or any county commissioner [or their staff]. . . . [LDC Section 34-52(a)(1), emphasis added]

Any person who knowingly makes or attempts to initiate an unauthorized communication . . . [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the Hearing Examiner action which is the subject of the unauthorized communication. [LDC Section 34-52(b)(1)b.2.]; OR

A fine not exceeding $500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [LDC Section 1-5(c)]

XI. HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS:

A. This recommendation is made this 3rd day of July, 2007. Notice or copies will be forwarded to the offices of the Lee County Board of County Commissioners.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

C. The Board of County Commissioners will hold a hearing at which they will consider the record made before the Hearing Examiner. The Department of Community Development will send written notice to all hearing participants of the date of this hearing before the Board of County Commissioners. Only participants, or their representatives, will be allowed to address the Board. The content of all statements by persons addressing the Board shall be strictly limited to the correctness of Findings of Fact or Conclusions of Law contained in the recommendation, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the earlier hearing before the Hearing Examiner and not otherwise disclosed in the record.

D. The original file containing the original documents used in the hearing before the Hearing Examiner will be brought by the Staff to the hearing before the Board of County Commissioners. Any or all of the documents in the file are available on request at any time to any County Commissioner.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.

DIANA M. PARKER
LEE COUNTY HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, Florida 33902-0398
Telephone: 239/479-8100
Facsimile: 239/479-8106

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet: thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.

John B. Harris,
P.S.M. #4631
August 19, 2005

Applicant's Legal Checked
by Lgm 11/22/2005

EXHIBIT A

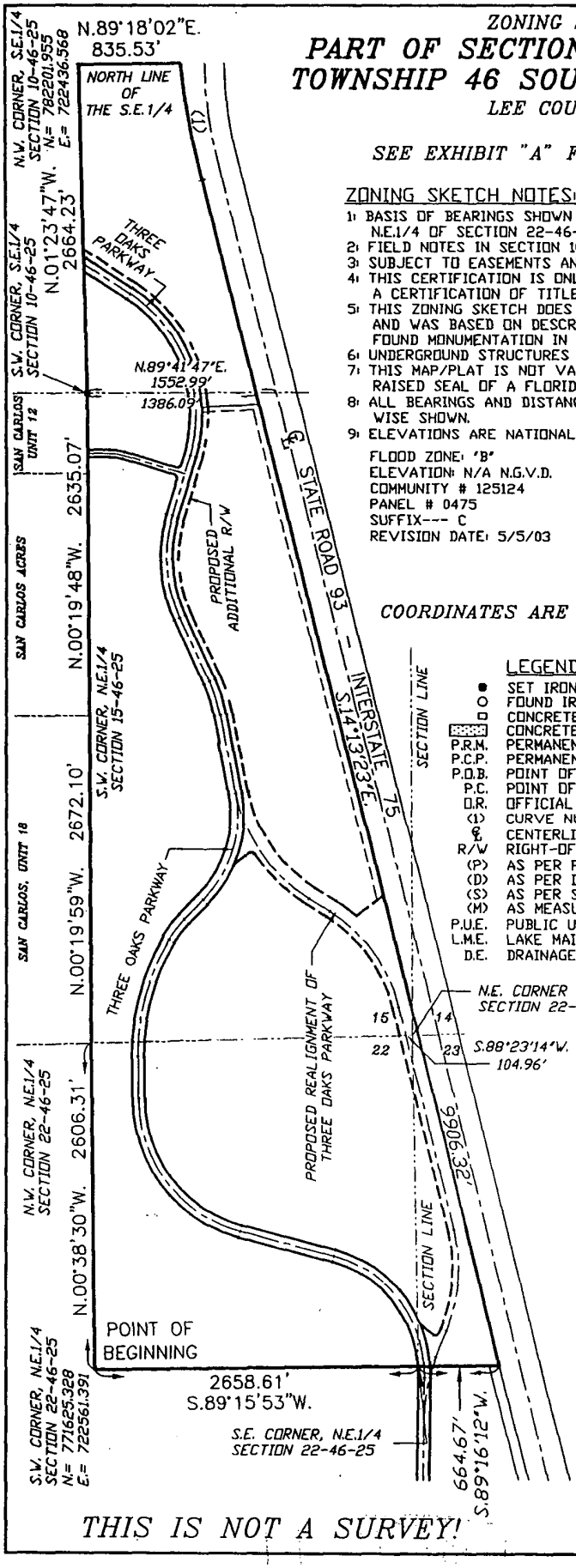
DRI 2005-00005

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!



ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: 'B'
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX--- C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERFITIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

Applicant's Legal Checked by Lgm 11/22/2005

LEGEND:

●	SET IRON PIN (CAP #4631)
○	FOUND IRON PIN (I.R.)
□	CONCRETE MONUMENT (C.M.)
▩	CONCRETE (CONC.)
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.C.	POINT OF CURVATURE
O.R.	OFFICIAL RECORDS BOOK
(1)	CURVE NUMBER
℄	CENTERLINE
R/W	RIGHT-OF-WAY
(P)	AS PER PLAT
(D)	AS PER DEED
(S)	AS PER SURVEY
(M)	AS MEASURED
P.U.E.	PUBLIC UTILITY EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT

Curve number 1
Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg.= S.10°43'39"E.

N

500 0 500 1000 1500
SCALE IN FEET

AUGUST 19, 2004

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX : (239) 772-1315

REVISED:	DESCRIPTION:	BY

DRAWN:	✓	SCALE	PROJ. #
FBH	JBH	1"=1000'	THREE OAKS R-W.
SKETCH DATE		FILE NO.	SHEET- 1
8/17/05		46-25-10	OF - 1

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921

THIS IS NOT A SURVEY!

DRI 2005-00005

RPD

SHEET 1 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

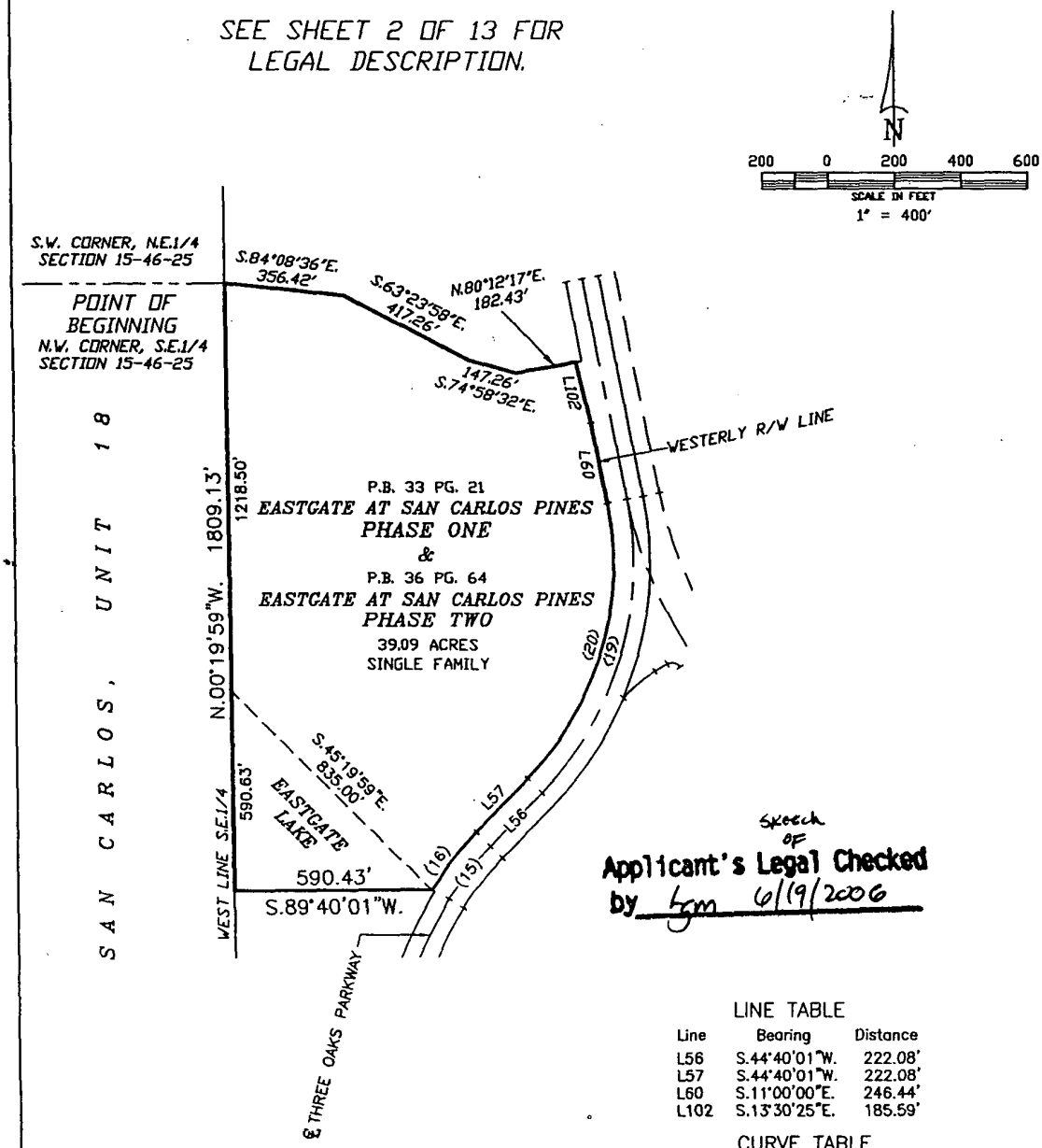
PROJECT # THREE OAKS R/W 1

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 13 FOR LEGAL DESCRIPTION.



Sketch of Applicant's Legal Checked by tgm 6/19/2006

LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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COMMUNITY DEVELOPMENT

May 15, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DCI 2005-00054

RPD

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

Applicant's Legal Checked
by Lm 6/19/2006.

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RPD

SHEET 3 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

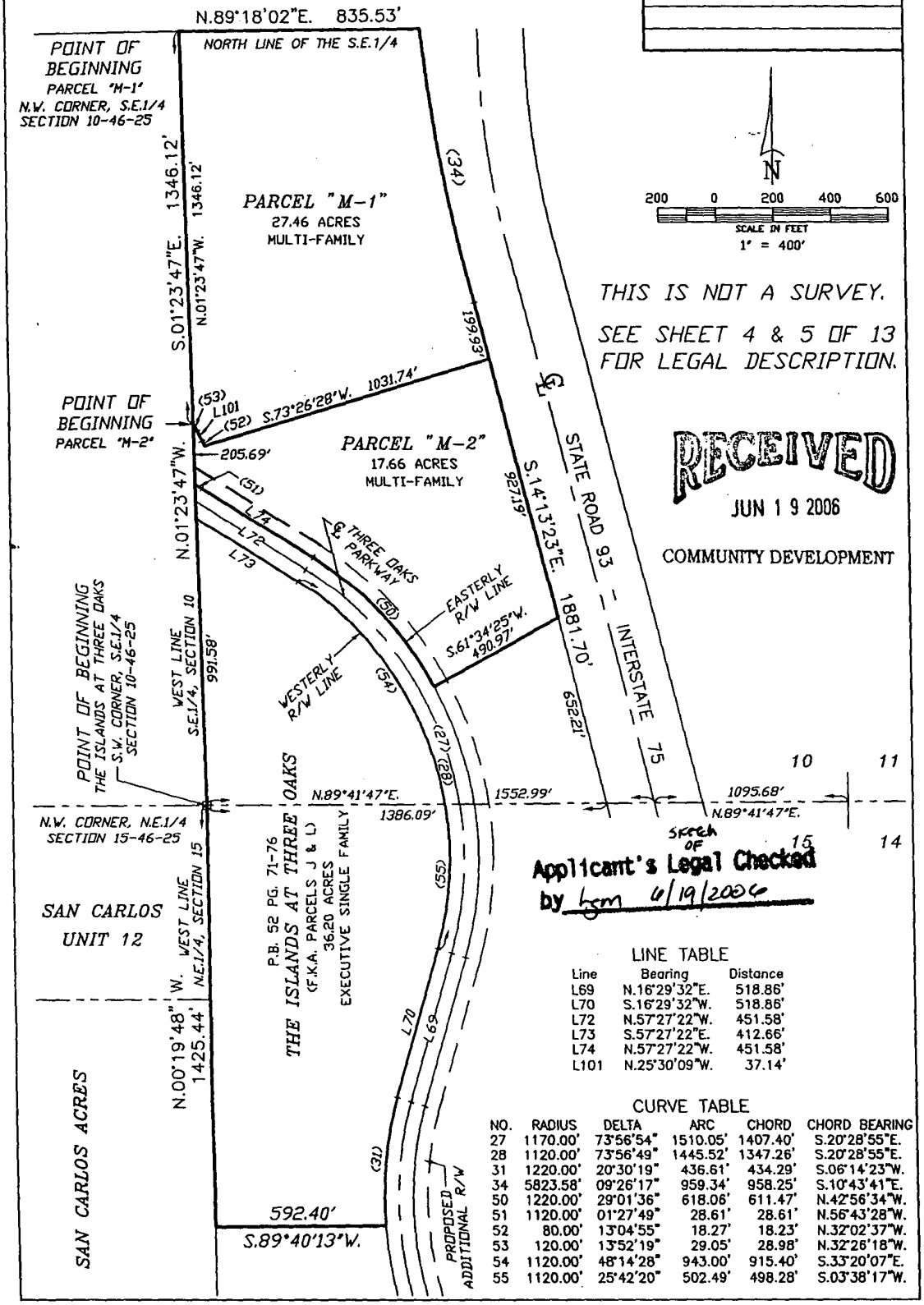
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 2

FILE #: 46-25-10

SKETCH DATE: 5/2/06



THIS IS NOT A SURVEY.

SEE SHEET 4 & 5 OF 13 FOR LEGAL DESCRIPTION.

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COMMUNITY DEVELOPMENT

Sketch of Applicant's Legal Checked by hjm 6/19/2006

LINE TABLE

Line	Bearing	Distance
L69	N.16°29'32"E.	518.86'
L70	S.16°29'32"W.	518.86'
L72	N.57°27'22"W.	451.58'
L73	S.57°27'22"E.	412.66'
L74	N.57°27'22"W.	451.58'
L101	N.25°30'09"W.	37.14'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
28	1120.00'	73°56'49"	1445.52'	1347.26'	S.20°28'55"E.
31	1220.00'	20°30'19"	436.61'	434.29'	S.06°14'23"W.
34	5823.58'	09°26'17"	959.34'	958.25'	S.10°43'41"E.
50	1220.00'	29°01'36"	618.06'	611.47'	N.42°56'34"W.
51	1120.00'	01°27'49"	28.61'	28.61'	N.56°43'28"W.
52	80.00'	13°04'55"	18.27'	18.23'	N.32°02'37"W.
53	120.00'	13°52'19"	29.05'	28.98'	N.32°26'18"W.
54	1120.00'	48°14'28"	943.00'	915.40'	S.33°20'07"E.
55	1120.00'	25°42'20"	502.49'	498.28'	S.03°38'17"W.

RPD

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangencey; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

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continued on sheet 5 of 13

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49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

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by tgm 6/19/2006

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HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 3
FILE #: 46-25-10
SKETCH DATE: 5/2/06

RPD

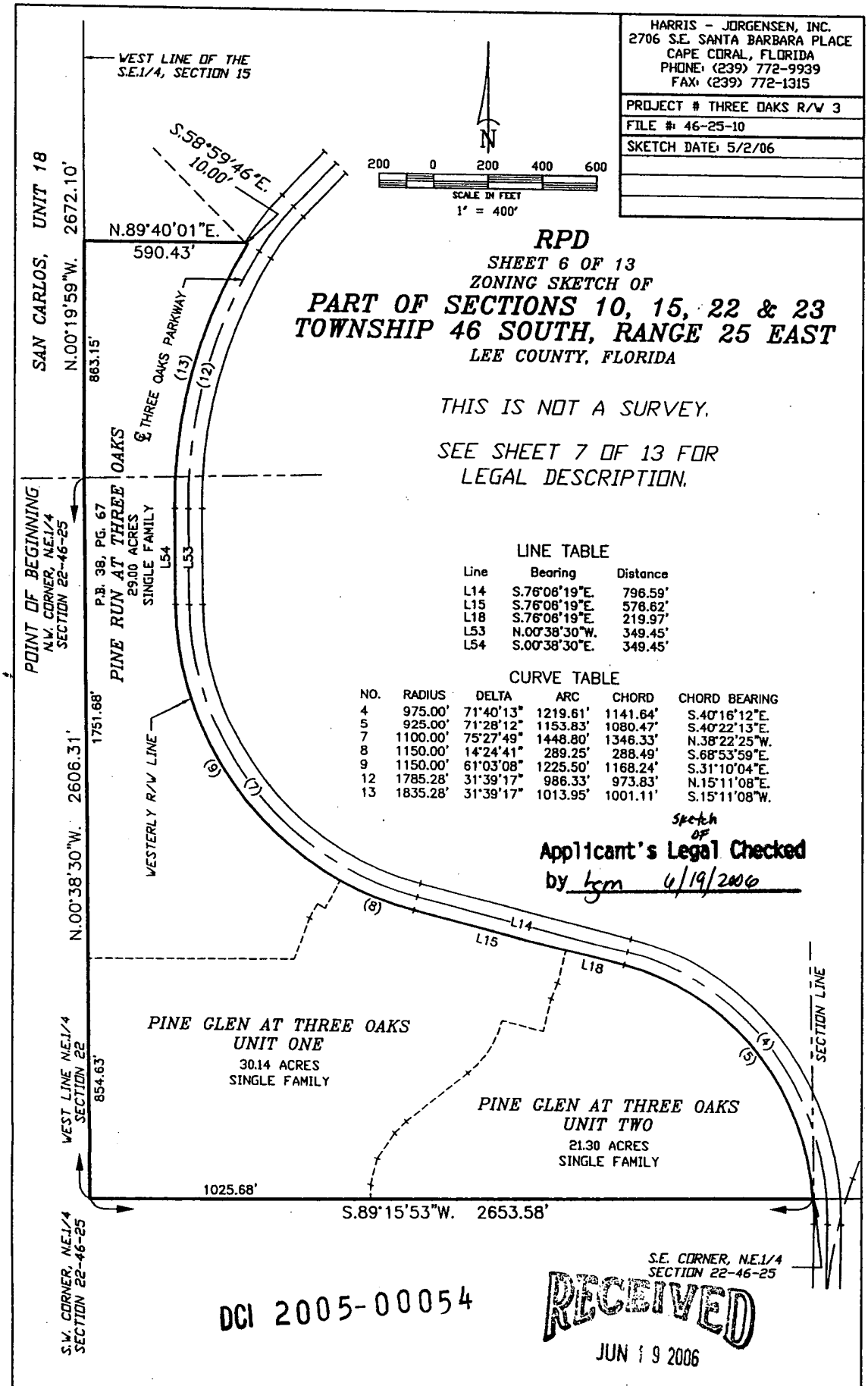
SHEET 6 OF 13
ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

SEE SHEET 7 OF 13 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L15	S.76°06'19"E.	576.62'
L18	S.76°06'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.

Sketch of
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by Lgm 6/19/2006

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SHEET 7 OF 13

DESCRIPITON: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundarys of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundarys of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

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by Lgm 6/19/2006

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SHEET 8 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 9 OF 13 FOR LEGAL DESCRIPTION.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.06°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.

N

200 0 200 400 600

SCALE IN FEET

1" = 400'

sketch of Applicant's Legal Checked by Lm 6/19/2006

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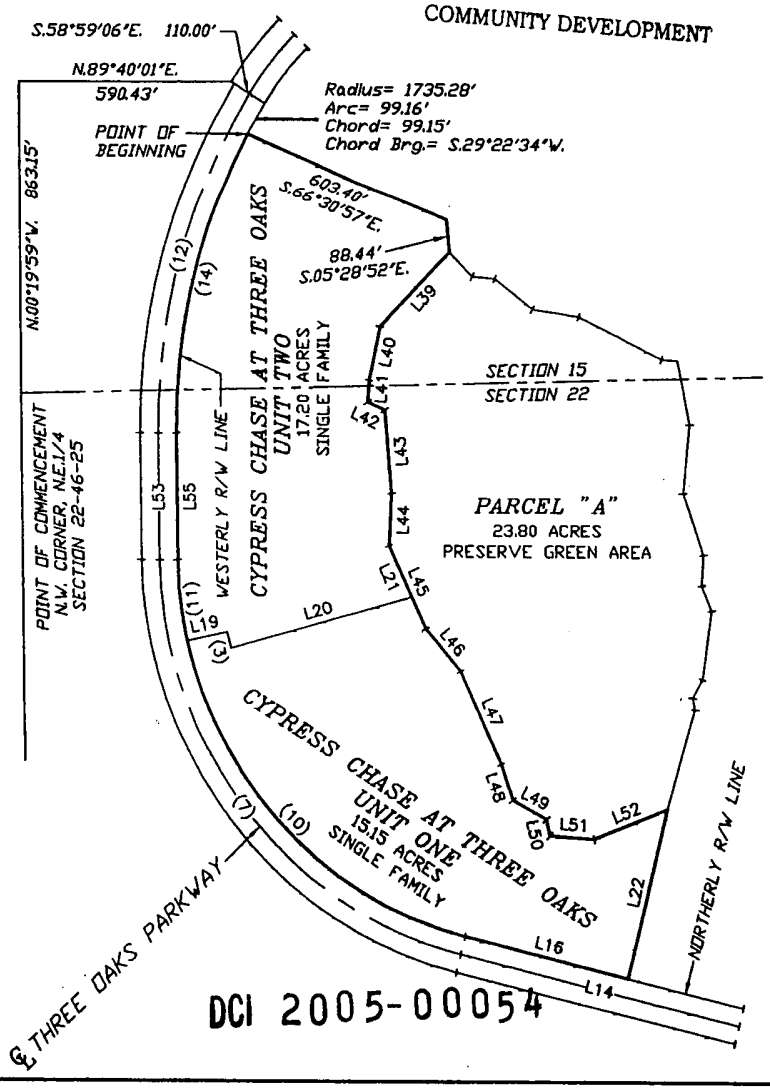

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.76°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'

DCI 2005-00054

RPD

DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwesterly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05° 28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39"51'14"E. for 150.22 feet; thence run S.23°58' 15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54', a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundarys of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22' 50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

Applicant's Legal Checked
by bgm 6/19/2006

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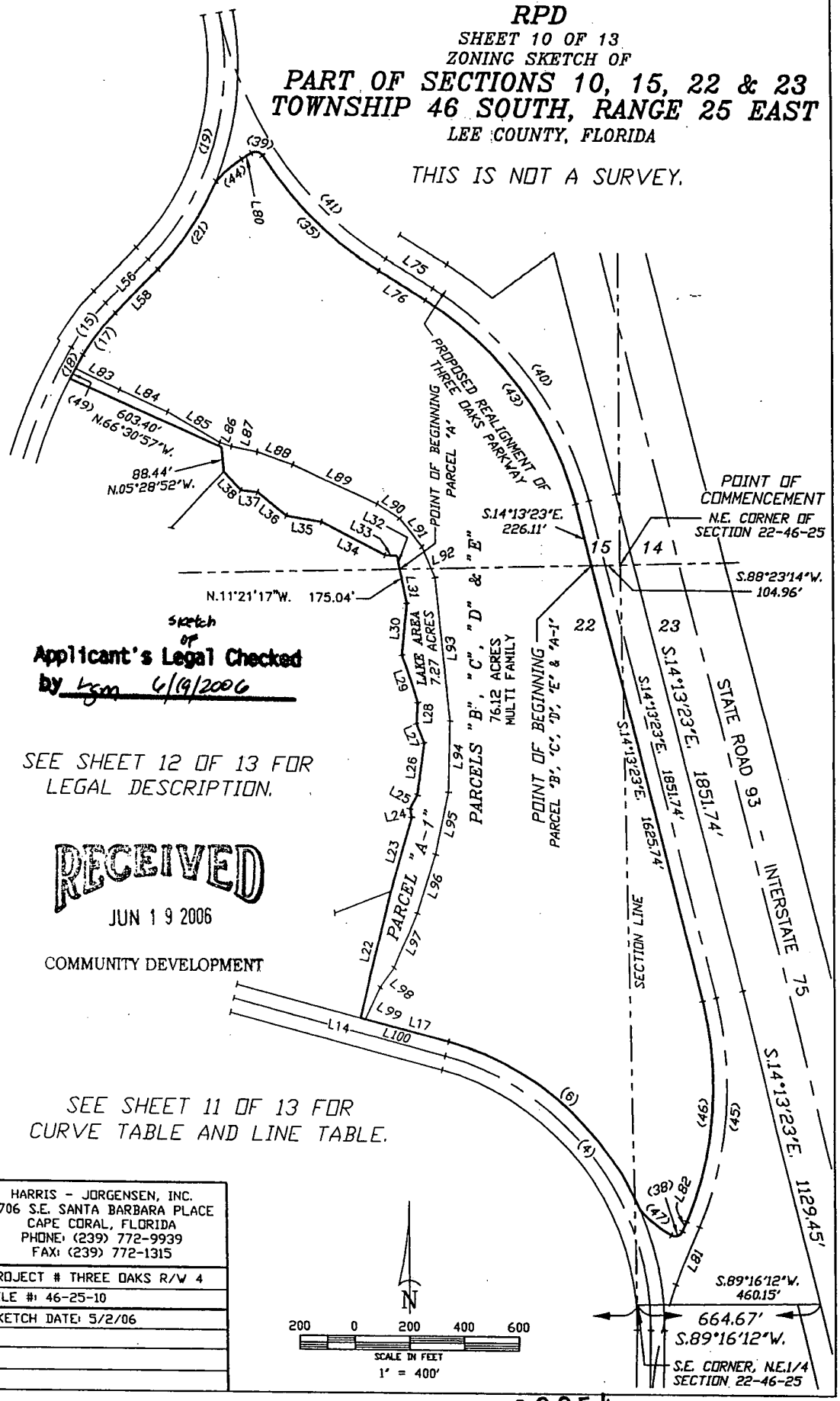
SHEET 10 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.



Sketch of Applicant's Legal Checked by Lgm 6/19/2006

SEE SHEET 12 OF 13 FOR LEGAL DESCRIPTION.

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SEE SHEET 11 OF 13 FOR CURVE TABLE AND LINE TABLE.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4

FILE #: 46-25-10

SKETCH DATE: 5/2/06

DCI 2005-00054

RPD

SHEET 11 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 5

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

sketch of
Applicant's Legal Checked
by Lgm 6/19/2006.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

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DCI 2005-00054

DESCRIPTION: (Parcels "B", "C", "D" and "E", AND Parcel "A - 1)

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06' 19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46' 03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37' 55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

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by bgm 6/19/2006

continued of sheet 13 of 13

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DCI 2005-00054

of 810.00 feet, a delta of 13°39'14", a chord bearing of N.37°51'19"E. and a chord distance of 192.57 feet to a point of tangency; thence run N.44°40'01"E. along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 21°15'10", a chord bearing of N.34°02'00"E. and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°02'16" (14°58'31" per right-of-way map), a chord bearing of N.51°02'10"E. (N.51°04'03"E. per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run N.58°33'18"E. along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of 87°30'29", a chord bearing of S.77°41'27"E. and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'19", a chord bearing of S.46°22'22"E. and a chord distance of 581.44 feet to a point of tangency; thence run S.58°48'32"E. along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of S.36°30'56"E. and a chord distance of 910.44 feet to a point of tangency; thence run S.14°13'23"E. along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.117 acres.

Applicant's Legal Checked
by Lgm 6/19/2006

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DCI 2005-00054

CPD

SHEET 1 OF 2

ZONING SKETCH OF

PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

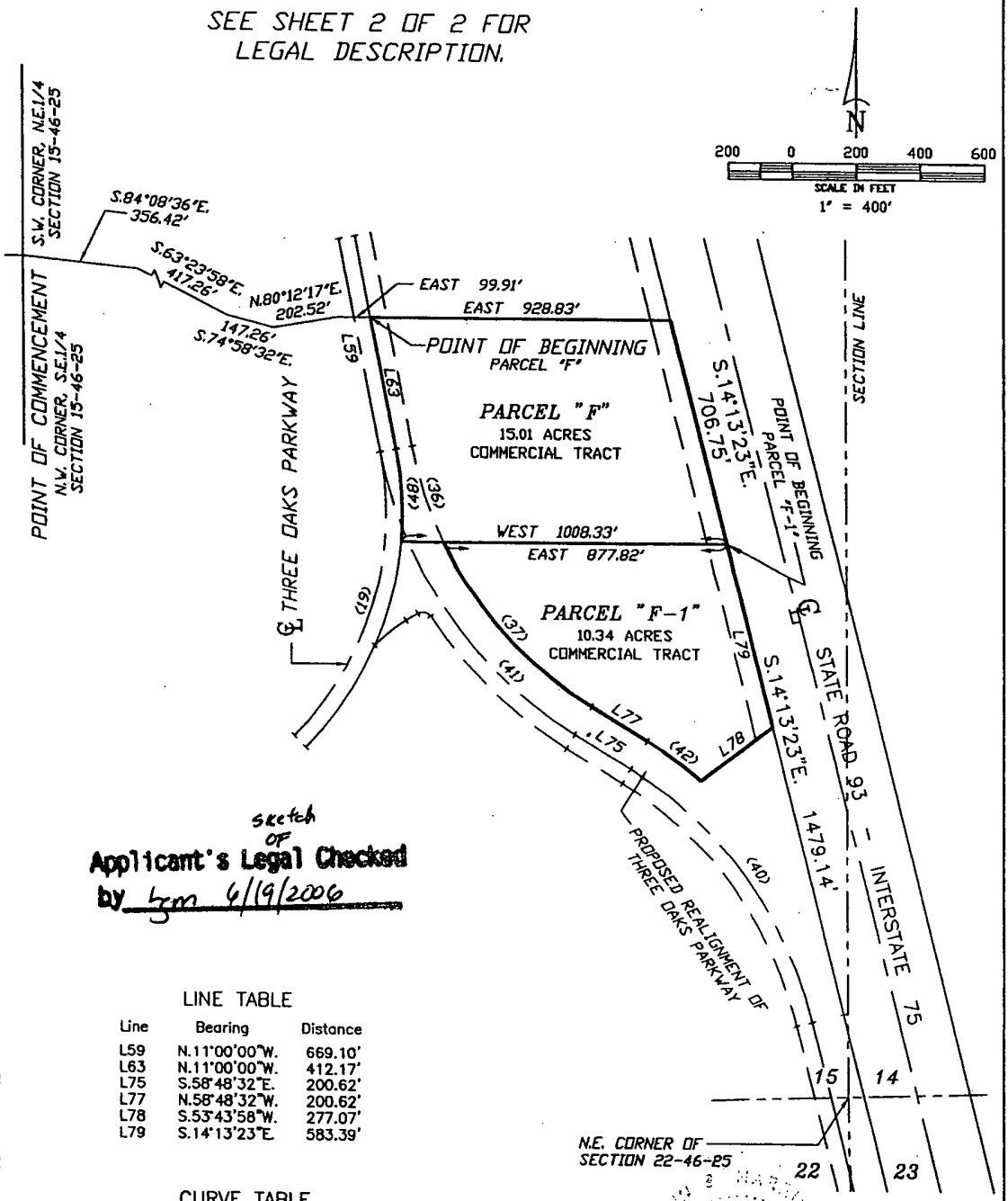
PROJECT # THREE OAKS R/W 9

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION.



sketch of Applicant's Legal Checked by Lm 6/19/2006

LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.53°43'58"W.	277.07'
L79	S.14°13'23"E.	583.39'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	08°39'38"	204.06'	203.87'	N.54°28'43"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

May 15, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CPD

SHEET 2 OF 2

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58' 32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 583.39 feet; thence run S.53°43'58"W. for 277.07 feet to a point on a curve; thence run Northwesterly for 204.06 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 08°39'38", a chord bearing of N.54°28'43"W. and a chord distance of 203.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

Applicant's Legal Checked
by tgm 6/19/2006

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DCI 2005-00054

CFPD

SHEET 1 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 6

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

sketch OF Applicant's Legal Checked by bjm 6/19/2006

LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	256.93
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'

N

200 0 200 400 600

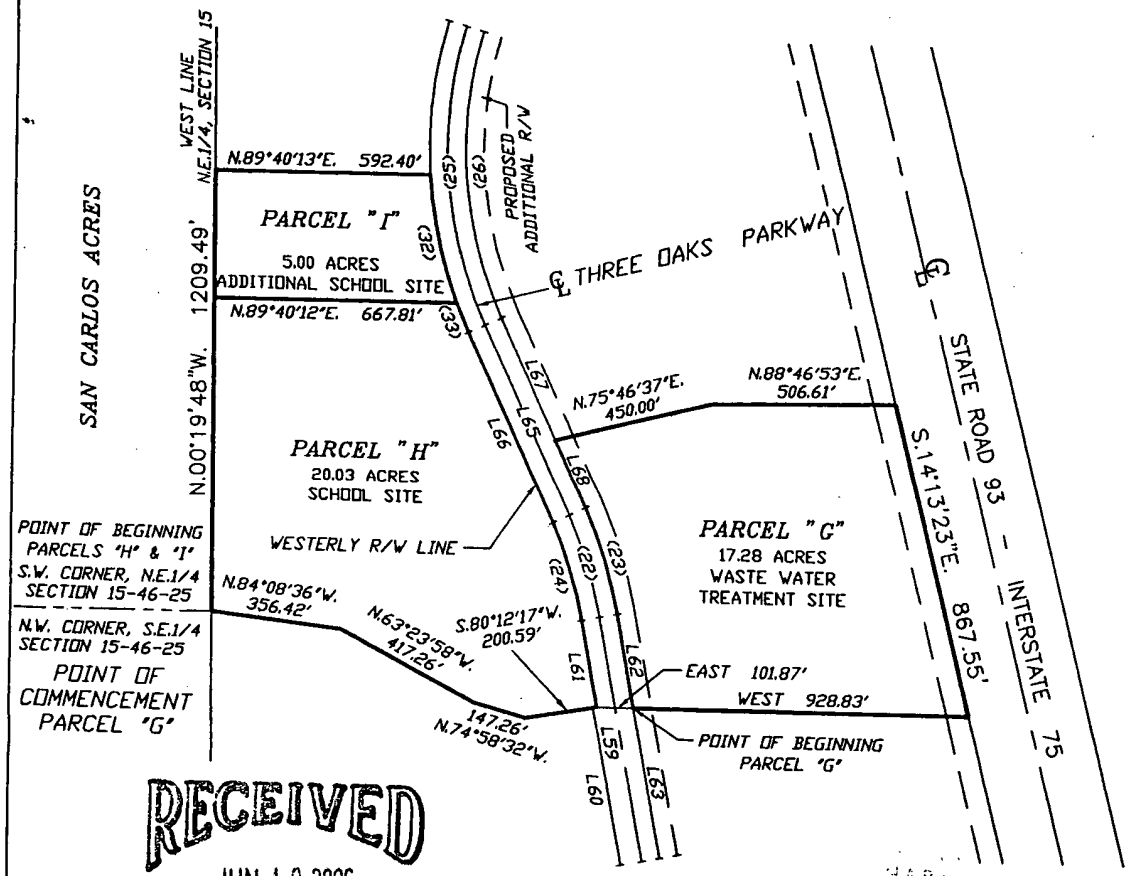
SCALE IN FEET

1" = 400'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	16°54'26"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

SEE SHEET 2 OF 6 FOR LEGAL DESCRIPTION.



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JUN 19 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

May 16, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4635

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CFPD

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14° 00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63° 23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

Applicant's Legal Checked
by bgm 6/19/2006

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JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD

SHEET 3 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

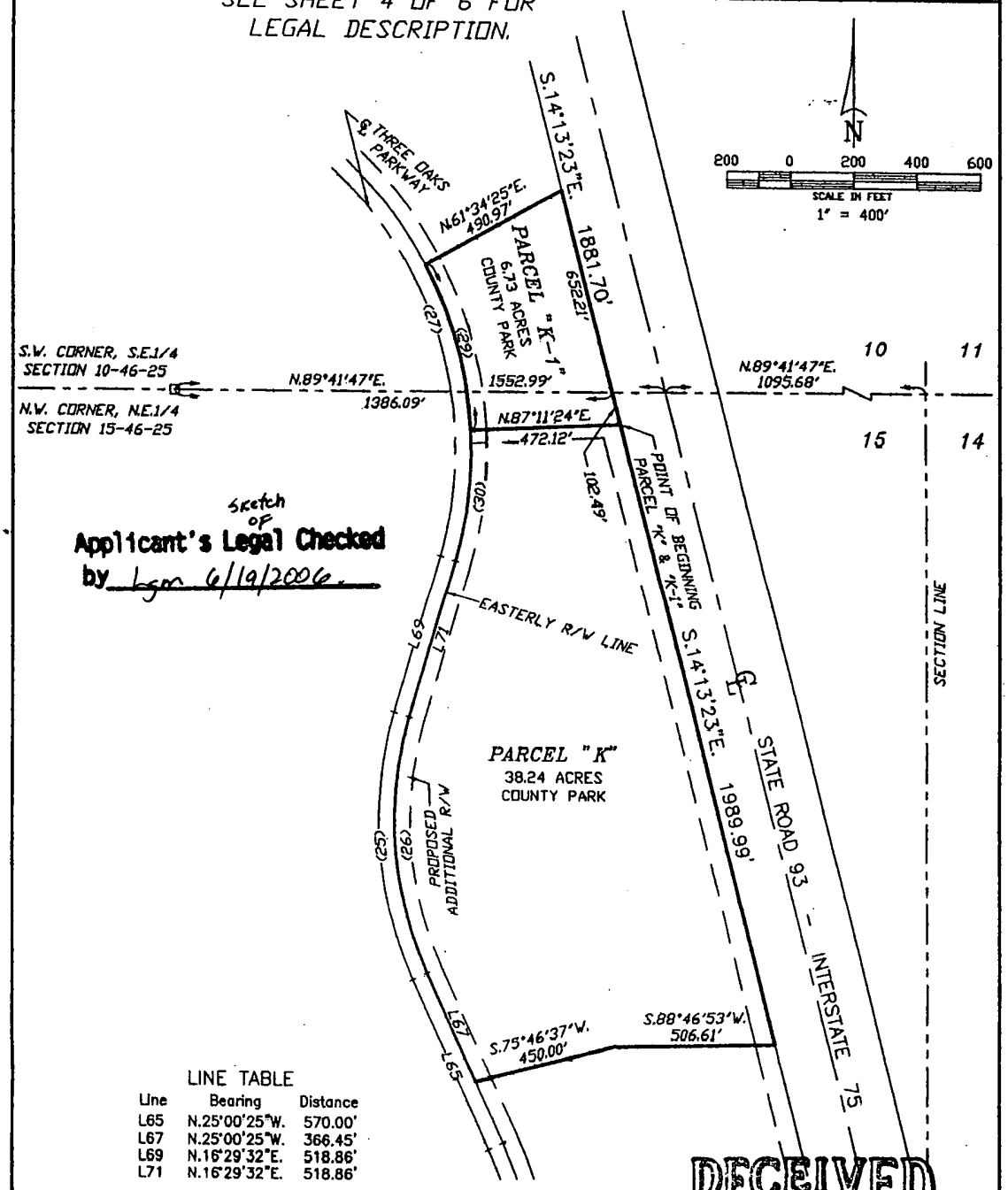
SEE SHEET 4 OF 6 FOR LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 7

FILE #: 46-25-10

SKETCH DATE: 5/2/06



Sketch of Applicant's Legal Checked by Lgm 6/19/2006.

LINE TABLE

Line	Bearing	Distance
L65	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L69	N.16°29'32"E.	518.86'
L71	N.16°29'32"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
27	1170.00'	73°58'54"	1510.05'	1407.40'	S.20°28'55"E.
29	1220.00'	25°37'07"	545.50'	540.96'	N.15°37'12"W.
30	1220.00'	19°18'06"	411.00'	409.06'	N.06°50'28"E.

RECEIVED
JUN 1 9 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeasterly corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75° 46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

Applicant's Legal Checked
by Lgm 6/19/2006

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JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

RECEIVED
JUN 1 9 2006

CFPD

SHEET 5 OF 6 COMMUNITY DEVELOPMENT

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W B
FILE #: 46-25-10
SKETCH DATE: 5/2/06

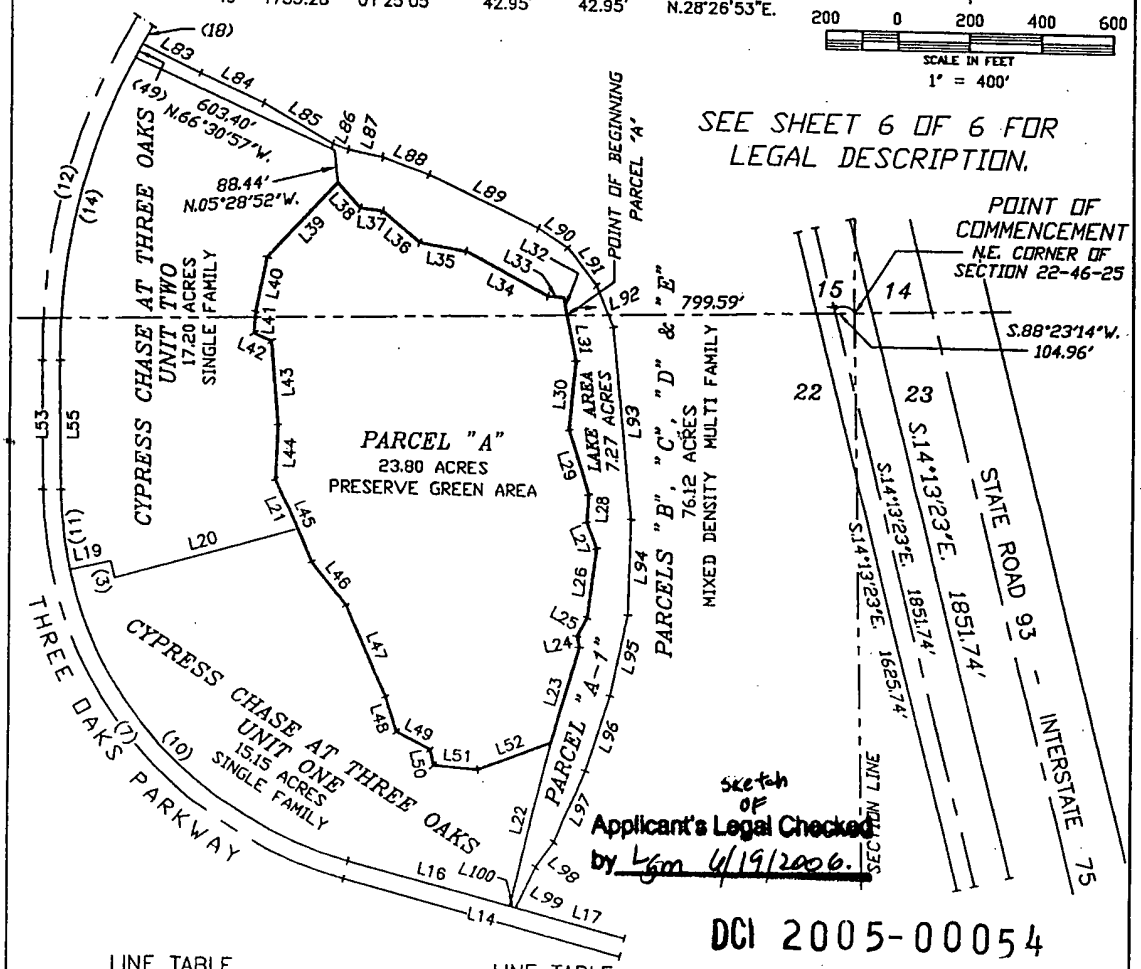
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1160.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

N

200 0 200 400 600
SCALE IN FEET
1" = 400'

SEE SHEET 6 OF 6 FOR LEGAL DESCRIPTION.



Sketch of Applicant's Legal Checked by Lgm 6/19/2006.

DCI 2005-00054

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°06'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

LINE TABLE

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	17.13'

CFPD

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04' 52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34' 28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02' 34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

Applicant's Legal Checked
by Lgm 6/19/2006.

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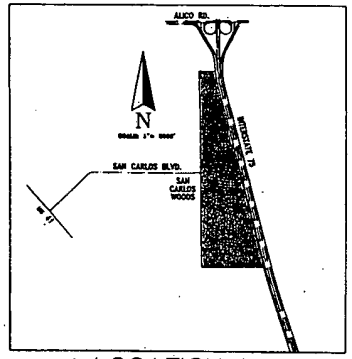
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

EXHIBIT B



LOCATION MAP

PREVIOUSLY APPROVED DEVIATION LIST
SEE Z-91-083 FOR CONDITIONS OF APPROVAL

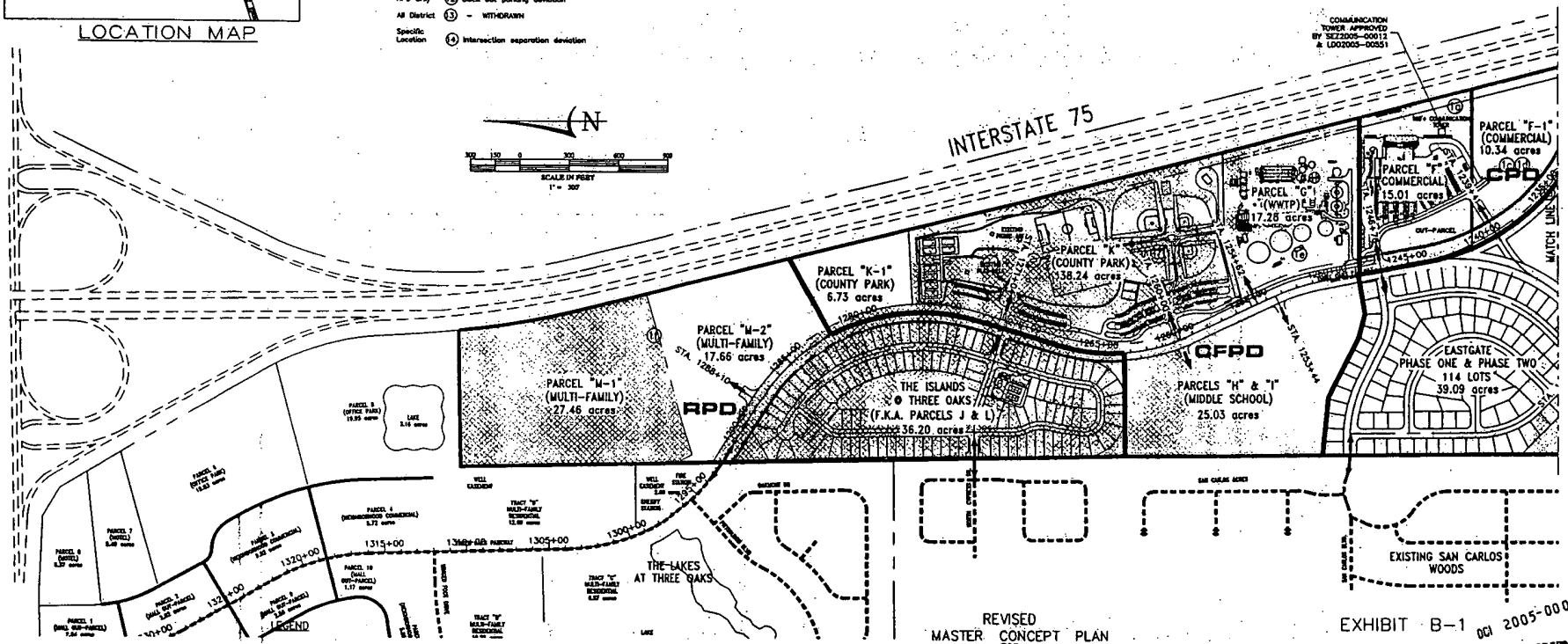
APPROVED ONLY

NOTE:

If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County Standards:

All Districts (1) Access road deviation
All Districts (2) Access to adjoining property
All Districts (3) Pavers drive deviation
RPD Only (4) Open space deviation
All Districts (5) Excavation depth deviation
RPD Only (6) Property development deviation
All Districts (7) Sign deviation
All Districts (8) Fence around excavation deviation
All Districts (9) Street buffer deviation
All Districts (10) Pavement standards deviation
RPD Only (11) Real estate sales deviation
RPD Only (12) Back out parking deviation
All District (13) - WITHDRAWN
Specific Location (14) Intersection separation deviation

DESCRIPTION	AREA (ACRES)
RPD	
TRACTS	309.32 ACRES
+ R/W	49.01 ACRES
TOTAL	358.33 ACRES
CFPD	111.08 ACRES
CPD	25.35 ACRES
TOTAL	494.76 ACRES



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT B-1

DCI 2005-00054

RECEIVED

DATE	REVISIONS	CHK. BY
7/17/06	REVISED PER SUFFICIENCY RESPONSE	TFP
1/17/06	MISC. CHANGES TO WATER, PARKS ETC.	TFP
12/7/05	EXPANDED EXISTING RS-1 SHOWING	JPC
10/27/05	ADDED MAIN ACCESS STATIONS	JPC

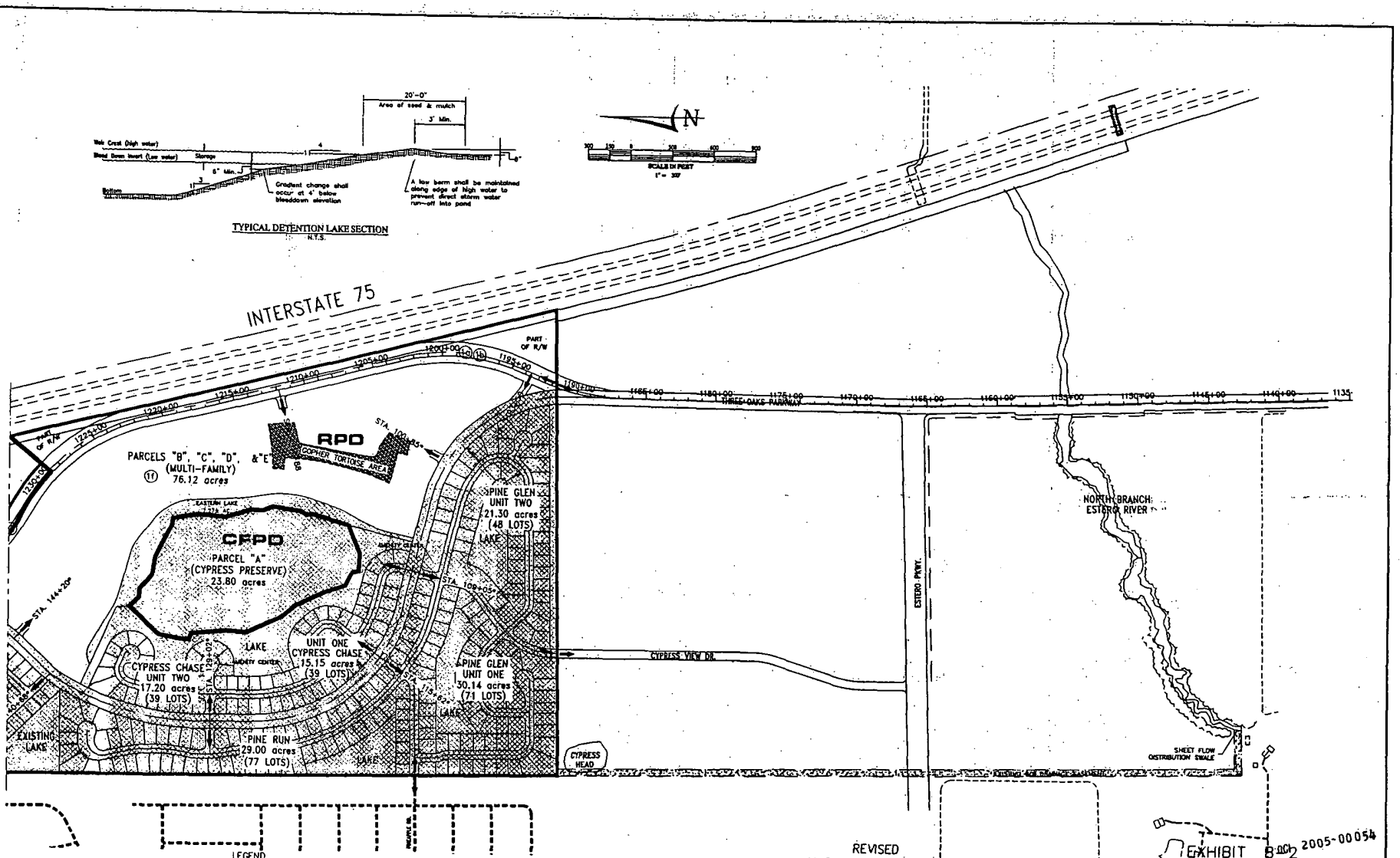
SOURCE, INC.
1334 LAFAYETTE STREET · CAPE CORAL, FL 33904
TELEPHONE (239)240-2345 FAX (239)240-2770

NOV 2 0 2006

B1

DRAWN BY: JPC
DATE: 4-21-05
FILE NAME: 02-110

MP-SANTA BARBARA VILLAGES COUNTY VALDOSC.DWG


20'-0"
Area of seed & mulch
3' Min.
Weir Crest (High water)
Bleed Down Invert (Low water)
Storage
6" Min.
Bottom
Gradient change shall occur at 4' below bleeddown elevation
A low berm shall be maintained along edge of high water to prevent direct storm water run-off into pond
TYPICAL DETENTION LAKE SECTION
N.T.S.
N
SCALE IN FEET
1" = 300'
INTERSTATE 75
PART OF R/W
THREE OAKS PARKWAY
RPD
GOPHER TORTOISE AREA
PARCELS "B", "C", "D", &"E"
(MULTI-FAMILY)
76.12 acres
EASTERN LAKE
CFPD
PARCEL "A"
(CYPRESS PRESERVE)
23.80 acres
PINE GLEN
UNIT TWO
21.30 acres
(48 LOTS)
LAKE
NORTH BRANCH
ESTERO RIVER
ESTERO PKWY.
STA. 144+20*
LAKE
UNIT ONE
CYPRESS CHASE
15.15 acres
(39 LOTS)
CYPRESS CHASE
UNIT TWO
17.20 acres
(39 LOTS)
CYPRESS VIEW DR.
PINE GLEN
UNIT ONE
30.14 acres
(71 LOTS)
EXISTING LAKE
PINE RUN
29.00 acres
(77 LOTS)
CYPRESS HEAD
SHEET FLOW DISTRIBUTION SWALE
LEGEND
EXISTING PREVIOUSLY COMPLETED
EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-47.
* STATIONS FOR THESE ℄'s ARE BASED ON ORIGINAL CORUCO ROAD ALIGNMENT
REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION
EXHIBIT B-2
2005-00054
RECEIVED
NOV 2 9 2006
NOV 29 2006
SOURCE, INC.
B2
REVISION
DATE
REMARKS
CHG. BY

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER DECISION

RECEIVED
JUN 19 2006
PERMIT COUNTER

SPECIAL EXCEPTION: **SEZ2005-00012**
APPLICANT: **VERIZON WIRELESS, in reference to VERIZON WIRELESS - THREE OAKS**
HEARING DATE: **SEPTEMBER 29, 2005**

I. APPLICATION:

Filed by VERIZON WIRELESS, c/o JOSEPHINE CONDE, 777 Yamato Road, Suite 600, Boca Raton, Florida 33431 (Applicant); SBA NETWORK SERVICES, c/o JASON LASKEY and KIM MECKES CALLAZO, 5900 Broken Sound Parkway, NW, Boca Raton, Florida 33487; LAURA BELFLOWER, ESQUIRE, 16002 Wyndover Road, Tampa, Florida 33647 (Agents); and PAUL H. FREEMAN, c/o ALAN C. FREEMAN, & NEIL D. FREEMAN, 19091 Tamiami Trail SE, Fort Myers, Florida 33908 (Owner).

Request is for a Special Exception request pursuant to Chapter 34, Division 11 of the Lee County Land Development Code (LDC) to allow a 135-foot-tall stealth wireless communication facility (Flagpole) and ancillary equipment in the Commercial Planned Development (CPD) zoning district (LDC Section 34-934) located at 18751 Three Oaks Parkway.

The subject property is located at 18751 Three Oaks Parkway, in Section 15, Township 46 South, Range 25 East, Lee County, Florida (District #5).

The Strap # as furnished by the Applicant is: 15-46-25-00-00005.102A

II. STAFF RECOMMENDATION:

DENY - Stealth (flagpole) wireless communication facility; and **APPROVE** 135-foot-high monopole antenna supporting structure wireless communication facility.

The Department of Community Development Staff Report was prepared by Josh Philpott. The Staff Report is incorporated herein by this reference.

III. HEARING EXAMINER DECISION:

The undersigned Lee County Hearing Examiner **APPROVES** the Applicant's request for a Special Exception for a 135-foot-high stealth (flagpole) wireless communication facility for the real estate described in Section VIII. Legal Description WITH THE FOLLOWING CONDITIONS:

A. CONDITIONS:

1. The development must be in substantial compliance with the attached Site Plan entitled "Antenna Installation at Three Oaks Town Center," Sheets 1,3,4,5 & 7 of 9, prepared by Kimley-Horn and Associates, Inc., dated January 2001, date stamped "Received March 24, 2005 Permit Counter" (**Exhibit B**), except as modified by the following conditions.

DCI 2005-00024

2. A 10-foot-wide buffer must be installed around the perimeter of the proposed facility consisting of a double row hedge maintained at a height of eight feet and with sabal palms planted 10 feet on center as per the LDC Section 34-1447c). A watering plan, acceptable to Lee County Environmental Sciences, must be submitted prior to Local Development Approval.

3. The stealth wireless communication facility must be installed and maintained to appear flat grey in color, and no flag may be flown from the structure at any time.

4. The overall height of the stealth wireless communication facility must not exceed 135 feet above ground level.

5. Any request for building permits for future co-location of additional wireless communications facilities on the property must be reviewed and approved under the requirements of the LDC and state statutes and regulations.

IV. HEARING EXAMINER DISCUSSION:

This is a request for a Special Exception to allow the construction of a 135-foot-high stealth wireless communications facility on the subject property located in a 15-acre shopping center (CPD) on the east side of Three Oaks Parkway. The tower is to be located on a 40-foot by 40-foot leased parcel at the rear of the shopping center, in close proximity to the I-75 corridor. On the north side of the CPD is the Lee County water treatment plant and then a community park, on the south is vacant CPD zoned lands, and on the west (across Three Oaks Parkway) are RPD zoned and developed lands. The shopping center is designated Suburban in the Lee Plan.

Applicant proposes to construct a 135-foot-high stealth wireless communications facility - resembling a flagpole - with its corresponding equipment/maintenance buildings on the 1,600-square-foot parcel within the shopping center boundaries. They pointed out the lower portion of the tower would be concealed from the residential uses to the west by the buildings of the shopping center and the high landscape buffer enclosing those residences. It would also not be easily visible from the lanes of I-75 because of the densely wooded area lying between the tower and the I-75 corridor.

The tower will be designed to allow co-location by two other wireless communications carriers, and the size of the leased parcel will be sufficient to accommodate the equipment buildings for those other uses. As is appropriate in a stealth tower design, the antennas and all cables will be concealed within the tower itself.

Applicant is proposing a flagpole-style stealth structure - which will be a tall, relatively slender pole, being about four feet across at the bottom. With its small diameter and grey paint, Applicant stressed that the tower would "fade" into the sky and would not impose "visual blight" on the area. They also asserted that putting a flag on this flagpole would simply call attention to the pole, which was contrary to the intent of the stealth tower provisions. They cited to several previous cases in which the flagpole tower was approved, but they were prohibited from flying a flag. They indicated that they would have no objections to the same condition being imposed in this case.

DCI 2005 000

Although they understood that the general public would not be "fooled" into thinking the flagpole tower was anything but a communications tower, they believed that the flagpole tower was the most unobtrusive communications structure in the industry. They knew that Staff was recommending approval of a monopole, and argued that the monopole tower would be more noticeable to the surrounding area. Monopole towers were larger in circumference because they had to support the larger external antennas and cables. Even if the antennas and cables were restricted to the inside, the towers would still be larger than a flagpole tower. For that reason, they believed the stealth flagpole tower would better protect the visual sensibilities of the residents and travelers in this area of Lee County than would the larger, more noticeable monopole tower.

Staff recommended denial of the requested stealth facility, but recommended approval of a 135-foot-high monopole structure with the antenna and cables being hidden inside. They argued that the flagpole tower was not acceptable nor appropriate at the requested height, as there were no other flagpoles in Lee County of such a height. They also found that the stealth tower was not consistent with the LDC's description and intent of the tower, finding that a flagpole of that height would be clearly visible and intrusive to the surrounding land uses. They did not believe that a 135-foot-high flagpole would "appear to have a separate function," and would be easily recognized by the public as a communication tower. They pointed out that, if a flag was put on the structure, it would be bigger than any other flags in the County. With the flag, the flagpole would have to be lighted at night, as well, which would clearly call attention to the tower. If, however, the flagpole tower was approved by the Hearing Examiner, Staff wanted a condition added that prohibited the flying of a flag from the structure.

On the other hand, Staff had no problems with recommending approval of a 135-foot-high monopole structure, provided the antennas and cables were hidden inside the structure. They asserted that the proposed flagpole tower as really a "modified monopole structure," and believed that, as conditioned in the Staff Report, a monopole tower would be consistent with the intent and purpose of the general LDC tower provisions. It was their opinion that the monopole structure would be appropriate in this location, even though it would be larger and more easily visible and identifiable as a communications tower. They also believed that the monopole structure, with internal cables and equipment, would not be detrimental nor injurious to the nearby residents or visitors.

Staff acknowledged that LDC Section 34-1441, et. seq., set out different design and approval criteria for stealth and monopole towers, and that it clearly stated that the stealth tower was the preferred tower. They conceded that the public would recognize the monopole tower for a communications tower, but argued that the LDC regulations did not require the builder to try to conceal the function of a monopole tower as a communications facility. The LDC only required concealment or camouflage of the function of the stealth facility through it being constructed to resemble something that was not generally associated with a wireless communications facility.

Staff understood that this issue has been visited in at least four previous Special Exception requests for towers in Lee County, and that a 100+-foot-high flagpole had been approved, without the flag, as a stealth communication facility in those cases. Nevertheless, Staff stated that it was their duty to continue to strictly interpret and apply the provisions of Section 34-1441, et. seq., to each new tower request. As such, they could not support a 135-foot-tall "flagpole," because it was simply too tall to be or to even be perceived a "real" flagpole.

The Hearing Examiner's file contains no letters or notifications of objection or support for the requested tower, and no adjacent property owners or residents attended the public hearing to express their opinions regarding the installation of a 135-foot-high communications tower.

Having reviewed the LDC provisions and the prior Hearing Examiner Decisions on this same issue, the undersigned Hearing Examiner cannot concur with Staff's analysis, findings and recommendation of denial of the flagpole/stealth wireless communications tower. She finds that a monopole, with the antenna and cables hidden inside, is merely a larger form of a pole tower that is not dissimilar to the flagpole stealth tower. Staff found that the height of the flagpole made it inconsistent with the "concealment" intent of the stealth tower provisions, because the general public would "know" that the flagpole was a communications tower. However, it was unclear how the public's "knowledge" that the flagpole was a communications tower was more detrimental, injurious or incompatible than the public's certain recognition that the suggested monopole tower was a communications tower.

The provisions of Section 34-1441, et. seq., treat monopole and stealth towers very differently, with the stealth facility being the preferred facility and being subjected to more lenient approval and development criteria. Those same provisions make it quite obvious that a monopole tower, with its larger size and external antenna and cables, is considered a less acceptable, less compatible facility than the stealth facility. Those provisions subject a monopole tower request to more stringent approval and development criteria than a stealth tower. In addition, the LDC , by it own provisions, only allows a monopole tower when it has been proven that a stealth tower is not compatible, feasible nor reasonable on the proposed site. Thus, the LDC instituted a heavier burden for the approval of requests for monopole towers, confirming that the stealth tower is deemed to be appropriate, compatible and acceptable UNLESS specifically proven otherwise.

The Hearing Examiner points out that the Hearing Examiners have found, in four previous cases, that a 100+-foot flagpole tower is a "stealth wireless communications tower" under the definition and provisions of LDC Section 34-1441, et. seq. She finds that, to uphold Staff's recommendation of denial, the flagpole tower must be proven not to be appropriate, compatible or acceptable at the proposed location. It is the Hearing Examiner's opinion that Staff, as the requestor for the monopole tower, must meet that burden of proof before she can agree with Staff's recommendation. It is her opinion that Staff's arguments and reasoning could not meet that burden, nor could they overcome the Ordinance's patent preference for stealth towers. Therefore, the Hearing Examiner finds that nothing in Staff's arguments convinces her that the precedent established by those four previous Decisions should be the ignored.

The Hearing Examiner also concurs with, and supports, Applicant's reasoning and arguments on this matter.

For all the reasons discussed above, the Hearing Examiner is approving the 135-foot-high flagpole stealth tower, with the condition that no flag be flown from the tower.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

A. That the Applicant has proved entitlement to the Special Exception, as conditioned, by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.

B. That the requested use, as conditioned, will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request.

C. That the tower use, as conditioned, is consistent with the densities, intensities and general uses set forth in the Lee Plan.

D. That the tower use, as conditioned, is compatible with existing or planned uses in the surrounding area.

E. That approval of the Special Exception, as conditioned, will not place an undue burden upon existing transportation or planned infrastructure facilities, and the development will be served by streets with the capacity to carry traffic it generates.

F. That the tower use, as conditioned, will not adversely affect environmentally critical areas, natural resources or wood storks.

G. That the conditions imposed herein are reasonably related to the impacts anticipated from the proposed uses and, with other regulations, will safeguard the public's interests.

H. That Applicant:

1) Has agreed to lease or rent available space on or in the tower, under the terms of a fair-market lease, without discrimination to other wireless communications service providers; and

2) Has agreed to implement all reasonable measures necessary to mitigate potential adverse impacts of the structures and facilities.

I. That the wireless communications facility or antenna-supporting structure will not be injurious to historical resources, obstruct scenic views, diminish residential property values, or reduce the quality and function of natural or man-made resources.

J. That the requirement for compliance with federal regulations is no longer allowed as a local government approval criteria by the revised provisions of Section 365.172, Florida Statutes.

VI. LIST OF EXHIBITS:

STAFF'S EXHIBITS

1 Antenna Installation at Three Oaks Town Center, Site Number 68914, pages 3 & 5 of 9, Recived at Permit Counter March 24, 2005

2 Aerial Photograph, dated 2005, indicating location of proposed Verizon Lease Parcel [color]

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

APPLICANT'S EXHIBITS

1 Informational Package, "Stealth Wireless Communications Facility Rather Than Antenna Supporting Structure"

2 Stealth Wireless Communications Facility Statement of Compliance

3 Local Government Guide to the Application of the Florida E911 Statute to Wireless Site Development

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

VII. PRESENTATION SUMMARY:

The Hearing Examiner explained the hearing process and placed all the participants under oath. Laura Belflower, an attorney representing Verizon Wireless, introduced herself, noting that she would be testifying as an attorney and as a land planner. Her resume was on file in the Hearing Examiner's Office, and she advised that she has a Master's Degree in Urban and Regional Planning, as well as a law degree. She has had 20 years of experience in planning and land use law, with the last 8 years being in the field of telecommunications.

John Fredyma, Assistant County Attorney, asked Ms. Belflower if she had been recognized in this forum as an expert, and she indicated that she had been accepted as an expert in land planning. But that there was no certification for attorneys in land use law. The Hearing Examiner accepted her as an expert in land use planning.

Ms. Belflower commented that this was a request for a 135-foot-high stealth wireless communications facility. The primary disagreement between the Applicant and Staff was whether or not this facility (proposed as a flagpole) constitutes a stealth wireless communications facility. She would suggest that Staff's question has already been decided, citing to four previous decisions by the Hearing Examiner on cases that involved flagpole towers. She had prepared a document that discussed the issue, basing her discussion and findings on the previous Hearing Examiner Decisions. She thought the last such hearing that they had was a Verizon Wireless site known as Honc, Case Numbers SEZ2005-00003 & VAR2005-0017. In that Decision, the Hearing Examiner acknowledged two previous Decisions that were on record at that time.

She noted, as set out on the second page of her document, the Hearing Examiner's statement on Page 8 of his Decision that read:

> The Hearing Examiner, however, cannot concur with Staff regarding their application of Lee County Land Development Code Section 34-1442 to the tower proposed by the Applicant. This office has, in at least two prior cases, concluded that similar or identical towers of the same height constituted a 'stealth wireless communications facility,' as defined in LDC Section 34-1442. [SEZ2004-00027 and SEZ2004-00029]

Just below that, she noted, the Hearing Examiner found that the facility did constitute a stealth wireless facility. Therefore, it was the Applicant's position that, since the issue has already been decided in four other cases, there was no longer a question as to whether the 149-foot-high flagpole tower - without flag - constituted a stealth wireless facility.

It was the Applicant's position that the real issue was whether this stealth wireless facilitywas appropriate on this site under the standards of the Ordinance.

She noted she had tried to contact the County Attorney's Office to discuss the issue, but had not been successful. Therefore, she was not sure whether or not the County Attorney has taken position as to whether the point was still open for re-examination. She did not know if Staff was bound by the Hearing Examiner's Decisions, but felt they were all getting a little bit tired of going over the same issue time and again. She questioned whether Mr. Fredyma had any opinion or any knowledge of that issue having been addressed before in the County Attorney's Office.

Mr. Fredyma noted they have had instances in the past where certain types of uses or certain determinations or findings by the Hearing Examiner have been carried forward, and they have become binding, at least in future cases until there was some reason to set that aside. The Hearing Examiner offered an example of when a change in the Ordinances had occurred which renders the previous opinions moot. Mr. Fredyma noted that they would look to differentiate this case from the previous cases, such as facts or circumstances with this site that are different from the other sites referenced in the other four cases. However, that difference does not exist, and Ms. Bellflower was probably correct that it was appropriate to rely on those earlier determinations that this facility would constitute a stealth facility.

Ms. Belflower noted that was the Applicant's position, as well. She had gone through a similar discussion in her prepared document, to which she had attached the other stelath tower decisions. So, unless there was a reason to believe that this was not a stealth wireless facility or that these opinions were not binding, she would not go through her entire presentation of this document. She would merely suggest that the testimony and argument she had presented in the other four cases also be accepted as basically the same testimony on that issue for this hearing. That way, the parties could just move on past that point.

The Hearing Examiner noted she understood what Staff was doing and understood their reasoning. She commented that, if she remembered correctly from three of the four previous hearings, the stealth flag pole was actually physically smaller at the top than was a monopole of a similar height. Ms. Belflower said a flagpole was typically smaller than a monopole, in all respects. The monopole had external antennas, and, because of that extra wind loading, the tower's strength would have to be greater. For that reason, the top of a typical monopole was wider than a flagpole design.

The Hearing Examiner surmised that, if the whole purpose was to have this structure blend better with the background, the narrower the structure, the better it would disappear. Ms. Belflower agreed with that statement. Basically, Staff was recommending a monopole with the antennas inside, which would be essentially the same tower that they were proposing, since a typical monopole tower had external antennas. A typical monopole would not have the panels that were necessary to have the antennas inside, nor would it be designed to have the antennas inside. If they were going to design for internal antennas, they were basically designing a flagpole tower.

Ms. Belflower said it was really a matter of semantics in terms of what the tower was going to look like. Their objection was that the Ordinance provides for a process to go through where stealth wireless facilities are preferred, which included a specific set of criteria and submittals. It was their position that the Ordinance sets up a process to encourage them to use stealth, and they believed this was a stealth facility. Calling it something different does not change the design of it, but it was a matter of what regulatory process they were supposed to go through in getting it permitted and operational.

The Hearing Examiner noted that was the concern she had. Right now they had very specific explanations and descriptions of these two different towers, and the Ordinance clearly favored the stealth tower. It noted that they could only go with the monopole tower if a stealth tower was unreasonable. If the tower that Staff was asking for was a monopole situation, it would end up essentially the same design as a stealth tower. She could not see why they couldn't just call it a stealth tower because it was the preferred type tower, and just not put a flag on it as the flag would have to be enormous.

Continuing, the Hearing Examiner stated she understood what Staff was trying to do, but she was afraid if they start trying to re-describe or re-define towers that it would get them in trouble in the future. They were modifying the monopole tower, which was really a stealth then. Ms. Belflower also noted that the Code required that an antenna supporting structure to be most mitigated and to be the least visually impacting as possible. It seemed to her that antenna supporting structures with internal antennas would then become the standard of "least visually impacted." Therefore, they were having to build a stealth facility with the resulting loss of co-location opportunity and the loss of quality of service because the antennas have to be so close. Yet they were not getting the benefit of having a stealth facility.

The Hearing Examiner noted that, until the Ordinance changed, she would probably continue as she had in the past. Because the Ordinance was so specific on the description and the requirements related to each of these structures, rather than modify this tower through this hearing, she would rather just try to stick with the stealth facility. That was unless there was a reason that to change the tower to an <u>unmodified</u> monopole, as described in the Ordinance, with the exterior antenna.

As to the question of amending the Ordinance, Ms. Belflower said she had been trying desperately all summer to get a draft done. She noted it was 99 percent there, and she hoped to have it to Staff by the following week. Mr. Fredyma advised her that the County was in a 2-year amendment cycle now, but thought if it was a real problem, the Planning Staff or the Director would probably bring it forth for the BOCC to consider. If the State law changed, as well, that would affect it as well.

Ms. Belflower said this was not really a question about whether it was a stealth wireless facility, as she had indicated earlier, but whether it was appropriate at this location. They asserted that it was appropriate at this location, and she presented a document, "Stealth Wireless Communications Facility Statement of Compliance", which the Hearing Examiner labeled Applicant's Exhibit 2. Ms. Belflower noted this document was basically a statement of compliance, going through the stealth criteria, and why they believed that the application meets the requirements. She thought Staff was in agreement with point a. because the antennas and facilities would be inside and not visible. The next issue under b.1 was the overall height of the facility, and this seems to again be the concern of Staff relative to a

stealth facility. Staff did not seem to have an objection to the 135-foot facility, but just calling it a flagpole.

She reserved the same arguments that she had made before that the Code does not limit the height of flagpoles, and the tower would be set back far enough that a building could be built at 135 feet at the subject location. Staff's argument was that there were no flagpoles of this height and that the tower does not, therefore, replicate a flagpole. She suggested it not only replicated a flagpole, but that it was capable of flying a flag. If a condition was added that there should not be a flag, they did not object to that. For those reasons they thought the height was reasonably consistent with the surrounding environment.

Regarding the question about its compatibility with the surrounding area; it would not impact the traffic; it will not be lighted, unless it was flying the American flag; and it would not produce smoke, odor, noise, vibration, or create public demand on facilities or services. It was of assistance to public services through the emergency 9-1-1 system. These points were in opposition to the impacts from the shopping center use where it would be located, and all the traffic and noise that are generated from that use. The closest residential area was more than 800 feet from the facility. The proposed facility was near I-75 and near a County water treatment facility. Ms. Belflower suggested those uses are having many more impacts on the residential areas than the proposed facility.

Regarding the scale of the tower, she had performed the calculations and had determined that a building containing about 17 times the cubic feet of this tower could be put on this property. The tower was proposed to be four feet wide at the top. Thus, from a scale standpoint for both height and bulk, their tower was significantly smaller than a building that could be constructed on the property. As to color, Ms. Belflower said they would like the option for the tower to be white or light gray in color, so as to unobtrusive.

As to the question about it blending in with the surrounding environment, it was a significant distance off Three Oaks Parkway, and was close to I-75. However, it would not be in a position where the tower would catch the eye of the traveling public, and would not appear dissimilar to the existing light poles on the Interstate. There was no residential development close by and some significant vegetation in the area. When the shopping center was completed, it would be between the residential area to the west and the tower use. She conceded that it was taller than the other uses in the area, but it was to scale and would not be particularly visible, so they believed that it would blend in with the area.

Regarding the extent to which it was designed to replicate a non-wireless facility, she had already indicated that it was designed as a flagpole and could fly a flag. She quoted from the Hearing Examiner's decision in the Honc case, "The Hearing Examiner must, therefore, conclude that it is an actual 'flagpole,' and not just a replication." It will not be readily identifiable as a wireless communication facility, and all the antennas and other equipment would be shielded and would not be visible from the nearby residential properties. Historically, they had found that most people do not recognize a communications facility.

Ms. Belflower noted a few points in the Staff Report that she wanted to address. There were a couple of clean-up items, the first being on Page 3, the very bottom line which was not complete, and she could not respond to that. On Page 4, in the middle of the page and the last sentence of the paragraph, that began with "Although," should read "west" instead of "south", but Staff could discuss it and verify a clarification.

Continuing, she noted she had basically gone through the responses, and in the document she had provided she had responded to some of the points that Staff had made about the stealth criteria. As she had indicated earlier, Staff's objection appears not to be to the facility itself, but to what to call the facility. She believed Staff's objection was that the tower will be taller than a typical flagpole, and reiterated that the issue as to whether it was a stealth wireless facility has already been resolved. She thought that, in looking through the Staff Report with that thought in mind, Staff was not really opposing the facility as a single 135-foot-high pole with internal antennas.

The Staff Report indicated that they met the criteria of Section 34-1445(b)(3), which were the findings required for wireless facilities, and the Applicant agreed with their assessment except for Finding 5. on Page 7 of the Staff Report, where the Staff indicates:

> The applicant has not agreed to implement all reasonable measures to mitigate the potential impacts of the proposed wireless communication facility. With the proposed location, staff finds the applicant has not met the requirement to implement all reasonable measures to mitigate the impacts of the facility.

If that was the issue about the flag, and the Staff's concern about a flag, the Applicant did not object to a condition that there not be a flag flown on the facility. If the Finding was about the fact the landscape buffer was not indicated on the Site Plan, the Applicant was in agreement with the condition to put the required landscape buffer around the base of the facility. Therefore, if those were the objections, she felt they could agree in a way to resolve those issues, and she believed it would be mitigated to the maximum degree called for.

The Hearing Examiner inquired if there was anything on the Site Plan that indicated that the buffer would be as required in the LDC, and Ms. Belflower said not as the Plan exists. The Hearing Examiner questioned if she had a statement or anything along that order, and Ms. Belflower said she did not believe so, because Verizon Wireless has been working on this site for five years. She noted the plans say "PrimeCo Personal Communications" on them, because these were the plans that were prepared before the Ordinance was amended and before they got caught in the moratorium. So, those landscaping requirements were not in place when the plans were prepared for this site. Nevertheless, they were in agreement with the landscape buffer condition that Staff had included in the Staff Report.

The Hearing Examiner noted the plan did show some landscaping, but Ms. Belflower pointed out it was oak trees, not the sable palms required in the LDC. It also mentioned a 10-foot landscape buffer, and it showed bushes and oak trees. The Hearing Examiner wondered wjhy they could not have oak trees, as she thought they were pretty. Ms. Belflower explained that one of the Commissioners liked sable palms, and that was why sable palms were the tree of choice. Mr. Philpot noted they also had to be planted 10-foot on center, per the LDC.

Ms. Belflower stated the Applicant agreed with the Conditions listed on Page 2 of the Staff Report, with a few minor changes. The reference in Conditions 3 and 4 to a monopole antenna support structure should be changed to a stealth wireless communication facility. In Condition 3, they asked to have the option of using either white or grey for the color.

They would like to add, in Condition 5, at the very end of that sentence in "and state law," so that it would be the co-locations would be approved in accordance with the requirements of the LDC and state law. She noted that, currently, the LDC was not consistent with state

law on the co-location issue. She also thought that Condition 6 should be eliminated, as it was irrelevant. She believed they met the setbacks, but, since it was not a requirement for stealth wireless facilities, she would rather the condition not be included.

Mr. Belflower noted they did have their other expert present to discuss the issues. She also had a R.F. Engineer to go over any questions, but she believed Staff was in agreement the documents that they had submitted were sufficient and appropriate. Mr. Laskey may have something that he might want to add.

Jason Laskey, of SBA Network Services, introduced himself, and described the subject property as a 40-foot by 40-foot leased parcel. Verizon had entered into an agreement with the land owner, and the tower would be available for co-location. At minimum, their proposed tower would accommodate two additional carriers, so it would be available for additional users in the future.

The Hearing Examiner commented that she ad received the Before and After RF Propagation Maps, recalling that the purpose of siting the tower at that location was to fill in coverage for the areas north, east, and southeast of I-75. Mariko Tolman, of Verizon Wireless, introduced herself, explaining that the area in white on the Maps was the area that had no coverage. She advised the Hearing Examiner that the red areas had clear signal coverage at street level or in vehicles, while the blue, yellow and green was clear signal, to diggering degrees, within buildings. The Hearing Examiner noted that putting the facility in this location would give them more in-building coverage around the Interstate and throughout the Three Oaks and FCGU area, plus more in-vehicle coverage.

The Hearing Examiner noted the area labeled "0036," and inquired if that was the nearest tower. Ms. Tolman stated they had turned on another site which was also on I-75 to the east of the "0036" site and just off Corkscrew Road in Estero. The Hearing Examiner understood, from the Maps, that tower was going to provide more coverage around Corkscrew Road area.

Mr. Philpott noted that the tower being discussed ("0036") was at Corkscrew and I-75, and although it was not outlined in the green area, the Hearing Examiner should be able to still make out the tower symbol location. Ms. Belflower indicated that, under the new state law, the finding about the need for coverage would have to be eliminated at the local level, because the evaluation was supposed to be just land use issues that surround the site and not the quality of service or whether there was the need for service. The concern was that the local governments were using that criteria to analyze whether or not the communications providers had good enough coverage, and, therefore, did not need to have a facility. That was the application being made by the local government, instead of it just looking at the land uses.

At this time, Josh Philpott, Senior Planner with the Department of Community Development, introduced himself and noted that his resume was on file in the Hearing Examiner's Office, He asked to be accepted as an expert witness in land use, planning and zoning matters. After hearing no objections from the Applicant, the Hearing Examiner accepted him as such.

Mr. Philpott stated the site was currently developed with a small strip center and a Sweetbay Super Marke, which he believed was previously a "Kash 'n Karry" food store. The proposed lease parcel was to the southeast of and to the rear of Sweetbay Supermarket Store. South of the Sweetbay store was a wooded area, while to the east was I-75 and on the other side - a portion of the Miromar Lakes development. To the west was Three Oaks Parkway, and

then the residential subdivision known as Three Oaks. To the north was a wastewater treatment plant owned by Lee County and zoned CPD.

Mr. Philpott noted there were Lee County facilities in the area. He pointed out Three Oaks Park North, which was north of the wastewater treatment facility. Across the street from the wastewater treatment facility was Three Oaks Middle School. The property was located in the Suburban land use category, and was zoned CPD. The Applicant was requesting a Special Exception to allow for a 135-foot stealth wireless communication facility and its ancillary equipment in a CPD zoning district, located at 18751 Three Oaks Parkway.

As to Staff's recommendations, Mr. Philpott noted Staff had recommended denial of the stealth wireless communication facility, but had recommended approval of a Special Exception for a monopole antenna supporting structure. Briefly, Staff did not have an objection to having this structure being built on the property, with the conditions they had proposed. The whole issue really came down to what the facility was called. He acknowledged that different criteria had to be met for a stealth wireless communications facility and for an antenna supporting structure. Mr. Philpott entered his Staff Report into the record, noting his belief that the Staff Report was very clear on the Lee Plan provisions.

Just to give a brief overview, LDC Section 34-1447 discussed the review criteria for stealth wireless communication facilities. These criteria were, basically, to have the facility to not be seen or to be seen as a structure other than a wireless communications facility, which were intended to eliminate the facility from any view. Staff did not feel that the proposed structure met those criteria, both in scale and overall height (135-feet). The tallest tree that they had seen in the area was only about 70-75 feet high, while the other structures in the area were below 25 feet. The water tank was the tallest structure in the area.

In the LDC, Section 34-1445(b.)(3) set out the criteria that must be met for a monopole antenna supporting structure. That criteria basically acknowledged the fact a structure would be there, and tried to minimize its impact, even though it would be seen. They could not make it disappear, but they could try to minimize the view of it.

Staff felt the Applicant could meet the criteria with a monopole antenna supporting structure with internal antennas. They did question a couple of things in Subparagraph. 5. on Page 7 of 8, since they did feel that the Applicant had agreed to implement all reasonable measures. It should read the Applicant has met the requirements to implement all reasonable measures. Staff felt, with the tower being classified as a monopole, the Applicant met the criteria of recognizing that this was going to have some impact on the surrounding uses, and they would try to mitigate those impacts. Staff wanted to have the antenna disappear, and, with a 135-foot-high tower, Staff did not feel they had met the criteria for stealth wireless communication facilities; and, therefore, was recommending approval for a monopole antenna supporting structure.

Next, Mr. Philpott advised that several corrections needed to be made in the Staff Report. The last sentence of Page 3 of the Staff Report should be stricken from the record. Page 4 of the Staff Report discussed residential uses, and the last sentence in the third paragraph should read west and not south. On Page 2 of the Staff Report, under Conditions, the A. should be changed to 1. He noted that Condition 3 classified it as an antenna supporting structure or stealth wireless communication facility. If the Hearing Examiner found it appropriate to recommend approval for a stealth, then that would need to changed, and Staff would not have an objection to that.

Staff would like to maintain the flat grey in color, as they do object to the white because it stands out much more than a flat grey. As to the overall height of the monopole antenna supporting structure, again, if a stealth was approved, Staff would not object. The recommended changes to Condition 5 had been previously done in the Honc case, and Staff would not have an objection to that Condition. If it was to be categorized as a stealth, then obviously Condition 6 would not affect anything. As a matter of fact, with the Site Plan the Applicant has proposed, the location of the monopole does meet the criteria for setbacks.

The Hearing Examiner surmised that the setback requirements for monopole were different than those of a stealth tower, which Mr. Philpot confirmed. She questioned if that was one of the reasons Staff wanted to call these structures monopoles instead of stealth, or whether it was because the flagpole was too tall and would not look like a flagpole; therefore, it could not be a flagpole. Mr. Philpott said the main reason that Staff considers it a monopole instead of stealth was because of the criteria and definition of a stealth wireless facility. Staff did not have a problem with the facility; it was really more of how they would fit it into the LDC descriptions. They had consistently classified them as monopole antenna supporting structures, and he knew it was as frustrating for Staff as it was for the Applicant.

The Hearing Examiner noted she was asking for Staff's main reason because Lee County had applicants coming in and trying to do what the County has said in that LDC requirement. The County has given them three descriptions with different setback requirements, and she wondered if that would that cause a problem if this leased parcel was actually located closer to the south boundary of the CPD. Mr. Philpott agreed that it would adding that they had dealt with that exact issue in the Honc facility case because of the location of the proposed tower. If the tower had been classified as a monopole, it would not have met the setback requirements, and that applicant would have needed a variance. The Staff Report and Hearing Examiner's Recommendation for that case would shed some light on that whole issue.

The Hearing Examiner stated her understanding that it was not really a question of semantics when the applicants were being faced with the different criteria and added a regulatory layer that had to be dealt with. Mr. Philpott agreed. He said in this case it just happens that it was not an issue, whereas, in other cases, it has been an issue. The Hearing Examiner stated she would read over the Honc case and the discussion that took place on that issue.

Mr. Philpott noted Staff would like to add a condition that no flag be flown, if the flagpole was approved. If there was a flag that was maintained on that site, someone would have to be there every day to raise and lower the flag, or at night the facility would need to be lighted to show respect for the flag, and that would create a greater impact on the neighborhood.

Ms. Belflower referred to the conditions and the setbacks, explaining that this case could potentially be a problem as the larger parcel was actually split into two tax parcel numbers. It was zoned as one parcel, and plans and approval were for one parcel.

Also, she pointed out that another issue also needed to be recognized. The whole idea of discouraging antenna support structures - and encouraging stealth facilities - was demonstrated by the fact that it was harder to get approval for an antenna support structure. One of the specific criteria was that there structure had to have a 100 percent setback, which was a very extensive setback. The Applicant was very fortunate so far in finding larger parcels, so that large a setback had not been an issue. Nevertheless, the setback issue had

come up in the Honc case, which revealed the setback requirements as a definite distinction and a significant difference in the two structures.

The Applicant had no objection to Staff's proposed condition that no flag be flown on the tower. As to the point that was made about the intent under the Ordinance regarding stealth towers was that it was to make them disappear, she suggested such a statement was not set out anywhere in the Ordinance. That has been a Staff interpretation of the Ordinance, and Ms. Belflower said it was an over-conservative reading of the Ordinance, which created some of the problems. There had been some philosophical differences in the purpose of the Ordinance, when it was being written. Some people held the view that multiple, shorter towers were preferable, but that preference did not get translated into the Ordinance. She knew that it was an underlying belief that crops up periodically in the interpretation of the requirements.

The reality was that everyone recognized that to have coverage, the facility had to be taller than the things around it. Otherwise, the antennas would go on the things that were around them. Under Staff's interpretation, there could never be a stealth facility that was taller than the objects around it. However, to reasonably provide wireless services in Lee County, the stealth towers would have to be different and taller than the uses surrounding it. Ms. Belflower felt that was the underlying understanding behind the Code provisions and the proper way to read its provisions. She indicated that if Staff objected to the white color, the Applicant could live with the grey.

Mr. Fredyma wanted a clarification as to the intent of Staff and Applicant to delete Condition 6. Mr. Philpott said they had discussed the location of two parcels on the property. It had been completed through a CPD, and they did do a commercial lot split, which basically gave them variances, as long as the overall site met the zoning criteria. They could not create a 5-foot-wide buffer between a commercial and a commercial when it was the same development. Staff felt that would meet the intent of that commercial lot split, as long as it met the overall criteria of the CPD. He noted there were internal side setbacks from property lines, as long as the commercial development was built as planned.

The Hearing Examiner noted her inclination at this point was to just delete Condition 6. She also stated that she was inclined to carry this forward as a stealth tower rather than the monopole for a number of reasons - all of which had been discussed in the public hearing. She concluded that the Ordinance was really unclear and probably needed to be amended.

In conclusion, the Hearing Examiner indicated that she would conduct a site visit prior to issuing her recommendation, which would be in approximately four weeks. Ms. Belflower noted that she had prepared a document, on behalf of Verizon and Nextel, that talked about the new statute, "Local Government Guide to the Application of the Florida E911 Statute to Wireless Site Development," which was submitted into the hearing record and labeled as Applicant's Exhibit 3. The hearing was then closed.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

1. Mariko Tolman, Verizon Wireless, 777 Yamato Road, Boca Raton, FL 33431

ADDITIONAL COUNTY STAFF:

1. John Fredyma, Assistant County Attorney, P. O. Box 398, Ft. Myers, Florida 33902

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VI.):

For: NONE

Against: NONE

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER DECISION:

For: NONE

Against: NONE

IX. LEGAL DESCRIPTION:

See Exhibit A (scanned legal description).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or pending matter relating to appeals, variances, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation. . . . [Administrative Code AC-2-5]

No person shall knowingly have or attempt to initiate an unauthorized communication with the hearing examiner or any county commissioner [or their staff]. . . . [LDC Section 34-52(a)(1), emphasis added]

Any person who knowingly makes or attempts to initiate an unauthorized communication . . . [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the hearing examiner action which is the subject of the unauthorized communication. [LDC Section 34-52(b)(1)b.2.]; OR

A fine not exceeding $500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [LDC Section 1-5(c)]

XI. APPEALS:

This Decision becomes final on the date rendered. A Hearing Examiner Decision may be appealed to the Circuit Court in Lee County. Appeals must be filed within thirty (30) days of the date the Hearing Examiner Decision is rendered. Appeal is by Petition for Writ of Certiorari in accordance with Lee County Land Development Code Section 34-146.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A. A complete verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

This decision is rendered this 1st day of November, 2005. Notice or copies of this decision will be delivered to the offices of the Lee County Board of County Commissioners.

DIANA M. PARKER
LEE COUNTY CHIEF HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: 239/479-8100
Facsimile: 239/479-8106

SEZ 2005-00012

Exhibit PH-3.C.1 – Legal Description

Description of Parent Tract

(ORB 1931, PG 3677)

A tract of land lying in the SE Quarter (SE ¼) of section 15, township 46 south, range 25 east, Lee County, Florida, more particularly described as follows:

Commencing at the northwest corner of the southeast quarter (SE ¼) of said section15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58' 32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence east for 99.91 feet to the **Point of Beginning**; thence continue east for 928.83 feet to a point on the westerly right-of-way line of highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run west for 1008.33 feet; thence run northwesterly 281.8 feet along the arc of a curve concave southwesterly having a radius of 1030.00 feet (chord bearing N.03°09'44"W, chord distance 280.92 feet); thence run N.11°00'00"W for 412.07 feet to the **Point of Beginning**.

Tract herein contains 15.010 acres.

Description of Proposed Verizon Lease Parcel

A portion of the lands described in official records book 1931, page 3677, of public records of Lee County Florida and lying in Section 15, Township 46 South, Range 25 East. Said County being more specifically described as follows:

Commencing at the southeast corner of lands described in Official Records Book 1931, page 3677, said point lying on the westerly right-of-way line of Interstate I-75 (State Road 93); proceed North 89°59'41" West along the south line of said lands, a distance of 286.39 feet; thence North 00°09'23" West, a distance of 160.20 feet to the **Point of Beginning;** thence continue North 00°09'23" West, a distance of 40.00 feet; thence South 89°57'35" East, distance of 40.00 feet; thence South 00°09'23" East, a distance of 40.00 feet; thence North 89°57'35" West, a distance of 40.00 feet to the **Point of Beginning.**

Containing 1,600 square feet, more or less.

Subject to any and all easements, reservations and rights-of-way of record.

Applicant's Legal Checked
by 9/20/2005
(P1/2)

EXHIBIT A

RECEIVED
MAR 24 2005
ZONING

PH-3.C.1

SEZ2005-00012

PERMIT COUNTER

DESCRIPTION OF PROPOSED ACCESS EASEMENT

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1931, PAGE 3677, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND LYING IN SECTION 15, TOWNSHIP 46 SOUTH, RANGE 25 EAST, SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1931, PAGE 3677, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75(STATE ROAD 93); PROCEED NORTH 89°59'41" WEST, A DISTANCE OF 286.39 FEET; THENCE NORTH 00°09'23" WEST, A DISTANCE OF 200.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42°29'37" WEST, A DISTANCE OF 122.15 FEET; THENCE NORTH 65°36'21" WEST, A DISTANCE OF 96.96 FEET; THENCE SOUTH 84°33'44" WEST, A DISTANCE OF 163.68 FEET; THENCE NORTH 42°38'49" WEST, A DISTANCE OF 363.22 FEET; THENCE SOUTH 81°08'45" WEST, A DISTANCE OF 211.16 FEET TO A POINT ON THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1931, PAGE 3677, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY(A 100 FOOT WIDE RIGHT-OF-WAY); THENCE NORTH 11°00'00" WEST ALONG THE WEST LINE OF SAID LANDS AND EAST RIGHT-OF-WAY LINE OF SAID THREE OAKS PARKWAY, A DISTANCE OF 20.01 FEET; THENCE NORTH 81°08'45" EAST, A DISTANCE OF 222.59 FEET; THENCE SOUTH 42°38'49" EAST, A DISTANCE OF 363.98 FEET; THENCE NORTH 84°33'44" EAST, A DISTANCE OF 159.08 FEET; THENCE SOUTH 65°36'21" EAST, A DISTANCE OF 106.37 FEET; THENCE SOUTH 42°29'37" EAST, A DISTANCE OF 144.59 FEET; THENCE NORTH 89°57'35" WEST, A DISTANCE OF 27.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,537.8 SQUARE FEET OR 0.45 ACRES, MORE OR LESS.

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

Applicant's Legal Checked
by Lgm 9/20/2005
(P2/2)

Exhibit PH-3.D.2

Applicant's Survey Checked
By Fam 9/20/2005

GRAPHIC SCALE

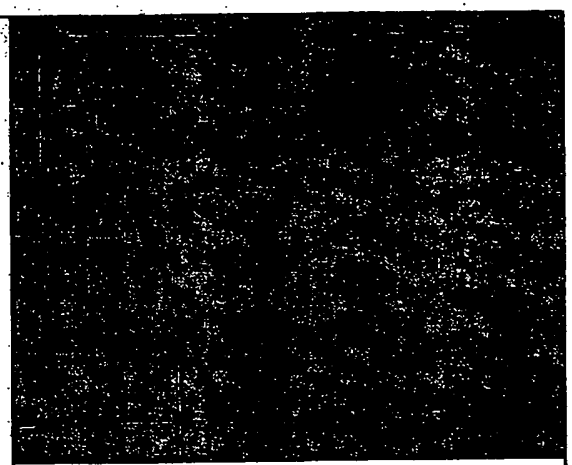
DETAIL
SCALE

ATTACHMENT C

EXHIBIT B

PrimeCo

PERSONAL COMMUNICATIONS
777 YAMATO ROAD - SUITE 600
BOCA RATON, FLORIDA 33431
PHONE (561) 995-5500



VICINITY MAP – NOT TO SCALE

SITE DATA

NAME: THREE OAKS TOWN CENTER
SITE NUMBER: 68914
ADDRESS: 18751 THREE OAKS PARKWAY
FT. MYERS, FL 33912
ZONING JURISDICTION: LEE COUNTY

CONTACTS

PROPERTY OWNER
PAUL FREEMAN
19398 DEVONWOOD CIRCLE
FT. MYERS, FL 33912
CONTACT: REALTY INVESTMENT CONSULTANTS
PHONE: (941) 267-8888

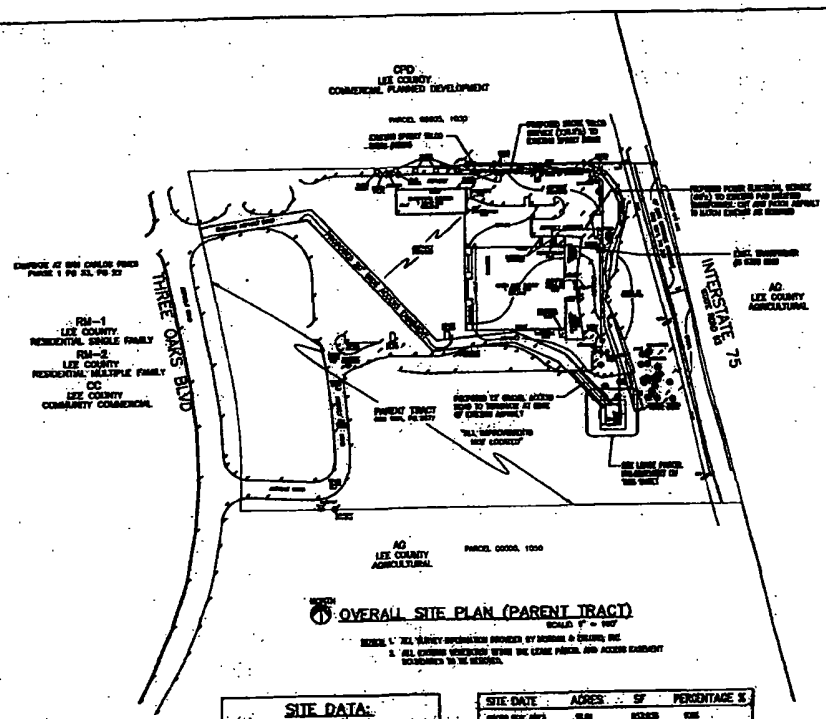
TELEPHONE COMPANY
SPRINT

INSPECTIONS DEPARTMENT
LEE COUNTY

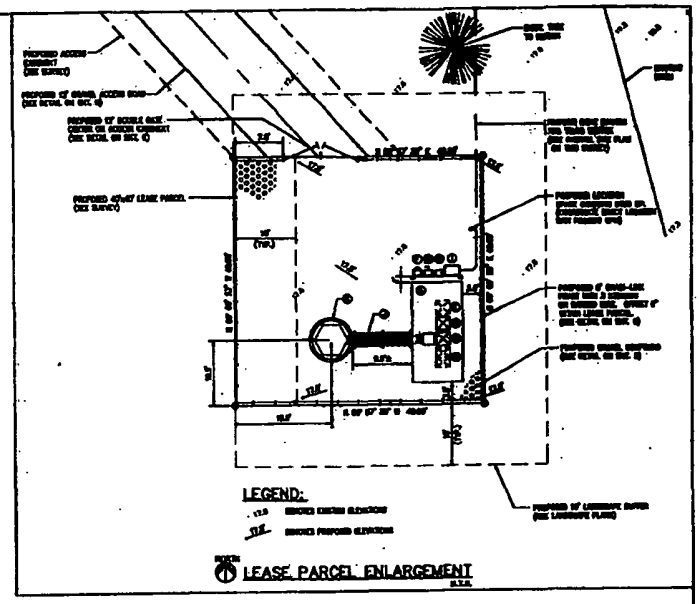
POWER COMPANY
FLORIDA POWER & LIGHT CO.

KIMLEY-HORN AND ASSOCIATES, INC.
KEVIN SCHANEN
4431 EMBARCADERO DRIVE
WEST PALM BEACH, FL 33407
(561) 845-0665

SHEET No.	INDEX OF DRAWINGS
1 OF 9	COVER SHEET
2 OF 9	GENERAL NOTES
3 OF 9	SITE PLAN
4 OF 9	CABLE SUPPORT AND CONDUIT DETAILS
5 OF 9	TOWER ELEVATION AND DETAILS
6 OF 9	FENCING AND GRAVEL ROAD DETAILS
7 OF 9	LANDSCAPING & IRRIGATION PLAN
8 OF 9	LANDSCAPING DETAILS
9 OF 9	IRRIGATION DETAILS
1 OF 1	ELECTRICAL PLAN AND DETAILS



OVERALL SITE PLAN (PARENT TRACT)



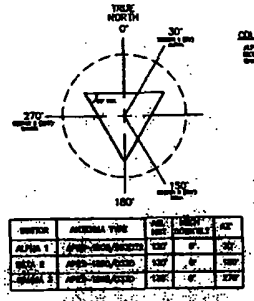
LEASE PARCEL ENLARGEMENT

SITE DATA:

SETBACKS

SITE DATE	ACRES	SF	PERCENTAGE %

NOTES:



COLOR CODE

SECTOR	ANTENNA TYPE	AZIMUTH	HEIGHT ABOVE GRADE	ACT
ALPHA 1	[illegible]	[illegible]	[illegible]	[illegible]
BETA 2	[illegible]	[illegible]	[illegible]	[illegible]
GAMMA 3	[illegible]	[illegible]	[illegible]	[illegible]

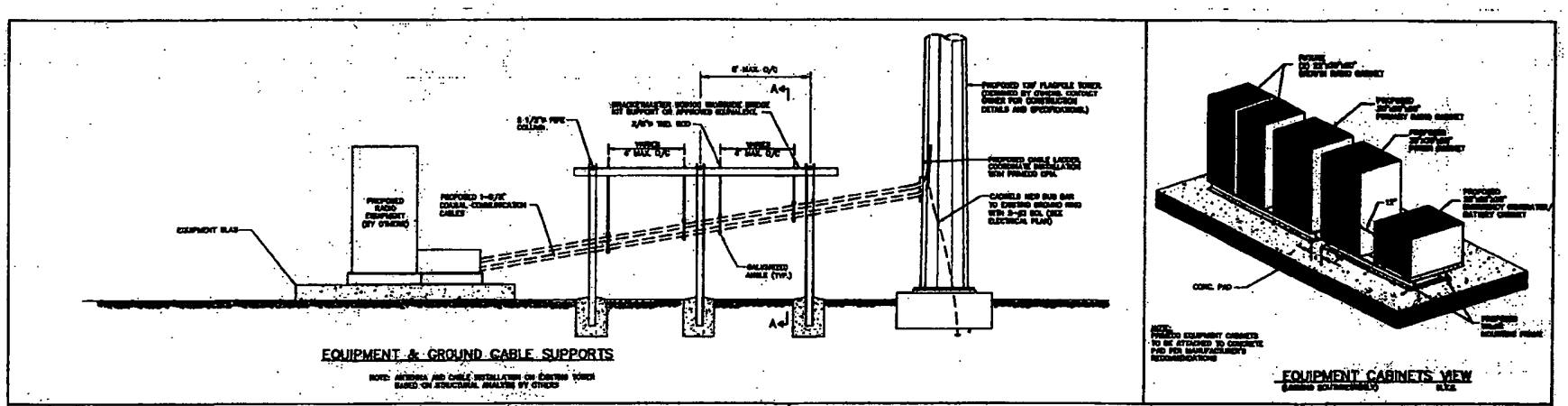
ANTENNA ORIENTATION DIAGRAM

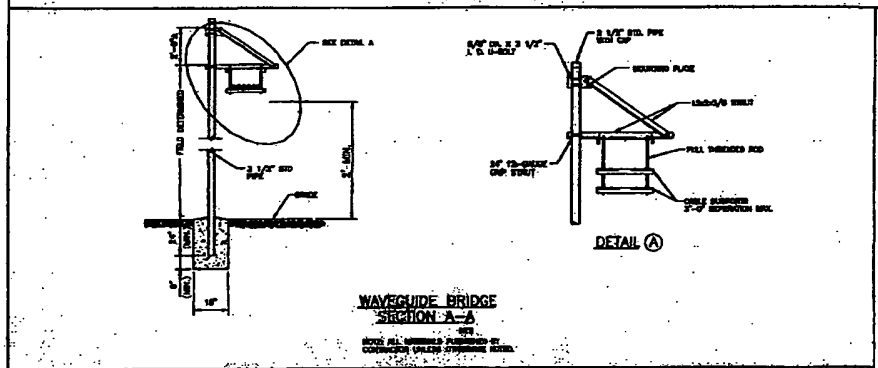
LEGEND

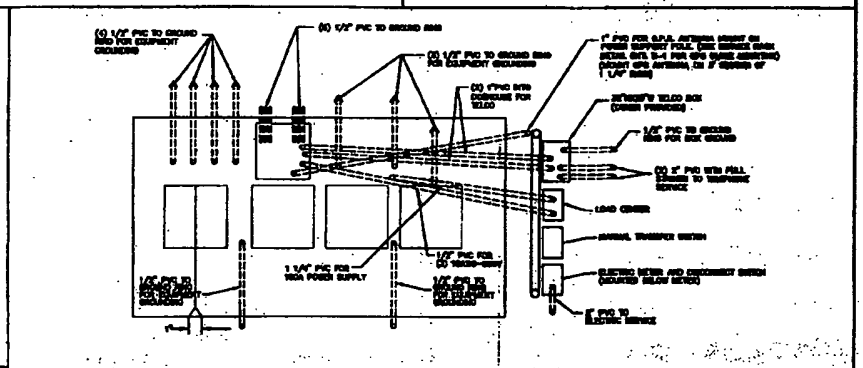
CALL 48 HOURS BEFORE YOU DIG

022005-0001Z

ANTENNA INSTALLATION
AT THREE OAKS TOWN CENTER
STE. NUMBER 0014



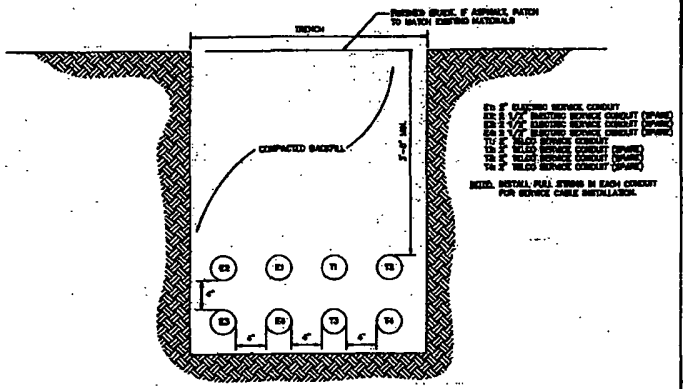




GENERAL SITE NOTES:

1. – [illegible]
2. – [illegible]
3. – [illegible]
4. – [illegible]
5. – [illegible]
6. – [illegible]

ANTENNA INSTALLATION
AT THREE OAKS TOWN CENTER
SITE NUMBER: [illegible]



JOINT SERVICE TRENCH FOR BURIED CONDUIT
N.T.S.

ELECTRIC AND TELEPHONE SERVICE
CONTRACTOR TO VERIFY SERVICEMAN DIMENSION WITH LOCAL UTILITY

GENERAL NOTES:

1. CODES
   1997 STANDARD BUILDING CODE
2. STRUCTURAL STEEL:
   MATERIAL:
   - CONFORM TO ASTM A36 GRADE, STD PIPE AND SUPER SMALL
   - CONFORM TO ASTM A501. ALL STD. PIPE SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.

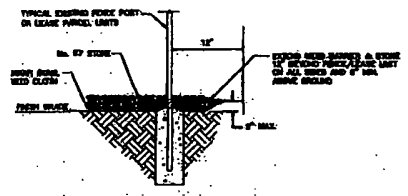
   FABRICATION:
   - WORK SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION.

   WELDING:
   - SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1. ALL WELDS SIZED SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E7001 ELECTRODES.

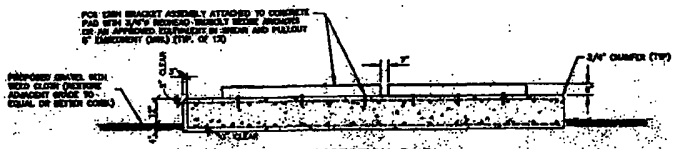
   BOLTS:
   - A325-N, SIZE AS SHOWN ON DRAWINGS.

   STRUCTURAL SLAB:
   CONCRETE:
   - CONCRETE FOR THE SLAB SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.

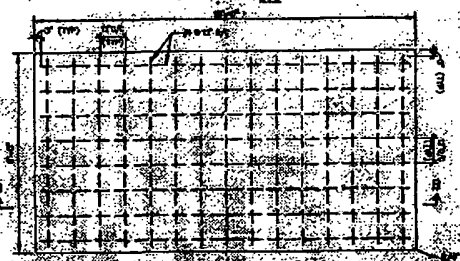
   REINFORCING STEEL:
   - REINFORCING STEEL SHALL BE ASTM GRADE 60 AND HAVE A MINIMUM CLEAR COVER OF 3" ON THE BOTTOM OF THE SLAB.
3. HOT DIP GALVANIZE ALL STRUCTURAL STEEL. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH TWO COATS OF GALVANIZED PAINT.
4. CONTRACTOR / STEEL FABRICATOR
   - PRIOR TO ANY WORK ON THE EXISTING SITE CONTRACTOR BEFORE ANY STEEL FABRICATION, CARE SHALL BE TAKEN BY THE CONTRACTOR TO VERIFY AND LOCATE ANY EXISTING OBSTRUCTIONS THAT MAY INTERFERE WITH THE PLACEMENT OF THE ANTENNAS. IF ANY CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SUBMIT ANY PROPOSED CHANGES TO THE ENGINEER FOR APPROVAL.
5. CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE AISC MANUAL OF STEEL CONSTRUCTION.
6. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
7. CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
8. EXISTING VEGETATION, DEBRIS, ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM BELOW THE CONCRETE PAD / FOOTINGS.
   SOIL WITHIN A MINIMUM OF 5 FEET BELOW THE BOTTOM OF THE PAD / FOOTINGS SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR TEST MAXIMUM DRY DENSITY (ASTM D1557).
9. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO STANDING WATER IS ALLOWED ON THE SLAB AND WITHOUT SEEPAGE THE SLAB IS PROVIDED.
10. CONTRACTOR SHALL RESTORE ALL DISTURBED AREA TO EQUAL OR BETTER CONDITION.



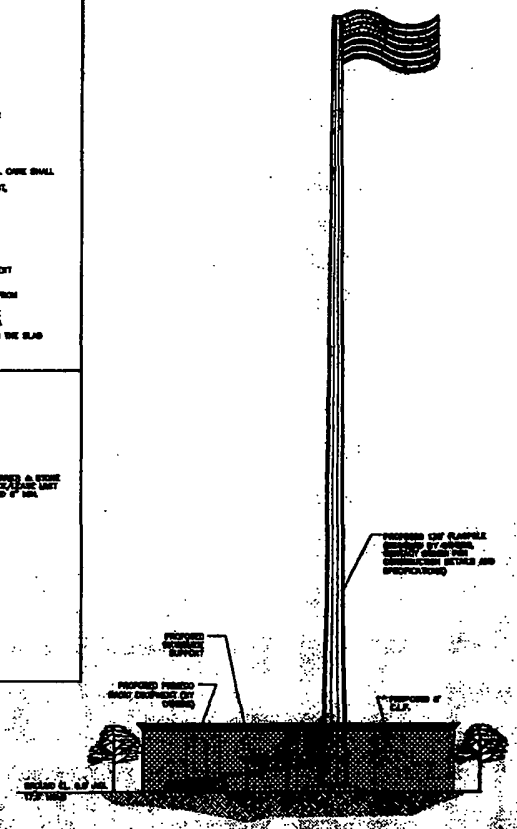
GRAVEL/WEED CLOTH DETAIL
N.T.S.



SECTION B-B
N.T.S.



RADIO EQUIPMENT SUPPORT PAD
SCALE: 1/4"=1'-0"

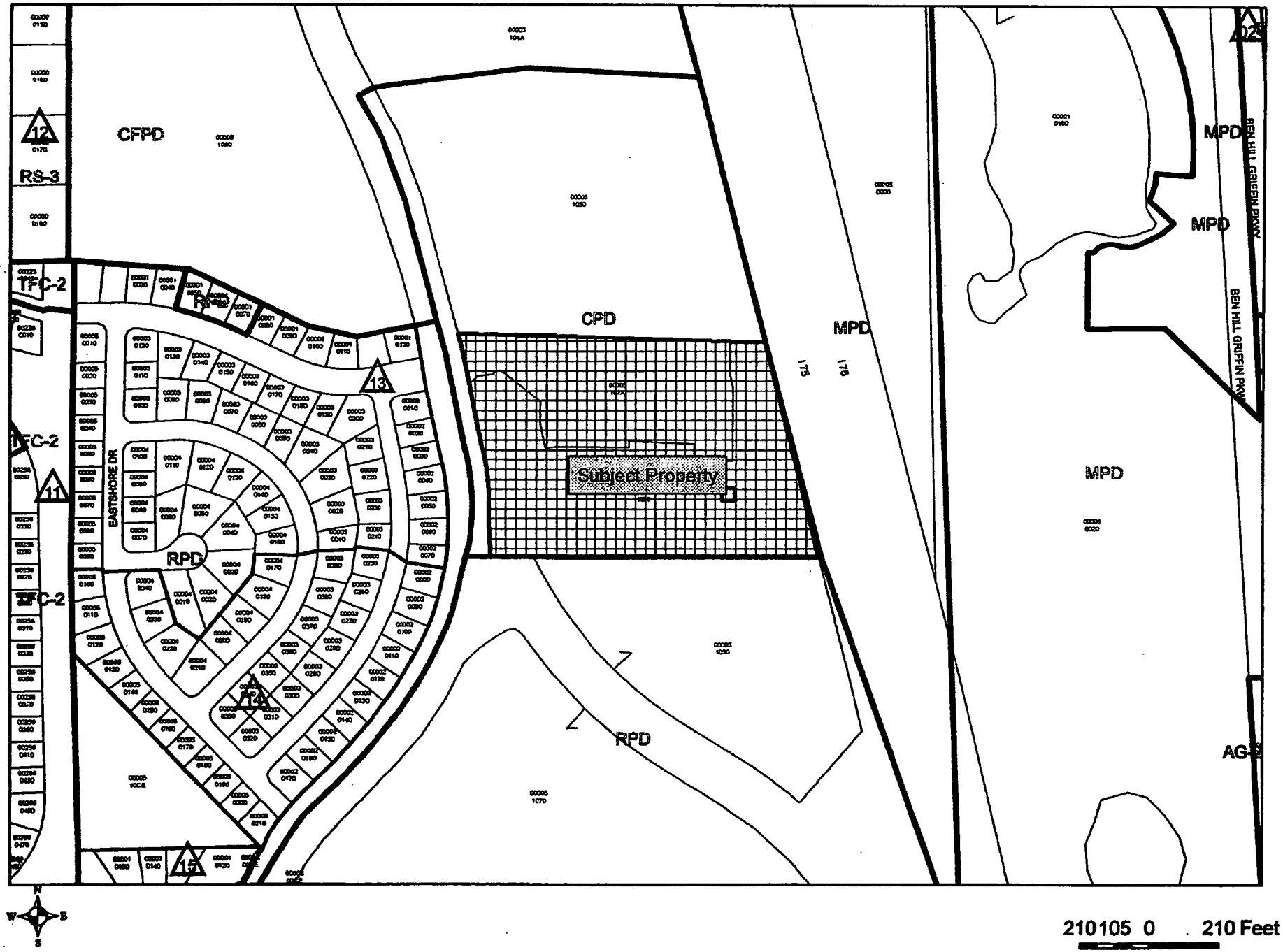


TOWER ELEVATION
SCALE: 1/8"=1'-0"

ANTENNA INSTALLATION
AT THREE OAKS TOWN CENTER

Attachment A

9/16/2005



210105 0 210 Feet

LEE COUNTY
SOUTHWEST FLORIDA

RECEIVED
JUN 03 2005
INTAKE COUNTER

APPLICATION FOR PUBLIC HEARING FOR UNINCORPORATED AREAS ONLY

Applicant's Name: Alan C. Freeman

Project Name: Villages of San Carlos

STRAP Number(s): See Attached List - EXHIBIT "PH-2.B.2"

TYPE OF APPLICATION

____ Special Exception **(attach Supplement A)**
____ Variance **(attach Supplement B)**
____ Conventional Zoning **(attach Supplement C)**
____ Planned Development (not PRFPD) **(attach Supplement D)**
____ Amendment to built Planned Development **(Supplement D may be required)**
____ Private Recreational Facilities Planned Development **(attach Supplement D)**
X DRI - with rezoning **(attach Supplement D and completed DRI Application)**
____ DRI - without rezoning **(attach copy of ADA)**

IS THIS PROJECT LOCATED IN THE ESTERO OR CAPTIVA PLANNING COMMUNITY? ☐ Yes* X No
*If yes, please provide the meeting summary document and label accordingly.

****

STAFF USE ONLY

Case Number: DCI2005-00054
Commission District: 5
Current Zoning: RPD
Fee Amount: $5000.00
Land Use Classification: Urban Community
Intake by: RS
Planning Community: San Carlos

****

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

PART 1
APPLICANT\AGENT INFORMATION

A. Name of applicant: Alan C. Freeman c/o Southwest Florida Capital Corporation

Address: Street : 19091 Tamiami Trail, SE

City: Fort Myers State: FL Zip: 33908

Phone: Area Code: 239 Number: 267-3999 Ext: _____

Fax: Area Code: 239 Number: 267-7622

E-mail address: fregroup@aol.com

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

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

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

__X__ **Notarized Affidavit of Authorization form** is attached as **Exhibit PH-1.B.2.** [34-202(b)(1)c.]

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

_____ **Notarized Affidavit of Authorization form** is attached as **Exhibit PH-1.B.2.** [34-202(b)(1)c.]

_____ Application is County initiated. BOCC authorization is attached as **Exhibit PH-1.B.3**

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

C.1. Company Name: Southwest Florida Capital Corporation

Contact Person: Alan C. Freeman

Address: Street : 19091 Tamiami Trail, SE

City: Fort Myers State: FL Zip: 33908

Phone: Area Code: 239 Number: 267-3999 Ext: _____

Fax: Area Code: 239 Number: 267-7622

E-mail address: _____

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

PART 2
PROPERTY OWNERSHIP

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

A.1. **Name:** _____

Mailing Address: Street: _____

City: _____ State: _____ Zip: _____

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

Fax: Area Code: _____ Number: _____

E-mail: _____

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

B.1. X **Disclosure Form** is attached as **Exhibit PH-2.B.1.** [34-201(b)2]

C. **Multiple parcels**

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

C.2. ____ **Property owners map** is attached as **Exhibit PH-2.C.2.** [34-202(a)(5)]

D. **Date property was acquired by present owner(s):** January, 1978

PART 3
PROPERTY INFORMATION

A. **STRAP Number(s):** See Attached List
Exhibit PH-2.B.2

B. **Street Address of Property:** N/A

C. **Legal Description**

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

____ **Electronic version of the legal description** is attached as **Exhibit PH-3.C.2.**

D. **Boundary Survey or certified sketch of description:** (check appropriate response)

____ The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as **Exhibit PH-3.D.1.** [34-202(a)(2)]

____ The request is for a conventional rezoning, special exception, or variance on a parcel less than ten acres in area. Attached is a (check one) ____ Certified sketch of description attached as **Exhibit PH-3.D.2.** or a ____ Boundary survey attached as **Exhibit PH-3.D.2.** [34-202(a)(2)]

X The request is for a Planned Development or consists of ten or more acres. A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit PH-3.D.3.** [34-202(a)(2)]

E. **Planning Community:** N/A

F. **General Location of Property**:

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

F.2. **Directions to property:** I-75 or US 41 to Alico Road. Alico Road to Three Oaks Parkway. South on Three Oaks Parkway approximately 3/4 mile to the Villages of San Carlos property located in Sections 10, 15, 22 and 23 of Township 46 South, Range 25 East located on both sides of Three Oaks Parkway.

G. **Surrounding property owners:**

G.1. ____ **List of surrounding property owners** is attached as **Exhibit PH.3.G.1.** [34-202(a)(6)]

G.2. ____ **Map of surrounding property owners** is attached as **Exhibit PH.3.G.2.** [34-202(a)(7)]

G.3 ____ **2 sets of mailing labels** are attached as **Exhibit PH.3.G.3**. [34-202(a)(6)]

H. **Current Zoning of Property:** RPD, CPD and CFPD

I. **Current use of property**:

X **Current Non-agricultural uses of the property are:**

Residential uses on platted and developed portions of the property. Commercial uses on the Three Oaks Town Center 15.01 acres including a Food Store and local retail shops. Community Facilities including the Three Oaks Middle School, Three Oaks Community Park, and Three Oaks Sewage Treatment Plant (Lee County Utilities).

X **Current Agricultural uses on the property** are shown in **Exhibit PH-3.I.** [34-202(b)(7)]
Cattle Grazing on undeveloped portions of the property.

J. **Land Use Classification:**

Urban Community	494.76	Acres	100.00 **% of total**
		Acres	**% of total**
		Acres	**% of total**
		Acres	**% of total**

K. **Flood Hazard** (write NA if not applicable) [34-202(a)(8)]

N/A The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

____ The minimum elevation required for the first habitable floor is _____ NGVD (MSL)

L. Deed Restrictions

L.1. X There are no deed restrictions or other covenants on this property that affect this request.

L.2. ____ Deed restrictions\ covenants that may affect this request are attached as **Exhibit PH-3.L .2.**

L.3. ____ A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached as **Exhibit PH-3.L.3** [34-202(b)(2)]

M. Property Dimensions [34-202(a)(8)] Irregular shaped parcel - (See survey for dimensions)

1. Width (average if irregular parcel): _____ Feet
2. Depth (average if irregular parcel): _____ Feet
3. Total area: _____ Acres or square feet
4. Frontage on road or street: _____ Feet on _____ Street

   2nd Frontage on road or street: _____ Feet on _____ Street

PART 4
ACTION REQUESTED

A. Action Requested: [check applicable action(s)]

____ **Special Exception** for _____ **Attached is Supplement A**

____ **Variance** for _____ **Attached is Supplement B**

____ **Conventional Rezoning from:** _____ **to** _____ **Attached is Sup. C**

____ **Planned Development rezoning** from _____ **to** _____

_____ DCI - Major: **Attached is Supplement D**

_____ DCI - Minor: **Attached is Supplement D**

_____ Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area. **Attached is Supplement D**

X **Planned Development Amendment**. **Attached is the Supplement D**

X **Public Hearing for DRI**

_____ No rezoning is required.

X Rezoning is required. **Attached is the Supplement D**

B. Excavations:

____ No blasting will be used in the excavation of lakes or other site elements.

____ A map indicating the general location of the proposed blasting locations is attached as **Exhibit PH-4.B** [34-202(b)(6)]

C. Bonus Density (put NA if not applicable)

____ Bonus density will be used. Attached is **Exhibit PH-4.C** showing calculations. [34-202(b)(5)]

D. Hazardous materials (put NA if not applicable)

____ A Hazardous materials emergency plan is attached as **Exhibit PH-4.D** [34-202(b)(4)]

E. **Mobile Home Park** (put NA if not applicable)

_____ Request includes rezoning of a Mobile Home Park. **Attached is Exhibit PH-4.E** [34-203(d)]

F. **Aviation Hazard** (put NA if not applicable)

_____ Property is subject to Airport Hazard District regulations. **Attached is Exhibit PH-4.F** [34-1001 et seq]

_____ A tall structures permit will be required.

_____ Property is located within Noise zone: _____

G. **Estero Planning Community** (put NA if not applicable)

_____ A summary of public informational session. **Attached is Exhibit PH-4.G** [34-373(a)(10)]

H. **Captiva Planning Community** (put NA if not applicable)

_____ A summary of public informational session. **Attached is Exhibit PH-4.H** [Lee Plan Policy 21.7]

I. **Waivers from Application Submission Requirements**: The following waivers have been approved by the Director of Zoning Services and are attached as **Exhibit PH-4.I** [Section 34-202(a)]

Section Number	Name of item

PART 6
SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

			Exhibits	SUBMITTAL ITEMS
Var.	Conv. Rez. or Spe. Exc.	PDs & DRIs		
1	1	12		Completed application for Public Hearing [34-201(b)]
1	1	1		Filing Fee - [34-202(a)(9)]
				SUPPLEMENTAL FORMS (select applicable form)
0	1	0	SUP A	Special Exception supplement
1	0	0	SUP B	Variance supplement
0	1	0	SUP C	Conventional rezoning
0	0	12	SUP D	Planned Development Rezoning or DRI with PD Rezoning requested
0	0	12	SUP-D	Planned Development Amendment
0	0	12	SUP D	PRFPD in in Overlay Area Rezoning supplement
0	0	12	ADA	DRI no rezoning requested
				EXHIBITS
1	1	3	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	1	1	PH-1.B.3	BOCC authorization (if applicable)
1	1	12	PH-1.C.2	Additional agents
1	1	3	PH-2.B.1.	Disclosure Form [34-201(b)(2)a]
1	1	3	PH-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
1	1	3	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
2	2	3	PH-3.C.1	Legal Description [34-202(a)(1)]
1	1	1	PH-3.C.2	Electronic version of legal description (if available)
1	1	4	PH-3.D.1	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
1	1	4	PH-3.D.2	Certified sketch of description (less than ten acres) [34-202(a)(2)]
1	1	4	PH-3.D.3	Boundary survey (all PDs and anything ten acres or more) [34-202(a)(2) & [34-373(a)(4)a.]
1	1	0	PH-3.F	Area Location Map on 8 by 11 paper pursuant to sec. 34-202(a)(4). (Non Planned Developments)
0	0	0		Area Location Map for Planned Developments - see Supplement D
1	1	3	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1	1	3	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2	PH-3.G.3	Mailing labels [34-202(a)(6)]
0	1	12	PH-3.I	Agricultural uses at time of zoning application. [34-202(b)(7)]
1	1	3	PH-3.L.2	Deed Restrictions\Covenants [34-202(b)(2)]
1	1	3	PH-3.L.3	Narrative addressing effect of Deed Restrictions [34-202(b)(2)]

			Exhibits	SUBMITTAL ITEMS
1	1	12	PH-4.B	Location of proposed blasting (if applicable). [34-202(b)(6)]
0	0	4	PH-4.C	Bonus Density units (if applicable) [34-202(b)(5)]
1	1	4	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	1	4	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	1	4	PH-4.F	Aviation Hazard (if applicable) [34-1001 et seq.]
1	1	4	PH-4.G	Developments located within Estero Planning District [34-373-(a)(10]
1	1	4	PH-4.H	Developments located within Captiva Planning District [Lee Plan Policy 21.7)
1	1	12	PH-4.I	Approved Waivers [34-202(a)]
				ADDITIONAL REQUIREMENTS FOR DRIs NOT INVOLVING A REZONING
0	0	12		Notice of proposed change Substantial Deviations Form RPM-BSP-Proposed Change - 1 pursuant to Section 380.06(19) F.S.
0	0	12		DRI, AMDA, FQD Form RPM-BSP-ADA - 1. Application for Development Approval pursuant to Section 380.06 F.S.
0	0	12		Abandonment Form RPM-BSP-Abandonment-DRI-1. Application for abandonment of a DRI.

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PART V AFFIDAVIT A1
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, Alan C. Freeman, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;

2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;

3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Alan C. Freeman
Signature

Alan C. Freeman
(Type or printed name)

RECEIVED
JUN 03 2005
PERMIT COUNTER

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 5/27/05 (date) by Alan C. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

Brooke S. Allen
Signature of person taking oath or affirmation

Brooke S Allen
My Commission DD104505
Expires March 28, 2006
Name typed, printed or stamped

Title or rank

Serial number, if any

DCI2005-00054

PART V AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

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

I, * Alan C. Freeman as President of Southwest Florida Capital Corporation, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Southwest Florida Capital Corporation
*Name of Entity (corporation, partnership, LLP, LC, etc)

Signature

Alan C. Freeman
(Type or printed name)

President
(title of signatory)

RECEIVED
JUN 03 2005
PERMIT COUNTER

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 5/27/05 (date) by Alan C. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

Signature of person taking oath or affirmation

Brooke S Allen
My Commission DD104505
Expires March 28, 2006

Name typed, printed or stamped

Brooke S Allen
My Commission DD104505
Expires March 28, 2006

Title or rank

Serial number, if any

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then the they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

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

STRAP NO. See Attached List - EXHIBIT "PH-2.B.2" **CASE NO.** _____

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

Name and Address	Percentage of Ownership

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

Name and Address		Percentage of Stock
Alan C. Freeman, President		33 1/3%
19091 Tamiami Trail, S.E.	Fort Myers, FL 33908	
Paul H. Freeman, Exec. Vice President		33 1/3%
1840 West 49th Street, # 410	Hialeah, FL 33012	
Neil D. Freeman, Vice-President		33 1/3%
350 West Erie, Suite # 150	Chicago, IL 60610	

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
Paul H. Freeman		33 1/3%
1840 West 49th Street, # 410	Hialeah, FL 33012	
Alan C. Freeman		33 1/3%
19091 Tamiami Trail, S.E.	Fort Myers, FL 33908	
Neil D. Freeman		33 1/3%
350 West Erie, Suite # 150	Chicago, IL 60610	

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
Villages of Cypress Island, LLP		
Attn: Julio J. Gonzalez		100%
7661 SW 146th Street	Palmetto Bay, FL 33158	

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

Name and Address	Percentage of Stock

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Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

Alan C. Freeman
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 27 day of MAY 2005 by Alan C. Freeman who is personally known to me or who has produced _____ as identification.

Brooke S. Allen
Signature of Notary Public

(SEAL)

Printed Name of Notary Public

Brooke S Allen
My Commission DD104505
Expires March 28, 2006

EXHIBIT PH-1.C.2
ADDITIONAL AGENTS

Company Name: Source, Inc.

Contact Person: Tim Pugh

Address: Street : 1334 LaFayette Street

City: Cape Coral State: FL Zip: 33904

Phone: Area Code: 239 Number: 549-2345 Ext:

Fax: Area Code: 239 Number: 549-6779

E-mail address: sourceinc@worldnet.att.net

Company Name:

Contact Person:

Address: Street :

City: State: Zip:

Phone: Area Code: Number: Ext:

Fax: Area Code: Number:

E-mail address:

Company Name:

Contact Person:

Address: Street :

City: State: Zip:

Phone: Area Code: Number: Ext:

Fax: Area Code: Number:

E-mail address:

Company Name:

Contact Person:

Address: Street :

City: State: Zip:

Phone: Area Code: Number: Ext:

Fax: Area Code: Number:

E-mail address:

EXHIBIT "PH-2.B.2"

Strap Number(s):

10-46-25-00-00001.2000 NG
10-46-25-00-00001.2030 ✓
15-46-25-00-00005.1000 ✓
15-46-25-00-00005.1020 ✓
15-46-25-00-00005.102A ✓
15-46-25-00-00005.1030 ✓
15-46-25-00-00005.1050 ✓
15-46-25-00-00005.1070 NG
15-46-25-00-00005.00CE NG

EXHIBIT "PH-3.C.1"

VILLAGES OF SAN CARLOS DRI

Legal Description: In Sections 10, 14, 15, 22, and 23, Township 46 South, Range 25 East, Lee County, Florida:

RESIDENTIAL (RPD)

A tract of land lying in the Southeast Quarter (SE1/4) of Section 10 and the East Half (E1/2) of Section 15 and the Northeast Quarter (NE 1/4) of Section 22 and the Northwest Quarter (NW1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

BEGINNING AT the Southwest corner of the Northeast Quarter (NE1/4) of Section 22;
THENCE run N00°38'30"W along the West line of said Section 22 for 2,606.31 feet to the Northwest corner of the Northeast Quarter (NE1/4) of said Section 22;
THENCE run N00°19'59"W for 2,672.10 feet to the Northwest corner of the Southeast Quarter (SE 1/4) of Section 15 and the Northwest corner of Eastgate at San Carlos Pines, Phase 1, as shown on the plats recorded in Plat Book 33 at Pages 21-23 of the Public Records of Lee County, Florida;
THENCE run S84°08'36"E along the Northerly boundary of said Eastgate at San Carlos Pines, Phase 1, for 356.42 feet;
THENCE run S63°23'58"E along said Northerly line for 417.26 feet;
THENCE run S74°58'32"E along said Northerly line for 147.26 feet;
THENCE run N80°12'17"E along said Northerly line for 182.48 feet to the Northeast corner of said Eastgate at San Carlos Pines, Phase 1;
THENCE run N80°12'17"E for 18.11 feet to the Westerly right-of-way line of Three Oaks Parkway;
THENCE run N11°00'00"W along said Westerly line for 237.83 feet;
THENCE run Northwesterly along said Westerly line for 273.80 feet on the arc of a curve to the left having a radius of 1,120.00 feet (chord bearing N18°00'12"W, chord distance of 273.12 feet);
THENCE run N25°00'25"W along said Westerly line for 570.00 feet;
THENCE run Northwesterly for 447.03 feet on the arc of a curve to the left having a radius of 1,220.00 feet (chord bearing N14°30'35"W, chord distance of 444.53 feet);
THENCE run S89°40'13"W for 592.40 feet to the West line of said Section 15;
THENCE run N00°19'48"W along said West Line for 1,425.59 feet to the Southwest corner of the Southeast Quarter (SE1/4) of Section 10;
THENCE run N01°23'47"W for 2,664.23 feet to the Northwest corner of the Southeast Quarter (SE1/4) of said Section 10;
THENCE run N89°18'02"E along the North line of said Section 10 for 835.53 feet to the Westerly right-of-way line of Interstate Highway 75;
THENCE run Southeasterly along said Westerly line for 959.46 feet on the arc of a curve concave Northeasterly having a radius of 5,823.58 feet (chord bearing S10°43'39"E, chord distance of 958.37 feet);
THENCE run S14°13'23"E along said Westerly line for 1,881.70 feet;
THENCE run S87°11'24"W for 472.12 feet to a point on the Easterly right-of-way line of Three Oaks Parkway;
THENCE run Southwesterly along said right-of-way line for 411.00 feet on the arc of a curve concave Northwesterly having a radius of 1,220.00 feet (chord bearing S06°50'28"E, chord distance of 409.06 feet);

THENCE run S16°29'32"W along siad right-of-way line for 518.88 feet;
THENCE run Southeasterly along said right-of-way line for 811.21 feet on the arc of a curve concave Northeasterly having a radius of 1,120.00 feet (chord bearing S04°15'26"E, chord distance of 793.60 feet);
THENCE run S25°00'25"E along said right-of-way line for 570.00 feet;
THENCE run Southeasterly along said right-of-way line for 298.25 feet on the arc of a curve concave Southwesterly having a radius of 1,220.00 feet (chord bearing S18°00'12"E, chord distance of 297.51 feet);
THENCE run S11°00'00"E along said right-of-way line for 669.10 feet;
THENCE run Southeasterly for 281.80 feet along said right-of-way line on the arc of a curve concave Southwesterly having a radius of 1,030.00 feet (chord bearing S03°09'44"E, chord distance of 280.92 feet);
THENCE run East for 1,008.33 feet to the Westerly right-of-way line of Interstate Highway 75;
THENCE run S14°13'23"E along said right-of-way line for 4,460.33 feet;
THENCE run S89°16'12"W for 664.67 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of said Section 22;
THENCE run S89°15'53"W for 2,658.61 feet along the South line of said Northeast Quarter (NE1/4) to the POINT OF BEGINNING.

EXCEPTING THAT part further described as follows:

A tract of land lying in the Northeast Quarter (NE1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING AT the Northeast corner of said Section 22;
THENCE run S88°23'40"W for 799.59 feet along the North line of the Northeast Quarter (NE1/4) of said Section 22 to the POINT OF BEGINNING;
THENCE run S11°21'17"E for 126.05 feet;
THENCE run S05°28'43"W for 189.06 feet;
THENCE run S18°15'48"E for 181.53 feet;
THENCE run S03°46'03"W for 83.16 feet;
THENCE run S22°04'52"E for 74.60 feet;
THENCE run S07°46'15"W for 187.96 feet;
THENCE run S28°46'02"W for 58.04 feet;
THENCE run S12°01'00"E for 31.69 feet;
THENCE run S16°07'18"W for 277.66 feet;
THENCE run S68°40'50"W for 219.04 feet;
THENCE run N85°57'36"W for 123.50 feet;
THENCE run N11°41'32"W for 44.89 feet;
THENCE run N62°41'55"W for 106.20 feet;
THENCE run N18°34'28"W for 100.55 feet;
THENCE run N23°58'15"W for 274.03 feet;
THENCE run N39°51'14"W for 150.22 feet;
THENCE run N24°06'06"W for 247.63 feet;
THENCE run N02°47'39"E for 146.80 feet;
THENCE run N04°55'00"W for 227.32 feet;
THENCE run N65°49'54"W for 52.65 feet;
THENCE run N03°34'16"E for 59.13 feet;
THENCE run N11°56'54"E for 148.96 feet;
THENCE run N43°02'34"E for 282.53 feet;

THENCE run S42°37'55"E for 92.21 feet;
THENCE run S84°18'29"E for 62.62 feet;
THENCE run S51°37'12"E for 133.97 feet;
THENCE run S80°44'01"E for 129.45 feet;
THENCE run S63°39'28"E for 257.78 feet;
THENCE run S85°52'53"E for 44.00 feet;
THENCE run S11°21'17"E for 48.92 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

A tract of land lying in the Southeast Quarter (SE1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (SE1/4) of said Section 15; thence run S84°08'36"E for 356.42 feet; thence run S63°23'58"E for 417.26 feet; thence run S74°58'32"E for 147.26 feet; thence run N80°12'17"E for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Interstate Highway 75; thence run S14°13'23"E along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S14°13'23"E along said Westerly right-of-way line for 583.39 feet; thence run S53°43'58"W for 277.07 feet to a point on the Northeasterly right-of-way line of the proposed relocation of Three Oaks Parkway per Lee County Project No. CN-02-06; thence run Northwesterly along said Northeasterly right-of-way line for 204.06 feet along the arc of a curve concave Southwesterly, with a radius of 1,350.00 feet, a delta of 08°39'38", a chord bearing of N54°28'43"W and a chord distance of 203.87 feet to a point of tangency; thence run N58°48'32"W along said Northeasterly right-of-way line for 200.62 feet to a point of curvature; thence run Northwesterly along said Northeasterly right-of-way line for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1,200.00 feet, a delta of 33°09'05", a chord bearing of N42°13'59"W and a chord distance of 684.68 feet; thence leaving said Northeasterly right-of-way line run East for 877.82 feet to the point of beginning.

Tract herein described contains10.34 acres, more or less.

Tract herein described contains 365.06 ± RPD acres.

LESS AND EXCEPT THE FOLLOWING SUBDIVIDED AND PLATTED PARCELS:

Eastgate at San Carlos Pines, Phase I, recorded in Plat Book 33, Pages 21 through 23, and Phase II, recorded in Plat Book 36, Pages 64 and 65, consisting of 35.09 acres, more or less;

The Eastgate Retention Area more particularly described as follows:

From the Northwest corner of the Southeast Quarter (SE1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, run S00°19'59"E along the West line of said Southeast Quarter (SE1/4) for 1,218.50 feet to a POINT OF BEGINNING;
THENCE S45°19'59"E for 835.00 feet;
THENCE S89°40'01"W for 590.43 feet to said West line of the Southeast Quarter (SE1/4);
THENCE N00°19'59"W for 590.43 feet to the POINT OF BEGINNING.
Said land containing 4.00 acres, more or less;

Pine Run at Three Oaks, recorded in Plat Book 38, Pages 67 through 70, and the First Annex to Pine Run at Three Oaks recorded in Plat Book 40, Page 5, consisting of 29.00 acres, more or less;

Cypress Chase at Three Oaks, Unit I, recorded in Plat Book 41, Pages 29 and 30, consisting of 15.39 acres, more or less;

Cypress Chase at Three Oaks, Unit II, recorded in Plat Book 43, Pages 49 and 50, consisting of 16.96 acres, more or less

Pine Glen at Three Oaks, Unit I, recorded in Plat Book 42, Pages 51 through 53, consisting of 30.14 acres, more or less.

COMMUNITY FACILITIES (CFPD)

A tract of land lying in the Northeast Quarter of (NE1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING AT the Northwest corner of the Northeast Quarter (NE1/4) of said Section 15;
THENCE run N89°41'47"E along the North line of said Section 15 for 1,386.09 feet to the Westerly right-of-way line of Interstate Highway75;
THENCE run S14°13'23"E along said Westerly line for 102.49 feet to the POINT OF BEGINNING;
THENCE run S14°13'23"E along said Westerly line for 1,989.99 feet;
THENCE run S88°46'53"W for 506.61 feet;
THENCE run S75°46'37"W for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway;
THENCE run N25°00'25"W along said right-of-way line for 366.45 feet to a Point of Curvature;
THENCE run Northerly for 811.21 feet on the arc of a curve to the right having a radius of 1,120.00 feet (chord bearing N04°15'26"W, chord distance of 793.60 feet);
THENCE run N16°29'32" E for 518.88 feet to a Point of Curvature;
THENCE run Northerly for 411.00 feet on the arc of a curve to the left having a radius of 1,220.00 feet (chord bearing N06°50'28"E, chord distance of 409.06 feet):
THENCE run N87°11'24"E for 472.12 feet to the POINT OF BEGINNING.
Tract herein described contains 38.24 acres; more or less.

TOGETHER WITH:

A tract of land lying in the Northeast Quarter (NE 1/4) and Southeast Quarter (SE1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

BEGINNING AT the Southwest corner of said Northeast Quarter (NE1/4); THENCE run N00°19'48"W along the West line of said Northeast Quarter (NE1/4) for 1,209.49 feet;
THENCE run N89°40'13"E for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway;
THENCE run Southeasterly for 447.031 feet on the arc of a curve concave Northeasterly having a radius of 1,220.00 feet (chord bearing S14°30'35"E, chord distance of 444.53 feet);
THENCE run S25°00'25"E along said Westerly line for 570.00 feet;
THENCE run Southeasterly along said Westerly line for 273.80 feet on the arc of a curve to the right having a radius of 1,120.00 feet (chord bearing S18°00'12"E, chord distance of 273.12 feet);
THENCE run S11°00'00"E along said Westerly line for 237.83 feet;
THENCE run S80°12'17"W for 18.11 feet to the Northeast corner of Eastgate at San Carlos Pines, Phase 1, as shown on the plats recorded in Plat Book 33 at Pages 21-23 of the Public Records of Lee County, Florida;

THENCE continue S80°12'17"W along the Northerly boundary of said Eastgate at San Carlos Pines, Phase I, for 182.48 feet;
THENCE run N74°58'32"W along said Northerly line for 147.26 feet;
THENCE run N63°23'58"W along said Northerly line for 417.26 feet:
THENCE run N84°08'36"W along said Northerly line for 356.42 feet to the POINT OF BEGINNING.
Tract herein contains 25.03 acres; more or less.

TOGETHER WITH:

A tract of land lying in the Northeast Quarter (NE/14) of Section 22, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING AT the Northeast corner of said Section 22;
Thence run S88°23'40"W for 799.59 feet along the North line of the Northeast Quarter (NE1/4) of said Section 22 to the POINT OF BEGINNING;
THENCE run S11°21'17"E for 126.05 feet;
THENCE run S05°28'43" W for 189.06 feet;
THENCE run S18°15'48"E for 181.53 feet;
THENCE run S03°46'03"W for 83.16 feet;
THENCE run S22°04'52"E for 74.60 feet;
THENCE run S07°46'15"W for 187.96 feet;
THENCE run S28°46'02"W for 58.04 feet;
THENCE run S12°01'00"E for 31.69 feet;
THENCE run S16°07'18"W for 277.66 feet;
THENCE run S68°40'50"W for 219.04 feet;
THENCE run N85°57'36"W for 123.50 feet;
THENCE run N11°41'32"W for 44.89 feet;
THENCE run N62°41'55"W for 106.20 feet;
THENCE run N18°34'28"W for 100.55 feet;
THENCE run N23°58'15"W for 274.03 feet;
THENCE run N39°51'14"W for 150.22 feet;
THENCE run N24°06'06"W for 247.63 feet;
THENCE run N02°47'39"E for 146.80 feet;
THENCE run N04°55'00"W for 227.32 feet;
THENCE run N65°49'54"W for 52.65 feet;
THENCE run N03°34'16"E for 59.13 feet;
THENCE run N11°56'54"E for 148.96 feet;
THENCE run N43°02'34"E for 282.53 feet;
THENCE run S42°37'55" E for 92.21 feet;
THENCE run S84°18'29"E for 62.62 feet;
THENCE run S51°37'12"E for 133.97 feet;
THENCE run S80°44'01"E for 129.45 feet;
THENCE run S63°39'28"E for 257.78 feet;
THENCE run S85°52'53"E for 44.00 feet;
THENCE run S11°21'17"E for 48.92 feet to the POINT OF BEGINNING.
Tract herein described contains 23.80 acres; more or less.

TOGETHER WITH:

A tract or parcel of land lying in the East Half (E½) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S84°08'36"E for 356.42 feet; thence run S63°23'58"E for 417.26 feet; thence run S74°58'32"E for 147.26 feet; thence run N80°12'17"E for 202.52 feet, thence run East for 99.91 feet to the point of beginning; thence run N11°00'00"W for 256.93 feet; thence run Northwesterly 298.25 feet on the arc of a curve concave Southwesterly with a radius of 1,220.00 feet (chord bearing N18°00'12"W, chord distance 297.51 feet); thence run N25°00'25"W for 203.55 feet; thence run N75°46'37"E for 450.00 feet; thence run N88°46'53"E for 506.61 feet to a point on the Westerly right-of-way line of Interstate Highway 75; thence run S14°13'23"E for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Tract herein described contains 17.28 acres, more or less.

COMMERCIAL (CPD)

A tract of land lying in the Southeast Quarter (SE1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (SE 1/4) of said Section 15; thence run S84°08'36"E for 356.42 feet; thence run S63°23'58"E for 417.26 feet; thence run S74°58'32"E for 147.26 feet; thence run N80°12'17"E for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Interstate Highway 75; thence run S14°13'23"E for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet (chord bearing N.03°09'44"W, chord distance of 280.92 feet); then run N11°00'00"W for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres, more or less.

TOGETHER WITH:

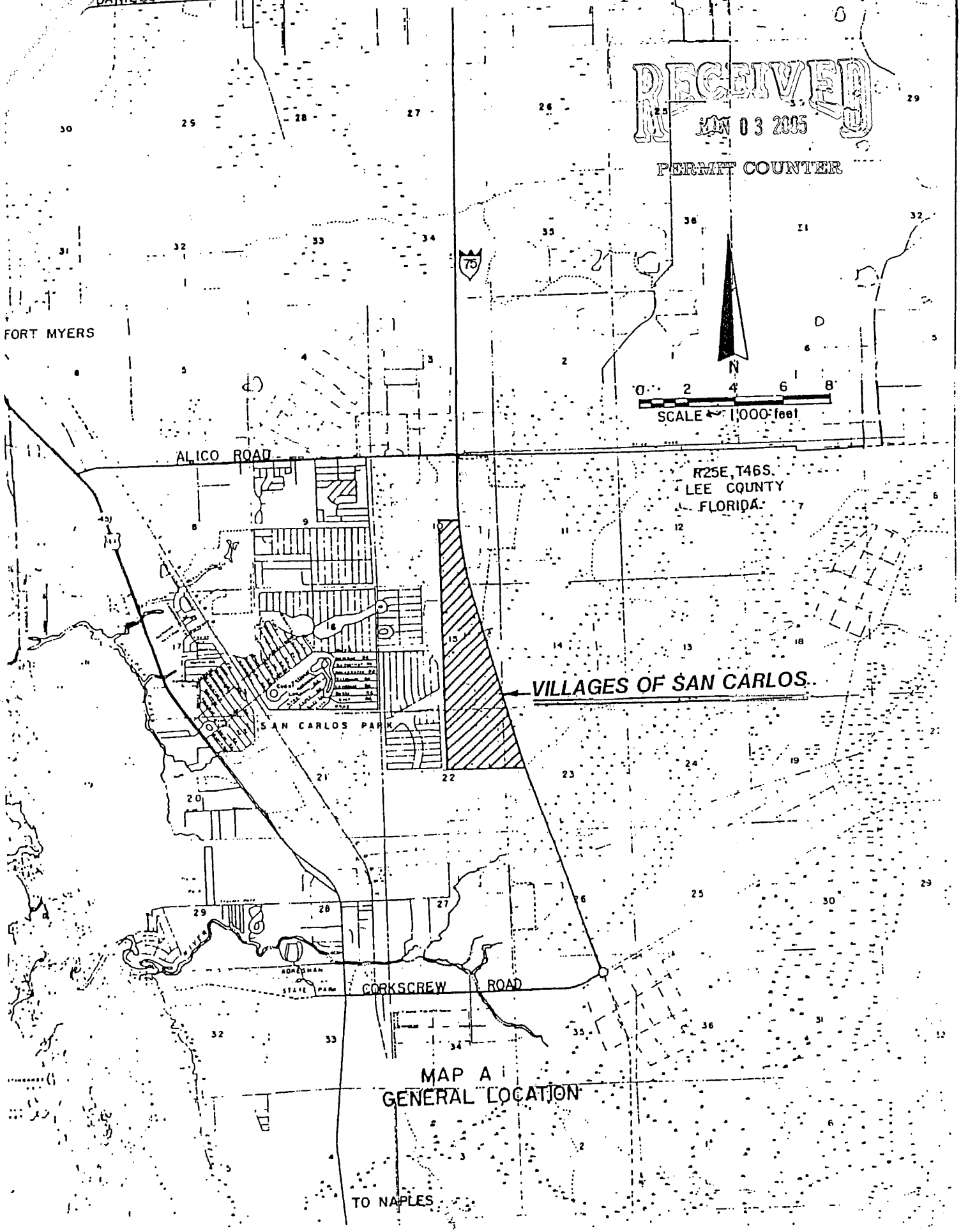
A tract of land lying in the Southeast Quarter (SE1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (SE1/4) of said Section 15; thence run S84°08'36"E for 356.42 feet; thence run S63°23'58"E for 417.26 feet; thence run S74°58'32"E for 147.26 feet; thence run N80°12'17"E for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Interstate Highway 75; thence run S14°13'23"E along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S14°13'23"E along said Westerly right-of-way line for 583.39 feet; thence run S53°43'58"W for 277.07 feet to a point on the Northeasterly right-of-way line of the proposed relocation of Three Oaks Parkway per Lee County Project No. CN-02-06; thence run Northwesterly along said Northeasterly right-of-way line for 204.06 feet along the arc of a curve concave Southwesterly, with a radius of 1,350.00 feet, a delta of 08°39'38", a chord bearing of N54°28'43"W and a chord distance of 203.87 feet to a point of tangency; thence run N58°48'32"W along said Northeasterly right-of-way line for 200.62 feet to a point of curvature; thence run Northwesterly along said Northeasterly right-of-way line for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1,200.00 feet, a delta of 33°09'05", a chord bearing of N42°13'59"W and a chord distance of 684.68 feet; thence leaving said Northeasterly right-of-way line run East for 877.82 feet to the point of beginning.

Tract herein described contains10.34 acres, more or less.

EXHIBIT "PH-3.E
Area Location Map

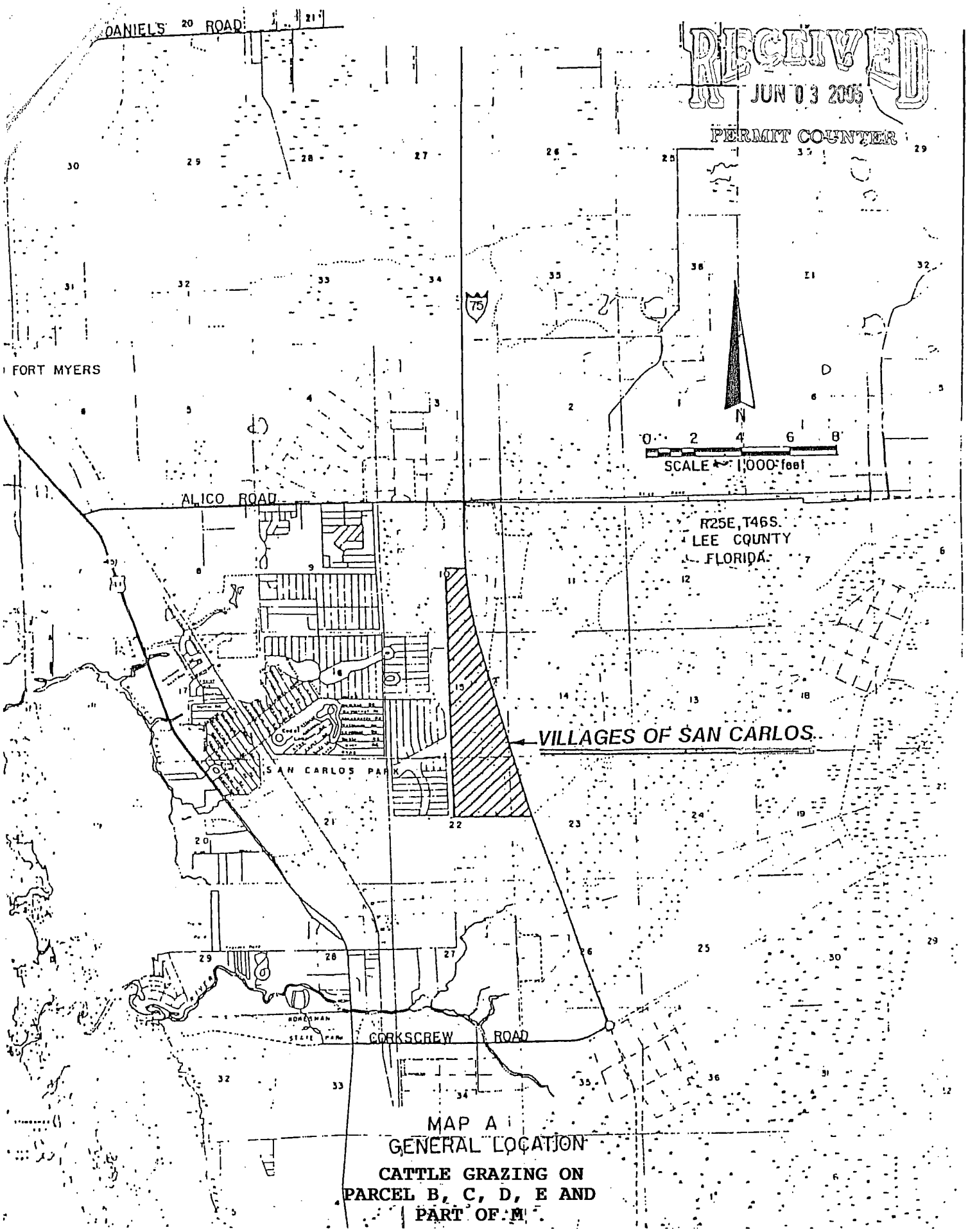
DCI2005-00054



DCI2005-00054

EXHIBIT "PH-3.I"

CURRENT AGRICULTURAL USES



MAP A
GENERAL LOCATION

CATTLE GRAZING ON
PARCEL B, C, D, E AND
PART OF M

EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 15-46-25-00-00005.00CE **CASE NO.** DCI2005-00054

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
Three Oaks Master Association, Inc.	
Paul H. Freeman, VSD - 19091 Tamiami Trail, SE	
William Ennen, PD - 19091 Tamiami Trail, SE	
David L. Choate, TD - 19091 Tamiami Trail, SE	
Alan C. Freeman, S - 19091 Tamiami Trail, SE	

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

(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

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: William Ennen
(Applicant)

William Ennen, President
(Printed or typed name of applicant)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 25 day of Jan. 2006, by William Ennen who is personally known to me or who has produced _____ as identification.

Brooke J. Allen
Signature of Notary Public

DCI 2005-00054

PART V AFFIDAVIT A1
(EXHIBIT PH-1.B.2)

RECEIVED MAR 0 8 2006

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, _____, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;

2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;

3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature

PAUL H. FREEMAN
(Type or printed name)

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this Jan. 11, 2006 (date) by Paul H. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Brooke S Allen
Signature of person taking oath or affirmation

Brooke S. Allen
Name typed, printed or stamped

Title or rank

Serial number, if any

Brooke S Allen
My Commission DD104505
Expires March 28, 2006

DCI 2005-00054

PART V AFFIDAVIT A2
(EXHIBIT PH-1.B.2)
(STRAP Number 15-46-25-00-00005.1070)

RECEIVED MAR 0 8 2006

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

I, * Larry Abbo, as Vice President of Prime Homes at Portofino Vineyards Ltd., by Portofino Vineyards Builders, Inc., (General Partner), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Prime Homes at Portofino Vineyards Ltd., by Portofino Vineyards Builders, Inc., (General Partner)
*Name of Entity (corporation, partnership, LLP, LC, etc)

Signature

Larry Abbo
(Type or printed name)

Vice President
(Title of signatory)

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 01 MAR 06 (date) by Larry Abbo, Vice President (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

Signature of person taking oath or affirmation

Linda Socolow
Name typed, printed or stamped

Linda Socolow
Commission #DD201844
Expires: May 17, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Notary
Title or rank

Serial number, if any

Notes:
- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*

DCI 2005-00054

- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then the they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

RECEIVED
MAR 0 8 2006

DCI 2005-00054

RECEIVED
MAR 0 8 2006

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

STRAP NO. 15-46-25-00-00005.1050 CASE NO. DCI2005-00054-PDA

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
Paul H. Freeman	33 1/3%
Alan C. Freeman	33 1/3%
Neil D. Freeman	33 1/3%
19091 Tamiami Trail, SE	
Fort Myers, FL 33908	

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

Name and Address	Percentage of Stock

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

DCI 2005-00054

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

Name and Address	Percentage of Stock

RECEIVED MAR 0 8 2006

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____ (Applicant)

PAUL H. FREEMAN
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11 day of Jan. 20 06 by Paul H. Freeman who is personally known to me or who has produced _____ as identification. .

Brooke S. Allen
Signature of Notary Public

Brooke S. Allen
Printed Name of Notary Public

(SEAL)
Brooke S Allen
My Commission DD104505
Expires March 28, 2006

Page 2 of 2

DCI 2005-00054

EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:

RECEIVED MAR 0 8 2006

STRAP NO. 15-46-25-00-00005.1070 **CASE NO.** DCI2005-00054

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
Prime Homes at Portofino Vineyards, LTD.	
Portofino Vineyards Builders, Inc. - General Partner	100%
Freddy Abbo, PD - 21218 St. Andrews Blvd, Suite 510; 33433	
Larry Mayer Abbo, VPD - 21218 St. Andrews Blvd; 33433	
Eduardo Abbo, S - 21218 St. Andrews Blvd, Suite 510; 33433	
Eva Abbo, T - 21218 St. Andrews Blvd,. Suite 510; 33433	

(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

RECEIVED MAR 0 8 2006

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____ VP 03.01.2006
(Applicant)

Larry Abbo, Vice President
(Printed or typed name of applicant)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before _____ day of 01 MAR 2006,

by Larry Abbo, Vice President _____ who is personally known to me or who has produced _____ as identification.

Linda Socolow
Commission #DD201844
Expires: May 17, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Linda Socolow
Signature of Notary Public

DCI 2005-00054

EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:

RECEIVED MAR 0 8 2006

STRAP NO. 15-46-25-00-00005.1070 **CASE NO.** DRI2005-00005

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
Prime Homes at Portofino Vineyards, LTD.	
Portofino Vineyards Builders, Inc. - General Partner	100%
Freddy Abbo, PD - 21218 St. Andrews Blvd, Suite 510; 33433	
Larry Mayer Abbo, VPD - 21218 St. Andrews Blvd; 33433	
Eduardo Abbo, S - 21218 St. Andrews Blvd, Suite 510; 33433	
Eva Abbo, T - 21218 St. Andrews Blvd,. Suite 510; 33433	

(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

RECEIVED MAR 0 8 2006

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____, VP 03.01.2006
(Applicant)

Larry Abbo, Vice President
(Printed or typed name of applicant)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before 1 day of MAR 2006.

by Larry Abbo, Vice President who is personally known to me or who has produced

as identification.

Linda Socolow
Commission #DD201844
Expires: May 17, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Signature of Notary Public

RECEIVED
MAR 0 8 2006

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

STRAP NO. 10-46-25-00-00001.2030 CASE NO. DCI2005-00054-PDA

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

Name and Address	Percentage of Ownership

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

Name and Address	Percentage of Stock
Lee Oaks LLC	25%
Barry Goldmeier	25%
Lee Goldmeier	
PO Box 1765	
61 S. Paramus Road	
Paramus, NJ 07652	

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
Paul H. Freeman	16 2/3%
Alan C. Freeman	16 2/3%
Neil D. Freeman	16 2/3%

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

DCI 2005-00054

RECEIVED
MAR 0 8 2006

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

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: Paul H. Freeman Trustee
(Applicant)

PAUL H. FREEMAN, TRUSTEE
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11 day of Jan. 20 06
by Paul H. Freeman who is personally known to me or who has produced
as identification.

Brooke S. Allen
Signature of Notary Public

(SEAL)

Brooke S. Allen
Printed Name of Notary Public

Brooke S Allen
My Commission DD104505
Expires March 28, 2008

DCI 2005-00054

RECEIVED
MAR 0 8 2006

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

STRAP NO. 15-46-25-00-00005.1000 CASE NO. DCI2005-00054-PDA

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
Paul H. Freeman	33 1/3%
Alan C. Freeman	33 1/3%
Neil D. Freeman	33 1/3%
19091 Tamiami Trail, SE	
Fort Myers, FL 33908	

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

Name and Address	Percentage of Stock

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

DCI 2005-00054

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

Name and Address	Percentage of Stock

RECEIVED MAR 08 2006

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

Paul H. Freeman
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11 day of Jan. 20 06 by Paul H. Freeman who is personally known to me or who has produced _____ as identification.

Brooke S. Allen
Signature of Notary Public

(SEAL)

Brooke S. Allen
Printed Name of Notary Public

Brooke S Allen
My Commission DD104505
Expires March 28, 2006

DCI 2005-00054

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

RECEIVED MAR 0 8 2006

STRAP NO. 15-46-25-00-00005.1020 **CASE NO.** DCI2005-0054-PDA

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
Paul H. Freeman	33 1/3%
Alan C. Freeman	33 1/3%
Neil D. Freeman	33 1/3%
19091 Tamiami Trail, SE	
Fort Myers, FL 33908	

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

Name and Address	Percentage of Stock

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

DCI 2005-00054

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

Name and Address	Percentage of Stock

RECEIVED MAR 0 8 2006

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____ (Applicant)

Paul H. Freeman
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11 day of Jan. 20 06
by Paul H. Freeman who is personally known to me or who has produced _____ as identification.

Brooke S. Allen
Signature of Notary Public

(SEAL)

Brooke S Allen
Printed Name of Notary Public

Brooke S Allen
My Commission DD104505
Expires March 28, 2008

DCI 2005-00054

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

RECEIVED MAR 0 8 2006

STRAP NO. 15-46-25-00-00005.102A CASE NO. DCI2005-00054-PDA

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
Paul H. Freeman	33 1/3%
Alan C. Freeman	33 1/3%
Neil D. Freeman	33 1/3%
19091 Tamiami Trail, SE	
Fort Myers, FL 33908	

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

Name and Address	Percentage of Stock

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

DCI 2005-00054

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

Name and Address	Percentage of Stock

RECEIVED MAR 0 8 2006

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____ (Applicant)

Paul H. Freeman
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11 day of Jan. 20 06 by Paul H. Freeman who is personally known to me or who has produced _____ as identification.

Brooke S. Allen
Signature of Notary Public

(SEAL)

Brooke S. Allen
Printed Name of Notary Public

Brooke S Allen
My Commission DD104506
Expires March 28, 2008

LEE COUNTY
SOUTHWEST FLORIDA

RECEIVED
JUN 03 2005
PERMIT COUNTER

SUPPLEMENT D

ADDITIONAL REQUIRED INFORMATION FOR A PLANNED DEVELOPMENT APPLICATION UNINCORPORATED LEE COUNTY

Case Number: DCI2005-00054

Project Name: Villages of San Carlos

Authorized agent: Alan C. Freeman

STRAP Number(s): See Attached List - Exhibit "PH-2.B.2"

Select one only

X DRI (rezoning required)
____ DCI-Major
____ DCI-Minor
____ DCI-Minor - Existing Dev. (1)
____ DCI-Minor - Amend. to approved master concept plan (2)
____ Amend. to built planned development meeting DCI threshold. (3)
____ PRFPD in Private Recreational Facilities Overlay Area [(34-341(a)(2)]

Notes:

(1) Existing development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to a planned development classification. It will be reviewed in the same manner as a minor planned development except that a traffic impact statement will not be required. [34-341(b)(2)d.1.]

(2) Amendments to application. Application to amend an approved major or minor master concept plan or its attendant documentation, or for the extension of a vacated master concept plan originally approved prior to December 2, 1991. It will be treated procedurally as minor planned developments. These applications will require only as much information, as deemed necessary by the director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(b)(2)d.2.]

(3) Amendments to built planned developments (PD). An application for a variance or other approval covered by this chapter wherein the subject property is the only part of the original planned development for which the approval is sought. Application meets the threshold for a development of county impact and will be reviewed in accordance with the provisions for reviewing developments of county impact. Applicant must be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property.

For purposes of this subsection, the term "built" means that all of the roads, utilities, buffering, open space, surface water management features and structures, common space, common amenities, common landscaping, gatehouses, entrance signs, entrance ways and other similar items identified as part of the final approved master concept plan have been constructed and acknowledged by the county as complete. In the case of residential planned developments or mixed developments which include residential structures, the term "built" does not mean that all residential structures must have been constructed on individual platted lots.

PART 1
GENERAL INFORMATION

A. Comprehensive Plan Amendments (check one):

__X__ There are **NO** Lee Plan Amendments pending that could affect the future use of this property.

_____ The following Lee Plan Amendments **ARE** pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application):

_____

_____

_____

_____

_____

_____

_____

_____

_____

B. Archaeological/Historical (check one):

__X__ There are **NO** known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. **[34-373(a)(4)f.]**

_____ There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to chapter 22. Attached as **Exhibit 1-B** is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. **[34-373(a)(4)f.]**

C. Public Transit (check one):

_____ Property is **NOT** within the Lee Tran public transit service area.

__X__ Property is within the Lee Tran public transit service area. **Exhibit 1-C** shows the property in relation to existing and proposed public transit routes,

D. Density

_____ There are no residential dwelling units proposed for this development.

__X__ The property is located within one or more Future Land Use categories. Density has been calculated in **Part 3** of this application and is summarized below:

Intensive Development	_____	Proposed dwelling units
Central Urban	_____	Proposed dwelling units
Urban Community	2,500	Proposed dwelling units
Suburban	_____	Proposed dwelling units
Outlying Suburban	_____	Proposed dwelling units
TOTAL	2,500	Proposed dwelling units

PART 2
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**			494.76 **Acres**
	1.	Submerged land subject to tidal influence:	_____ Acres	
	2.	Other non-freshwater Wetlands:	_____ Acres	
	3.	R-O-W providing access to non-residential uses:	_____ Acres	
	4.	Non-residential use areas (1)	25.35 Acres	
B.	**Total area not eligible as gross residential acreage. Items A.1. + A.2 + A.3. + A.4.**			25.35 **Acres**
C.	**Gross residential acres. (A minus B)** (2)			469.41 **Acres**
D.	**Gross residential acres by Land Use Category**			
1.	a.	Intensive development - Upland	_____ Acres	
	b.	Intensive development - freshwater wetland	_____ Acres	
2.	a.	Central Urban - Upland	_____ Acres	
	b.	Central Urban - freshwater wetland	_____ Acres	
3.	a.	Urban Community or Suburban - Upland	445.61 Acres	
	b.	Urban Community or Suburban freshwater wetland	23.80 Acres	
4.	a.	Outlying Suburban - Upland	_____ Acres	
	b.	Outlying Suburban - freshwater wetland	_____ Acres	
5.	a.	Rural, Outer Island, Rural Community Preserve - Upland	_____ Acres	
	b.	Rural, Outer Island, Rural Community Preserve - freshwater wetland	_____ Acres	
6.	a.	Open Lands - Upland	_____ Acres	
	b.	Open Lands - freshwater wetland	_____ Acres	
7.	a.	DR/GR - Upland	_____ Acres	
	b.	DR/GR - freshwater wetland	_____ Acres	
8.	a.	Wetlands - freshwater	_____ Acres	
	b.	Wetlands - not - freshwater	_____ Acres	
9.	a.	New Community - Upland	_____ Acres	
	b.	New Community - freshwater wetland	_____ Acres	
10.	a.	University Community - Upland	_____ Acres	
	b.	University Community - freshwater wetland	_____ Acres	
11.		**TOTAL** (should equal "C" above)	469.41 Acres	

NOTES:

(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included.

(2) Lands to be used for residential uses including land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies.

PART 3
RESIDENTIAL DEVELOPMENTS
PRELIMINARY DENSITY CALCULATIONS*

* Notes:
1. Complete only if living units are proposed in a Future Land Use Category.
2. If more than one classification, calculations for each classification must be submitted.
3. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Intensive Development Category

1.	**Preliminary Standard Units**	**Maximum standard density**		**Units**
	a. Total upland Acres (from Part 2, D.1.a.)	_____	times 14 equals	_____
	b. Total freshwater wetland Acres (from Part 2, D.1.b.)	_____	times 14 equals	_____
	c Preliminary Total Standard units (a. plus b.) (1)			_____
2.	**Maximum Permitted Units**	**Maximum permitted**		**Units**
	a. Total upland Acres (from Part 2, D.1.a.)	_____	times 18 equals	_____
3.	**Total allowed standard units (A.1.c. or A.2.a., whichever is less)**			_____
4.	**Bonus Units** (2)			
	a. Low-moderate housing density:			_____
	b. TDR units:			_____
	c. Sub-total (A.4.a. plus A.4.b.)			_____
5.	**Total Permitted Units (A.3. plus A.4.c.):** (1)			_____

B. Central Urban Category

1.	**Preliminary Standard Units**	**Maximum standard density**		**Units**
	a. Total upland Acres (from Part 2, D.2.a.)	_____	times 10 equals	_____
	b. Total freshwater wetland Acres (from Part 2, D.2.b.)	_____	times 10 equals	_____
	c. Preliminary Total Standard units (a. plus b.) (1)			_____
2.	**Maximum Permitted Units**	**Maximum permitted**		**Units**
	a. Total upland Acres (from Part 2, D.2.a.)	_____	times 12.5 equals	_____
3.	**Total allowed standard units (B.1.c. or B.2.a., whichever is less)**			_____
4.	**Bonus Units** (2)			
	a. Low-moderate housing density:			_____
	b. TDR units:			_____
	c. Sub-total (B.4.a. plus B.4.b.)			_____
5.	**Total Permitted Units (B.3. plus B.4.c.):** (1)			_____

Notes:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
(2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

C. Urban Community Category

1.	**Preliminary Standard Units**	**Maximum**	**standard density**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	445.61	times 6 equals	2,674
	b. Total freshwater wetland Acres (from Part 2, D.3.b.)	23.80	times 6 equals	143
	c. Preliminary Total Standard units (a. plus b.) (1)			2,817
2.	**Maximum Permitted Units**	**Maximum**	**permitted**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	445.61	times 8 equals	3,565
3.	**Total allowed standard units (C.1.c. or C.2.a, whichever is less)**			2,817
4.	**Bonus Units** (2)			
	a. Low-moderate housing density:			_____
	b. TDR units:			_____
	c. Sub-total (D.4.a. plus D.4.b.)			_____
5.	**Total Permitted Units (C.3. plus C.4.c.):** (1)			2,817

Notes:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
(2) If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

D. Suburban Category

1.	**Preliminary Standard Units**	**Maximum**	**standard density**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	_____	times 6 equals	_____
	b. Total freshwater wetland Acres (from Part 2, D.3.b.)	_____	times 6 equals	_____
	c. Preliminary Total Standard units (a. plus b.) (1)			_____
2.	**Maximum Permitted Units**	**Maximum**	**permitted**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	_____	times 8 equals	_____
3.	**Total allowed standard units (D.1.c. or D.2.a., whichever is less)**			_____

E. Outlying Suburban Category

1.	**Preliminary Standard Units**	**Maximum**	**standard density**	**Units**
	a. Total upland Acres (from Part 2, D.4.a.)	_____	times 3 equals	_____
	b. Total freshwater wetland Acres (from Part 2, D.4.b.)	_____	times 3 equals	_____
	c. Preliminary Total Standard units (a. plus b.) (1)			_____
2.	**Maximum Permitted Units**	**Maximum**	**permitted**	**Units**
	a. Total upland Acres (from Part 2, D.4.a.)	_____	times 4 equals (1)	_____
3.	**Total allowed standard units (E.1.c. or E.2.a., whichever is less)**			_____

Notes:
(1) 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.

PART 3A
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY DENSITY CALCULATIONS

		Habitable Stories	Height	Total Floor Area	
A.	**Commercial**				
A.1.	Medical	8 floors (Max)	95 ft (max)	15,000	Sq. Ft.
A.2.	General Office	8 floors (Max)	95 ft (max)	10,000	Sq. Ft.
A.3.	Retail	8 floors (Max)	95 ft (max)	123,799	Sq. Ft.
A.4.	Other	8 floors (Max)	95 ft (max)	10,000	Sq. Ft.
A.5.	**TOTAL FLOOR AREA**			158,799	Sq. Ft.

		Habitable Stories	Height	Total Floor Area	
B.	**Industrial**				
B.1.	Under Roof				Sq. Ft.
B.2.	Not under Roof	NA			Sq. Ft.
B.3.	**TOTAL FLOOR AREA**				Sq. Ft.

			Depth	Total Acres	
C.	**Mining**				
C1.	Area to be excavated	NA			Acres

		Habitable Stories	Height	Total Number of Beds/Units	
D.	**Assisted Living Facilities**				
D.1.	Dependent Living Units				Beds/Units
D.2.	Independent Living Units				Beds/Units
D.3.	**TOTAL BEDS/UNITS**				Beds/Units

		Habitable Stories	Height	Number of Rental Units	
E.	**Hotels/Motels**				
	Room Size				
E.1.	< 425 sq. ft.				Units
E.2.	426-725 sq. ft.				Units
E.3.	725 < sq. ft.				Units
E.4.	**TOTAL UNITS**				Units

PART 4

ENVIRONMENTAL ISSUES

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

15.0' - 19.0' NGVD

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.
See: ADA - DRI

DO 81-1 & Development Order Amendments

Parcel "A" on Master Concept Plan 23.8 Acres

continued

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

Parcel A is a 23.8 acre cypress wetland which has been preserved and is maintained and monitored by the Three Oaks I Master Association in accordance with the South Florida Water Management District permits for the Villages of San Carlos project.

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

PART 5
SANITARY SEWER FACILITIES (34-415)

" **NOT APPLICABLE"**
Serviced By Lee County Utilities

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:

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:

2. Quality of the effluent:

3. Expected life of the facility:

4. Who will operate and maintain the internal collection and treatment facilities:

5. Receiving bodies or other means of effluent disposal:

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

1. The location and approximate area of the spray fields:

_____

_____

_____

_____

_____

_____

2. Current water table conditions:

_____

_____

_____

_____

_____

_____

3. Proposed rate of application:

_____

_____

_____

_____

_____

4. Back-up system capacity:

_____

_____

_____

_____

_____

PART 6 - SUBMITTAL REQUIREMENTS

Copies*		Exhibits	Item
Sub.	Req.		
	12		Public Hearing Application form **[34-373(a)(1)]**
	1		Application Fee **[34-373(a)(2)]**
			DESCRIPTION OF EXISTING CONDITIONS
	4	**1-B**	**Historical or Archaeological sites:** The nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to chapter 22. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be provided. **[34-373(a)(4)h.]**
	12	**1-C**	**Public Transit.** 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)g.]**
	4	**6-A**	**A Boundary Survey,** prepared by a professional surveyor, that meets the minimum technical standards as set out in chapter 61G17-6, F.A.C., and which survey has been signed and sealed within one year of the application date, and which shows existing conditions on the property to full survey accuracy. **[34-373(a)(4)a.]**
	12	**6-B**	**Area Location Map** on 8.5" by 11" paper. A map marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. **[34-373(a)(4)b.]**
	12	**6-C**	**Existing zoning and current land uses** 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 500 feet. **[34-373(a)(4)c.]**
	12	**6-D**	**Aerial photograph** with the site clearly delineated. **[34-373(a)(4)d.]** **Originals only - photocopies not acceptable.**
	4	**6-E**	**Soils, vegetation, rare & unique uplands, topography.** Maps drawn at the same scale as the master concept plan marked or overprinted to show the information required by section 34-373(a)(4)e.] **[34-373(a)(4)e.]**
	4	**6-F**	**FLUCCS Map.** A Florida Land Use, Cover and Classification System (FLUCCS) map at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any federal and state jurisdictional wetlands and other surface waters, including the total acreage of federal and state wetlands. **[34-373(a)(4)f.]**
			NARRATIVE COMPLIANCE STATEMENTS
	12	**6-G**	**Lee Plan Compliance.** A narrative explanation as to how the proposed development complies with the Lee Plan. **[34-373(a)(5)]**
	3	**6-H**	**Design Standards Compliance.** A narrative explanation as to how the proposed development complies with the Design Standards set forth in Section 34-411. **[34-373(a)(5)]**
	3	**6-I**	**Decision-making compliance.** A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in sections 34-145(c)(2)a and e. and 34-145(d)(3). **[34-373(a)(5)]**

Copies*		Exhibits	Item
			MASTER CONCEPT PLAN
	12	**6-J**	**Master Concept Plan, Non-PRFPD** . A graphic illustration (master concept plan) of the proposed development, showing and identifying the information required by Section 34-373(a)(6). Copies of the master concept plan must be provided in two sizes, 24 inches by 36 inches, and 11 inches by 17 inches in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-373(a)(6)]**
	12	**6-K**	**Master Concept Plan, PRFPD :** A clearly legible drawing, no less than 24 inches by 36 inches in size and drawn at a scale sufficient to adequately show and identify the information required by Section 34-941(g). **[34-941(g)]**
	5	**6-L**	**Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the county and in conformance with the adopted county administrative code. **[34-373(a)(7)]** TIS is not required for an existing development. **[34-341(b)(2)d.1.]**
	12	**6-M**	**Schedule of Uses.** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by section 34-373(a)(8)]. **[34-373(a)(8)]**
	12	**6-N**	**Schedule of deviations and a written justification.** A schedule of deviations and a written justification for each deviation requested as part of the master concept plan. The location of each requested deviation must be located on the master concept plan. **[34-373(a)(9)]**
			ADDITIONAL REQUIREMENTS FOR MAJOR PDs
	4	**6-O**	**Surface water management plan** A written description of the surface water management plan as required by Section 34-373(b)(1). **[34-373(b)(1)]**
	12	**6-P**	**Phasing program.** 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)]**
			ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS
	4	**6-Q**	**Protected species survey.** Required for large developments (defined in Chapter 10-1), a protected species survey as required by section 10-473. **[34-373(b)(2)]**
			AMENDMENTS TO BUILT PLANNED DEVELOPMENTS
	4	**6-R**	**Proof of notice to other property owners.** Although the consent of the owners of the remainder of the original planned development is not required, the owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. **[34-373(c)]**
			REQUIREMENTS FOR DRIs
	12	**6-S**	**Binding letter of interpretation from DCA or a complete and sufficient ADA.** **[34-373(d)(2)]**
			ADDITIONAL EXHIBITS - PRFPDs
	4	**6-T**	Conceptual surface water management **[34-941(d)(3)b.i.1)]**
	12	**6-U**	If within an area identified as an anticipated draw down area, demonstration of compliance with section 34-941(d)(3)d. **[34-941(d)(3)d.]**
	12	**6-V**	Preliminary indigenous restoration plan (if applicable). **[34-941(e)(5)f]**
	12	**6-W**	Environmental Assessment **[34-941(g)(2)]**
	12	**6-X**	Demonstration of compatibility **[34-941(g)(4)]**

*** includes 1 original**

EXHIBIT "PH-2.B.2"

Strap Number(s):

10-46-25-00-00001.2000
10-46-25-00-00001.2030
15-46-25-00-00005.1000
15-46-25-00-00005.1020
15-46-25-00-00005.102A
15-46-25-00-00005.1030
15-46-25-00-00005.1050
15-46-25-00-00005.1070
15-46-25-00-00005.00CE

EXHIBIT "1 - C"
Page 1 of 2

DCI2005-00054

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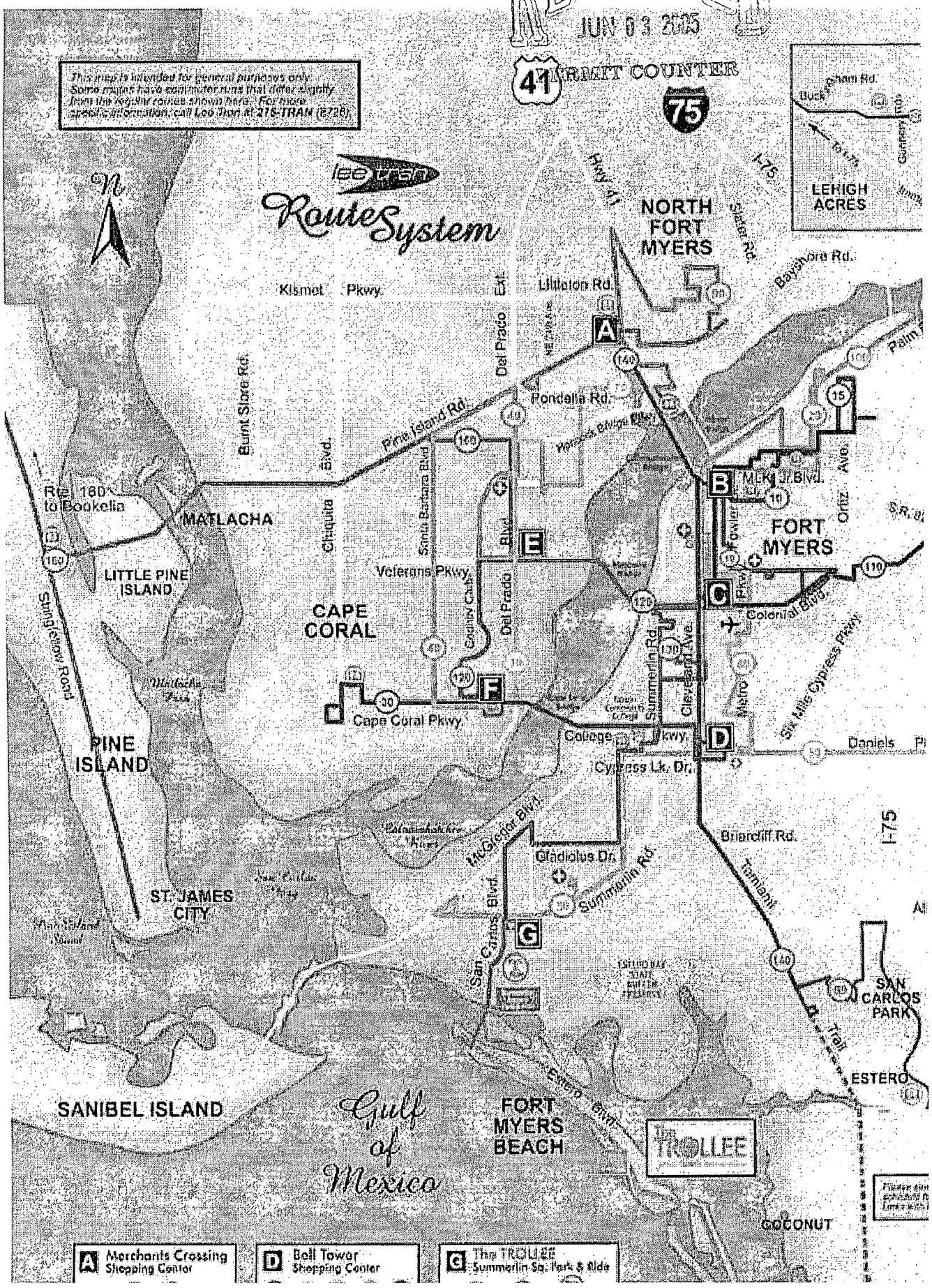

PART V AFFIDAVIT A1
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT

I, Paul H. Freeman, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;

2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;

3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that

4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Signature

PAUL H. FREEMAN
(Type or printed name)

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JUN 19 2006
PERMIT COUNTER

DCI 2005-00054

STATE OF Florida

COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this Jan. 11, 2006 (date) by Paul H. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Brooke S Allen
Signature of person taking oath or affirmation

Brooke S. Allen
Name typed, printed or stamped

Title or rank

Serial number, if any

Brooke S Allen
My Commission DD104505
Expires March 28, 2008

AFFIDAVIT

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STATE OF FLORIDA
COUNTY OF LEE.

BEFORE ME, the undersigned authority, on this 11 day of Jan 2006, personally appeared Paul H, Freeman, who is personally known to me or who produced _____ as identification and who did take an oath, who deposes and says as follows:

1. That I am the trustee of the following described properties, to wit:

   See attached Exhibit "A"

2. That the above described property was used for bona fide agricultural purposes; to wit livestock grazing and pasturage at the time of the Lee County Board of County Commissioners review and consideration of the re-zoning of the property described on the attached Exhibit "A".

3. The agricultural use of the property is an existing bona fide agricultural use.

4. The agricultural use is being conducted on the remaining undeveloped portion of the property. The portion of property, being used for the grazing of livestock is described on the attached Exhibit "A".

5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read or has heard read to him, the full facts of this affidavit and understands its meaning and context.

FURTHER AFFIANT SAYETH NAUGHT.

Paul H. Freeman, Trustee

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)

Brooke S Allen
My Commission DD104505
Expires March 28, 2006

Signature of Notary Public

Brooke S. Allen
(Print, type or stamp commissioned name of Notary Public)

Commission Number

DCI 2005-00054

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EXHIBIT A

DESCRIPTION: Commercial Tract (Parcel "F-1")

A tract of land lying in the Southeast Quarter (SE 1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the northwest corner of the southeast quarter (SE 1/4) of said Section 15; thence run S. 84° 08' 36" E for 356.42 feet; thence run S. 63° 23' 58" E. for 417.26 feet; thence run S. 74° 58' 32" E. for 147.26 feet; thence run N. 80° 12' 17" E. for 202.52 feet; thence run east for 99.91 feet; thence continue east for 928.83 feet to a point on the westerly right-of-way line of Highway I-75; thence run S. 14° 13' 23" E. along said westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S. 14° 13' 23" E. along said westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S. 14° 13' 23" along said westerly right-of-way line for 583.39 feet; thence run S. 53° 43' 58" W. for 277.07 feet to a point on a curve; thence run northwesterly for 204.06 feet along the arc of a curve concave southwesterly with a radius of 1350.00 feet; a delta of 08° 39' 38", a chord bearing of N. 54° 28' 43" W. and a chord distance of 203.87 feet to a point of tangency; thence run N. 58° 48' 32" W. for 200.62 feet to a point of curvature; thence run northwesterly for 694.32 feet along the arc of a curve concave northeasterly, with a radius of 1,200.00 feet, a delta of 33° 09' 05", a chord bearing of N. 42° 13' 59" W. and a chord distance of 684.68 feet; thence run east for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

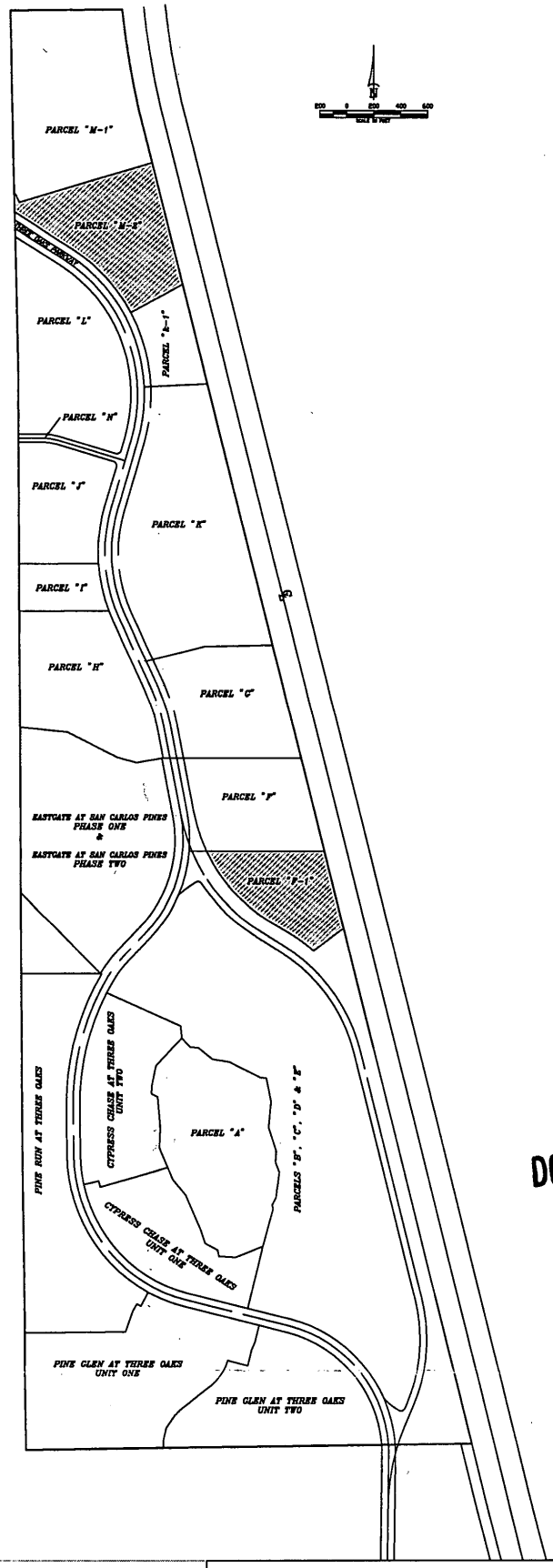
DESCRIPTION: Multifamily (Parcel "M-2")

A tract or parcel of land lying in Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the northwest corner of the southeast quarter (SE 1/4) of the aforesaid Section 10; thence run S. 01° 23' 47" E. along the west line of said southeast quarter (SE 1/4) for 1,346.12 feet to the point of beginning, said point being on a curve; thence run southeasterly for 29.00 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13° 50' 54", a chord bearing of S. 32° 25' 33" E. and a chord distance of 28.93 feet to a point of tangency; thence run S. 25° 30' 09" E. for 37.14 feet to a point of curvature; thence run southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13° 04' 55", a chord bearing of S. 32° 02' 37" E. and a chord distance of 18.23 feet; thence run N. 73° 26' 28" E. for 1,031.74 feet to a point on the westerly right-of-way line of Interstate Highway 75; thence run S. 14° 13' 23" E. along said westerly right-of-way line for 927.08 feet; thence run S. 61° 34' 25" W. for 490.97 feet to the easterly right-of-way line of Three Oaks Parkway (100 feet wide), said point being on a curve; thence run northwesterly along said easterly right-of-way line for 618.06 feet along the arc of a curve concave southwesterly, with a radius of 1,220.00 feet, a delta of 29° 01' 36", a chord bearing of N. 42° 56' 34" W. and a chord distance of 611.47 feet to a point of tangency; thence run N. 57° 27' 22" W. along said easterly right-of-way line for 451.58 feet to a point of curvature; thence run northwesterly along said easterly right-of-way line for 28.61 feet along the arc of a curve concave northeasterly, with a radius of 1,120.00 feet, a delta of 01° 27' 49", a chord bearing of N. 56° 43' 28" W and a chord distance of 28.61 feet to a point on the west line of the southeast quarter (SE 1/4) of aforesaid Section 10; thence run N. 01° 23' 47" W. along said west line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

DCI 2005-00054



RECEIVED
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DCI 2005-00054

EXHIBIT "A1"
AGRICULTURAL USE AREA

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627

1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
110-01-03	1 OF 1
DATE	DRAWN BY: JBN
10/28/05	FILE NAME: 110.DWG

CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING

September 8, 2006

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SEP 11 2006
ZONING

Mr. Andy Getch, P.E.
Lee County Department of Transportation
1500 Monroe Street, 3rd Floor
Fort Myers, Florida 33901

RE: **Response to County Comments dated March 20, 2006**
NOPC Application Traffic Study for the Villages of San Carlos DRI
County Project Number - DRI2005-00005 Villages of San Carlos

Dear Mr. Getch,

Please find outlined below the responses to your comments dated March 20, 2006. A revised NOPC Application Traffic Study is included with this response containing the revised information (as requested).

County Comments

a) Three Oaks Pkwy from Alico Rd to Daniels Pkwy is not an existing or a 3 year committed improvement facility. This would appear to affect the northbound trip distribution in Figure 4B and subsequent calculations.

The project assignment to Three Oaks Parkway north of Alico Road has been removed from the analysis. This change and subsequent calculations have been incorporated into the revised NOPC Application Traffic Study.

We apologize for the error in the graphic indicating 8 lanes but I-75 from Bonita Beach Road to Daniels Parkway is currently committed as a 6 lane freeway. Recent funding has also expanded the committed 6-laning north to Palm Beach Boulevard and south into Collier County. Please correct the study references and calculations for these facilities.

Improvements to I-75 have been reflected as a 6 lane freeway. This change and subsequent calculations have been incorporated into the revised NOPC Application Traffic Study.

b) The applicant's consultant called to discuss the methodology in late November. However, some corrections in calculation methods in the December 2005 study [are] needed. The peak season peak hour traffic volumes were calculated from AADT and a peak hour % of weekday in the peak season. The standard is based on AADT multiplied by the K-100 factors.

The Applicant has used existing PM peak hour directional traffic counts (where available) to reflect existing PM peak hour directional traffic conditions. Existing PM peak hour directional traffic from year 2004 or 2005 has been obtained for the state traffic count stations on Interstate 75, US-41 and Alico Road. Existing PM peak hour directional traffic from year 2006 has been obtained for most of the County traffic count stations in the study area inclusive of Stations 25, 53, 247, 249, 313, 414, 415,423, 462 and 464. Daily traffic counts from the Lee County Year 2005 Traffic Count Report have been used where peak hour directional counts were unavailable. These have been converted to peak hour directional using the applicable K100 and directional factors. The revised NOPC Application Traffic Study incorporates the existing traffic count data from FDOT and Lee County.

101 North Gordon Road, Fort Lauderdale, Florida 33301
954-463-8878 office 954-525-4303 fax 954-649-8942 cell Email: csweet@bellsouth.net

The study used historic rates instead of the more traditional historic growth rates. LCDOT staff evaluation will include a comparison to LOS results using historic growth rates while discussing the likely influence of committed road improvements. Use of the regional growth rate for the all facilities in the study area may yield different LOS results on road segments.

The Applicant calculated historical growth rates from 16 traffic count stations in the study area reflecting 5 years of historical counts (from year 2000 to 2005). The revised NOPC Application Traffic Study includes a revised Table 6 incorporating the historical traffic counts and a study area historical growth rate of 6.05% per year. This growth rate has been applied to existing traffic counts to establish future background traffic conditions for the year 2009. Growth for 5 years has been applied to the year 2004 study area counts. Growth for 4 years has been applied to the year 2005 study area counts and growth for 3 years has been applied to the year 2006 study area counts.

c) Clarifications are needed for the difference in trip distribution from the original approved DRI. Of most concern is the reduction of project traffic on the 4 lane portion of U.S. 41 to below the significance threshold. Additional explanation of the justification for the difference is necessary.

Modifications to the DRI project trip distribution have been made to account for a more mature roadway network which has evolved within the project study area since the DRI was first approved in 1981. The revisions to the traffic assignment respond to the changes in the roadway network and in the location of off-site employment for the surrounding community. A revised Figure 4B has been prepared in response to agency comments, reflecting further refinements to the project distribution, and maintaining greater consistency with the originally approved distribution for the DRI. Revised Figure 4B has been prepared using the June 2006 Lee County Future Land Use Map as a base, to highlight the surrounding employment areas serving as home-based work trip destinations for the DRI. Increased traffic assignment has been directed to the areas located north of Alico Road on both the east and west sides of I-75, where the future land use accommodates industrial development, Airport and related uses, Tradeport and related uses and industrial and commercial uses. Increased traffic assignment has also been directed to the University Community located to the east of I-75. Despite the increased assignment to the north, the modified project distribution maintains 48.4% of the original 53.4% of project traffic heading west, however the western movement towards the urban community employment located along the US-41 corridor is dispersed using Alico Road, Winged Foot Drive, San Carlos Boulevard and Estero Parkway. Traffic assignment along US-41 is both consistent and balanced, representing only one of the employment areas which will serve the residents from the Villages of San Carlos DRI.

d) This is not a sufficiency comment, but we will refer to the original SWFRPC staff report page 24 as the reference for approved ADA trip generation estimate. In Table 1A the applicant's consultant refers to ITE Trip Generation 7th edition.

The comment is noted.

e) This is not a sufficiency comment, but we will refer to the Three Oaks Middle School and Three Oaks Regional Park as external uses for the purpose of evaluating the residential and commercial development.

The comment is noted.

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Please see the revised NOPC Application Traffic Study included with this response. The text, tables, graphics and attachments included as part of the time extension transportation analyses have been revised to incorporate County Comments and updated County and State databases. Thank you for your continued assistance in processing the proposed time extension to the Villages of San Carlos DRI. Please contact me if you have any additional questions regarding the information submitted.

Sincerely,

Cathy Sweetapple & Associates
Transportation and Mobility Planning

Cathy S. Sweetapple, AICP
Principal Transportation Planner

cc: Bryan J. Kelner, Lee County Division of Zoning
Ken Heatherington, SWFRPC
Alan Freeman, Southwest Florida Capital Corporation
Larry Abbo, Prime Homebuilders
Brenda Yates, Yates & Company, LLC

C:\Documents and Settings\Cathy Sweetapple\My Documents\Villages of San Carlos\Getch - 9-8-06.doc

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NOPC Application Time Extension Traffic Study

Villages of San Carlos DRI

Revised August 2006

Prepared for:
Southwest Florida Capital Corporation

Cathy Sweetapple & Associates
Transportation and Mobility Planning

101 North Gordon Road, Fort Lauderdale, Florida 33301
954-463-8878 office 954-525-4303 fax Email: csweet@bellsouth.net

VILLAGES OF SAN CARLOS DRI
NOPC APPLICATION TRAFFIC STUDY

This Traffic Study has been prepared to document and evaluate the changes in trip generation for the Villages of San Carlos DRI as part of the NOPC Application to modify property entitlements and extend the DRI build out date. This Traffic Study has been formatted to evaluate DRI trip generation pursuant to DRI standards, using accepted trip generation rates and equations from *Trip Generation, 7th Edition, an Informational Report of the Institute of Transportation Engineers*, most recently published in 2003.

This Traffic Study has also been formatted to evaluate regional impacts pursuant to DRI standards for a DRI time extension establishing December 30, 2009 as the new buildout date for the Villages of San Carlos DRI. This traffic study has evaluated DRI significance on surrounding study area roadways pursuant to 9J-2.045, F.A.C., and has determined that no roadways significantly impacted by DRI traffic are operating below adopted level of service standards pursuant to the local government comprehensive plan.

Site Location and Development History

The Villages of San Carlos DRI occupies 495 acres in Lee County, and is bounded generally by Alico Road on the north, Estero Parkway on the south, and Interstate 75 on the east, spanning the east and west sides of Three Oaks Parkway (see **Figures 1A and 1B**). The DRI was approved in 1981 (pursuant to **Resolution 81-1**) to create a residential community consisting of single family and multi-family dwelling units, retail space, educational facilities, necessary public facilities and parks and open space. The DRI was amended in 1992 to reduce the total number of dwelling units, and to modify the acreages for the school site, public facilities and open space.

Existing and Proposed Development

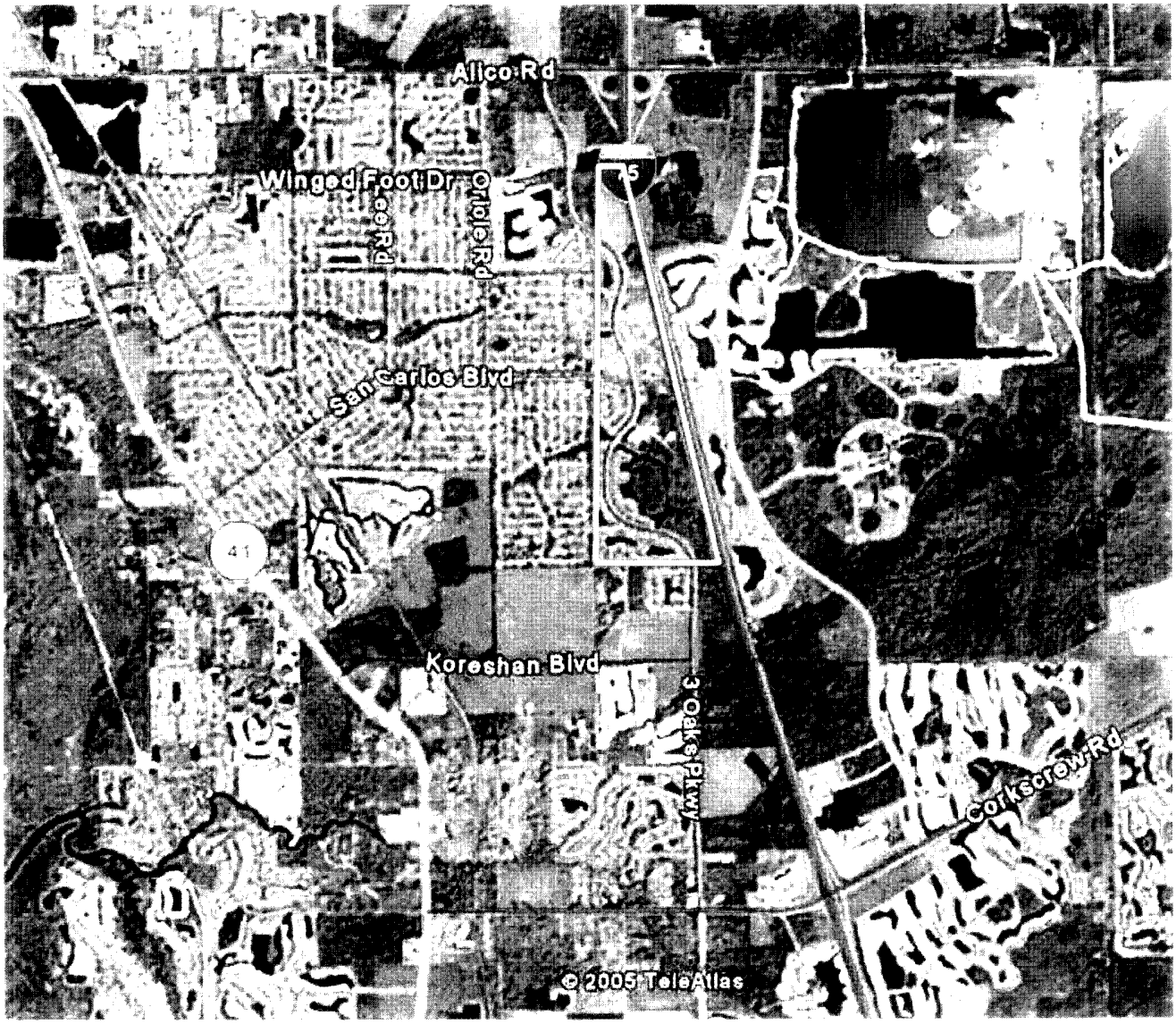
Phase I of the DRI was built between the years 1984 and 2003, completing 381 single family homes and 142 multi-family homes, for a total of 523 dwelling units. The Three Oaks Town Center was constructed with 41,000 square feet of retail use. Other completed facilities include the 17.28 acre Sewage Treatment Facility. The 25.03 acre Three Oaks Middle School, the 38.24 acre Three Oaks Community Park, and the 23.80 acre Cypress Preserve.

The proposed DRI amendment (pending with this NOPC Application) reflects a further reduction to the DRI dwelling units equating to a 1,300 dwelling unit decrease from the approved DRI, and an 800 dwelling unit decrease from first DRI amendment. The proposed development program represents Phase II of the DRI, and includes 7 single family homes and 1,970 multi-family homes, for a total of 1,977 dwelling units.

The proposed DRI amendment also includes an increase in retail use by 10 acres, accommodating 70,000 square feet of retail use, which (in combination with the development planned for the original 15 acres at 47,799 square feet), equates to a net increase in retail square footage by 58,799 square feet.

Historical Overview

The historical progression of these DRI entitlements is provided in the enclosed **Table 1A** which provides a summary of the approved DRI, the amended DRI and the proposed amendment modifying the development program and build out date for the DRI. **Table 1A** also documents the progression of the approved and amended trip generation for the DRI based upon the changes in DRI land uses. The proposed development program will result in a **567 trip decrease during the AM peak hour and a 591 trip decrease during the PM peak hour** compared with the original DRI approval.



Legend

Site Location

Figure 1A
Aerial Location Map
Villages of San Carlos DRI - Time Extension Traffic Study
Revised August 2006

Source: Cathy Sweetapple & Associates

Legend

Site Location

Figure 1B
Enlarged View of the Project Location
Villages of San Carlos DRI - Time Extension Traffic Study
Revised August 2006

Source: Cathy Sweetapple & Associates

TABLE 1A
VILLAGES OF SAN CARLOS DRI
TRIP GENERATION AND DEVELOPMENT PROGRAM SUMMARY

	RESOLUTION 81-1 TRIP GENERATION FOR THE LAND USES FROM THE APPROVED DRI	NOTICE OF ADOPTION - 2-17-92 TRIP GENERATION FOR THE LAND USES FROM THE FIRST DRI AMENDMENT	TRIP GENERATION FOR THE LAND USES FROM THE PROPOSED DRI AMENDMENT	CHANGE BETWEEN APPROVED DRI AND PROPOSED DRI
TRIP GENERATION TIMEFRAME	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	APPROVED LESS PROPOSED DRI (TRIP REDUCTION)
DAILY	28,232	25,108	21,570	6,662
AM PEAK HOUR	2,218	1,979	1,651	567
PM PEAK HOUR	2,564	2,282	1,973	591
DRI MODIFICATIONS:		Reduced total DU by 500 from Approved DRI. Reduced SF by 73 DU. Reduced MF by 427 DU.	Reduced total DU by 1300 from Approved DRI. Reduced SF by 77 DU. Reduced MF by 1,223 DU. Increased retail by 58,799 SF. Time extension to DRI Development Order.	
DRI LAND USES:				
RESIDENTIAL - TOTAL	3,800 DU - TOTAL	3,300 DU - TOTAL	2,500 DU - TOTAL	1,300 DU - REDUCTION
SINGLE FAMILY	465 SF DU	392 SF DU	388 SF DU	77 DU - REDUCTION
MULTI-FAMILY	3,335 MF DU	2,908 MF DU	2,112 MF DU	1,223 DU - REDUCTION
RETAIL	100,000 SF - 15 ACRES	100,000 SF - 15 ACRES	158,799 SF - 25 ACRES	58,799 SF INCREASE
MIDDLE SCHOOL	20 ACRES	25 ACRES	25 ACRES	5 ACRE INCREASE
PUBLIC FACILITIES	53 ACRES	43 ACRES	66 ACRES	13 ACRE INCREASE
OPEN SPACE - TOTAL	56 ACRES	62 ACRES	62 ACRES - TOTAL	6 ACRE INCREASE
COMMUNITY PARK			38 ACRES	
CYPRESS PRESERVE			24 ACRES	

Part I: DRI Trip Generation Analysis

The AM peak hour, PM peak hour and daily trips for the Villages of San Carlos DRI is summarized in **Table 1B** below. Detailed trip generation analyses are provided in the enclosed **Tables 2A, 2B and 2C**.

Table 1B - Net External Trip Generation Summary for the Approved and Proposed DRI Development Program

Time frame	Approved DRI (see Table 2A)	Amended DRI (see Table 2B)	Proposed DRI (see Table 2C)	Approved Less Proposed DRI
Net External AM Trips	2,218	1,979	1,651	567
Net External PM Trips	2,564	2,282	1,973	591
Net External Daily Trips	28,232	25,108	21,570	6,662
Total DU	3,800 DU	3,300 DU	2,500 DU	1,300 DU reduction
Single Family DU	465 DU	392 DU	388 DU	77 DU reduction
Multi Family DU	3,335 DU	2,908 DU	2,112 DU	1,223 DU reduction

Approved DRI

Table 2A provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the Approved DRI land uses (from Resolution 81-1), using current 7th Edition ITE rates. The land uses in the originally approved DRI generated 2,218 net external AM peak hour trips and 2,564 net external PM peak hour trips.

Amended DRI

Table 2B provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the Amended DRI land uses using current 7th Edition ITE rates. The Amended DRI **decreased** the approved dwelling units by 500, resulting in an overall trip reduction for the DRI. The single family dwelling units were reduced by 73 dwelling units (from the approved DRI) and the multi-family dwelling units were reduced by 427 dwelling units (from the approved DRI). The overall trip generation for the Amended DRI was reduced to 1,979 net external AM peak hour trips and 2,282 net external PM peak hour trips.

Proposed DRI

Table 2C provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the currently proposed modifications to the DRI development program, using current 7th Edition ITE rates. The proposed DRI amendment **decreases** the approved DRI dwelling units by 1,300, representing an additional 800 dwelling unit reduction compared to the Amended DRI. The single family dwelling units were reduced by 77 dwelling units (from the approved DRI) and the multi-family dwelling units were reduced by 1,223 dwelling units (from the approved DRI). **Table 2D** provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the existing residential, retail and community facility uses built to date during Phase I of the DRI. See **Table 1C** below for a breakdown of the Phase I – Existing and Phase II – Unbuilt PM peak hour project trips for the DRI.

Table 1C – Existing and Unbuilt PM Peak Hour Project Trips

Proposed DRI	Two-Way PM Peak Hour	PM Inbound	PM Outbound
Total Proposed – Table 2C	1,973	1,218	755
Existing – Phase I – Table 2D	697	410	287
Unbuilt – Phase II	1,276	808	468

TABLE 2A
VILLAGES OF SAN CARLOS DRI
APPROVED TRIP GENERATION FROM RESOLUTION 81-1

15-Dec-05

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
DAILY								
RESIDENTIAL								
	465 DU	210	Ln (T) = 0.92 Ln (X) + 2.71		50%	2,138	50%	2,138
	3,335 DU	230	T = 5.86 (X)		50%	9,772	50%	9,771
RETAIL	100,000 SQ. FT.	820	Ln (T) = 0.65 Ln (X) + 5.83	6,791	50%	3,396	50%	3,395
MIDDLE SCHOOL	1,600 Students	522	T = 1.62 (X)	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	T = 2.28 (X)	87	50%	44	50%	43
GROSS TOTAL TRIPS				33,289	50%	16,646	50%	16,643
INTERNALIZATION OF RETAIL TRIPS		[illegible]	[illegible]	2,377	50%	1,188	50%	1,189
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		[illegible]	[illegible]	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		[illegible]	[illegible]	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		11.88%		3,954	50%	1,977	50%	1,977
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	1,104	50%	552	50%	552
NET EXTERNAL TRIPS					50%		50%	

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	AM PEAK HOUR TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
AM PEAK HOUR								
RESIDENTIAL								
	465 DU	210	T = 0.70 (X) + 9.43		25%	84	75%	251
	3,335 DU	230	T = 0.44 (X)		17%	249	83%	1,218
RETAIL	100,000 SQ. FT.	820	Ln (T) = 0.60 Ln (X) + 2.29	157	61%	96	39%	61
MIDDLE SCHOOL	1,600 Students	522	T = 0.53 (X)	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	T = 0.01 (X)	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,808	32%	895	68%	1,913
INTERNALIZATION OF RETAIL TRIPS		[illegible]	[illegible]	55	61%	34	39%	21
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		[illegible]	[illegible]	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		[illegible]	[illegible]	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		20.08%		564	51%	288	49%	276
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	26	61%	16	39%	10
NET EXTERNAL TRIPS					27%		73%	

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	PM PEAK HOUR TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
PM PEAK HOUR								
RESIDENTIAL								
	465 DU	210	Ln (T) = 0.90 Ln (X) + 0.53		63%	269	37%	158
	3,335 DU	230	T = 0.52 (X)		67%	1,162	33%	572
RETAIL	100,000 SQ. FT	820	Ln (T) = 0.66 Ln (X) + 3.40	626	48%	300	52%	326
MIDDLE SCHOOL	1,600 Students	522	T = 0.15 (X)	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	T = 0.06 (X)	2	41%	1	59%	1
GROSS TOTAL TRIPS				3,029	61%	1,857	39%	1,172
INTERNALIZATION OF RETAIL TRIPS		[illegible]	[illegible]	219	48%	105	52%	114
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		[illegible]	[illegible]	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		[illegible]	[illegible]	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		12.00%		364	49%	177	51%	187
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	102	48%	49	52%	53
NET EXTERNAL TRIPS					64%		36%	

TABLE 2B
VILLAGES OF SAN CARLOS DRI
APPROVED TRIP GENERATION FROM THE FIRST AMENDMENT

9-Dec-05

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			DAILY					
RESIDENTIAL								
	392 DU	210	Ln (T) = 0.92 Ln (X) + 2.71		50%	1,827	50%	1,827
	2,908 DU	230	T = 5.86 (X)		50%	8,520	50%	8,521
RETAIL	100,000 SQ. FT	820	Ln (T) = 0.65 Ln (X) + 5.83	6,791	50%	3,396	50%	3,395
MIDDLE SCHOOL	1,600 Students	522	T = 1.62 (X)	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	T = 2.28 (X)	87	50%	44	50%	43
GROSS TOTAL TRIPS				30,165	50%	15,083	50%	15,082
INTERNALIZATION OF RETAIL TRIPS		[illegible]	[illegible]	2,377	50%	1,188	50%	1,189
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		[illegible]	[illegible]	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		[illegible]	[illegible]	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		13.11%		3,954	50%	1,977	50%	1,977
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	1,104	50%	552	50%	552
NET EXTERNAL TRIPS					50%		50%	

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	AM TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			AM PEAK HOUR					
RESIDENTIAL								
	392 DU	210	T = 0.70 (X) + 9.43		25%	71	75%	213
	2,908 DU	230	T = 0.44 (X)		17%	218	83%	1,062
RETAIL	100,000 SQ. FT	820	Ln (T) = 0.60 Ln (X) + 2.29	157	61%	96	39%	61
MIDDLE SCHOOL	1,600 Students	522	T = 0.53 (X)	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	T = 0.01 (X)	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,569	33%	851	67%	1,718
INTERNALIZATION OF RETAIL TRIPS		[illegible]	[illegible]	55	61%	34	39%	21
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		[illegible]	[illegible]	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		[illegible]	[illegible]	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		21.95%		564	51%	288	49%	276
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	26	61%	16	39%	10
NET EXTERNAL TRIPS					28%		72%	

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			PM PEAK HOUR					
RESIDENTIAL								
	392 DU	210	Ln (T) = 0.90 Ln (X) + 0.53		63%	231	37%	136
	2,908 DU	230	T = 0.52 (X)		67%	1,013	33%	499
RETAIL	100,000 SQ. FT	820	Ln (T) = 0.66 Ln (X) + 3.40	626	48%	300	52%	326
MIDDLE SCHOOL	1,600 Students	522	T = 0.15 (X)	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	T = 0.06 (X)	2	41%	1	59%	1
GROSS TOTAL TRIPS				2,747	61%	1,670	39%	1,077
INTERNALIZATION OF RETAIL TRIPS		[illegible]	[illegible]	219	48%	105	52%	114
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		[illegible]	[illegible]	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		[illegible]	[illegible]	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		13.24%		364	49%	177	51%	187
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	102	48%	49	52%	53
NET EXTERNAL TRIPS					63%		37%	

TABLE 2C
VILLAGES OF SAN CARLOS DRI
PROPOSED TRIP GENERATION

15-Dec-05

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
RESIDENTIAL								
	388 DU	210	Ln (T) = 0.92 Ln (X) + 2.71		50%	1,810	50%	1,810
	2,112 DU	230	T = 5.86 (X)		50%	6,188	50%	6,188
RETAIL	158,799 SQ. FT	820	Ln (T) = 0.65 Ln (X) + 5.83	9,173	50%	4,587	50%	4,586
MIDDLE SCHOOL	1,600 Students	522	T = 1.62 (X)	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	T = 2.28 (X)	87	50%	44	50%	43
GROSS TOTAL TRIPS				27,849	50%	13,925	50%	13,924
INTERNALIZATION OF RETAIL TRIPS		[illegible]	[illegible]	3,211	50%	1,605	50%	1,606
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		[illegible]	[illegible]	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		[illegible]	[illegible]	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		17.19%		4,788	50%	2,394	50%	2,394
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	1,491	50%	745	50%	746
NET EXTERNAL TRIPS					50%		50%	

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	AM TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
RESIDENTIAL								
	388 DU	210	T = 0.70 (X) + 9.43		25%	70	75%	211
	2,112 DU	230	T = 0.44 (X)		17%	158	83%	771
RETAIL	158,799 SQ. FT.	820	Ln (T) = 0.60 Ln (X) + 2.29	207	61%	126	39%	81
MIDDLE SCHOOL	1,600 Students	522	T = 0.53 (X)	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	T = 0.01 (X)	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,266	36%	820	64%	1,446
INTERNALIZATION OF RETAIL TRIPS		[illegible]	[illegible]	72	61%	44	39%	28
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		[illegible]	[illegible]	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		[illegible]	[illegible]	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		25.66%		581	51%	298	49%	283
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	34	61%	21	39%	13
NET EXTERNAL TRIPS					30%		70%	

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
RESIDENTIAL								
	388 DU	210	Ln (T) = 0.90 Ln (X) + 0.53		63%	229	37%	134
	2,112 DU	230	T = 0.52 (X)		67%	736	33%	362
RETAIL	158,799 SQ. FT.	820	Ln (T) = 0.66 Ln (X) + 3.40	849	48%	408	52%	441
MIDDLE SCHOOL	1,600 Students	522	T = 0.15 (X)	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	T = 0.06 (X)	2	41%	1	59%	1
GROSS TOTAL TRIPS				2,553	59%	1,499	41%	1,054
INTERNALIZATION OF RETAIL TRIPS		[illegible]	[illegible]	297	48%	143	52%	154
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		[illegible]	[illegible]	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		[illegible]	[illegible]	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		17.31%		442	49%	215	51%	227
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	138	48%	66	52%	72
NET EXTERNAL TRIPS					62%		38%	

TABLE 2D
VILLAGES OF SAN CARLOS DRI
PHASE I - EXISTING USES BUILT TO DATE

13-Dec-05

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			DAILY					
RESIDENTIAL								
	381 DU	210	Ln (T) = 0.92 Ln (X) + 2.71		50%	1,780	50%	1,780
	142 DU	230	T = 5.86 (X)		50%	416	50%	416
RETAIL	41,000 SQ. FT.	820	Ln (T) = 0.65 Ln (X) + 5.83	3,804	50%	1,902	50%	1,902
MIDDLE SCHOOL	1,600 Students	522	T = 1.62 (X)	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	T = 2.28 (X)	87	50%	44	50%	43
GROSS TOTAL TRIPS				10,875	50%	5,438	50%	5,437
INTERNALIZATION OF RETAIL TRIPS		15.00%	[illegible]	1,331	50%	666	50%	665
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		30.00%	[illegible]	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	[illegible]	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		26.74%		2,908	50%	1,455	50%	1,453
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	618	50%	309	50%	309
NET EXTERNAL TRIPS					50%		50%	

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	AM TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			AM PEAK HOUR					
RESIDENTIAL								
	381 DU	210	T = 0.70 (X) + 9.43		25%	69	75%	207
	142 DU	230	T = 0.44 (X)		17%	11	83%	51
RETAIL	41,000 SQ. FT.	820	Ln (T) = 0.60 Ln (X) + 2.29	92	61%	56	39%	36
MIDDLE SCHOOL	1,600 Students	522	T = 0.53 (X)	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	T = 0.01 (X)	0	80%	0	20%	0
GROSS TOTAL TRIPS				1,279	47%	602	53%	677
INTERNALIZATION OF RETAIL TRIPS		35.00%	[illegible]	32	61%	20	39%	12
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	[illegible]	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		0.00%	[illegible]	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		42.31%		541	51%	274	49%	267
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	15	61%	9	39%	6
NET EXTERNAL TRIPS					44%		56%	

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			PM PEAK HOUR					
RESIDENTIAL								
	381 DU	210	Ln (T) = 0.90 Ln (X) + 0.53		63%	225	37%	132
	142 DU	230	T = 0.52 (X)		67%	49	33%	25
RETAIL	41,000 SQ. FT	820	Ln (T) = 0.66 Ln (X) + 3.40	348	48%	167	52%	181
MIDDLE SCHOOL	1,600 Students	522	T = 0.15 (X)	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	T = 0.06 (X)	2	41%	1	59%	1
GROSS TOTAL TRIPS				1,021	56%	567	44%	454
INTERNALIZATION OF RETAIL TRIPS		35.00%	[illegible]	122	48%	58	52%	64
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	[illegible]	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		50.00%	[illegible]	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		26.14%		267	49%	130	51%	137
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	57	48%	27	52%	30
NET EXTERNAL TRIPS					59%		41%	

Retail Modifications

The proposed DRI amendment also reflects a ten acre increase in the allowable retail space. The DRI was approved with 15 acres of retail and 100,000 square feet of retail use in two phases. One retail center was built at 41,000 square feet. The balance of the approved retail use has been reduced by 11,201 square feet (from 59,000 square feet to 47,799 square feet), for a total of 88,799 square feet of retail use for the original 15 acres. An additional 10 acres of retail is proposed accommodating 70,000 square feet of retail use. The net increase in retail square footage for the proposed DRI development program is 58,799 square feet, as outlined in **Table 3** below.

Table 3 – Summary of Changes to the Retail Use in the DRI

Use	Acres	Phase I – DRI	Phase II - DRI	Total	Net Change
Approved DRI Retail Use	15	41,000 SF	59,000 SF	100,000 SF	
Proposed DRI Retail Use	15	41,000 SF	47,799 SF	88,799 SF	-11,201 SF
	10		70,000 SF	70,000 SF	+70,000 SF
Total Retail Proposed	25	41,000 SF	117,799 SF	158,799 SF	+58,799 SF

While the retail uses are increased under the proposed DRI development program, any increases in retail trip impacts are offset by the large decrease in residential dwelling units. The overall trip generation for the proposed DRI development program is reduced to 1,651 net external AM peak hour trips and 1,973 net external PM peak hour trips.

Conclusions from the DRI Trip Generation Evaluation

Given the analyses performed in this NOPC Application Traffic Study comparing the proposed DRI development program to the approved DRI, no additional trip generation impacts are found to exist resulting from the proposed modifications to the DRI development program. The proposed development program will result in a **567 trip decrease during the AM peak hour and a 591 trip decrease during the PM peak hour** compared with the original DRI approval.

Part 2: NOPC Time Extension Traffic Study - Evaluation of DRI Regional Impacts

The evaluation of DRI regional impacts begins with the determination of project traffic significance pursuant to Rule 9J-2.045. **Table 4** has been prepared to evaluate the impact of project traffic on the surrounding roadway network, to determine which roadways will carry PM peak hour directional project trips equal to or greater than 5% of the adopted level of service standard for the regional roadway network. The results of **Table 4** demonstrate that the DRI project traffic will consume more than 5% of the adopted maximum service volume for portions of Alico Road, Winged Foot Drive, San Carlos Boulevard, Estero Parkway, Corkscrew Road, Three Oaks Parkway and I-75. The determination of significance is made using the full impact of both the built and unbuilt DRI trips. Pursuant to the analyses completed herein in **Tables 4, 5, 6 and 7**, no significantly impacted roadway segments were found to operate below acceptable levels of service through the proposed 2009 build out year for the DRI.

Study Area Roadway Segments

The NOPC time extension traffic study includes the roadway segments illustrated in the attached **Figure 2**, bounded generally by Alico Road on the north, Ben Hill Griffin Parkway on the east, Corkscrew Road on the south and US-41 on the west. This study area is undergoing significant roadway improvements as illustrated on the attached **Figure 3**, which represents the Lee County five year work program (FY 2006/2007 to 2010/2011). Key roadway improvements which have either been recently completed, are underway or are funded for construction include the following:

Facility	Limits	Improvement	Project Number	Construction
Alico Road	East of US-41 to Three Oaks Pkwy	Widen to 6 lanes	4030	Completed
Alico Road	US-41 to Dusty Road	Widen to 6 lanes	420647-1	2007
I-75	At Alico Road	Interchange Imp.	200966-1	Underway
I-75	At Daniels Pkwy	Interchange Imp.	406224-2	2009
I-75	N. of Daniels Pkwy to Colonial Blvd	Widen to 6 lanes	411035-1	2008
I-75	S. of Corkscrew Rd to Daniels Pkwy	Widen to 6 lanes	406225-4	2008
I-75	S. of Bonita Beach to Corkscrew Rd	Widen to 6 lanes	406225-2	2008
Three Oaks Pkwy	Corkscrew Road to Alico Road	Widen to 4 lanes	4081	2006
Three Oaks Pkwy	N. of Alico Road to Daniels Pkwy	New 4 lanes	4053	2010
Estero Parkway Ext.	Three Oaks Pkwy to Ben Hill.G. Pkwy	New 4 lanes	5021	2007-2008
Corkscrew Road	East of Ben Hill Griffin Pkwy	Widen to 4 lanes	4723	2006
US-41	San Carlos Blvd to Corkscrew Rd	Widen to 6 lanes	195765-1	2011

Existing and funded roadway improvements were considered in the DRI significance analysis as permitted pursuant to 9J.2.045.

Project Trip Generation

Trip generation for the proposed development program has been established using the rates and equations from ITE 7th Edition. The proposed development program generates **1,973 net external PM peak hour trips** (see **Table 2C**). Of the 1,973 net external PM peak hour trips, 697 net external trips represent the existing Phase I development (see **Table 2D**), while 1,276 net external trips represent the unbuilt DRI uses in Phase II (see **Table 1C** above). The DRI significance analysis has been performed using the full impact of the DRI trips (at buildout) as required pursuant to 9J-2.045.

Project Trip Assignment

The project trips for the DRI have been assigned to the roadway network using the previously approved project traffic distribution for the DRI as a base, with modifications made to account for a more mature roadway network which has evolved over time, combined with the location of employment destinations serving the DRI study area. The enclosed **Figure 4A** replicates the approved DRI traffic distribution using the originally approved DRI traffic information as extracted from pages 24 and 27 of the original DRI dating back to 1981 (see **Attachment V**). The enclosed **Figure 4B** reflects the revised DRI traffic distribution given the changes to the roadway network and the location of employment concentrations in the study area.

Figure 4B has been prepared using the June 2006 Lee County Future Land Use Map as a base, to highlight the

surrounding employment areas serving as home-based work trip destinations for the DRI. Increased traffic assignment has been directed to the areas located north of Alico Road on both the east and west sides of I-75, where the future land use accommodates industrial development, Airport and related uses, Tradeport and related uses and industrial and commercial uses. Increased traffic assignment has also been directed to the University Community located to the east of I-75. Despite the increased assignment to the north, the modified project distribution maintains 48.4% of the original 53.4% of project traffic heading west, however the western movement towards the urban community employment located along the US-41 corridor is dispersed using Alico Road, Winged Foot Drive, San Carlos Boulevard and Estero Parkway. Traffic assignment along US-41 is both consistent and balanced, representing only one of the employment areas which will serve the residents from the Villages of San Carlos DRI.

Existing Traffic Conditions

Existing PM peak hour directional traffic volumes on the study area roadway segments have been identified using traffic data collected by Lee County and FDOT (see **Attachment I**). Actual peak hour directional traffic from year 2004 or 2005 has been obtained for the state traffic count stations on Interstate 75, US-41 and Alico Road. Actual peak hour directional traffic from year 2006 has been obtained for most of the County traffic count stations in the study area inclusive of Stations 25, 53, 247, 249, 313, 414, 415,423, 462 and 464. Daily traffic counts from the Lee County Year 2005 Traffic Count Report have been used where peak hour directional counts were unavailable, and have been converted to peak hour directional using the applicable K100 and directional factors. **Table 5** identifies the PM peak hour directional traffic under existing traffic conditions.

Maximum Service Volumes

The peak hour directional maximum service volumes used in the analysis are obtained from the following updated Lee County and FDOT sources (see **Attachment II**):

- The Link Specific Service Volumes on Arterials in Lee County;
- *The Lee County Generalized peak hour directional service volumes for Urbanized Areas;*
- The 2002 FDOT Quality/Level of Service Handbook (used for Interstate 75).

Future Background Traffic Conditions

Future background traffic volumes have been identified on the study area roadway segments for the year 2009, representing five (5) years of growth from the 2004 counts, four (4) years of growth from the 2005 counts or three (3) years of growth from the 2006 counts. Historical growth rates for the study area were calculated using historical traffic data from 16 traffic count stations reflecting 5 years of historical counts (from 2000 to 2005) as outlined in the enclosed **Table 6**. A study area historical compound growth rate of 6.05% per year was calculated from the historical counts. This growth rate has been applied to the existing traffic in **Table 5** to estimate future background traffic conditions. The enclosed **Table 7** identifies the growth in background traffic to the year 2009, and reflects the PM peak hour directional traffic conditions for year 2009 background traffic.

Total Traffic Conditions

An evaluation of the roadway level of service under total traffic conditions has been performed for the study area roadway segments. Total traffic conditions have been established to reflect the combined effect of future background traffic and the project traffic from the unbuilt portion of the DRI development program. The enclosed **Table 7** identifies the PM peak hour directional traffic conditions for year 2009 total traffic. No roadway deficiencies were found to exist under the PM peak hour directional total traffic conditions for the significantly impacted study roadway segments (i.e. those roadway segments carrying DRI project trips equal to greater than 5% of the adopted level of service standard).

Conclusions from the DRI Impact Evaluation

Given the analyses performed in this NOPC Application Traffic Study, no additional regional impacts have been found to exist through the year 2009 resulting from the proposed changes to the DRI development program. Acceptable levels of service are maintained through the proposed DRI build out year 2009 for those roadway segments significantly impacted by DRI traffic.

TABLE 4
VILLAGES OF SAN CARLOS DRI
FINAL TRAFFIC IMPACT STUDY AREA DETERMINATION BASED UPON 5% RULE

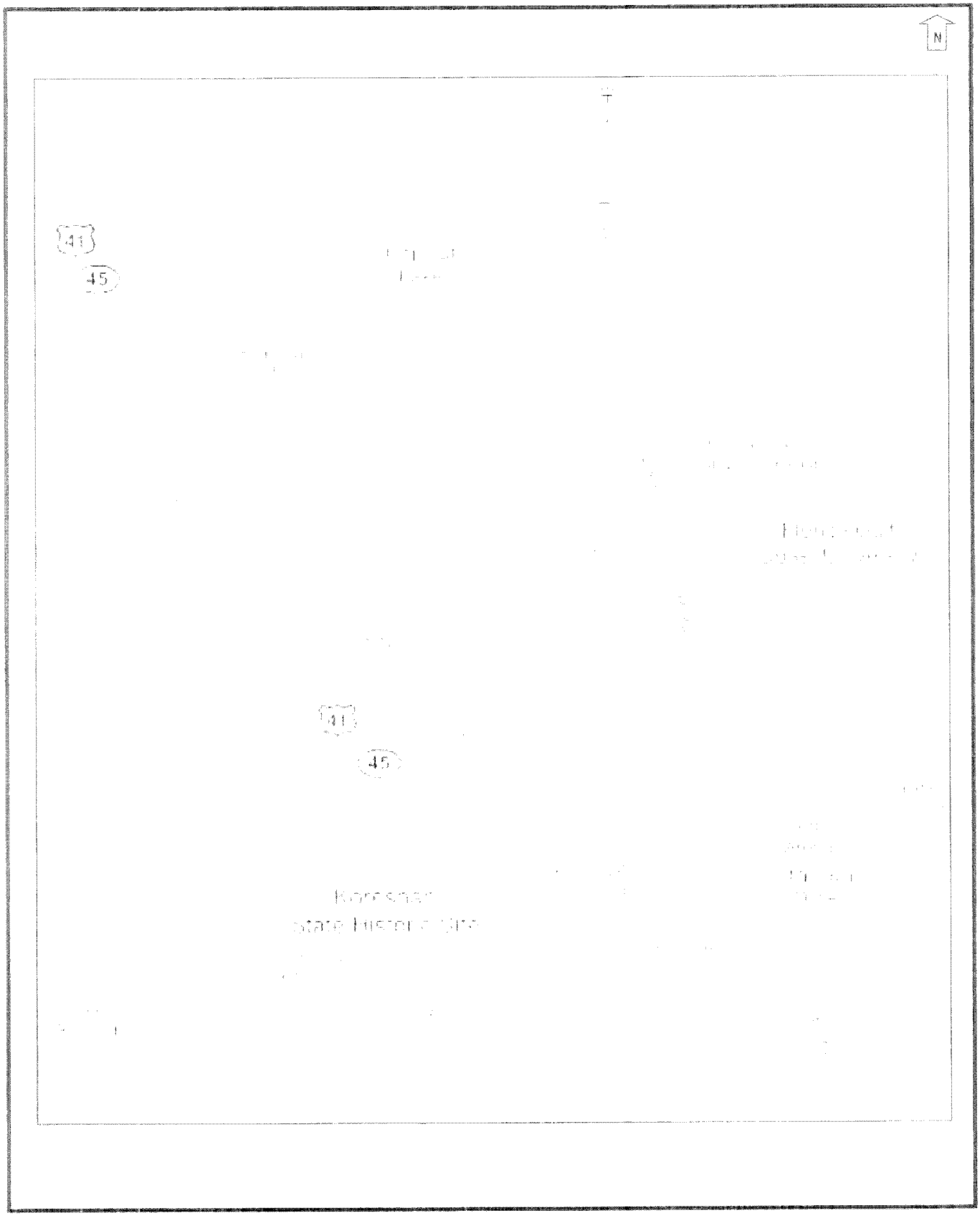
ROADWAY FROM	TO	DIR	EXISTING OR FUNDED LANES	[1] PEAK HOUR DIR MAX SERVICE VOLUME	VILLAGES OF SAN CARLOS DRI PROJECT TRIPS (PROJ = 1973) DIST	IN / OUT	PM PEAK	PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
ALICO ROAD									
US-41	DUSTY ROAD	EB	6LD	2,920	11.8%	I	144	4.93%	NO
		WB		2,920		O	89	3.05%	NO
DUSTY ROAD	LEE ROAD	EB	6LD	2,920	11.8%	I	144	4.93%	NO
		WB		2,920		O	89	3.05%	NO
LEE ROAD	ORIOLE ROAD	EB	6LD	2,920	11.8%	I	144	4.93%	NO
		WB		2,920		O	89	3.05%	NO
ORIOLE ROAD	THREE OAKS PKWY	EB	6LD	2,920	11.8%	I	144	4.93%	NO
		WB		2,920		O	89	3.05%	NO
THREE OAKS PKWY	INTERSTATE-75	EB	6LD	2,920	26.5%	O	200	6.85%	YES
		WB		2,920		I	323	11.06%	YES
INTERSTATE-75	BEN HILL GRIFFIN PKWY	EB	6LD	2,920	5.0%	O	38	1.30%	NO
		WB		2,920		I	61	2.09%	NO
WINGED FOOT DRIVE									
US-41	CONSTITUTION CIRCLE	EB	2LU	800	6.0%	I	73	9.13%	YES
		WB		800		O	45	5.63%	YES
CONSTITUTION CIRCLE	PHLOX DRIVE	EB	2LU	800	7.0%	I	85	10.63%	YES
		WB		800		O	53	6.63%	YES
PHLOX DRIVE	LEE ROAD	EB	2LU	800	8.0%	I	97	12.13%	YES
		WB		800		O	60	7.50%	YES
LEE ROAD	ORIOLE ROAD	EB	2LU	800	9.0%	I	110	13.75%	YES
		WB		800		O	68	8.50%	YES
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	800	10.0%	I	122	15.25%	YES
		WB		800		O	76	9.50%	YES
SAN CARLOS BLVD									
US-41	LEE ROAD	EB	2LU	800	23.4%	I	285	35.63%	YES
		WB		800		O	177	22.13%	YES
LEE ROAD	ORIOLE ROAD	EB	2LU	800	23.4%	I	285	35.63%	YES
		WB		800		O	177	22.13%	YES
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	800	23.4%	I	285	35.63%	YES
		WB		800		O	177	22.13%	YES
ESTERO PARKWAY (KORESHAN BLVD)									
US-41	THREE OAKS PKWY	EB	4LD	2,390	10.0%	I	122	5.10%	YES
		WB		2,390		O	76	3.18%	NO
CORKSCREW ROAD									
US-41	THREE OAKS PKWY	EB	4LD	1,950	6.1%	I	74	3.79%	NO
		WB		1,950		O	46	2.36%	NO
THREE OAKS PKWY	INTERSTATE 75	EB	4LD	1,950	7.2%	O	54	2.77%	NO
		WB		1,950		I	88	4.51%	NO
INTERSTATE 75	BEN HILL GRIFFIN PKWY	EB	4LD	1,950	1.0%	O	8	0.41%	NO
		WB		1,950		I	12	0.62%	NO
US-41									
ALICO ROAD	CONSTITUTION CIRCLE	NB	6LD	3,170	13.0%	O	98	3.09%	NO
		SB		3,170		I	158	4.98%	NO
CONSTITUTION CIRCLE	SANIBEL BLVD	NB	6LD	3,170	13.0%	O	98	3.09%	NO
		SB		3,170		I	158	4.98%	NO
SANIBEL BLVD	SAN CARLOS BLVD	NB	4LD	2,110	8.0%	O	60	2.84%	NO
		SB		2,110		I	97	4.60%	NO
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	2,110	8.0%	I	97	4.60%	NO
		SB		2,110		O	60	2.84%	NO
ESTERO PKWY	CORKSCREW ROAD	NB	4LD	2,110	6.1%	I	74	3.51%	NO
		SB		2,110		O	46	2.18%	NO
CONSTITUTION CIRCLE									
US-41	SANIBEL BLVD	NB	2LU	800	2.0%	O	15	1.88%	NO
		SB		800		I	24	3.00%	NO
PHLOX DRIVE									
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO

TABLE 4
VILLAGES OF SAN CARLOS DRI
FINAL TRAFFIC IMPACT STUDY AREA DETERMINATION BASED UPON 5% RULE

ROADWAY FROM	TO	DIR	EXISTING OR FUNDED LANES	[1] PEAK HOUR DIR MAX SERVICE VOLUME	VILLAGES OF SAN CARLOS DRI PROJECT TRIPS (PROJ = 1973) DIST	IN / OUT	PM PEAK	PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
LEE ROAD									
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
ORIOLE ROAD									
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
THREE OAKS PARKWAY									
DANIELS PARKWAY	ALICO ROAD	NB	4LD	1,950	8.0%	O	60	3.08%	NO
		SB		1,950		I	97	4.97%	NO
ALICO ROAD	WINGED FOOT DRIVE	NB	4LD	1,950	43.3%	O	327	16.77%	YES
		SB		1,950		I	527	27.03%	YES
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	4LD	1,950	53.3%	O	402	20.62%	YES
		SB		1,950		I	649	33.28%	YES
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	1,950	23.3%	I	284	14.56%	YES
		SB		1,950		O	176	9.03%	YES
ESTERO PKWY	CORKSCREW ROAD	NB	4LD	1,950	13.3%	I	162	8.31%	YES
		SB		1,950		O	100	5.13%	YES
INTERSTATE 75									
AIRPORT ENTRANCE RD	ALICO ROAD	NB	6L EXPY	5,410	26.5%	O	200	3.70%	NO
		SB		5,410		I	323	5.97%	YES
ALICO ROAD	CORKSCREW ROAD	NB	6L EXPY	5,410	5.0%	I	61	1.13%	NO
		SB		5,410		I	61	1.13%	NO
CORKSCREW ROAD	BONITA BEACH ROAD	NB	6L EXPY	5,410	6.2%	I	76	1.40%	NO
		SB		5,410		O	47	0.87%	NO

NOTES:

[1] PEAK HOUR DIRECTIONAL MAXIMUM SERVICE VOLUMES ARE OBTAINED FROM THE FOLLOWING SOURCES:
- LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY
- LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES FOR URBANIZED AREAS
- 2002 FDOT QUALITY/LOS HANDBOOK (USED FOR THE INTERSTATE SERVICE VOLUMES)



Legend

Site Location

Figure 2
Surrounding Roadway Network
Villages of San Carlos DRI – Time Extension Traffic Study
Revised August 2006

Source: Cathy Sweetappie & Associates

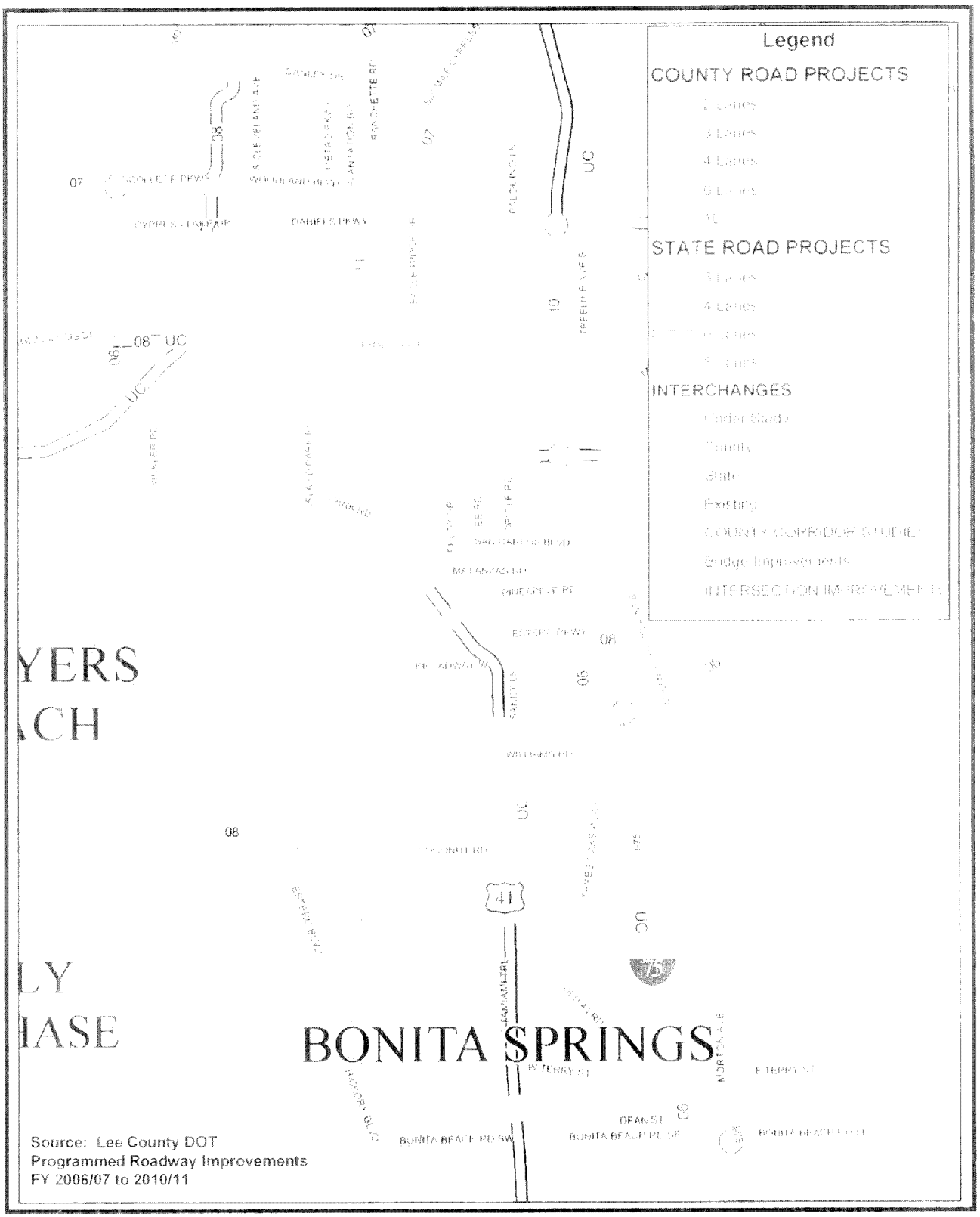


Figure 3
Programmed Roadway Improvements in the Study Area
Villages of San Carlos DRI – Time Extension Traffic Study
Revised August 2006

Source: Cathy Sweetapple & Associates

XX.X% Project distribution totals 100%.

X.X% Project distribution on the surrounding roadway network.

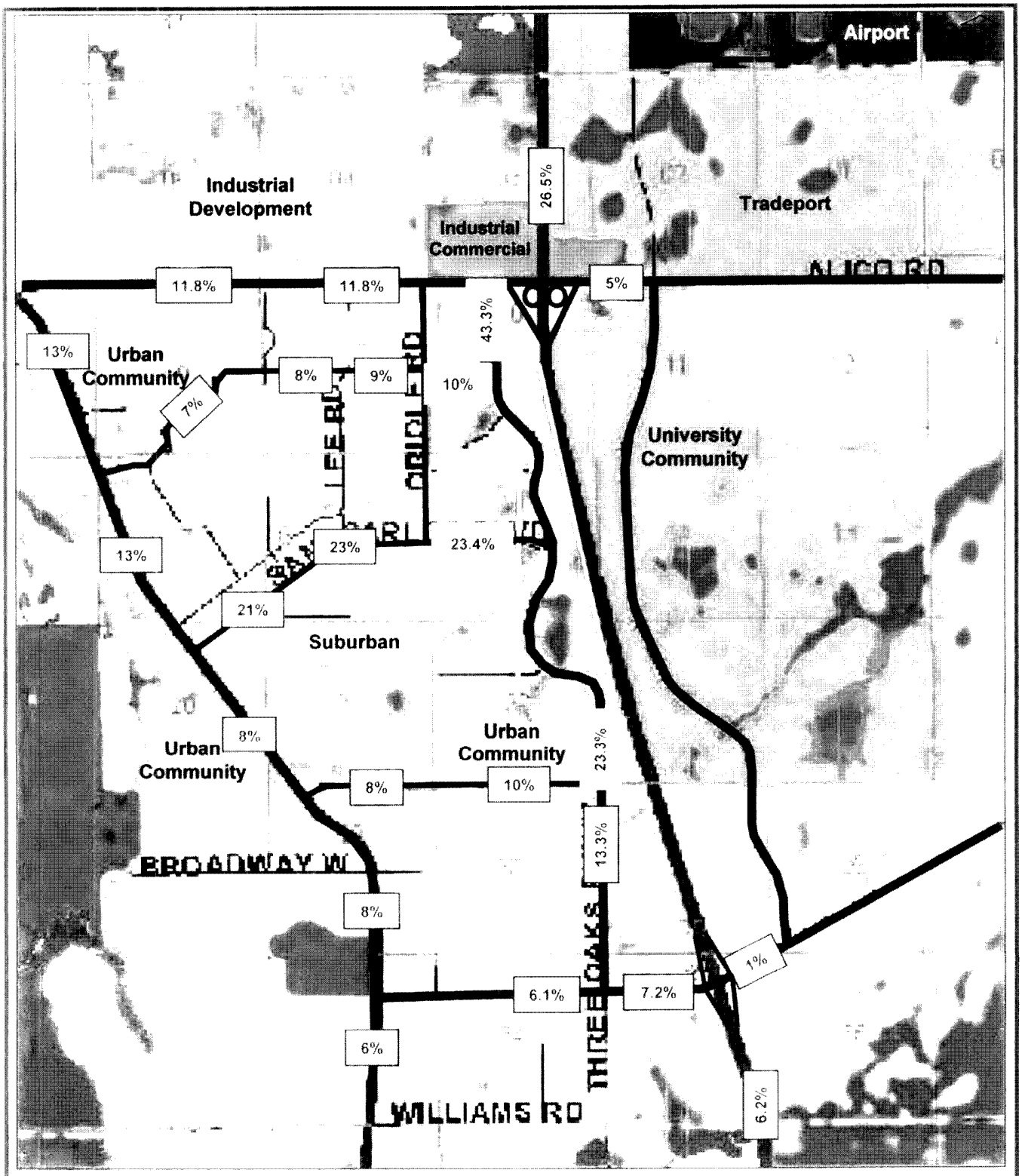
Source: The approved DRI project distribution is based upon Map D-2 from page 27 of the Approved DRI.

Legend

Site Location

Figure 4A
Project Distribution Adjacent to the Site from the Approved DRI
Villages of San Carlos DRI - Time Extension Traffic Study
Revised August 2006

Source: Cathy Sweetapple & Associates



xx.x% Project distribution totals 100%.

xx.x% Project distribution on the surrounding roadway network.

Legend

Site Location

Figure 4B

Project Distribution Adjacent to the Site based upon the Mature Roadway Network and Employment Destinations

Villages of San Carlos DRI – Time Extension Traffic Study

Revised September 2006

Source: Cathy Sweetapple & Associates

TABLE 5
VILLAGES OF SAN CARLOS DRI
EXISTING PM PEAK HOUR DIRECTIONAL TRAFFIC CONDITIONS FOR SURROUNDING STUDY AREA \ROADWAYS

ROADWAY FROM	TO	DIR	FACILITY TYPE EXISTING LANES	[1] COUNT STATION	[1] COUNT DATE	FDOT PSCF	[1] DAILY TRAFFIC COUNT	[2] K100	[2] DIR. SPLIT	[1] PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	PM PEAK HOUR PK SEASON DIRECTIONAL TRAFFIC VOLUME	ADOPTED LOS	[3] PEAK HOUR DIR MAXIMUM SERVICE VOLUME	EXISTING PM PEAK HOUR LOS
ALICO ROAD														
US-41	DUSTY ROAD	EB	4LD [4A]	10 and 207	2004 AADT	1.00	19800	0.095	0.47	884	884	D	1,950	B
		WB							0.53	997	997		1,950	B
DUSTY ROAD	LEE ROAD	EB	6LD [4B]	10 and 207	2004 AADT	1.00	20000	0.095	0.47	893	893	D	2,920	B
		WB							0.53	1007	1,007		2,920	B
LEE ROAD	ORIOLE ROAD	EB	6LD [4B]	10 and 207	2004 AADT	1.00	20000	0.095	0.47	893	893	D	2,920	B
		WB							0.53	1007	1,007		2,920	B
ORIOLE ROAD	THREE OAKS PKWY	EB	6LD [4B]	10 and 207	2004 AADT	1.00	20000	0.095	0.47	893	893	D	2,920	B
		WB							0.53	1007	1,007		2,920	B
THREE OAKS PKWY	INTERSTATE-75	EB	6LD [4B]	10	2004 AADT	1.00	19000	0.095	0.47	848	848	D	2,920	B
		WB							0.53	957	957		2,920	B
INTERSTATE-75	BEN HILL GRIFFIN PKWY	EB	6LD [4B]	53	Feb. 2006	1.00	18700	n/a	0.45	564	564	D	2,920	A
		WB							0.55	690	690		2,920	B
WINGED FOOT DRIVE														
US-41	CONSTITUTION CIRCLE	EB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
		WB						n/a	0.53	292	295		800	C
CONSTITUTION CIRCLE	PHLOX DRIVE	EB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
		WB						n/a	0.53	292	295		800	C
PHLOX DRIVE	LEE ROAD	EB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
		WB						n/a	0.53	292	295		800	C
LEE ROAD	ORIOLE ROAD	EB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
		WB						n/a	0.53	292	295		800	C
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
		WB						n/a	0.53	292	295		800	C
SAN CARLOS BLVD														
US-41	LEE ROAD	EB	2LU	423	04/03/2006	1.01	5413	n/a	0.49	222	224	D	800	C
		WB							0.51	231	233		800	C
LEE ROAD	ORIOLE ROAD	EB	2LU	423	04/03/2006	1.01	5413	n/a	0.49	222	224	D	800	C
		WB							0.51	231	233		800	C
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	423	04/03/2006	1.01	5413	n/a	0.49	222	224	D	800	C
		WB							0.51	231	233		800	C
ESTERO PARKWAY (KORESHAN BLVD)														
US-41	THREE OAKS PKWY	EB	4LD	465	2005 AADT	1.00	5900	0.095	0.47	263	263	D	2,390	A
		WB							0.53	297	297		2,390	A
CORKSCREW ROAD														
US-41	THREE OAKS PKWY	EB	4LD	247	02/07/2006	1.00	14515	n/a	n/a	840	840	D	1,950	C
		WB							n/a	683	683		1,950	C
THREE OAKS PKWY	INTERSTATE 75	EB	4LD	15	2005 AADT	1.00	29400	0.095	0.48	1341	1,341	D	1,950	D
		WB							0.52	1452	1,452		1,950	D
INTERSTATE 75	BEN HILL GRIFFIN PKWY	EB	4LD	249	02/07/2006	1.00	21213	n/a	n/a	494	494	D	1,950	C
		WB							n/a	489	489		1,950	C

TABLE 5
VILLAGES OF SAN CARLOS DRI
EXISTING PM PEAK HOUR DIRECTIONAL TRAFFIC CONDITIONS FOR SURROUNDING STUDY AREA \ROADWAYS

ROADWAY FROM	TO	DIR	FACILITY TYPE EXISTING LANES	[1] COUNT STATION	[1] COUNT DATE	FDOT PSCF	[1] DAILY TRAFFIC COUNT	[2] K100	[2] DIR. SPLIT	[1] PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	PM PEAK HOUR PK SEASON DIRECTIONAL TRAFFIC VOLUME	ADOPTED LOS	[3] PEAK HOUR DIR MAXIMUM SERVICE VOLUME	EXISTING PM PEAK HOUR LOS
US-41														
ALICO ROAD	CONSTITUTION CIRCLE	NB	6LD	FDOT-0066	08/24/2004	1.20	46852	n/a	n/a	1,976	2,371	D	3,170	B
		SB							n/a	1,954	2,345		3,170	B
CONSTITUTION CIRCLE	SANIBEL BLVD	NB	6LD	FDOT-0034	04/05/2005	1.02	49999	n/a	n/a	2,107	2,149	D	3,170	B
		SB							n/a	1,961	2,000		3,170	B
SANIBEL BLVD	SAN CARLOS BLVD	NB	4LD [5]	FDOT-0034	04/05/2005	1.02	49999	n/a	n/a	2,107	2,149	D	2,110	F
		SB							n/a	1,961	2,000		2,110	C
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD [5]	FDOT-0105	01/19/2005	1.04	49342	n/a	n/a	2,270	2,361	D	2,110	F
		SB							n/a	1,826	1,899		2,110	C
ESTERO PKWY	CORKSCREW ROAD	NB	4LD [5]	FDOT-0089	06/14/2005	1.18	36440	n/a	n/a	1,872	2,209	D	2,110	F
		SB							n/a	1,176	1,388		2,110	B
CONSTITUTION CIRCLE														
US-41	SANIBEL BLVD	NB	2LU	464	04/03/2006	1.01	7939	n/a	n/a	383	387	D	800	C
		SB							n/a	292	295		800	C
PHLOX DRIVE														
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	313	04/03/2006	1.01	6764	n/a	0.53	321	324	D	800	C
		SB							0.47	285	288		800	C
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	313	04/03/2006	1.01	6764	n/a	0.53	321	324	D	800	C
		SB							0.47	285	288		800	C
LEE ROAD														
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	313	04/03/2006	1.01	6764	n/a	0.53	321	324	D	800	C
		SB							0.47	285	288		800	C
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	313	04/03/2006	1.01	6764	n/a	0.53	321	324	D	800	C
		SB							0.47	285	288		800	C
ORIOLE ROAD														
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	462	04/03/2006	1.01	3301	n/a	0.53	155	157	D	800	C
		SB							0.47	138	139		800	C
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU	462	04/03/2006	1.01	3301	n/a	0.53	155	157	D	800	C
		SB							0.47	138	139		800	C
THREE OAKS PARKWAY														
DANIELS PARKWAY	ALICO ROAD	NB	2LU [6]	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
		SB							n/a	n/a	n/a		n/a	n/a
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU [7]	414	02/07/2006	1.00	9830	n/a	n/a	312	312	D	900	C
		SB							n/a	532	532		900	C
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU [7]	414	02/07/2006	1.00	9830	n/a	n/a	312	312	D	900	C
		SB							n/a	532	532		900	C
SAN CARLOS BLVD	ESTERO PKWY	NB	2LU [7]	415	02/06/2006	1.00	17514	n/a	0.53	810	810	D	900	D
		SB							0.47	718	718		900	C
ESTERO PKWY	CORKSCREW ROAD	NB	2LU [7]	415	02/06/2006	1.00	17514	n/a	0.53	810	810	D	900	D
		SB							0.47	718	718		900	C

TABLE 5
VILLAGES OF SAN CARLOS DRI
EXISTING PM PEAK HOUR DIRECTIONAL TRAFFIC CONDITIONS FOR SURROUNDING STUDY AREA \ROADWAYS

ROADWAY FROM	TO	DIR	FACILITY TYPE EXISTING LANES	[1] COUNT STATION	[1] COUNT DATE	FDOT PSCF	[1] DAILY TRAFFIC COUNT	[2] K100	[2] DIR. SPLIT	[1] PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	PM PEAK HOUR PK SEASON DIRECTIONAL TRAFFIC VOLUME	ADOPTED LOS	[3] PEAK HOUR DIR MAXIMUM SERVICE VOLUME	EXISTING PM PEAK HOUR LOS
INTERSTATE 75														
AIRPORT ENTRANCE RD	ALICO ROAD	NB	4L EXP [8]	FDOT-0056	04/06/2005	1.03	87763	n/a	n/a	3,473	3,577	D	3,420	E
		SB							n/a	3,091	3,184		3,420	D
ALICO ROAD	CORKSCREW ROAD	NB	4L EXP [8]	FDOT-0055	04/06/2005	1.03	80388	n/a	n/a	3,090	3,183	D	3,420	D
		SB							n/a	2,683	2,763		3,420	C
CORKSCREW ROAD	BONITA BEACH ROAD	NB	4L EXP [8]	FDOT-0054	04/06/2005	1.03	87949	n/a	n/a	3,468	3,572	D	3,420	E
		SB							n/a	2,946	3,034		3,420	D

Notes:
[1] Year 2006 Existing Traffic Count Data is obtained from Lee County for Count Stations 25, 53, 247, 249, 313, 414, 415, 423, 462 and 464 (see Attachment I).
Year 2005 Traffic Count Data is obtained from FDOT for Count Stations 34, 54, 55, 56, 89 and 105. Year 2004 Traffic Count Data is obtained from FDOT for Station 66 (see Attachment I).
The 2005 AADT * K100 * D factor is used to establish existing traffic conditions for those locations were existing counts were unavailable.
[2] The K100 factor and the directional splits for the peak direction are obtained from the Lee County Permanent Traffic Count Stations (see Attachment I).
[3] The Peak Hour Directional Maximum Service Volumes are obtained from the following sources (see Attachment II):
- LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY
- LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES FOR URBANIZED AREAS
- 2002 FDOT QUALITY/LOS HANDBOOK (USED FOR THE INTERSTATE SERVICE VOLUMES)
[4A] Pursuant to the FDOT Five Year Work Program (2007 to 2011), this roadway is funded in 2007 as a 6LD (see Attachment III).
[4B] This roadway is nearing completion as a 6LD (see Attachment III).
[5] Pursuant to the FDOT Five Year Work Program (2007 to 2011), this roadway is funded in 2011 as a 6LD (see Attachment III).
[6] Pursuant to the Lee County Five Year Work Program (FY 06/07 to FY 10/11), this roadway is funded in 2010 as a 4LD.
[7] Pursuant to the Lee County Five Year Work Program (FY 06/07 to FY 10/11), this roadway is funded in 2006 as a 4LD (see Attachment III).
[8] Pursuant to the FDOT Five Year Work Program (2006 to 2010), this roadway is funded in 2008 as an 6L EXPY (see Attachment III).

TABLE 6 - Revised 8-31-06
VILLAGES OF SAN CARLOS DRI
GROWTH RATE CALCULATIONS

ROADWAY	DIR	COUNT STATION	AADT 2000	AADT 2001	AADT 2002	AADT 2003	AADT 2004	AADT 2005	COMPOUND GROWTH 2000 to 2005
ALICO ROAD									
E. OF LEE ROAD	E/W	207	14,200	16,000	17,400	18,000	20,000	20,000	7.09%
W. OF I-75	E/W	10	15,700	17,200	18,000	19,000	19,000	19,000	3.89%
TOTAL FOR ALL STATIONS:			**29,900**	**33,200**	**35,400**	**37,000**	**39,000**	**39,000**	**5.46%**
SAN CARLOS BOULEVARD									
E. OF US-41	E/W	423	5,200	5,600	4,900	5,000	5,500	5,300	0.38%
TOTAL FOR ALL STATIONS:			**5,200**	**5,600**	**4,900**	**5,000**	**5,500**	**5,300**	**0.38%**
ESTERO PARKWAY									
E. OF US-41	E/W	465	2,400	2,100	2,900	3,700	5,900	5,900	19.71%
TOTAL FOR ALL STATIONS:			**2,400**	**2,100**	**2,900**	**3,700**	**5,900**	**5,900**	**19.71%**
CORKSCREW ROAD									
E. OF US-41	E/W	247	14,700	16,900	15,800	15,000	13,200	13,900	-1.11%
W. OF I-75	E/W	15	15,200	18,600	21,800	25,000	26,100	29,400	14.10%
TOTAL FOR ALL STATIONS:			**29,900**	**35,500**	**37,600**	**40,000**	**39,300**	**43,300**	**7.69%**
US-41									
N. OF ALICO ROAD	N/S	FDOT-0067	47,000	54,000	51,500	57,500	61,500	59,500	4.83%
S. OF ALICO ROAD	N/S	FDOT-0066	38,000	39,500	45,000	44,500	55,000	59,000	9.20%
N. OF SANIBEL BLVD	N/S	FDOT-0034	32,000	38,500	42,000	42,000	50,000	46,000	7.53%
S. OF SAN CARLOS BLVD	N/S	FDOT-0105	35,500	38,500	43,000	41,000	44,000	44,000	4.39%
S. OF ESTERO PARKWAY	N/S	FDOT-0089	30,500	32,000	32,500	37,500	48,500	39,000	5.04%
TOTAL FOR ALL STATIONS:			**136,000**	**148,500**	**162,500**	**165,000**	**197,500**	**188,000**	**6.69%**
THREE OAKS PARKWAY									
S. OF ALICO ROAD	N/S	414	5,600	5,700	6,400	6,300	7,800	7,200	5.15%
N. OF CORKSCREW ROAD	N/S	415	5,900	7,200	8,500	11,100	12,700	12,900	16.94%
TOTAL FOR ALL STATIONS:			**11,500**	**12,900**	**14,900**	**17,400**	**20,500**	**20,100**	**11.81%**
INTERSTATE 75									
N. OF ALICO ROAD	N/S	FDOT-0056	70,500	66,000	69,500	78,000	82,000	86,000	4.05%
N. OF CORKSCREW ROAD	N/S	FDOT-0055	60,500	62,500	65,500	64,500	67,500	76,000	4.67%
S. OF CORKSCREW ROAD	N/S	FDOT-0054	58,500	60,500	65,500	60,000	63,000	82,500	7.12%
TOTAL FOR ALL STATIONS:			**189,500**	**189,000**	**200,500**	**202,500**	**212,500**	**244,500**	**5.23%**
REGIONAL GROWTH RATE =			451,400	480,800	510,200	528,100	581,700	605,600	**6.05%**

TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

08-Sep-06

ROADWAY FROM	TO	DIR	YEAR 2009 LANES	[1] EXISTING PM PEAK HR PK SEASON DIRECTIONAL TRAFFIC VOLUME	[2] GROWTH RATE	YEAR 2009 BKGRD VOLUME	[3] PEAK HOUR DIR MAX SERVICE VOLUME	YEAR 2009 BKGRD LOS	VILLAGES OF SAN CARLOS DRI [4] DIST	IN / OUT	1218 in 755 out 1,973 TOTAL PM TRIPS	410 in 287 out 697 BUILT PM TRIPS	808 in 468 out 1,276 UNBUILT PM TRIPS	[5] FINAL TOTAL PM PK HR DIR VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	2009 TOTAL LOS	[6] PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
ALICO ROAD																		
US-41	DUSTY ROAD	EB	6LD	884	6.05%	1,186	2,920	B	11.8%	I	144	48	96	1,282	2,920	B	4.93%	NO
		WB		997	6.05%	1,337	2,920	B		O	89	34	55	1,392	2,920	B	3.05%	NO
DUSTY ROAD	LEE ROAD	EB	6LD	893	6.05%	1,198	2,920	B	11.8%	I	144	48	96	1,294	2,920	B	4.93%	NO
		WB		1,007	6.05%	1,351	2,920	B		O	89	34	55	1,406	2,920	B	3.05%	NO
LEE ROAD	ORIOLE ROAD	EB	6LD	893	6.05%	1,198	2,920	B	11.8%	I	144	48	96	1,294	2,920	B	4.93%	NO
		WB		1,007	6.05%	1,351	2,920	B		O	89	34	55	1,406	2,920	B	3.05%	NO
ORIOLE ROAD	THREE OAKS PKWY	EB	6LD	893	6.05%	1,198	2,920	B	11.8%	I	144	48	96	1,294	2,920	B	4.93%	NO
		WB		1,007	6.05%	1,351	2,920	B		O	89	34	55	1,406	2,920	B	3.05%	NO
THREE OAKS PKWY	INTERSTATE-75	EB	6LD	848	6.05%	1,138	2,920	B	26.5%	O	200	76	124	1,262	2,920	B	6.85%	YES
		WB		957	6.05%	1,283	2,920	B		I	323	109	214	1,497	2,920	B	11.06%	YES
INTERSTATE-75	BEN HILL GRIFFIN PKWY	EB	6LD	564	6.05%	673	2,920	B	5.0%	O	38	14	24	697	2,920	B	1.30%	NO
		WB		690	6.05%	823	2,920	B		I	61	21	40	863	2,920	B	2.09%	NO
WINGED FOOT DRIVE																		
US-41	CONSTITUTION CIRCLE	EB	2LU	387	6.05%	461	800	C	6.0%	I	73	25	48	509	800	C	9.13%	YES
		WB		295	6.05%	352	800	C		O	45	17	28	380	800	C	5.63%	YES
CONSTITUTION CIRCLE	PHLOX DRIVE	EB	2LU	387	6.05%	461	800	C	7.0%	I	85	29	56	517	800	C	10.63%	YES
		WB		295	6.05%	352	800	C		O	53	20	33	385	800	C	6.63%	YES
PHLOX DRIVE	LEE ROAD	EB	2LU	387	6.05%	461	800	C	8.0%	I	97	33	64	525	800	C	12.13%	YES
		WB		295	6.05%	352	800	C		O	60	23	37	389	800	C	7.50%	YES
LEE ROAD	ORIOLE ROAD	EB	2LU	387	6.05%	461	800	C	9.0%	I	110	37	73	534	800	D	13.75%	YES
		WB		295	6.05%	352	800	C		O	68	26	42	394	800	C	8.50%	YES
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	387	6.05%	461	800	C	10.0%	I	122	41	81	542	800	D	15.25%	YES
		WB		295	6.05%	352	800	C		O	76	29	47	399	800	C	9.50%	YES
SAN CARLOS BLVD																		
US-41	LEE ROAD	EB	2LU	224	6.05%	267	800	C	23.4%	I	285	96	189	456	800	C	35.63%	YES
		WB		233	6.05%	278	800	C		O	177	67	110	388	800	C	22.13%	YES
LEE ROAD	ORIOLE ROAD	EB	2LU	224	6.05%	267	800	C	23.4%	I	285	96	189	456	800	C	35.63%	YES
		WB		233	6.05%	278	800	C		O	177	67	110	388	800	C	22.13%	YES
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	224	6.05%	267	800	C	23.4%	I	285	96	189	456	800	C	35.63%	YES
		WB		233	6.05%	278	800	C		O	177	67	110	388	800	C	22.13%	YES
ESTERO PARKWAY (KORESHAN BLVD)																		
US-41	THREE OAKS PKWY	EB	4LD	263	6.05%	333	2,390	A	10.0%	I	122	41	81	414	2,390	A	5.10%	YES
		WB		297	6.05%	376	2,390	A		O	76	29	47	423	2,390	A	3.18%	NO
CORKSCREW ROAD																		
US-41	THREE OAKS PKWY	EB	4LD	840	6.05%	1,002	1,950	C	6.1%	I	74	25	49	1,051	1,950	C	3.79%	NO
		WB		683	6.05%	815	1,950	C		O	46	18	28	843	1,950	C	2.36%	NO
THREE OAKS PKWY	INTERSTATE 75	EB	4LD	1,341	6.05%	1,696	1,950	D	7.2%	O	54	21	33	1,729	1,950	D	2.77%	NO
		WB		1,452	6.05%	1,837	1,950	D		I	88	30	58	1,895	1,950	D	4.51%	NO
INTERSTATE 75	BEN HILL GRIFFIN PKWY	EB	4LD	494	6.05%	589	1,950	C	1.0%	O	8	3	5	594	1,950	C	0.41%	NO
		WB		489	6.05%	583	1,950	C		I	12	4	8	591	1,950	C	0.62%	NO

TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

08-Sep-06

ROADWAY FROM	TO	DIR	YEAR 2009 LANES	[1] EXISTING PM PEAK HR PK SEASON DIRECTIONAL TRAFFIC VOLUME	[2] GROWTH RATE	YEAR 2009 BKGRD VOLUME	[3] PEAK HOUR DIR MAX SERVICE VOLUME	YEAR 2009 BKGRD LOS	VILLAGES OF SAN CARLOS DRI [4] DIST	IN / OUT	1218 in 755 out 1,973 TOTAL PM TRIPS	410 in 287 out 697 BUILT PM TRIPS	808 in 468 out 1,276 UNBUILT PM TRIPS	[5] FINAL TOTAL PM PK HR DIR VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	2009 TOTAL LOS	[6] PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
US-41																		
ALICO ROAD	CONSTITUTION CIRCLE	NB	6LD	2,371	6.05%	3,181	3,170	F	13.0%	O	98	37	61	3,242	3,170	F	3.09%	NO
		SB		2,345	6.05%	3,145	3,170	D		I	158	53	105	3,250	3,170	F	4.98%	NO
CONSTITUTION CIRCLE	SANIBEL BLVD	NB	6LD	2,149	6.05%	2,718	3,170	B	13.0%	O	98	37	61	2,779	3,170	B	3.09%	NO
		SB		2,000	6.05%	2,530	3,170	B		I	158	53	105	2,635	3,170	B	4.98%	NO
SANIBEL BLVD	SAN CARLOS BLVD	NB	4LD [7]	2,149	6.05%	2,718	2,110	F	8.0%	O	60	23	37	2,755	2,110	F	2.84%	NO
		SB		2,000	6.05%	2,530	2,110	F		I	97	33	64	2,594	2,110	F	4.60%	NO
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD [7]	2,361	6.05%	2,986	2,110	F	8.0%	I	97	33	64	3,050	2,110	F	4.60%	NO
		SB		1,899	6.05%	2,402	2,110	F		O	60	23	37	2,439	2,110	F	2.84%	NO
ESTERO PKWY	CORKSCREW ROAD	NB	4LD [7]	2,209	6.05%	2,794	2,110	F	6.1%	I	74	25	49	2,843	2,110	F	3.51%	NO
		SB		1,388	6.05%	1,755	2,110	B		O	46	18	28	1,783	2,110	B	2.18%	NO
CONSTITUTION CIRCLE																		
US-41	SANIBEL BLVD	NB	2LU	387	6.05%	461	800	C	2.0%	O	15	6	9	470	800	C	1.88%	NO
		SB		295	6.05%	352	800	C		I	24	8	16	368	800	C	3.00%	NO
PHLOX DRIVE																		
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO
		SB		288	6.05%	343	800	C		I	12	4	8	351	800	C	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO
		SB		288	6.05%	343	800	C		I	12	4	8	351	800	C	1.50%	NO
LEE ROAD																		
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO
		SB		288	6.05%	343	800	C		I	12	4	8	351	800	C	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO
		SB		288	6.05%	343	800	C		I	12	4	8	351	800	C	1.50%	NO
ORIOLE ROAD																		
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	157	6.05%	187	800	C	1.0%	O	8	3	5	192	800	C	1.00%	NO
		SB		139	6.05%	166	800	C		I	12	4	8	174	800	C	1.50%	NO
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU	157	6.05%	187	800	C	1.0%	O	8	3	5	192	800	C	1.00%	NO
		SB		139	6.05%	166	800	C		I	12	4	8	174	800	C	1.50%	NO
THREE OAKS PARKWAY																		
ALICO ROAD	WINGED FOOT DRIVE	NB	4LD	312	6.05%	372	1,950	A	43.3%	O	327	124	203	575	1,950	B	16.77%	YES
		SB		532	6.05%	635	1,950	B		I	527	178	349	984	1,950	B	27.03%	YES
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	4LD	312	6.05%	372	1,950	A	53.3%	O	402	153	249	621	1,950	B	20.62%	YES
		SB		532	6.05%	635	1,950	B		I	649	219	430	1,065	1,950	B	33.28%	YES
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	810	6.05%	966	1,950	B	23.3%	I	284	96	188	1,154	1,950	B	14.56%	YES
		SB		718	6.05%	857	1,950	B		O	176	67	109	966	1,950	B	9.03%	YES
ESTERO PKWY	CORKSCREW ROAD	NB	4LD	810	6.05%	966	1,950	B	13.3%	I	162	55	107	1,073	1,950	B	8.31%	YES
		SB		718	6.05%	857	1,950	B		O	100	38	62	919	1,950	B	5.13%	YES
INTERSTATE 75																		
AIRPORT ENTRANCE RD	ALICO ROAD	NB	6L EXPY	3,577	6.05%	4,525	5,410	D	26.5%	O	200	76	124	4,649	5,410	D	3.70%	NO
		SB		3,184	6.05%	4,027	5,410	C		I	323	109	214	4,241	5,410	D	5.97%	YES
ALICO ROAD	CORKSCREW ROAD	NB	6L EXPY	3,183	6.05%	4,026	5,410	C	5.0%	I	61	21	40	4,066	5,410	C	1.13%	NO
		SB		2,763	6.05%	3,495	5,410	C		I	61	21	40	3,535	5,410	C	1.13%	NO
CORKSCREW ROAD	BONITA BEACH ROAD	NB	6L EXPY	3,572	6.05%	4,518	5,410	D	6.2%	I	76	25	51	4,569	5,410	D	1.40%	NO
		SB		3,034	6.05%	3,838	5,410	C		O	47	18	29	3,867	5,410	C	0.87%	NO

TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

08-Sep-06

ROADWAY FROM	TO	DIR	YEAR 2009 LANES	[1] EXISTING PM PEAK HR PK SEASON DIRECTIONAL TRAFFIC VOLUME	[2] GROWTH RATE	YEAR 2009 BKGRD VOLUME	[3] PEAK HOUR DIR MAX SERVICE VOLUME	YEAR 2009 BKGRD LOS	VILLAGES OF SAN CARLOS DRI [4] DIST	IN / OUT	1218 in 755 out 1,973 TOTAL PM TRIPS	410 in 287 out 697 BUILT PM TRIPS	808 in 468 out 1,276 UNBUILT PM TRIPS	[5] FINAL TOTAL PM PK HR DIR VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	2009 TOTAL LOS	[6] PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO

Notes:
[1] See Table 5 for the existing PM peak hour peak season volumes.
[2] See Table 6 for the historical growth rate calculations.
[3] The Peak Hour Directional Maximum Service Volumes are obtained from the following sources:
- LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY
- LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES FOR URBANIZED AREAS
- 2002 FDOT QUALITY/LOS HANDBOOK (USED FOR THE INTERSTATE SERVICE VOLUMES)
[4] See Figure 4B for the Project Trip Distribution for the DRI based upon the mature roadway network and the location of employment in the study area.
[5] Final 2009 Volumes are the sum of the 2009 Background Volumes and the Unbuilt Project Trips.
[6] Project as a Percent of MSV is meaured using the total project trips for the DRI.
[7] Pursuant to the FDOT Five Year Work Program (2007 to 2011), this roadway is funded in 2011 as a 6LD (see Attachment III).

2005 Peak Season Factor Category Report - Report Type: DISTRICT

Category: 1200 LEE COUNTYWIDE

MOCF: 0.91

Week	Dates	SF	PSCF
1	01/01/2005 - 01/01/2005	1.02	1.12
2	01/02/2005 - 01/08/2005	0.99	1.09
3	01/09/2005 - 01/15/2005	0.97	1.07
4	01/16/2005 - 01/22/2005	0.95	1.04
* 5	01/23/2005 - 01/29/2005	0.94	1.03
* 6	01/30/2005 - 02/05/2005	0.92	1.01
* 7	02/06/2005 - 02/12/2005	0.91	1.00
* 8	02/13/2005 - 02/19/2005	0.90	0.99
* 9	02/20/2005 - 02/26/2005	0.89	0.98
*10	02/27/2005 - 03/05/2005	0.89	0.98
*11	03/06/2005 - 03/12/2005	0.89	0.98
*12	03/13/2005 - 03/19/2005	0.89	0.98
*13	03/20/2005 - 03/26/2005	0.90	0.99
*14	03/27/2005 - 04/02/2005	0.91	1.00
*15	04/03/2005 - 04/09/2005	0.92	1.01
*16	04/10/2005 - 04/16/2005	0.93	1.02
*17	04/17/2005 - 04/23/2005	0.94	1.03
18	04/24/2005 - 04/30/2005	0.95	1.04
19	05/01/2005 - 05/07/2005	0.96	1.05
20	05/08/2005 - 05/14/2005	0.97	1.07
21	05/15/2005 - 05/21/2005	0.98	1.08
22	05/22/2005 - 05/28/2005	1.00	1.10
23	05/29/2005 - 06/04/2005	1.01	1.11
24	06/05/2005 - 06/11/2005	1.03	1.13
25	06/12/2005 - 06/18/2005	1.05	1.15
26	06/19/2005 - 06/25/2005	1.06	1.16
27	06/26/2005 - 07/02/2005	1.06	1.16
28	07/03/2005 - 07/09/2005	1.07	1.18
29	07/10/2005 - 07/16/2005	1.07	1.18
30	07/17/2005 - 07/23/2005	1.07	1.18
31	07/24/2005 - 07/30/2005	1.07	1.18
32	07/31/2005 - 08/06/2005	1.07	1.18
33	08/07/2005 - 08/13/2005	1.07	1.18
34	08/14/2005 - 08/20/2005	1.08	1.19
35	08/21/2005 - 08/27/2005	1.09	1.20
36	08/28/2005 - 09/03/2005	1.09	1.20
37	09/04/2005 - 09/10/2005	1.10	1.21
38	09/11/2005 - 09/17/2005	1.11	1.22
39	09/18/2005 - 09/24/2005	1.11	1.22
40	09/25/2005 - 10/01/2005	1.11	1.22
41	10/02/2005 - 10/08/2005	1.10	1.21
42	10/09/2005 - 10/15/2005	1.10	1.21
43	10/16/2005 - 10/22/2005	1.08	1.19
44	10/23/2005 - 10/29/2005	1.07	1.18
45	10/30/2005 - 11/05/2005	1.05	1.15
46	11/06/2005 - 11/12/2005	1.03	1.13
47	11/13/2005 - 11/19/2005	1.02	1.12
48	11/20/2005 - 11/26/2005	1.02	1.12
49	11/27/2005 - 12/03/2005	1.02	1.12
50	12/04/2005 - 12/10/2005	1.02	1.12
51	12/11/2005 - 12/17/2005	1.02	1.12
52	12/18/2005 - 12/24/2005	0.99	1.09
53	12/25/2005 - 12/31/2005	0.97	1.07

* Peak Season

2005 Peak Season Factor Category Report - Report Type: DISTRICT

Category: 1201 US41 & SR 78, 80, 31

MOCF: 0.91

Week	Dates	SF	PSCF
1	01/01/2005 - 01/01/2005	0.99	1.09
2	01/02/2005 - 01/08/2005	0.97	1.07
3	01/09/2005 - 01/15/2005	0.95	1.05
* 4	01/16/2005 - 01/22/2005	0.94	1.04
* 5	01/23/2005 - 01/29/2005	0.93	1.03
* 6	01/30/2005 - 02/05/2005	0.91	1.00
* 7	02/06/2005 - 02/12/2005	0.90	0.99
* 8	02/13/2005 - 02/19/2005	0.89	0.98
* 9	02/20/2005 - 02/26/2005	0.89	0.98
*10	02/27/2005 - 03/05/2005	0.89	0.98
*11	03/06/2005 - 03/12/2005	0.89	0.98
*12	03/13/2005 - 03/19/2005	0.88	0.97
*13	03/20/2005 - 03/26/2005	0.90	0.99
*14	03/27/2005 - 04/02/2005	0.91	1.00
*15	04/03/2005 - 04/09/2005	0.92	1.02
*16	04/10/2005 - 04/16/2005	0.93	1.03
17	04/17/2005 - 04/23/2005	0.94	1.04
18	04/24/2005 - 04/30/2005	0.96	1.06
19	05/01/2005 - 05/07/2005	0.97	1.07
20	05/08/2005 - 05/14/2005	0.98	1.08
21	05/15/2005 - 05/21/2005	1.00	1.10
22	05/22/2005 - 05/28/2005	1.01	1.11
23	05/29/2005 - 06/04/2005	1.03	1.14
24	06/05/2005 - 06/11/2005	1.05	1.16
25	06/12/2005 - 06/18/2005	1.07	1.18
26	06/19/2005 - 06/25/2005	1.07	1.18
27	06/26/2005 - 07/02/2005	1.08	1.19
28	07/03/2005 - 07/09/2005	1.08	1.19
29	07/10/2005 - 07/16/2005	1.08	1.19
30	07/17/2005 - 07/23/2005	1.08	1.19
31	07/24/2005 - 07/30/2005	1.08	1.19
32	07/31/2005 - 08/06/2005	1.08	1.19
33	08/07/2005 - 08/13/2005	1.08	1.19
34	08/14/2005 - 08/20/2005	1.09	1.20
35	08/21/2005 - 08/27/2005	1.09	1.20
36	08/28/2005 - 09/03/2005	1.10	1.21
37	09/04/2005 - 09/10/2005	1.11	1.22
38	09/11/2005 - 09/17/2005	1.12	1.24
39	09/18/2005 - 09/24/2005	1.12	1.24
40	09/25/2005 - 10/01/2005	1.11	1.22
41	10/02/2005 - 10/08/2005	1.11	1.22
42	10/09/2005 - 10/15/2005	1.11	1.22
43	10/16/2005 - 10/22/2005	1.08	1.19
44	10/23/2005 - 10/29/2005	1.06	1.17
45	10/30/2005 - 11/05/2005	1.04	1.15
46	11/06/2005 - 11/12/2005	1.02	1.13
47	11/13/2005 - 11/19/2005	1.00	1.10
48	11/20/2005 - 11/26/2005	0.99	1.09
49	11/27/2005 - 12/03/2005	0.99	1.09
50	12/04/2005 - 12/10/2005	0.99	1.09
51	12/11/2005 - 12/17/2005	0.99	1.09
52	12/18/2005 - 12/24/2005	0.97	1.07
53	12/25/2005 - 12/31/2005	0.95	1.05

* Peak Season

2005 Peak Season Factor Category Report - Report Type: DISTRICT

Category: 1202 SR 865, 867 & 876

MOCF: 0.86

Week	Dates	SF	PSCF
1	01/01/2005 - 01/01/2005	1.22	1.41
2	01/02/2005 - 01/08/2005	1.12	1.30
3	01/09/2005 - 01/15/2005	1.02	1.18
4	01/16/2005 - 01/22/2005	0.99	1.15
5	01/23/2005 - 01/29/2005	0.97	1.12
6	01/30/2005 - 02/05/2005	0.94	1.09
7	02/06/2005 - 02/12/2005	0.92	1.06
* 8	02/13/2005 - 02/19/2005	0.89	1.03
* 9	02/20/2005 - 02/26/2005	0.87	1.01
*10	02/27/2005 - 03/05/2005	0.85	0.98
*11	03/06/2005 - 03/12/2005	0.83	0.96
*12	03/13/2005 - 03/19/2005	0.81	0.94
*13	03/20/2005 - 03/26/2005	0.82	0.95
*14	03/27/2005 - 04/02/2005	0.84	0.97
*15	04/03/2005 - 04/09/2005	0.86	0.99
*16	04/10/2005 - 04/16/2005	0.87	1.01
*17	04/17/2005 - 04/23/2005	0.88	1.02
*18	04/24/2005 - 04/30/2005	0.89	1.03
*19	05/01/2005 - 05/07/2005	0.91	1.05
*20	05/08/2005 - 05/14/2005	0.92	1.06
21	05/15/2005 - 05/21/2005	0.93	1.08
22	05/22/2005 - 05/28/2005	0.94	1.09
23	05/29/2005 - 06/04/2005	0.95	1.10
24	06/05/2005 - 06/11/2005	0.96	1.11
25	06/12/2005 - 06/18/2005	0.97	1.12
26	06/19/2005 - 06/25/2005	0.96	1.11
27	06/26/2005 - 07/02/2005	0.96	1.11
28	07/03/2005 - 07/09/2005	0.95	1.10
29	07/10/2005 - 07/16/2005	0.94	1.09
30	07/17/2005 - 07/23/2005	0.97	1.12
31	07/24/2005 - 07/30/2005	1.00	1.16
32	07/31/2005 - 08/06/2005	1.04	1.20
33	08/07/2005 - 08/13/2005	1.07	1.24
34	08/14/2005 - 08/20/2005	1.10	1.27
35	08/21/2005 - 08/27/2005	1.12	1.30
36	08/28/2005 - 09/03/2005	1.13	1.31
37	09/04/2005 - 09/10/2005	1.15	1.33
38	09/11/2005 - 09/17/2005	1.17	1.35
39	09/18/2005 - 09/24/2005	1.16	1.34
40	09/25/2005 - 10/01/2005	1.16	1.34
41	10/02/2005 - 10/08/2005	1.15	1.33
42	10/09/2005 - 10/15/2005	1.15	1.33
43	10/16/2005 - 10/22/2005	1.15	1.33
44	10/23/2005 - 10/29/2005	1.14	1.32
45	10/30/2005 - 11/05/2005	1.14	1.32
46	11/06/2005 - 11/12/2005	1.13	1.31
47	11/13/2005 - 11/19/2005	1.13	1.31
48	11/20/2005 - 11/26/2005	1.15	1.33
49	11/27/2005 - 12/03/2005	1.17	1.35
50	12/04/2005 - 12/10/2005	1.20	1.39
51	12/11/2005 - 12/17/2005	1.22	1.41
52	12/18/2005 - 12/24/2005	1.12	1.30
53	12/25/2005 - 12/31/2005	1.02	1.18

* Peak Season

2005 Peak Season Factor Category Report - Report Type: DISTRICT

Category: 1203 SR 739, 884, 865, 82

MOCF: 0.94

Week	Dates	SF	PSCF
1	01/01/2005 - 01/01/2005	0.98	1.05
2	01/02/2005 - 01/08/2005	0.98	1.05
3	01/09/2005 - 01/15/2005	0.98	1.05
4	01/16/2005 - 01/22/2005	0.97	1.04
5	01/23/2005 - 01/29/2005	0.95	1.02
* 6	01/30/2005 - 02/05/2005	0.94	1.00
* 7	02/06/2005 - 02/12/2005	0.93	0.99
* 8	02/13/2005 - 02/19/2005	0.91	0.97
* 9	02/20/2005 - 02/26/2005	0.92	0.98
*10	02/27/2005 - 03/05/2005	0.92	0.98
*11	03/06/2005 - 03/12/2005	0.93	0.99
*12	03/13/2005 - 03/19/2005	0.94	1.00
*13	03/20/2005 - 03/26/2005	0.94	1.00
*14	03/27/2005 - 04/02/2005	0.94	1.00
*15	04/03/2005 - 04/09/2005	0.94	1.00
*16	04/10/2005 - 04/16/2005	0.95	1.02
*17	04/17/2005 - 04/23/2005	0.95	1.02
*18	04/24/2005 - 04/30/2005	0.95	1.02
19	05/01/2005 - 05/07/2005	0.95	1.02
20	05/08/2005 - 05/14/2005	0.96	1.03
21	05/15/2005 - 05/21/2005	0.96	1.03
22	05/22/2005 - 05/28/2005	0.99	1.06
23	05/29/2005 - 06/04/2005	1.01	1.08
24	06/05/2005 - 06/11/2005	1.04	1.11
25	06/12/2005 - 06/18/2005	1.07	1.14
26	06/19/2005 - 06/25/2005	1.08	1.15
27	06/26/2005 - 07/02/2005	1.09	1.17
28	07/03/2005 - 07/09/2005	1.10	1.18
29	07/10/2005 - 07/16/2005	1.11	1.19
30	07/17/2005 - 07/23/2005	1.10	1.18
31	07/24/2005 - 07/30/2005	1.08	1.15
32	07/31/2005 - 08/06/2005	1.07	1.14
33	08/07/2005 - 08/13/2005	1.06	1.13
34	08/14/2005 - 08/20/2005	1.05	1.12
35	08/21/2005 - 08/27/2005	1.05	1.12
36	08/28/2005 - 09/03/2005	1.06	1.13
37	09/04/2005 - 09/10/2005	1.06	1.13
38	09/11/2005 - 09/17/2005	1.07	1.14
39	09/18/2005 - 09/24/2005	1.07	1.14
40	09/25/2005 - 10/01/2005	1.07	1.14
41	10/02/2005 - 10/08/2005	1.07	1.14
42	10/09/2005 - 10/15/2005	1.07	1.14
43	10/16/2005 - 10/22/2005	1.05	1.12
44	10/23/2005 - 10/29/2005	1.04	1.11
45	10/30/2005 - 11/05/2005	1.03	1.10
46	11/06/2005 - 11/12/2005	1.01	1.08
47	11/13/2005 - 11/19/2005	1.00	1.07
48	11/20/2005 - 11/26/2005	0.99	1.06
49	11/27/2005 - 12/03/2005	0.99	1.06
50	12/04/2005 - 12/10/2005	0.98	1.05
51	12/11/2005 - 12/17/2005	0.98	1.05
52	12/18/2005 - 12/24/2005	0.98	1.05
53	12/25/2005 - 12/31/2005	0.98	1.05

* Peak Season

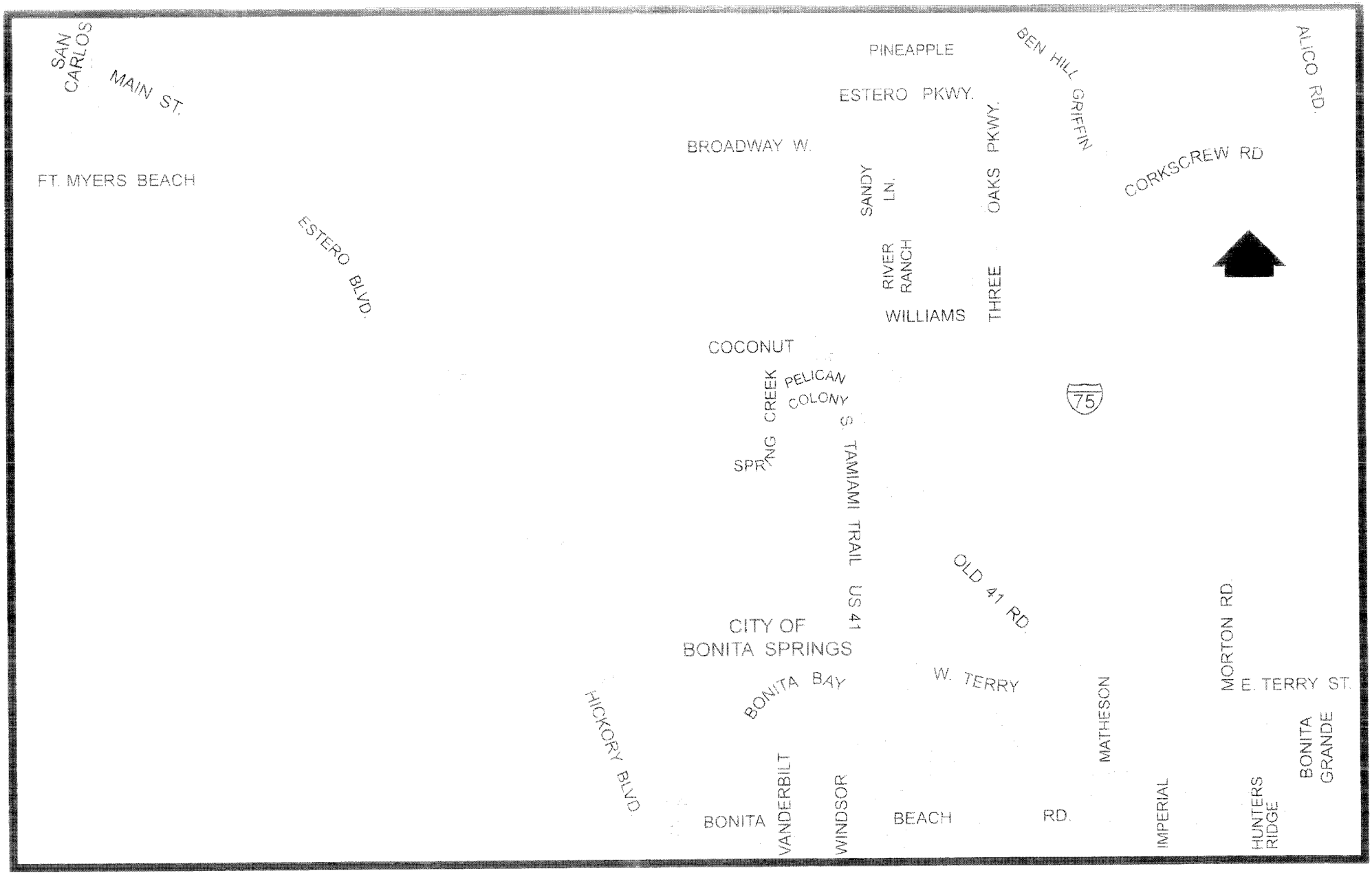
2005 Peak Season Factor Category Report - Report Type: DISTRICT

Category: 1275 LEE I75

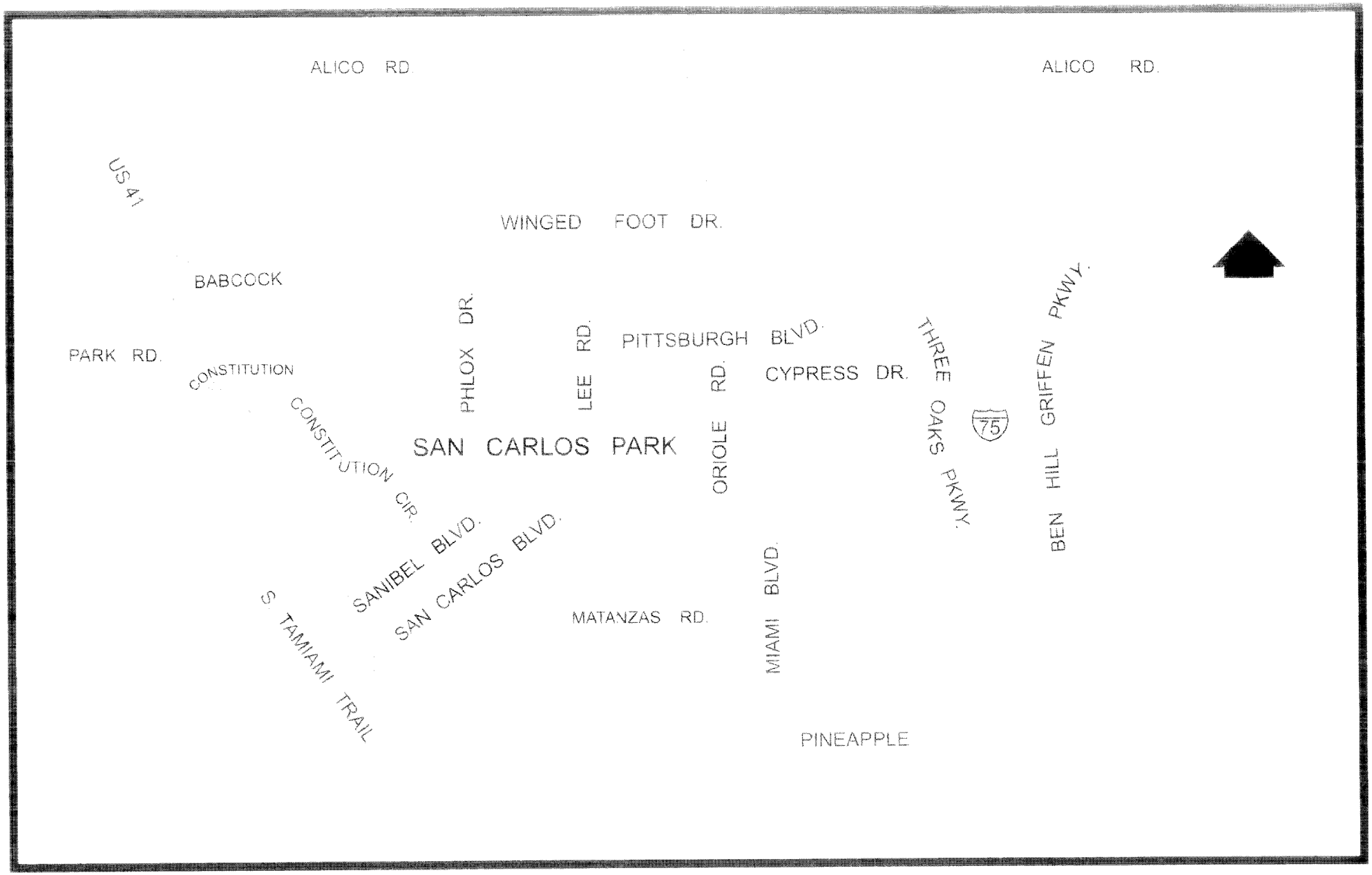
MOCF: 0.90

Week	Dates	SF	PSCF
1	01/01/2005 - 01/01/2005	0.95	1.05
2	01/02/2005 - 01/08/2005	0.95	1.05
* 3	01/09/2005 - 01/15/2005	0.94	1.04
* 4	01/16/2005 - 01/22/2005	0.93	1.03
* 5	01/23/2005 - 01/29/2005	0.92	1.02
* 6	01/30/2005 - 02/05/2005	0.91	1.01
* 7	02/06/2005 - 02/12/2005	0.90	1.00
* 8	02/13/2005 - 02/19/2005	0.88	0.98
* 9	02/20/2005 - 02/26/2005	0.88	0.98
*10	02/27/2005 - 03/05/2005	0.88	0.98
*11	03/06/2005 - 03/12/2005	0.87	0.97
*12	03/13/2005 - 03/19/2005	0.87	0.97
*13	03/20/2005 - 03/26/2005	0.89	0.99
*14	03/27/2005 - 04/02/2005	0.91	1.01
*15	04/03/2005 - 04/09/2005	0.93	1.03
16	04/10/2005 - 04/16/2005	0.95	1.05
17	04/17/2005 - 04/23/2005	0.97	1.08
18	04/24/2005 - 04/30/2005	0.98	1.09
19	05/01/2005 - 05/07/2005	0.99	1.10
20	05/08/2005 - 05/14/2005	1.00	1.11
21	05/15/2005 - 05/21/2005	1.01	1.12
22	05/22/2005 - 05/28/2005	1.03	1.14
23	05/29/2005 - 06/04/2005	1.05	1.17
24	06/05/2005 - 06/11/2005	1.06	1.18
25	06/12/2005 - 06/18/2005	1.08	1.20
26	06/19/2005 - 06/25/2005	1.07	1.19
27	06/26/2005 - 07/02/2005	1.07	1.19
28	07/03/2005 - 07/09/2005	1.07	1.19
29	07/10/2005 - 07/16/2005	1.07	1.19
30	07/17/2005 - 07/23/2005	1.07	1.19
31	07/24/2005 - 07/30/2005	1.08	1.20
32	07/31/2005 - 08/06/2005	1.08	1.20
33	08/07/2005 - 08/13/2005	1.09	1.21
34	08/14/2005 - 08/20/2005	1.10	1.22
35	08/21/2005 - 08/27/2005	1.11	1.23
36	08/28/2005 - 09/03/2005	1.12	1.24
37	09/04/2005 - 09/10/2005	1.13	1.25
38	09/11/2005 - 09/17/2005	1.13	1.25
39	09/18/2005 - 09/24/2005	1.14	1.27
40	09/25/2005 - 10/01/2005	1.14	1.27
41	10/02/2005 - 10/08/2005	1.14	1.27
42	10/09/2005 - 10/15/2005	1.14	1.27
43	10/16/2005 - 10/22/2005	1.10	1.22
44	10/23/2005 - 10/29/2005	1.06	1.18
45	10/30/2005 - 11/05/2005	1.02	1.13
46	11/06/2005 - 11/12/2005	0.98	1.09
47	11/13/2005 - 11/19/2005	0.94	1.04
48	11/20/2005 - 11/26/2005	0.95	1.05
49	11/27/2005 - 12/03/2005	0.95	1.05
50	12/04/2005 - 12/10/2005	0.95	1.05
51	12/11/2005 - 12/17/2005	0.95	1.05
52	12/18/2005 - 12/24/2005	0.95	1.05
53	12/25/2005 - 12/31/2005	0.94	1.04

* Peak Season


SAN CARLOS
MAIN ST.
FT. MYERS BEACH
ESTERO BLVD.
PINEAPPLE
ESTERO PKWY.
BROADWAY W.
SANDY LN.
RIVER RANCH
WILLIAMS
OAKS PKWY.
THREE
BEN HILL GRIFFIN
ALICO RD.
CORKSCREW RD
COCONUT
PELICAN COLONY
CREEK
SPRING
S. TAMIAMI TRAIL US 41
75
OLD 41 RD.
CITY OF BONITA SPRINGS
BONITA BAY
W. TERRY
MATHESON
MORTON RD.
E. TERRY ST.
HICKORY BLVD
BONITA
VANDERBILT
WINDSOR
BEACH
RD.
IMPERIAL
HUNTERS RIDGE
BONITA GRANDE

Insert "H-1"


ALICO RD.
ALICO RD.
US 41
WINGED FOOT DR.
BABCOCK
PARK RD.
CONSTITUTION
CONSTITUTION CIR.
PHLOX DR.
LEE RD.
PITTSBURGH BLVD.
ORIOLE RD.
CYPRESS DR.
THREE OAKS PKWY.
75
GRIFFEN PKWY.
BEN HILL
SAN CARLOS PARK
SANIBEL BLVD.
SAN CARLOS BLVD.
S. TAMIAMI TRAIL
MATANZAS RD.
MIAMI BLVD.
PINEAPPLE

Insert "H-2"

Lee County D.O.T.
MONTHLY BY HOUR
February 2006

Site Reference: 000000000025
Site ID: 000000000025
Location: US 41 SOUTH OF HICKORY BLVD
Lanes: 1+2+3+4

File:
City: ESTERO
County: LEE

DAY	0001	0002	0003	0004	0005	0006	0007	0008	0009	0010	0011	0012	0013	0014	0015	0016	0017	0018	0019	0020	0021	0022	0023	0024	Total
W 01	202	102	77	75	100	578	2196	3434		5063	3178	3213	3198	3296	3521	3790	3890	3926	3418	2237	1629	1261	991	431	47597
T 02	218	125	100	84	101	572	2178	3636	3457	3160	3312	3314	3500	3531	3571	3916	3964	3962	3244	2108	1647	1194	867	466	51949
F 03	221	135	110	83	192	551	2152	3442	3314	3200	3265	3487	3437	3568	3769	3972	3884	3876	3100	2200	1316	1147	1029	641	51951
S 04	389	266	233	134	117	273	784	1266	1793	2096	2378	2665	2887	3026	2911	2970	2991	2751	2398	1771	1303	1174	1230	721	30529
S 05	580	335	287	130	100	165	352	661	1193	1769	2371	2550	3009	2706	2603	2784	2666	2488	1727	1037	830	716	1228	508	32673
M 06	196	112	82	74	101	523	2092	3411	3297	2958	3159	3316	3393	3395	3622	3692	3749	3748	3033	2151	1259	998	638	329	49307
T 07	189	102	87	69	131	566	2263	3596	3316	3165	3290	3421	3428	3411	3613	3816	3957	4092	3508	1997	1464	1136	797	414	51759
W 08	234	98	100	73	130	561	2249	3569	3334	3164	3177	3302	3605	3591	3708	3983	4097	4002	3552	2211	1542	1288	866	474	52791
T 09	234	95	98	74	126	559	2270	3081	3574	3178	3432	3396	3410	3464	3724	3776	4044	4008	3650	2229	1424	1258	975	461	53114
F 10	213	123	129	82	167	552	2290	3509	3331	3112	3414	3538	3590	3526	3809	3964	4091	4106	3558	2525	1641	1328	1133	713	54267
S 11	445	284	252	149	123	327	845	1399	1091	2537	2964	3347	3206	3054	3138	3107	3417	3145	2713	1972	1360	1239	1182	730	42806
S 12	522	353	239	116	76	193	361	665	1073	1721	2211	2748	3058	2916	2846	2840	2623	2449	2053	1509	1096	971	659	315	33584
M 13	164	93	77	58	141	561	2071	3403	3234	3024	3346	3606	3651	3762	3776	3799	4015	4055	3382	2290	1343	1103	717	363	57034
T 14	218	114	79	66	143	523	2095	3617	3457	3223	3376	3598	3509	3680	3741	3901	4137	4105	3568	2179	1367	1155	1023	519	53255
W 15	274	135	76	92	154	568	2141	3521	3378	3037	3251	3254	3368	3427	3672	3825	3965	4009	3432	2054	1365	1252	999	470	51889
T 16	255	117	94	76	157	501	2224	3544	3357	3178	3337	3343	3405	3320	3642	3762	3879	4039	3424	2146	1447	1191	982	463	51998
F 17	293	159	114	78	167	600	2161	3468	3345	3172	3317	3517	3527	3467	3733	3912	4122	3872	3404	2599	2073	1834	1092	1245	55591
S 18	394	300	241	110	127	324	807	1395	1890	2522	2989	3238	3206	3151	3120	3180	3040	2881	2461	2011	1460	1305	1371	960	42699
S 19	508	333	234	122	87	184	419	750	1252	1879	2440	2753	2997	2758	2629	2539	2370	2503	2205	1840	1277	1043	936	375	34479
M 20	245	145	106	68	129	309	1934	2884	2059	2951	3149	3462	4083	4180	4139	3935	3924	3832	3049	1971	1380	1068	645	805	51052
T 21	202	81	81	73	150	595	2317	3512	3476	3532	3411	3561	3451	3411	3568	3702	3833	3966	3633	2318	1474	1370	881	659	52859
W 22	233	113	85	88	143	597	2291	3500	3316	3272	3252	3455	3539	3450	3335	3568	3803	3908	3371	2344	1759	1337	824	510	52677
T 23	230	135	119	97	148	602	2241	3689	3530	3425	3474	3441	3410	3529	3582	3784	3975	4020	3527	2583	1728	1322	876	471	53830
F 24	270	138	147	78	153	620	2226	3415	3303	3133	3274	3534	3656	3539	3849	3997	3979	3970	3532	2603	1767	1369	1292	730	54502
S 25	452	250	279	153	130	339	800	1475	1956	2466	3033	3201	3283	3104	3092	3058	3040	2844	2594	1985	1462	1239	1263	851	42427
S 26	514	320	293	123	104	207	433	751	1113	1681	2265	2542	2850	2828	2666	2647	2550	2427	1994	1520	1171	871	673	337	32980
M 27	168	93	86	81	135	501	2251	3518	3286	3112	3192	3041	3301	3502	3704	3822	4015	3980	3395	2147	1472	1064	658	386	51650
T 28	192	97	99	64	145	617	2334	3589	3432	3223	3313	3375	3464	3561	3682	3811	4004	3903	3492	2234	1510	1220	860	455	52666

TOTAL	4783	2931	13431	39439	79888	91682	94183	99392	108066	58773	33430	15184													
	8318	3998	3725	48777	76045	86377	94541	96979	102126	86217	48381	26835	1347061												
PRCNT	0.7	0.4	0.3	0.2	0.3	1.0	3.7	5.9	5.7	6.0	6.5	6.9	7.1	7.0	7.1	7.3	7.5	7.4	6.4	4.3	2.9	2.4	1.9	1.1	

	SUN	MON	TUE	WED	THU	FRI	SAT	MONTHLY TOTALS		# DAYS	ADT
TOTAL VOLUME	133716	204843	210539	204954	210957	216391	166461	MONTH TOTAL	1347061	27.9	48181
NUMBER OF DAYS	4.0	4.0	4.0	3.9	4.0	4.0	4.0	WEEKDAY TOTAL	1046884	19.9	52653
DAILY AVERAGE	33429	51011	52635	51778	52739	54098	41615	WEEKEND TOTAL	300177	8.0	37522

Lee County D.O.T.
MONTHLY BY HOUR
February 2006

Site Reference: 000000000053
Site ID: 000000000053
Location: ALICO RD E OF I-75
Lanes: 1+2+3+4

File:
City: SAN CARLOS PARK
County: LEE

DAY	0001	0002	0003	0004	0005	0006	0007	0008	0009	0010	0011	0012	0013	0014	0015	0016	0017	0018	0019	0020	0021	0022	0023	0024	Total
W 01	85	64	36	138	290	657	976	1069	969	1101	1380	1346	1417	1372	1356	1271	1129	1034	916	661	410	461	448	257	18853
T 02	110	48	73	116	302	620	1095	1190	967	1154	1413	1412	1391	1331	1281	1288	1112	1016	756	527	380	376	298	262	18516
F 03	132	60	79	146	346	644	1084	1186	1084	1251	1415	1340	1313	1327	1201	1109	1166	1079	814	641	403	385	468	300	18943
S 04	165	107	69	90	117	243	388	410	414	691	704	710	769	742	663	689	671	632	591	525	298	301	393	211	10609
S 05	139	62	65	68	57	156	269	306	277	468	759	783	839	792	770	705	720	807	561	387	248	207	282	150	9957
M 06	76	47	64	95	262	670	1061	1129	1045	1156	1340	1396	1372	1417	1438	1320	1121	1087	766	549	365	313	221	143	18653
T 07	86	60	62	101	326	607	970	1116	985	1222	1351	1231	1304	1291	1235	1204	1494	1359	1095	533	307	347	289	240	19075
W 08	90	52	71	109	281	572	1031	1128	985	1243	1412	1436	1363	1368	1338	1227	1159	1025	764	502	369	359	303	210	19395
T 09	76	49	51	83	275	612	935	1094	1073	1117	1340	1303	1436	1356	1267	1240	1066	1014	740	596	372	363	337	179	17984
F 10	105	77	61	136	314	593	945	1032	949	1051	1330	1381	1335	1290	1129	1326	1215	1424	859	625	372	407	307	301	18564
S 11	170	69	62	71	151	363	443	472	397	675	854	967	919	858	843	792	748	741	736	756	443	288	280	423	12519
S 12	229	69	40	27	47	163	260	321	240	477	627	768	791	728	767	780	693	651	517	423	337	293	218	159	9477
M 13	82	38	48	77	266	602	1016	1098	1026	1199	1374	1423	1264	967	1353	1500	1383	1186	864	637	405	313	258	154	18531
T 14	74	38	34	90	266	608	902	1065	1036	1254	1569	1461	1308	1527	1314	1443	1373	1263	1013	980	333	332	301	167	19570
W 15	105	83	68	119	205	635	1152	1103	1099	1258	1520	1598	1498	1361	1360	1342	1167	1180	886	653	414	423	276	198	19913
T 16	87	56	67	96	268	614	1076	1204	1090	1220	1456	1398	1373	1418	1364	1326	1227	1180	876	562	410	472	406	281	19424
F 17	153	118	112	114	317	693	1087	1156	1129	1330	1498	1658	1367	1243	1265	1418	1146	1290	1019	651	458	404	382	479	20227
S 18	273	148	126	103	166	365	584	539	593	816	961	942	902	840	941	921	894	792	649	505	403	303	303	249	13398
S 19	136	85	44	29	56	226	334	239	369	647	917	1010	983	892	983	929	928	962	770	620	391	318	282	244	12306
M 20	209	136	80	100	305	712	1189	1183	1215	1365	1562	1694	1616	1450	1562	1531	1684	1658	863	489	333	261	235	154	21364
T 21	73	37	54	126	330	810	1194	1253	1103	1351	1374	1619	1367	1286	1233	1215	1078	1127	755	500	330	258	256	144	18663
W 22	80	58	75	104	300	673	1125	1082	1101	1273	1440	1373	1275	1320	1279	1236	1143	1210	824	501	378	311	238	192	18591
T 23	119	60	66	130	287	668	1050	1089	1040	1203	1457	1370	1228	1285	1166	1089	1130	1162	863	628	393	337	313	223	18276
W 24	109	92	94	127	298	685	1116	1115	909	1106	1193	1190	1203	1023	1070	1098	1133	1110	910	591	395	316	396	247	17504
S 25	138	116	89	75	176	396	488	456	546	601	899	767	800	792	718	765	852	785	601	485	307	299	345	196	11918
S 26	95	55	34	30	52	280	359	279	364	512	699	804	689	763	717	623	693	781	704	627	896	349	191	122	10620
M 27	58	33	39	111	256	680	1021	1033	909	950	1284	1093	1244	1144	1110	1071	1084	1105	784	440	255	211	194	117	16166
T 28	36	40	44	102	279	648	999	1027	1011	1199	1365	1322	1160	1206	1161	1157	1090	1151	834	477	295	296	254	117	17269
TOTAL		1955		2089		15195		23280		29090		34191		32521		31537		30015		15671		9215		6109	
	3290		1927		6670		24138		23965		34451		31724		31792		30301		22290		10792		8554		465192
PRCNT	0.0	0.5	0.4	0.6	1.5	3.3	5.2	5.5	5.2	6.3	7.5	7.4	7.2	6.9	6.8	6.7	6.5	6.4	4.7	3.3	2.3	1.9	1.0	1.3	

	SUN	MON	TUE	WED	THU	FRI	SAT
TOTAL VOLUME	42269	74714	76582	75754	74280	75238	40444
NUMBER OF DAYS	4.0	4.0	4.0	4.0	4.0	4.0	4.0
DAILY AVERAGE	10565	18670	18646	18938	18570	18810	12111

MONTHLY TOTALS		# DAYS	ADT
MONTH TOTAL	465192	28.0	16614
WEEKDAY TOTAL	374488	20.0	18724
WEEKEND TOTAL	90704	8.0	11338

Weather :
Counted by:CR/MP
Board # :5614
Other :
Street name :CORKSCREW RD Cross street:E OF US 41

JAMAR Technologies, Inc.
TAS for Windows
Copyright 1999

Site Code : 000000000247
Start Date: 02/07/2006
File I.D. : C:\PROGRAM FI
Page : 1

Begin Time	Tues. 02/07	EB	WB	Combined Total	Each * Equals 25 Vehicles
12:00	02/07	43	17	60	**
01:00		12	18	30	*
02:00		21	10	31	*
03:00		3	8	11	
04:00		31	20	51	**
05:00		158	150	308	**********
06:00		650	456	1106	**********
07:00		769	516	1285	**********
08:00		840	532	1372	**********
09:00		797	534	1331	**********
10:00		873	684	1557	**********
11:00		952	662	1614	**********
12:00	pm	1000	618	1618	**********
01:00		816	574	1390	**********
02:00		898	666	1564	**********
03:00		936	694	1630	**********
04:00		840	683	1523	**********
05:00		800	680	1480	**********
06:00		631	517	1148	**********
07:00		451	310	761	**********
08:00		298	229	527	**********
09:00		217	170	387	**********
10:00		137	143	280	**********
11:00		76	73	149	******
Totals		12249	8964	21213	
AM Peaks		11:00	10:00	11:00	
Volume		952	684	1614	
PM Peaks		12:00	03:00	03:00	
Volume		1000	694	1630	

Weather :
Counted by:CP/MP
Board # :5620
Other :

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Site Code : 000000000249
Start Date: 02/07/2006
File I.D. : C:\PROGRAM FI
Page : 1

Street name :CORKSCREW RD Cross street:E OF BEN HILL GRIFFIN PKWY ,

Begin Time	Tues- 02/07	EB	WB	Combined Total	Each * Equals 25 Vehicles
12:00	02/07	29	16	45	**
01:00		9	1	10	
02:00		25	9	34	*
03:00		9	8	17	*
04:00		65	22	87	***
05:00		148	195	343	**********
06:00		453	542	995	**********
07:00		577	679	1256	**********
08:00		600	681	1281	**********
09:00		469	581	1050	**********
10:00		420	462	882	**********
11:00		454	551	1005	**********
12:00	pm	501	508	1009	**********
01:00		480	503	983	**********
02:00		469	554	1023	**********
03:00		483	653	1136	**********
04:00		494	489	983	**********
05:00		467	467	934	**********
06:00		323	337	660	**********
07:00		169	137	306	**********
08:00		119	51	170	*******
09:00		111	62	173	*******
10:00		45	29	74	***
11:00		28	31	59	**
Totals		6947	7568	14515	
AM Peaks		08:00	08:00	08:00	
Volume		600	681	1281	
PM Peaks		12:00	03:00	03:00	
Volume		501	653	1136	

Weather :
Counted by:CP/TR
Board # :4122
Other :
Street name :LEE RD Cross street:S OF ALICO RD

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Site Code : 000000000313
Start Date: 04/03/2006
File I.D. : 31302064122
Page : 1

Begin Time	Mon. 04/03	Tues. 04/04	Wed. 04/05	Thur. 04/06	Fri. 04/07	Weekday Avg.	Sat. 04/08	Sun. 04/09	Week Avg.	Each * Equals 25 Vehicles
12:00 am	*	47	45	*	*	46	*	*	46	**
01:00	*	36	*	*	*	36	*	*	36	*
02:00	*	15	*	*	*	15	*	*	15	*
03:00	*	17	*	*	*	17	*	*	17	*
04:00	*	56	*	*	*	56	*	*	56	**
05:00	*	151	*	*	*	151	*	*	151	******
06:00	*	437	*	*	*	437	*	*	437	******************
07:00	*	525	*	*	*	525	*	*	525	**********************
08:00	*	426	*	*	*	426	*	*	426	******************
09:00	*	322	*	*	*	322	*	*	322	**************
10:00	*	283	*	*	*	283	*	*	283	**********
11:00	*	277	*	*	*	277	*	*	277	**********
12:00 pm	*	334	*	*	*	334	*	*	334	**************
01:00	*	305	*	*	*	305	*	*	305	************
02:00	*	376	*	*	*	376	*	*	376	**************
03:00	*	412	*	*	*	412	*	*	412	******************
04:00	*	514	*	*	*	514	*	*	514	**********************
05:00	*	606	*	*	*	606	*	*	606	**************************
06:00	*	481	*	*	*	481	*	*	481	********************
07:00	*	355	*	*	*	355	*	*	355	**************
08:00	*	317	*	*	*	317	*	*	317	************
09:00	*	233	*	*	*	233	*	*	233	*********
10:00	*	152	*	*	*	152	*	*	152	******
11:00	*	88	*	*	*	88	*	*	88	****
Totals	0	6765	45	0	0	6764	0	0	6764	
% Avg. WkDs	.0%	100.0%	.6%	.0%	.0%					
% Avg. Day	.0%	100.0%	.6%	.0%	.0%		.0%	.0%		
AM Peak		07:00	12:00			07:00			07:00	
Volume		525	45			525			525	
PM Peak		05:00				05:00			05:00	
Volume		606				606			606	

ADTs

Weather :
Counted by:CP/MP
Board # :5613
Other :

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Site Code : 000000000414
Start Date: 02/07/2006
File I.D. : C:\PROGRAM FI
Page : 1

Street name :THREE OAKS PKWY Cross street:S OF ALICO RD

Begin Time	Tues. 02/07	NB	SB	Combined Total	Each * Equals 25 Vehicles
12:00	02/07	10	30	40	**
01:00		10	22	32	*
02:00		10	18	28	*
03:00		7	9	16	*
04:00		39	6	45	**
05:00		131	38	169	*******
06:00		371	173	544	**********
07:00		566	309	875	**********
08:00		422	270	692	**********
09:00		357	220	577	**********
10:00		262	201	463	**********
11:00		241	186	427	**********
12:00	pm	250	248	498	**********
01:00		260	247	507	**********
02:00		294	290	584	**********
03:00		330	319	649	**********
04:00		363	409	772	**********
05:00		312	532	844	**********
06:00		285	404	689	**********
07:00		187	290	477	**********
08:00		124	228	352	**********
09:00		85	196	281	**********
10:00		60	109	169	*******
11:00		30	70	100	****
Totals		5006	4824	9830	
AM Peaks		07:00	07:00	07:00	
Volume		566	309	875	
PM Peaks		04:00	05:00	05:00	
Volume		363	532	844	

Weather :
Counted by:CP/MP
Board # :5759
Other :

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Site Code : 000000000415
Start Date: 02/06/2006
File I.D. : C:\PROGRAM FI
Page : 1

Street name :THREE OAKS PKWY Cross Street:N OF CORKSCREW RD

Begin Time	Mon. 02/06	Tues. 02/07	Wed. 02/08	Thur. 02/09	Fri. 02/10	Weekday Avg.	Sat. 02/11	Sun. 02/12	Week Avg.	Each * Equals 25 Vehicles
12:00 am	*	85	101	*	*	93	*	*	93	****
01:00	*	44	*	*	*	44	*	*	44	**
02:00	*	23	*	*	*	23	*	*	23	*
03:00	*	34	*	*	*	34	*	*	34	*
04:00	*	51	*	*	*	51	*	*	51	**
05:00	*	219	*	*	*	219	*	*	219	*********
06:00	*	741	*	*	*	741	*	*	741	********************************>
07:00	*	1090	*	*	*	1090	*	*	1090	********************************>
08:00	*	1075	*	*	*	1075	*	*	1075	********************************>
09:00	*	1076	*	*	*	1076	*	*	1076	********************************>
10:00	*	991	*	*	*	991	*	*	991	********************************>
11:00	*	1006	*	*	*	1006	*	*	1006	********************************>
12:00 pm	*	1118	*	*	*	1118	*	*	1118	********************************>
01:00	*	1088	*	*	*	1088	*	*	1088	********************************>
02:00	*	1214	*	*	*	1214	*	*	1214	********************************>
03:00	*	1207	*	*	*	1207	*	*	1207	********************************>
04:00	*	1390	*	*	*	1390	*	*	1390	********************************>
05:00	*	1528	*	*	*	1528	*	*	1528	********************************>
06:00	*	1206	*	*	*	1206	*	*	1206	********************************>
07:00	*	811	*	*	*	811	*	*	811	********************************>
08:00	*	562	*	*	*	562	*	*	562	**********************
09:00	*	500	*	*	*	500	*	*	500	********************
10:00	*	286	*	*	*	286	*	*	286	**********
11:00	*	161	*	*	*	161	*	*	161	******
Totals	0	17506	101	0	0	17514	0	0	17514	
% Avg. WkDa	.0%	99.9%	.5%	.0%	.0%					
% Avg. Day	.0%	99.9%	.5%	.0%	.0%		.0%	.0%		
AM Peak		07:00	12:00			07:00			07:00	
Volume		1090	101			1090			1090	
PM Peak		05:00				05:00			05:00	
Volume		1528				1528			1528	

ADTs

Weather :
Counted by:CP/TR
Board # :4121
Other :

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Site Code : 000000000423
Start Date: 04/03/2006
File I.D. : C:\PROGRAM FI
Page : 1

Street name :SAN CARLOS BLVD Cross street:E OF US 41

Begin Time	Mon. 04/03	Tues. 04/04	Wed. 04/05	Thur. 04/06	Fri. 04/07	Weekday Avg.	Sat. 04/08	Sun. 04/09	Week Avg.	Each * Equals 25 Vehicles
12:00 am	*	61	*	*	*	61	*	*	61	**
01:00	*	29	*	*	*	29	*	*	29	*
02:00	*	14	*	*	*	14	*	*	14	*
03:00	*	17	*	*	*	17	*	*	17	*
04:00	*	24	*	*	*	24	*	*	24	*
05:00	*	102	*	*	*	102	*	*	102	****
06:00	*	284	*	*	*	284	*	*	284	**********
07:00	*	404	*	*	*	404	*	*	404	**********
08:00	*	345	*	*	*	345	*	*	345	**********
09:00	*	300	*	*	*	300	*	*	300	**********
10:00	*	207	*	*	*	207	*	*	207	********
11:00	*	241	*	*	*	241	*	*	241	**********
12:00 pm	*	286	*	*	*	286	*	*	286	**********
01:00	*	259	*	*	*	259	*	*	259	**********
02:00	*	294	*	*	*	294	*	*	294	**********
03:00	*	396	*	*	*	396	*	*	396	**********
04:00	*	441	*	*	*	441	*	*	441	**********
05:00	*	453	*	*	*	453	*	*	453	**********
06:00	*	422	*	*	*	422	*	*	422	**********
07:00	*	370	*	*	*	370	*	*	370	**********
08:00	*	327	*	*	*	327	*	*	327	**********
09:00	*	258	*	*	*	258	*	*	258	**********
10:00	*	188	*	*	*	188	*	*	188	********
11:00	*	93	*	*	*	93	*	*	93	****
Totals	0	5815	0	0	0	5815	0	0	5815	
% Avg. WkDa	.0%	100.0%	.0%	.0%	.0%					
% Avg. Day	.0%	100.0%	.0%	.0%	.0%		.0%	.0%		
AM Peak		07:00				07:00			07:00	
Volume		404				404			404	
PM Peak		05:00				05:00			05:00	
Volume		453				453			453	

ADTs

Weather :
Counted by:TR/CP
Board # :5621
Other :

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Site Code : 000000000462
Start Date: 04/03/2006
File I.D. : C:\PROGRAM FI
Page : 1

Street name :ORIOLE RD Cross street:S OF ALICO RD

Begin Time	Mon. 04/03	Tues. 04/04	Wed. 04/05	Thur. 04/06	Fri. 04/07	Weekday Avg.	Sat. 04/08	Sun. 04/09	Week Avg.	Each * Equals 25 Vehicles
12:00 am	*	*	*	20	26	23	*	*	23	*
01:00	*	*	*	10	*	10	*	*	10	
02:00	*	*	*	11	*	11	*	*	11	
03:00	*	*	*	3	*	3	*	*	3	
04:00	*	*	*	18	*	18	*	*	18	*
05:00	*	*	*	81	*	81	*	*	81	***
06:00	*	*	*	212	*	212	*	*	212	********
07:00	*	*	*	277	*	277	*	*	277	**********
08:00	*	*	*	228	*	228	*	*	228	*********
09:00	*	*	*	162	*	162	*	*	162	******
10:00	*	*	*	161	*	161	*	*	161	******
11:00	*	*	*	164	*	164	*	*	164	*******
12:00 pm	*	*	*	151	*	151	*	*	151	******
01:00	*	*	*	166	*	166	*	*	166	*******
02:00	*	*	*	181	*	181	*	*	181	*******
03:00	*	*	*	230	*	230	*	*	230	*********
04:00	*	*	*	287	*	287	*	*	287	**********
05:00	*	*	*	293	*	293	*	*	293	**********
06:00	*	*	*	195	*	195	*	*	195	********
07:00	*	*	*	146	*	146	*	*	146	******
08:00	*	*	*	121	*	121	*	*	121	*****
09:00	*	*	*	94	*	94	*	*	94	****
10:00	*	*	*	50	*	50	*	*	50	**
11:00	*	*	*	37	*	37	*	*	37	*
Totals	0	0	0	3298	26	3301	0	0	3301	
% Avg. WkDs	.0%	.0%	.0%	99.9%	.7%					
% Avg. Day	.0%	.0%	.0%	99.9%	.7%		.0%	.0%		
AM Peak				07:00	12:00	07:00			07:00	
Volume				277	26	277			277	
PM Peak				05:00		05:00			05:00	
Volume				293		293			293	

ADTs

Weather :
Counted by:CP/TR
Board # :5761
Other :
Street name :CONSTITUTION BLVD Cross street:E OF US 41

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TAS for Windows
Copyright 1999

Site Code : 000000000464
Start Date: 04/04/2006
File I.D. : C:\PROGRAM FI
Page : 1

Begin Time	Tues. 04/04	EB	WB	Combined Total	Each * Equals 29 Vehicles
12:00	04/04	33	21	56	**
01:00		15	7	22	*
02:00		20	8	28	*
03:00		17	14	31	*
04:00		9	22	31	*
05:00		19	74	93	****
06:00		71	201	272	**********
07:00		147	352	499	**********
08:00		167	277	444	**********
09:00		177	228	405	**********
10:00		217	202	419	**********
11:00		192	189	381	**********
12:00	pm	238	198	436	**********
01:00		206	196	402	**********
02:00		234	206	440	**********
03:00		275	217	492	**********
04:00		344	253	597	**********
05:00		383	292	675	**********
06:00		308	263	571	**********
07:00		269	243	512	**********
08:00		238	169	407	**********
09:00		214	148	362	**********
10:00		141	101	242	**********
11:00		76	46	122	*****
Totals		4010	3929	7939	
AM Peaks		10:00	07:00	07:00	
Volume		217	352	499	
PM Peaks		05:00	05:00	05:00	
Volume		383	292	675	

County: 12
Station: 0034
Desciption: SR 45/US 41, NW OF SANIBEL BOULEVARD LC424
Start Date: 04/05/2005
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	0	0	0	113	113	0	0	0	118	118	231
0100	0	0	0	63	63	0	0	0	53	53	116
0200	0	0	0	46	46	0	0	0	57	57	103
0300	0	0	0	46	46	0	0	0	54	54	100
0400	0	0	0	78	78	0	0	0	96	96	174
0500	0	0	0	305	305	0	0	0	326	326	631
0600	0	0	0	1156	1156	0	0	0	1073	1073	2229
0700	0	0	0	1778	1778	0	0	0	1684	1684	3462
0800	0	0	0	1606	1606	0	0	0	1687	1687	3293
0900	0	0	0	1679	1679	0	0	0	1409	1409	3088
1000	0	0	0	1595	1595	0	0	0	1384	1384	2979
1100	0	0	0	1607	1607	0	0	0	1509	1509	3116
1200	0	0	0	1622	1622	0	0	0	1482	1482	3104
1300	0	0	0	1550	1550	0	0	0	1504	1504	3054
1400	0	0	0	1655	1655	0	0	0	1649	1649	3304
1500	0	0	0	1799	1799	0	0	0	1685	1685	3484
1600	0	0	0	1991	1991	0	0	0	1933	1933	3924
1700	0	0	0	2107	2107	0	0	0	1961	1961	4068
1800	0	0	0	1631	1631	0	0	0	1501	1501	3132
1900	0	0	0	980	980	0	0	0	1028	1028	2008
2000	0	0	0	744	744	0	0	0	926	926	1670
2100	0	0	0	581	581	0	0	0	738	738	1319
2200	0	0	0	432	432	0	0	0	550	550	982
2300	0	0	0	205	205	0	0	0	223	223	428
24-Hour Totals:					25369					24630	49999

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0700	1778	0800	1687	0700	3462
P.M.	1700	2107	1700	1961	1700	4068
Daily	1700	2107	1700	1961	1700	4068

County: 12
Station: 0054
Desciption: SR 93/I 75 SOUTH OF CORKSCREW ROAD
Start Date: 04/06/2005
Start Time: 0245

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	105	83	79	75	342	72	65	70	58	265	607
0100	54	50	58	42	204	53	40	56	55	204	408
0200	39	44	34	38	155	35	39	40	38	152	307
0300	36	45	45	42	168	43	57	54	58	212	380
0400	51	65	102	135	353	62	86	127	117	392	745
0500	181	191	276	334	982	159	246	317	370	1092	2074
0600	369	583	719	770	2441	538	722	803	752	2815	5256
0700	688	655	700	694	2737	778	878	875	844	3375	6112
0800	658	675	647	698	2678	797	732	748	711	2988	5666
0900	683	665	763	690	2801	647	615	620	700	2582	5383
1000	656	673	747	713	2789	721	632	650	657	2660	5449
1100	650	669	666	664	2649	679	684	687	673	2723	5372
1200	698	672	653	639	2662	655	648	658	684	2645	5307
1300	664	642	667	571	2544	701	671	638	669	2679	5223
1400	578	731	732	743	2784	681	710	654	648	2693	5477
1500	689	801	930	864	3284	638	779	805	796	3018	6302
1600	881	852	917	959	3609	791	751	774	641	2957	6566
1700	910	869	855	810	3444	753	755	731	681	2920	6364
1800	742	727	622	501	2592	613	599	626	525	2363	4955
1900	463	488	356	331	1638	505	491	533	427	1956	3594
2000	303	287	284	256	1130	387	383	353	317	1440	2570
2100	256	255	246	237	994	292	257	232	209	990	1984
2200	229	214	206	177	826	213	216	206	203	838	1664
2300	163	144	121	101	529	193	157	146	127	623	1152
24-Hour Totals:					44335					44582	88917

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0630	2832	0715	3394	0700	6112
P.M.	1630	3655	1515	3171	1530	6670
Daily	1630	3655	0715	3394	1530	6670
Truck Percentage	14.00		16.00		15.00	

County: 12
Station: 0054
Desciption: SR 93/I 75 SOUTH OF CORKSCREW ROAD
Start Date: 04/07/2005
Start Time: 0245

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	100	90	81	52	323	99	78	63	50	290	613
0100	60	46	43	36	185	46	48	64	49	207	392
0200	43	42	49	34	168	37	46	34	35	152	320
0300	51	41	44	47	183	42	48	63	53	206	389
0400	50	64	95	119	328	60	80	108	114	362	690
0500	152	209	282	355	998	152	217	316	400	1085	2083
0600	423	562	594	348	1927	556	648	785	762	2751	4678
0700	258	554	599	619	2030	686	683	731	763	2863	4893
0800	622	715	740	879	2956	713	739	768	681	2901	5857
0900	713	774	717	620	2824	621	644	665	595	2525	5349
1000	760	660	658	672	2750	656	618	645	696	2615	5365
1100	680	675	677	664	2696	690	684	736	669	2779	5475
1200	657	651	666	683	2657	653	612	638	663	2566	5223
1300	672	673	722	724	2791	663	660	628	623	2574	5365
1400	645	695	726	833	2899	592	599	626	673	2490	5389
1500	758	850	868	809	3285	750	788	825	801	3164	6449
1600	917	706	767	818	3208	804	755	725	744	3028	6236
1700	745	858	880	845	3328	745	765	714	712	2936	6264
1800	964	752	551	602	2869	605	626	550	541	2322	5191
1900	439	436	434	347	1656	540	441	489	422	1892	3548
2000	307	327	253	286	1173	397	374	336	277	1384	2557
2100	231	295	270	263	1059	287	246	235	195	963	2022
2200	185	208	191	137	721	203	203	178	199	783	1504
2300	150	135	123	115	523	182	158	146	121	607	1130
24-Hour Totals:					43537					43445	86982

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0830	3106	0745	2983	0800	5857
P.M.	1715	3547	1515	3218	1515	6662
Daily	1715	3547	1515	3218	1515	6662

County: 12
Station: 0055
Desciption: SR 93/I 75 SOUTH OF ALICO ROAD
Start Date: 04/06/2005
Start Time: 0300

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	91	79	71	68	309	103	55	58	74	290	599
0100	49	46	60	43	198	48	43	56	62	209	407
0200	32	51	28	38	149	30	34	40	27	131	280
0300	31	37	42	44	154	33	52	51	58	194	348
0400	46	70	105	136	357	65	70	95	125	355	712
0500	187	201	306	313	1007	146	223	298	350	1017	2024
0600	352	540	633	653	2178	453	657	792	680	2582	4760
0700	616	575	659	636	2486	688	731	751	748	2918	5404
0800	614	648	599	595	2456	685	675	708	630	2698	5154
0900	629	618	660	302	2209	581	499	526	634	2240	4449
1000	611	761	626	681	2679	670	567	589	580	2406	5085
1100	593	631	606	588	2418	639	662	603	633	2537	4955
1200	614	621	555	642	2432	650	567	651	659	2527	4959
1300	609	618	601	546	2374	579	636	545	607	2367	4741
1400	561	683	698	721	2663	631	613	604	578	2426	5089
1500	678	717	841	804	3040	566	661	684	670	2581	5621
1600	834	782	783	842	3241	663	676	662	595	2596	5837
1700	831	829	683	757	3100	659	640	660	577	2536	5636
1800	692	664	575	473	2404	595	564	524	485	2168	4572
1900	420	392	328	323	1463	467	482	444	379	1772	3235
2000	282	281	247	271	1081	340	306	368	307	1321	2402
2100	233	241	219	223	916	270	227	189	201	887	1803
2200	215	203	201	172	791	204	198	188	212	802	1593
2300	166	137	106	107	516	177	172	186	119	654	1170
24-Hour Totals:					40621					40214	80835

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	1000	2679	0700	2918	0730	5416
P.M.	1630	3285	1530	2693	1530	5954
Daily	1630	3285	0700	2918	1530	5954
Truck Percentage	14.00		15.00		14.00	

County: 12
Station: 0055
Desciption: SR 93/I 75 SOUTH OF ALICO ROAD
Start Date: 04/07/2005
Start Time: 0300

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	85	84	68	56	293	117	99	69	52	337	630
0100	54	58	46	29	187	47	68	112	71	298	485
0200	35	45	46	34	160	64	73	53	47	237	397
0300	42	37	42	48	169	44	51	50	60	205	374
0400	50	73	85	105	313	61	50	79	105	295	608
0500	152	229	295	355	1031	148	189	309	348	994	2025
0600	374	506	575	375	1830	481	617	734	724	2556	4386
0700	265	485	574	573	1897	574	481	499	565	2119	4016
0800	526	671	661	744	2602	532	591	698	614	2435	5037
0900	726	688	652	603	2669	551	563	625	584	2323	4992
1000	640	672	596	635	2543	598	591	627	645	2461	5004
1100	586	680	616	643	2525	643	677	677	635	2632	5157
1200	591	619	651	629	2490	582	569	585	615	2351	4841
1300	627	651	664	649	2591	639	575	558	522	2294	4885
1400	678	641	696	756	2771	512	525	575	607	2219	4990
1500	691	782	792	813	3078	696	756	753	690	2895	5973
1600	829	676	705	729	2939	753	686	674	657	2770	5709
1700	688	748	827	750	3013	608	700	601	637	2546	5559
1800	816	708	545	542	2611	600	553	512	492	2157	4768
1900	428	404	385	344	1561	434	360	381	370	1545	3106
2000	281	297	267	255	1100	379	374	308	269	1330	2430
2100	232	271	272	261	1036	266	260	207	181	914	1950
2200	202	197	195	152	746	200	174	152	187	713	1459
2300	144	150	121	109	524	179	184	153	120	636	1160
24-Hour Totals:					40679					39262	79941

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0830	2819	0615	2649	0815	5256
P.M.	1515	3216	1515	2952	1515	6168
Daily	1515	3216	1515	2952	1515	6168

County: 12
Station: 0056
Desciption: SR 93/I 75, SOUTH OF DANIELS PARKWAY
Start Date: 04/06/2005
Start Time: 0200

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	99	86	86	69	340	133	87	76	64	360	700
0100	73	62	60	48	243	67	90	118	76	351	594
0200	40	41	44	30	155	45	47	53	46	191	346
0300	37	44	44	59	184	55	71	81	71	278	462
0400	54	70	111	125	360	72	79	126	154	431	791
0500	180	215	305	370	1070	196	246	373	468	1283	2353
0600	417	537	696	686	2336	613	790	906	895	3204	5540
0700	711	680	794	758	2943	637	481	526	542	2186	5129
0800	683	738	669	653	2743	568	680	762	623	2633	5376
0900	444	110	134	659	1347	622	684	651	652	2609	3956
1000	675	780	823	741	3019	630	673	704	687	2694	5713
1100	670	713	672	641	2696	698	701	740	669	2808	5504
1200	621	677	652	671	2621	668	621	635	681	2605	5226
1300	651	666	648	660	2625	639	687	600	576	2502	5127
1400	601	712	779	777	2869	533	561	608	686	2388	5257
1500	756	736	893	837	3222	712	832	826	750	3120	6342
1600	915	830	868	860	3473	811	778	765	737	3091	6564
1700	883	920	914	820	3537	719	759	709	746	2933	6470
1800	800	675	687	517	2679	658	632	553	527	2370	5049
1900	475	447	368	375	1665	451	426	443	423	1743	3408
2000	346	332	294	288	1260	397	404	345	311	1457	2717
2100	275	284	257	278	1094	296	298	235	235	1064	2158
2200	228	235	196	217	876	218	208	187	203	816	1692
2300	178	148	137	122	585	190	202	180	132	704	1289
24-Hour Totals:					43942					43821	87763

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	1000	3019	0615	3228	0615	5858
P.M.	1645	3577	1515	3219	1530	6640
Daily	1645	3577	0615	3228	1530	6640

Truck Percentage 14.00 14.00 14.00

120066-20040823.SYN

County: 12
Station: 0066
Desciption: SR 45/US 41 SOUTHEAST OF ALICO ROAD
Start Date: 08/23/2004
Start Time: 1100

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	40	24	20	20	104	29	30	25	38	122	226
0100	21	20	25	13	79	28	11	23	19	81	160
0200	11	20	24	16	71	24	18	13	17	72	143
0300	9	16	11	31	67	16	15	14	19	64	131
0400	12	21	29	28	90	20	29	25	35	109	199
0500	49	52	95	115	311	63	88	101	157	409	720
0600	166	286	359	351	1162	272	333	352	341	1298	2460
0700	414	487	501	434	1836	378	486	428	371	1663	3499
0800	383	404	443	375	1605	433	377	412	343	1565	3170
0900	353	399	372	387	1511	350	346	313	309	1318	2829
1000	380	394	355	362	1491	376	308	295	322	1301	2792
1100	353	390	369	381	1493	376	348	347	359	1430	2923
1200	380	360	416	373	1529	374	352	357	341	1424	2953
1300	375	391	415	389	1570	388	331	388	330	1437	3007
1400	398	390	367	402	1557	411	341	386	358	1496	3053
1500	398	424	418	458	1698	388	394	488	407	1677	3375
1600	429	447	490	449	1815	511	408	496	437	1852	3667
1700	531	467	496	432	1926	535	482	449	384	1850	3776
1800	438	382	303	262	1385	348	284	251	252	1135	2520
1900	204	214	185	171	774	278	253	226	262	1019	1793
2000	124	136	108	116	484	223	173	164	178	738	1222
2100	106	95	98	91	390	167	135	129	101	532	922
2200	73	52	65	53	243	88	74	57	69	288	531
2300	36	56	38	36	166	51	60	53	31	195	361
24-Hour Totals:					23357					23075	46432

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0700	1836	0715	1718	0715	3523
P.M.	1645	1943	1630	1950	1630	3887
Daily	1645	1943	1630	1950	1630	3887

County: 12

120066-20040823.SYN

Station: 0066
Desciption: SR 45/US 41 SOUTHEAST OF ALICO ROAD
Start Date: 08/24/2004
Start Time: 1100

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	41	25	32	29	127	37	32	43	25	137	264
0100	20	20	21	16	77	28	15	22	30	95	172
0200	22	18	20	15	75	33	12	19	27	91	166
0300	14	21	26	14	75	26	24	17	23	90	165
0400	18	27	38	32	115	21	26	36	44	127	242
0500	49	56	101	118	324	68	81	119	174	442	766
0600	183	284	375	349	1191	262	324	352	350	1288	2479
0700	418	501	530	430	1879	416	444	443	387	1690	3569
0800	424	389	450	350	1613	396	389	362	344	1491	3104
0900	365	412	355	364	1496	357	311	340	313	1321	2817
1000	341	397	364	345	1447	331	295	325	335	1286	2733
1100	376	345	367	377	1465	369	320	353	341	1383	2848
1200	351	366	357	348	1422	359	405	400	315	1479	2901
1300	374	405	406	375	1560	422	332	363	356	1473	3033
1400	386	419	374	358	1537	396	359	446	358	1559	3096
1500	383	443	475	454	1755	433	437	431	403	1704	3459
1600	462	457	459	522	1900	481	463	472	489	1905	3805
1700	537	497	471	457	1962	513	484	437	345	1779	3741
1800	443	368	291	255	1357	350	330	309	301	1290	2647
1900	236	212	213	177	838	252	255	239	241	987	1825
2000	164	175	150	123	612	240	195	186	193	814	1426
2100	117	98	109	97	421	188	151	129	100	568	989
2200	82	65	77	80	304	100	76	78	59	313	617
2300	69	48	45	36	198	63	63	47	37	210	408
24-Hour Totals:					23750					23522	47272

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0715	1885	0700	1690	0700	3569
P.M.	1645	2027	1630	1958	1630	3973
Daily	1645	2027	1630	1958	1630	3973

County: 12
Station: 0067
Desciption: SR 45/US 41, NORTHWEST OF ALICO ROAD LC420
Start Date: 01/04/2005
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	0	0	0	132	132	0	0	0	156	156	288
0100	0	0	0	84	84	0	0	0	81	81	165
0200	0	0	0	64	64	0	0	0	71	71	135
0300	0	0	0	51	51	0	0	0	74	74	125
0400	0	0	0	121	121	0	0	0	165	165	286
0500	0	0	0	420	420	0	0	0	557	557	977
0600	0	0	0	1618	1618	0	0	0	1622	1622	3240
0700	0	0	0	2283	2283	0	0	0	2078	2078	4361
0800	0	0	0	2136	2136	0	0	0	1922	1922	4058
0900	0	0	0	2029	2029	0	0	0	1607	1607	3636
1000	0	0	0	2009	2009	0	0	0	1679	1679	3688
1100	0	0	0	2034	2034	0	0	0	1896	1896	3930
1200	0	0	0	2009	2009	0	0	0	1865	1865	3874
1300	0	0	0	2018	2018	0	0	0	1992	1992	4010
1400	0	0	0	2130	2130	0	0	0	2109	2109	4239
1500	0	0	0	2323	2323	0	0	0	2290	2290	4613
1600	0	0	0	2622	2622	0	0	0	2456	2456	5078
1700	0	0	0	2830	2830	0	0	0	2420	2420	5250
1800	0	0	0	1996	1996	0	0	0	1710	1710	3706
1900	0	0	0	990	990	0	0	0	1224	1224	2214
2000	0	0	0	679	679	0	0	0	930	930	1609
2100	0	0	0	542	542	0	0	0	732	732	1274
2200	0	0	0	377	377	0	0	0	456	456	833
2300	0	0	0	264	264	0	0	0	280	280	544
24-Hour Totals:					31761					30372	62133

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0700	2283	0700	2078	0700	4361
P.M.	1700	2830	1600	2456	1700	5250
Daily	1700	2830	1600	2456	1700	5250

County: 12
Station: 0089
Desciption: SR 45/US 41/TAMIAMI TR,N OF ESTERO RV/S OF CNTY RD
Start Date: 06/14/2005
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	27	29	38	26	120	25	18	13	21	77	197
0100	13	16	11	12	52	18	13	14	15	60	112
0200	10	13	13	4	40	11	14	11	12	48	88
0300	6	7	10	4	27	6	6	17	11	40	67
0400	7	10	13	13	43	20	12	22	48	102	145
0500	23	33	55	52	163	39	49	108	158	354	517
0600	87	155	203	197	642	192	266	336	379	1173	1815
0700	214	240	243	253	950	355	449	468	466	1738	2688
0800	231	254	262	215	962	420	399	381	313	1513	2475
0900	236	222	235	202	895	293	298	325	275	1191	2086
1000	214	230	298	264	1006	288	290	280	258	1116	2122
1100	269	271	274	250	1064	247	268	270	258	1043	2107
1200	269	298	281	263	1111	269	269	281	257	1076	2187
1300	320	290	305	322	1237	281	268	268	292	1109	2346
1400	300	335	331	303	1269	270	273	283	257	1083	2352
1500	352	394	426	434	1606	256	278	304	317	1155	2761
1600	415	440	471	385	1711	273	288	263	232	1056	2767
1700	483	461	436	444	1824	323	326	295	278	1222	3046
1800	387	268	277	232	1164	267	249	216	238	970	2134
1900	190	194	154	148	686	173	191	153	145	662	1348
2000	128	138	163	136	565	131	109	126	96	462	1027
2100	142	121	124	120	507	114	84	110	101	409	916
2200	121	91	72	73	357	86	83	61	59	289	646
2300	51	66	40	37	194	40	31	24	27	122	316
24-Hour Totals:					18195					18070	36265

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	1030	1102	0715	1803	0715	2770
P.M.	1700	1824	1700	1222	1700	3046
Daily	1700	1824	0715	1803	1700	3046
Truck Percentage	4.00		5.00		5.00	

County: 12
Station: 0089
Desciption: SR 45/US 41/TAMIAMI TR,N OF ESTERO RV/S OF CNTY RD
Start Date: 06/15/2005
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	53	31	19	20	123	32	26	15	16	89	212
0100	30	16	13	6	65	15	10	8	10	43	108
0200	20	13	13	9	55	12	14	17	12	55	110
0300	9	5	5	4	23	9	7	12	7	35	58
0400	10	12	14	20	56	6	22	27	25	80	136
0500	26	41	46	70	183	36	66	100	151	353	536
0600	75	148	183	223	629	188	268	366	374	1196	1825
0700	202	270	238	253	963	370	409	495	430	1704	2667
0800	255	272	226	210	963	381	401	398	333	1513	2476
0900	237	240	213	217	907	280	304	280	302	1166	2073
1000	256	278	262	240	1036	262	280	261	284	1087	2123
1100	265	237	266	281	1049	244	292	261	295	1092	2141
1200	293	321	272	277	1163	266	279	297	273	1115	2278
1300	303	311	275	244	1133	261	263	271	247	1042	2175
1400	327	315	329	345	1316	269	282	295	284	1130	2446
1500	378	378	411	438	1605	271	322	287	323	1203	2808
1600	343	376	415	492	1626	295	283	304	274	1156	2782
1700	418	546	465	395	1824	256	295	304	297	1152	2976
1800	366	287	247	227	1127	251	255	230	218	954	2081
1900	193	181	178	160	712	175	144	173	140	632	1344
2000	139	133	158	147	577	124	148	147	133	552	1129
2100	149	107	149	120	525	111	125	135	85	456	981
2200	119	106	97	73	395	86	97	77	70	330	725
2300	77	70	40	58	245	62	41	46	32	181	426
24-Hour Totals:					18300					18316	36616

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	1145	1167	0715	1715	0715	2731
P.M.	1645	1921	1515	1227	1645	3050
Daily	1645	1921	0715	1715	1645	3050

County: 12
Station: 0105
Desciption: SR 45/US 41 SOUTHEAST OF HICKORY DRIVE LCPR25
Start Date: 01/19/2005
Start Time: 0000

	Direction: N					Direction: S					Combined
Time	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	Total
0000	33	33	20	32	118	32	20	18	11	81	199
0100	22	10	13	10	55	16	8	11	14	49	104
0200	16	11	17	9	53	7	16	10	6	39	92
0300	5	5	13	10	33	6	9	6	12	33	66
0400	7	9	10	15	41	21	10	25	35	91	132
0500	20	32	42	72	166	46	58	96	165	365	531
0600	121	166	235	251	773	190	284	430	431	1335	2108
0700	276	305	316	331	1228	463	448	509	576	1996	3224
0800	326	327	355	324	1332	497	523	452	487	1959	3291
0900	327	398	384	391	1500	385	406	336	378	1505	3005
1000	362	341	419	382	1504	346	375	359	374	1454	2958
1100	440	425	375	421	1661	419	392	353	369	1533	3194
1200	373	457	418	398	1646	429	384	386	399	1598	3244
1300	378	438	387	409	1612	440	389	410	414	1653	3265
1400	348	451	463	411	1673	404	430	440	452	1726	3399
1500	456	458	506	481	1901	474	475	489	434	1872	3773
1600	467	521	531	523	2042	430	432	445	477	1784	3826
1700	601	577	569	545	2292	443	447	459	372	1721	4013
1800	546	519	435	305	1805	433	350	362	311	1456	3261
1900	273	245	201	185	904	271	247	219	184	921	1825
2000	147	164	153	110	574	234	186	225	142	787	1361
2100	122	141	173	159	595	165	152	135	148	600	1195
2200	109	112	85	68	374	177	126	98	59	460	834
2300	73	66	55	36	230	60	66	46	40	212	442
24-Hour Totals:					24112					25230	49342

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	1145	1669	0730	2105	0730	3405
P.M.	1700	2292	1445	1890	1645	4096
Daily	1700	2292	0730	2105	1645	4096

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	Daily Traffic Volume (AADT) 1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERMANENT STATION
A & W BULB RD	N OF GLADIOLUS DR	215	G	2200	2400	3000	4000	3700	3300	3800	4300	4700	5700		37
ALABAMA RD	N OF IMMOKALEE RD	201	F	2800	3000	3700	2800	2600	3200	4200	4200	5100	5300		21
	S OF HOMESTEAD RD	200	F	6100	5900	5900	5800	4900	5600	6400	7100	8100	8800		6
BELL BLVD	N OF IMMOKALEE RD	202	F	1000	1000	1000	1000	1000	1100	1400	1300	2100	2600		21
	S OF LEELAND HEIGHTS BV	203	F	2500	2700	2600	3000	2700	3200	3700	4000	4900	6100		6
ALICO RD	E OF US 41	204	G	13300	14700	12800	15100	15700	17800	19100	17700	19800		1	10
	E OF LEE RD	207	H	11000	11600	12000	13900	14200	16000	17400	18000	20000		1	10
	W OF I - 75	10	H	12200	13400	14900	16300	15700	17200	18000	19000	U/C		1	
	E OF BEN HILL GRIFFIN PKWA	205	H	4000	4700	5200	5500	5800	6500	9800	U/C	14700	13100	1	25
	E OF I - 75	53	H							10100	11300	14500	12500	1	
	N OF CORKSCREW RD	206		700	1000	900	1000	1000	N/A	800	2000	2100	1600		25
ARROYAL ST	N OF BONITA BEACH RD	496	H		4500	3600	4000	4000	5900	4300	5000	6200	6500		16
BABCOCK RD	E OF US 41	461	H		1600	1300	1500	1600	N/A	1500	1600	1700			25
BALLARD RD	W OF ORTIZ AV	504	E		4600	4800	4900	3500	N/A	5200	5100	5800	5300		22
BARRETT RD	S OF PINE ISLAND RD	509	C		2800	2700	2900	2500	2800	3300	3100	3300	3200		49
BASS RD	N OF SUMMERLIN RD	216	G	4400	6400	5700	6800	6200	5700	6000	7600	7400	9200		39
BAYSHORE RD	E OF BUSINESS 41	218	C	31400	33100	27500	31300	31800	32300	34000	31000	35700	37800		4
(SR 78)	E OF HART RD	219	C	23500	24200	24600	26800	26000	24900	27800	25700	27300	28700		4
	W OF WILLIAMSBURG DR	4	D	16200	15900	16400	17000	18400	19500	20000	20600	22000	22300		
	E OF NALLE RD	217	D	8800	8900	8400	8900	9300	10000	9300	10100	11900	11900		4
BEN HILL GRIFFIN PKWY	S OF ALICO RD	514	H			2400	2800	5300	N/A	6500	7100	8200		1	10
	N OF CORKSCREW RD	517	H			1000	2800	3000	4500	5000	7800	10200	17200		25
BETH STACEY RD	S OF HOMESTEAD RD	220	F	4700	4700	4600	4100	4000	4600	5200	5200	6500	6900		6

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERMANENT STATION
				Daily Traffic Volume (AADT)											
CAPE CORAL PKWY	E OF SKYLINE BLVD	13	I	22600	22500	21800	23400	22900	23900	22100	22200	27100	28800		
	W OF PALM TREE	56	I				39600	41000			41200	48800	54200		
	W OF DEL PRADO PKWY						27900	29300							
	W OF CAPE CORAL BR.		C	44800											
CAPE CORAL BRIDGE	AT TOLL PLAZA	100	G	45100	46100	35100	36000	37400	39700	41200	43300	45700	47900		
CAPTIVA DR	N OF BLIND PASS BRIDGE	319	I		*Replaces PCS 26 Sanibel-Captiva Rd at Blind Pass*							5800	5800		36
CEMETARY RD	E OF BUCKINGHAM RD	486	D		2100	2300	2800	2600	1300	3400	3400	3800	4100		11
CHALLENGER BLVD	S OF COLONIAL BV	628	B					400	800	1100	1200	1500	1500		18
CHAMBERLIN PKWY	S OF DANIELS PKWY	33	E	17500	15500	16800	16600	16600	17900	17500	19700	21200	16800	4	
CHIQUITA BLVD	N OF SW 27TH ST	58	C								17100	18500	20000		
CLEVELAND AVENUE - SEE US 41															
COCONUT RD	W OF US 41	495	H		2300	2200	2600	2500	3400	N/A	9500	8000	7100		15
	E OF US 41	490	H									14100	12100		15
COLUMBUS BLVD	N OF IMMOKOLEE RD	473	F		500	500	500	500	500	600	700	1000	2000		6
CONSTITUTION BLVD	E OF US 41	464	F		4100	4400	6400	5200	6700	6000	6400	7700	6800		25
COLLEGE PKWY	E OF McGREGOR BLVD	236	G	35500	39200	29400	30000	31300	31100	32800	34700	38000	39400		43
	E OF WINKLER RD	43	G	45500	42900	35200	42000	36700	38600	39600	39400	39500	40000		
	W OF SUMMERLIN RD	238	G	44200	46100	37400	42200	38900	40100	36700	43600	51300	48900		43
	E OF KENWOOD LN	237	G	32600	33700	30400	29200	25700	31700	31600	32600	36100	36900		43

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERMANENT STATION
				Daily Traffic Volume (AADT)											
COLONIAL BLVD	E OF McGREGOR BLVD	243	B			39900	46700	44500	48900	51600	52300	60000	63200		14
	E OF SUMMERLIN RD	14	B	29100	19500	41900	45400	47500	48500	50900	53900	58600	59800		
	E OF US 41	245	B	26000		33400	38000	43400	46300	43500	46100	52000	55500		14
	E OF FOWLER ST	244	B	29800	30100	41300	41900	48300	49000	43600	53800	58000	59900		14
	E OF METRO PKWY	240	B	29300	29600	34800	38800	36800	40300	40000	45300	49600	53300		31
	W OF SIX MILE PKWY	241	E	34000	37800	40100	46000	43400	46000	46500	54200	60500	62000		20
	W OF I - 75	242	E	33600	35100	38800	46600	46400	44200	47500	55400	59000	65700		20
	W OF IMMOKALEE RD	246	E	16300	16100	15900	19800	19800	21700	21700	25000	30700	34900		22
CORBETT RD	N OF PINE ISLAND RD	508	C		500	700	500	400	300	1000	500	600	600		49
CORKSCREW RD	E OF US 41	247	H	7000	8300	7800	13200	14700	16900	15800	15000	13200	13900		15
	W OF I - 75	15	H	7500	8300	10800	14100	15200	18600	21800	25000	26100	29400		
	E OF I - 75	249	H	2100	3100	3500	4900	5400	7700	7400	15000	13300	10100		15
	W OF ALICO RD		H	900											
	E OF ALICO RD	250	H	1000	1300	1200	1600	2000	2400	2900	3600	4200	3900		15
CORTEZ BLVD	W OF US 41	614	B					2600	2400	2300	2700	2600			28
CRYSTAL DR	E OF US 41	254	B	13900	14900	12500	13100	13500	12200	13200	12200	13200	13400		9
	E OF METRO PKWY	255	B								6200	4600	4600		45
COUNTRY LAKES DR	S OF TICE ST	505	E		1800	1800	1900	1900	N/A	2400	2400				22
CYPRESS LAKE DR	W OF SOUTH POINTE BLVD	256	G	11600	14300	13900	13800	12800	14600	16800	17200	19000	21900		30
	E OF SOUTH POINTE BLVD	257	G	17800	18700	19900	20400	19000	18500	22900	22100	23800	27600		30
	W OF SUMMERLIN RD	259	G	25300	25600	26400	25400	23400	25500	28400	25700	30900	34300		30
	W OF US 41	258	G	30900	29500	31100	29100	28000	33400	31400	31900	32200	43100		30
DANIELS PKWY	W OF METRO PKWY	30	G	32800	34500	32800	33800	34400	35500	38100	36700	39900	48300		
	W OF PLANTATION RD	263	G									49700	56800		30
	E OF SIX MILE PKWY	31	G	35100	39100	42800	43900	43700	45500	48400	54100	60700	65000		
	W OF I - 75	264	E	28700	32700	37100	38400	39300	43300	46400	46800	53700	56500		31
	E OF I - 75	52	E							42300	44700	53500	54200		
	E OF TREELINE DR	32	E	22000	24500	26500	28100	28900	35200	36400	39500				
	E OF CHAMBERLIN PKWY	48	E	8100	9700	11400	12400	13100	18000	21200	23900	25600	25900		
	S OF IMMOKOLEE RD	524	F						9200	12800	14100	16800	17500		48

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERMANENT STATION
				Daily Traffic Volume (AADT)											
DANLEY RD	W OF METRO PKWY	518	B				5800	4900	5500	6000	9900	7000	5500		45
DAVIS RD	N OF McGREGOR BLVD	265	G	2400	2000	1800	2100	2200	2200	2100	2200	1900	2100		36
DEL PRADO BLVD	S OF SE 46TH LN	266	C	26800	25100	21200	23900	26800	26700	27800	28400	30700	29400		2
	S OF CORONADO PKWY	268	C	29600	28600	25200	27800	26200	27800	29300	29500	33100	30900		2
	S OF CORNWALLIS PKWY	2	C	39600	40400	37000	38000	37800	40300	41600	42000	43700	44900		
	S OF EVEREST PKWY	515	C			44400	41000	48200	45500	47700	51100	53900	49800		40
	N OF VETERANS PKWY	516	C			42800	49100	51300	51700	53800	53900	57700	51000		40
	S OF CORAL POINT DR		C	44100	41900	46000	48300	50700	48700						
	AT FOUR MILE COVE RD	40	C					44800	46100	49800	53700	56800	56700		
	S OF HANCOCK PKWY	270	C	31200	31500	30200	34000	32700	33500	35100	37400	40500	40700		40
	S OF PINE ISLAND RD	267	C	17200	17400	19300	20100	21800	20400	20600	22300	25000	27300		2
	N OF PINE ISLAND RD	24	C	8400	9300	10100	11000	12000	12800	13900	14200	16500	18100		
	E OF US 41	443	I					2200	3500	4400	5500	4900	4800		24
E 21ST ST	E OF JOEL BLVD	475	D		300	200	300	300	500	400	400		600		44
EAST TERRY ST	E OF OLD 41	271	H	6900	6100	6700	7400	9500	8800	11200	9900	12000	13800		16
EDGEWOOD AVE	W OF SHOEMAKER BLVD	632	A								1600	1600	1600		5
EDISON AVE	W OF ROCKFILL RD	604	E						5800	4200	3900	4100	4500		28
	W OF HIGHLAND AVE		B		7200	11500	10400	11900							
	W OF FOWLER ST	603	B					8000	8000	6400	7100	8100	7100		28
	E OF US 41	602	B					4900	4500	4800	4800	5900	5100		28
ESTERO BLVD	@ BIG CARLOS PASS BR.	274	H	6400	7200	7500	7300	8100	7100	7700	7900	8300	7800		44
	N OF AVE. PESCADORA	272	H	13500	13400	13500	13400	14000	15000	14100	13800	13900	13900		44
	N OF DENORA ST		H												
	N OF DENORA ST	44	H	16900	16700	16700	16800	16700	16500	16300	16100	16100	16400		
	N OF VIRGINA AVE	520	H				19200	19900	19000	18400	18000	17400	16200		44
ESTERO PKWY	E OF US 41	465	H		1800	1700	2100	2400	2100	2900	3700	5900	5900		15

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERMANENT STATION
				Daily Traffic Volume (AADT)											
ISLAND PARK RD	W OF US 41	304	G	8000	8000	10300	10800	10000	8100	10900	10300	10300	10300		9
JOEL BLVD (CR 884)	E OF BELL BLVD	306	F	11600	12600	12000	12700	11700	12500	12900	13500	13600	14300		11
	S OF PALM BEACH BLVD	305	F	4300	4600	4900	5100	4900	5100	5600	5500	6000	6800		11
JOHN MORRIS RD	S OF SUMMERLIN RD	497	G		700	800	900	1200	1200	800	1300	1200	1700		36
	N OF SUMMERLIN RD	498	G		2900	3400	3300	3200	3300	2900	3100	3200	3800		36
KELLY RD	W OF SAN CARLOS BLVD	308	G	3200	3500	3700	4100	3600	3400	3300	3800	3900	4000		38
	E OF SAN CARLOS BLVD	307	G	1900	1600	1600	3000	2500	2100	2000	2000	2100	2500		38
KORESHAN BLVD	E OF US 41				*SEE ESTERO PARKWAY*										
LAUREL DR	E OF BUSINESS 41	309	C	7100	7300	8100	7300	7300	6600	6500	6600	8200	7200		41
LEE BLVD(CR 884)	E OF IMMOKALEE RD	310	E	18200	16900	15500	22100	23600	21800	25900	26300	33000	40200		22
	W OF GUNNERY RD	22	F	16400	15500	14000	20100	20900	21400	21900	20600	23300	26800		
	E OF SUNSHINE BLVD	312	F	19500	17800	14500	21500	22900	23700	25600	25800	30600	38500		22
	N OF LEELAND HEIGHTS	311	F	8500	7100	6300	8800	8900	9200	9400	10000	11100	11700		22
LEE RD	S OF ALICO RD	313	H	6700	6300	6400	7800	7200	7200	6900	6700	6200		1	10
LEELAND HEIGHTS BLVD (CR 884)	E OF RICHMOND AVE	314	F	13500	13500	10500	13500	13200	13800	15600	15100	17000	18800		22
LEONARD BLVD	S OF WESTGATE BLVD		F		1600	2100	1500		2900	2900	3200				
LINHART AVE	W OF US 41	615	B					1200	1300	1200	1400	1500			28
LITTLETON RD	W OF US 41	316	C	6700	6200	6100	5600	5400	6000	5700	6200	7300	7300		34
	W OF BUSINESS 41	315	C	5200	5200	5200	5200	5600	5500	5500	6000	7000	6500		41
LUCKETT RD	W OF I - 75	317	E	8600	9100	9700	9700	9000	10200	11600	12400	12900	14200		22
	E OF I-75	506	E		2200	2700	2700	2100	3100	3300	4100	4500	4400		22

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERMANENT STATION
				Daily Traffic Volume (AADT)											
ORANGE RIVER BLVD	S OF PALM BEACH BLVD	353	D	7500	7400	7100	7200	6900	7000	7800	7800	7400	8100		5
	E OF STALEY RD	352	D	4500	4800	4900	5000	4500	4400	5600	5800	5900	7100		5
ORIOLE RD	S OF ALICO RD	462	H		1800	3000	3000	2500	2900	2600	2600	2300	2400		25
ORTIZ AVE	N OF COLONIAL BLVD	354	E	10900	11000	10400	11700	9900	12800	13500	13700	18100	18300		18
	N OF M.L.K. BLVD (SR 82)	355	A	11400	11700	11800	12100	11700	13300	13700	U/C	15100	17000		18
	N OF TICE ST	356	A	7300	7500	8300	8900	8400	8800	9200	8400	9200	9500		18
PALM BEACH BLVD	W OF ORTIZ BLVD		A												
(SR 80)	W OF TICE STREET	452	A	23100	24800	25500	26300	26400	27100	28700	28700	27800	29100		5
	E OF ORTIZ BLVD	359	A	24500	24300	26700	26700	27000	25800	27400	29200	27000	26000		5
	W OF SR 31	5	D	22100	22700	23800	24500	24900	25300	25000	22800	25800	23900		
	E OF SR 31	360	D	22200	24700	24700	26000	25200	27000	27900	27900	29400	31700		5
	E OF BUCKINGHAM RD	362	D	12600	13700	14200	15400	14900	15800	16800	18100	18900	21900		5
	W OF HENDRY CO LINE	358	D	8500	9200	9700	10500	9300	9000	11200	12100		15700		5
PALOMINO RD	N OF DANIELS	501	E		600	800	600	700	700	2100			5000		31
PAUL J DOHERTY PKWY	S OF DANIELS PKWY	51	E							1600	1700	1400	1000	4	
PARK MEADOWS DR	W OF US 41	363	B	4300	4500	4300	4200	4200	4700	3900	3400	3900	4000		9
PENNSYLVANIA AVE	W OF OLD 41	494	H		3900	2700	4000	3700	3400	4100	4100	4000	4900		16
PENZANCE BLVD	W OF SIX MILE CYPRESS PKW	483	E		900	1000	1200	1100	1500	1600	2100	2500	2300		45
PERIWINKLE DR	E OF CAUSEWAY RD										4800				
	W OF CAUSEWAY RD										17800				
PINE ISLAND RD	@ MATLACHA PASS	3	I	9400	10000	10300	10400	10600	10900	11200	11500	12200	11900		

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERMANENT STATION
				Daily Traffic Volume (AADT)											
RIVER RANCH RD	S OF CORKSCREW RD	466	H		2200	2400	1900	3000	3700	1800	2000	1700	1600		15
SAN CARLOS BLVD	N END OF MANTAZAS BRIDGE		H	20700	23100										
(SR 865) (FMB AREA)	S OF PRESCOTT ST	8	G		20200	23900	24400	24400	24700	25100	24900	22900	29900		
	N OF SUMMERLIN RD	379	G	14900	17000	14900	14300	13000	14800	12600	16000	15900	17200		37
SAN CARLOS BLVD	E OF US 41	423	H	5500	4800	5100	4700	5200	5600	4900	5000	5500	5300		25
(SAN CARLOS PARK AREA)															
SANIBEL /CAPTIVA RD	N OF BLIND PASS BRIDGE		I	6500	6400	6300	6400	6300	6300	5900	5700				
	W OF TARPON BAY RD	383	I	10700	10400	10400	10500	10000	10300	9600	10400	9300	9200		36
SANIBEL CAUSEWAY	TOLL PLAZA	102	I									16300	15600		
SANIBEL BLVD	E OF US 41	467	H		8800	9000	7700	7400	9400	N/A	9200	9700	11000		25
SANTA BARBARA BV	S OF SW 22 TERR	54								21800	23500	27300	29500		
	S OF SW 28 ST	55								21500	23000	26200	23000		
SHELL POINT BLVD	N OF MCGREGOR BLVD	385	G		3100	2800	3500	4300	4100	4300	4100	4200	4400		36
SENTINELA BLVD	E OF MOORE AVE	478	F		100	100	100	100	400	500	600	700			6
VERONICA SHOEMAKER BL	S OF PALM BEACH BV	605	A					4600	4700	4700	4900	5500	5600		28
	N OF M.L.K. BLVD (SR 82)	606	A					7800	8300	8900	9400	9100	8100		28
	N OF COLONIAL BLVD	607	B					1100	800	1000	900	1000	1500		28
SIX MILE CYPRESS	E OF US 41	386	G	24600	26900	26700	29800	30300	33800	33100	35400	36900	35200		31
PARKWAY	E OF METRO PKWY	387	G	11700	14000	14600	16100	17800	19700	20300	23600	25400	26400		31
	N OF DANIELS PKWY	388	G	9800	10000	9800	11900	11100	13000	14600	15200	19900	19800		18
	S OF COLONIAL BLVD	18	E	8300	8500	8300	9100	9900	10400	10000	11000	13900	15500		
SLATER RD	N OF BAYSHORE RD (SR 78)	389	D	6000	5800	6400	5700	5700	5600	6300	6400	6200	6700		4
SOUTH POINTE BLVD	N OF CYPRESS LAKE DR	390	G	10100	9800	9900	9800	9700	9600	9800	10200	11600	11400		35

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	NOTE	PERMANENT STATION
				Daily Traffic Volume (AADT)											
SUNRISE BLVD	E OF BELL BLVD	480	F		200	200	300	200	200	300	300		600		6
SUNSHINE BLVD	N OF IMMOKALEE RD	413	F	700	1000	1300	1100	1200	1300	1000	1800	2800	3800		22
	N OF LEE BLVD (CR 884)	412	F	1600	2300	3000	2800	3100	3400	5000	4600	5600	9300		22
	N OF W 12TH ST	479	F		700	2400	2500	2300	N/A	2900	3400	4000	7000		22
TAMIAMI TRAIL - SEE US 41 OR BUSINESS US 41															
THREE OAKS PKWY	S OF CORKSCREW RD	525	H							8400	10700	12500	11600		15
	N OF CORKSCREW RD	415	H	3000	4000	4500	5600	5900	7200	8500	11100	12700	12900		15
	S OF ALICO RD	414	H	4200	5000	5100	5700	5600	5700	6400	6300	7800	7200		25
TICE ST	W OF ORTIZ AV	417	A	3400	3400	3000	4000	3700	4100	4000	3300	3700	4200		5
	W OF I 75	416	E	2500	2400	2200	2300	2400	2500	2100	2600	2400	2800		5
TREELINE AVE	S OF DANIELS PKWY	502	E		900	900	2200	2600	2900	2700	2200		10400		48
	N OF AIRPORT TERMINAL	61	E										16200	5	
	S OF MIDFIELD TERMINAL	60	E										19000	5	
12 ST W	E OF GUNNERY RD	472	F		1800	3000	2100		1800	2500	2700	3000	4100		22
23RD ST SW	E OF GUNNERY RD	469	F		4300	5100	2900	3400	4600	4900	5100	7800	8400		22
US 41 (SR 45)	N OF COLLIER CO LINE	23	H	24200	28000	27400	28800	30700	31300	34000	35300	U/C	U/C	1	
	N OF BONITA BEACH RD	437	H	31700	33400	34500	36400	35700	39900	43900	42100	U/C	U/C	1	23
	N OF WEST TERRY ST	433	H	27500	29000	29200	30200	32500	35500	38200	38000	U/C	U/C	1	25
	N OF OLD 41	436	H	30600	30700	30100	32900	31600	30800	43100	N/A	U/C	45300		25
	S OF HICKORY DR	25	H	29400	29400	27100	29000	31500	35100	N/A	37700	40800	41500		
	N OF SANIBEL BLVD	424	H	28900	28800	25700	27700	30400	34400	34700	40100	42500	42600		25
	N OF ALICO RD	420	G	40300	41200	39400	41300	41100	48500	47800	52500	58700	56100		25
	N OF ISLAND PARK RD	434	G	44200	42800		42500	41700	48800	48600	54700	55900	56500		25
	N OF JAMAICA BAY WEST	435	G	51100	52700		49000	48400	58900	52700	63700	66800	66900		25
	N OF SIX MILE CYPRESS PKW	418	G	43200	39900			35700	38300	41100	43500	47100	47500		9

PERMANENT COUNT STATION 15
CORKSCREW RD W OF I 75

2005 AADT = 29400

K100 Factor - 0.095

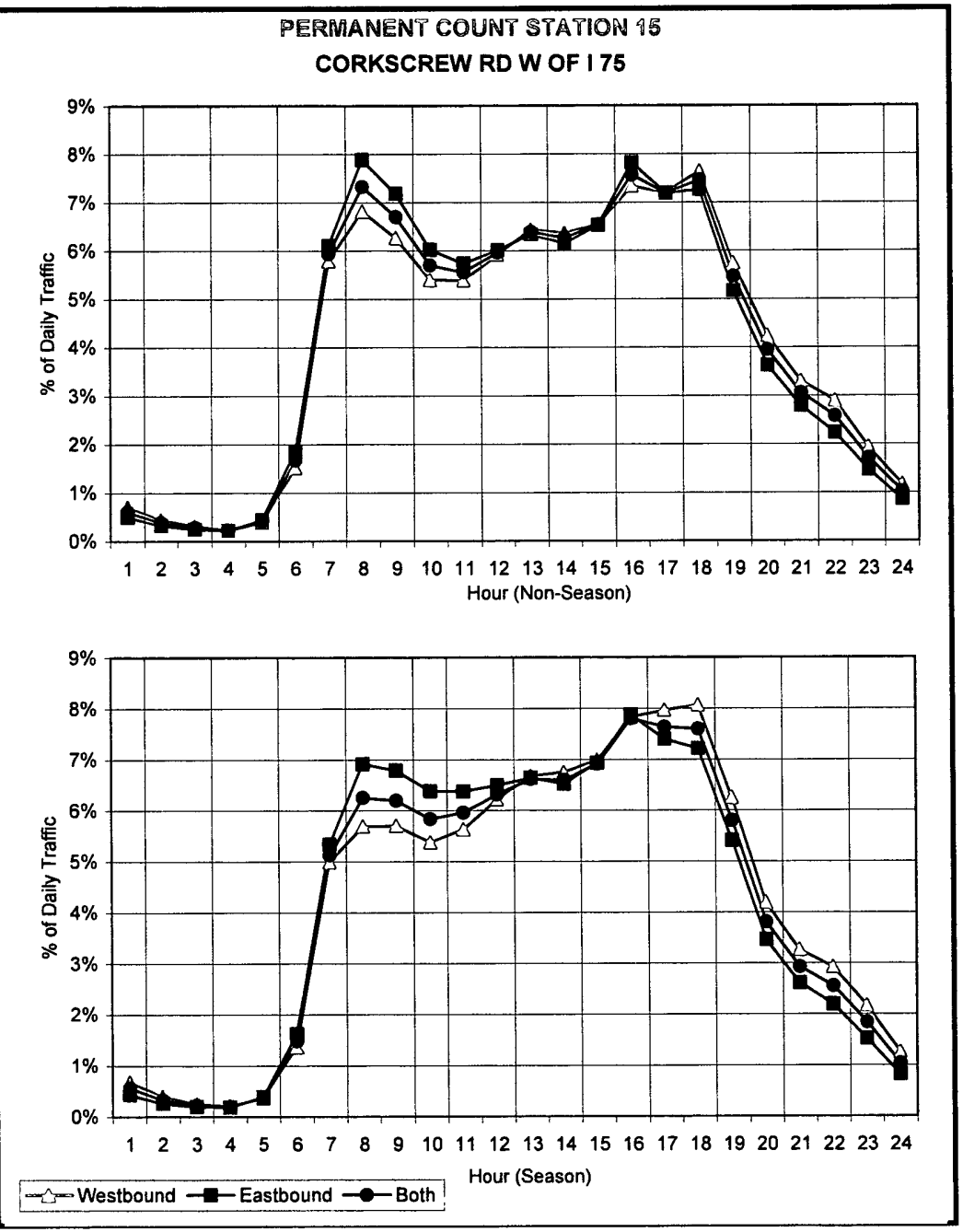
Monthly ADT as a % of Annual ADT

January	107%
February	119%
March	119%
April	110%
May	94%
June	86%
July	84%
August	91%
September	
October	92%
November	
December	

Day of Week as a % of Annual ADT

Monday	105%
Tuesday	111%
Wednesday	113%
Thursday	113%
Friday	113%
Saturday	81%
Sunday	65%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m		
1) as a % of weekday traffic	7.0%	6.2%
2) directional Split (peak direction)	54%	55%
	Eastbound	Eastbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.3%	7.6%
2) directional Split (peak direction)	51%	52%
	Westbound	Westbound



Attachment II
Maximum Service Volume Spreadsheets

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

Sept.. 2005 c:\input2

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	100	360	710	1,000	1,270
2	Divided	1,060	1,720	2,480	3,210	3,650
3	Divided	1,590	2,580	3,720	4,820	5,480

Arterials

Class I (>0.00 to 1.99 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	290	760	900	920
2	Divided	450	1,630	1,900	1,950	1,950
3	Divided	670	2,490	2,850	2,920	2,920
4	Divided	890	3,220	3,610	3,700	3,700

Class II (>2.00 to 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	210	660	850	900
2	Divided	*	490	1,460	1,790	1,890
3	Divided	*	760	2,240	2,700	2,830
4	Divided	*	1,000	2,970	3,500	3,670

Class III (more than 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	370	720	850
2	Divided	*	*	870	1,640	1,790
3	Divided	*	*	1,340	2,510	2,690
4	Divided	*	*	1,770	3,270	3,480

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	120	740	930	960	960
2	Divided	270	1,620	1,970	2,030	2,030
3	Divided	410	2,490	2,960	3,040	3,040

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	530	800	850
1	Divided	*	*	560	840	900
2	Undivided	*	*	1,180	1,620	1,720
2	Divided	*	*	1,240	1,710	1,800

Note: the service volumes for I-75 (freeway) should be from FDOT's most current version of LOS Handbook.

Lee County
Generalized Peak Hour Two-Way Service Volumes
Urbanized Areas

Sept. 2005 c:\input2

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
2	Undivided	180	660	1,310	1,850	2,360
4	Divided	1,960	3,180	4,600	5,950	6,760
6	Divided	2,940	4,770	6,900	8,930	10,140

Arterials

Class I (>0.00 to 1.99 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
2	Undivided	*	530	1,400	1,660	1,710
4	Divided	840	3,020	3,510	3,600	3,600
6	Divided	1,240	4,610	5,270	5,400	5,400
8	Divided	1,640	5,960	6,690	6,840	6,840

Class II (>2.00 to 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
2	Undivided	*	390	1,230	1,570	1,660
4	Divided	*	900	2,710	3,320	3,490
6	Divided	*	1,400	4,150	5,000	5,250
8	Divided	*	1,840	5,500	6,470	6,790

Class III (more than 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
2	Undivided	*	*	680	1,340	1,570
4	Divided	*	*	1,610	3,030	3,310
6	Divided	*	*	2,490	4,650	4,980
8	Divided	*	*	3,280	6,060	6,440

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
2	Undivided	230	1,380	1,730	1,790	1,790
4	Divided	500	3,000	3,650	3,760	3,760
6	Divided	760	4,610	5,480	5,640	5,640

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
2	Undivided	*	*	980	1,480	1,580
2	Divided	*	*	1,040	1,550	1,660
4	Undivided	*	*	2,190	3,010	3,180
4	Divided	*	*	2,290	3,160	3,340

Note: the service volumes for I-75 (freeway) should be from FDOT's most current version of LOS Handbook.

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR--PEAK DIRECTION) A	B	C	D	E	SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS) A	B	C	D	E
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	0	110	310	530	990	0	210	600	1,010	1,900
	MILWAUKEE BLVD	HOMESTEAD RD	3	1.7	2LN	0	110	310	530	990	0	210	600	1,010	1,900
ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	3	2.3	2LN	110	230	380	610	990	210	450	740	1,170	1,900
	MILWAUKEE BLVD	LEELAND HEIGHTS	3	3.4	2LN	110	230	380	610	990	210	450	740	1,170	1,900
ALICO RD	US 41	DUSTY RD	4	0.5	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	DUSTY RD	LEE RD	4	1.6	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	LEE RD	THREE OAKS PKWY	4	0.8	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	THREE OAKS PKWY	I-75	4	0.5	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	3	2.2	4LD	1,140	2,120	2,190	2,190	2,190	2,080	3,860	3,980	3,980	3,980
	FGCU ENTRANCE	ALICO RD	3	2.3	4LD	1,140	2,120	2,190	2,190	2,190	2,080	3,860	3,980	3,980	3,980
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	8	1.5	4LD	0	0	1,270	1,830	1,940	0	0	2,540	3,670	3,890
	VANDERBILT DR	US 41	8	0.7	4LD	0	0	1,270	1,830	1,940	0	0	2,540	3,670	3,890
	US 41	HACIENDA VILLAGE	8	0.7	4LD	0	290	1,450	1,790	1,870	0	550	2,790	3,440	3,600
	HACIENDA VILLAGE	OLD 41	8	1.0	4LD	0	290	1,450	1,790	1,870	0	550	2,790	3,440	3,600
	OLD 41	IMPERIAL ST	8	1.1	4LD	0	290	1,450	1,790	1,870	0	550	2,790	3,440	3,600
	IMPERIAL ST	I-75	8	0.7	6LD	0	420	2,210	2,690	2,800	0	810	4,240	5,170	5,390
	I-75	BONITA GRANDE DR	8	0.7	4LD	420	1,510	1,840	1,920	1,920	810	2,890	3,540	3,700	3,700
	BONITA GRANDE DR	END OF CO. MAINTAINED	8	1.0	2LN	0	150	350	550	990	0	280	670	1,050	1,910
BOYSCOUT RD	SUMMERLIN RD	CLAYTON CT	1	0.3	6LN	0	0	510	2,160	2,710	0	0	990	4,240	5,320
	CLAYTON CT	US 41	1	0.2	6LN	0	0	510	2,160	2,710	0	0	990	4,240	5,320
BUCKINGHAM RD	SR 82	ORANGE RIVER BLVD	3	7.8	2LN	80	210	360	600	1,010	160	400	680	1,140	1,910
	ORANGE RIVER BLVD	SR 80	3	2.6	2LN	80	210	360	600	1,010	160	400	680	1,140	1,910
BURNT STORE RD	SR 78	DIPLOMAT PKWY	5	2.8	2LN	120	240	390	630	1,010	210	440	710	1,140	1,840
	DIPLOMAT PKWY	COUNTY LINE	5	6.3	2LN	120	240	390	630	1,010	210	440	710	1,140	1,840
BUSINESS 41	SR 80	N. END OF BRIDGE	2	1.2	6LB	1,170	1,880	2,710	3,590	4,170	1,980	3,180	4,600	6,080	7,070
	N. END OF BRIDGE	PONDELLA RD	2	0.5	6LD	0	180	2,260	2,960	3,090	0	300	3,830	5,020	5,240
	PONDELLA RD	SR 78	2	1.1	6LD	0	180	2,260	2,960	3,090	0	300	3,830	5,020	5,240
	SR 78	LITTLETON RD	2	1.3	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	LITTLETON RD	US 41	2	1.3	2LN	0	680	880	910	910	0	1,150	1,490	1,550	1,550
CAPE CORAL BRIDGE	DEL PRADO BLVD	WEST END OF BRDG	4 & 5	0.4	4LD	0	0	1,210	1,980	2,120	0	0	2,120	3,470	3,710
	WEST END OF BRDG	McGREGOR BLVD	4 & 5	1.3	4LB	1,000	1,600	2,320	3,060	3,560	1,750	2,810	4,060	5,380	6,250
COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	4	0.8	6LD	0	1,060	2,760	2,990	3,060	0	1,890	4,930	5,340	5,460
	WINKLER RD	WHISKEY CREEK DR	4	0.8	6LD	0	1,060	2,760	2,990	3,060	0	1,890	4,930	5,340	5,460
	WHISKEY CREEK DR	SUMMERLIN RD	4	0.8	6LD	0	1,060	2,760	2,990	3,060	0	1,890	4,930	5,340	5,460
	SUMMERLIN RD	US 41	4	0.9	6LD	0	1,060	2,760	2,990	3,060	0	1,890	4,930	5,340	5,460
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	1	0.4	6LD	0	200	2,170	2,750	2,890	0	350	3,800	4,820	5,070
	SUMMERLIN RD	US 41	1	0.7	6LD	0	200	2,170	2,750	2,890	0	350	3,800	4,820	5,070
	US 41	FOWLER ST	1	0.5	6LD	0	200	2,170	2,750	2,890	0	350	3,800	4,820	5,070
	FOWLER ST	METRO PKWY	1	0.8	6LD	0	200	2,170	2,750	2,890	0	350	3,800	4,820	5,070
	METRO PKWY	WINKLER AVE	1	2.1	6LD	1,620	2,930	3,130	3,160	3,160	2,700	4,880	5,220	5,260	5,260
	WINKLER AVE	SIX MILE PKWY	1	0.7	6LD	1,620	2,930	3,130	3,160	3,160	2,700	4,880	5,220	5,260	5,260

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLONIAL BLVD	SIX MILE PKWY	I-75	1	0.5	6LD	1,620	2,930	3,130	3,160	3,160	2,700	4,880	5,220	5,260	5,260
	I-75	SR 82	1	2.4	6LD	670	2,440	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	0	1,280	1,950	2,080	0	0	2,420	3,680	3,930
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	0	1,280	1,950	2,080	0	0	2,420	3,680	3,930
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	0	1,280	1,950	2,080	0	0	2,420	3,680	3,930
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	0	0	1,280	1,950	2,080	0	0	2,420	3,680	3,930
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	110	240	390	630	1,010	210	450	730	1,180	1,910
	ALICO RD	COUNTY LINE	3	10.4	2LN	110	240	390	630	1,010	210	450	730	1,180	1,910
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	0	1,380	1,920	0	0	0	2,710	3,760
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	0	1,380	1,920	0	0	0	2,710	3,760
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	0	1,380	1,920	0	0	0	2,710	3,760
	SUMMERLIN RD	US 41	4	0.9	6LD	0	0	0	2,100	2,890	0	0	0	4,120	5,670
DANIELS PKWY	US 41	BIG PINE WAY	4	0.5	6LD	0	0	0	2,030	2,740	0	0	0	3,980	5,380
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	0	2,030	2,740	0	0	0	3,980	5,380
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	0	2,030	2,740	0	0	0	3,980	5,380
	SIX MILE PKWY	PALAMINO DR	4	2.2	6LD	550	2,440	2,960	3,050	3,050	1,060	4,680	5,680	5,860	5,860
	PALAMINO DR	I-75	4	0.6	6LD	550	2,440	2,960	3,050	3,050	1,060	4,680	5,680	5,860	5,860
	I-75	TREELINE AVE	3	0.5	6LD	1,940	2,880	2,950	2,950	2,950	3,590	5,340	5,450	5,450	5,450
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	1,940	2,880	2,950	2,950	2,950	3,590	5,340	5,450	5,450	5,450
	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,290	1,920	1,960	1,960	1,960	2,380	3,550	3,640	3,640	3,640
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	380	2,280	3,000	0	0	760	4,560	5,990
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	380	2,280	3,000	0	0	760	4,560	5,990
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	380	2,280	3,000	0	0	760	4,560	5,990
	CORNWALLIS PKWY	CORAL POINT DR	5	1.8	6LD	0	0	380	2,280	3,000	0	0	760	4,560	5,990
	CORAL POINT DR	HANCOCK B. PKWY	5	2.0	6LD	0	0	380	2,280	3,000	0	0	760	4,560	5,990
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	2,030	2,840	3,010	0	0	4,050	5,690	6,020
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	2,030	2,840	3,010	0	0	4,050	5,690	6,020
ESTERO BLVD	HICKORY BLVD	AVENIDA PESCADOR	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADOR	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
ESTERO PKWY	US 41	THREE OAKS PKWY	4	1.8	4LD	780	1,250	1,810	2,390	2,780	1,470	2,360	3,410	4,520	5,250
FOWLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	760	2,550	2,850	0	0	1,500	5,010	5,580
	N AIRPORT RD	COLONIAL BLVD	1	0.3	6LD	0	0	760	2,550	2,850	0	0	1,500	5,010	5,580
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	0	1,070	1,820	1,910	0	0	2,100	3,570	3,750
	WINKLER AVE	HANSON ST	1	1.3	4LD	0	0	1,070	1,820	1,910	0	0	2,100	3,570	3,750
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	0	1,180	1,820	1,940	0	0	2,140	3,300	3,520
	PINE RIDGE RD	BASS RD	4	1.6	2LN	0	450	860	980	990	0	820	1,560	1,780	1,800
	BASS RD	WINKLER RD	4	0.8	2LN	0	450	860	980	990	0	820	1,560	1,780	1,800
	WINKLER RD	SUMMERLIN RD	4	0.5	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	SUMMERLIN RD	US 41	4	1.5	6LD	0	0	1,650	2,800	2,980	0	0	3,300	5,590	5,960

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
GUNNERY RD	SR 82	LEE BLVD	3	2.5	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	LEE BLVD	BUCKINGHAM RD	3	1.5	2LN	0	530	900	950	950	0	880	1,500	1,590	1,590
HANCOCK BRIDGE PKW	DEL PRADO BLVD	NE 24TH AVE	5	1.1	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
	NE 24TH AVE	ORANGE GROVE BLVD	2	0.5	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
	ORANGE GROVE BLVD	MOODY RD	2	1.2	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
	MOODY RD	US 41	2	0.9	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	8	1.1	2LN	0	300	500	680	850	0	560	930	1,250	1,570
	McLAUGHLIN BLVD	MELODY LANE	8	0.7	2LN	0	300	500	680	850	0	560	930	1,250	1,570
	MELODY LANE	ESTERO BLVD	8	6.7	2LN	0	300	500	680	850	0	560	930	1,250	1,570
HOMESTEAD RD	SR 82	LEELAND HEIGHTS	3	5.6	2LN	0	140	340	550	990	0	270	660	1,050	1,900
	LEELAND HEIGHTS	LEE BLVD	3	1.1	4LN	0	1,200	1,790	1,880	1,920	0	2,310	3,440	3,610	3,690
IMPERIAL ST	COUNTY LINE	BONITA BEACH RD	8	1.0	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
I-75	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	BONITA BEACH RD	CORKSCREW RD	8	7.4	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	CORKSCREW RD	ALICO RD	4	4.3	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	ALICO RD	DANIELS PKWY	4	3.8	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	DANIELS PKWY	COLONIAL BLVD	4	4.5	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	COLONIAL BLVD	M.L.K.	1	1.6	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	M.L.K.	LUCKETT RD	1	1.5	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
	LUCKETT RD	SR 80	1	1.9	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
	SR 80	SR 78	1 & 2	2.4	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
	SR 78	COUNTY LINE	2	5.7	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
JOEL BLVD	BELL BLVD	COUNTRY CLUB(N)	3	0.9	4LN	590	970	1,400	1,850	2,250	1,110	1,830	2,630	3,480	4,250
	COUNTRY CLUB(N)	16TH ST	3	3.9	4LN	590	970	1,400	1,850	2,250	1,110	1,830	2,630	3,480	4,250
	16TH ST	SR 80	3	3.1	2LN	0	150	350	550	1,010	0	280	660	1,040	1,910
LEE BLVD	SR 82	GUNNERY RD	3	3.6	6LD	620	2,600	3,060	3,140	3,140	1,030	4,340	5,100	5,240	5,240
	GUNNERY RD	HOMESTEAD RD	3	3.9	6LD	620	2,600	3,060	3,140	3,140	1,030	4,340	5,100	5,240	5,240
	HOMESTEAD RD	LEELAND HEIGHTS	3	1.6	2LN	0	410	870	1,010	1,040	0	680	1,450	1,680	1,730
LEELAND HEIGHTS	HOMESTEAD RD	LEE BLVD	3	0.4	4LN	0	540	1,780	2,030	2,080	0	890	2,960	3,380	3,470
	LEE BLVD	JOEL BLVD	3	1.6	4LN	0	540	1,780	2,030	2,080	0	890	2,960	3,380	3,470
LUCKETT RD	ORTIZ AVE	I-75	1	0.8	2LN	0	0	0	600	910	0	0	0	990	1,510
McGREGOR BLVD	SANIBEL TOLL PLAZA	HARBOR DR	4	0.2	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	HARBOR DR	SUMMERLIN RD	4	2.2	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	SUMMERLIN RD	KELLY RD	4	1.7	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	KELLY RD	THORNTON RD	4	0.3	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	THORNTON RD	SAN CARLOS BLVD	4	0.7	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	SAN CARLOS BLVD	GRIFFIN BLVD	4	1.0	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750
	GRIFFIN BLVD	A & W BULB RD	4	1.0	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750
	A & W BULB RD	CYPRESS LAKE DR	4	0.7	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.8	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
McGREGOR BLVD	COLLEGE PKWY	WINKLER RD	4	1.4	2LN	120	810	1,040	1,070	1,070	220	1,470	1,890	1,950	1,950
	WINKLER RD	BRENTWOOD	1	0.8	2LN	120	810	1,040	1,070	1,070	220	1,470	1,890	1,950	1,950
	BRENTWOOD	COLONIAL BLVD	1	0.8	2LN	120	810	1,040	1,070	1,070	220	1,470	1,890	1,950	1,950
METRO PKWY	SIX MILE PKWY	DANIELS PKWY	4	1.3	2LN	0	340	800	860	860	0	660	1,570	1,680	1,680
	DANIELS PKWY	CRYSTAL DR	4	1.3	4LD	0	1,430	1,900	1,960	1,960	0	2,810	3,720	3,850	3,850
	CRYSTAL DR	DANLEY DR	4	1.1	4LD	0	1,430	1,900	1,960	1,960	0	2,810	3,720	3,850	3,850
	DANLEY DR	COLONIAL BLVD	1	1.2	4LD	0	1,430	1,900	1,960	1,960	0	2,810	3,720	3,850	3,850
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	300	1,690	1,830	1,830	0	580	3,320	3,590	3,590
	WINKLER AVE	WAREHOUSE RD	1	0.5	4LD	0	300	1,690	1,830	1,830	0	580	3,320	3,590	3,590
	WAREHOUSE RD	HANSON ST	1	0.8	2LN	0	290	760	900	930	0	560	1,500	1,760	1,810
DR. MARTIN LUTHER KING, JR. BLVD (SR 82)	CRANFORD AVE	FORD ST	1	0.6	4LD	0	340	1,650	1,960	2,030	0	590	2,840	3,380	3,490
	FORD ST	HIGHLAND AVE	1	0.4	4LD	0	340	1,650	1,960	2,030	0	590	2,840	3,380	3,490
	HIGHLAND AVE	MICHIGAN LINK	1	1.1	4LD	0	340	1,650	1,960	2,030	0	590	2,840	3,380	3,490
	MICHIGAN LINK	ORTIZ AVE	1	0.8	4LD	0	340	1,650	1,960	2,030	0	590	2,840	3,380	3,490
	ORTIZ AVE	I-75	1	0.6	4LD	0	340	1,650	1,960	2,030	0	590	2,840	3,380	3,490
	I-75	BUCKINGHAM RD	1	1.5	2LN	120	240	390	630	1,020	200	410	680	1,080	1,750
	BUCKINGHAM RD	COLONIAL BLVD	1	1.0	2LN	120	240	390	630	1,020	200	410	680	1,080	1,750
	COLONIAL BLVD	GATEWAY BLVD	3	0.8	2LN	120	240	390	630	1,020	200	410	680	1,080	1,750
	GATEWAY BLVD	GUNNERY RD	3	3.5	2LN	120	240	390	630	1,020	200	410	680	1,080	1,750
	GUNNERY RD	ALABAMA RD	3	3.5	2LN	120	250	420	660	1,070	190	400	670	1,060	1,720
	ALABAMA RD	BELL BLVD	3	4.2	2LN	120	250	420	660	1,070	190	400	670	1,060	1,720
	BELL BLVD	COUNTY LINE	3	2.7	2LN	120	250	420	660	1,070	190	400	670	1,060	1,720
NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2	4.5	2LN	0	140	350	550	1,010	0	240	590	920	1,680
	FRANKLIN LOCK RD	BROADWAY RD	2	5.7	2LN	0	140	350	550	1,010	0	240	590	920	1,680
	BROADWAY RD	COUNTY LINE	2	3.6	2LN	0	140	350	550	1,010	0	240	590	920	1,680
OLD 41	COUNTY LINE	BONITA BEACH RD	8	1.2	2LN	0	330	900	980	980	0	580	1,580	1,710	1,710
	BONITA BEACH RD	TERRY ST	8	1.0	2LN	580	950	1,040	1,080	1,080	1,020	1,660	1,820	1,900	1,900
	TERRY ST	ROSEMARY RD	8	0.3	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	ROSEMARY RD	US 41	8	2.7	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
ORANGE GROVE BLVD	CLUB ENTR.	4 LANE END	2	1.0	2LN	0	150	460	610	770	0	280	830	1,110	1,400
	4 LANE END	HANCOCK B. PKWY	2	0.9	4LD	0	1,230	1,330	1,330	1,330	0	2,230	2,410	2,410	2,410
	HANCOCK B. PKWY	PONDELLA RD	2	1.0	4LD	0	1,230	1,330	1,330	1,330	0	2,230	2,410	2,410	2,410
ORANGE RIVER BLVD	SR 80	STALEY RD	3	1.3	2LN	0	140	350	550	1,010	0	240	590	920	1,680
	STALEY RD	BUCKINGHAM RD	3	3.0	2LN	0	140	350	550	1,010	0	240	590	920	1,680
ORTIZ AVE	COLONIAL BLVD	SR 82	1	1.7	2LN	0	550	900	950	950	0	1,010	1,670	1,770	1,770
	SR 82	BALLARD ST	1	1.1	2LN	0	550	900	950	950	0	1,010	1,670	1,770	1,770
	BALLARD ST	TICE ST	1	1.3	2LN	0	550	900	950	950	0	1,010	1,670	1,770	1,770
	TICE ST	SR 80	1	0.3	2LN	0	550	900	950	950	0	1,010	1,670	1,770	1,770
PINE ISLAND RD/ BAYSHORE RD (SR 78)	STRINGFELLOW RD	BURNT STORE RD	5 & 6	5.4	2LN	0	100	300	530	1,010	0	170	540	940	1,800
	BURNT STORE RD	CHIQUITA BLVD	5	2.0	2LN	240	890	940	940	940	430	1,580	1,680	1,680	1,680
	CHIQUITA BLVD	SANTA BARBARA BLVD	5	2.3	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
PINE ISLAND RD/ BAYSHORE RD (SR 78)	SANTA BARBARA BLVD	DEL PRADO BLVD	5	2.3	4LD	0	1,360	2,010	2,100	2,100	0	2,420	3,580	3,740	3,740
	DEL PRADO BLVD	BARNETT RD	5	2.1	4LD	0	1,360	2,010	2,100	2,100	0	2,420	3,580	3,740	3,740
	BARNETT RD	US 41	2	0.5	4LD	0	1,360	2,010	2,100	2,100	0	2,420	3,580	3,740	3,740
	US 41	BUSINESS 41	2	1.2	4LD	0	0	1,250	1,900	1,990	0	0	2,440	3,720	3,900
	BUSINESS 41	HART RD	2	1.1	4LD	0	0	1,250	1,900	1,990	0	0	2,440	3,720	3,900
	HART RD	BREWERS RD	2	0.4	4LD	0	0	1,250	1,900	1,990	0	0	2,440	3,720	3,900
	BREWERS RD	SLATER RD	2	0.8	4LD	0	0	1,250	1,900	1,990	0	0	2,440	3,720	3,900
	SLATER RD	I-75	2	2.9	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	I-75	NALLE RD	2	0.6	2LN	120	260	420	670	1,080	240	500	830	1,310	2,110
	NALLE RD	SR 31	2	2.7	2LN	120	260	420	670	1,080	240	500	830	1,310	2,110
PONDELLA RD	SR 78	WESTWOOD RD	5	0.9	4LD	0	0	1,380	1,920	2,010	0	0	2,510	3,490	3,650
	WESTWOOD RD	ORANGE GROVE BLVD	2	0.6	4LD	0	0	1,380	1,920	2,010	0	0	2,510	3,490	3,650
	ORANGE GROVE BLVD	US 41	2	1.6	4LD	0	0	1,380	1,920	2,010	0	0	2,510	3,490	3,650
	US 41	BUS 41	2	0.6	4LD	0	0	1,380	1,920	2,010	0	0	2,510	3,490	3,650
SAN CARLOS BLVD	ESTERO BLVD	MAIN ST	4	0.6	2LB	90	280	590	850	1,080	170	550	1,160	1,660	2,120
	MAIN ST	SUMMERLIN RD	4	2.5	4LD	0	1,530	1,910	1,980	1,980	0	3,000	3,750	3,880	3,880
	SUMMERLIN RD	KELLY RD	4	1.1	2LN	0	670	960	1,000	1,000	0	1,260	1,810	1,890	1,890
	KELLY RD	McGREGOR BLVD	4	0.6	2LN	0	670	960	1,000	1,000	0	1,260	1,810	1,890	1,890
SANDY LN	CORKSCREW RD	SOUTH END	4	2.7	4LD	0	0	1,240	1,710	1,800	0	0	2,290	3,160	3,340
SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	4	2.9	2LN	0	170	520	730	930	0	310	970	1,360	1,730
SIX MILE CYPRESS	US 41	METRO PKWY	4	1.2	4LD	460	1,680	1,960	2,020	2,020	890	3,230	3,780	3,880	3,880
	METRO PKWY	DANIELS PKWY	4	1.8	4LD	460	1,680	1,960	2,020	2,020	890	3,230	3,780	3,880	3,880
	DANIELS PKWY	WINKLER EXT.	4	3.7	4LD	270	1,620	1,970	2,030	2,030	500	3,000	3,650	3,760	3,760
	WINKLER EXT.	CHALLENGER BLVD	4	0.8	4LD	840	1,760	1,830	1,830	1,830	1,560	3,260	3,390	3,390	3,390
	CHALLENGER BLVD	COLONIAL BLVD	4	0.5	6LD	1,260	2,650	2,740	2,740	2,740	2,330	4,910	5,080	5,080	5,080
SLATER RD	SR 78	NALLE GRADE RD	2	4.0	2LN	0	170	380	570	970	0	340	740	1,120	1,910
SR 31	SR 80	SR 78	2 & 3	1.4	2LN	120	240	390	620	1,010	200	400	650	1,040	1,680
	SR 78	N. RIVER RD	2	1.3	2LN	120	240	390	620	1,010	200	400	650	1,040	1,680
	N. RIVER RD	COUNTY LINE	2	2.0	2LN	120	240	390	620	1,010	200	400	650	1,040	1,680
SR 80	PROSPECT AVE	ORTIZ AVE	1	1.3	4LD	0	810	1,790	1,980	2,030	0	1,360	2,980	3,300	3,380
	ORTIZ AVE	I-75	1	1.2	6LD	0	1,230	2,730	2,970	3,040	0	2,040	4,550	4,950	5,070
	I-75	SR 31	3	2.7	6LD	2,570	3,070	3,080	3,080	3,080	4,280	5,110	5,130	5,130	5,130
	SR 31	BUCKINGHAM RD	3	2.5	4LD	1,690	2,040	2,050	2,050	2,050	2,810	3,410	3,420	3,420	3,420
	BUCKINGHAM RD	HICKEY CREEK RD	3	2.5	4LD	1,690	2,040	2,050	2,050	2,050	2,810	3,410	3,420	3,420	3,420
	HICKEY CREEK RD	MITCHELL AVE	3	0.9	4LD	910	1,470	2,130	2,760	3,130	1,520	2,460	3,550	4,600	5,220
	MITCHELL AVE	JOEL BLVD	3	4.0	4LD	910	1,470	2,130	2,760	3,130	1,520	2,460	3,550	4,600	5,220
	JOEL BLVD	COUNTY LINE	3	2.2	4LD	910	1,470	2,130	2,760	3,130	1,520	2,460	3,550	4,600	5,220
STRINGFELLOW RD	1ST AVE	PINE ISLAND RD	6	7.9	2LN	0	150	350	550	1,010	0	260	620	990	1,800
	PINE ISLAND RD	PINELAND RD	6	3.3	2LN	0	150	350	550	1,010	0	260	620	990	1,800
	PINELAND RD	MAIN ST	6	3.7	2LN	0	150	350	550	1,010	0	260	620	990	1,800

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
SUMMERLIN RD	McGREGOR BLVD	SAN CARLOS BLVD	4	2.2	4LD	830	1,860	2,020	2,050	2,050	1,600	3,580	3,880	3,940	3,940
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	PINE RIDGE RD	BASS RD	4	1.7	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	BASS RD	GLADIOLUS DR	4	1.8	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	GLADIOLUS DR	CYPRESS LAKE DR	4	1.8	4LD	0	1,180	1,870	1,960	1,960	0	2,320	3,660	3,840	3,840
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	COLLEGE PKWY	BOY SCOUT	4	1.9	6LD	410	2,490	2,960	3,040	3,040	760	4,610	5,480	5,640	5,640
	BOY SCOUT	COLONIAL BLVD	1	1.1	4LD	0	0	0	640	1,890	0	0	0	1,250	3,700
SUNSHINE BLVD	SR 82	LEE BLVD	3	3.6	2LN	110	220	370	590	960	180	370	620	980	1,600
	LEE BLVD	W 12TH ST	3	3.2	2LN	110	220	370	590	960	180	370	620	980	1,600
THREE OAKS PKWY	BONITA BEACH RD	CORKSCREW RD	4	11.7	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	CORKSCREW RD	SAN CARLOS BLVD	4	3.1	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	SAN CARLOS BLVD	ALICO RD	4	1.7	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
TREELINE AVE	ALICO RD	DANIAL PKWY	3	3.8	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	DANIAL PKWY	COLONIAL BLVD	3	4.5	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
US 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	BONITA BEACH RD	TERRY ST	8	1.1	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	TERRY ST	OLD 41	8	2.3	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	OLD 41	CORKSCREW RD	8	3.5	6LD	670	2,490	2,850	2,920	2,920	1,240	4,610	5,270	5,400	5,400
	CORKSCREW RD	BROADWAY	4	0.7	4LD	760	1,870	2,070	2,110	2,110	1,460	3,590	3,980	4,060	4,060
	BROADWAY	SANIBEL BLVD	4	1.9	4LD	760	1,870	2,070	2,110	2,110	1,460	3,590	3,980	4,060	4,060
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	1,130	2,840	3,110	3,170	3,170	2,170	5,460	5,980	6,090	6,090
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	DANIELS PKWY	COLLEGE PKWY	4	0.7	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	COLLEGE PKWY	SOUTH RD	4	1.4	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	SOUTH RD	BOY SCOUT RD	4	0.4	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	BOY SCOUT RD	NORTH AIRPORT RD	1	0.8	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	NORTH AIRPORT RD	COLONIAL BLVD	1	0.2	6LD	0	0	0	1,120	2,690	0	0	0	2,190	5,270
	FORT MYERS CITY LIMIT	NORTH KEY DR	1	0.4	4LD	0	1,250	2,550	2,700	2,820	0	2,040	4,170	4,420	4,620
	NORTH KEY DR	HANCOCK BRIDGE PKWY	2	0.7	4LD	0	1,250	2,550	2,700	2,820	0	2,040	4,170	4,420	4,620
	HANCOCK BRIDGE PKW	PONDELLA RD	2	0.3	4LD	0	0	900	1,790	1,920	0	0	1,480	2,930	3,140
	PONDELLA RD	SR 78	2	1.3	4LD	0	0	900	1,790	1,920	0	0	1,480	2,930	3,140
	SR 78	LITTLETON RD	2	1.0	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	LITTLETON RD	BUS 41	2	1.2	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	BUS 41	DEL PRADO BLVD	2	0.8	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	DEL PRADO BLVD	TRAIL DAIRY	2	0.8	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270
	TRAIL DAIRY	CHARLOTTE CO. LINE	2	2.6	4LD	1,030	1,870	2,000	2,000	2,000	1,690	3,060	3,270	3,270	3,270

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
VANDERBILT DR	COUNTY LINE	BONITA BEACH RD	8	1.0	2LN	0	210	500	740	950	0	400	960	1,420	1,820
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	980	1,600	2,290	2,940	3,270	1,690	2,760	3,940	5,070	5,630
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	0	2,220	3,040	3,160	3,160	0	3,830	5,240	5,440	5,440
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	0	2,220	3,040	3,160	3,160	0	3,830	5,240	5,440	5,440
	SKYLINE BLVD	SR 78	5	3.5	4LD	0	1,450	2,020	2,100	2,100	0	2,500	3,490	3,630	3,630
W TERRY ST	US 41	OLD 41	8	1.8	2LN	770	900	900	900	900	1,470	1,730	1,730	1,730	1,730
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.5	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	GLADIOLUS DR	BRANDYWINE CIR	4	0.8	2LN	0	840	900	900	900	0	1,640	1,770	1,770	1,770
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	840	900	900	900	0	1,640	1,770	1,770	1,770
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	280	1,500	1,610	0	0	500	2,680	2,880
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	550	780	810	810	0	1,090	1,530	1,600	1,600
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	550	780	810	810	0	1,090	1,530	1,600	1,600

SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLLECTORS					2LN	0	120	420	650	860	0	230	780	1,210	1,600

TABLE 4 - 7
GENERALIZED **PEAK HOUR DIRECTIONAL** VOLUMES FOR FLORIDA'S **URBANIZED AREAS***

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	100	340	670	950	1,300
2	Divided	1,060	1,720	2,500	3,230	3,670
3	Divided	1,600	2,590	3,740	4,840	5,500

STATE TWO-WAY ARTERIALS

Class I (>0.00 to 1.99 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	220	720	860	890
2	Divided	250	1,530	1,810	1,860	***
3	Divided	380	2,330	2,720	2,790	***
4	Divided	490	3,030	3,460	3,540	***

Class II (2.00 to 4.50 signalized intersections per mile)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	100	590	810	850
2	Divided	**	220	1,360	1,710	1,800
3	Divided	**	340	2,110	2,570	2,710
4	Divided	**	440	2,790	3,330	3,500

Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	280	660	810
2	Divided	**	**	650	1,510	1,720
3	Divided	**	**	1,020	2,330	2,580
4	Divided	**	**	1,350	3,070	3,330

Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	270	720	780
2	Divided	**	**	650	1,580	1,660
3	Divided	**	**	1,000	2,390	2,490
4	Divided	**	**	1,350	3,130	3,250

NON-STATE ROADWAYS

Major City/County Roadways

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	480	760	810
2	Divided	**	**	1,120	1,620	1,720
3	Divided	**	**	1,740	2,450	2,580

Other Signalized Roadways
(signalized intersection analysis)

Lanes	Divided	Level of Service A	B	C	D	E
1	Undivided	**	**	250	530	660
2	Divided	**	**	580	1,140	1,320

Source: Florida Department of Transportation 02/22/02
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
http://www11.myflorida.com/planning/systems/sm/los/default.htm

FREEWAYS

Interchange spacing ≥ 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,270	2,110	2,940	3,580	3,980
3	1,970	3,260	4,550	5,530	6,150
4	2,660	4,410	6,150	7,480	8,320
5	3,360	5,560	7,760	9,440	10,480
6	4,050	6,710	9,360	11,390	12,650

Interchange spacing < 2 mi. apart

Lanes	Level of Service A	B	C	D	E
2	1,130	1,840	2,660	3,440	3,910
3	1,780	2,890	4,180	5,410	6,150
4	2,340	3,940	5,700	7,380	8,380
5	3,080	4,990	7,220	9,340	10,620
6	3,730	6,040	8,740	11,310	12,850

BICYCLE MODE

(**Note**: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	Level of Service A	B	C	D	E
0-49%	**	**	170	720	>720
50-84%	**	130	210	>210	***
85-100%	160	380	>380	***	***

PEDESTRIAN MODE

(**Note:** Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not the number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-49%	**	**	**	330	810
50-84%	**	**	**	520	990
85-100%	**	120	590	>590	***

BUS MODE (Scheduled Fixed Route)

(Buses per hour)

Sidewalk Coverage	Level of Service A	B	C	D	E
0-84%	**	>5	≥4	≥3	≥2
85-100%	>6	>4	≥3	≥2	≥1

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS

DIVIDED/UNDIVIDED
(alter corresponding volumes by the indicated percent)

Lanes	Median	Left Turns Lanes	Adjustment Factors
1	Divided	Yes	+5%
1	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

ONE WAY FACILITIES
Increase corresponding volume 20%

*This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Values shown are hourly directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. To convert to annual average daily traffic volumes, these volumes must be divided by appropriate D and K factors. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.
**Cannot be achieved using table input value defaults.
***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

Attachment III
Programmed Roadway Improvements

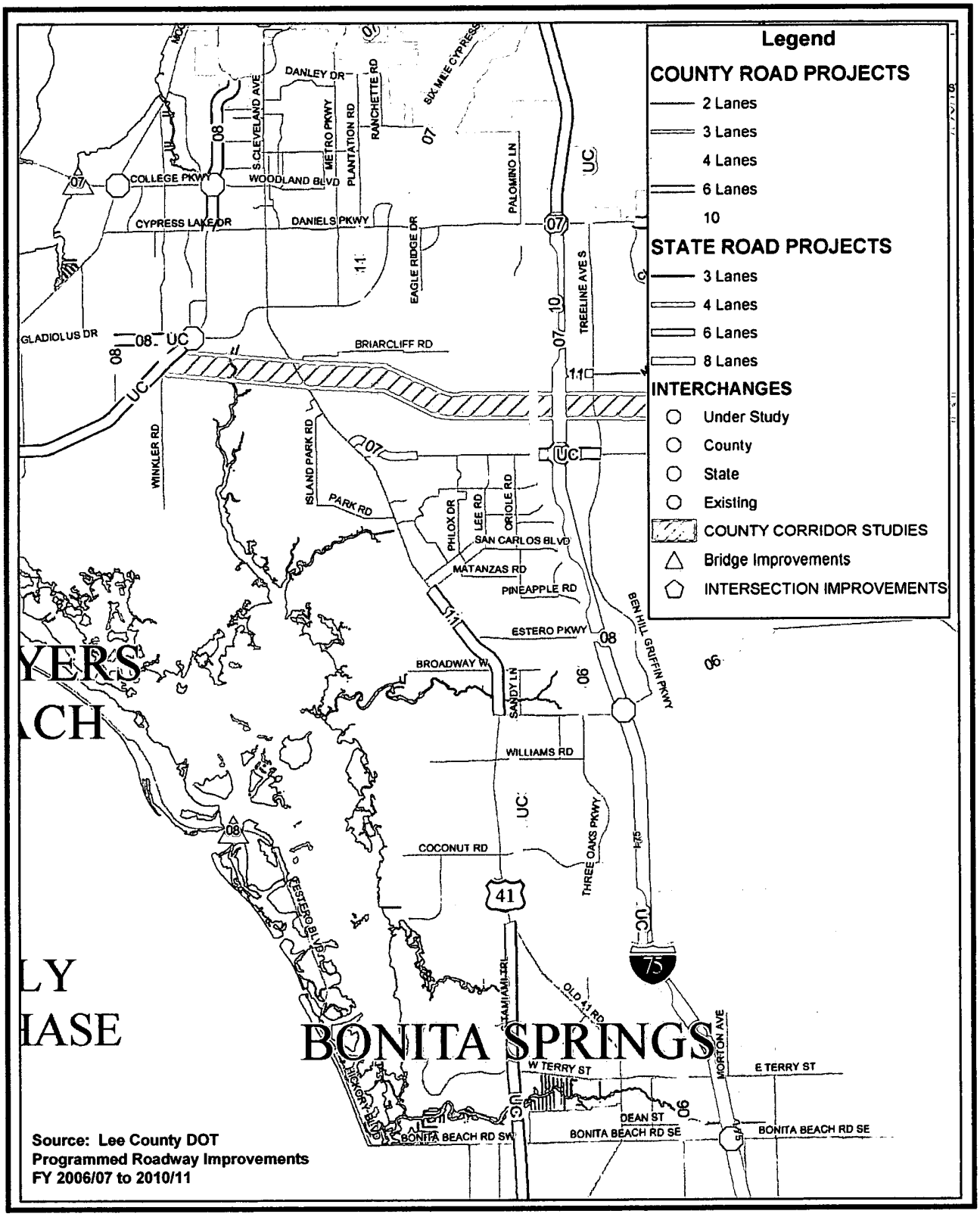


Figure 3
Programmed Roadway Improvements in the Study Area
Villages of San Carlos DRI – Time Extension Traffic Study
Revised August 2006

Source: Cathy Sweetapple & Associates

SUMMARY OF MAJOR ROAD PROJECTS TENTATIVELY PROGRAMMED BY LEE COUNTY - FY 06/07 TO FY 10/11

COMM DIST.	PROJ. NUMBER	PROJECT NAME	LENGTH (MILES)	FY 98-05 PRIOR EXP.	FY05/06 BUDGET	06/07	07/08	08/09	09/10	10/11	5-YEAR TOTAL	6-10	PROJECT TOTAL	FUTURE REVENUE SOURCE	PROJECT MANAGER
5	5034	Alico-Green Meadows Corridor Study Feasibility/alignment study for arterial extension from end of Alico Rd up Green Meadows Dr. to SR 82 opposite Sunshine Blvd.	7.00	4,233 PRELIM	495,767 PRELIM	0	0	0	0	0	0	73,000,000 DES,ROW & CST	73,500,000	IF25	Sarah Clarke, 479-8718 sclarke@leegov.com
5	4030	Alico Road Multi-Laning Additional work beyond 6L on maintenance access to Fiddlesticks Canal		13,790,956 ALL	3,010,120 CST	0	0	600,000 DES	1,000,000 ROW	400,000 CST	2,000,000	0	18,801,076	GT	Nicole Maxey, 479-8569 maxeync@leegov.com
All	6002	Bicycle/Pedestrian Facilities Annual project for facilities on existing County-maintained roads		9,006,171 CST	5,761,502 CST	2,885,650 CST	3,090,215 CST	3,315,237 CST	3,439,000 CST	3,568,948 CST	16,299,050	16,000,000 CST	47,066,723	IF/GT	Vickie Griffin, 479-8580 griffiv@leegov.com
1	6047	Boca Grande Master Drainage Project Development of master plan and implementation in 9 phases		404,555 DES/CST	1,251,070 CST	500,000 CST	0	0	0	0	500,000	0	2,155,625	GT	Eyra Cash, 479-8562 ecash@leegov.com
3		Bonita Beach Road Phase 2 6L, Old 41 to Lime St.	0.90	0	0	0	0	0	0	0	0	14,697,000 ROW/CST	14,697,000	IF24/CITY	Eyra Cash, 479-8562 ecash@leegov.com
5		Buckingham/Orange River-SR 80 4L, from Orange River Blvd. to SR 80	2.55	0	0	0	0	0	1,880,000 DES	15,000,000 ROW	16,880,000	12,135,000 ROW/CST	29,015,000	IF23	Sarah Clarke, 479-8718 sclarke@leegov.com
1,4	4088	Burnt Store Road 4L SR 78 (Pine Island Road) to Van Buren Parkway	3.60	387,570 DES/ROW	4,586,289 DES/ROW	608,937 ROW	1,000,000 ROW	5,564,068 ROW	7,715,941 ROW	2,941,287 ROW	17,830,233	32,155,000 CST	54,959,092	SURP. TOLLS	Nicole Maxey, 479-8569 maxeync@leegov.com
4	4020	Business US 41 (SR 739) Four Lanes *(CST UNDERWAY)* SR 78 (Pine Island Road) to Littleton Road	1.40	0	5,279,888 CST	0	0	0	0	0	0	0	5,279,888	GT	Betsy Rowan, 479-8511 browan@leegov.com
4		Business US 41 (SR 739)/Littleton - US 41 4L Widening	2.54	0	0	1,400,000 DES	0	0	0	0	1,400,000	20,690,000 ROW/CST	22,090,000	IF2/IF22	Betsy Rowan, 479-8511 browan@leegov.com
2,3	5815	Cape Coral Toll Facility Reconstruction Rebuild and expand the Cape Coral Bridge toll plaza		1,635,274 DES	4,580,401 CST	6,000,000 CST	0	0	0	0	6,000,000	0	12,215,675	SURP. TOLLS	Paul Wingard, 479-8545 wingarpw@leegov.com
1	5053	Captiva Drive Shoulders Adding 4-ft. paved shoulders on both sides, Blind Pass to South Seas		0	450,000 CST	0	0	596,000 CST	0	0	596,000	0	1,046,000	GT	Randy Cerchie, 479-8573 cerchirp@leegov.com
5	4054	Colonial Boulevard/ I-75 to SR 82 6L, includes design from Six Mile Pkwy to I-75 for City	2.65	185,937 DES	2,749,063 DES/ROW	13,775,000 ROW/CST	221,000 LS	0	0	0	13,996,000	0	16,931,000	IF23	Mike Rigsby, 479-8513 mrigsby@leegov.com
2	5054	Colonial Expressway 4 elevated express lanes, McGregor Blvd. to Metro Pkwy.		0	2,600,000 PD&E	8,605,109 DES	6,894,891 DES	200,000,000 ROW	0	181,900,000 CST	397,400,000	0	400,000,000	SURP/NEW TOLLS	Nicole Maxey, 479-8569 maxeync@leegov.com
2	6064	Colonial @ Metro Queue Jump Tolled grade separation		5,486 DES	1,936,002 DES	0	0	0	0	24,400,000 CST	24,400,000	0	26,341,488	NEW TOLLS	Sarah Clarke, 479-8718 sclarke@leegov.com
2	5035	Communications Plant Updates Installation of fiber optics from Billys Creek to downtown and RTMC		0	285,000 CST	0	0	300,000 CST	0	0	300,000	0	585,000	GT	Harry Campbell, 533-9500 campbeha@leegov.com
5		Corkscrew Curve Project to ease severe curve at Hendry County line		0	0	0	1,305,000	0	0	0	1,305,000	0	1,305,000	GT	Eyra Cash, 479-8562 ecash@leegov.com
5	4723	Corkscrew Road East (Special Assessment) 4L, Ben Hill Griffin Pkwy. to The Habitat entrance (Co. participation only)	3.0	0	1,000,000 CST	0	0	0	0	0	0	0	1,000,000	IF25	Don DeBerry, 479-8503 ddeberry@leegov.com
3,5	4078	CR 951 Extension PD&E *(UNDERWAY)* Study for new 4L, Immokalee Rd. (Collier Co.) to Alico Rd.	15.00		1,388,953 PD&E	0	0	0	0	0	0	0	1,388,953	IF25/GT	Don DeBerry, 479-8503 ddeberry@leegov.com
3		CR 951 Extension South New 4L, Immokalee Rd. (Collier Co.) to Bonita Beach Rd. *(Joint project, Collier Co. at 78% and Lee Co. at 22%)*	4.50	0	0	0	6,500,000 DES	0	0	0	6,500,000	86,100,000	92,600,000	NEW TOLLS	Don DeBerry, 479-8503 ddeberry@leegov.com
3,5	4097	CR 951 Extension New 4L expressway, Bonita Beach Rd. to Alico Rd.	11.50	0	22,500,000 ROW	0	0	0	0	0	0	0	22,500,000	IF25	Don DeBerry, 479-8503 ddeberry@leegov.com
All	6066	Countywide Signal Retiming Complete signal system retiming and timing updates		0	557,500 CST	0	0	0	0	0	0	0	557,500	IF25	Harry Campbell, 533-9500 campbeha@leegov.com
5		Daniels 6L/Chamberlin-Gateway 6L widening, Chamberlin Pkwy. to Gateway Blvd.	1.70	0	0	0	0	0	1,520,000 DES	10,010,000 CST	11,530,000	200,000 LS	11,730,000	IF23	Nicole Maxey, 479-8569 maxeync@leegov.com
1	5033	Del Prado/Cape Coral Parkway Addition of 3rd SB to EB left turn lane at intersection		0	750,000 CST	0	0	0	0	0	0	0	750,000	IF5/IF22	Rob Phelan, 479-8594 phelanrk@leegov.com
4		Del Prado ROW Reimbursement of land acquisition by Cape Coral south of SR 78		0	0	4,000,000 ROW	0	0	0	0	4,000,000	0	4,000,000	IF5/IF22	David Loveland, 479-8509 loveladm@leegov.com

SUMMARY OF MAJOR ROAD PROJECTS TENTATIVELY PROGRAMMED BY LEE COUNTY - FY 06/07 TO FY 10/11

COMM DIST.	PROJ. NUMBER	PROJECT NAME	LENGTH (MILES)	FY 98-05 PRIOR EXP.	FY05/06 BUDGET	06/07	07/08	08/09	09/10	10/11	5-YEAR TOTAL	6-10	PROJECT TOTAL	FUTURE REVENUE SOURCE	PROJECT MANAGER
2	5038	e-ARCS Upgrade Software upgrade for electronic toll collections		0	350,000 DES	850,000 DES	0	0	0	0	850,000	0	1,200,000	SURP. TOLLS	Rob Radford, 573-1680 radforre@leegov.com
5	5021	Estero Parkway Extension New 4L, Three Oaks Pkwy. to Ben Hill Griffin Pkwy., including prelim. phases for 2L ext. from Ben Hill Griffin Pkwy. to Corkscrew Rd.	0.70	9,234,990 DES/ROW	22,002,815 ALL	454,962 CST	17,074,533 CST	120,000 LS	0	0	17,649,495	0	48,887,300	IF3/IF24 IF25	Betsy Rowan, 479-8511 browan@leegov.com
3	4083	Gladiolus Widening 4L Pine Ridge Rd. to Bass Rd., 6L Bass Rd. to Winkler Rd., plus 4L Bass Rd. from Healthpark to Gladiolus and A&W Bulb Rd. overlay/sidewalk	2.30	1,606,609 DES/ROW	1,970,391 DES/ROW	0	15,490,000 CST	515,000 LS	0	0	16,005,000	0	19,582,000	IF4/IF24/ GT	Rob Phelan, 479-8594 phelanrk@leegov.com
5	4055	Gunnery Road/ SR 82 to Lee Blvd. *(CST UNDERWAY)* 4L	2.20	1,690,859 DES/ROW	11,632,141 ALL	0	0	0	0	0	0	0	13,323,000	IF3/IF23	Nicole Maxey, 479-8569 maxeync@leegov.com
5		Homestead 4L/Sunrise-Alabama 4L widening, Sunrise Blvd. to Alabama Rd.	1.50	0	0	2,100,000 DES/ROW	4,740,000 ROW	7,060,000 CST	0	0	13,900,000	150,000 LS	14,050,000	IF23	Sarah Clarke, 479-8718 sclarke@leegov.com
3	4060	Imperial Street *(CST UNDERWAY)* 4L, Bonita Beach Rd. to E. Terry St. (Joint project with City)	1.00	5,385,977 DES/ROW	13,101,127 ALL	0	0	0	0	0	0	0	18,487,104	IF8/GT/ CITY	Nicole Maxey, 479-8569 maxeync@leegov.com
2,3,5	5036	I-75 Complimentary ITS Deployment ITS installation on County roads adjacent to interstate		0	400,000 DES/CST	0	0	400,000 CST	0	0	400,000	0	800,000	GT	Harry Campbell, 533-9500 campbeha@leegov.com
5		Joel Blvd 4L/17th St-SR 80 4L widening, 17th St. to SR 80	3.24	0	0	0	2,180,000 DES	0	6,000,000 ROW	7,280,000 ROW	15,460,000	13,780,000 CST/LS	29,240,000	IF23	Sarah Clarke, 479-8718 sclarke@leegov.com
2		Luckett Rd 4L/Ortiz to I-75 4L widening	0.46	0	0	0	1,630,000 DES/ROW	2,380,000 ROW	3,860,000 CST	0	7,870,000	50,000 LS	7,920,000	IF23	Eyra Cash, 479-8562 ecash@leegov.com
5	5060	Luckett/Sunshine Corridor Study *(UNDERWAY)* Corridor alignment study of Luckett Rd. Extension to Lehigh Acres from I-75 to Joel Blvd., and Sunshine Blvd. Ext. North to SR 80		0	1,200,000 PRELIM	0	0	0	0	0	0	0	1,200,000	IF23	Sarah Clarke, 479-8718 sclarke@leegov.com
1	5904	Matlacha Pass Bridge Replacement		0	2,668,000 DES	0	0	0	0	25,000,000 CST	25,000,000	0	27,668,000	GT/IF22	Don DeBerry, 479-8503 ddeberry@leegov.com
All		*Monitoring Camera Deployment* Install monitoring cameras at various intersections		0	0	0	175,000 CST	0	0	0	175,000	0	175,000	GT/PS	Harry Campbell, 533-9500 campbeha@leegov.com
All		Monitoring Station Upgrades Converting periodic count stations to permanent count stations		0	0	30,000 CST	30,000 CST	30,000 CST	60,000 CST	60,000 CST	210,000	0	210,000	GT	Harry Campbell, 533-9500 campbeha@leegov.com
2		Ortiz 4L/Colonial-MLK 4L widening, Colonial Blvd. to SR 82 (Dr. Martin Luther King, Jr. Blvd.)	1.73	0	0	0	0	1,840,000 DES	12,060,000 CST	0	13,900,000	200,000 LS	14,100,000	IF23	Eyra Cash, 479-8562 ecash@leegov.com
2	4072	Ortiz 4L/MLK-Luckett 4L widening, SR 82 (Dr. Martin Luther King, Jr. Blvd.) to Luckett Rd.	1.25	78,974 PRELIM	3,139,852 DES/ROW	3,500,000 ROW	0	8,935,000 CST	155,000 LS	0	12,590,000	0	15,808,826	IF23	Eyra Cash, 479-8562 ecash@leegov.com
2	5056	Ortiz 4L/Luckett-SR 80 4L widening, Luckett Rd. to SR 80 (Palm Beach Blvd.)	1.33	0	2,630,000 DES/ROW	6,000,000 ROW	0	9,475,600 CST	185,000 LS	0	15,660,600	0	18,290,600	IF1/IF23	Eyra Cash, 479-8562 ecash@leegov.com
1		Pine Island ITS Fiber optic/ITS equipment installation along Pine Island Road		0	0	21,000 DES	189,000 CST	0	0	120,000 CST	330,000	0	330,000	PS/GT	Harry Campbell, 533-9500 campbeha@leegov.com
2	4065	Plantation Ext./Idlewild to Colonial New 4L	1.00	867,849 DES/ROW	1,775,151 DES/ROW	6,709,880 CST	140,000 LS	0	0	0	6,849,880	0	9,492,880	IF23	Betsy Rowan, 479-8511 browan@leegov.com
2		Plantation 4L/Six Mile-Daniels 4L widening, Six Mile Parkway to Daniels Parkway	1.25	0	0	0	0	1,910,000 DES/ROW	1,000,000 ROW	8,360,000 ROW/CST	11,270,000	175,000 LS	11,445,000	IF24	Betsy Rowan, 479-8511 browan@leegov.com
All	0700	Project Planning & Pre-Design Funds for feasibility studies, cost estimates, alignment studies		1,160,587 PRELIM	202,561 PRELIM	150,000 PRELIM	150,000 PRELIM	150,000 PRELIM	150,000 PRELIM	150,000 PRELIM	750,000	750,000 PRELIM	2,863,148	GT	Don DeBerry, 479-8503 ddeberry@leegov.com
1	6067	Real Time Travel Info System Test project for using transponders for real time traffic data		0	160,000 DES/CST	0	0	0	0	0	0	0	160,000	FDOT	Harry Campbell, 533-9500 campbeha@leegov.com
All	4079	Right-of-Way Opportunity Buys Funds for feasibility studies, cost estimates, alignment studies		597,454 ROW	1,390,547 ROW	500,000 ROW	500,000 ROW	500,000 ROW	500,000 ROW	500,000 ROW	2,500,000	2,500,000 ROW	6,988,001	GT	Don DeBerry, 479-8503 ddeberry@leegov.com
3	6069	San Carlos Blvd ITS ITS equipment installation along San Carlos Boulevard		0	200,000 DES/CST	0	0	0	0	0	0	0	200,000	GT/PS	Harry Campbell, 533-9500 campbeha@leegov.com

SUMMARY OF MAJOR ROAD PROJECTS TENTATIVELY PROGRAMMED BY LEE COUNTY - FY 06/07 TO FY 10/11

COMM DIST.	PROJ. NUMBER	PROJECT NAME	LENGTH (MILES)	FY 98-05 PRIOR EXP.	FY05/06 BUDGET	06/07	07/08	08/09	09/10	10/11	5-YEAR TOTAL	6-10	PROJECT TOTAL	FUTURE REVENUE SOURCE	PROJECT MANAGER
5		Sandy Lane Ext. North 2L Extension, Corkscrew Road to Estero Parkway	1.43	0	0	0	0	0	0	1,410,000 DES	1,410,000	17,260,000 ROW/CST	18,670,000	IF24	Andy Getch, 479-8510 getchai@leegov.com
1	5814	Sanibel Bridge Replacement *(CST UNDERWAY)* Replacement of Spans "A", "B" and "C"		41,878,547 DES/CST	73,507,522 CST	0	0	0	0	0	0	0	115,386,069	TOLL BONDS	Paul Wingard, 479-8545 wingarpw@leegov.com
1	5816	Sanibel Toll Facility Reconstruction *(CST UNDERWAY)* Rebuild and expand the Sanibel Bridge toll plaza and building		1,052,667 DES	17,844,075 CST	0	0	0	0	0	0	0	18,896,742	TOLL BONDS	Paul Wingard, 479-8545 wingarpw@leegov.com
1,4	6068	SeGo Implementation New transponders and related readers, software upgrades		0	558,000 CST	0	0	0	0	0	0	0	558,000	SURPLUS TOLLS	Paul Wingard, 479-8545 wingarpw@leegov.com
2	4604	Six Mile Cypress Pkwy 4L N. of Daniels Pkwy. to S. of Winkler Ext.	2.30	122,187 DES	1,563,813 DES/ROW	10,229,000 ROW/CST	604,000 LS	0	0	0	10,833,000	0	12,519,000	IF23	Mike Rigsby, 479-8513 mrigsby@leegov.com
5		SR 82/Daniels Dual Left Lanes Expansion to include dual NB-to-WB left turn lanes		0	0	200,000 DES	800,000 CST	0	0	0	1,000,000	0	1,000,000	IF23	Nicole Maxey, 479-8569 maxeync@leegov.com
2,3,5	6007	Summerlin/Boyscout-Cypress Lake 6L widening, including overpass at College Parkway	2.60	2,276,005 DES/ROW	7,317,210 DES/ROW	0	30,381,000 CST	380,000 LS	0	0	30,761,000	0	40,354,215	IF23	Sarah Clarke, 479-8718 sclarke@leegov.com
3	4067	Summerlin Rd./San Carlos to Gladiolus *(CST UNDERWAY)* 6L, including grade separations at San Carlos Blvd. and Gladiolus Pkwy.	4.26	11,839,207 ALL	32,065,994 ROW/CST	0	0	0	0	0	0	0	43,905,201	IF6/IF24/ GT	Mike Rigsby, 479-8513 mrigsby@leegov.com
5	4053	Three Oaks Parkway Extension North New 4L, N. of Alico Rd. to Daniels Pkwy.	3.50	1,990,290 DES/ROW	11,113,132 DES/ROW	685,940 MIT	0	0	21,200,000 CST	577,000 LS	22,462,940	0	35,566,362	IF24	Eyra Cash, 479-8562 ecash@leegov.com
3	4043	Three Oaks Parkway Extension South *(CST UNDERWAY)* New 4L, E. Terry St. to Bonita Bill Dr. (Joint project with City)	4.15	13,631,873 ALL	37,820,102 ROW/CST	997,000 LS	0	0	0	0	997,000	0	52,448,975	IF8/GT/ CITY	Nicole Maxey, 479-8569 maxeync@leegov.com
5	4081	Three Oaks Parkway Widening 4L, Corkscrew Rd. to Alico Rd.	4.60	9,015,592 DES/ROW	17,636,145 ALL	0	0	0	0	0	0	0	26,651,737	IF24/GT	Betsy Rowan, 479-8511 browan@leegov.com
All	5037	Traffic Management Center Update Hardware/software upgrades at Billys Creek		0	145,000 CST	80,000 CST	0	0	0	0	80,000	0	225,000	GT	Harry Campbell, 533-9500 campbeha@leegov.com
5	4068	Treeline Extension North *(CST UNDERWAY BY DEVELOPER)* New 4L, Daniels Pkwy. to S. of Colonial Blvd.	4.20	382,386 CEI/PM	227,614 CEI/PM	0	1,002,000 LS	0	0	0	1,002,000	0	1,612,000	IF3/IF23	Nicole Maxey, 479-8569 maxeync@leegov.com
All	4086	Urban Arterial Street Lighting Adding street lights along major County roads		1,053,708 CST	5,997,369 CST	1,200,000 CST	1,200,000 CST	700,000 CST	700,000 CST	700,000 CST	4,500,000	3,500,000 CST	15,051,077	AV	Harry Campbell, 533-9500 campbeha@leegov.com
1,4	5039	VES and Fiber Optics Implementation of Vehicle Enforcement System at toll bridges		0	2,167,000 CST	0	0	0	0	0	0	0	2,167,000	SURPLUS TOLLS	Deb Crane, 573-1680 cranedj@leegov.com
1,4	5029	Veterans Pkwy @ Del Prado Interim and ultimate improvements at exit ramp of overpass		12,560 DES	369,114 DES/CST	700,000 CST	0	0	500,000 DES	6,500,000 CST	7,700,000	0	8,081,674	SURPLUS TOLLS	Sarah Clarke, 479-8718 sclarke@leegov.com
1,4		Veterans/Santa Barbara Overpass Grade separation at intersection		0	0	0	0	2,250,000 DES	0	0	2,250,000	30,000,000 CST	32,250,000	SURPLUS TOLLS	Sarah Clarke, 479-8718 sclarke@leegov.com
		TOTAL	98.34								$765,302,198		$1,548,278,931		

NOTE: Budget figures represent estimates for programming purposes. All dollar figures are subject to adjustment. Program year represents when funds are available, not necessarily when phase started or completed.

KEY (PHASES): PRELIM = Preliminary Study; PDGE = Project Development & Environmental Study; DES = Design; ROW = Right-of-Way Acquisition; CST = Construction; CEI = Construction Engineering Inspection; PM = Project Management; LS = Landscaping; MIT = Mitigation

KEY (FUNDS): IF23 = Road Impact Fees from District 23; GT = Local Option Gas Taxes; CITY = City funds; PS = Public Safety funds; FDOT = Florida Dept. of Transportation; AV = Ad Valorem

Florida Department of Transportation
Work Program

2007-2011 ADOPTED
Last Update: 9/6/2006 - 03:00 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **420647-1**

Transportation System Description	District	Length	Type of Work		Item
Fiscal Year:	**2007**	**2008**	**2009**	**2010**	**2011**
Category: Highways					
Non-intrastate Off State Highw ALICO ROAD FROM US 41 TO DUSTY ROAD	01 - Lee County	0.9 Miles	New Road Construction		420647-1
Railroad & Utilites	$77,234				
Construction	$18,057,723				
Administration			$1,397,760	$2,000,000	$2,000,000
Construction Support	$1,824,982				

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Florida Department of Transportation
Work Program

2007-2011 ADOPTED
Last Update: 9/6/2006 - 03:00 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **200966-1**

Transportation System Description	District	Length	Type of Work	Item

Fiscal Year:	2007	2008	2009	2010	2011
Category: Highways					
Intrastate Interstate I-75 AT ALICO ROAD .	01 - Lee County	2.117 Miles	Interchange (major)		200966-1 ** SIS **
Right Of Way (*On-Going*)	$716,843				
Construction (*On-Going*)	$2,761,892				
Contract Incentives	$400,000				

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Florida Department of Transportation
Work Program

2007-2011 ADOPTED
Last Update: 9/6/2006 - 03:00 AM

District 1 - LEE County

Category: **Highways**
Phase: **Design Build**
Item Number: **415101-1**

Transportation System Description	District	Length	Type of Work	Item

Fiscal Year:	2007	2008	2009	2010	2011
Category: Highways					
Intrastate Interstate	01 - Lee County	0.685 Miles	Interchange (minor)	415101-1	
I-75 AT CORKSCREW INTERCHANGE RAMPS					** SIS **
Design Build (*On-Going*)	$31,607				

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Florida Department of Transportation
Work Program

2007-2011 ADOPTED
Last Update: 9/6/2006 - 03:00 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **195765-1**

Transportation System Description	District	Length	Type of Work	Item
	Fiscal Year:	**2007**	**2008**	**2009**	**2010**	**2011**
Category: Highways						
Non-intrastate State Highway	01 - Lee County	2.237 Miles	Add Lanes & Rehabilitate Pvmnt	195765-1		
US 41 FROM CORKSCREW ROAD TO SAN CARLOS BLVD						
Right Of Way (*On-Going*)		$6,506,198				
Railroad & Utilites					$250,000	$968,473
Construction						$29,027,499
Administration		$6,741,000				
Construction Support						$2,875,044

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Florida Department of Transportation
Work Program

2006-2010 ADOPTED
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District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **406225-4**

Transportation System Description	District	Length	Type of Work	Item

Fiscal Year:	2006	2007	2008	2009	2010
Category: Highways					
Intrastate Interstate	01 - Lee County	7.717 Miles	Add Lanes & Reconstruct		406225-4
I-75 FROM S OF CORKSCREW ROAD TO S OF DANIELS PARKWAY					** SIS **
Right Of Way (*On-Going*)	$21,742,735	$9,302,865			
Railroad & Utilites		$100,000	$1,150,000		
Construction			$29,702,308		
Construction Support			$5,534,462		

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Florida Department of Transportation
Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **406225-2**

Transportation System Description	District	Length	Type of Work	Item

Fiscal Year:	2006	2007	2008	2009	2010
Category: Highways					
Intrastate Interstate	01 - Lee County	7.316 Miles	Add Lanes & Reconstruct		406225-2
I-75 FROM S OF BONITA BCH RD TO S OF CORKSCREW ROAD					** SIS **
Right Of Way	$13,452,445	$5,532,655			
Railroad & Utilites	$100,000	$500,000			
Construction			$47,562,768		
Environmental	$35,000	$2,507,673	$250,000		
Construction Support			$7,234,482		

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Florida Department of Transportation
Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **411035-1**

Transportation System Description	District	Length	Type of Work	Item
Fiscal Year:	**2006**	**2007**	**2008**	**2009**	**2010**
Category: Highways					
Intrastate Interstate	01 - Lee County	3.703 Miles	Add Lanes & Reconstruct	411035-1
I-75 FROM N OF DANIELS PKWY TO S OF COLONIAL BLVD				** SIS **
Right Of Way			$7,177,100	
Construction				$19,669,860
Construction Support				$3,489,878

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Florida Department of Transportation
Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **406224-2**

Transportation System Description	District	Length	Type of Work	Item

Fiscal Year:	2006	2007	2008	2009	2010
Category: Highways					
Intrastate Interstate	01 - Lee County	1.628 Miles	Interchange (major)		406224-2
I-75 AT DANIELS PARKWAY INTERCHANGE					** SIS **
Right Of Way	$35				
Railroad & Utilites		$232,049			$2,363,439
Construction				$39,753,669	
Construction Support				$3,269,945	

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Attachment IV
Historical Traffic Data
for FDOT Count Stations

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0034 - SR 45/US 41, NW OF SANIBEL BOULEVARD LC424

Year		AADT		Direction 1		Direction 2	K Factor	D Factor	T Factor
2005	C	46000	N	23000	S	23000	0.10	0.54	4.10
2004	C	50000	N	25000	S	25000	0.10	0.54	8.40
2003	C	42000	N	21000	S	21000	0.10	0.56	8.40
2002	C	42000	N	21500	S	20500	0.10	0.57	7.40
2001	C	38500	N	19500	S	19000	0.10	0.56	6.00
2000	C	32000	N	16000	S	16000	0.10	0.55	7.30
1999	C	30000	N	15000	S	15000	0.10	0.55	5.80
1998	C	27000	N	14000	S	13000	0.10	0.54	5.00
1997	C	29500	N	15000	S	14500	0.10	0.54	5.40
1996	C	30500	N	15500	S	15000	0.11	0.57	5.20
1995	C	28500	N	14500	S	14000	0.10	0.55	6.90
1994	C	28000	N	14000	S	14000	0.10	0.55	4.80
1993	C	29500	N	16000	S	13500	0.00	0.00	0.00
1992	C	28000	N	14500	S	13500	0.00	0.00	0.00
1991		26482	N	13299	S	13183	0.00	0.00	0.00
1990		26451	N	13167	S	13284	0.00	0.00	0.00
1989		16036	N	7839	S	8197	0.00	0.00	0.00
1988		17976	N	8673	S	9303	0.00	0.00	0.00
1987		16506	N	8221	S	8285	0.00	0.00	0.00
1986		16543	N	8359	S	8184	0.00	0.00	0.00
1985		15122	N	7527	S	7595	0.00	0.00	0.00
1984		13568	N	6834	S	6734	0.00	0.00	0.00
1983		12149	N	6169	S	5980	0.00	0.00	0.00
1982		12576	N	6266	S	6310	0.00	0.00	0.00
1980		12613	N	6309	S	6304	0.00	0.00	0.00
1979		13587	N	6872	S	6715	0.00	0.00	0.00
1978		12441	N	6269	S	6172	0.00	0.00	0.00
1977		10780	N	5396	S	5384	0.00	0.00	0.00
1976		10520	N	5245	S	5275	0.00	0.00	0.00
1975		12581	N	6235	S	6346	0.00	0.00	0.00
1974		11512	N	5723	S	5789	0.00	0.00	0.00
1973		10472	N	5202	S	5270	0.00	0.00	0.00
1972		9152	N	4512	S	4640	0.00	0.00	0.00
1971		8291	N	4116	S	4175	0.00	0.00	0.00
1970		7934	N	3970	S	3964	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0054 - SR 93/I 75 SOUTH OF CORKSCREW ROAD

Year		AADT		Direction 1		Direction 2	K Factor	D Factor	T Factor
2005	C	82500	N	41000	S	41500	0.09	0.53	14.60
2004	C	63000	N	31000	S	32000	0.09	0.51	6.70
2003	C	60000	N	29500	S	30500	0.10	0.53	6.70
2002	C	65500	N	32500	S	33000	0.10	0.56	13.00
2001	C	60500	N	30000	S	30500	0.10	0.55	13.10
2000	C	58500	N	28500	S	30000	0.10	0.58	14.70
1999	C	52500	N	27000	S	25500	0.10	0.57	13.60
1998	C	50500	N	25000	S	25500	0.10	0.56	13.40
1997	C	45000	N	22500	S	22500	0.11	0.57	11.90
1996	C	39000	N	19500	S	19500	0.10	0.53	10.30
1995	C	36000	N	18500	S	17500	0.10	0.54	13.00
1994	C	35000	N	17000	S	18000	0.11	0.58	10.40
1993	C	31000	N	15000	S	16000	0.11	0.59	11.00
1992	C	28500	N	14500	S	14000	0.00	0.00	10.90
1991		22772	N	11246	S	11526	0.08	0.61	13.50
1990		24982	N	12789	S	12193	0.09	0.67	14.80
1989		17150	N	8452	S	8698	0.00	0.00	0.00
1988		19340	N	9871	S	9469	0.00	0.00	0.00
1987		17701	N	8963	S	8738	0.00	0.00	0.00
1986		13942	N	7158	S	6784	0.00	0.00	0.00
1985		11359	N	5689	S	5670	0.00	0.00	0.00
1984		10289	N	5144	S	5145	0.00	0.00	0.00
1983		8810	N	4388	S	4422	0.00	0.00	0.00
1982		11552	N	5848	S	5704	0.00	0.00	0.00
1981		6967	N	3458	S	3509	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0055 - SR 93/I 75 SOUTH OF ALICO ROAD

Year		AADT		Direction 1		Direction 2	K Factor	D Factor	T Factor
2005	C	76000	N	38000	S	38000	0.09	0.53	15.60
2004	C	67500	N	33500	S	34000	0.09	0.51	13.10
2003	C	64500	N	32000	S	32500	0.10	0.53	13.10
2002	F	65500	N	32500	S	33000	0.10	0.56	13.10
2001	C	62500	N	31000	S	31500	0.10	0.55	10.20
2000	C	60500	N	30500	S	30000	0.10	0.58	15.50
1999	C	59000	N	29500	S	29500	0.10	0.57	13.30
1998	C	52000	N	26000	S	26000	0.10	0.56	14.20
1997	C	44500	N	22000	S	22500	0.11	0.57	12.90
1996	C	32000	N	15500	S	16500	0.10	0.53	10.30
1995	C	37500	N	18500	S	19000	0.10	0.54	13.00
1994	C	35000	N	17500	S	17500	0.11	0.58	10.40
1993	C	37000	N	17000	S	20000	0.00	0.00	0.00
1991		25219	N	11748	S	13471	0.00	0.00	0.00
1990		22720	N	11178	S	11542	0.00	0.00	0.00
1989		16464	N	7604	S	8860	0.00	0.00	0.00
1988		18000	N	8101	S	9899	0.00	0.00	0.00
1987		12604	N	6379	S	6225	0.00	0.00	0.00
1986		12960	N	6505	S	6455	0.00	0.00	0.00
1985		12068	N	6039	S	6029	0.00	0.00	0.00
1984		11065	N	5429	S	5636	0.00	0.00	0.00
1983		9544	N	4835	S	4709	0.00	0.00	0.00
1982		12171	N	6230	S	5941	0.00	0.00	0.00
1981		7428	N	3648	S	3780	0.00	0.00	0.00
1980		0	N	0	S	0	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0056 - SR 93/I 75, SOUTH OF DANIELS PARKWAY

Year		AADT		Direction 1		Direction 2	K Factor	D Factor	T Factor
2005	C	86000	N	42500	S	43500	0.09	0.53	16.00
2004	C	82000	N	40500	S	41500	0.09	0.51	14.00
2003	C	78000	N	38500	S	39500	0.10	0.53	14.00
2002	F	69500	N	35500	S	34000	0.10	0.56	15.70
2001	C	66000	N	33500	S	32500	0.10	0.55	14.00
2000	C	70500	N	35500	S	35000	0.10	0.58	10.90
1999	C	70000	N	35500	S	34500	0.10	0.57	11.50
1998	C	65000	N	32500	S	32500	0.10	0.56	13.20
1997	C	51000	N	24000	S	27000	0.11	0.57	12.30
1996	C	38500	N	19000	S	19500	0.10	0.53	10.30
1995	C	44500	N	22500	S	22000	0.10	0.54	13.00
1994	C	40500	N	21500	S	19000	0.11	0.58	10.40
1993	C	42000	N	21000	S	21000	0.00	0.00	0.00
1991		31080	N	15336	S	15744	0.00	0.00	0.00
1990		21102	N	10990	S	10112	0.00	0.00	0.00
1989		16893	N	8583	S	8310	0.00	0.00	0.00
1988		18077	N	9132	S	8945	0.00	0.00	0.00
1987		16242	N	8019	S	8223	0.00	0.00	0.00
1986		16096	N	8145	S	7951	0.00	0.00	0.00
1985		14567	N	7371	S	7196	0.00	0.00	0.00
1984		13238	N	6659	S	6579	0.00	0.00	0.00
1983		11375	N	5715	S	5660	0.00	0.00	0.00
1982		14204	N	7196	S	7008	0.00	0.00	0.00
1980		0	N	0	S	0	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0066 - SR 45/US 41, SOUTHEAST OF ALICO ROAD

Year		AADT		Direction 1		Direction 2	K Factor	D Factor	T Factor
2005	F	59000	N	29500	S	29500	0.10	0.54	6.20
2004	C	55000	N	27500	S	27500	0.10	0.54	6.20
2003	C	44500	N	22500	S	22000	0.10	0.56	6.20
2002	C	45000	N	22000	S	23000	0.10	0.57	8.00
2001	C	39500	N	20000	S	19500	0.10	0.56	6.80
2000	C	38000	N	19000	S	19000	0.10	0.55	7.30
1999	C	33000	N	16500	S	16500	0.10	0.55	5.80
1998	C	32000	N	16000	S	16000	0.10	0.54	5.00
1997	F	36000	N	18000	S	18000	0.10	0.54	8.80
1996	C	35000	N	17500	S	17500	0.11	0.57	5.20
1995	C	31500	N	15500	S	16000	0.10	0.55	6.90
1994	C	34500	N	17000	S	17500	0.10	0.55	4.80
1993	C	31500	N	16000	S	15500	0.10	0.57	3.40
1992	C	32500	N	16000	S	16500	0.00	0.00	3.40
1991		22275	N	11183	S	11092	0.08	0.61	3.70
1990		31464	N	15954	S	15510	0.08	0.54	5.80
1989		26330	N	12929	S	13401	0.00	0.00	0.00
1988		29378	N	14470	S	14908	0.00	0.00	0.00
1987		27409	N	13561	S	13848	0.00	0.00	0.00
1986		22643	N	12032	S	10611	0.00	0.00	0.00
1985		21523	N	10667	S	10856	0.00	0.00	0.00
1984		0	N	0	S	0	0.00	0.00	0.00
1983		16875	N	8294	S	8581	0.00	0.00	0.00
1982		18198	N	9141	S	9057	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0067 - SR 45/US 41, NORTHWEST OF ALICO ROAD LC420

Year		AADT		Direction 1		Direction 2	K Factor	D Factor	T Factor
2005	C	59500	N	30000	S	29500	0.10	0.54	8.20
2004	C	61500	N	31500	S	30000	0.10	0.54	8.20
2003	C	57500	N	29500	S	28000	0.10	0.56	8.20
2002	C	51500	N	26500	S	25000	0.10	0.57	5.60
2001	C	54000	N	26500	S	27500	0.10	0.56	8.10
2000	C	47000	N	23500	S	23500	0.10	0.55	6.60
1999	C	41500	N	19000	S	22500	0.10	0.55	5.80
1998	C	42000	N	20000	S	22000	0.10	0.54	5.00
1997	C	41000	N	20000	S	21000	0.10	0.54	10.00
1996	C	46000	N	23500	S	22500	0.11	0.57	4.10
1995	C	42500	N	21500	S	21000	0.10	0.55	6.00
1994	C	42000	N	21000	S	21000	0.10	0.55	6.30
1993	C	40500	N	20500	S	20000	0.00	0.00	0.00
1992	C	39500	N	19500	S	20000	0.00	0.00	0.00
1991		36910	N	18536	S	18374	0.00	0.00	0.00
1990		37113	N	18624	S	18489	0.00	0.00	0.00
1989		29695	N	14634	S	15061	0.00	0.00	0.00
1988		33849	N	16612	S	17237	0.00	0.00	0.00
1987		32046	N	15791	S	16255	0.00	0.00	0.00
1986		28922	N	14444	S	14478	0.00	0.00	0.00
1985		25080	N	12443	S	12637	0.00	0.00	0.00
1984		0	N	0	S	0	0.00	0.00	0.00
1983		19513	N	9876	S	9637	0.00	0.00	0.00
1982		20407	N	10290	S	10117	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0089 - SR 45/US 41/TAMIAMI TR,N OF ESTERO RV/S OF CNTY RD

Year		AADT		Direction 1		Direction 2	K Factor	D Factor	T Factor
2005	C	39000	N	19500	S	19500	0.10	0.54	4.40
2004	C	48500	N	24500	S	24000	0.10	0.54	6.70
2003	C	37500	N	19000	S	18500	0.10	0.56	6.70
2002	C	32500	N	15000	S	17500	0.10	0.55	7.80
2001	C	32000	N	16000	S	16000	0.10	0.56	6.30
2000	F	30500	N	15500	S	15000	0.10	0.55	9.00
1999	C	28500	N	14500	S	14000	0.10	0.55	5.60
1998	C	26000	N	13000	S	13000	0.10	0.54	5.50
1997	C	26500	N	13500	S	13000	0.10	0.54	5.40
1996	C	24500	N	12500	S	12000	0.11	0.57	5.20
1995	F	26000	N	13500	S	12500	0.10	0.55	6.90
1994	C	25000	N	13000	S	12000	0.10	0.55	4.80
1993	C	23000	N	11500	S	11500	0.00	0.00	0.00
1992	C	22500	N	11500	S	11000	0.00	0.00	0.00
1991		25537	N	11341	S	14196	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Florida Department of Transportation
Transportation Statistics Office
2005 Historical AADT Report

County: 12 - LEE

Site: 0105 - SR 45/US 41 SOUTHEAST OF HICKORY DRIVE LCPR25

Year		AADT		Direction 1		Direction 2	K Factor	D Factor	T Factor
2005	C	44000	N	22000	S	22000	0.10	0.54	5.30
2004	C	44000	N	22000	S	22000	0.10	0.54	6.30
2003	C	41000	N	20000	S	21000	0.10	0.56	6.20
2002	C	43000	N	21500	S	21500	0.10	0.57	5.60
2001	C	38500	N	19000	S	19500	0.10	0.56	5.90
2000	C	35500	N	17500	S	18000	0.10	0.55	7.30
1999	C	32000	N	16000	S	16000	0.10	0.52	5.80
1998	C	29500	N	14500	S	15000	0.10	0.54	8.20
1997	C	31000	N	15500	S	15500	0.10	0.54	8.80
1996	C	31500	N	16000	S	15500	0.11	0.57	6.20
1995	C	30000	N	15000	S	15000	0.11	0.58	7.60
1994	C	30000	N	15000	S	15000	0.10	0.55	9.70
1993	C	27500	N	14000	S	13500	0.00	0.00	0.00
1992	C	27000	N	13500	S	13500	0.00	0.00	0.00

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

Attachment V
Original DRI Traffic Information

OTHER

Although most of the on-site facilities are accounted for in the preceding categories, the trips generated by the proposed school can be counted as internal trips. By taking the projection of 1310 students, and assuming 2 trips per pupil, 2620 trips can be classified as internal, with the remainder as external.

2620 Internal 5731 External

SUMMARY OF INTERNAL/EXTERNAL SPLIT

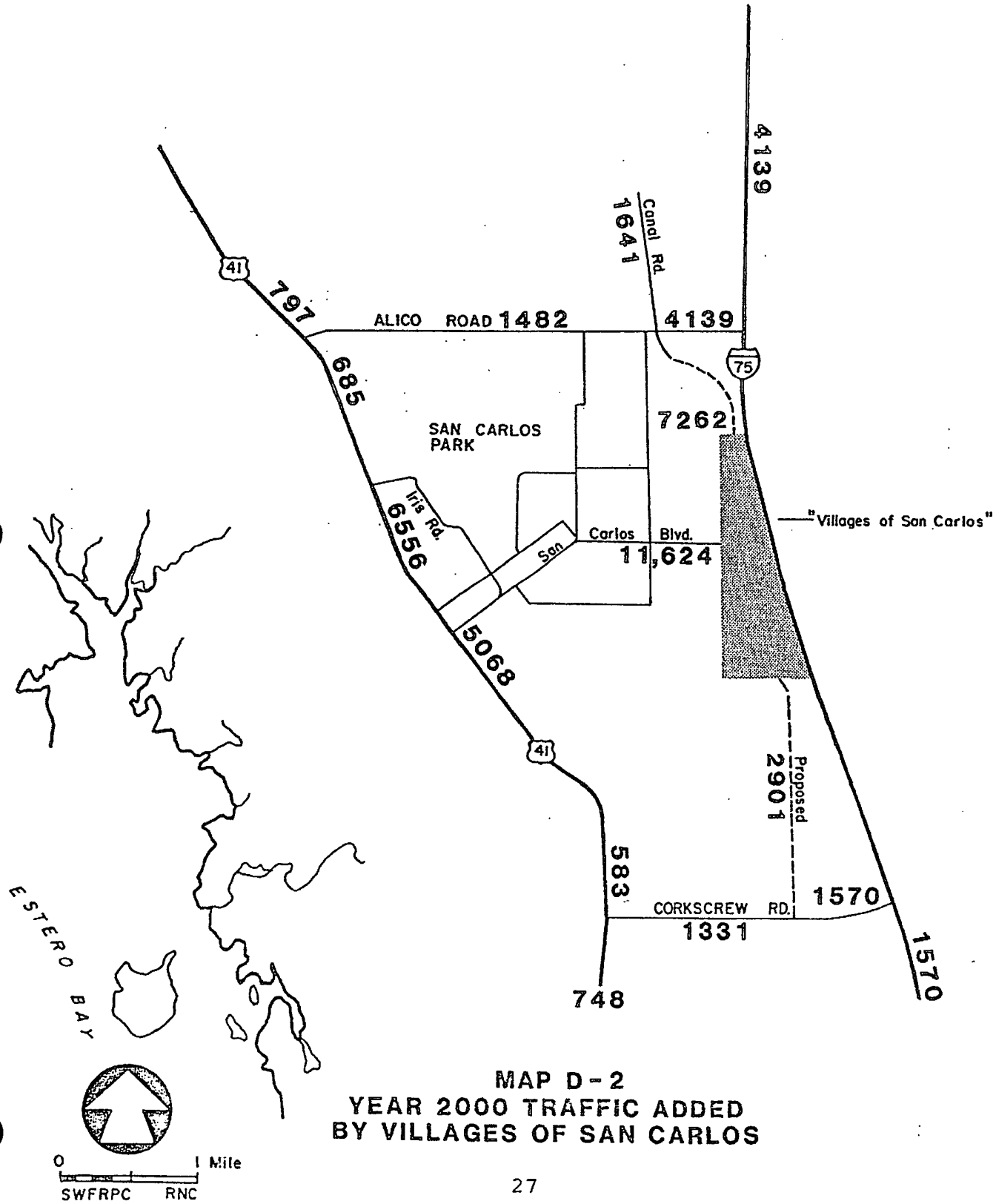
	Internal	External
Work	600	3665
Shopping	1550	6801
Soc/Rec	3126	5225
Other	2620	5731
Total Internal	*7896	Total External 21,4222
Total Trips Generated from within the project	29,318	

TRIPS ATTRACTED from OUTSIDE the PROJECT BOUNDARIES

Since 80 percent of the shopping trips generated by the commercial facility are assumed to be coming from within the project, 20 percent, or 387 will be externally generated.

TOTAL TRIPS GENERATED BY THE PROJECT

Internal 7896 External 21,809



MAP D-2
YEAR 2000 TRAFFIC ADDED
BY VILLAGES OF SAN CARLOS

~~FIRST~~

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SECOND

DEVELOPMENT ORDER AMENDMENT

~~FOR~~

VILLAGES OF SAN CARLOS

DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, a Development Order for the Villages of San Carlos Development of Regional Impact was adopted by the Board of County Commissioners on May 13, 1981; and

~~WHEREAS, the Applicant/Owner for Villages of San Carlos Development of Regional Impact has proposed to reduce~~

WHEREAS, a First Amendment to the Development Order was adopted by the Board of County Commissioners on February 17, 1992 which reduced the total number of dwelling units from 3,800 to 3,300; expanded commercial square footage ~~from 38,800~~ to ~~125,000~~ 88,799 on the 15 acre commercial site; established a 38.2 acre community park site through a 15 acre transfer from Alico Interchange Park Development of Regional Impact and a new voluntary dedication of 23.2 acres~~.~~; expanded the school site from 20 to 25 acres including a 5 acre transfer from Alico Interchange Park Development of Regional Impact; ~~transfer~~transferred the 0.5 acre fire station site to Alico Interchange Park Development of Regional Impact to create a 2.7 acre emergency services site within that project~~.~~; expanded the wastewater treatment site from 15.8 to 17.3 acres; added two, one acre child care sites; ~~and~~ established procedures for impact fee credits~~; and~~

; and amended the table of proposed land uses; and

WHEREAS, Southwest Florida Capital Corporation has proposed modifying the plan of development to increase the commercial development to 25.35 acres and 158,799 square feet and to decrease the number of residential units to 2,500; to expand the commercial area on the Master Plan (Map H); to modify the phasing dates and the development within each phase; to establish 2009 as the buildout date and 2010 as the downzoning date; and to establish 2015 as the development order termination date; and

WHEREAS, under Section 380.06(19), Florida Statutes, the proposed change must be reviewed and evaluated to determine whether or not the change is a substantial deviation from the original Development Order~~.~~; and

WHEREAS, the Board of County Commissioners has reviewed the proposed change and finds it not to be a substantial deviation if subject to the conditions in this Development Order Amendment~~,~~; but any further changes will be reviewed cumulatively for determination as to whether or not a substantial deviation has occurred.

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NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the Development of Regional Impact Development Order for the Villages of San Carlos DRI, adopted by the Board of County Commissioners on May 13, 1981 and thereafter amended on February 17, 1992, is amended as follows, with additions underlined, deletions struck through and other changes specified. All other portions of the original Development Order, as amended, remain in full force and effect.

1. ~~Delete the~~ The second WHEREAS clause ~~and replace with the following~~is amended as follows:

WHEREAS, the Notice of Proposed Change contemplates a development which includes the following land use acreages and dwelling units totals;

Total Project	~~495~~ acres	494.76

Residential Use

Single Family	~~389 units~~	~~152 acres~~
~~Medium Density~~	~~664 units~~	~~79 acres~~
~~High Density~~	~~2,247 units~~	~~119 acres~~

~~Commercial Use~~

	388 ~~392~~ units	151.88 ~~152~~ acres
Multi Family	2,112 units	164.25 acres
~~Medium Density~~	~~664 units~~	~~79 acres~~
~~High Density~~	~~2,244 units~~	~~119 acres~~

Commercial Use

Retail Sales and Service	~~15~~ acres	25.35

Institutional Use

~~School 25 acres~~

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School 25.03 acres

Public Facilities

66.21 acres

(Inclusive of Utility

Easements and Roads) ~~43 acres~~

Open Space

62.04 acres

(Inclusive of Parks, Recreation

Lakes and Drainage) ~~62 acres~~

~~2. Delete sub-paragraphs 1.b. and 1.c. and replace with the following:~~

~~1.b. Single family densities within the development shall not exceed four units per acre; and~~

~~1.c. The commercial uses permitted within the development shall be only those approved under the Lee County Zoning Resolution and the Revised Master Concept Plan for the Villages of San Carlos. dated April 21, 1989. The Resolution and Master Concept Plan, hereto attached as Exhibit A. serve to modify Map H of the original~~

2. The Land Use Table, Table 12-2 in the Application for Development Approval:

~~3. Amend subparagraph 1.d. as follows:~~

~~1.d. The school site and the community park shall be permitted uses in accordance with the Notice of Proposed Change, Zoning Resolution and Master Concept Plan; and~~

~~4. Delete paragraph 2 and replace with the following:~~

~~2. The subject property is concurrently rezoned to Residential Planned Development. Commercial Planned Development and Community Facilities Planned Development for a total of 3,300 residential units. a 15 acre commercial site allowing a maximum of 88,799 square feet of gross floor area, a 38.2 acre community park site, a 25 acre school site. a 17.3 acre wastewater treatment site. and two, one acre child care sites,~~

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~~SWFRPC ASSESSMENT~~

~~5. Paragraph II.A under "Public Services, Education" is amended as follows:~~

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~~A. EDUCATION~~

~~The proposed project would have a significant impact upon the Lee County Schools system by adding a minimum of 2,470 students by project completion. The additional students would require sizable outlays in operation costs and capital funds.~~

~~RECOMMENDATION~~

~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant dedicate or ensure the dedication to the Lee County School Board, no later than 90 days after the effective date of the First Development Order Amendment, the 25 acre site identified on the Master Concept Plan to be used for the construction of a school facility. Consistent with the requirements of Section 380.06(16)(b),Florida Statutes, the developer shall be entitled to impact fee credit for the dedication if a school impact fee is enacted at a later date, such credit is provided for, and is pursuant to the terms of the ordinance, or if required by law.~~

~~6. Paragraph II.B under "Public Services, Fire Protection" is amended as follows:~~

~~B. FIRE PROTECTION~~

~~To adequately service the project, the San Carlos Park Fire Department has indicated that it will be necessary to build, man, and equip a fire station on the project site. The Lee County Fire Official has indicated that certain design considerations will have to be included.~~

~~RECOMMENDATIONS~~

~~1) Any DRI Development Order issued by Lee County should contain the provision stating that the Applicant contribute to the construction of a fire station to the specifications of the San Carlos Park Fire District as stated by the District in their letters of August 22, 1980 to Mr. Alan C. Freeman and September 24, 1980 to Mr. Mike Kloehn (appendix pp. 46-49).~~

~~2) Any DRI Development Order issued by Lee County should contain the provision that the Applicant incorporate the requirements of the Fire Official into the subject project (Copy of these requirements in the appendix, pg. 50).~~

~~3) Consistent with the requirements of Section 380.06(16)(b), Florida Statutes, the developer shall be entitled to fire impact fee credits equal to the cost contribution given to the San Carlos Park Fire District if allowed by and pursuant to the terms of the impact fee ordinance, or if required by law.~~

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~~7. Paragraph II.C under "Public Services, Recreation and Open Space" is amended as follows:~~

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~~C. RECREATION AND OPEN SPACE~~

~~The applicant has indicated that an adequate amount of park and open space will be provided in the development in conjunction with a multi-use taxing district, the Lee County Department of Community Services or a homeowners association.~~

~~RECOMMENDATIONS~~

~~4) At the request of Lee County. the developer has agreed to set aside a 38.2 acre site. as shown on the Master Concept Plan. for use as a Public Park. The Park site is comprised of 15 acres transferred from Alico Interchange Park Development of Regional Impact with the addition of 23.2 acres volunteered bv the developer. Consistent with the requirements of Section 380.06(16)(a). Florida Statutes. the developer shall be entitled to impact fee credits for the land dedication if allowed by and pursuant to the terms of the applicable ordinance, or if required by law. The Park site shall be conveyed to the Lee County Board of County Commissioners no later than 90 days after the effective date of the First Development Order Amendment or per the terms of a~~

~~5) The use of the 38.2 acre park site shall be limited as follows: the property shall be utilized for a public park and for no other purpose; any development of the park shall be substantially in accord with the site plan attached hereto as Exhibit B : the development of the Park will be consistent with the drainage concept plan~~ (Proposed Land Uses and Phasing Schedule), is deleted and is replaced by Exhibit "B" hereto.

3. The Master Development Map (Map H) is deleted and is replaced by Exhibit "D" hereto.

4. New sub-paragraphs h, i, and j are added to paragraph 1 as follows:

1. The Application for Development Approval of Alan C. Freeman for the Villages of San Carlos ~~Development of Regional Impact, the County will be responsible for mitigating all traffic impacts created by the park in any future traffic analysis and mitigation required by Section 380.06. Florida Statutes. or by Lee County: the developer and the County shall exchange mutual utility easements to allow for the consistent development of the Park and the surrounding property: the title to the property at the time of conveyance shall be subject to all easements, restrictions and conditions of record common to property in the area of the site: and all entrances and median cuts along Three Oaks Parkway shall be in accord with the Master Concept Plan for~~as described in Exhibit "A" attached is approved subject to:

* * *

DCI 2005-00054

h. December 30, 2009 is hereby established as the buildout date of the Villages of San Carlos ~~Development of Regional Impact.~~

~~8. Paragraph III.B under "Public Facilities, Wastewater Management" is deleted and replaced with the following:~~

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~~B. WASTEWATER MANAGEMENT~~

~~Gulf Utility currently operates a wastewater treatment plant that serves the area.~~

~~9. Subparagraph III.C.3. under "Public Facilities, Transportation" is added as follows:~~

~~C. TRANSPORTATION~~

~~4) Consistent with the requirements of Section 380.06(16)(a), Florida Statutes, the developer shall be entitled to road impact fee credits for the value of improvements outlined in C. 1) and 2) of the original Development Order, if such improvements are eligible pursuant to the terms of the applicable ordinance, or if required by law.~~

DRI.

i. The Villages of San Carlos DRI shall not be subject to downzoning, unit density reduction, or intensity reduction, unless it is demonstrated that substantial changes in the conditions underlying the approval of the development order have occurred or the development order was based on substantially inaccurate information provided by the developer or that the change is clearly established to be essential to the public health, safety, or welfare.

j. December 30, 2015 is hereby established as the termination date of the development order.

The motion to adopt this Development Order was offered by Commissioner _____ and seconded by Commissioner _____ and upon poll of the members present, the vote was as follows:-

~~John E. Manning~~

Bob Janes

DCI 2005-00054

Douglas St. Cerny

Ray Judah

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Vicki Lopez-Wolfe

Donald D. Slisher

Ray Judah

Tammy Hall

John Albion

DULY PASSED AND ADOPTED this _____ day of _____, A.D., ~~1992~~2004.

BOARD OF COUNTY COMMISSIONERS

LEE COUNTY, FLORIDA

By: _____

(Chairman)

ATTEST:

~~CHARLIE GREEN~~

Charlie Green, Clerk

APPROVED AS TO FORM

~~By:~~

~~By:~~

DCI 2005-00054

~~Deputy Clerk~~ ~~County Attorney's Office~~

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By: Deputy Clerk

By: County Attorney's Office

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PROPOSED PROPERTY DEVELOPMENT REGULATIONS

SINGLE FAMILY DETACHED (Standard):
(75' wide and above)

Minimum lot area: 7500 S.F.
Minimum lot dimension: 75' wide x 100' deep
Minimum Corner lot dimension: 82.5' wide x 100' deep
Front Setback from local R/W line to building wall: 20'
Front Setback from local R/W line to courtyard or privacy wall: 15'
Rear Setback from property line to building wall: 20'
Rear Setback from property line to courtyard or privacy wall: 15'
Rear Setback (Adj. to open space) from PL to bldg. or privacy wall: 10'
Rear Setback from property line to pool deck/enclosure: 5'
Water Setback from water to building wall: 20'
Side Setback from property line to building wall: 5'
Side Setback from local R/W line to building wall: 15'
Maximum lot coverage by buildings: 40%

SINGLE FAMILY DETACHED (Executive):
(from 50' wide up to 75' wide)

Minimum lot area: 5000 S.F.
Minimum lot dimension: 50' wide x 100' deep
Minimum Corner lot dimension: 60' wide x 100' deep
Minimum Separation between buildings on adjacent lots: 10'
Front Setback from local R/W line to building wall: 10'
Front Setback from local R/W line to courtyard or privacy wall: 10
Rear Setback from property line to building wall: 3'
Rear Setback from property line to privacy wall: 0'
Rear Setback from property line to pool deck/enclosure: 3'
Setback from pool waterline to building or privacy wall or property line: 5'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall (one side): 3'
Side Setback from property line to building wall (other side): 5'
Side Setback from local R/W line to house building wall: 15'
Side Setback from local R/W line to garage building wall: 5'
Side Setback from property line to courtyard or privacy wall: 0'
Side Setback from local R/W line to courtyard or privacy wall: 0'
Maximum lot coverage by buildings: 45%

ZERO LOT LINE or PATIO HOMES:
(from 40' wide up to 50' wide)

Minimum lot area: 4000 S.F.
Minimum lot dimension: 40' wide x 95' deep
Minimum Corner lot dimension: 42.5' wide x 95' deep
Minimum Separation between buildings on adjacent lots: 5'
Front Setback from local R/W line to building wall: 10'
Front Setback from local R/W line to courtyard or privacy wall: 10'
Rear Setback from property line to building wall: 3'
Rear Setback from property line to courtyard or privacy wall: 0'
Rear Setback from property line to pool deck/enclosure: 3'
Setback from pool waterline to building or privacy wall or property line: 5'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall (one side): 3'
Side Setback from property line to building wall (other side): 0'
Side Setback from local R/W line to house building wall: 15'
Side Setback from local R/W line to garage building wall: 5'
Side Setback from property line to courtyard or privacy wall: 0'
Side Setback from local R/W line to courtyard or privacy wall: 0'
Maximum lot coverage by buildings: 45%

ATTACHED TOWNHOMES (Traditional):
(from 18' wide up to 39' wide)

Minimum lot area: 900 S.F.
Minimum lot width: 18' wide
Minimum lot depth: 45' deep
Front Setback from property line to building wall: 0'
Rear Setback from property line to building wall: 0'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall: 0'
Maximum lot coverage by buildings: 100%

DETACHED TOWNHOMES (Village 4 Concept):
(from 18' wide up to 50' wide)

Minimum lot area: 900 S.F.
Minimum lot width: 18' wide
Minimum lot depth: 45' deep
Front Setback from property line to building wall: 0'
Rear Setback from property line to building wall: 0'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall: 0'
Maximum lot coverage by buildings: 100%

CONDOMINIUMS (or Multi–Family Apartments or ALF):

Minimum unit area (2 story, max. 35' tall): 500 S.F.
Minimum unit area (3–6 story, max. 75' tall): 500 S.F.
Minimum unit area (7 & 8 story, max. 95' tall): 500 S.F.
Setback from any property line to building wall: 25'
Water Setback from water to building wall: 20'
Maximum lot coverage by buildings: 45%

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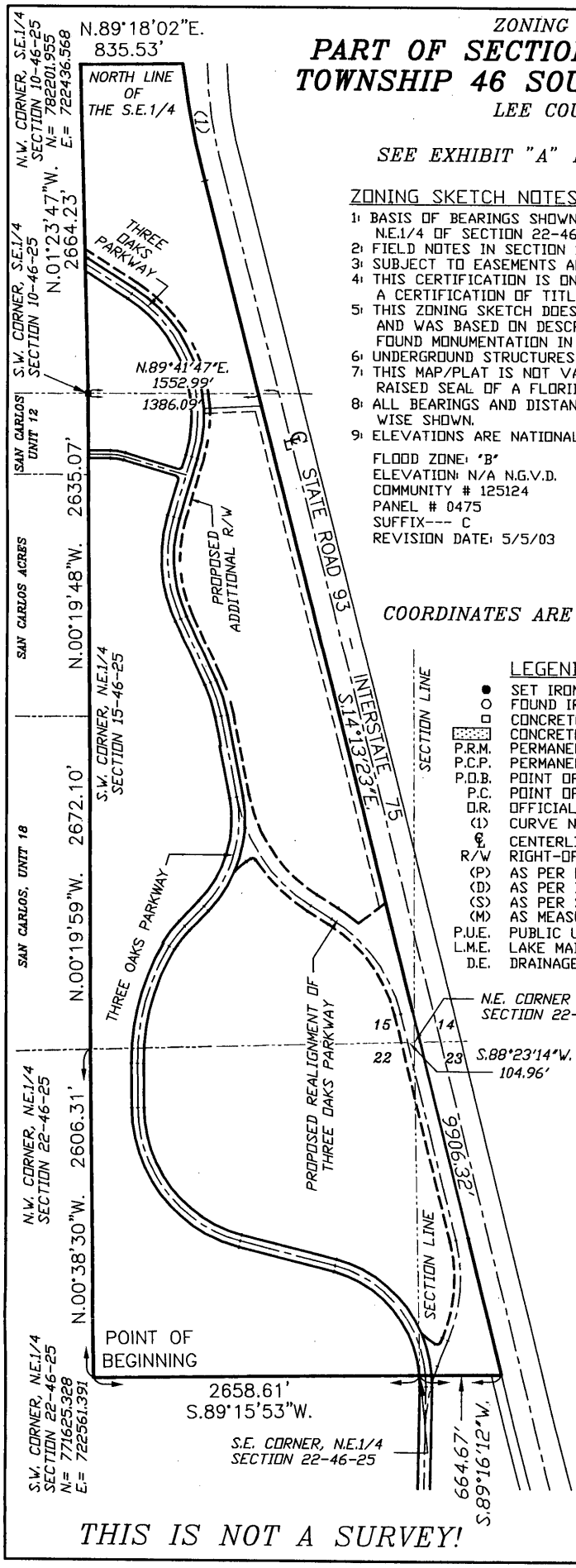
ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!



THIS IS NOT A SURVEY!

ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: 'B'
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX--- C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERFITIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

LEGEND:

●	SET IRON PIN (CAP #4631)
○	FOUND IRON PIN (I.R.)
□	CONCRETE MONUMENT (C.M.)
▒	CONCRETE (CONC.)
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.C.	POINT OF CURVATURE
O.R.	OFFICIAL RECORDS BOOK
(1)	CURVE NUMBER
℄	CENTERLINE
R/W	RIGHT-OF-WAY
(P)	AS PER PLAT
(D)	AS PER DEED
(S)	AS PER SURVEY
(M)	AS MEASURED
P.U.E.	PUBLIC UTILITY EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT

Curve number 1
Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg.= S.10°43'39"E.

N

500 0 500 1000 1500
SCALE IN FEET

AUGUST 19 2004

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX : (239) 772-1315

REVISED:	DESCRIPTION:	BY

DRAWN:	✓	SCALE	PROJ. #
FBH	JBH	1"=1000'	THREE OAKS R-W
SKETCH DATE		FILE NO.	SHEET- 1
8/17/05		46-25-10	OF - 1

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921

DCI 2005-00054

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet: thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.

John B. Harris
P.S.M. #4631
August 19, 2005

RECEIVED
MAR 0 8 2006

DCI 2005-00054

AFFIDAVIT

RECEIVED
MAR 0 8 2006

STATE OF FLORIDA
COUNTY OF LEE.

BEFORE ME, the undersigned authority, on this 11 day of Jan. 2006, personally appeared Paul H, Freeman, who is personally known to me or who produced _____ as identification and who did take an oath, who deposes and says as follows:

1. That I am the trustee of the following described properties, to wit:

   See attached Exhibit "A"

2. That the above described property was used for bona fide agricultural purposes; to wit livestock grazing and pasturage at the time of the Lee County Board of County Commissioners review and consideration of the re-zoning of the property described on the attached Exhibit "A".

3. The agricultural use of the property is an existing bona fide agricultural use.

4. The agricultural use is being conducted on the remaining undeveloped portion of the property. The portion of property, being used for the grazing of livestock is described on the attached Exhibit "A".

5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read or has heard read to him, the full facts of this affidavit and understands its meaning and context.

FURTHER AFFIANT SAYETH NAUGHT.

Paul H. Freeman, Trustee

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)

Brooke S Allen
My Commission DD104505
Expires March 28, 2008

Signature of Notary Public

Brooke S. Allen
(Print, type or stamp commissioned name of Notary Public)

Commission Number

DCI 2005-00054

EXHIBIT A

RECEIVED
MAR 0 8 2006

DESCRIPTION: Commercial Tract (Parcel "F-1")

A tract of land lying in the Southeast Quarter (SE 1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the northwest corner of the southeast quarter (SE 1/4) of said Section 15; thence run S. 84° 08' 36" E for 356.42 feet; thence run S. 63° 23' 58" E. for 417.26 feet; thence run S. 74° 58' 32" E. for 147.26 feet; thence run N. 80° 12' 17" E. for 202.52 feet; thence run east for 99.91 feet; thence continue east for 928.83 feet to a point on the westerly right-of-way line of Highway I-75; thence run S. 14° 13' 23" E. along said westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S. 14° 13' 23" E. along said westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S. 14° 13' 23" along said westerly right-of-way line for 583.39 feet; thence run S. 53° 43' 58" W. for 277.07 feet to a point on a curve; thence run northwesterly for 204.06 feet along the arc of a curve concave southwesterly with a radius of 1350.00 feet; a delta of 08° 39' 38", a chord bearing of N. 54° 28' 43" W. and a chord distance of 203.87 feet to a point of tangency; thence run N. 58° 48' 32" W. for 200.62 feet to a point of curvature; thence run northwesterly for 694.32 feet along the arc of a curve concave northeasterly, with a radius of 1,200.00 feet, a delta of 33° 09' 05", a chord bearing of N. 42° 13' 59" W. and a chord distance of 684.68 feet; thence run east for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

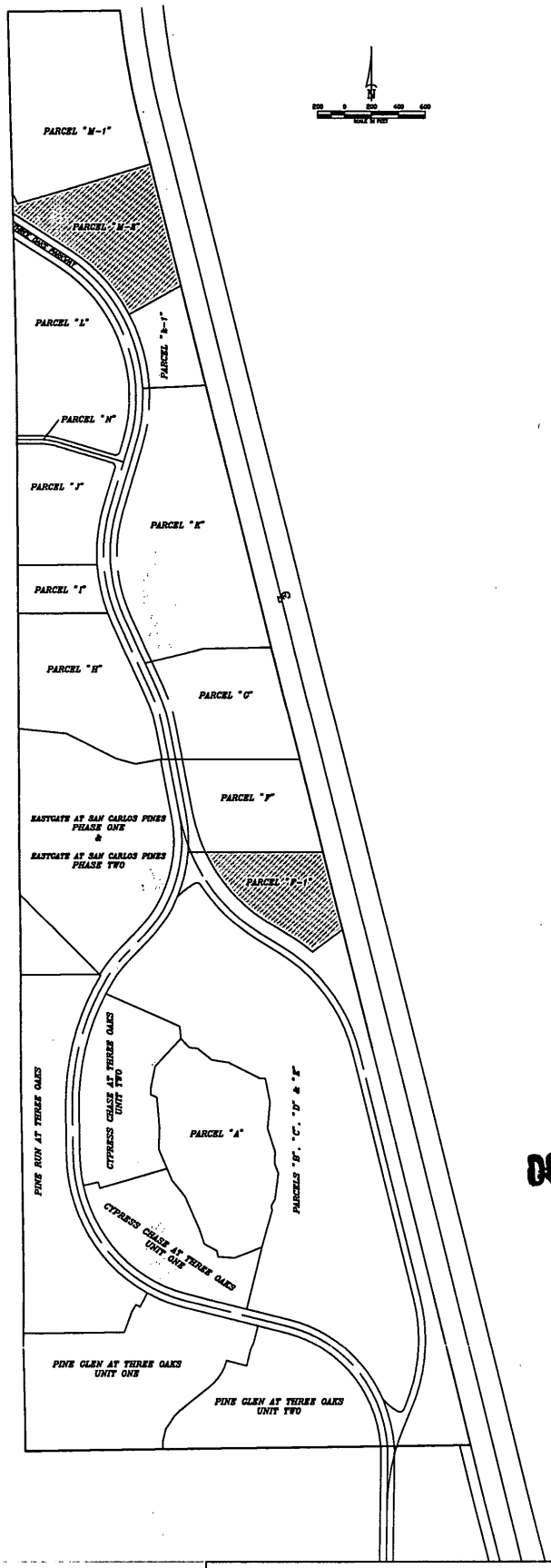
DESCRIPTION: Multifamily (Parcel "M-2")

A tract or parcel of land lying in Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the northwest corner of the southeast quarter (SE 1/4) of the aforesaid Section 10; thence run S. 01° 23' 47" E. along the west line of said southeast quarter (SE 1/4) for 1,346.12 feet to the point of beginning, said point being on a curve; thence run southeasterly for 29.00 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13° 50' 54", a chord bearing of S. 32° 25' 33" E. and a chord distance of 28.93 feet to a point of tangency; thence run S. 25° 30' 09" E. for 37.14 feet to a point of curvature; thence run southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13° 04' 55", a chord bearing of S. 32° 02' 37" E. and a chord distance of 18.23 feet; thence run N. 73° 26' 28" E. for 1,031.74 feet to a point on the westerly right-of-way line of Interstate Highway 75; thence run S. 14° 13' 23" E. along said westerly right-of-way line for 927.08 feet; thence run S. 61° 34' 25" W. for 490.97 feet to the easterly right-of-way line of Three Oaks Parkway (100 feet wide), said point being on a curve; thence run northwesterly along said easterly right-of-way line for 618.06 feet along the arc of a curve concave southwesterly, with a radius of 1,220.00 feet, a delta of 29° 01' 36", a chord bearing of N. 42° 56' 34" W. and a chord distance of 611.47 feet to a point of tangency; thence run N. 57° 27' 22" W. along said easterly right-of-way line for 451.58 feet to a point of curvature; thence run northwesterly along said easterly right-of-way line for 28.61 feet along the arc of a curve concave northeasterly, with a radius of 1,120.00 feet, a delta of 01° 27' 49", a chord bearing of N. 56° 43' 28" W and a chord distance of 28.61 feet to a point on the west line of the southeast quarter (SE 1/4) of aforesaid Section 10; thence run N. 01° 23' 47" W. along said west line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

DCI 2005-00054



RECEIVED
MAR 0 8 2006

DCI 2005-00054

EXHIBIT "A1"
AGRICULTURAL USE AREA

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627

1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
110-01-03	1 OF 1
DATE 10/28/05	DRAWN BY: JBN
	FILE NAME: 110.DWG

CFPD

SHEET 1 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 6

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

N

200 0 200 400 600

SCALE IN FEET

1" = 400'

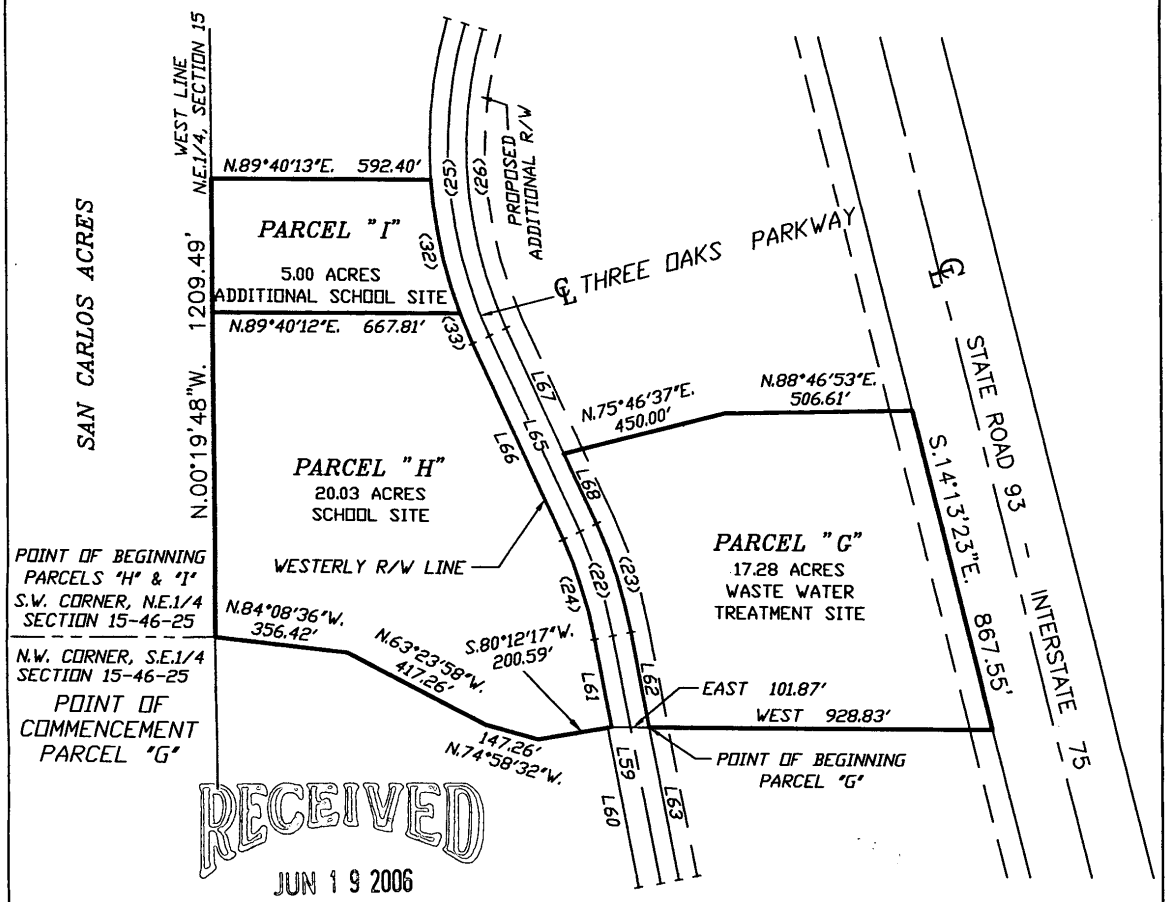
LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	256.93
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	16°54'26"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

SEE SHEET 2 OF 6 FOR LEGAL DESCRIPTION.



RECEIVED

JUN 19 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

John B. Harris

May 16, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CFPD

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14° 00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63° 23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

CFPD

SHEET 3 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

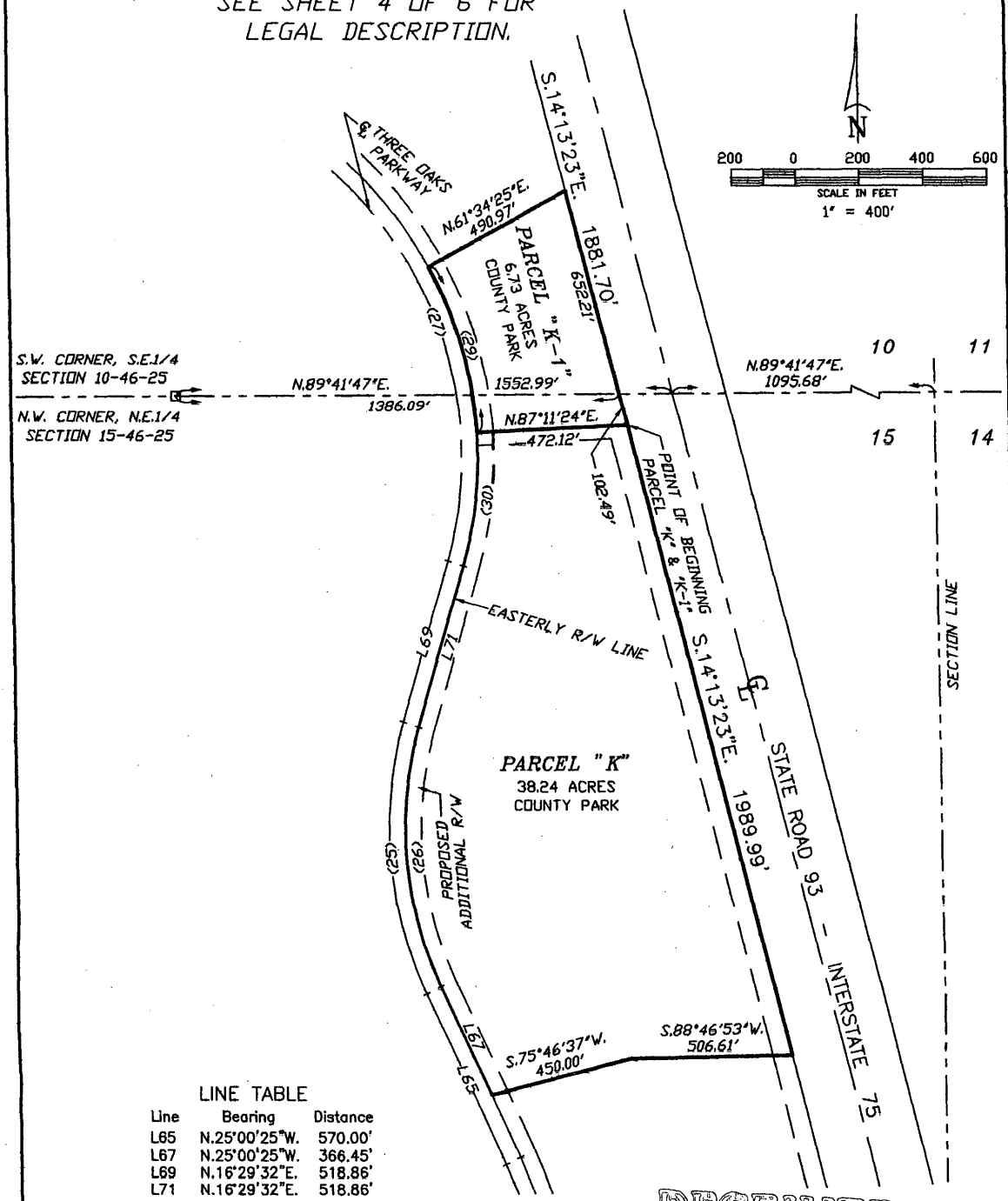
PROJECT # THREE OAKS R/W 7

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 4 OF 6 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L65	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L69	N.16°29'32"E.	518.86'
L71	N.16°29'32"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
29	1220.00'	25°37'07"	545.50'	540.96'	N.15°37'12"W.
30	1220.00'	19°18'06"	411.00'	409.06'	N.06°50'28"E.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeasterly corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75° 46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

CFPD

SHEET 5 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 8

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1160.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

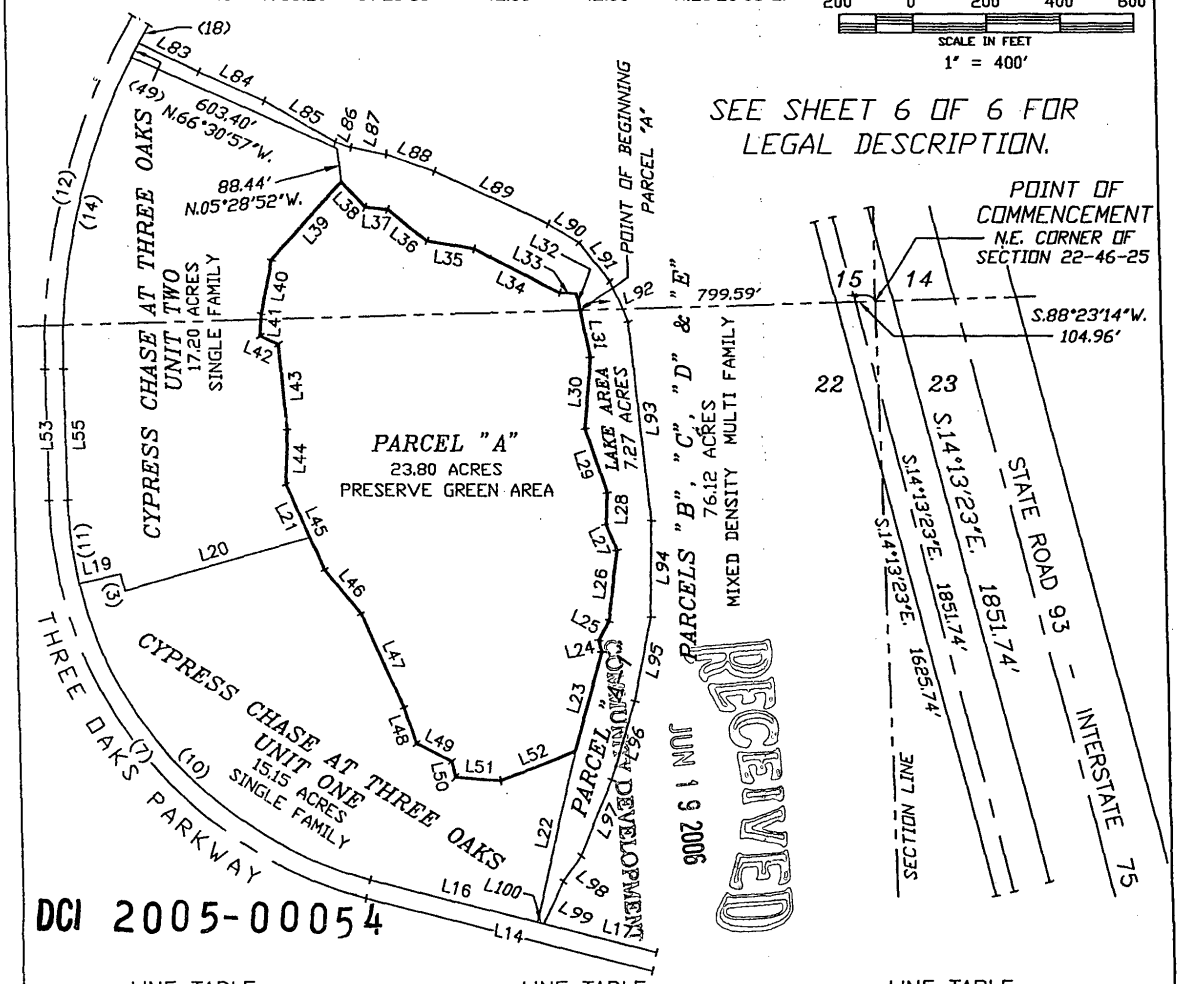
N

200 0 200 400 600

SCALE IN FEET

1" = 400'

SEE SHEET 6 OF 6 FOR LEGAL DESCRIPTION.



DCI 2005-00054

RECEIVED JUN 19 2006

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°06'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

LINE TABLE

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	17.13'

CFPD

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04' 52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34' 28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02' 34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 1 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

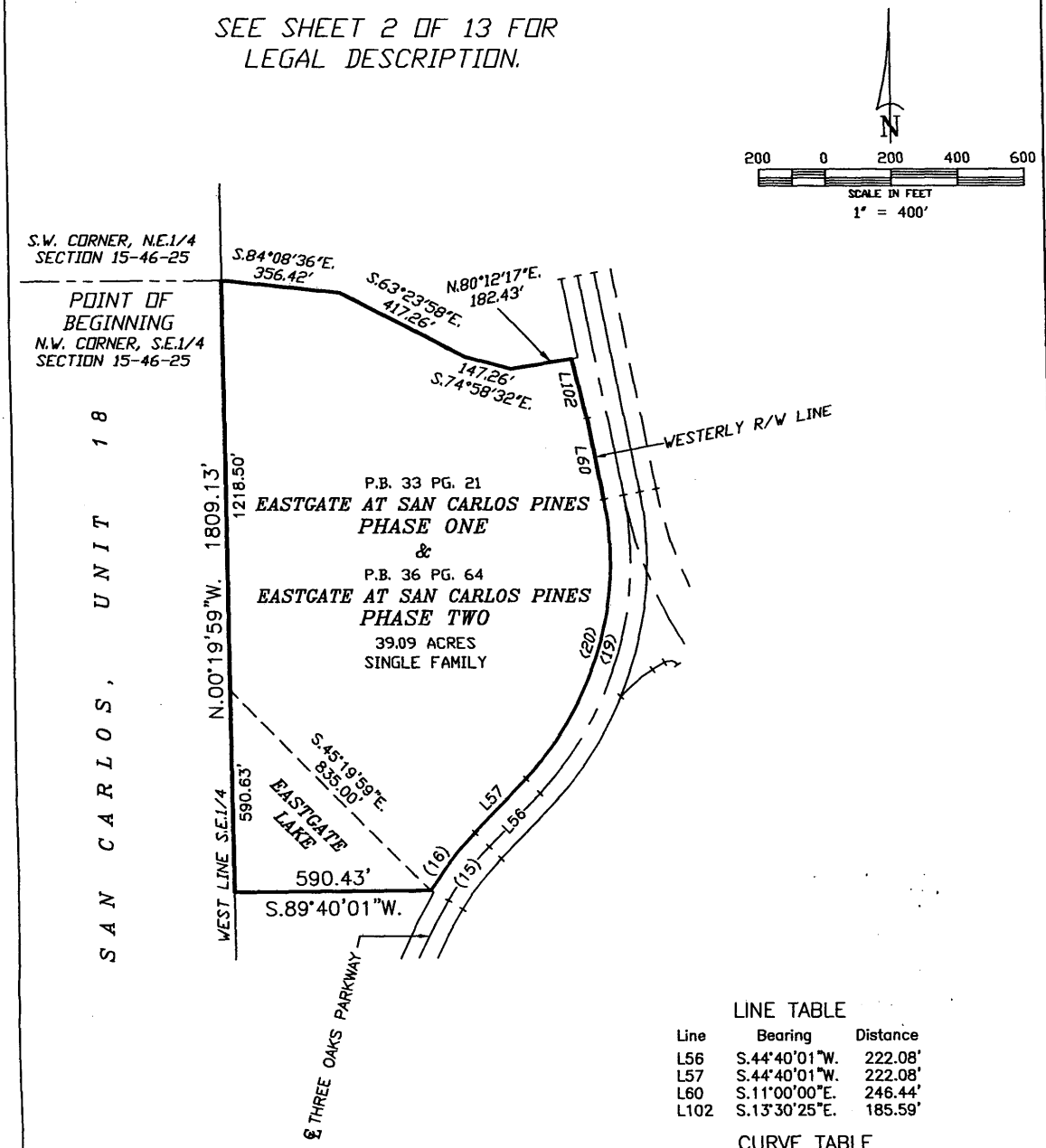
PROJECT # THREE OAKS R/W 1

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 13 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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COMMUNITY DEVELOPMENT

DCI 2005-00054

John B. Harris
May 15, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

RPD

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

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JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 3 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

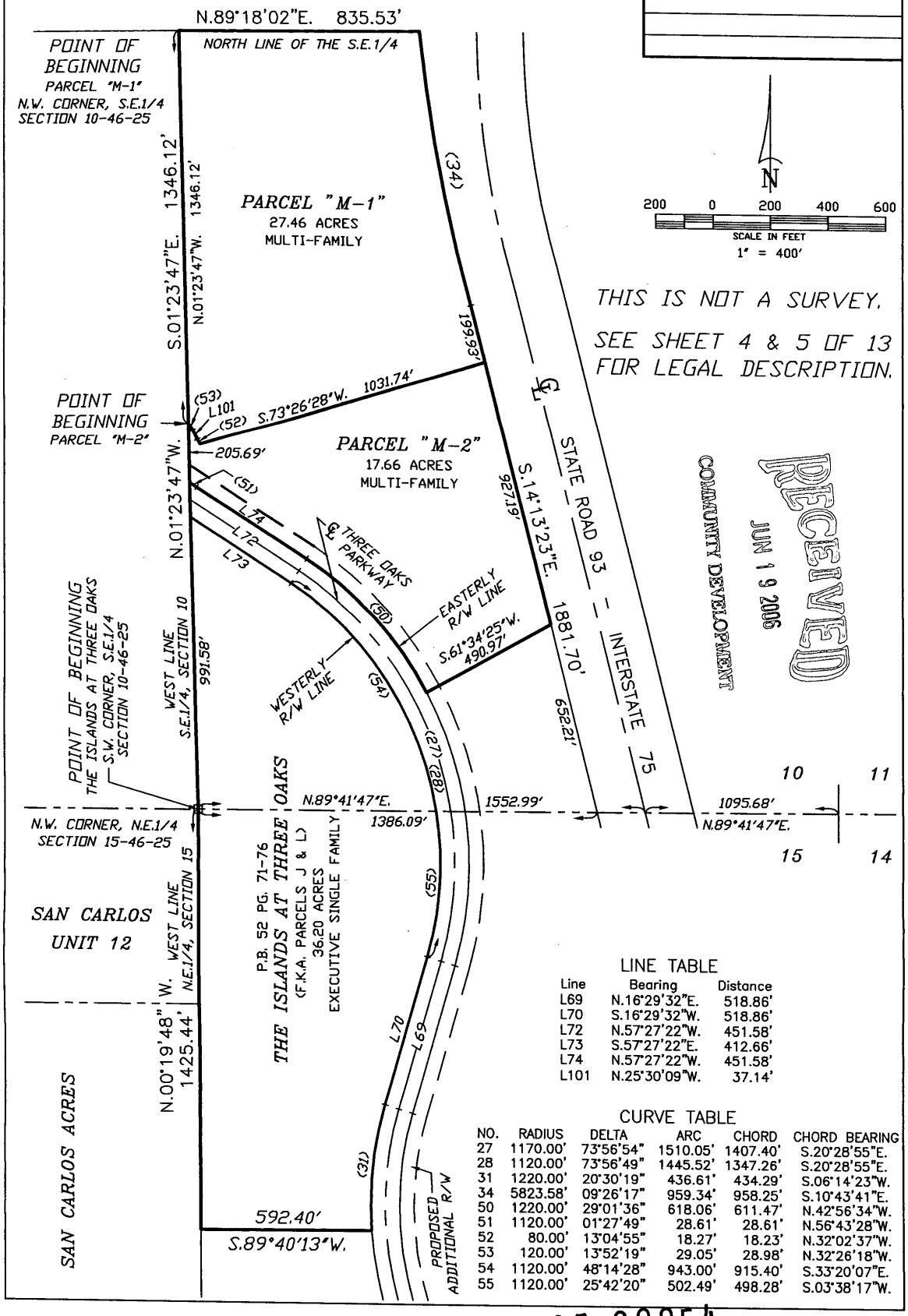
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 2

FILE #: 46-25-10

SKETCH DATE: 5/2/06



LINE TABLE

Line	Bearing	Distance
L69	N.16°29'32"E.	518.86'
L70	S.16°29'32"W.	518.86'
L72	N.57°27'22"W.	451.58'
L73	S.57°27'22"E.	412.66'
L74	N.57°27'22"W.	451.58'
L101	N.25°30'09"W.	37.14'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
28	1120.00'	73°56'49"	1445.52'	1347.26'	S.20°28'55"E.
31	1220.00'	20°30'19"	436.61'	434.29'	S.06°14'23"W.
34	5823.58'	09°26'17"	959.34'	958.25'	S.10°43'41"E.
50	1220.00'	29°01'36"	618.06'	611.47'	N.42°56'34"W.
51	1120.00'	01°27'49"	28.61'	28.61'	N.56°43'28"W.
52	80.00'	13°04'55"	18.27'	18.23'	N.32°02'37"W.
53	120.00'	13°52'19"	29.05'	28.98'	N.32°26'18"W.
54	1120.00'	48°14'28"	943.00'	915.40'	S.33°20'07"E.
55	1120.00'	25°42'20"	502.49'	498.28'	S.03°38'17"W.

DCI 2005-00054

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangencey; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

continued on sheet 5 of 13

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DCI 2005-00054

49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

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HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 3
FILE #: 46-25-10
SKETCH DATE: 5/2/06

RPD

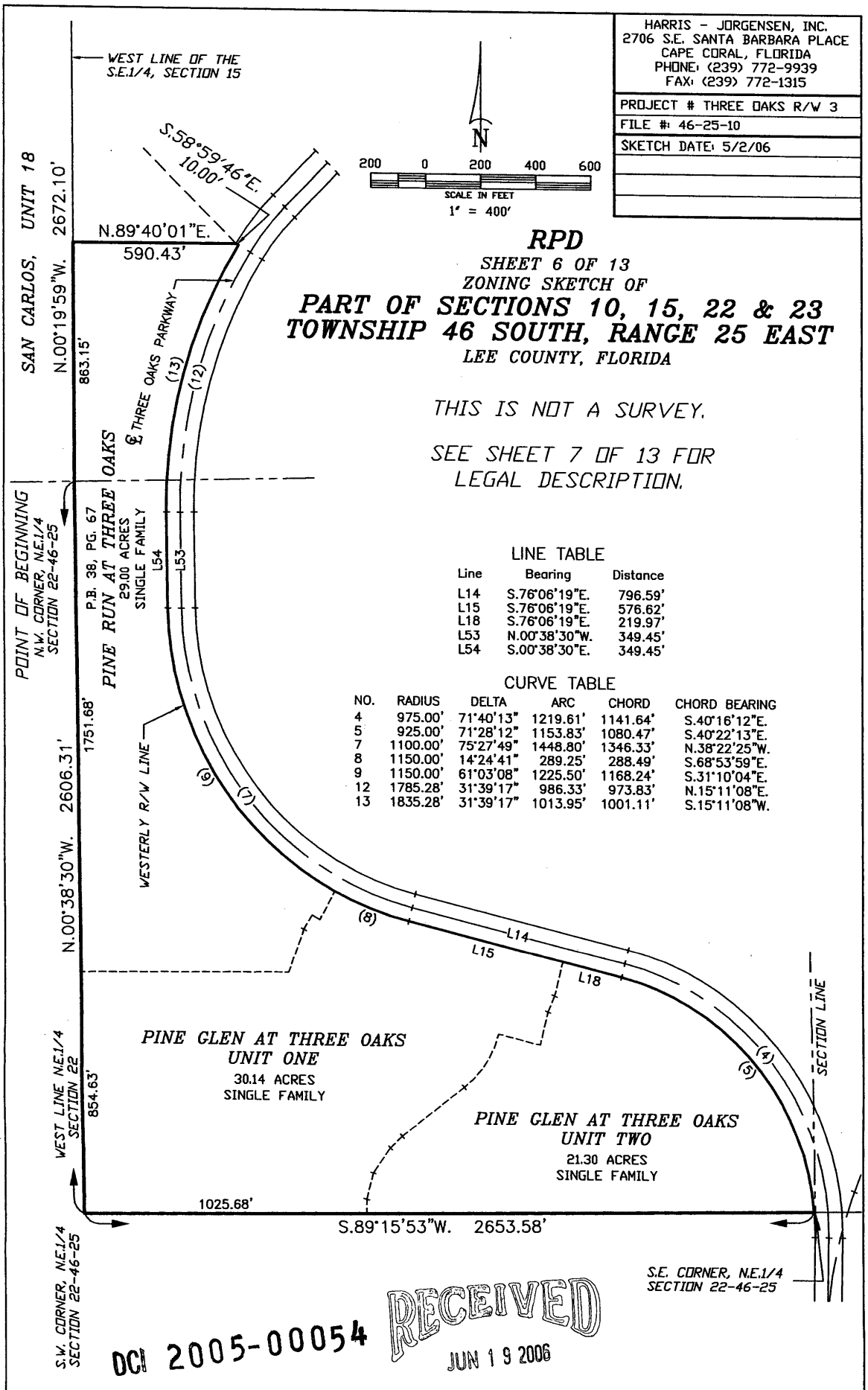
SHEET 6 OF 13
ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

SEE SHEET 7 OF 13 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L15	S.76°06'19"E.	576.62'
L18	S.76°06'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.

DCI 2005-00054
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JUN 19 2006
COMMUNITY DEVELOPMENT

RPD

DESCRIPITON: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundarys of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundarys of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

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COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 8 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 9 OF 13 FOR LEGAL DESCRIPTION.

N

200 0 200 400 600

SCALE IN FEET

1" = 400'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.06°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.

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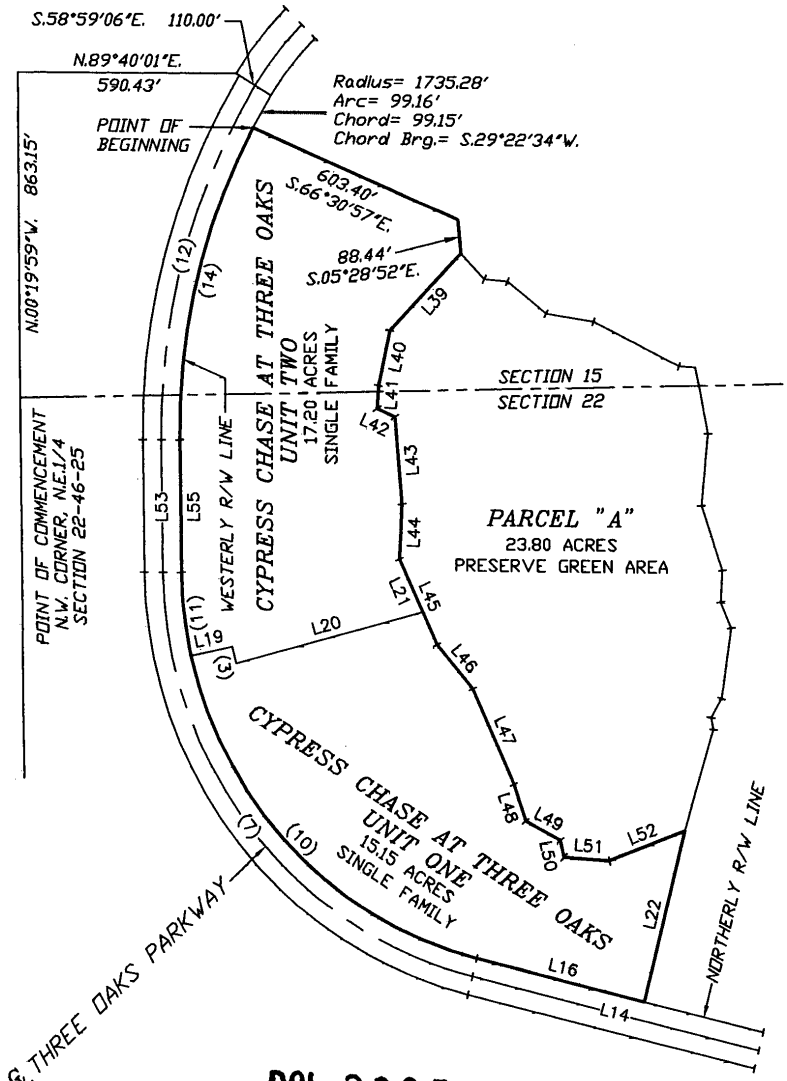
COMMUNITY DEVELOPMENT



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.76°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'

DCI 2005-00054

RPD

DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwesterly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05° 28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39"51'14"E. for 150.22 feet; thence run S.23°58' 15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54', a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundarys of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22' 50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

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RPD

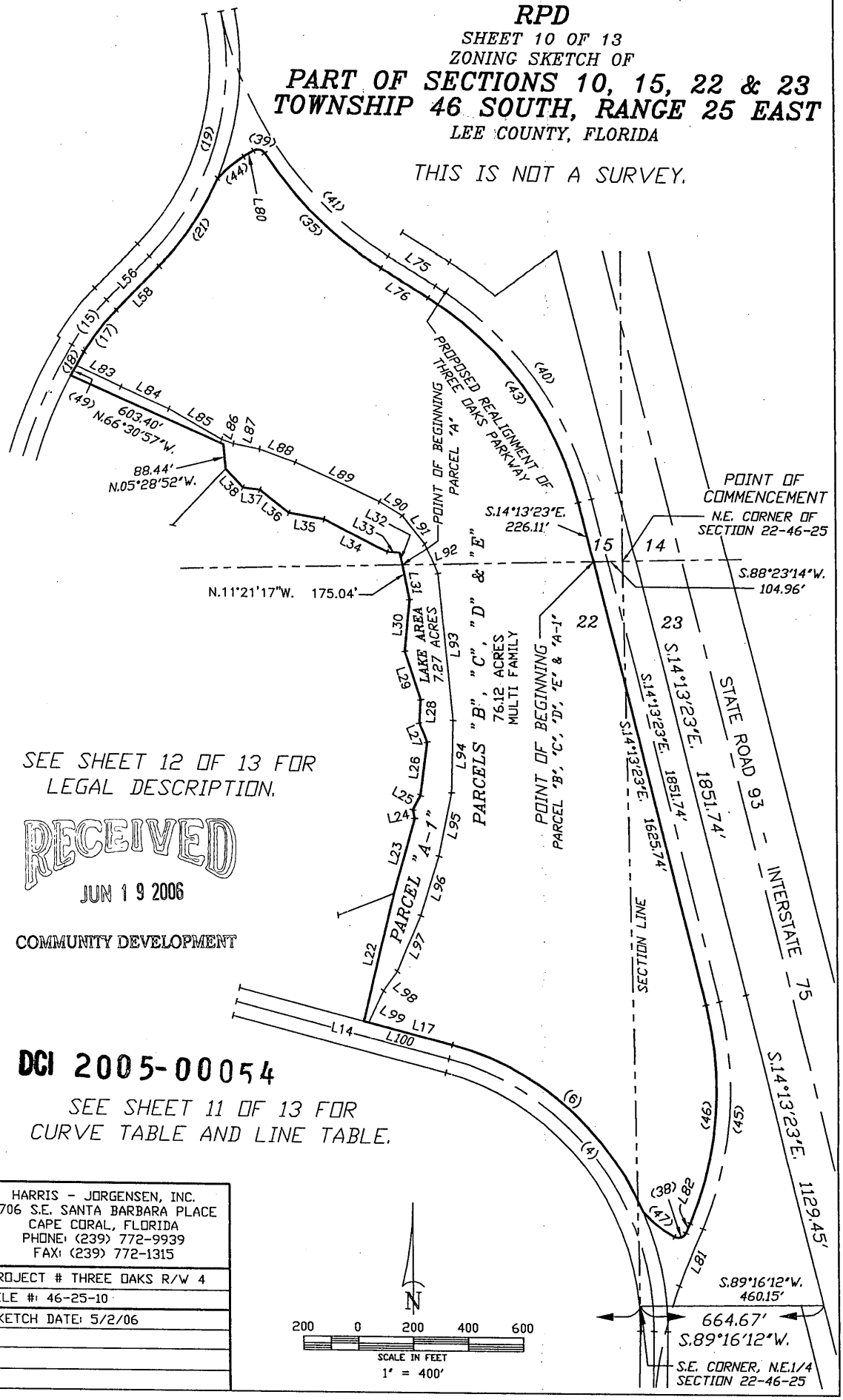
SHEET 10 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.



SEE SHEET 12 OF 13 FOR LEGAL DESCRIPTION.

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SEE SHEET 11 OF 13 FOR CURVE TABLE AND LINE TABLE.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4

FILE #: 46-25-10

SKETCH DATE: 5/2/06

RPD

SHEET 11 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 5

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

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DCI 2005-00054

DESCRIPTION: (Parcels "B", "C", "D" and "E", AND Parcel "A - 1)

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06' 19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46' 03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37' 55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

continued of sheet 13 of 13

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of 810.00 feet, a delta of 13°39'14", a chord bearing of N.37°51'19"E. and a chord distance of 192.57 feet to a point of tangency; thence run N.44°40'01"E. along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 21°15'10", a chord bearing of N.34°02'00"E. and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°02'16" (14°58'31" per right-of-way map), a chord bearing of N.51°02'10"E. (N.51°04'03"E. per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run N.58°33'18"E. along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of 87°30'29", a chord bearing of S.77°41'27"E. and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'19", a chord bearing of S.46°22'22"E. and a chord distance of 581.44 feet to a point of tangency; thence run S.58°48'32"E. along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of S.36°30'56"E. and a chord distance of 910.44 feet to a point of tangency; thence run S.14°13'23"E. along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.117 acres.

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CPD

SHEET 1 OF 2
ZONING SKETCH OF

PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST

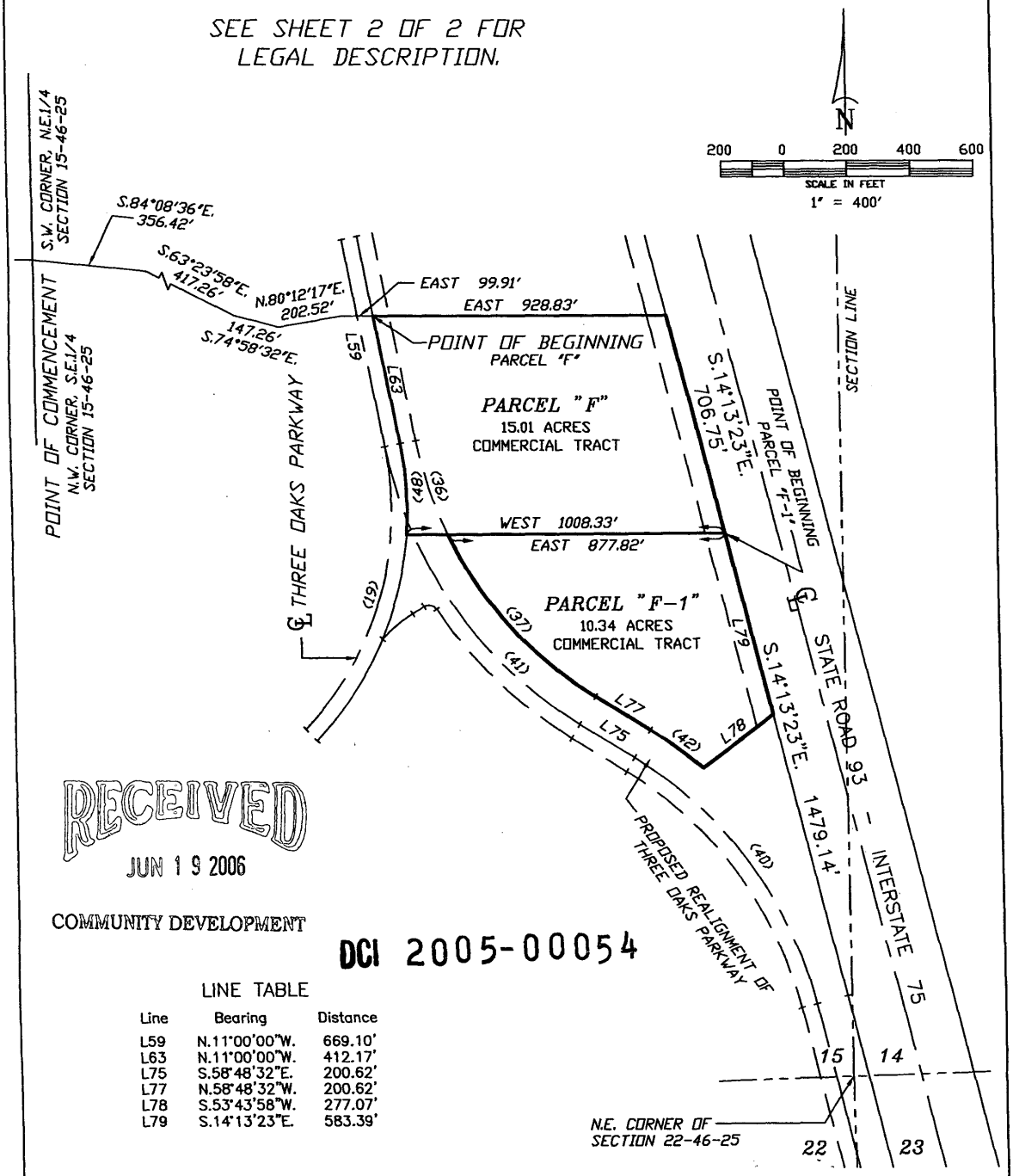
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 9
FILE #: 46-25-10
SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION.



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DCI 2005-00054

LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.53°43'58"W.	277.07'
L79	S.14°13'23"E.	583.39'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	08°39'38"	204.06'	203.87'	N.54°28'43"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

John B. Harris
May 15, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CPD

SHEET 2 OF 2

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58' 32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 583.39 feet; thence run S.53°43'58"W. for 277.07 feet to a point on a curve; thence run Northwesterly for 204.06 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 08°39'38", a chord bearing of N.54°28'43"W. and a chord distance of 203.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

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PORTOFINO VINEYARDS

Protected Species Survey

DCI 2005-00054

Boylan
Environmental
Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting,
& Impact Assessments

11000 Metro Parkway, Suite 4
Fort Myers, Florida, 33912
Phone: (239) 418-0671 Fax: (239) 418-0672

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April 21, 2006

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JUN 19 2006
PERMIT COUNTER

INTRODUCTION

Two environmental scientists from Boylan Environmental Consultants, Inc conducted a field investigation on the 68.91± acre property. The purpose of the field investigation was to identify the potential of listed (endangered, threatened, etc.) species to inhabit the site that are regulated by the US Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission. The site is located in portions of Sections 15, 22, & 23, Township 46 South, Range 24 East, in Lee County, Florida. Specifically, it is situated west of Interstate 75 and east of Three Oaks Parkway.

DCI 2005-00054

METHODOLOGY

The property was surveyed for the presence of listed species in accordance with Lee County Ordinance No. 89-34. Overlapping belt transect methodology was utilized for this survey. Lee County has approved this method outlined by Kevin L. Erwin Consulting Ecologists, Inc., as an alternative species survey method. This method is comprised of a several step process. First vegetation communities or land-uses on the property or study area are delineated on an aerial photograph based on nomenclatures of the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, the FLUCFCS codes or land-use types found on the property are cross-referenced with the Lee County Protected Species List. This protected species list names the species that have a probability of occurring in any particular FLUCFCS community. Then, each community is searched in the field for the species listed for that particular FLUCFCS type. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for plants and animals. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded and are marked in the field with flagging tape. The table at the end of this report lists the FLUCFCS communities found on the property and the corresponding species that have the potential of occurring in them. Transects were walked approximately as shown on the attached aerial photograph.

In addition, Soil Conservation Service (SCS) soil survey mappings, now identified as the Natural Resource Conservation Service (NRCS), were reviewed for the presence of hydric soils. The presence of a hydric soil may indicate the presence of a wetland. These soil mappings are general in nature and were mapped at a scale of 1:24,000'. The following is a discussion in regards to on-site conditions of the subject property.

SITE CONDITIONS

The site was undeveloped, but appears to have a long history of disturbance. In general, the property is composed of melaleuca invaded pine flatwoods with areas of disturbance. There is also some disturbance associated with the lake excavation that took place along the west property line. A dirt track bisects the property from north to south. Some areas of higher quality pine flatwoods were present that had lesser amounts of melaleuca colonization.

The soils on the property have been mapped by the NRCS, which show that the property is underlain by Hallandale fine sand, Boca fine sand, Peckish mucky fine sand, Pineda fine sand, Pineda fine sand, depressional. The Peckish mucky fine sand, Pineda fine sand, and the Pineda

fine sand, depressional is listed in the Hydric Soils of Florida Handbook (2000) as hydric. See attached map for soil mappings.

Survey Date and Weather Conditions

Survey Date and time	Weather Conditions
November 11, 2005 9:30 a.m. to 3:30 p.m.	Clear with temperatures in the upper 70's with variable winds.
February 14, 2006 9:00 a.m. to 4:00 p.m.	Clear with temperatures in the upper 50's; low 60's with variable winds.
February 22, 2006 8:30 a.m. to 2:30 p.m.	Partly cloudy with temperatures in the upper 70's; low 80's with variable winds.

Vegetation

Vegetation communities were mapped in the field according to the system in use by the agencies, the Florida Land Use Cover and Forms Classification System (FLUCFCS). Listed below are the vegetation communities or land-uses identified on the site. The following descriptions correspond to the mappings on the attached FLUCFCS map. See Florida Land Use, Cover and Forms Classification System (Department of Transportation 1999) for definitions.

411E1 (0-25% Exotics) Pine Flatwoods
This upland habitat type occupies approximately 12.56± acres. The canopy is dominated by slash pine. The sub-canopy includes Brazilian pepper and melaleuca. Ground cover includes Brazilian pepper, saw palmetto, Caesar-weed, melaleuca, and grapevine.

411E2 (26-50% Exotics) Pine Flatwoods
This habitat type occupies approximately 34.28± acres. This FLUCFCS type contains similar vegetation to FLUCFCS Code 411E1; however it contains 26-50% exotic species, Brazilian pepper and melaleuca in the canopy and sub-canopy.

411E3 (51-75% Exotics) Pine Flatwoods
This habitat type occupies approximately 2.36± acres. This FLUCFCS type contains similar vegetation to FLUCFCS Code 4119E1; however it contains 51-75% exotic species, Brazilian pepper and melaleuca in the canopy and sub-canopy.

411E4 (76-100% Exotics) Pine Flatwoods
This habitat type occupies approximately 2.01± acres. This FLUCFCS type contains similar vegetation to FLUCFCS Code 411E1; however it contains 76-100% exotic species, Brazilian pepper and melaleuca in the canopy and sub-canopy.

424 Melaleuca
This habitat type occupies approximately 1.01± acres. The canopy contains melaleuca with scattered cabbage palm. The sub-canopy is dominated by melaleuca with scattered

DCI 2005-00054 JUN 19 2006
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Brazilian pepper with cabbage palm. The ground cover is mostly open with scattered grasses and sedges.

427E1 (0-25% Exotics) Oak
This upland habitat type occupies approximately 0.91± acres. The canopy consists of live oak, swamp laurel oak, and cabbage palm. The sub-canopy contains cabbage palm. The ground cover includes myrsine, saw palmetto, beauty-berry, bracken fern, grapevine, poison ivy, and wild coffee.

740 Disturbed Land
This land-use type occupies approximately 15.78± acres and encompasses an area of past clearing as well as the disturbance associated with the dirt roads which bisect the property. The vegetated portions of this area consists of an open canopy and sub-canopy. The ground cover includes dog fennel, ragweed, Caesar-weed, dwarf horseweed, sweet broom, hairy beggar-ticks, sandspur, smutgrass, love vine, and bahia grass.

SPECIES PRESENCE

During the field survey for protected species, we identified 34 active and 10 inactive burrows on the property. Candy-stripe flagging was then used to mark the location of the burrows. We estimate there would be a burrow occupancy rate of 0.30 for all active and inactive burrows. Applying this factor to the current burrow numbers, we estimate that about 13 tortoise (34 active and 10 inactive burrows X 0.30 = 13.2, rounded to 13) could reside on the property. Potential occupied habitat encompassed about 76.11± acres. The area included most of the pine flatwoods habitat, disturbed land, and oak habitat on the property, including areas where no burrows were located. Wetlands and melaleuca co-dominated pine flatwoods with greater than 50% exotics were excluded from the occupied habitat area calculation. Assuming that 13 tortoises reside on the property, the density of tortoises is 6 per acre based on the estimated 76.11± acres of occupied habitat on the property. No nest-like structures or tree cavities were noted. We observed burrows belonging to armadillos, which were not marked in the field.

There are no previously identified active bald eagle nests located near the subject property, per the Florida Fish and Wildlife Conservation Commission web site updated through 2004 and the 2002-2003 bald eagle nesting season location map provided by Lee County Department of Environmental Services.

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Table. Lee County Protected Species Survey Summary

Protected species having the potential to occur in the corresponding FLUCFCS community or land-types with corresponding field survey results.

FLUCFCS Code/Area	Potential Protected Species	Percent Surveyed	Species Present	Species Absent	Density (Acre)	Visibility (Feet)
411	Beautiful Pawpaw	90		X		20
	Big Cypress Fox Squirrel	90		X		20
	Eastern Indigo Snake	90		X		20
	Fakahatchee Burmannia	90		X		20
	Florida Black Bear	90		X		20
	Florida Coontie	90		X		20
	Florida Panther	90		X		20
	Gopher Frog	90		X		20
	Gopher Tortoise	90	X		4	20
	Red-Cockaded Woodpecker	90		X		20
	Satinleaf	90		X		20
	Southeastern American Kestrel	90		X		20
	Twisted Air Plant	90		X		20
424	None	80		X		20
427	Eastern Indigo Snake	90		X		20
	Florida Black Bear	90		X		20
	Florida Panther	90		X		20
	Florida Panther	90		X		20
	Gopher Tortoise	90		X		20
	Hand Adder's Tongue Fern	90		X		20
	Simpson's Stopper	90		X		20
	Twisted Air Plant	90		X		20
740	Burrowing Owl	90		X		20
	Gopher Tortoise	90		X		20

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FLUCFCS LEGEND

Code	Community	Acreage
411E1	Pine Flatwoods (0-25% Exotics)	12.56
411E2	Pine Flatwoods (25-50% Exotics)	34.28
411E3	Pine Flatwoods (50-75% Exotics)	2.36
411E4	Pine Flatwoods(75-100% Exotics)	2.01
427E1	Oak (0-25% Exotics)	0.91
424	Exotic Wetland Hardwoods	1.01
740	Disturbed Land	15.78
	Total Site Acreage:	68.91

PROTECTED SPECIES SURVEY LEGEND

Ⓐ Active Tortoise Burrow, 34

Ⓘ Inactive Tortoise Burrow, 10

Approximate generalization of transect locations.

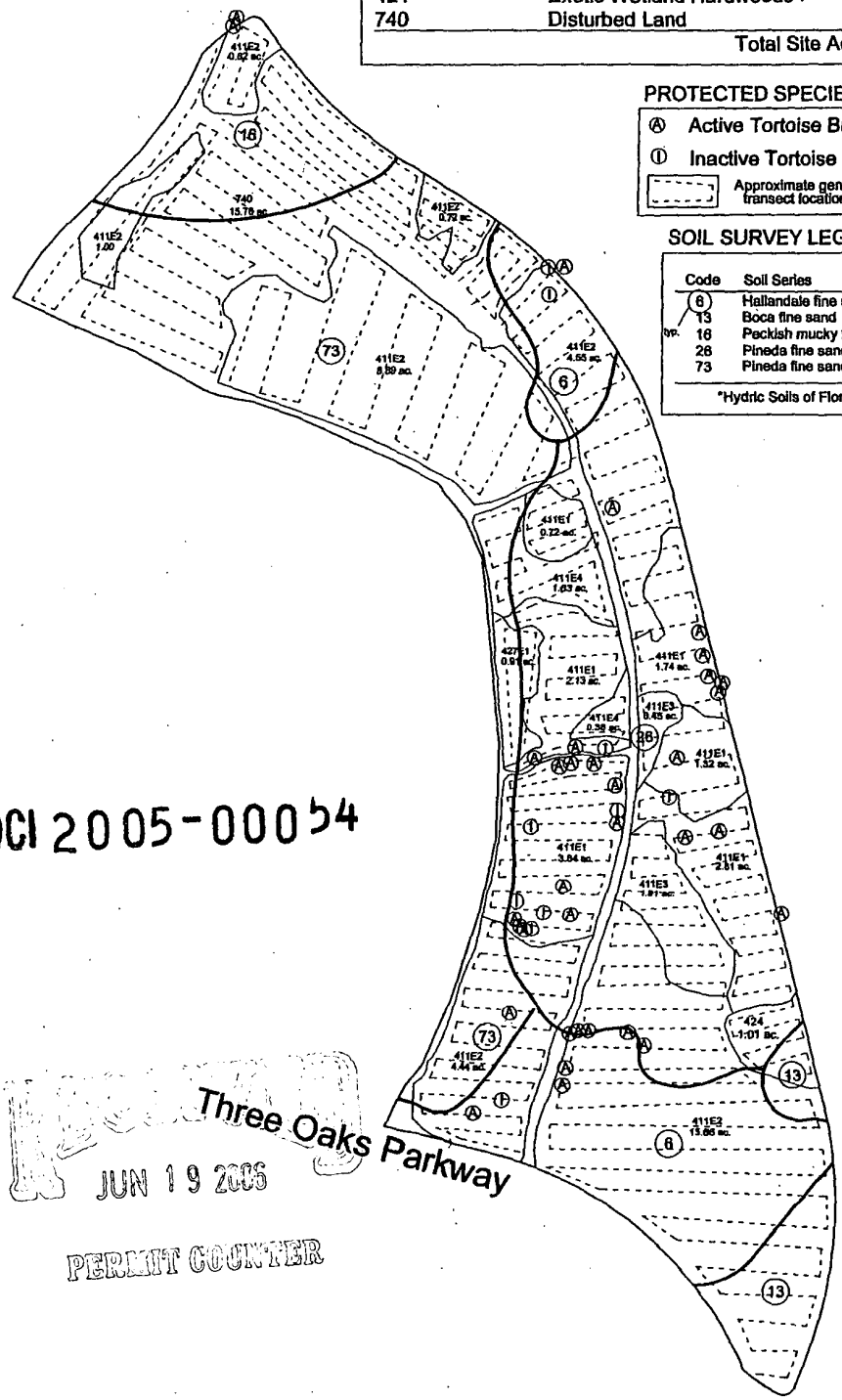
SOIL SURVEY LEGEND

Code	Soil Series	Hydric
6	Hallandale fine sand	No
13	Boca fine sand	No
16	Peckish mucky fine sand	Yes
26	Pineda fine sand	Yes
73	Pineda fine sand, depressional	Yes

*Hydric Soils of Florida Handbook (2000).

N

Three Oaks Parkway



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Three Oaks Parkway

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I-75

PROJECT #: ThreeOaksVIII	SCALE: 1" = 150'	PORTOFINO VINEYARDS Protected Species Survey/Soils Map/Transect Location	COUNTY: LEE	SECTION: 15,22,23	REVISIONS:	Boylan Environmental Consultants, Inc.	11000 Metro Parkway, Suite 4 Ft. Myers, FL 33912 Office: (239) 418-0671 Fax: (239) 418-0673
DRAWN BY: KK	DATE: 4-20-06		TOWNSHIP: 46	RANGE: 23	00 00 00		

PROJECT #: ThreeOaksVIII	SCALE: 1" = 300'	PORTOFINO VINEYARDS Protected Species Survey	COUNTY: LEE	SECTION: 15, 22, 23	REVISIONS:	Boylan Environmental Consultants, Inc.	11000 Metro Parkway, Suite 4 Ft. Myers, FL 33912 (Office:(239) 418-0671 Fax: (239) 418-0673
DRAWN BY: KK	DATE: 4-20-05		TOWNSHIP: 46	RANGE: 25	00 00 00		

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LCDOT Sufficiency Checklist

1) *Sufficiency Comments*

a) An analysis should be submitted as required in compliance with Lee County Administrative Code AC-13-17 for projects with more than 300 PM peak hour trips.

An Updated Traffic Impact Statement, prepared by the transportation consultant, Cathy Sweetapple & Associates, has been provided under separate cover directly to Andy Getch.

b) The submittal should include intersection analyses at the project entrances, realigned Three Oaks Parkway, San Carlos Blvd north Cypress Drive and MF entrance.

An Updated Traffic Impact Statement, prepared by the transportation consultant, Cathy Sweetapple & Associates, has been provided under separate cover directly to Andy Getch.

2) *The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.*

Andy Getch @ 479-8510

Environmental Sciences Planned Development Sufficiency Checklist

2) *Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined en LDC Chapter 10) and Major Planned Developments [34-373(b)(2)]*

Please submit for the undeveloped parcels. This information is necessary for ES staff to thoroughly review the request as indicated in the meeting we had with Rick Joyce and Alan Freeman.

Copies of the protected species surveys for the undeveloped portions of the project, that have been prepared to be submitted along with their individual development orders, have been attached.

13) *Contact The Environmental Planner may be confected regarding any question on the Environmental Sciences Sufficiency Checklist.*

Kim Trebatoski, Principal Environmental Planner
(239) 479-9193
trebatkm@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

1a) *The application was signed by the owner of the property or an authorized representative [34-201(a)(1)a.1.]*

The affidavit submitted, Part V, Affidavit for Public Hearing, was signed. However, the name of the owner or authorized representative of the owner was not inserted at the beginning of the document. Please complete the affidavit.

Please note that the referenced notarized affidavit, that Paul H. Freeman signed and printed his name, should have also included his "printed or typed name" on the "blank line" after "I," and

DCI 2005-00054

before ", swear or affirm under oath, that I am the owner . . .". We have attached a copy of the affidavit with Paul H. Freeman's name typed in the appropriate location.

9) *Description of existing conditions. The application for a Planned Development must be accompanied by the following: [34-373(a) (4)]*

A. The LAND USE SUMMARY TABLE, has been removed from the master concept plan. This table should be shown on Sheet B1 of the master concept plan to show the new acreage allocations..

Copies of the updated MCP, are included in the revised plan set.

B. Sheets B1 and B2, Revised Master Concept Plan, should also include the labeling of the planned development districts (RPD, CFPD, CPD) associated with the various parcels.

Copies of the updated Sheets B1 and B2 are included in the revised plan set.

14b) *Units by Uses. The number of units (gross square feet for commercial / industrial uses, number of units for residential or motel/hotel uses, number of beds for Institutional type uses, etc.) for each proposed use. [34-373(a)(8)ii]*

You deleted the reference to Parcels "J" and "L". Please include these parcel designations on the master concept plan. I believe that they are associated with The Islands at Three Oaks.

The Islands at Three Oaks project was developed within the parcels previously referred to as "J" and "L". We have added the label "FKA Parcels "J" and "L" onto the revised MCP .

18) *Developments of Regional Impact. Developments of Regional Impact must comply with the information submittal requirements of F.S. ch 380. [34-203(a)]*

This rezoning is in conjunction with a DRI Development Order Amendment for the Villages of San Carlos. Therefore, this project will not be scheduled for public hearing until both the DRI application (DRI2005-00005) and the DCI rezoning application (DCI2005-00054) are found sufficient.

So noted.

21) *Miscellaneous Items.*

A. Three parcels owned by Lee County within the subject property, were discussed with Mr. Mike Pavese, Lee County Public Works. It was determined that these three parcels need to be addressed in this zoning action: Parcel K-1, STRAP #15-46-25-00-00005.1080; Parcel K, STRAP #15-46-25-00-00005.104A; and Parcel G, STRAP #15-46-25-00-00005.1030. To include these parcels in this zoning action, authorization is required from Lee County. Please write a letter to Mr. Ivan Velez (479-8166), Utilities, CDPWC, Lee County and copy Mr. Mike Pavese, Public Works (479-8505) requesting formal authorization to participate in this zoning action.

The applicant prepared and sent the referenced letter to Ivan Velez. A copy of his response is attached.

B. Please provide a legal description for each zoning district designated parcel(s).

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The project surveyor, has provided certified legal descriptions and sketches for each zoning district.

C. Please provide a note on the master concept plan that the area(s) east of the realigned right-of-way is part of the right-of-way.

The referenced note has been added to the updated MCP.

D. Please provide documentation that the communication tower (wireless communication facility) shown as being located on Parcel "F" was approved. Also, advise staff whether the communication tower has been constructed.

The referenced communication tower was approved by special exception (case # SEZ2005-00012). A copy of the Hearing Examiner's decision (dated 11-01-2005) is attached. Also note that construction of the referenced communication tower has been authorized (on 2-14-2006) with a limited review development order (LDO2005-00551).

PROPOSED PROPERTY DEVELOPMENT REGULATIONS

SINGLE FAMILY DETACHED (Standard):
(75' wide and above)

Minimum lot area: 7500 S.F.
Minimum lot dimension: 75' wide x 100' deep
Minimum Corner lot dimension: 82.5' wide x 100' deep
Front Setback from local R/W line to building wall: 20'
Front Setback from local R/W line to courtyard or privacy wall: 15'
Rear Setback from property line to building wall: 20'
Rear Setback from property line to courtyard or privacy wall: 15'
Rear Setback (Adj. to open space) from PL to bldg. or privacy wall: 10'
Rear Setback from property line to pool deck/enclosure: 5'
Water Setback from water to building wall: 20'
Side Setback from property line to building wall: 5'
Side Setback from local R/W line to building wall: 15'
Maximum lot coverage by buildings: 40%
Maximum Building Height: 35'

SINGLE FAMILY DETACHED (Executive):
(from 50' wide up to 75' wide)

Minimum lot area: 5000 S.F.
Minimum lot dimension: 50' wide x 100' deep
Minimum Corner lot dimension: 60' wide x 100' deep
Minimum Separation between buildings on adjacent lots: 10'
Front Setback from local R/W line to building wall: 10'
Front Setback from local R/W line to courtyard or privacy wall: 10
Rear Setback from property line to building wall: 3'
Rear Setback from property line to privacy wall: 0'
Rear Setback from property line to pool deck/enclosure: 3'
Setback from pool waterline to building or privacy wall or property line: 5'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall (one side): 3'
Side Setback from property line to building wall (other side): 5'
Side Setback from local R/W line to house building wall: 15'
Side Setback from local R/W line to garage building wall: 5'
Side Setback from property line to courtyard or privacy wall: 0'
Side Setback from local R/W line to courtyard or privacy wall: 0'
Maximum lot coverage by buildings: 45%
Maximum Building Height: 35'

ZERO LOT LINE or PATIO HOMES:
(from 40' wide up to 50' wide)

Minimum lot area: 4000 S.F.
Minimum lot dimension: 40' wide x 95' deep
Minimum Corner lot dimension: 42.5' wide x 95' deep
Minimum Separation between buildings on adjacent lots: 5'
Front Setback from local R/W line to building wall: 10'
Front Setback from local R/W line to courtyard or privacy wall: 10'
Rear Setback from property line to building wall: 3'
Rear Setback from property line to courtyard or privacy wall: 0'
Rear Setback from property line to pool deck/enclosure: 3'
Setback from pool waterline to building or privacy wall or property line: 5'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall (one side): 3'
Side Setback from property line to building wall (other side): 0'
Side Setback from local R/W line to house building wall: 15'
Side Setback from local R/W line to garage building wall: 5'
Side Setback from property line to courtyard or privacy wall: 0'
Side Setback from local R/W line to courtyard or privacy wall: 0'
Maximum lot coverage by buildings: 45%
Maximum Building Height: 35'

ATTACHED TOWNHOMES (Traditional):
(from 18' wide up to 39' wide)

Minimum lot area: 900 S.F.
Minimum lot width: 18' wide
Minimum lot depth: 45' deep
Front Setback from property line to building wall: 0'
Rear Setback from property line to building wall: 0'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall: 0'
Maximum lot coverage by buildings: 100%
Maximum Building Height: 50'

DETACHED TOWNHOMES (Village 4 Concept):
(from 18' wide up to 50' wide)

Minimum lot area: 900 S.F.
Minimum lot width: 18' wide
Minimum lot depth: 45' deep
Front Setback from property line to building wall: 0'
Rear Setback from property line to building wall: 0'
Setback from lake or canal water line to building wall: 20'
Side Setback from property line to building wall: 0'
Maximum lot coverage by buildings: 100%
Maximum Building Height: 50'

CONDOMINIUMS (or Multi–Family Apartments or ALF):

Minimum unit area: 500 S.F.
Setback from any property line to building wall: 25'
Water Setback from water to building wall: 20'
Maximum lot coverage by buildings: 45%
Maximum Building Height: 95'

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SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627

1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549–2345 FAX (239)549–6779

Lee County
SOUTHWEST FLORIDA

INTEROFFICE MEMORANDUM
FROM
PUBLIC WORKS
UTILITIES

Date: June 6, 2006

TO: **Bryan Kelner**
Dept. of Community Development
Zoning Division

From: **S. Ivan Velez, P.E.**
Acting Utilities Director

DCI 2005-00054

SUBJECT: VILLAGES OF SAN CARLOS, DRI

I have received a request from Alan C. Freeman asking that I consent to classifying the Three Oaks Wastewater Treatment Plant site as Community Facilities Planned Development (CFPD). Please accept this memo as our authorization to classify this publicly owned site as CFPD as long as the currently approved schedule of uses remains unchanged as follows:

Administrative Offices
Essential Services
Essential Service Facilities – Group I & II
Excavation – Water Retention
Storage, Indoor
Storage, Enclosed

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As I understand this request, the only change being requested is to properly classify this publicly owned site under the CFPD category. Since there is no change in the list of uses, the Utilities Division will continue to have the right to develop this site in the same manner as previously granted under the current zoning.

I trust that this is the memo that you need in order to continue to work on this project file. Should you require anything further, please feel free to contact me at 479-8166.

SIV:ac

cc: Alan Freeman
File

ALAN C. FREEMAN
19091 TAMIAMI TRAIL S.E.
FORT MYERS, FLORIDA 33908
(239) 267-8888 • Fax (239) 267-7622

May 16, 2006

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Mr. Ivan Velez
Department of Public Works
Utilities Division
1500 Monroe Street
3rd Floor
Fort Members, FL 33901

RE: Villages of San Carlos DRI - Zoning Category Change 001 2005-00054

Dear Ivan:

I am writing to complete the process of administrative clean-up on the Villages of San Carlos DRI project. We have applied for a Planned Development Amendment requesting some minor changes for our project. In the process of reviewing the zoning, we realized that the Wastewater Treatment Plant Site had been acquired by Lee County since the original zoning process.

Since Lee County currently owns the property labeled as Parcel G (site plan enclosed), the proper zoning category appears to be Community Facilities Planned Development (CFPD). We are, therefore, proposing to change the zoning category name, while leaving the approved list of uses unchanged. The current list of uses is:

Administrative Offices
Essential Services
Essential Service Facilities - Group I and II
Excavation - Water Retention
Storage, Indoor
Storage, Enclosed

These uses would remain the approved list of uses for this CFPD parcel.

I previously discussed this change with Rick Diaz several months ago. Rick appeared to agree that this made sense as an administrative correction. Bryan Kelner at Lee County Community Development has requested a letter from Lee County Utilities agreeing to and supporting this change in zoning category. As I previously stated, the approved list of uses for Parcel G would remain exactly the same as they are now (list of uses shown above).

Please provide me with a letter directed to Bryan so that we may continue to process our application without unnecessary delay. Should you have any questions, please feel free to call me at 267-3999. Thank you for your cooperation.

Sincerely,

Alan C. Freeman
ACF/bsa

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(Sample Response Letter)

DCI 2005-00054

(Date)

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Bryan Kelner
Department of Community Development
Zoning Division
PO Box 398
Fort Myers, FL 33902-0398

RE: Villages of San Carlos DRI

Dear Bryan:

I have received a request from Alan C. Freeman asking that I consent to classifying the Three Oaks Wastewater Treatment Plant site as Community Facilities Planned Development (CFPD). Please accept this letter as our authorization to classify this publicly owned site as CFPD as long as the currently approved schedule of uses remains unchanged as follows:

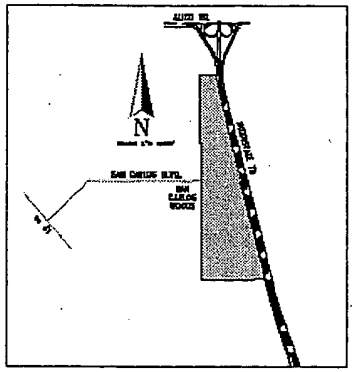
Administrative Offices
Essential Services
Essential Service Facilities - Group I and II
Excavation - Water Retention
Storage, Indoor
Storage, Enclosed

As I understand this request, the only change being requested is to properly classify this publicly owned site under the CFPD category. Since there is no change in the list of uses, the Utilities Division will continue to have the right to develop this site in the same manner as previously granted under the current zoning.

I trust that this is the letter that you need in order to continue the work on this project file. Should you require anything further, please feel free to contact me.

Sincerely,

Ivan Velez



LOCATION MAP

LEGEND

R – RESIDENTIAL
C – COMMERCIAL
P – COUNTY PARK
PF – PUBLIC FACILITIES
SC – SCHOOL
PR/WM – PRESERVE

DESCRIPTION	AREA (ACRES)	PARAMETERS
– RESIDENTIAL	309.35 ACRES	2500 D.U.'s
– COMMERCIAL	25.35 ACRES	158,000 SF
– COUNTY PARK	44.97 ACRES	–
– PUBLIC FACILITIES	17.28 ACRES	–
– SCHOOL	25.03 ACRES	–
– PRESERVE	23.80 ACRES	–

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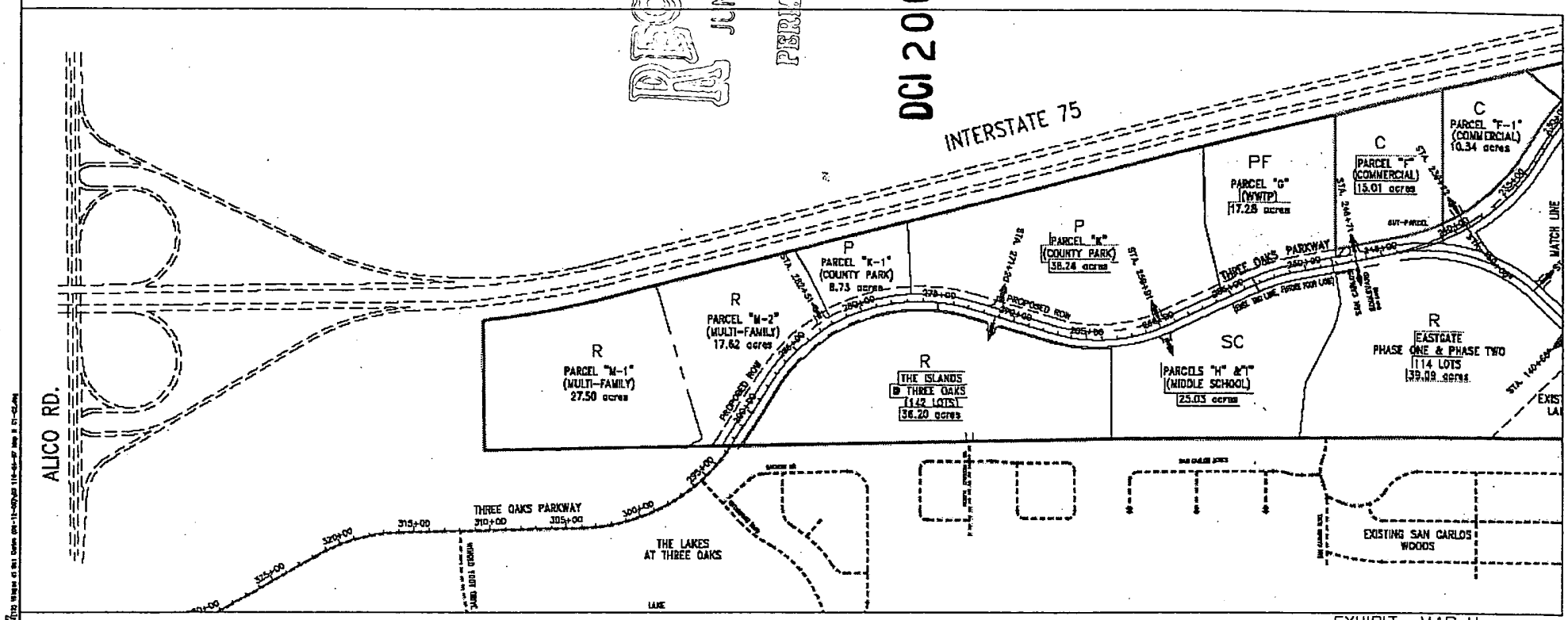

* STATIONS FOR THESE ℄'s ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT MAP H

SOURCE, INC.

ALAN C. FREEMAN
19091 TAMIAMI TRAIL S.E.
FORT MYERS, FLORIDA 33908
(239) 267-8888 • Fax (239) 267-7622

May 16, 2006

Mr. John Yarborough
Lee County Parks & Recreation
3410 Palm Beach Blvd.
Fort Myers, FL 33916

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RE: Three Oaks Parkway Widening - Villages of San Carlos DRI

Dear John:

As I recently discussed with you, the Lee County Department of Transportation is planning to widen Three Oaks Parkway adjacent to the Three Oaks Community Park. The right of way width will be increased from 100 feet wide to 150 feet wide, which will reduce the amount of land on the western side of the park currently used for parking.

In order to prevent a loss of park facilities, Lee County Department of Transportation entered into an agreement with us to acquire additional land at the north end of the park. This land was acquired by Lee County in order to replace any lost parking, or recreation facilities, and for road drainage.

We are in the process of receiving a zoning amendment to the Villages of San Carlos DRI project. We have revised our site plan to provide for the rezoning of this residentially zoned (RPD) acreage to Community Facilities Planned Development (CFPD). I have enclosed a revised site plan showing this parcel as Parcel K-1. Parcel K-1 will be used for roadway, roadway drainage and park acreage by agreement between Lee County DOT and the Lee County Parks and Recreation Department.

Please meet with Lee County DOT to enter into the appropriate agreement and allocation of land for the benefit of both Departments. Please also provide me a letter consenting to the change from RPD to CFPD so I may provide confirmation to Bryan Kelner at Lee County Community Development that you are in support of this change. The approved list of uses for Parcel K-1 will be the same as the already approved uses for Parcel K, the current Three Oaks Community Park. These uses are as follows:

Parks - Public - Group I and II
Entrance Gates
Excavation, Water Retention
Gate House
Recreational Facilities, Public
Essential Services
Essential Service Facilities - Group 1
Signs
Administrative Offices
Restaurants - Group II
Specialty Retail Shops - Group I
Except that concession stands in addition to community recreation center with kitchen are specifically included, while Restaurants, Group II and Specialty Retail, Group I, are limited to ancillary uses within the principal building.

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Thank you for your time and attention to this matter. Your cooperation will help keep the process moving to complete this zoning amendment.

Sincerely,

Alan C. Freeman

C:\Program Files\WordPerfect Office 11\TO Pkwy Ext\leecounty.yarborough.0506.wpd

(Sample Response Letter)

(Date)

Bryan Kelner
Department of Community Development
Zoning Division
PO Box 398
Fort Myers, FL 33902-0398

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RE: Villages of San Carlos DRI

Dear Bryan:

I have received a request from Alan C. Freeman asking that I consent to classifying Parcel K - 1 as Community Facilities Planned Development (CFPD). Please accept this letter as our authorization to classify this publicly owned site as CFPD as long as the approved uses for the part of Parcel K-1 that is to be used for park purposes consists of the currently approved schedule of uses for the adjacent Three Oaks Community Park (Parcel K). My understanding is that the current approved list of uses for the Three Oaks Community Park are as follows:

Parks - Public - Group I and II
Entrance Gates
Excavation, Water Retention
Gate House
Recreational Facilities, Public
Essential Services
Essential Service Facilities - Group 1
Signs
Administrative Offices
Restaurants - Group II
Specialty Retail Shops - Group I
Except that concession stands in addition to community recreation center with kitchen are specifically included, while Restaurants, Group II and Specialty Retail, Group I, are limited to ancillary uses within the principal building.

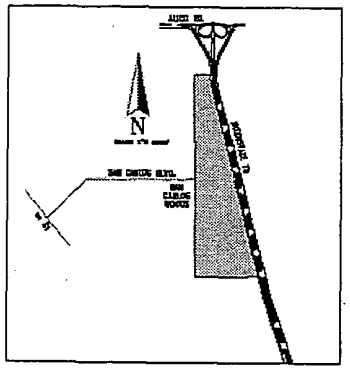
As I understand this request, the applicant is asking for our consent to change this residentially zoned parcel that has been acquired by Lee County to properly classify this publicly owned site under the CFPD category. In addition, the list of uses will reflect the use by Lee County of the parcel for roadway, roadway drainage, and park purposes as described in the list of approved uses shown above. The Parks and Recreation Department will continue to have the right to develop this site (Parcel K-1) in the same manner as that previously granted under the current zoning for the adjacent Three Oaks Community Park parcel (Parcel K).

I trust that this is the letter that you need in order to continue the work on this project file. Should you require anything further, please feel free to contact me.

Sincerely,

DCI 2005-00054

John Yarborough



LOCATION MAP

LEGEND

R – RESIDENTIAL
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PF – PUBLIC FACILITIES
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PR/WM – PRESERVE

DESCRIPTION	AREA (ACRES)	PARAMETERS
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– COMMERCIAL	25.35 ACRES	158,000 SF
– COUNTY PARK	44.97 ACRES	–
– PUBLIC FACILITIES	17.28 ACRES	–
– SCHOOL	25.03 ACRES	–
– PRESERVE	23.80 ACRES	–

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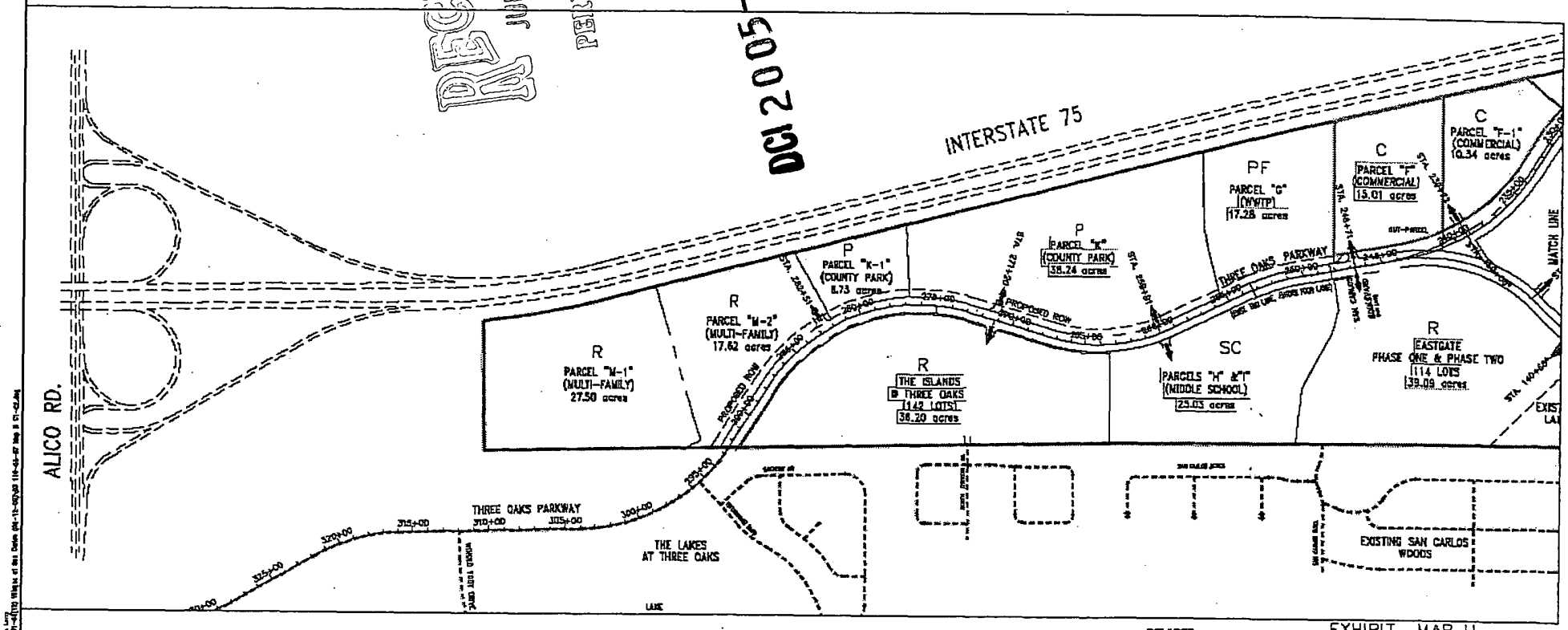
PLANNING & ZONING
DCI2005-00054



* STATIONS FOR THESE ℄'s ARE BASED ON ORIGINAL CORUCO ROAD ALIGNMENT

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT MAP H

SOURCE, INC.

To: zone file

Kelner, Bryan J.

From: Lehnert, Dawn
Sent: Tuesday, September 19, 2006 10:56 AM
To: Kelner, Bryan J.
Cc: Houck, Pamela E.
Subject: Villages of San Carlos (DCI2005-00054 and DRI 2005-00005)

Hi:

Based upon review of the September 8 resubmittal, I offer the following for your consideration.

I compared the legal descriptions previously provide to the new MCP. This is what I found:

a. The legal descriptions do not include the rights of way within the boundary of the DCI/DRI. Consequently, the total of the parcel acreages equals 445.74 acres, while the overall boundary acreage totals 494.77. Because the roadways are within the boundary of the DCI/DRI and necessary to support the improvements, the legal descriptions of the parcels must include the roadways as well.

b. The legal description of the RPD/CPD and CFPD areas unnecessarily breaks down the legals into individual parcels, even though the parcels are contiguous. This makes the legal descriptions unnecessarily long and cumbersome.

c. The preserve area in the middle of the RPD area is rezoned to CFPD. Why? This does not seem to make sense.

d. The legal description of parcels B, C, D and E does not include the northern corner clip that is depicted as part of this parcel in the MCP.

Dawn E. Perry-Lehnert
Assistant County Attorney
Lee County Attorney's Office
Phone: 239-335-2236
Fax: 239-335-2606
Lehnertd@leegov.com

SOURCE, INC.
Engineers - Planners
FL Eng. Business #2627

James P. Elliott, P.E., President
Timothy Pugh, P.E., Vice Pres.
1334 Lafayette Street
Cape Coral, FL 33904
(239) 549-2345
Fax (239) 549-6779
e-mail: sourceinc@att.net
Visit our Website @ http://sourceinc.tripod.com

June 19, 2006

Mr. Bryan Kelner, Principal Planner
Lee County Department of Community Development - Zoning Division
P.O. Box 398
Fort Myers, Florida 33902-0398

RECEIVED
JUN 19 2006
cwm 1425
PERMIT COUNTER

Re: Villages of San Carlos
Zoning Supplemental Information; DCI2005-00054 (PDA)
S.I. Project Number: 110-01-03(12)

Dear Mr. Kelner:

Attached please find supplemental information to the referenced zoning application. Attached are item by item responses to your "insufficiency comments" for the referenced application.

The following information is attached:

- 13 copies each - Revised Master Concept Plan Set (11" x 17", & 24" x 36")
- 5 copies - Miscellaneous supporting documentation
- 5 copies of 8½" x 14" Legal Description and Sketch

We trust that this information is sufficient to address your concerns. If you should have any questions, please do not hesitate to call.

Sincerely,
SOURCE, INC.

Timothy Pugh, P.E.
Vice President

c: Alan Freeman

DCI 2005-00054

PLAN OF DEVELOPMENT MODIFICATIONS:

(1a) REALIGN THREE OAKS PARKWAY TO ACCOMODATE RIGHT OF WAY CHANGES PROPOSED AND ADOPTED BY LEE COUNTY

(1b) DECREASE THE NUMBER OF RESIDENTIAL UNITS DUE TO THE TAKING OF ROAD RIGHT OF WAY BY LEE COUNTY

(1c) DECREASE THE NUMBER OF RESIDENTIAL UNITS DUE TO THE ADDITION OF LAND TO THE COMMERCIAL PLANNED DEVLOPMENT AS A RESULT OF THE ABOVE DESCRIBED REALIGNMENT OF THREE OAKS PARKWAY

(1d) INCREASE THE COMMERCIAL DEVELOPMENT TO 25.35 ACRES AND 158,799 SQUARE FEET OF MIXED COMMERCIAL, RETAIL, OFFICE, AND OTHER USES AS A RESULT OF THE ROAD REALIGNMENT AND THE LOCATION OF THE REMAINDER PARCEL CREATED

(1e) CHANGE THE ZONING CATEGORY OF THE THREE OAKS UTILITY PARCEL DUE TO ITS ACQUISITION BY THE LEE COUNTY UTILITIES DEPARTMENT

(1f) DECREASE THE TOTAL NUMBER OF RESIDENTIAL UNITS TO 2,500; WHICH ARE COMPRISED OF VARIOUS HOUSING TYPES INCLUDING, BUT NOT LIMITED TO, SINGLE FAMILY, PATIO HOMES, ZERO LOT LINE HOMES, TOWNHOMES, COACH HOMES, APARTMENTS, CONDOMINIUMS AND ALF UNITS.

(1g) ADD A COMMUNICATION TOWER (HEIGHT IN EXCESS OF 100')

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DCI 2005-00054

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627

1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

ZONING SKETCH NOTES:

1) BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.89°38'30"W.
2) FIELD NOTES IN SECTION 16-46-25.
3) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4) THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5) THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6) UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7) THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8) ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9) ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE "B" ELEVATION N/A N.G.V.D.
COMMUNITY # 125124 PANEL # 0475
SUFFIX--- C REVISION DATE: 3/5/03

THIS ZONING SKETCH IS CERTIFIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

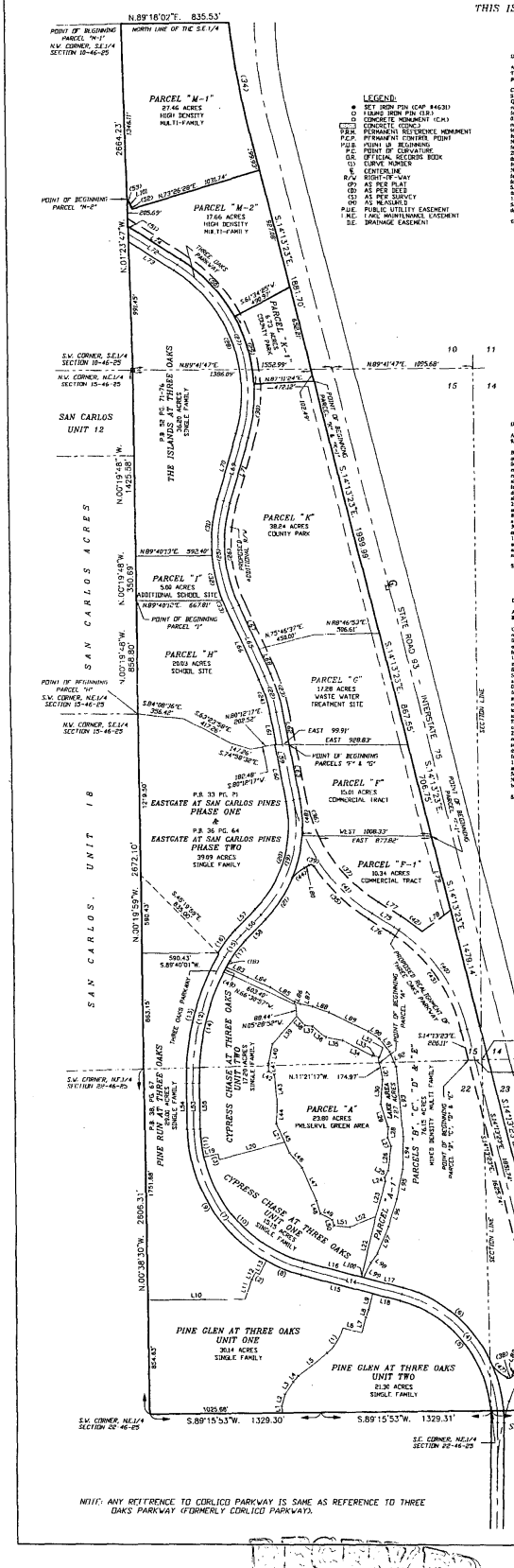
SCALE IN FEET

TRACT	ACRES	MF, (L.D.) ACRES	INT. OUT ACRES	MF, (H.D.) ACRES	COMM. ACRES	PUBLIC FACILITY ACRES	ROAD ACRES
PINE RUN	29.00						
PINE GLEN I	30.14						
PINE GLEN II	21.36						
CYPRESS CHASE I	13.15						
CYPRESS CHASE II	17.20						
EASTGATE	39.09						
ISLANDS AT THREE OAKS	36.28						
PARCEL A						23.80	
PARCEL B, C, D, E				68.91			
PARCEL F					15.01		
PARCEL F-1					10.34		
PARCEL G					17.20		
PARCEL H						28.03	
PARCEL I						5.00	
PARCEL K						38.24	
PARCEL K-1						6.73	
PARCEL M-1			27.46				
PARCEL M-2			17.66				
LAKE AREA						7.24	
CRN RD PKWY. (THREE OAKS PKWY.)							25.74
PROPOSED HRBL OAKS PKWY. REALIGNMENT							23.26
TOTAL = 494.78	108.88		45.12	68.91	42.63	101.04	49.00

DESCRIPTION:

THAT PART OF THE S.E.1/4 OF SECTION 10, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (I-75); THAT PART OF THE S.W.1/4 OF SECTION 14, LYING WEST OF THE RIGHT-OF-WAY OF STATE ROAD 93 (I-75); THAT PART OF THE E.1/2 OF SECTION 15, LYING WEST OF STATE ROAD 93 (I-75); THE N.E.1/4 OF SECTION 22; AND THAT PART OF THE N.W.1/4 OF SECTION 23, LYING WEST OF STATE ROAD 93 (I-75); CONTAINING ALTOGETHER 499.09 ACRES, MORE OR LESS, IN TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

THIS IS NOT A SURVEY!



NOTE: ANY REFERENCE TO CORLICO PARKWAY IS SAME AS REFERENCE TO THREE OAKS PARKWAY (FORMERLY CORLICO PARKWAY).

LEGEND:

- ● SET IRON PIN (CAP #4636)
- O FOUND IRON PIN (I.D.)
- O CONCRETE MONUMENT (C.M.)
- CM CONCRETE (CONC.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (L) CURVE NUMBER
- ℄ CENTERLINE
- R/W RIGHT-OF-WAY
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT

DESCRIPTION: Preserve Area (Parcel "A")

A tract of land lying in the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.89°32'46"W. for 298.29 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.17°17'21"E. for 130.00 feet; thence run S.07°32'47"W. for 19.00 feet; thence run S.89°15'48"E. for 181.53 feet; thence run S.07°04'07"W. for 81.17 feet; thence run S.27°04'12"E. for 74.00 feet; thence run S.07°40'15"W. for 183.29 feet; thence run S.28°40'07"E. for 58.00 feet; thence run S.07°40'15"W. for 1,000.00 feet; thence run S.07°40'15"W. for 277.46 feet; thence run S.89°45'16"W. for 719.04 feet; thence run N.15°17'28"W. for 123.00 feet; thence run N.31°47'27"W. for 44.89 feet; thence run N.83°59'15"W. for 106.00 feet; thence run S.73°10'28"W. for 100.55 feet; thence run N.23°58'17"W. for 274.03 feet; thence run N.29°52'14"W. for 130.22 feet; thence run N.24°00'06"W. for 247.63 feet; thence run N.02°47'29"E. for 146.83 feet; thence run N.07°04'07"E. for 1,000.00 feet; thence run N.07°04'07"E. for 50.00 feet; thence run N.82°55'53"W. for 55.11 feet; thence run N.17°04'07"E. for 146.00 feet; thence run N.47°02'51"E. for 282.23 feet; thence run S.07°27'07"E. for 61.00 feet; thence run S.82°18'29"E. for 62.52 feet; thence run S.51°37'11"E. for 133.97 feet; thence run S.80°40'01"E. for 139.43 feet; thence run S.89°32'46"E. for 257.78 feet; thence run S.89°32'46"E. for 44.00 feet; thence run S.11°21'17"E. for 48.92 feet to the point of beginning.

Tract herein described contains 23.80 acres.

DESCRIPTION: Submerged Land Area (Parcel "A - 1")

A tract or parcel of submerged land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.89°32'14"W. along the North line of said Section 22 for 1,186.16 feet; thence run S.00°27'46"E. along the Westerly right-of-way line of State Road 93 (Interstate 75) (Florida Department of Transportation Right-of-Way Map Section 12075-2601) for 1,000.00 feet; thence run S.89°32'14"W. for 100.00 feet to the point of beginning; thence run Southwesterly along Westerly right-of-way line of said I-75 for the following 6 courses: Westerly, with a radius of 1,000.00 feet, a delta of 27°24'50", a chord bearing of S.14°29'42"W. and a chord distance of 473.98 feet to a point of tangency; thence run S.27°12'07"W. for 1,000.00 feet; thence run S.27°12'07"W. for 50.00 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 160.07 feet along the arc of a curve to the left (radial bearing of said curve at beginning of said curve bears S.62°47'53"E.), having a radius of 200.00 feet, a delta of 45°51'07", a chord bearing of S.40°12'21"W. and a chord distance of 155.83 feet to a point of reverse curvature; thence run Southwesterly along the aforesaid right-of-way line for 119.77 feet (120.03 feet per right-of-way map) along the arc of a curve to the right (radial bearing of said curve at beginning of said curve bears N.84°59'44"W.), having a radius of 1,000.00 feet, a delta of 6°51'54", a chord bearing of S.21°24'17"W. and a chord distance of 119.64 feet (119.71 feet per right-of-way map) to the point of tangency; thence run S.24°50'14"W. for 120.00 feet; thence run Southwesterly along said Northeasterly right-of-way line for 119.77 feet (120.03 feet per right-of-way map) along the arc of a curve concave Northwest, with a radius of 600.00 feet, a delta of 11°43'55", a chord bearing of S.30°42'12"W. and a chord distance of 119.44 feet (119.71 feet per right-of-way map) to the point of tangency; thence run S.36°34'09"W. for 124.11 feet; thence run S.89°32'14"W. and a chord distance of 1,000.00 feet; thence run Northwesterly along said Northeasterly right-of-way line for 313.88 feet along the arc of a curve to the right (radial bearing of said curve at beginning of said curve bears N.70°08'45"W.), having a radius of 1,000.00 feet, a delta of 18°00'00", a chord bearing of N.19°08'45"W. and a chord distance of 312.69 feet to a point of tangency; thence run N.10°08'45"W. for 1,000.00 feet; thence run N.10°08'45"W. for 50.00 feet; thence run N.79°51'15"E. for 100.00 feet

Exhibit 6-G
Villages of San Carlos (DCI2005-00054-PDA)

STRAP Number(s):
10-46-25-00-00001.2030, 15-46-25-00-00005.1000, 15-46-25-00-00005.1020,
15-46-25-00-00005.102A, 15-46-25-00-00005.1050, 15-46-25-00-00005.1070,
& 15-46-25-00-00005.00CE

Narrative Regarding Lee Plan Consistency:

The subject property is primarily located in the Urban Community Land Use category and Policy 1.1.4 describes that urban community areas are characterized by a mixture or relatively intense commercial and residential uses. As vacant portions of the Urban community are urbanized, they need to maintain their existing bases of urban services and expand and strengthen them accordingly. Predominant land uses within Urban Communities are residential, commercial, public and quasi-public, and limited light industry. Policy 1.1.4 allows for a density range from 1 dwelling unit per acre to 6 dwelling units an acre, with a maximum of ten dwelling units per acre. The maximum of 2500 total dwelling units currently proposed is down from the original density authorized in the previous approvals and falls in line with Policy 1.1.4.

The conceptual make-up of the residential product mix will be single family homes, townhouses, & multi-family condominiums. The recent development patterns in this neighborhood and the availability of water, sewer and fire protection makes this site well suited for this primarily residential community.

Policy 2.1.1 indicates that most residential, commercial, industrial and public development is expected to occur within the designated future urban areas on the Future Land Use Map. As noted above, this property is located within the Urban Community Land Use classification, which is in the designated future urban area on the Future Land Use Map. Objective 2.1 calls for contiguous and compact growth patterns being promoted through the rezoning process to contain urban sprawl. The subject site is situated in a fast emerging residential neighborhood with existing or approved residential developments to its north, east, west and south.

Policy 2.1.1 requires re-zonings to be evaluated as to the availability and proximity of the network; central sewer and water lines; community facilities and services, such as schools, EMS, fire and police protection; and compatibility with surrounding land uses. As noted above, this site is located along Three Oaks Parkway, currently a two-lane roadway that is shown on the official Trafficways Map as a future four lane arterial highway. Lee County Utilities is providing potable water service, and sanitary sewer service to this project. The project is within the boundaries of the San Carlos Fire Department and will be serviced by that department.

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DCI 2005-00054

Policy 2.2.2 discusses the uses and density ranges that will ultimately be permitted on a given parcel. The subject parcel lies within the Urban Community Land Use category. The maximum of 2500 total dwelling units currently proposed is down from the original density authorized in the previous approvals and falls in line with Policy 1.1.4. As discussed earlier, the conceptual make-up of the residential product mix will be single family homes, townhouses, & multi-family condominiums. The recent development patterns in this neighborhood and the availability of water, sewer and fire protection makes this site well suited for this primarily residential community.

Policy 4.1.1 requires development designs to be evaluated to insure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of streets and utility improvements. The site has been designed to protect, preserve and enhance the quality wetlands, and to provide distance buffering and open space to separate the existing and proposed residences within the proposed community from surrounding residential developments.

Policy 4.1.2 addresses the need to design internal street systems for the efficient and safe flow of vehicles or pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development. The proposed Three Oaks Parkway realignment / widening project to provide an improved arterial roadway link between Corkscrew Road and Alico Road, will further meet the requirements of the Land Development Code and provide better access for fire and EMS vehicles, thereby providing added safety to the residents of the development.

Policy 5.1.2 prohibits residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. No such constraints or hazards exist on the subject property. Development of the site must also comply with the pending South Florida Water Management District environmental resource permit.

Policy 5.1.3 suggests that high-density residential development be directed to locations near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities. The site is relatively near employment and shopping centers, i.e. commercial developments located at most major intersections along Alico Road, Corkscrew Road and Ben Hill Griffin Pkwy. This project also contains a commercial component, that includes an existing shopping center with an anchor grocery store, as well as a regional park, and middle school.

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COMMUNITY DEVELOPMENT
DCI 2005-00054

Policy 5.1.5 requires the protection of existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Again, this application is for an amendment to complete the overall project consistent with that which was previously approved.

Policy 5.1.7 requires that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units. Three Oaks Regional park is located within this development and is central to all of the existing and proposed residential development. The MCP also provides "satellite" recreational facilities within the multi-family portion of the site.

Goal 11 relates to the availability of water, sewer, traffic and environmental review standards. The subject site is within the franchise area of Lee County Utilities, which has mains in place within this site, that provide both water and sewer to this development. The subject site contains Three Oaks Parkwy, that is shown on the Trafficways Map as being a future four lane arterial. Traffic Impact Statements and copies are attached to this application in the TIS section. The Protected Species Survey is included in the Environmental section of this application.

In conclusion, the subject property is a suitable location for this proposed community. It is located near existing and proposed residential developments. Site specific property development regulations are being requested along with the Master Concept Plan.

DCI 2005-00054

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COMMUNITY DEVELOPMENT

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Proposed Changes to the Previously Approved Schedule of Uses

1. Revise the permitted uses within the RPD and CPD districts, which currently allow the schedule of use list from "conventional" districts (such as RS, RM, and CC) as amended through 1/4/89, to allow for all of the schedule of uses "as currently adopted" for the referenced conventional districts.

2. Move the approved schedule of uses for Parcel "G" from the CPD district to the CFPD district.

3. Amend the permitted use list for the CPD Parcel "F", to include the expanded area labeled as "F-1", and add the following two (2) uses to the previously approved list:

   - Assisted Living Facility
   - Communication Tower (135 feet in height)

4. Amend the permitted use list for the RPD Parcels "B", "C", "D", "E", "J", "L", and "M", to add the following use to the previously approved list:

   - Assisted Living Facility

DCI 2005-00054

Use Regulations for Parcel "F & F-1"; CPD Portion of the Villages of San Carlos:

Permitted Uses:

Limited to those permitted by right in a "CC" Zoning District, as well as the following:

Assisted Living Facility
Bar or Cocktail Lounge
Building Material, Sales
Business Services - All Groups
Consumption on Premises
Communication Tower (135 feet in height)
Drive-Thru Facility - Accessory to a Permitted Use
Government Services
Household/Office Furnishings - All Groups
Insurance Companies
Night Club
Novelty, Jewelry, Toy, and sign manufacturing - All Groups
Repair Shops - All Groups

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The following uses are those permitted by right in a "CC" Zoning District:

Administrative Offices
Animal Clinic
Automatic teller machines (ATM)
Auto parts store - no installation service
Automobile service station *(full or partial service stations limited to minor repairs only)*
Auto repair and service, Group I
Banks and financial establishments, All Groups
Boat parts store - no installation service
Broadcast studio, commercial radio and television
Business services, Group I
Car wash
Cleaning and maintenance services
Clothing stores, general
Clubs: Commercial, Fraternal, Membership Organization
Club, Private
Contractors and builders, Groups I & II
Convenience food and beverage store
Day care center; child and/or adult
Department store
Drugstore
Emergency medical services (ambulance)
Essential services
Essential service facilities, Group I
Excavation, water retention

DCI 2005-00054

Flea market: Indoor
Food stores, Groups I & II
Funeral home or mortuary - No cremation
Hardware store
Health care facility, Group III
Hobby, toy, game shops
Garage, Public
Household and office furnishings, Groups I & II
Laundry or dry cleaning, Group I
Lawn and garden supply store
Model display center
Music store
Nonstore retailers, all groups
Offices, medical
Package store
Paint, glass, and wallpaper store
Personal services, All Groups
Pet shop
Pharmacy
Place of worship
Recreation center
Recreation facilities, Public or Private, indoor only
Recreation, Commercial, Groups II & IV
Religious facilities
Rental or leasing establishments, Groups I, II, & III
Repair shops, Groups I & II
Research and development laboratories, Group II
Restaurant, Fast food
Restaurant, Standard - All Groups
Schools, Commercial
Self service fuel pump station
Social services - Group I
Signs in accordance with Lee County Sign Ordinance
Specialty retail shops, Groups I, II, III, & IV
Storage - Indoor & Enclosed
Studios
Temporary uses
Towers, Communication - when accessory to a permitted use
Transportation services, Group II
Used merchandise stores, Groups I, II, & III
Variety store
Vehicle and equipment dealers, Group II

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DCI 2005-00054

Use Regulations for Existing Single Family Subdivisions*; Portion of the Villages of San Carlos:
* The Islands at Three Oaks Subdivision is included with the multi-family residential use regulations.

Permitted Uses (same as currently permitted):

Limited to those permitted by right in a "RS" Zoning District, as well as the following:

Model Homes
Model Display Center
Recreation Center
Food and Beverage Services, Limited
Recreational Facilities, Private

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The following uses are those permitted by right in a "RS" Zoning District:

Accessory Uses
Docks, seawalls
Fences, walls
Entrance gate, gatehouses
Nonroofed accessory structures
Signs in compliance with chapter 30
Administrative offices
Communication facility, wireless
Community residential home
Dwelling unit, Single family residence, conventional
Essential services
Essential service facilities, Group I
Excavation, Water retention
Home care facility
Home occupation, No outside help
Parks, Group I
Recreational facilities, Personal
Residential accessory uses
Temporary uses

DCI 2005-00054
DCI 2005-00054

Use Regulations for Multi-family Residential Portion of the Villages of San Carlos:
These use regulations include; Parcel "B", "C", "D", & "E", Parcel "M-1" (Timberwalk), Parcel "M-2", & The Islands at Three Oaks Subdivision (f.k.a. Parcels "J" & "L").

Permitted Uses (same as currently permitted, except updated to currently adopted "RM" use list):

Limited to those permitted by right in a "RM" Zoning District, as well as the following:

Day Care Center, Child
Dwelling Unit, Zero Lot Line or Patio Home
Dwelling unit, Single family residence, executive

Model Homes
Model Display Center
Food and Beverage Services, Limited
Recreational Facilities, Commercial

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The following uses are those permitted by right in a "RM" Zoning District:

Accessory uses, buildings and structures
Docks, seawalls
Fences, walls
Entrance gate, gatehouses
Nonroofed accessory structures
Signs in compliance with chapter 30
Accessory apartment
Administrative offices
Assisted living facility
Bed and breakfast
Boarding house
Community residential home
Dwelling unit, Duplex
Dwelling unit, Multiple-family building
Dwelling unit, Single family residence, conventional
Dwelling unit, Two-family attached
Dwelling unit, Townhouse
Dwelling unit, Zero lot line
Essential services
Essential service facilities, Group I
Excavation, Water retention
Health care facilities, Groups I and II (less than 50 beds)
Home care facility
Home occupation, No outside help
Models Units
Parks, Group I
Personal services, Groups I and II (ancillary use only)
Place of worship
Real Estate Sales Office
Recreational facilities, Personal
Residential accessory uses
Rooming house
Specialty retail store, Group I (ancillary use only)
Temporary uses
Timeshare units

DCI 2005-00054

Use Regulations for Parcel "A"; CFPD Portion of the Villages of San Carlos:

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Permitted Uses (same as currently permitted):

Limited to the following:

Parks, public - Groups I & II
Signs in compliance with chapter 30

Use Regulations for Parcel "G"; CFPD (currently CPD) **Portion of the Villages of San Carlos:**

Permitted Uses (same as currently permitted):

Limited to the following:

Administrative Offices
Essential services
Essential service facilities, Groups I & II
Excavation, water retention
Storage - Indoor & Enclosed

Use Regulations for Parcel "H" & "I"; CFPD Portion of the Villages of San Carlos:

Permitted Uses (same as currently permitted):

Limited to the following:

Administrative Offices
Entrance gates
Essential services
Essential service facilities, Group I
Excavation, water retention
Gate house
Recreational facilities, Public
Restaurants, Group II
Schools, Public - Groups I & II
Signs in compliance with chapter 30

DCI 2005-00054

Use Regulations for Parcel "K" & "K-1"; CFPD Portion of the Villages of San Carlos:

Permitted Uses (same as currently permitted):

Limited to the following:

Administrative Offices
Entrance gates
Essential services
Essential service facilities, Group I
Excavation, water retention
Gate house
Parks, public - Groups I & II
Recreational facilities, Public
Restaurants, Group II
Signs in compliance with chapter 30
Specialty retail store, Group I

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Exhibit 6-I
Villages of San Carlos (DCI2005-00054-PDA)

STRAP Number(s):
10-46-25-00-00001.2030, 15-46-25-00-00005.1000, 15-46-25-00-00005.1020, 15-46-25-00-00005.102A, 15-46-25-00-00005.1050, 15-46-25-00-00005.1070, & 15-46-25-00-00005.00CE

Narrative regarding decision-making embodied in Sec. 34-145:

In accordance with Sections 34-145(c)(2) a and e, & 34-145(d)(3) of the Land Development Code, the applicant submits the following analysis as to how the proposed development complies with those decision-making guidelines.

Sec. 34-145(c)(2)a. *Whether there exist changed or changing conditions that make approval of the request appropriate.*

Changed or changing conditions exist that make approval of the requested PDA appropriate. Specifically, the proposed Three Oaks Parkway realignment / widening project to provide an improved arterial roadway link between Corkscrew Road and Alico Road has altered the configuration of the various properties included within the VOSC DRI. In addition, all of the residential communities along the western side of the existing Three Oaks Pkwy have been completed. and the majority of the other developments in the immediate surrounding neighborhood, have also been completed.

Sec. 34-145(c)(2)e. *Whether the request is consistent with the goals, objectives, policies and intent of the Lee Plan.*

This request is consistent with the applicable goals; objectives, policies and intent of the Lee Plan as discussed in greater detail in Exhibit II-E-2.

Sec. 34-145(d)(3) *The hearing examiner must find that the applicant has proved entitlement to the request by demonstrating compliance with, a. The Lee Plan; b. LDC Chapter 34; and c. Any other applicable county ordinances or codes.*

As demonstrated by the zoning application and as discussed in greater detail elsewhere in the supporting documentation, this request is consistent with the applicable goals; objectives, policies and intent of the Lee Plan, LDC Chapter 34, Zoning, as well as other applicable county ordinances or codes.

EXHIBIT "A"

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Strap Number(s):

10-46-25-00-00001.2030
15-46-25-00-00005.1000
15-46-25-00-00005.1020
15-46-25-00-00005.102A
15-46-25-00-00005.1050
15-46-25-00-00005.1070
15-46-25-00-00005.00CE

DCI 2005-00054

SOURCE, INC.
Engineers - Planners
FL Eng. Business #2627

James P. Elliott, P.E., President
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Cape Coral, FL 33904
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e-mail: sourceinc@att.net
Visit our Website @ http://sourceinc.tripod.com

March 8, 2006

Mr. Bryan Kelner, Principal Planner
Lee County Department of Community Development - Zoning Division
P.O. Box 398
Fort Myers, Florida 33902-0398

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COMMUNITY DEVELOPMENT

Re: Villages of San Carlos
Zoning Supplemental Information; DCI2005-00054 (PDA)
S.I. Project Number: 110-01-03(12)

Dear Mr. Kelner:

Attached please find supplemental information to the referenced zoning application. Attached are item by item responses to your "insufficiency comments" for the referenced application.

The following information is attached:

- 13 copies each - Revised Master Concept Plan Set (11" x 17", & 24" x 36")
- 5 copies - Revised Legal Description & Boundary Sketch of overall project
- 5 copies of (executed) Agricultural Use Affidavit with exhibit
- 13 copies of (executed) Disclosure of Interest Forms
- 1 copy of County Aerial Photographs (Blacklines)
- 1 original & 4 copies of 8½" x 14" Legal Description and Sketch

We trust that this information is sufficient to address your concerns. If you should have any questions, please do not hesitate to call.

Sincerely,
SOURCE, INC.

Timothy Pugh, P.E.
Vice President

DCI 2005-00054

c: Alan Freeman

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LCDOT Sufficiency Checklist

1) *Sufficiency Comments*

a) An analysis should be submitted as required in compliance with Lee County Administrative Code AC-13-17 for projects with more than 300 PM peak hour trips.

An Updated Traffic Impact Statement, prepared by the transportation consultant, Cathy Sweetapple & Associates, has been provided under separate cover directly to Andy Getch.

b) The submittal should include intersection analyses at the project entrances, realigned Three Oaks Parkway, San Carlos Blvd north Cypress Drive and MF entrance.

An Updated Traffic Impact Statement, prepared by the transportation consultant, Cathy Sweetapple & Associates, has been provided under separate cover directly to Andy Getch.

2) *The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.*

Andy Getch @ 479-8510

Environmental Sciences Planned Development Sufficiency Checklist

1) *Description of Existing Conditions, Soils, Vegetation FLUCCS Topography. The application for a Planned Development must be accompanied by the following: [34-373(a)(4)]*

1a) *Aerial Photograph An aerial photograph (at a maximum scale of 1:200 for field verification) with the site clearly delineated [34-373(a)(4)d]*

Please submit an original aerial for the undeveloped portions of the project. ES staff utilize these during field inspections.

A copy of the most recent aerial photographs (2005), have been obtained from the Property Appraisers Mapping Dept., and have been incorporated into the revised vegetation / FLUCCS Map (Sheet G). We have also attached one original copy of the 2005 Lee County property appraiser aerials (200 scale) for sections 10,15, & 22 of T46S, R25E.

1b) *Maps Maps drawn to the same scale as the Master Concept Plan marked or overprinted to show: [34-373(a)(4)e]*

1b2) *Vegetation/Ground Cover. Vegetation and ground cover classified in accordance with the Florida Land Use and Cover Classification System. [34-373(a)(4)e.i.]*

Please submit for undeveloped portions of the project.

Please see the prior letter from Lee County Environmental Sciences regarding updated vegetation and ground cover mapping for the undeveloped portions of the project, which are to be provided during the development order phase for each of the remaining parcels.

2) *Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined en LDC Chapter 10) and Major Planned Developments [34-373(b)(2)]*

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Please submit for the undeveloped parcels.

Protected species surveys for the undeveloped portions of the project are scheduled to be submitted along with their individual development orders.

12) Miscellaneous Items.

The above requested information was not included in the resubmittal packet. This information is necessary for ES staff to thoroughly review the request as indicated in the meeting we had with Rick Joyce and Alan Freeman.

The requested FLUCCS information, for the yet to be developed portions of the project have been overlaid onto the 2005 Lee County Aerials and is included on Sheet G. One additional copy of the "blackline" County aerial photographs are attached.

13) Contact The Environmental Planner may be confected regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
(239) 479-9193
trebatkm@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

1a) The application was signed by the owner of the property or an authorized representative [34-201(a)(1)a.1.]

You mentioned that the requisite "Disclosure of Interest and Authorization" forms were attached in your November 8, 2005 resubmittal. These forms were not attached. Please provide the necessary "Disclosure of Interest" and Authorization forms.

The requisite "disclosure of interest", and authorization forms are attached.

Please provide a list of corrected Strap Numbers Your EXHIBIT PH-2.B.2 submitted in June 3, 2005 has not been corrected or updated.

The corrected STRAP number list is attached.

Also, properly executed affidavits should be provided for each of the STRAP Numbers provided in your updated Exhibit PH-2.B.2.

The requisite "executed affidavits", for each STRAP number are attached.

There are three other property owners that may be affected by this zoning action:

a.	School District of Lee County -	15-46-25-00-00005.104A
b.	Lee County -	15-46-25-00-00005.1030
c.	Villages of Cypress Island, LLP -	15-45-25-00-00005.1070
d.	Three Oaks 1 Master Association -	15-46-25-00-00005.00CE

A properly executed affidavit should be provided for each of the above entities.

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The requisite "executed affidavit", for each referenced STRAP number are attached. Note that the parcel identified in your list by STRAP Number 15-46-25-00-00005.104A, is the Three Oaks Park, which is not owned by the "School District of Lee County". The STRAP number for the school parcel is 15-46-25-00-00005.1070.

1c) The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3]

The Disclosure of Interest form list: Villages of Cypress Island, LLP as 100% ownership The Disclosure of Interest form provided in the initial submission refers to STRAP Numbers in Exhibit PH-2.B.2 This EXHIBIT has not been corrected.

STRAP Number 15-46-25-00-00005.1070 is a yet to be developed, residential parcel, labeled as Parcels "B", "C", "D", & "E", and is currently owned by "Prime Homes at Portofino Vineyards, Ltd." (The General Partner and Registered Agent is Portofino Vineyards Builders, Inc.; Freddy Abbo, President). The deed was recorded on 02/20/2006, INSTR # 2006000076396.

Also, Disclosure of interest forms must be provided for each different entity with the corresponding STRAP Number(s) listed on each executed Disclosure of interest form This has not been provided.

The requisite "disclosure of interest" forms for each STRAP number are attached.

Further, STRAP #15-46-25-00-00005.00005.00CE, Three Oaks 1 Master Association parcel is not included, although it is affected directly by this rezoning. Please correct this discrepancy.

STRAP Number 15-46-25-00-00005.00CE is the tract, located west of the parcel labeled as Parcels "B", "C", "D", & "E", that contains the lake on the eastern side of the cypress preserve which has been deeded to the "Three Oaks 1 Master Association".

6a4) The individual/ STRAP number for each parcel must be provided.

The applicant has provided nine (9) STRAP Numbers for the subject property However, all the STRAP Numbers do not appear to be valid numbers. Please provide a complete list of valid STRAP Numbers.

The list of STRAP Numbers is incomplete and EXHIBIT PH-2.B.2. has not been corrected to reflect the new STRAP Numbers.

In your November insufficiency response you list 6 STRAP Numbers, however, staff finds that 9 STRAP Numbers are affected.. The other four are as follows:

1. 15-46-25-00-00005.104A, school District of Lee County. The revised master concept plan does not reflect all property owned by the school district that should be CFPD. It appears that a part of Parcel "M" is now within the School district property and this change should be reflected on the plans, which means that the school is directly affected.

Note that the parcel identified by STRAP Number 15-46-25-00-00005.104A, is the Three Oaks Park, which is not owned by the "School District of Lee County". The STRAP number for the school parcel is 15-46-25-00-00005.1070. That portion of Parcel "M" that was deeded to the county on 10/21/04 is now included within the parcel identified by STRAP Number 15-46-25-00-00005.104A.

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2. 15-46-25-00-00005.1030, Lee County This is Parcel "G", Waste Water Treatment Site and should be shown as "CFPD" This requires concurrence with Lee County Please see Mike Pavese, Public Works (ph: 479-8505). You may also want to speak to Mike about the school property noted above.

So noted, also see above.

3. 15-45-25-00-00005.00CE, Three Oaks 1 Master Association This property is affected directly by this zoning action and their concurrence is required.

STRAP Number 15-46-25-00-00005.00CE is the portion of the parcel, labeled as Parcels "B", "C", "D", & "E", that contains the lake on the eastern side of the cypress preserve which has been deeded to the "Three Oaks 1 Master Association".The requisite "disclosure of interest", and authorization forms for this STRAP number are attached.

6o) Statement from the owner describing the type and Intensity of agricultural use existing on the site on the date of application. The statement must include acreage figures for each Use and an exhibit showing the location of the uses on a copy of the boundary sketch. The exhibit must be titled "Agricultural Uses at time of Zoning Application." [34-202(b)(7)]

Please respond to the above requirements agricultural uses existing on the subject property in accordance with Section 34-202(b)(7) of the LDC.

In your November 6, 2005 sufficiency response you mention that copies of the "agricultural use" exhibits and affidavits are attached. There were no attachments with your resubmittal. Please provide the required documentation.

Copies of the "agricultural use" exhibits and affidavits are attached.

9) Description of existing conditions. The application for a Planned Development must be accompanied by the following: [34-373(a) (4)]

A. Sheet D, Current Land Use & Existing Zoning, has been updated to reflect current and existing zoning. However, Parcel "I" and "H" are not clearly designated as to zoning. Also, the line separating Parcels "M" and "K" is not reflective of property ownership This should be corrected since a portion of the RPD (Parcel "M") is within the limits of the school properly and should be adjusted, with the concurrence of the School District to reflect this change to CFPD This may require adjustments in the acreage figures assigned to various parcels in the LAND USE SUMMARY TABLE, Sheet D Also, the LAND USE SUMMARY TABLE, Sheet D, acreage figures do not appear to add up to those shown for the Parcels on the Current Land Use & Existing Zoning Map. Also, no acreage figure or existing zoning is shown for a small triangular parcel just south of Eastgate at San Carlos Pines, Phase One and Two.

Copies of the updated Sheet D, is included in the revised plan set. Also note that the referenced small triangular parcel is the stormwater detention lake for the Eastgate neighborhood.

B. Sufficient

C. The revised Land Use Summary Table on Sheet B2 has not been deleted.
Please advise if the revised table is consistent with the DRI Land Use Table.

Copies of the updated Sheet D, is included in the revised plan set.

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D. Staff disagrees with your explanation of this insufficiency item and still requests these modifications. However due to the complexity of the maps that make up this zoning action, staff is prepared to discuss this item to resolve outstanding issues.

The heading "Plan Development Modifications", is a new addition to Sheet B2. This addition should be deleted from Sheet B2 and the reference numbers deleted from Sheets B1 and B2 The "Plan Development Modifications" table should be on Sheet C1, which replaces the old Table B-1 shown on Sheet C1, Resolution Z-91 063 The numbers 1a through 1g should be on Sheets C1 end C2 and the old circled numbers 1 through 11 should be (as applicable) incorporated into Sheets C1 and C2 or removed from Sheets C1 end C2. It should be noted that Sheets C1 and C2 appear to be also Map "H" for the DRt. Therefore, consistency must be maintained. The DRI development order item 2.1.c. references Map "H" of the original application for development approval states "... is modified by Exhibit A hereto, the zoning resolution adopted February 17, 1992, and by the revised master concept plan which is incorporated herein by reference". Please verify that Sheets C1 end C2 are also Map "H" for the DRI development order.

The exhibit that was entitled as "C1" was the "previously approved" MCP. A new sheet "C1" has been added to the plan set which will become the new DRI Map "H".

Under "Plan Development Modifications", item 1f list various housing types. However, this list of housing types does not match the dwelling unit types in the proposed property develop regulations on Sheet B1 and Sheet C1. The property development regulation should be removed from Sheet B1 and Sheet C1, since they are in Resolution Z-91-083 (See Deviation (6)). Also, if property development regulations are not listed for all the housing types mentioned in "Plan Development Modifications", item 1f, then Deviation (6) must be amended to add these properly development regulations or item 1f must be modified to exclude the housing types.

The various housing types listed in "Item 1f" are exactly the dwelling unit types that have been previously approved by Resolution Z-91-083. We understand that the current thinking by staff, is not to show the property development regulations on the MCP, but to include them in the zoning resolution. However, the list of housing types, and development regulations, that has been shown on Exhibit B-1 (which includes sheets B1 & B2) have been expanded slightly to include some newly proposed housing types that are now proposed. The proposed housing types are similar to those that were previously shown on the previous MCP, but are slightly different, necessitating the newly proposed categories as well as the development regulations.

E. Your response to this insufficiency appears to contradict insufficiency item 6o) where you state that copies of the "agricultural use" exhibits and affidavits are attached. Item 6o) should address your concerns with the following staff insufficiency item. Also, see Condition 5, Resolution Z-91-083, which has language addressing bonafide agricultural uses. Retaining the language on the master concept plan is redundant.

Copies of the "agricultural use" exhibits and affidavits are attached. The "redundant" language on the MCP has been removed.

Under Villages of San Carlos, Currently Approved Schedule of Uses, reference is made to Temporary Agricultural Uses in the RPD, CPD, and CFPD zoning districts, These should be deleted and a condition will be drafted to replace Temporary Agricultural Uses (See Sufficiency Item 6o) above and Condition 5, Resolution Z-91-083)

Copies of the "agricultural use" exhibits and affidavits are attached. The "redundant" language

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on the MCP has been removed.

F. Sufficient

10) *Lee Plan Compliance Narrative A narrative explanation as to how the proposed development compiles 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)]*

You stated that the proposed changes to the MCP have been summarized on Sheet B2 and proposed MCP, Exhibit B-1. However, it would be difficult for the public looking at the file to determine this Therefore, it is still necessary to have a narrative explaining this in written form separate from the MCP

Please provide a Lee Plan narrative explaining how the proposed development complies with the Lee Plan and Sections 34-145(c)(2)a and e., and 34-145(d)(3) of the LDC.

Also, a narrative must be provided explaining all the proposed changes and the reasons for the proposed changes it is not clear in the application for the planned development rezoning just what the changes are or the reasons for the changes.

A narrative explaining how the development complies with the Lee Plan and Sections 34-145(c)(2)a. & e. as well as 34-145(d)(3) of the LDC, was submitted with the previous zoning application and an updated version is attached.

12b) *Vehicular Access The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development [34-373(a)(6)b.]*

The following information was not shown on the revised Sheets B1 and B2. Please provide the information as requested.

Sheets B1 and B2, Parcels B, C, D, & E do not show the exact location of all points of vehicular ingress and egress. Please provide this information as applicable to Sheets B1 and B2.

The locations of all of the proposed and existing points of vehicular ingress and egress onto Three Oaks Parkway have been added to sheets B1 and B2.

12d4) *Uses. The proposed use of each lot or parcel (including outparcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-373(a)(6)c.]*

Staff disagrees with your response to staff's insufficiency items listed below: However, due to the complexity of this zoning action staff is prepared to meet and discuss this insufficiency item.

Sheet B2 lists the Villages of San Carlos Currently Approved Schedule of Uses. This should read Villages of San Carlos Schedule of Uses and the Schedule of Uses must be revised to reflect the current LDC uses. The "Proposed Changes to the Previously Approved Schedule", as shown on Sheet B2, must be incorporated into a new Schedule of Uses for the development.

The Schedule of Uses shown on Sheet B2 is the list that is "currently approved" for this development. The notation below labeled "Proposed Changes to Previously Approved Schedule of Uses", details what changes are being proposed. Those notations have been removed from the

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MCP, and we have provided a composite list of all of the uses that would be allowed by executing those "proposed changes".

> Today the Schedule of Uses are incorporated into the body of the zoning resolution and you may want to delete the Schedule of Uses (both current and proposed) from Sheet B2 and recreate the Schedule of Uses on a separate exhibit that can be worked into the body of the zoning resolution.

As stated above, we have provided a composite list of all of the uses that would be allowed by executing those "proposed changes", that can be incorporated into the body of the new zoning resolution.

> The proposed Schedule of Uses are Shown on Sheet C2. The Schedule of Uses must be deleted from the Sheet C2. (This is a duplication of the Schedule of Uses shown on Sheet B2).

The exhibit that was entitled as "C1" was the "previously approved" MCP. A new sheet "C1" has been added to the plan set which will become the new DRI Map "H".

12m) Location of Deviations. The location of any requested deviations, keyed to the schedule of deviations, including sample drawings demonstrating the effect of the requested deviations will have on the site plan. [34-373(a)(6)l.]

> Staff disagrees with the applicant regarding the deviations and changing the MCP after the zoning case has been heard. Please make the change on the MCP.

The list of deviations shown on sheet B1 are those that were previously approved and utilized in the development of the project so far. Only one of those deviations had a "specific location" associated with it . These deviation locations were "defined" and not "keyed" on the previously approved MCP.

> The deviation requests can be shortened on Sheet B1, since the actual deviation request and condition are in the body of the zoning resolution. Therefore, staff recommends that the deviation language on Sheet B1 be more cryptic. Using Deviation 1 as en example, Deviation 1 would read: Deviation 1, for all districts, approved as conditioned.

The deviation language has been made more cryptic on the revised MCP.

> Sheet C1 list all the deviations. These should be deleted from Sheet C1. Also, Determination requests should be deleted from Sheet C1 (See sufficiency item 17, below)

The exhibit that was entitled as "C1" was the "previously approved" MCP. A new sheet "C1" has been added to the plan set which will become the new DRI Map "H".

14b) Units by Uses. The number of units (gross square feet for commercial / industrial uses, number of units for residential or motel/hotel uses, number of beds for Institutional type uses, etc.) for each proposed use. [34-373(a)(8)ii]

> You are proposing Assisted Living Facilities (ALF) on several parcels zoned RPD including RPD Parcels "J" and "L" it appears on the GIS system that these two parcels are built out. Therefore, why would you be including this use in existing built out residential developments? Please explain.

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The applicant requested to include Assisted Living Facilities (ALF) units as some of the multi-family units that are proposed within the residential tracts or as a stand alone facility within the commercial tracts. No specific location or number of units has been determined at this time. This ALF option, if exercised, will comply with all aspects of LDC Sec. 34-1411, as well as the density equivalents set forth in LDC Sec. 34-1494. This ALF option would not apply to the parcels that are already built out.

17) *Waivers. Request(s) for waiver or modification must be submitted to the Director prior to submitting the application. A copy of the request and the Director's written response must accompany the application and will become a part of the permanent file. [34-202(a)]*

Sheet C1 has a Table entitled Determination Requests. This should be deleted from Sheet C1. If the applicant is requesting waivers from sections of the LDC as shown in the Determination Requests Table, Sheet C1, then the applicant must submit under separate letter head a request for waivers to the Director of Zoning. The application will not be found sufficient until a response is resubmitted as part of the sufficiency review.

This insufficiency request has not been address appropriately. The notation language infers that you are currently requesting this determination. If so, then you need waivers from these requirements

The exhibit that was entitled as "C1" was the "previously approved" MCP. A new sheet "C1" has been added to the plan set which will become the new DRI Map "H".

16) *Developments of Regional Impact. Developments of Regional Impact must comply with the information submittal requirements of F.S. ch 380. [34-203(a)]*

This rezoning is in conjunction with a DRI Development Order Amendment for the Villages of San Carlos. Therefore, this project will not be scheduled for public hearing until both the DRI application (DRI2005-00005) and the DCI rezoning application (DCI2005-00054) are found sufficient.

So noted.

21) *Miscellaneous Items.*

A. Sufficient

B. Revision table must be provided on each Sheet of the Master Concept Plan showing the latest revision, including the previous revision dates. The revision dates were not shown on the revised maps. Please revise the dates.

Revision notes have been added to the revised MCP.

C. All the sheets comprising the master concept plan, where appropriate, should be updated to show the changes in the road alignment and other associated changes Your response is "So Noted". Does this mean you made the changes or have not at this time?

The changes in the road alignment have been added to all applicable sheets within the revised MCP.

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D. Sufficient

E. Still Insufficient. Sheet B2 shows Parcels B. C, D, & E combined for residential. These parcels were originally shown as multiple family high density (Parcels E and D) or multiple family low density (Parcels B and C). Please indicate on Sheet B2 if these Parcels will be Multiple family low density or high density. This would be consistent with the DRI Revised Land Use Table which has acreages assigned to Parcels B. C, D, & E. Also, the Land Use Summary Table must be modified to show high and low densities and the acreage assigned to each and the location on Parcels B, C, D, & E. Staff has a concern with high density adjacent to the single family dwelling units in Cypress Chase developments.

The newly created parcel is made up from portions of both of the previously defined low and high density parcels. The new term "mixed density multi-family" is a term resulting from the mixture of low and high density into the combined development parcel. This parcel has been conceived as a "village" concept, including the different multiple family product types currently included in the existing zoning resolution. Please note that the Cypress Chase development is separated from the combined Parcels "B, C, D, & E" by a lake, that surrounds the existing cypress preserve. The applicant may be amenable to an added restriction, that would restrict building height to 35 feet, for any portion of the combined Parcels "B, C, D, & E", that are within 200 feet of any existing single family residences, within the Cypress Chase development.

F. The Three Oaks Treatment Facility is zoned currently zoned CPD, Parcel G. It is my understanding that the applicant is inquiring whether this Parcel should be rezoned to CFPD. Parcel G is owned by Lee County and the County's authorization would be required to rezone Parcel G. Please contact Mike Pavese, Public Works, 479-8505, to discuss this issue. If they wish to rezone, please provide the necessary authorizations.

Staff requested authorizations have not been received by staff. Also, Public Works advised the applicant that they would need to obtain formal authorization to proceed on their behalf. Please provide the necessary authorization fomms. A so, there are no property development regulations for their property (Public Works), which must be provided. by the applicant.

The department of public works staff was contacted and they concurred that the Three Oaks wastewater treatment facility parcel "G", should be rezoned from CPD to CFPD. The requisite authorizations will be forthcoming, directly from that department.

G. Insufficient: Sheet C2, Under Notes. the first paragraph reads: Refer to Sheet C1, Table B-1 for changes in the master concept plan indicated by the circled numbers" This is not clear, since there are two sets of circled numbers. Please clarify or this should be deleted.

A new sheet "C1" has been added to the plan set which will become the new DRI Map "H". The referenced circled numbers do not appear on this new sheet C1 (DRI Map "H").

Insufficient: The second paragraph reads: Refer to Sheet B1 for a List of Deviations from appropriate provisions of the Lee County zoning and development codes and ordinances. This is not necessary, please delete this note.

A new sheet "C1" has been added to the plan set which will become the new DRI Map "H". The referenced deviation note does not appear on this new sheet C1 (DRI Map "H").

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H. Sheet H has been revised for a typical single-family (standard) lot by adding setbacks for pool deck/enclosures, side setback reductions, building setbacks from water and privacy wall setbacks. The Property Development Regulations in Resolution Z-91-083, Deviation (6), prevail over the property development regulations in Sheet C-1. Therefore, the need to delete these regulations from Sheet C-1. The referenced setbacks on Sheet "H" must match the Property Development Regulations in Resolution Z-91-083, Deviation 6, to be consistent? A single-family (executive) typical lot has been added to Sheet H. Therefore, have Property Development Regulations been established for this type of single-family lots (executive)? Also, a typical lot for zero lot line are shown on Sheet H. which have also been modified from the previously approved typical. Therefore, have the property Development Regulations in Deviation (6) been amended to reflect these changes?

The list of housing types, and development regulations, that has been shown on Exhibit B-1 (which includes sheets B1 & B2) have been expanded slightly to include some newly proposed housing types that are now proposed. The proposed housing types are similar to those that were previously shown on the previous MCP, but are slightly different, necessitating the newly proposed categories as well as the development regulations. If necessary, deviation #6 language can be amended, to implement the additional unit type property development regulations.

I. Sufficient

J. Sufficient

K. See attached comments from the Department of Public Works, dated 11/25/05.

L. The legend shown on Sheet C-1 and C-2 references "Existing RS-1". This is incorrect, since residential properties in the Villages of San Carlos are zoned Residential Planned Development (RPD). Please make the necessary corrections to C-1 and C-2.

A new sheet "C1" has been added to the plan set which will become the new DRI Map "H". The referenced notation does not appear on this new sheet C1 (DRI Map "H").

M. Sheet D, shows Parcel F-1 zoned RPD. However, Sheet B-1 shows Parcels F-1 zoned CPD. Please show the correct referenced zoning district on each map (RPD or CPD).

The reference is correct. Sheet D shows the "CURRENT" zoning (RPD) of Parcel F-1, while Sheet B-1 shows the "PROPOSED" zoning (CPD) for that parcel.

N. Comments from the School District of Lee County, dated November 15, 2005

O. Comments from Public Works, dated 11/26/06

P. Staff strongly recommends that you meet with Donna Marie Collins, County Attorneys Office, and myself before resubmitting or preparing the resubmittal. Please call me at 479-8363 to set up an appointment.

DCI 2005-00054

Transmittal

To: Bryan Kelner

From: Larry Hooper
Villages of San Carlos DRI2005-00005 & DCI2005-00054
Source Project No.: 110-01-03 (12)

Date: June 23, 2005

Attached, please find copies of the mailing labels for the referenced project per your request.

Please call if you have questions or comments.

From the desk of...

Larry B. Hooper.
Source, Inc.
1334 Lafayette Street
Cape Coral, Florida 33904
(239) 549-2345
Fax: (239) 549-6779
email: sourceinc@att.net
Visit our Website @ www.sourceinc.tripod.com

AT&T Worldnet

[Print] [Close]

From: "Bryan Kelner" <KELNERBJ@leegov.com>
To: <sourceinc@worldnet.att.net>
Cc: "Luisa Villa" <LVILLA@leegov.com>
Subject: Villages of San Carlos - DRI2005-00005 & DCI2005-00054
Date: Tue, 21 Jun 2005 14:49:02 +0000

Tim,

further to our meeting of June 16, 2005, it was discussed that you would provide a "variance report", which would include a list of property owners and mailing labels for all property owners within the overall development (Villages of San Carlos DRI) and those within 500 feet of the overall development (Villages of San Carlos DRI).

I need these labels by Friday June 24, 2005 to send out staff's courtesy notice to property owners within the development and within 500 feet of the development.

Your assistance in providing this information by Friday, June 16, 2005 is greatly appreciated.

EXHIBIT "1 - C"
Page 2 of 2

Route 60 Landmarks

1. San Carlos Plaza
2. Drews Community Center
3. South County Regional Library
4. Miromar Outlets
5. FGCU

★ Transfer Location

Monday Thru Saturday

EASTBOUND

1 San Carlos Plaza	2 Drews Comm Center	3 South Co Library	4 Miromar Outlets	5 FGCU
*5:55	--	--	--	6:20*
*6:40	--	--	--	7:00*
7:30	--	--	--	7:50
8:55	9:00	9:12	9:20	9:30
10:15	10:20	10:32	10:40	10:50
11:35	11:40	11:52	**12:00**	**12:10**
12:55	**1:00**	**1:12**	**1:20**	**1:30**
2:15	**2:20**	**2:32**	**2:40**	**2:50**
3:35	**3:40**	**3:52**	**4:00**	**4:10**
4:55	**5:00**	**5:12**	**5:20**	**5:30**
6:15	**6:20**	**6:32**	**6:40**	**6:50**
7:35	**7:40**	**7:52**	**8:00**	**8:10**
8:55	**9:00**	**9:12****	--	--

PM times in **BOLD**

All times are approximate

WESTBOUND

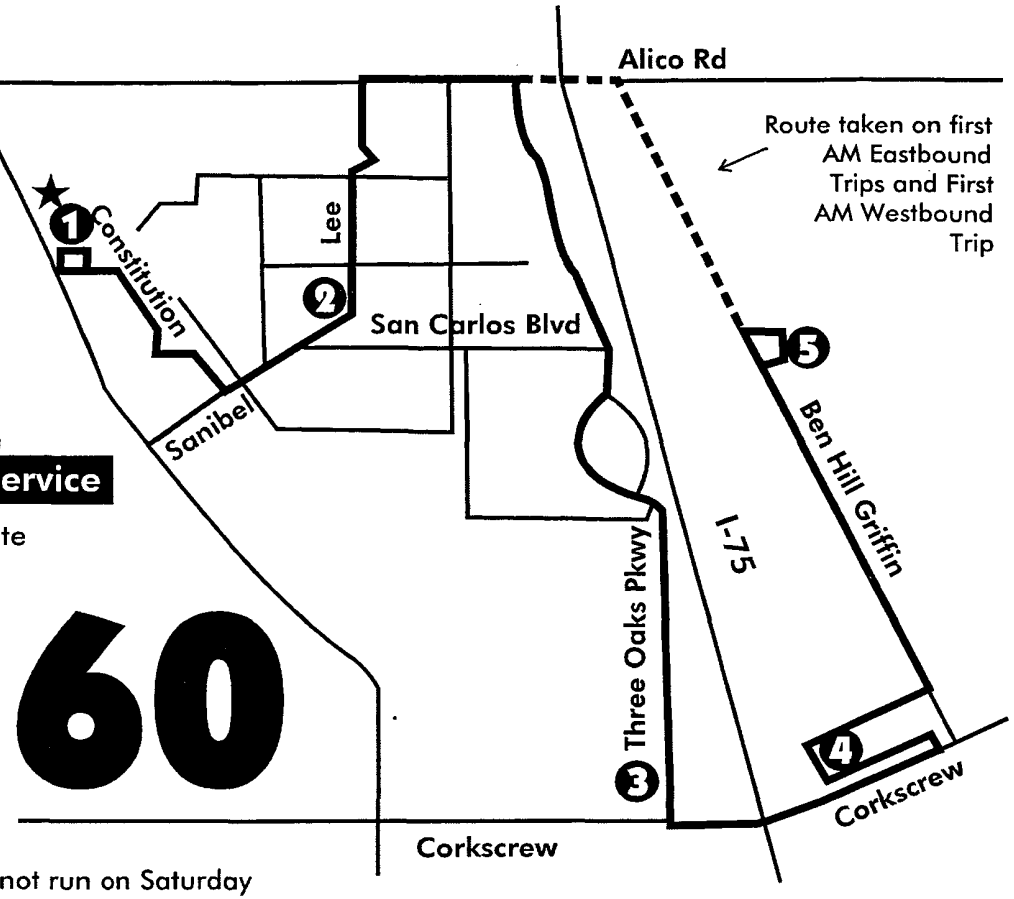
5 FGCU	4 Miromar Outlets	3 South Co Library	2 Drews Comm Center	1 San Carlos Plaza
*6:20	--	--	--	6:40*
*7:00	--	--	--	7:30*
8:05	8:15	8:23	8:35	8:40
9:30	9:40	9:48	10:00	10:05
10:50	11:00	11:08	11:20	11:25
12:10	**12:20**	**12:28**	**12:40**	**12:45**
1:30	**1:40**	**1:48**	**2:00**	**2:05**
2:50	**3:00**	**3:08**	**3:20**	**3:25**
4:10	**4:20**	**4:28**	**4:40**	**4:45**
5:30	**5:40**	**5:48**	**6:00**	**6:05**
6:50	**7:00**	**7:08**	**7:20**	**7:25**
8:10	**8:20**	**8:28**	**8:40**	**8:45**

PM times in **BOLD**

DCI2005-00054
JUN 03 2005
PERMIT COUNTER

No Sunday Service

on this route



* - This trip does not run on Saturday

** - Service ends at Alico and Three Oaks Pkwy. Library on Demand only this trip.

Bus Riding Tips

- Be at Bus Stop 5 minutes before scheduled time
- Have exact fare. Drivers cannot make change.
- Check the destination sign above the windshield to ensure you are boarding the correct route.
- Transfers Good On Next Available Bus Only and Not Valid on Same Route.
- Out of courtesy to fellow passengers, smoking, drinking, eating, gambling, littering,and music without headphones are not allowed.
- No Service provided on following days:

New Year's Day	Labor Day
Memorial Day	Thanksgiving Day
July 4th	Christmas Day

To: zone file

Bryan Kelner - Re: Villages of San Carlos - PDA Application & NPC Application(DCI2005-00054 & DRI2005-00005)

From: "Timothy Pugh, P.E." <TEPugh-Source@worldnet.att.net>
To: "Bryan Kelner" <KELNERBJ@leegov.com>
Date: 10/20/2005 1:50 PM
Subject: Re: Villages of San Carlos - PDA Application & NPC Application(DCI2005-00054 & DRI2005-00005)
CC: <Fregroup@aol.com>

Bryan:

Based on the various preparations necessitated by the impending Hurricane Wilma, it will be difficult for our staff, and the various sub-consultants employed by the applicant to be able to complete our response to the sufficiency checklists for the referenced project by the present deadline of Monday October 24, 2005.

As was addressed in the previously granted 60 day extension there were various reasons why that extension was necessary, and we were fully intending to complete our compilation of the various information to address the sufficiency items within that time period. Unfortunately, factoring the logistics of printing and compiling our response, while the threat of another major hurricane looms upon us, complicates that effort.

We are therefore requesting an additional 15 day extension, and will endeavor to complete our response as soon as possible, without the need for any additional extensions, (pending any future natural disasters, of course).

Thank you, and stay safe and dry.

Timothy Pugh, P.E.

> ----- Original Message -----
> **From:** Bryan Kelner
> **To:** TEPugh-Source@worldnet.att.net
> **Sent:** Wednesday, October 19, 2005 7:37 AM
> **Subject:** Re: Villages of San Carlos - PDA Application & NPC Application(DCI2005-00054 & DRI2005-00005)
>
> Yes, you can request additional extension. Please e-mail me on the length of time and the reason for the extensions.
>
> You mentioned that Allen instructed you to compile a collective responses to the two (2) sufficiency checklists.
>
> Please provide a checklist for each case, even though there may be some redundancies.
>
> >>> "Timothy Pugh, P.E." <TEPugh-Source@worldnet.att.net> 10/18/05 03:40PM >>>

Henderson|Franklin
ATTORNEYS AT LAW

1715 Monroe Street • Fort Myers, FL 33901
Post Office Box 280 • Fort Myers, FL 33902
Tel: 239.344.1100 • Fax: 239.344.1200 • www.henlaw.com

Bonita Springs • Sanibel

Memorandum

Date : April 18, 2007

To : Lee County Hearing Examiner

From : Russell P. Schropp

Re : Villages of San Carlos, DCI2005-00054 and DRI2005-00005

Please accept this memo as the Applicant's pre-hearing statement regarding issues pertaining to the above-referenced matters.

Based upon the Staff Report dated April 4, the revised Second Development Order Amendment transmitted by email from the County Attorney's office on April 17, and the Memorandum transmitted to the Hearing Examiner from Bryan Kelner dated April 18, it appears the only issue is as noted in paragraph 4, page 2 of Mr. Kelner's memorandum pertaining to the elimination of outdoor storage on Parcel F.

Please advise if you have any questions regarding the above.

/rs

cc: Bryan Kelner
Dawn Lehnert
Alan Freeman
Dave Underhill

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APR 18 2007
COMMUNITY DEVELOPMENT

Kelner, Bryan J.

From: Lehnert, Dawn
Sent: Tuesday, July 31, 2007 11:41 AM
To: Russell Schropp
Cc: Getch, Andrew J.; Kelner, Bryan J.
Subject: Villages of San Carlos DRI
Attachments: Villages of San Carlos - 2nd Amend.wpd; Z-07-027.wpd

Russell:

In accord with our meeting this morning, I revised the DRI DO and the Zoning resolution. Copies are attached for your review.

By copy of this email I am requesting that Andy review zoning condition B.2.b(2)(c) again to determine whether 1,212 feet is the correct reference, or, if this reference should be 786 feet (as Alan believes it should state).

Deviations 6 through 14 were added into the resolution, in anticipation of the HEX response to the Request for Clarification filed this morning.

If any additional changes are necessary, please do not hesitate to contact me.

Thanks

Dawn E. Perry-Lehnert
Assistant County Attorney
Lee County Attorney's Office
Phone: 239-533-2236
Fax: 239-485-2106
Lehnertd@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and Officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing Examiner

August 01, 2007

533-8585

MR. ALAN C. FREEMAN
19091
TAMIAMI TR. SE
FT MYERS, FL 33908

RE: **Agenda Schedule for VILLAGES OF SAN CARLOS**
Case No. DCI2005-00054 & DRI 2005-00005

Dear MR. ALAN C. FREEMAN :

Your zoning request has been scheduled before the Board of County Commissioners to take final action after reviewing the Hearing Examiner's recommendation.

DATE & TIME: Monday, August 20, 2007. Meeting commences at 9:30 a.m.

LOCATION: Commissioners' Meeting Room
2120 Main Street
Ft. Myers, Florida

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Brady X Proctor
Administrative Assistant

cc: MR. ALAN C FREEMAN
MR. PAUL H FREEMAN TR
MR. TIM PUGH, SOURCE, INC.
Bryan Kelner, Principal Planner
Zoning File

TR TRANSPORTATION CONSULTANTS, INC.

13881 PLANTATION ROAD, SUITE 11
FORT MYERS, FL 33912-4339
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

November 28, 2006

DCI 2005-00054

Mr. Timothy Pugh, P.E.
Source, Inc.
1334 Lafayette Street
Cape Coral, FL 33904

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RE: Villages of San Carlos DRI
DRI2005-00005

Dear Mr. Pugh:

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed NOPC Application for the Villages of San Carlos DRI. The comments and TR Transportation's response to those comments are listed below for reference.

> *The resubmittal addresses the DRI comments but did not include the intersection analysis previously requested at the project entrances, realigned Three Oaks Parkway, San Carlos Boulevard, North Cypress Drive, and multi-family entrance.*

Turning movement counts were previously conducted along Three Oaks Parkway at its intersections with Cypress Drive North, San Carlos Boulevard, Cypress Chase Court, Cypress Vista Circle/Pineapple Road, and Cypress View Drive. The results of the turning movement counts, which were conducted in 2002 and 2003, are illustrated on **Figure 1A** and **Figure 1B**. The existing traffic volumes were adjusted for peak season by utilizing the appropriate peak season factor obtained from the FDOT 2005 Peak Season Factor Category Report for Lee County. The volumes were then grown by the 6.05% area wide growth rate as calculated in the Villages of San Carlos DRI report prepared by Cathy Sweetapple & Associates dated August 2006.

Figure 2 illustrates the subject site and highlights the undeveloped parcels remaining within the Villages of San Carlos development. The trip generation assumed for each undeveloped outparcel is attached to the end of this document for reference and was developed utilizing the trip generation presented in the Villages of San Carlos DRI report dated August 2006. The site traffic from the undeveloped portion of the Villages of San Carlos DRI was then added to the appropriate intersections along Three Oaks Parkway. In addition, the turning volumes along the future Three Oaks Parkway alignment at its two intersections with the current Three Oaks Parkway alignment were calculated based on the turning movement counts performed along the current Three Oaks Parkway at its intersections with Cypress Chase Court, Cypress Vista Circle/Pineapple Road, and Cypress View Drive. The through volumes utilized in the intersection analysis were

obtained from Table 7 of the Villages of San Carlos DRI report dated August 2006. The resulting 2009 build-out traffic volumes are illustrated on **Figure 3A** and **Figure 3B**.

Intersection analysis was then performed along Three Oaks Parkway at its intersections with the following roadways:

- North Multi-Family Entrance
- North Cypress Drive
- North Three Oaks Middle School Entrance/North Three Oaks Park Entrance
- South Three Oaks Park Entrance
- South Three Oaks Middle School Entrance
- San Carlos Boulevard
- North Connector to the current Three Oaks alignment
- South Multi-Family Entrance (Portofino Vineyards)
- South Connector to the current Three Oaks alignment

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COMMUNITY DEVELOPMENT

The latest version of the Highway Capacity Software, HCS+, was utilized to conduct the analysis. Based on the results of the analysis, the only intersections shown to operate below acceptable Level of Service conditions in 2009 are Three Oaks Parkway/San Carlos Boulevard, Three Oaks Parkway/North Connector, and Three Oaks Parkway/ South Multi-Family Entrance.

At the intersection of Three Oaks Parkway and San Carlos Boulevard, the eastbound approach is shown to operate below acceptable Level of Service conditions during the PM peak hour. This Level of Service deficiency can be corrected by reconstructing the eastbound approach to include a dedicated left turn lane and a shared through/right turn lane. When analyzed as such, all movements at the intersection are shown to operate at an acceptable Level of Service condition.

At the intersection of Three Oaks Parkway and the North Connector to the current Three Oaks Parkway alignment, the eastbound to northbound left turning movement is shown to operate below acceptable Level of Service conditions. This Level of Service deficiency could be corrected by signalizing the intersection and when analyzed as such all movements operate at an acceptable Level of Service condition. However, due to the proximity of the future traffic signal at the Three Oaks Parkway and San Carlos Boulevard intersection, there may be sufficient gaps created in traffic along Three Oaks Parkway for the eastbound left turning vehicles to complete the eastbound to northbound left turning movement without undue delay. Therefore, the need for a traffic signal at this location should be further analyzed after the realignment of Three Oaks Parkway has been completed.

DCI 2005-00054

At the intersection of Three Oaks Parkway and the South Multi-Family development (Portofino Vineyards), the eastbound to northbound left turning movement is shown to operate below acceptable Level of Service conditions. However, all movements at the intersection are shown to operate at an acceptable Level of Service condition when analyzed as a signalized intersection. The potential signalization of this intersection will be further analyzed at the time of local Development Order.

In conclusion, the eastbound approach to the Three Oaks Parkway/San Carlos Boulevard intersection should be reconstructed to include a dedicated left turn lane and a shared through/right turn lane. No other intersection improvements are warranted as a result of this analysis.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

David L. Wheeler
Transportation Consultant

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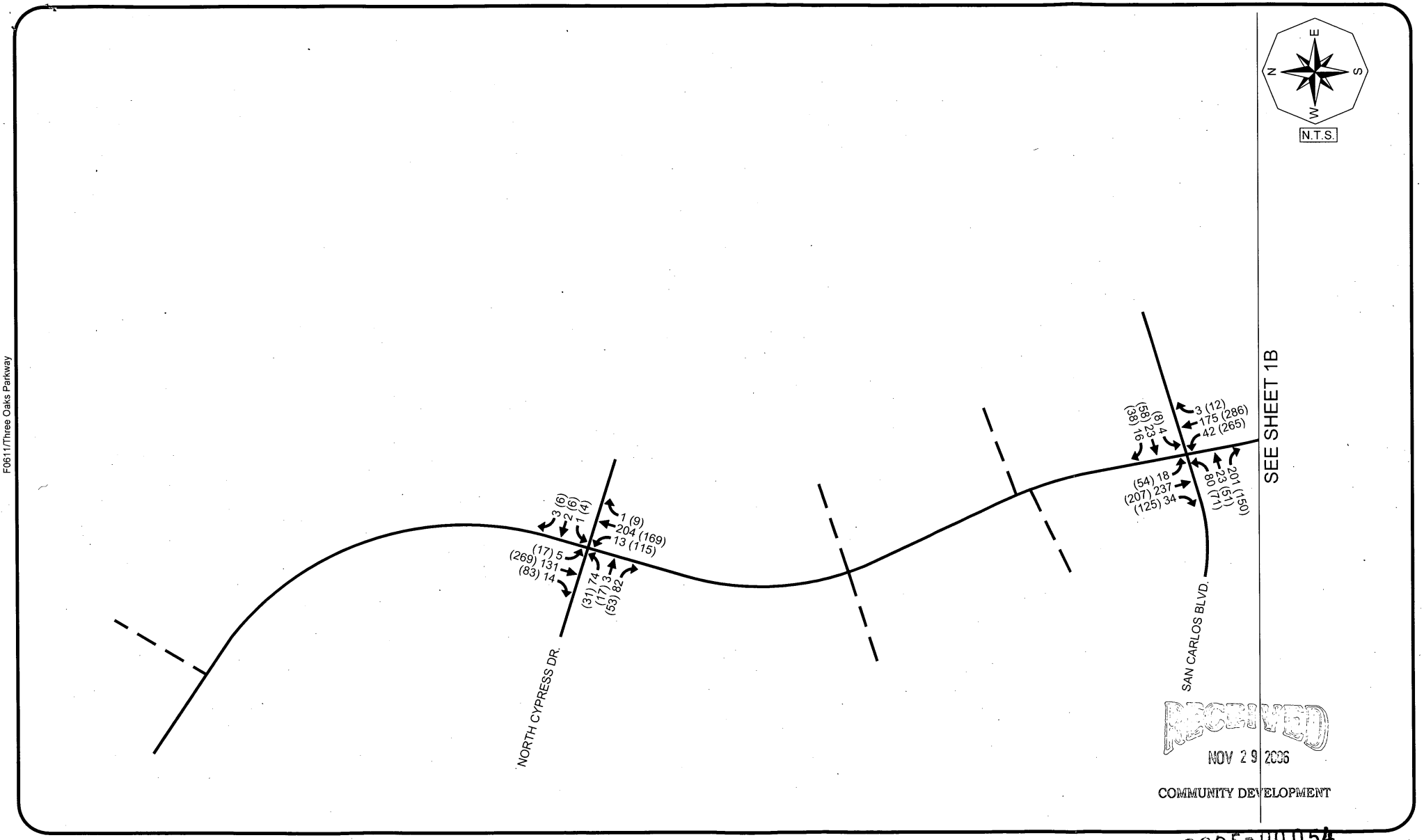
Attachments

DCI 2005-00054



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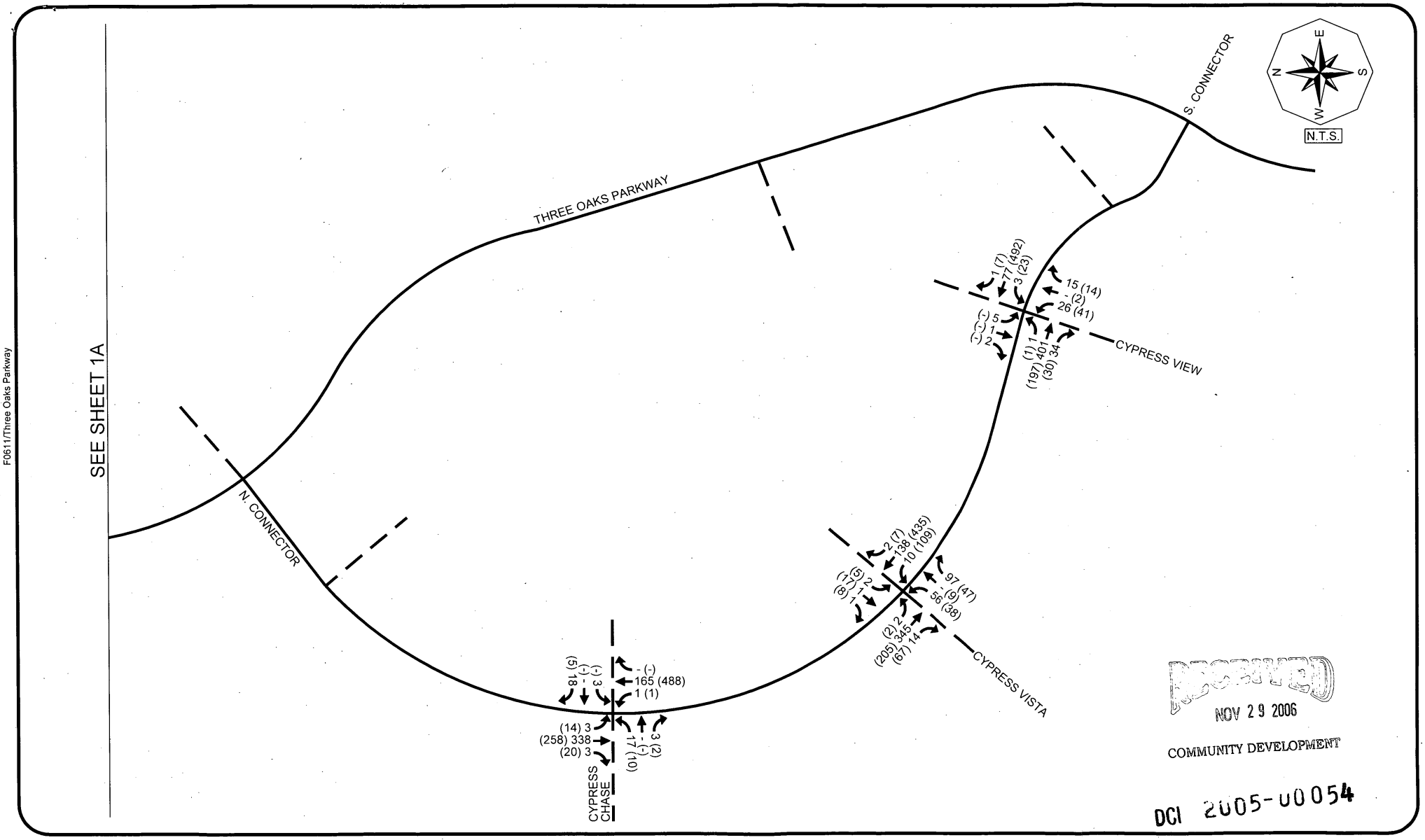
F0611/Three Oaks Parkway

TRANSPORTATION CONSULTANTS, INC.

2002/2003 PEAK HOUR TRAFFIC VOLUMES
VILLAGES OF SAN CARLOS DRI

DCI 2005-00054

Figure 1A



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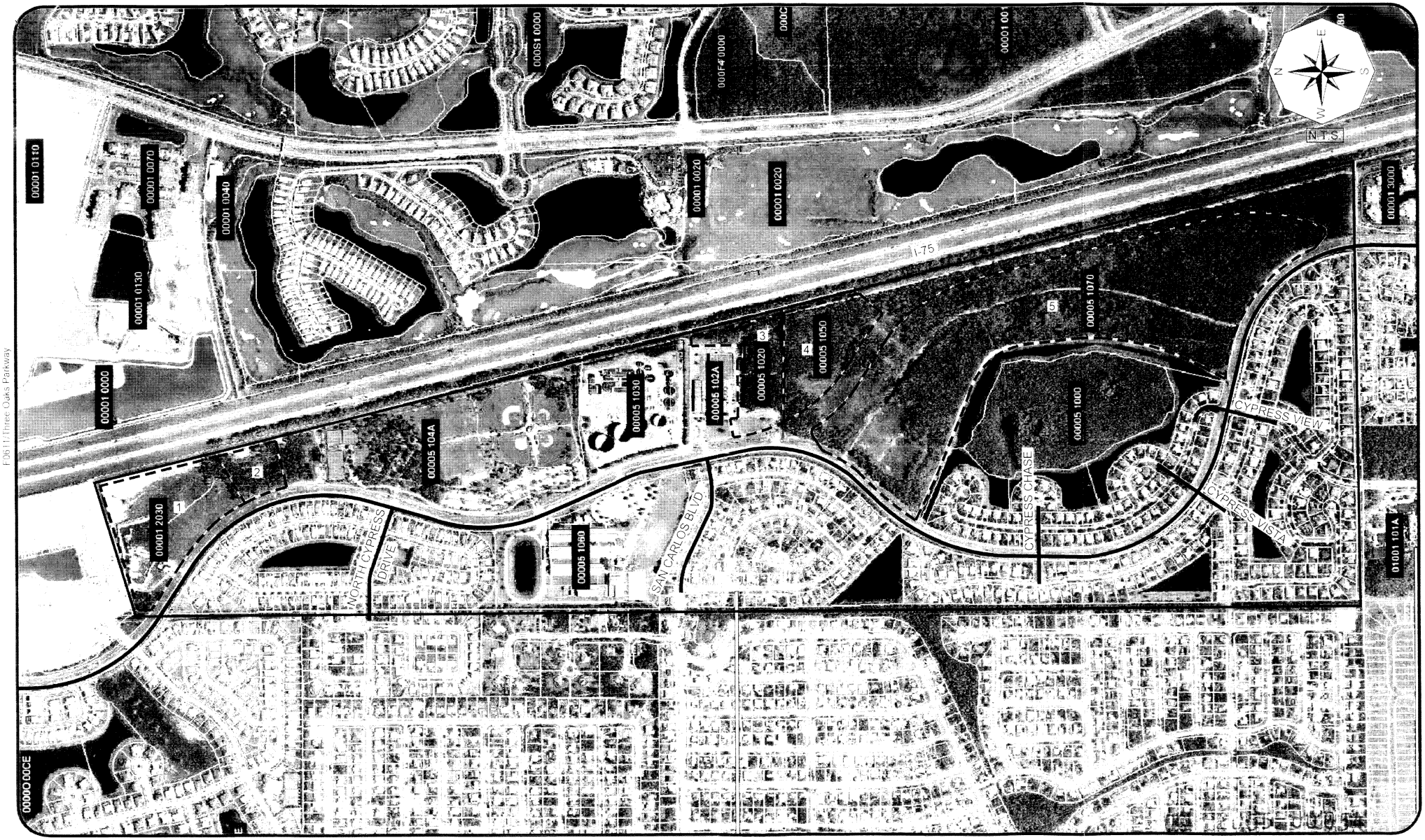
COMMUNITY DEVELOPMENT
DCI 2005-00054

F0611/Three Oaks Parkway

TRANSPORTATION CONSULTANTS, INC.

2002/2003 PEAK HOUR TRAFFIC VOLUMES
VILLAGES OF SAN CARLOS DRI

Figure 1B

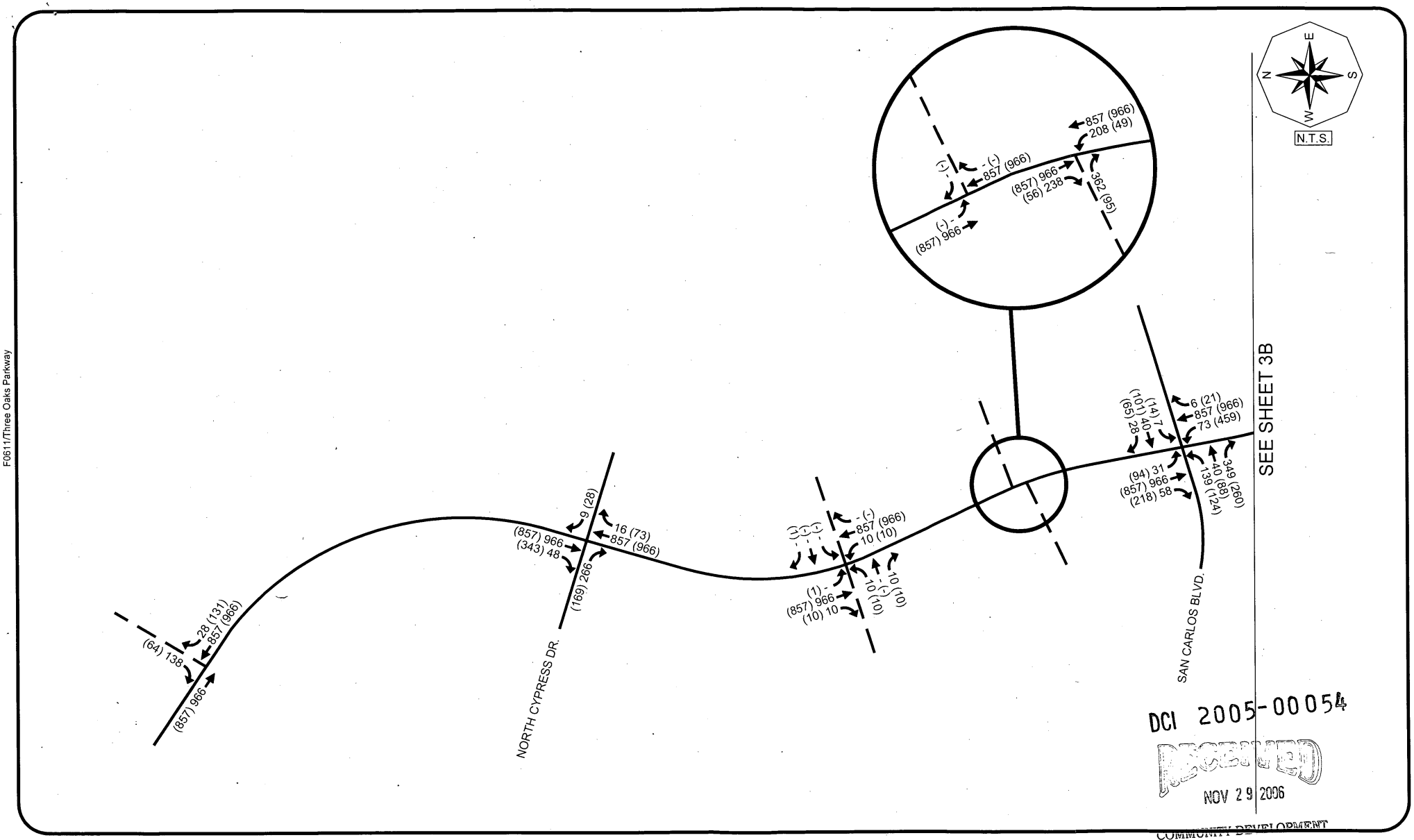


F:\0611\Three Oaks Parkway

TRANSPORTATION CONSULTANTS, INC.

UNDEVELOPED PARCELS
VILLAGES OF SAN CARLOS DRI

Figure 2



F0611/Three Oaks Parkway

DCI 2005-00054

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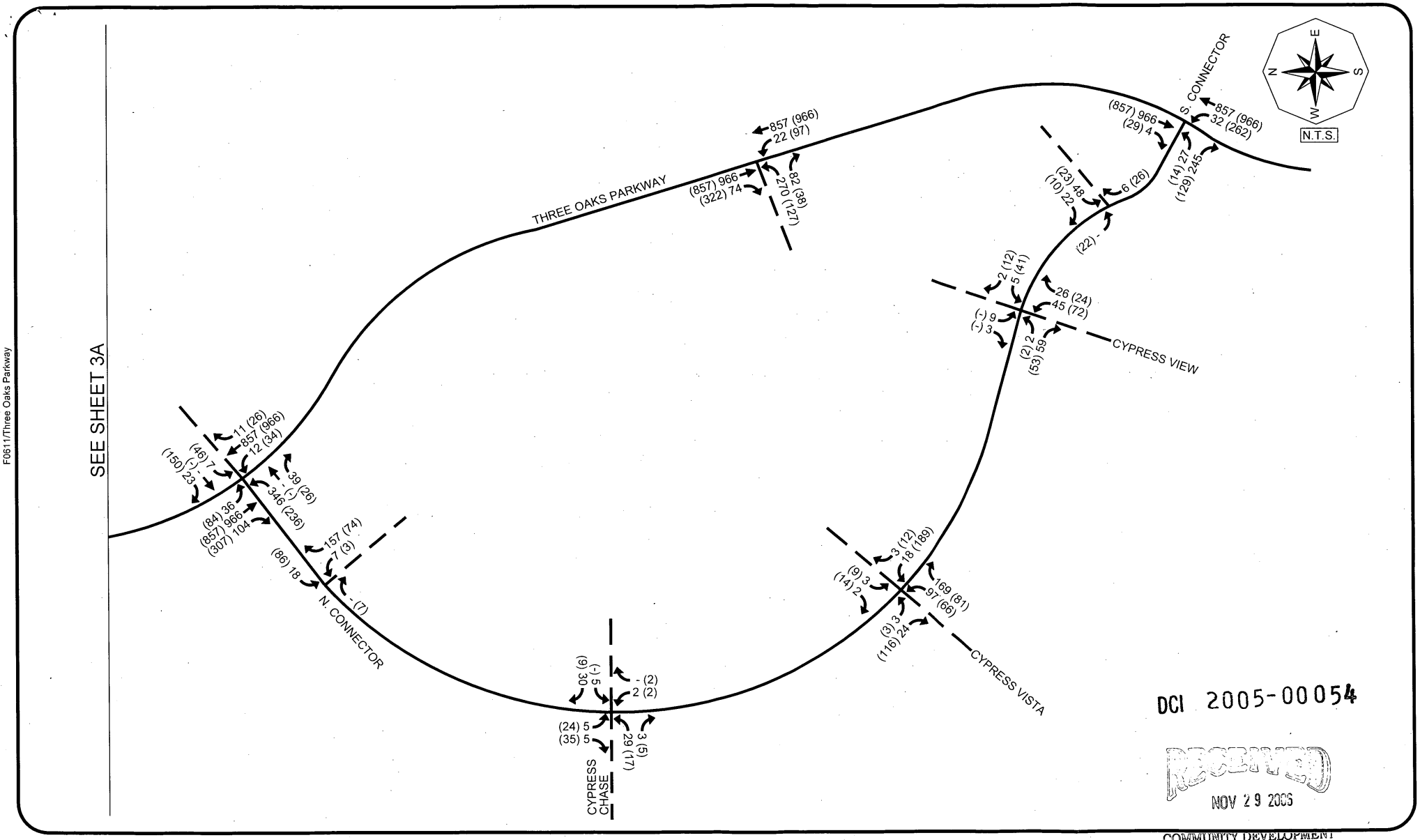
TRANSPORTATION CONSULTANTS, INC.

2009 BUILD-OUT TRAFFIC VOLUMES
VILLAGES OF SAN CARLOS DRI

Figure 3A



DCI 2005-00054

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F0611/Three Oaks Parkway

TRANSPORTATION CONSULTANTS, INC.

2009 BUILD-OUT TRAFFIC VOLUMES
VILLAGES OF SAN CARLOS DRI

Figure 3B

TRIP GENERATION FOR VACANT RESIDENTIAL PARCELS

Table 1
Trip Generation – Proposed Uses
Villages of San Carlos DRI

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-Way)
Single-Family Housing (388 dwelling units)	70	211	281	229	134	363	3,620
Multi-Family Housing (2,112 dwelling units)	158	771	929	736	362	1,098	12,376
Total Trips (Proposed Uses)	**228**	**982**	**1,210**	**965**	**496**	**1,461**	**15,996**

Table 2
Trip Generation – Existing Uses
Villages of San Carlos DRI

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-Way)
Single-Family Housing (381 dwelling units)	69	207	276	225	132	357	3,560
Multi-Family Housing (142 dwelling units)	11	51	62	49	25	74	832
Total Trips (Existing Uses)	**80**	**258**	**338**	**274**	**157**	**431**	**4,392**

Table 3
Trip Generation – Remaining Uses
Proposed Uses – Existing Uses
Villages of San Carlos DRI

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-Way)
Proposed Uses	228	982	1,210	965	496	1,461	15,996
Existing Uses	-80	-258	-338	-274	-157	-431	-4,392
Total Trips (Remaining Uses)	**148**	**724**	**872**	**691**	**339**	**1,030**	**11,604**

Table 4
Trip Generation per Outparcel – Residential
Villages of San Carlos DRI

DCI 2005-00054

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-Way)
Outparcel #1 (19% of Remaining Residential)	28	138	166	131	64	195	2,205
Outparcel #5 (81% of Remaining Residential)	120	586	706	560	275	835	9,399
Remaining Uses	**148**	**724**	**872**	**691**	**339**	**1,030**	**11,604**

NOV 29 2006

COMMUNITY DEVELOPMENT

TRIP GENERATION FOR VACANT COMMERCIAL PARCELS

Table 5
Trip Generation
Remaining Commercial Uses
Villages of San Carlos DRI

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-Way)
Proposed Uses (158,799 square feet)	126	81	207	408	441	849	9,173
Existing Uses (41,000 square feet)	-56	-36	-92	-167	-181	-348	-3,804
Remaining Uses (117,799 square feet)	**70**	**45**	**115**	**241**	**260**	**501**	**5,369**

Table 6
Trip Generation per Outparcel – Commercial
Villages of San Carlos DRI

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-Way)
Outparcel #3 (33% of Remaining Commercial)	23	15	38	131	64	195	2,205
Outparcel #4 (67% of Remaining Commercial)	47	30	77	110	196	306	3,164
Remaining Uses	**70**	**45**	**115**	**241**	**260**	**501**	**5,369**

NOTE: As outparcel #4 is currently zoned for Counties uses it was assumed that this parcel would not be developed with any of the remaining residential or commercial land uses proposed within the Villages of San Carlos DRI.

DCI 2005-00054

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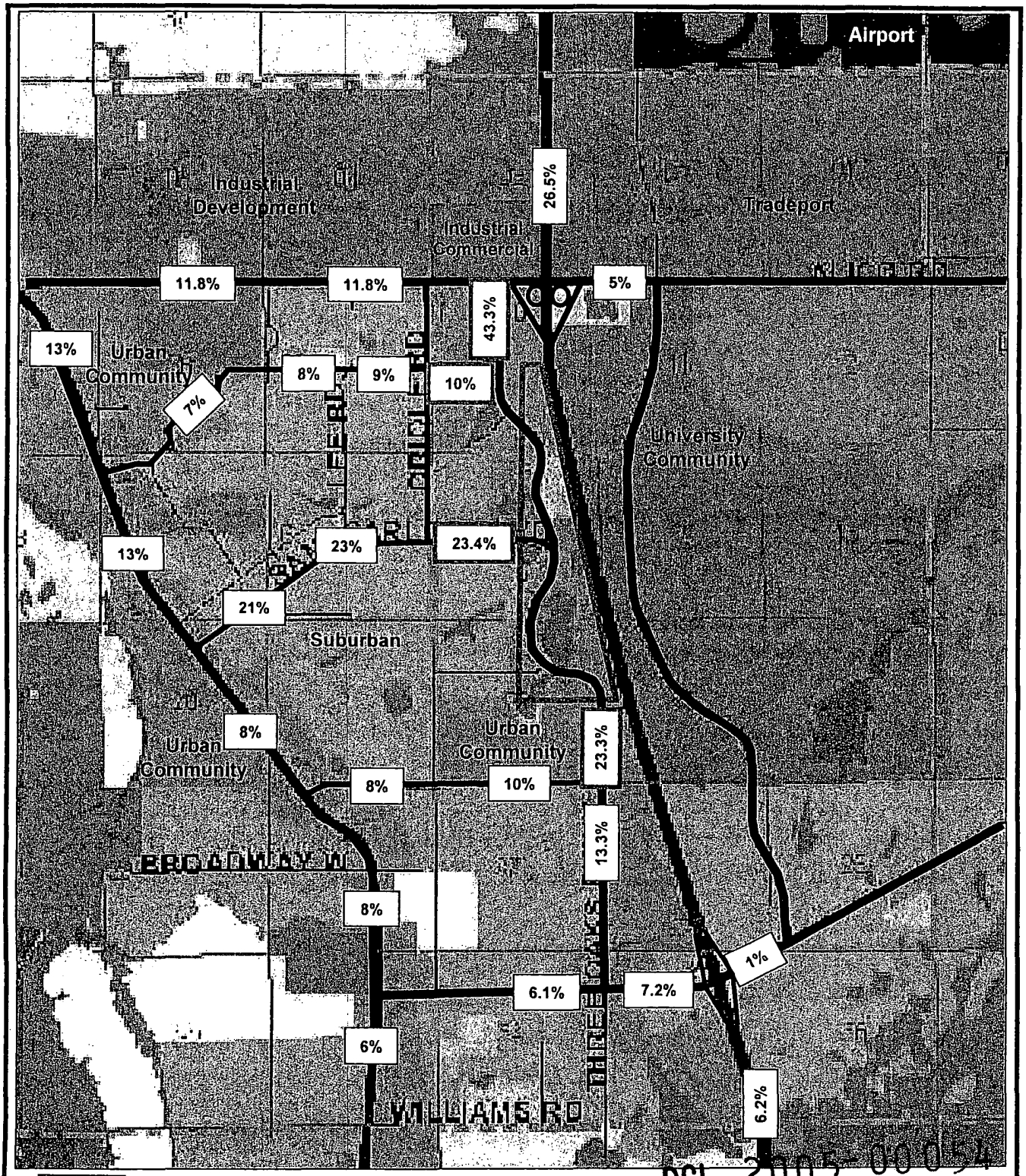

XX.X% Project distribution totals 100%.

XX.X% Project distribution on the surrounding roadway network.

DCI 2005-00054

Legend

Site Location

Figure 4B

Project Distribution Adjacent to the Site based upon the Mature Roadway Network and Employment Destinations

Villages of San Carlos DRI – Time Extension Traffic Study

Revised September 2006

Source: Cathy Sweetapple & Associates

NOV 29 2006
COMMUNITY DEVELOPMENT

2005 Peak Season Factor Category Report - Report Type: DISTRICT

Category: 1200 LEE COUNTYWIDE

MOCF: 0.91

Week	Dates	SF	PSCF
1	01/01/2005 - 01/01/2005	1.02	1.12
2	01/02/2005 - 01/08/2005	0.99	1.09
3	01/09/2005 - 01/15/2005	0.97	1.07
4	01/16/2005 - 01/22/2005	0.95	1.04
* 5	01/23/2005 - 01/29/2005	0.94	1.03
* 6	01/30/2005 - 02/05/2005	0.92	1.01
* 7	02/06/2005 - 02/12/2005	0.91	1.00
* 8	02/13/2005 - 02/19/2005	0.90	0.99
* 9	02/20/2005 - 02/26/2005	0.89	0.98
*10	02/27/2005 - 03/05/2005	0.89	0.98
*11	03/06/2005 - 03/12/2005	0.89	0.98
*12	03/13/2005 - 03/19/2005	0.89	0.98
*13	03/20/2005 - 03/26/2005	0.90	0.99
*14	03/27/2005 - 04/02/2005	0.91	1.00
*15	04/03/2005 - 04/09/2005	0.92	1.01
*16	04/10/2005 - 04/16/2005	0.93	1.02
*17	04/17/2005 - 04/23/2005	0.94	1.03
18	04/24/2005 - 04/30/2005	0.95	1.04
19	05/01/2005 - 05/07/2005	0.96	1.05
20	05/08/2005 - 05/14/2005	0.97	1.07
21	05/15/2005 - 05/21/2005	0.98	1.08
22	05/22/2005 - 05/28/2005	1.00	1.10
23	05/29/2005 - 06/04/2005	1.01	1.11
24	06/05/2005 - 06/11/2005	1.03	1.13
25	06/12/2005 - 06/18/2005	1.05	1.15
26	06/19/2005 - 06/25/2005	1.06	1.16
27	06/26/2005 - 07/02/2005	1.06	1.16
28	07/03/2005 - 07/09/2005	1.07	1.18
29	07/10/2005 - 07/16/2005	1.07	1.18
30	07/17/2005 - 07/23/2005	1.07	1.18
31	07/24/2005 - 07/30/2005	1.07	1.18
32	07/31/2005 - 08/06/2005	1.07	1.18
33	08/07/2005 - 08/13/2005	1.07	1.18
34	08/14/2005 - 08/20/2005	1.08	1.19
35	08/21/2005 - 08/27/2005	1.09	1.20
36	08/28/2005 - 09/03/2005	1.09	1.20
37	09/04/2005 - 09/10/2005	1.10	1.21
38	09/11/2005 - 09/17/2005	1.11	1.22
39	09/18/2005 - 09/24/2005	1.11	1.22
40	09/25/2005 - 10/01/2005	1.11	1.22
41	10/02/2005 - 10/08/2005	1.10	1.21
42	10/09/2005 - 10/15/2005	1.10	1.21
43	10/16/2005 - 10/22/2005	1.08	1.19
44	10/23/2005 - 10/29/2005	1.07	1.18
45	10/30/2005 - 11/05/2005	1.05	1.15
46	11/06/2005 - 11/12/2005	1.03	1.13
47	11/13/2005 - 11/19/2005	1.02	1.12
48	11/20/2005 - 11/26/2005	1.02	1.12
49	11/27/2005 - 12/03/2005	1.02	1.12
50	12/04/2005 - 12/10/2005	1.02	1.12
51	12/11/2005 - 12/17/2005	1.02	1.12
52	12/18/2005 - 12/24/2005	0.99	1.09
53	12/25/2005 - 12/31/2005	0.97	1.07

* Peak Season

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TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

08-Sep-06

ROADWAY FROM	TO	DIR	YEAR 2009 LANES	[1] EXISTING PM PEAK HR PK SEASON DIRECTIONAL TRAFFIC VOLUME	[2] GROWTH RATE	YEAR 2009 BKGRD VOLUME	[3] PEAK HOUR DIR MAX SERVICE VOLUME	YEAR 2009 BKGRD LOS	VILLAGES OF SAN CARLOS DRI [4] DIST	IN / OUT	1218 in 755 out 1,973 TOTAL PM TRIPS	410 in 287 out 697 BUILT PM TRIPS	808 in 468 out 1,276 UNBUILT PM TRIPS	[5] FINAL TOTAL PM PK HR DIR VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	2009 TOTAL LOS	[6] PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
US-41																		
ALICO ROAD	CONSTITUTION CIRCLE	NB	6LD	2,371	6.05%	3,181	3,170	F	13.0%	O	98	37	61	3,242	3,170	F	3.09%	NO
		SB		2,345	6.05%	3,145	3,170	D		I	158	53	105	3,250	3,170	F	4.98%	NO
CONSTITUTION CIRCLE	SANIBEL BLVD	NB	6LD	2,149	6.05%	2,718	3,170	B	13.0%	O	98	37	61	2,779	3,170	B	3.09%	NO
		SB		2,000	6.05%	2,530	3,170	B		I	158	53	105	2,635	3,170	B	4.98%	NO
SANIBEL BLVD	SAN CARLOS BLVD	NB	4LD [7]	2,149	6.05%	2,718	2,110	F	8.0%	O	60	23	37	2,755	2,110	F	2.84%	NO
		SB		2,000	6.05%	2,530	2,110	F		I	97	33	64	2,594	2,110	F	4.60%	NO
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD [7]	2,361	6.05%	2,986	2,110	F	8.0%	I	97	33	64	3,050	2,110	F	4.60%	NO
		SB		1,899	6.05%	2,402	2,110	F		O	60	23	37	2,439	2,110	F	2.84%	NO
ESTERO PKWY	CORKSCREW ROAD	NB	4LD [7]	2,209	6.05%	2,794	2,110	F	6.1%	I	74	25	49	2,843	2,110	F	3.51%	NO
		SB		1,388	6.05%	1,755	2,110	B		O	46	18	28	1,783	2,110	B	2.18%	NO
CONSTITUTION CIRCLE																		
US-41	SANIBEL BLVD	NB	2LU	387	6.05%	461	800	C	2.0%	O	15	6	9	470	800	C	1.88%	NO
		SB		295	6.05%	352	800	C		I	24	8	16	368	800	C	3.00%	NO
PHLOX DRIVE																		
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO
		SB		288	6.05%	343	800	C		I	12	4	8	351	800	C	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO
		SB		288	6.05%	343	800	C		I	12	4	8	351	800	C	1.50%	NO
LEE ROAD																		
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO
		SB		288	6.05%	343	800	C		I	12	4	8	351	800	C	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO
		SB		288	6.05%	343	800	C		I	12	4	8	351	800	C	1.50%	NO
ORIOLE ROAD																		
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	157	6.05%	187	800	C	1.0%	O	8	3	5	192	800	C	1.00%	NO
		SB		139	6.05%	166	800	C		I	12	4	8	174	800	C	1.50%	NO
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU	157	6.05%	187	800	C	1.0%	O	8	3	5	192	800	C	1.00%	NO
		SB		139	6.05%	166	800	C		I	12	4	8	174	800	C	1.50%	NO
THREE OAKS PARKWAY																		
ALICO ROAD	WINGED FOOT DRIVE	NB	4LD	312	6.05%	372	1,950	A	43.3%	O	327	124	203	575	1,950	B	16.77%	YES
		SB		532	6.05%	635	1,950	B		I	527	178	349	984	1,950	B	27.03%	YES
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	4LD	312	6.05%	372	1,950	A	53.3%	O	402	153	249	621	1,950	B	20.62%	YES
		SB		532	6.05%	635	1,950	B		I	649	219	430	1,065	1,950	B	33.28%	YES
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	810	6.05%	966	1,950	B	23.3%	I	284	96	188	1,154	1,950	B	14.56%	YES
		SB		718	6.05%	857	1,950	B		O	176	67	109	966	1,950	B	9.03%	YES
ESTERO PKWY	CORKSCREW ROAD	NB	4LD	810	6.05%	966	1,950	B	13.3%	I	162	55	107	1,073	1,950	B	8.31%	YES
		SB		718	6.05%	857	1,950	B		O	100	38	62	919	1,950	B	5.13%	YES
INTERSTATE 75																		
AIRPORT ENTRANCE RD	ALICO ROAD	NB	6L EXPY	3,577	6.05%	4,525	5,410	D	26.5%	O	200	76	124	4,649	5,410	D	3.70%	NO
		SB		3,184	6.05%	4,027	5,410	C		I	323	109	214	4,241	5,410	D	5.97%	YES
ALICO ROAD	CORKSCREW ROAD	NB	6L EXPY	3,183	6.05%	4,026	5,410	C	5.0%	I	61	21	40	4,066	5,410	C	1.13%	NO
		SB		2,763	6.05%	3,495	5,410	C		I	61	21	40	3,535	5,410	C	1.13%	NO
CORKSCREW ROAD	BONITA BEACH ROAD	NB	6L EXPY	3,572	6.05%	4,518	5,410	D	6.2%	I	76	25	51	4,569	5,410	D	1.40%	NO
		SB		3,034	6.05%	3,838	5,410	C		O	47	18	29	3,867	5,410	C	0.87%	NO

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	*DLW*	Intersection	*Three Oaks & N. Multi-Family*
Agency/Co.	*TR Transportation Consultants*	Jurisdiction	*Lee County*
Date Performed	*11/27/2006*	Analysis Year	*2009 background & AM project*
Analysis Time Period	*AM peak hour*		

Project Description *Villages of San Carlos DRI*	
East/West Street: *North Multi-Family Access*	North/South Street: *Three Oaks Parkway*
Intersection Orientation: *North-South*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		857	28		966	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	145
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	1	0	2	0
Configuration		T	R		T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						138
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	0	0	902	29
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					145			
C (m) (veh/h)					561			
v/c					0.26			
95% queue length					1.03			
Control Delay (s/veh)					13.6			
LOS					B			
Approach Delay (s/veh)	--	--	13.6					
Approach LOS	--	--	B					

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & N. Multi-Family
Agency/Co.	TR Transportation Consultants	Jurisdiction	Lee County
Date Performed	11/27/2006	Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour		

Project Description *Villages of San Carlos DRI*

East/West Street: *North Multi-Family Access* | North/South Street: *Three Oaks Parkway*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		966	131		857	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	67
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	1	0	2	0
Configuration		T	R		T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						64
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	0	0	1016	137
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					67			
C (m) (veh/h)					515			
v/c					0.13			
95% queue length					0.45			
Control Delay (s/veh)					13.0			
LOS					B			
Approach Delay (s/veh)	--	--	13.0					
Approach LOS	--	--	B					

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & N Cypress Drive
Agency/Co.	TR Transportation Consultants	Jurisdiction	Lee County
Date Performed	11/27/2006	Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour		

Project Description *Villages of San Carlos DRI*

East/West Street: *North Cypress Drive* | North/South Street: *Three Oaks Parkway*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		857	16		966	48
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	280	0	0	9
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	1
Configuration		T	TR		T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			266			9
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	50	0	902	16
Percent Heavy Vehicles	0	0	3	0	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	1
Configuration			R			R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			R
v (veh/h)					9			280
C (m) (veh/h)					546			507
v/c					0.02			0.55
95% queue length					0.05			3.31
Control Delay (s/veh)					11.7			20.5
LOS					B			C
Approach Delay (s/veh)	--	--	11.7			20.5		
Approach LOS	--		B			C		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*DLW*
Agency/Co.	*TR Transportation Consultants*
Date Performed	*11/27/2006*
Analysis Time Period	*PM peak hour*

Site Information

Intersection	*Three Oaks & N Cypress Drive*
Jurisdiction	*Lee County*
Analysis Year	*2009 background & PM project*

Project Description *Villages of San Carlos DRI*

East/West Street: *North Cypress Drive* | North/South Street: *Three Oaks Parkway*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		966	73		857	343
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	177	0	0	29
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	1
Configuration		T	TR		T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			169			28
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	361	0	1016	76
Percent Heavy Vehicles	0	0	3	0	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	1
Configuration			R			R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			R
v (veh/h)					29			177
C (m) (veh/h)					479			553
v/c					0.06			0.32
95% queue length					0.19			1.37
Control Delay (s/veh)					13.0			14.5
LOS					B			B
Approach Delay (s/veh)	--	--	13.0			14.5		
Approach LOS	--	--	B			B		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	AM peak hour

Site Information

Intersection	Three Oaks & N. School Access
Jurisdiction	Lee County
Analysis Year	2009 background & AM project

Project Description: Villages of San Carlos DRI

East/West Street: North Three Oaks Middle Access | North/South Street: Three Oaks Parkway

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	10	857	0	0	966	10
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	10	0	10	0	0	0
Percent Heavy Vehicles	100	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	1	2	1
Configuration	L	T	TR	L	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	10	0	10	0	0	0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	10	10	902	0
Percent Heavy Vehicles	100	0	100	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L		LTR			LTR	
v (veh/h)	10	0		0			20	
C (m) (veh/h)	301	762					147	
v/c	0.03	0.00					0.14	
95% queue length	0.10	0.00					0.46	
Control Delay (s/veh)	17.4	9.7					33.3	
LOS	C	A					D	
Approach Delay (s/veh)	--	--					33.3	
Approach LOS	--	--					D	

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	PM peak hour

Site Information

Intersection	Three Oaks & N. School Access
Jurisdiction	Lee County
Analysis Year	2009 background & PM project

Project Description: Villages of San Carlos DRI

East/West Street: North Three Oaks Middle Access | North/South Street: Three Oaks Parkway

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	10	966	0	1	857	10
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	10	0	10	0	0	1
Percent Heavy Vehicles	100	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	1	2	1
Configuration	L	T	TR	L	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	10	0	10	0	0	1
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	1	902	10	10	1016	0
Percent Heavy Vehicles	100	0	100	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L		LTR			LTR	
v (veh/h)	10	1		1			20	
C (m) (veh/h)	350	691		515			168	
v/c	0.03	0.00		0.00			0.12	
95% queue length	0.09	0.00		0.01			0.40	
Control Delay (s/veh)	15.6	10.2		12.0			29.3	
LOS	C	B		B			D	
Approach Delay (s/veh)	--	--	12.0			29.3		
Approach LOS	--	--	B			D		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Thee Oaks & S Park Access
Agency/Co.	TR Transportation Consultants	Jurisdiction	Lee County
Date Performed	11/27/2006	Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour		

Project Description	Villages of San Carlos DRI
East/West Street:	South Three Oaks Park Access
North/South Street:	Three Oaks Parkway
Intersection Orientation:	North-South
Study Period (hrs):	0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		857	0	0	966	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	0
Percent Heavy Vehicles	0	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	0	0	902	0
Percent Heavy Vehicles	0	0	0	0	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L			R			
v (veh/h)		0			0			
C (m) (veh/h)		743			553			
v/c		0.00			0.00			
95% queue length		0.00			0.00			
Control Delay (s/veh)		9.8			11.5			
LOS		A			B			
Approach Delay (s/veh)	--	--						
Approach LOS	--	--						

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COMMUNITY DEVELOPMENT

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Thee Oaks & S Park Access
Agency/Co.	TR Transportation Consultants	Jurisdiction	Lee County
Date Performed	11/27/2006	Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour		

Project Description *Villages of San Carlos DRI*

East/West Street: *South Three Oaks Park Access* | North/South Street: *Three Oaks Parkway*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		966	0	0	857	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	0
Percent Heavy Vehicles	0	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	0	0	1016	0
Percent Heavy Vehicles	0	0	0	0	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L			R			
v (veh/h)		0			0			
C (m) (veh/h)		672			507			
v/c		0.00			0.00			
95% queue length		0.00			0.00			
Control Delay (s/veh)		10.4			12.[illegible]			
LOS		B			B			
Approach Delay (s/veh)	--	--						
Approach LOS	--	--						

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	AM peak hour

Site Information

Intersection	Three Oaks & S. School Access
Jurisdiction	Lee County
Analysis Year	2009 background & AM project

Project Description: Villages of San Carlos DRI

East/West Street: South Three Oaks Middle Access | North/South Street: Thee Oaks Parkway

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	208	857			238	966
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	381	0	0	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			362			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	250	1016	218	902	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L							R
v (veh/h)	218							381
C (m) (veh/h)	556							909
v/c	0.39							0.42
95% queue length	1.85							2.10
Control Delay (s/veh)	15.6							11.8
LOS	C							B
Approach Delay (s/veh)	--	--	11.8					
Approach LOS	--	--	B					

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	PM peak hour

Site Information

Intersection	Three Oaks & S. School Access
Jurisdiction	Lee County
Analysis Year	2009 background & PM project

Project Description: Villages of San Carlos DRI

East/West Street: South Three Oaks Middle Access | North/South Street: Thee Oaks Parkway

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	49	966			857	56
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	100	0	0	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			95			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	58	51	1016	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L							R
v (veh/h)	51							100
C (m) (veh/h)	725							561
v/c	0.07							0.18
95% queue length	0.23							0.64
Control Delay (s/veh)	10.3							12.8
LOS	B							B
Approach Delay (s/veh)	--	--	12.8					
Approach LOS	--	--	B					

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SHORT REPORT

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & San Carlos
Agency or Co.	TR Transportation Consultants	Area Type	All other areas
Date Performed	11/27/2006	Jurisdiction	Lee County
Time Period	AM peak hour	Analysis Year	2009 background & AM project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	0	1	0	0	1	0	1	2	0	1	2	1
Lane Group		LTR			LTR		L	TR		L	T	R
Volume (vph)	139	40	349	7	40	28	73	857	6	58	966	31
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time		2.0			2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green		2.0			2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type		3			3		3	3		3	3	3
Unit Extension		3.0			3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0			12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0			0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	Excl. Left	NS Perm	07	08
Timing	G = 50.0	G =	G =	G =	G = 15.0	G = 40.0	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		586			83		81	959		64	1073	34
Lane Group Capacity		620			692		281	1169		283	1171	523
v/c Ratio		0.95			0.12		0.29	0.82		0.23	0.92	0.07
Green Ratio		0.42			0.42		0.50	0.33		0.50	0.33	0.33
Uniform Delay d_1		33.7			21.5		21.8	36.7		20.1	38.4	27.3
Delay Factor k		0.46			0.11		0.11	0.36		0.11	0.43	0.11
Incremental Delay d_2		23.5			0.1		0.6	4.8		0.4	11.3	0.1
PF Factor		1.000			1.000		1.000	1.000		1.000	1.000	1.000
Control Delay		57.1			21.6		22.4	41.5		20.5	49.7	27.3
Lane Group LOS		E			C		C	D		C	D	C
Approach Delay	57.1			21.6			40.0			47.4		
Approach LOS	E			C			D			D		
Intersection Delay	46.0			Intersection LOS						D		

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SHORT REPORT

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & San Carlos
Agency or Co.	TR Transportation Consultants	Area Type	All other areas
Date Performed	11/27/2006	Jurisdiction	Lee County
Time Period	PM peak hour	Analysis Year	2009 background & PM project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	0	1	0	1	1	0	1	2	0	1	2	1
Lane Group		LTR		L	TR		L	TR		L	T	R
Volume (vph)	124	88	260	14	101	65	459	966	21	94	857	218
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time		2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green		2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type		3		3	3		3	3		3	3	3
Unit Extension		3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NB Only	NS Perm	07	08
Timing	G = 40.0	G =	G =	G =	G = 33.0	G = 32.0	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		525		16	184		510	1096		104	952	242
Lane Group Capacity		389		217	579		543	2042		129	937	418
v/c Ratio		1.35		0.07	0.32		0.94	0.54		0.81	1.02	0.58
Green Ratio		0.33		0.33	0.33		0.58	0.58		0.27	0.27	0.27
Uniform Delay d_1		40.0		27.3	29.8		32.6	15.2		41.1	44.0	38.2
Delay Factor k		0.50		0.11	0.11		0.45	0.14		0.35	0.50	0.17
Incremental Delay d_2		173.5		0.1	0.3		24.5	0.3		30.1	33.5	2.0
PF Factor		1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Control Delay		213.5		27.5	30.1		57.0	15.4		71.2	77.5	40.2
Lane Group LOS		F		C	C		E	B		E	E	D
Approach Delay	213.5			29.9			28.7			70.0		
Approach LOS	F			C			C			E		
Intersection Delay	70.3			Intersection LOS						E		

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SHORT REPORT

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & San Carlos
Agency or Co.	TR Transportation Consultants	Area Type	All other areas
Date Performed	11/27/2006	Jurisdiction	Lee County
Time Period	AM peak hour	Analysis Year	2009 background & AM project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	1	2	1
Lane Group	L	TR		L	TR		L	TR		L	T	R
Volume (vph)	139	40	349	7	40	28	73	857	6	58	966	31
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type	3	3		3	3		3	3		3	3	3
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	Excl. Left	NS Perm	07	08
Timing	G = 50.0	G =	G =	G =	G = 15.0	G = 40.0	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	154	432		8	75		81	959		64	1073	34
Lane Group Capacity	544	665		258	721		281	1169		283	1171	523
v/c Ratio	0.28	0.65		0.03	0.10		0.29	0.82		0.23	0.92	0.07
Green Ratio	0.42	0.42		0.42	0.42		0.50	0.33		0.50	0.33	0.33
Uniform Delay d_1	23.1	28.0		20.7	21.3		21.8	36.7		20.1	38.4	27.3
Delay Factor k	0.11	0.23		0.11	0.11		0.11	0.36		0.11	0.43	0.11
Incremental Delay d_2	0.3	2.2		0.0	0.1		0.6	4.8		0.4	11.3	0.1
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Control Delay	23.4	30.2		20.7	21.4		22.4	41.5		20.5	49.7	27.3
Lane Group LOS	C	C		C	C		C	D		C	D	C
Approach Delay	28.4			21.3			40.0			47.4		
Approach LOS	C			C			D			D		
Intersection Delay	40.1			Intersection LOS						D		

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COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & San Carlos
Agency or Co.	TR Transportation Consultants	Area Type	All other areas
Date Performed	11/27/2006	Jurisdiction	Lee County
Time Period	PM peak hour	Analysis Year	2009 background & PM project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	1	2	1
Lane Group	L	TR		L	TR		L	TR		L	T	R
Volume (vph)	124	88	260	14	101	65	459	966	21	94	857	218
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type	3	3		3	3		3	3		3	3	3
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NB Only	NS Perm	07	08
Timing	G = 35.0	G =	G =	G =	G = 35.0	G = 35.0	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	138	387		16	184		510	1096		104	952	242
Lane Group Capacity	299	478		137	506		572	2188		141	1024	457
v/c Ratio	0.46	0.81		0.12	0.36		0.89	0.50		0.74	0.93	0.53
Green Ratio	0.29	0.29		0.29	0.29		0.63	0.63		0.29	0.29	0.29
Uniform Delay d_1	34.8	39.4		31.2	33.7		32.8	12.3		38.4	41.3	35.6
Delay Factor k	0.11	0.35		0.11	0.11		0.42	0.11		0.30	0.45	0.13
Incremental Delay d_2	1.1	10.1		0.4	0.4		16.2	0.2		18.3	14.3	1.2
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Control Delay	35.9	49.5		31.5	34.1		48.9	12.5		56.7	55.6	36.8
Lane Group LOS	D	D		C	C		D	B		E	E	D
Approach Delay	45.9			33.9			24.0			52.2		
Approach LOS	D			C			C			D		
Intersection Delay	37.8			Intersection LOS						D		

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COMMUNITY DEVELOPMENT

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & N. Connector
Agency/Co.	TR Transportation Consultants	Jurisdiction	Lee County
Date Performed	11/27/2006	Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour		

Project Description: Villages of San Carlos DRI

East/West Street: North Connector | North/South Street: Three Oaks Parkway

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	12	857	11	36	966	104
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	364	0	41	7	0	24
Percent Heavy Vehicles	3	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T	TR	LT		TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	346	0	39	7	0	23
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	37	1016	109	12	902	11
Percent Heavy Vehicles	3	3	3	3	3	3
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	0	1	1	0
Configuration	L		TR	L		TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	LT	L		TR	L		TR
v (veh/h)	12	37	7		24	364		41
C (m) (veh/h)	611	736	179		549	150		468
v/c	0.02	0.05	0.04		0.04	2.43		0.09
95% queue length	0.06	0.16	0.12		0.14	31.13		0.29
Control Delay (s/veh)	11.0	10.2	25.9		11.9	709.5		13.4
LOS	B	B	D		B	F		B
Approach Delay (s/veh)	--	--	15.0			639.0		
Approach LOS	--	--	C			F		

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COMMUNITY DEVELOPMENT

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	*DLW*	Intersection	*Three Oaks & N. Connector*
Agency/Co.	*TR Transportation Consultants*	Jurisdiction	*Lee County*
Date Performed	*11/27/2006*	Analysis Year	*2009 background & PM project*
Analysis Time Period	*PM peak hour*		

Project Description *Villages of San Carlos DRI*	
East/West Street: *North Connector*	North/South Street: *Three Oaks Parkway*
Intersection Orientation: *North-South*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	*34*	*966*	*26*	*84*	*857*	*307*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR (veh/h)	*248*	*0*	*27*	*48*	*0*	*157*
Percent Heavy Vehicles	*3*	--	--	*3*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*1*	*2*	*0*	*0*	*2*	*0*
Configuration	*L*	*T*	*TR*	*LT*		*TR*
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	*236*	*0*	*26*	*46*	*0*	*150*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR (veh/h)	*88*	*902*	*323*	*35*	*1016*	*27*
Percent Heavy Vehicles	*3*	*3*	*3*	*3*	*3*	*3*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*1*	*1*	*0*	*1*	*1*	*0*
Configuration	*L*		*TR*	*L*		*TR*

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*	*LT*	*L*		*TR*	*L*		*TR*
v (veh/h)	*35*	*88*	*48*		*157*	*248*		*27*
C (m) (veh/h)	*559*	*657*	*135*		*497*	*95*		*434*
v/c	*0.06*	*0.13*	*0.36*		*0.32*	*2.61*		*0.06*
95% queue length	*0.20*	*0.46*	*1.46*		*1.34*	*23.14*		*0.20*
Control Delay (s/veh)	*11.9*	*11.3*	*45.7*		*15.6*	*824.6*		*13.8*
LOS	*B*	*B*	*E*		*C*	*F*		*B*
Approach Delay (s/veh)	--	--	*22.6*			*240.0*		
Approach LOS	--	--	*C*			*F*		

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COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & N. Connector
Agency or Co.	TR Transportation Consultants	Area Type	All other areas
Date Performed	11/27/2006	Jurisdiction	Lee County
Time Period	AM peak hour	Analysis Year	2009 background & AM project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	0	2	0
Lane Group	L	TR		L	TR		L	TR			LTR	
Volume (vph)	346	0	39	7	0	23	12	857	11	36	966	104
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Arrival Type	3	3		3	3		3	3			3	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0			0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 40.0	G =	G =	G =	G = 70.0	G =	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	384	43		8	26		13	964			1229	
Lane Group Capacity	455	523		448	523		165	2045			1774	
v/c Ratio	0.84	0.08		0.02	0.05		0.08	0.47			0.69	
Green Ratio	0.33	0.33		0.33	0.33		0.58	0.58			0.58	
Uniform Delay d_1	37.1	27.4		26.8	27.1		10.9	14.4			17.5	
Delay Factor k	0.38	0.11		0.11	0.11		0.11	0.11			0.26	
Incremental Delay d_2	13.6	0.1		0.0	0.0		0.2	0.2			1.2	
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000			1.000	
Control Delay	50.7	27.5		26.8	27.2		11.1	14.5			18.7	
Lane Group LOS	D	C		C	C		B	B			B	
Approach Delay	48.3			27.1			14.5			18.7		
Approach LOS	D			C			B			B		
Intersection Delay	22.0			Intersection LOS						C		

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COMMUNITY DEVELOPMENT

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SHORT REPORT

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & N. Connector
Agency or Co.	TR Transportation Consultants	Area Type	All other areas
Date Performed	11/27/2006	Jurisdiction	Lee County
Time Period	PM peak hour	Analysis Year	2009 background & PM project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	0	2	0
Lane Group	L	TR		L	TR		L	TR			LTR	
Volume (vph)	236	0	26	46	0	150	34	966	26	84	857	307
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Arrival Type	3	3		3	3		3	3			3	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0			0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 37.0	G =	G =	G =	G = 73.0	G =	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	262	29		51	167		38	1102			1386	
Lane Group Capacity	335	483		420	483		138	2128			1408	
v/c Ratio	0.78	0.06		0.12	0.35		0.28	0.52			0.98	
Green Ratio	0.31	0.31		0.31	0.31		0.61	0.61			0.61	
Uniform Delay d_1	37.8	29.2		29.8	32.1		11.1	13.4			22.9	
Delay Factor k	0.33	0.11		0.11	0.11		0.11	0.12			0.49	
Incremental Delay d_2	11.4	0.1		0.1	0.4		1.1	0.2			20.3	
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000			1.000	
Control Delay	49.2	29.3		30.0	32.6		12.1	13.7			43.2	
Lane Group LOS	D	C		C	C		B	B			D	
Approach Delay	47.2			32.0			13.6			43.2		
Approach LOS	D			C			B			D		
Intersection Delay	31.7			Intersection LOS						C		

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & Port. Vineyards
Agency/Co.	TR Transportation Consultants	Jurisdiction	Lee County
Date Performed	11/27/2006	Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour		

Project Description *Villages of San Carlos DRI*

East/West Street: *Portofino Vineyards Access* | North/South Street: *Three Oaks Parkway*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	22	857			966	74
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	284	0	86	0	0	0
Percent Heavy Vehicles	3	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	270		82			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	77	23	902	0
Percent Heavy Vehicles	3	0	3	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	23					284		86
C (m) (veh/h)	628					224		507
v/c	0.04					1.27		0.17
95% queue length	0.11					14.73		0.61
Control Delay (s/veh)	11.0					194.8		13.5
LOS	B					F		B
Approach Delay (s/veh)	--	--				152.4		
Approach LOS	--	--				F		

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 COMMUNITY DEVELOPMENT

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & Port. Vineyards
Agency/Co.	TR Transportation Consultants	Jurisdiction	Lee County
Date Performed	11/27/2006	Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour		

Project Description: Villages of San Carlos DRI

East/West Street: Portofino Vineyards Access | North/South Street: Three Oaks Parkway

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	97	966			857	322
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	133	0	40	0	0	0
Percent Heavy Vehicles	3	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	127		38			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	338	102	1016	0
Percent Heavy Vehicles	3	0	3	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	102					133		40
C (m) (veh/h)	552					199		553
v/c	0.18					0.67		0.07
95% queue length	0.67					4.05		0.23
Control Delay (s/veh)	13.0					53.4		12.0
LOS	B					F		B
Approach Delay (s/veh)	--	--				43.8		
Approach LOS	--	--				E		

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COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & Port. Vineyards
Agency or Co.	TR Transportation Consultants	Area Type	All other areas
Date Performed	11/27/2006	Jurisdiction	Lee County
Time Period	AM peak hour	Analysis Year	2009 background & AM project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1		1				1	2			2	1
Lane Group	L		R				L	T			T	R
Volume (vph)	270		82				22	857			966	74
% Heavy Vehicles	3		3				3	3			3	3
PHF	0.90		0.90				0.90	0.90			0.90	0.90
Pretimed/Actuated (P/A)	A		A				A	A			A	A
Startup Lost Time	2.0		2.0				2.0	2.0			2.0	2.0
Extension of Effective Green	2.0		2.0				2.0	2.0			2.0	2.0
Arrival Type	3		3				3	3			3	3
Unit Extension	3.0		3.0				3.0	3.0			3.0	3.0
Ped/Bike/RTOR Volume	0	0	8				0	0		0	0	7
Lane Width	12.0		12.0				12.0	12.0			12.0	12.0
Parking/Grade/Parking	N	0	N				N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0		0				0	0			0	0
Minimum Pedestrian Time		3.2						3.2			3.2	

Phasing	EB Only	02	03	04	NS Perm	06	07	08
Timing	G = 35.0	G = 0.0	G = 0.0	G = 0.0	G = 75.0	G =	G =	G =
	Y = 5	Y = 0	Y = 0	Y = 0	Y = 5	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 Cycle Length C = 120.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	300		82				24	952			1073	74
Lane Group Capacity	511		457				244	2195			2195	980
v/c Ratio	0.59		0.18				0.10	0.43			0.49	0.08
Green Ratio	0.29		0.29				0.63	0.63			0.63	0.63
Uniform Delay d_1	36.3		31.8				9.0	11.6			12.1	8.9
Delay Factor k	0.18		0.11				0.11	0.11			0.11	0.11
Incremental Delay d_2	1.8		0.2				0.2	0.1			0.2	0.0
PF Factor	1.000		1.000				1.000	1.000			1.000	1.000
Control Delay	38.1		32.0				9.2	[illegible]			12.3	8.9
Lane Group LOS	D		C				A	B			B	A
Approach Delay	36.8						11.7			12.1		
Approach LOS	D						B			B		
Intersection Delay	15.7			Intersection LOS						B		

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COMMUNITY DEVELOPMENT

SHORT REPORT

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & Port. Vineyards
Agency or Co.	TR Transportation Consultants	Area Type	All other areas
Date Performed	11/27/2006	Jurisdiction	Lee County
Time Period	PM peak hour	Analysis Year	2009 background & PM project

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1		1				1	2			2	1
Lane Group	L		R				L	T			T	R
Volume (vph)	127		38				97	966			857	322
% Heavy Vehicles	3		3				3	3			3	3
PHF	0.90		0.90				0.90	0.90			0.90	0.90
Pretimed/Actuated (P/A)	A		A				A	A			A	A
Startup Lost Time	2.0		2.0				2.0	2.0			2.0	2.0
Extension of Effective Green	2.0		2.0				2.0	2.0			2.0	2.0
Arrival Type	3		3				3	3			3	3
Unit Extension	3.0		3.0				3.0	3.0			3.0	3.0
Ped/Bike/RTOR Volume	0	0	4				0	0		0	0	32
Lane Width	12.0		12.0				12.0	12.0			12.0	12.0
Parking/Grade/Parking	N	0	N				N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0		0				0	0			0	0
Minimum Pedestrian Time		3.2						3.2			3.2	

Phasing	EB Only	02	03	04	NS Perm	06	07	08
Timing	G = 35.0	G = 0.0	G = 0.0	G = 0.0	G = 75.0	G =	G =	G =
	Y = 5	Y = 0	Y = 0	Y = 0	Y = 5	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25 Cycle Length C = 120.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate	141		38				108	1073			952	322
Lane Group Capacity	511		457				290	2195			2195	980
v/c Ratio	0.28		0.08				0.37	0.49			0.43	0.33
Green Ratio	0.29		0.29				0.63	0.63			0.63	0.63
Uniform Delay d_1	32.7		30.9				11.0	12.1			11.6	10.6
Delay Factor k	0.11		0.11				0.11	0.11			0.11	0.11
Incremental Delay d_2	0.3		0.1				0.8	0.2			0.1	0.2
PF Factor	1.000		1.000				1.000	1.000			1.000	1.000
Control Delay	33.0		30.9				11.8	12.3			11.7	10.8
Lane Group LOS	C		C				B	B			B	B
Approach Delay	32.6						12.3			11.5		
Approach LOS	C						B			B		
Intersection Delay	13.3			Intersection LOS						B		

DCI 2005-00054

NOV 29 2006

COMMUNITY DEVELOPMENT

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*DLW*
Agency/Co.	*TR Transportation Consultants*
Date Performed	*11/27/2006*
Analysis Time Period	*AM peak hour*

Site Information

Intersection	*Three Oaks & S. Connector*
Jurisdiction	*Lee County*
Analysis Year	*2009 background & AM project*

Project Description *Villages of San Carlos DRI*

East/West Street: *South Connector* | North/South Street: *Three Oaks Parkway*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	32	857			966	4
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	28	0	257	0	0	0
Percent Heavy Vehicles	3	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T			T	TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	27		245			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	4	33	902	0
Percent Heavy Vehicles	3	0	3	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L						LR	
v (veh/h)	33						285	
C (m) (veh/h)	670						448	
v/c	0.05						0.64	
95% queue length	0.16						4.33	
Control Delay (s/veh)	10.7						26.1	
LOS	B						D	
Approach Delay (s/veh)	--	--					26.1	
Approach LOS	--	--					D	

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NOV 29 2006

COMMUNITY DEVELOPMENT

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	PM peak hour

Site Information

Intersection	Three Oaks & S. Connector
Jurisdiction	Lee County
Analysis Year	2009 background & PM project

Project Description: Villages of San Carlos DRI

East/West Street: South Connector | North/South Street: Three Oaks Parkway

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	262	966			857	29
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	14	0	135	0	0	0
Percent Heavy Vehicles	3	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T			T	TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	14		129			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	30	275	1016	0
Percent Heavy Vehicles	3	0	3	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L						LR	
v (veh/h)	275						149	
C (m) (veh/h)	724						409	
v/c	0.38						0.36	
95% queue length	1.78						1.64	
Control Delay (s/veh)	13.0						18.8	
LOS	B						C	
Approach Delay (s/veh)	--	--					18.8	
Approach LOS	--	--					C	

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NOV 29 2006
COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 4, 2002
DAY: TUESDAY
COUNT TIME: 7:00 AM - 9:00 AM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								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	1	41	0	42	0	18	0	18	24	0	18	42	0	0	0	0	102
7:15 AM	2	56	0	58	0	29	3	32	23	0	17	40	0	0	0	0	130
7:30 AM	2	53	0	55	2	27	2	31	29	0	25	54	0	0	0	0	140
7:45 AM	2	53	0	55	0	33	4	37	13	0	16	29	0	1	1	2	123
8:00 AM	1	55	1	57	1	34	4	39	15	2	25	42	0	1	1	2	140
8:15 AM	8	43	0	51	2	37	4	43	17	1	16	34	1	0	1	2	130
8:30 AM	9	53	0	62	1	33	2	36	12	2	18	32	0	0	0	0	130
8:45 AM	5	24	0	29	5	28	1	34	14	6	14	34	0	3	4	7	104
TOTAL:	30	378	1	409	11	239	20	270	147	11	149	307	1	5	7	13	999

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								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	7	203	0	210	2	107	9	118	89	0	76	165	0	1	1	2	495
7:15 AM	7	217	1	225	3	123	13	139	80	2	83	165	0	2	2	4	533
7:30 AM	13	204	1	218	5	131	14	150	74	3	82	159	1	2	3	6	533
7:45 AM	20	204	1	225	4	137	14	155	57	5	75	137	1	2	3	6	523
8:00 AM	23	175	1	199	9	132	11	152	58	11	73	142	1	4	6	11	504

PEAK HOUR SUMMARY

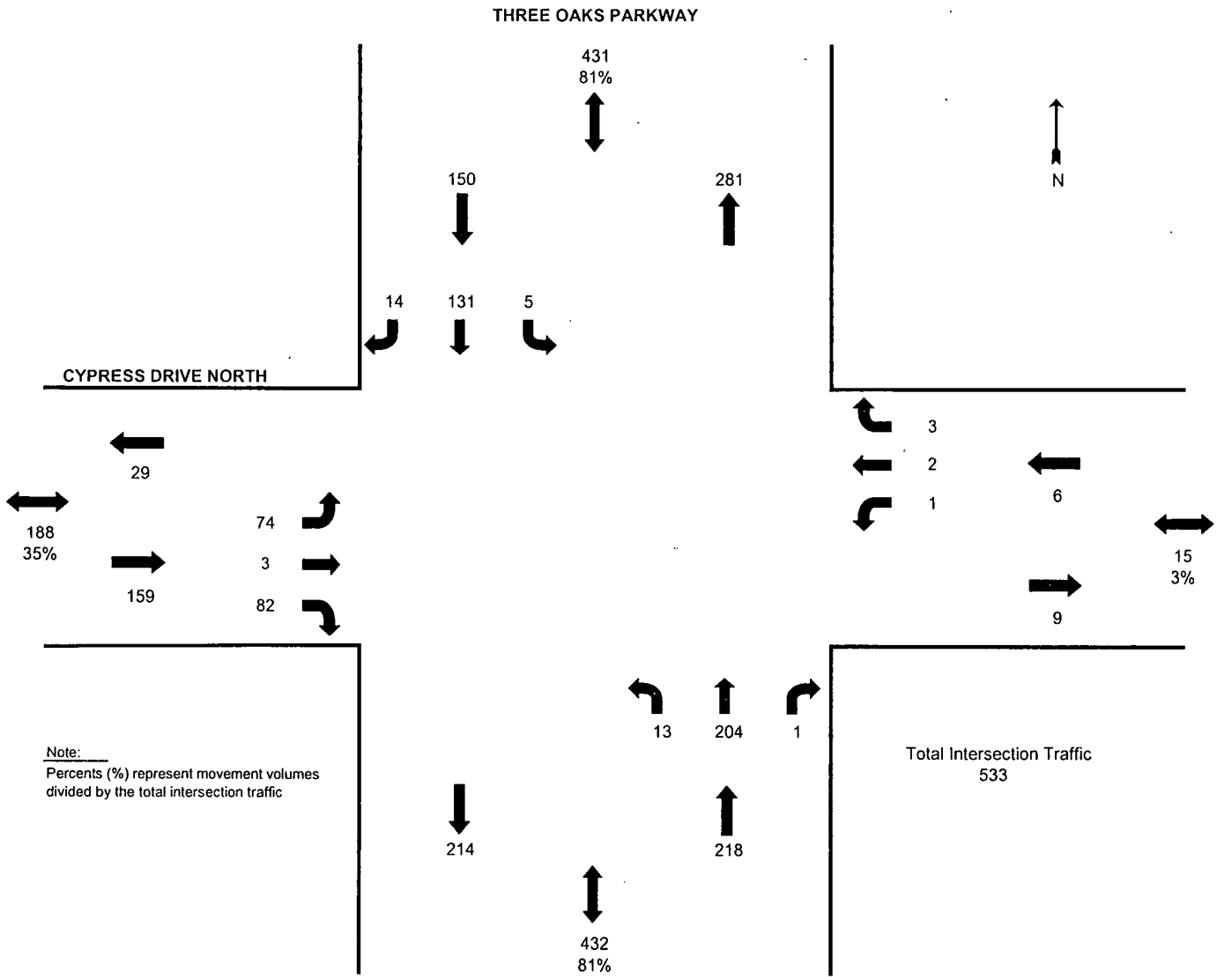
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:30 AM	13	204	1	218	5	131	14	150	74	3	82	159	1	2	3	6	533

DCI 2005-00054

RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 4, 2002
DAY: TUESDAY
COUNT TIME: 7:00 AM - 9:00 AM
PEAK HOUR: 7:30 AM - 8:30 AM
INTERSECTION: THREE OAKS PARKWAY & CYPRESS DRIVE NORTH



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

DCI 2005-00054

RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 4, 2002
DAY: TUESDAY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								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	20	37	0	57	0	41	12	53	8	0	9	17	0	1	0	1	128
4:15 PM	17	45	3	65	2	40	15	57	6	0	12	18	0	2	0	2	142
4:30 PM	20	33	1	54	2	50	13	65	6	0	8	14	2	0	2	4	137
4:45 PM	23	31	1	55	2	49	11	62	6	0	9	15	1	0	0	1	133
5:00 PM	24	37	1	62	0	65	21	86	9	1	10	20	0	0	0	0	168
5:15 PM	34	47	6	87	2	62	26	90	5	3	19	27	2	1	0	3	207
5:30 PM	34	54	1	89	6	76	19	101	6	5	16	27	1	3	0	4	221
5:45 PM	23	31	1	55	9	66	17	92	11	8	8	27	1	2	6	9	183
TOTAL:	195	315	14	524	23	449	134	606	57	17	91	165	7	9	8	24	1319

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								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	80	146	5	231	6	180	51	237	26	0	38	64	3	3	2	8	540
4:15 PM	84	146	6	236	6	204	60	270	27	1	39	67	3	2	2	7	580
4:30 PM	101	148	9	258	6	226	71	303	26	4	46	76	5	1	2	8	645
4:45 PM	115	169	9	293	10	252	77	339	26	9	54	89	4	4	0	8	729
5:00 PM	115	169	9	293	17	269	83	369	31	17	53	101	4	6	6	16	779

PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								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	115	169	9	293	17	269	83	369	31	17	53	101	4	6	6	16	779

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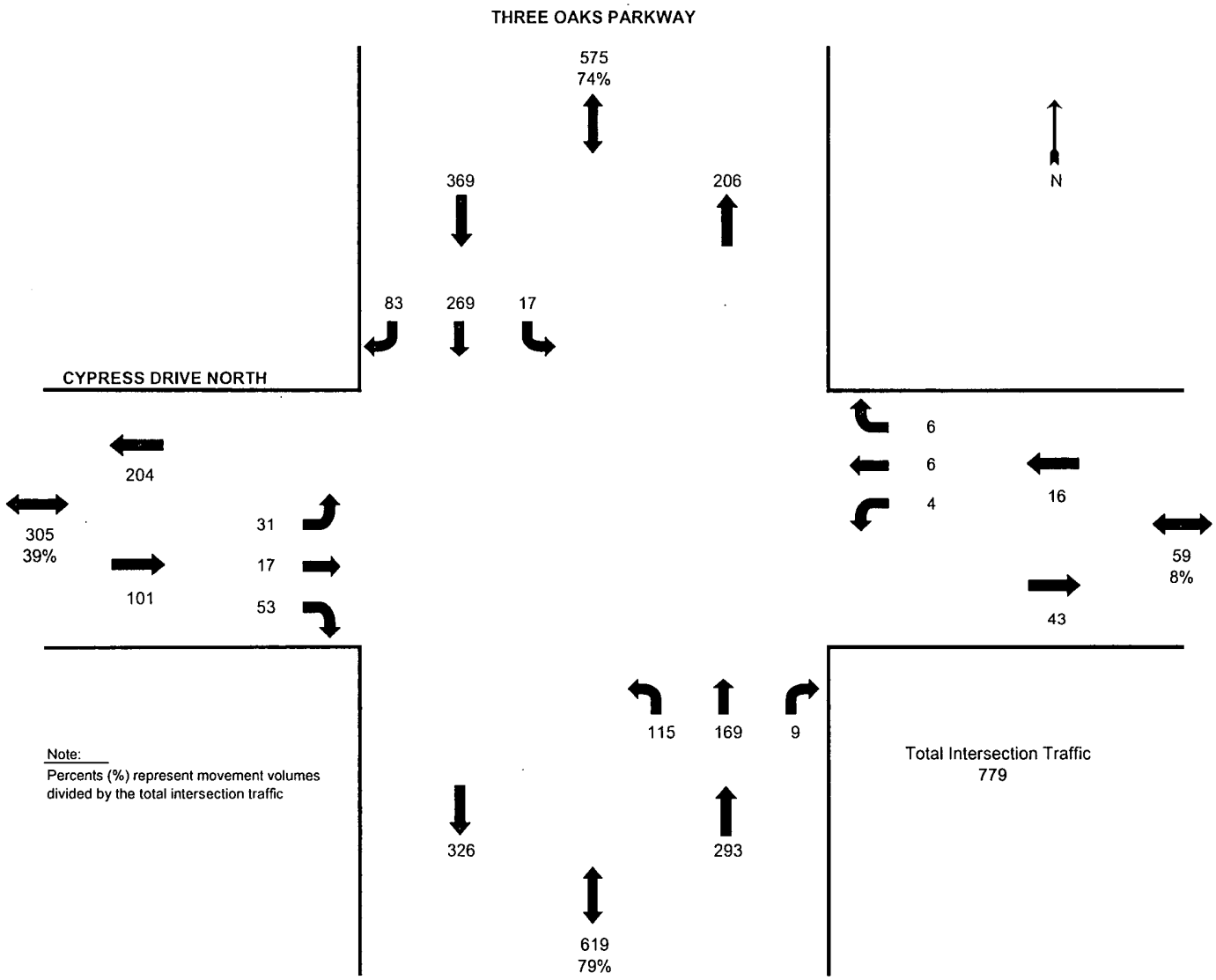
RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 4, 2002
DAY: TUESDAY
COUNT TIME: 4:00 PM - 6:00 PM
PEAK HOUR: 5:00 PM - 6:00 PM
INTERSECTION: THREE OAKS PARKWAY & CYPRESS DRIVE NORTH



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COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: September 12, 2003
DAY: FRIDAY
COUNT TIME: 7:00 AM - 9:00 AM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

15 MIN BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								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	13	34	1	48	0	33	8	41	13	8	40	61	1	1	1	3	153
7:15 AM	12	50	2	64	5	61	7	73	18	2	48	68	1	4	4	9	214
7:30 AM	11	53	1	65	4	63	6	73	23	6	54	83	1	1	5	7	228
7:45 AM	10	42	0	52	4	62	15	81	24	9	50	83	1	11	1	13	229
8:00 AM	9	30	0	39	5	51	6	62	15	6	49	70	1	7	6	14	185
8:15 AM	5	19	0	24	6	45	12	63	13	5	32	50	1	6	4	11	148
8:30 AM	9	37	2	48	10	67	9	86	10	4	52	66	2	2	7	11	211
8:45 AM	21	64	2	87	4	80	12	96	16	4	52	72	4	4	3	11	266
TOTAL:	90	329	8	427	38	462	75	575	132	44	377	553	12	36	31	79	1634

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								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	46	179	4	229	13	219	36	268	78	25	192	295	4	17	11	32	824
7:15 AM	42	175	3	220	18	237	34	289	80	23	201	304	4	23	16	43	856
7:30 AM	35	144	1	180	19	221	39	279	75	26	185	286	4	25	16	45	790
7:45 AM	33	128	2	163	25	225	42	292	62	24	183	269	5	26	18	49	773
8:00 AM	44	150	4	198	25	243	39	307	54	19	185	258	8	19	20	47	810

PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:15 AM	42	175	3	220	18	237	34	289	80	23	201	304	4	23	16	43	856

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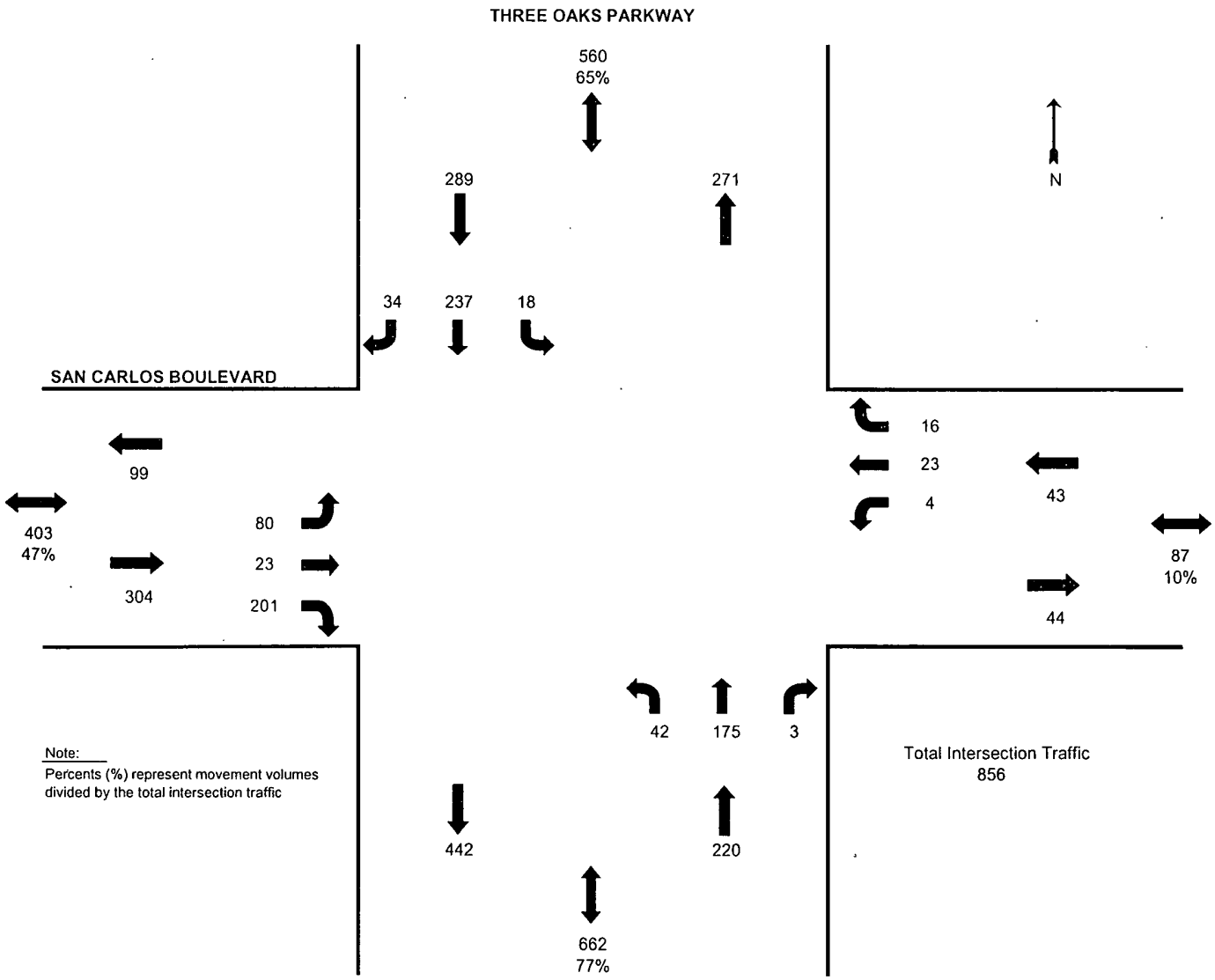
COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: September 12, 2003
DAY: FRIDAY
COUNT TIME: 7:00 AM - 9:00 AM
PEAK HOUR: 7:15 AM - 8:15 AM
INTERSECTION: THREE OAKS PARKWAY & SAN CARLOS BOULEVARD



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
856

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COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: September 12, 2003
DAY: FRIDAY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

15 MIN BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								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	41	74	3	118	13	67	54	134	12	4	32	48	1	9	9	19	319
4:15 PM	61	55	1	117	7	51	41	99	7	9	39	55	0	11	10	21	292
4:30 PM	58	50	1	109	8	50	28	86	8	12	24	44	2	10	6	18	257
4:45 PM	73	39	4	116	12	45	27	84	11	6	26	43	1	14	5	20	263
5:00 PM	63	68	1	132	9	50	36	95	13	11	25	49	2	14	7	23	299
5:15 PM	67	58	4	129	16	49	31	96	16	10	43	69	2	15	6	23	317
5:30 PM	70	82	3	155	11	55	27	93	16	15	36	67	3	14	12	29	344
5:45 PM	65	78	4	147	18	53	31	102	26	15	46	87	1	15	13	29	365
TOTAL:	498	504	21	1023	94	420	275	789	109	82	271	462	12	102	68	182	2456

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								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	233	218	9	460	40	213	150	403	38	31	121	190	4	44	30	78	1131
4:15 PM	255	212	7	474	36	196	132	364	39	38	114	191	5	49	28	82	1111
4:30 PM	261	215	10	486	45	194	122	361	48	39	118	205	7	53	24	84	1136
4:45 PM	273	247	12	532	48	199	121	368	56	42	130	228	8	57	30	95	1223
5:00 PM	265	286	12	563	54	207	125	386	71	51	150	272	8	58	38	104	1325

PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								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	265	286	12	563	54	207	125	386	71	51	150	272	8	58	38	104	1325

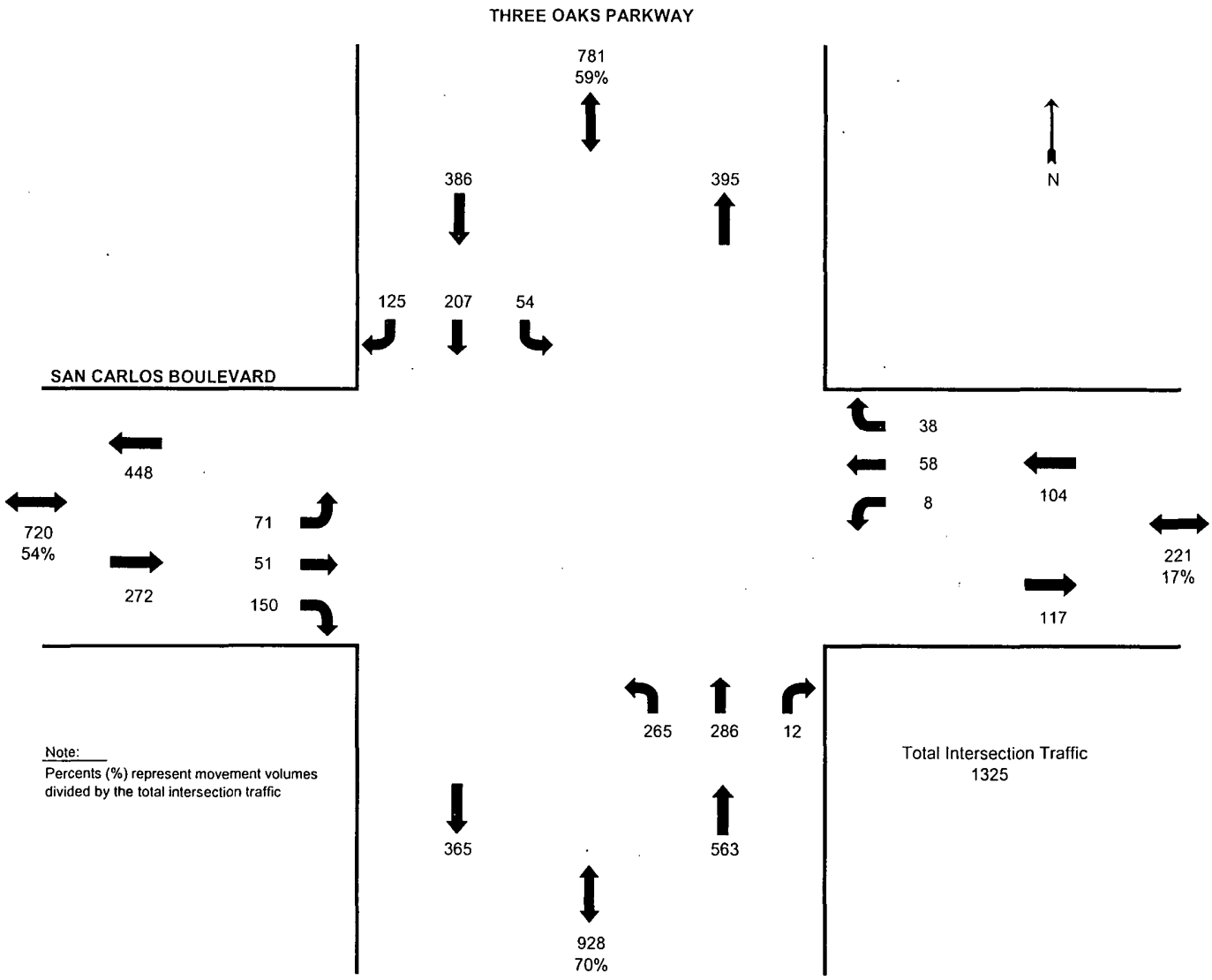
DCI 2005-00054

RECEIVED
NOV 29 2006

COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: September 12, 2003
DAY: FRIDAY
COUNT TIME: 4:00 PM - 6:00 PM
PEAK HOUR: 5:00 PM - 6:00 PM
INTERSECTION: THREE OAKS PARKWAY & SAN CARLOS BOULEVARD



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
1325

DCI 2005-00054

NOV 29 2005

COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 5, 2002
DAY: WEDNESDAY
COUNT TIME: 7:00 AM - 9:00 AM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								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	34	0	34	0	78	0	78	2	0	0	2	1	0	4	5	119
7:15 AM	0	41	0	41	0	99	2	101	4	0	0	4	1	0	3	4	150
7:30 AM	1	43	0	44	1	77	1	79	4	0	2	6	2	0	5	7	136
7:45 AM	0	46	0	46	0	85	0	85	4	0	1	5	0	0	5	5	141
8:00 AM	0	35	0	35	2	77	0	79	5	0	0	5	0	0	5	5	124
8:15 AM	0	30	0	30	0	54	0	54	5	0	0	5	1	0	0	1	90
8:30 AM	0	34	0	34	0	52	3	55	0	0	1	1	1	0	0	1	91
8:45 AM	2	40	1	43	0	52	1	53	2	0	1	3	0	0	2	2	101
TOTAL:	3	303	1	307	3	574	7	584	26	0	5	31	6	0	24	30	952

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								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	1	164	0	165	1	339	3	343	14	0	3	17	4	0	17	21	546
7:15 AM	1	165	0	166	3	338	3	344	17	0	3	20	3	0	18	21	551
7:30 AM	1	154	0	155	3	293	1	297	18	0	3	21	3	0	15	18	491
7:45 AM	0	145	0	145	2	268	3	273	14	0	2	16	2	0	10	12	446
8:00 AM	2	139	1	142	2	235	4	241	12	0	2	14	2	0	7	9	406

PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:15 AM	1	165	0	166	3	338	3	344	17	0	3	20	3	0	18	21	551

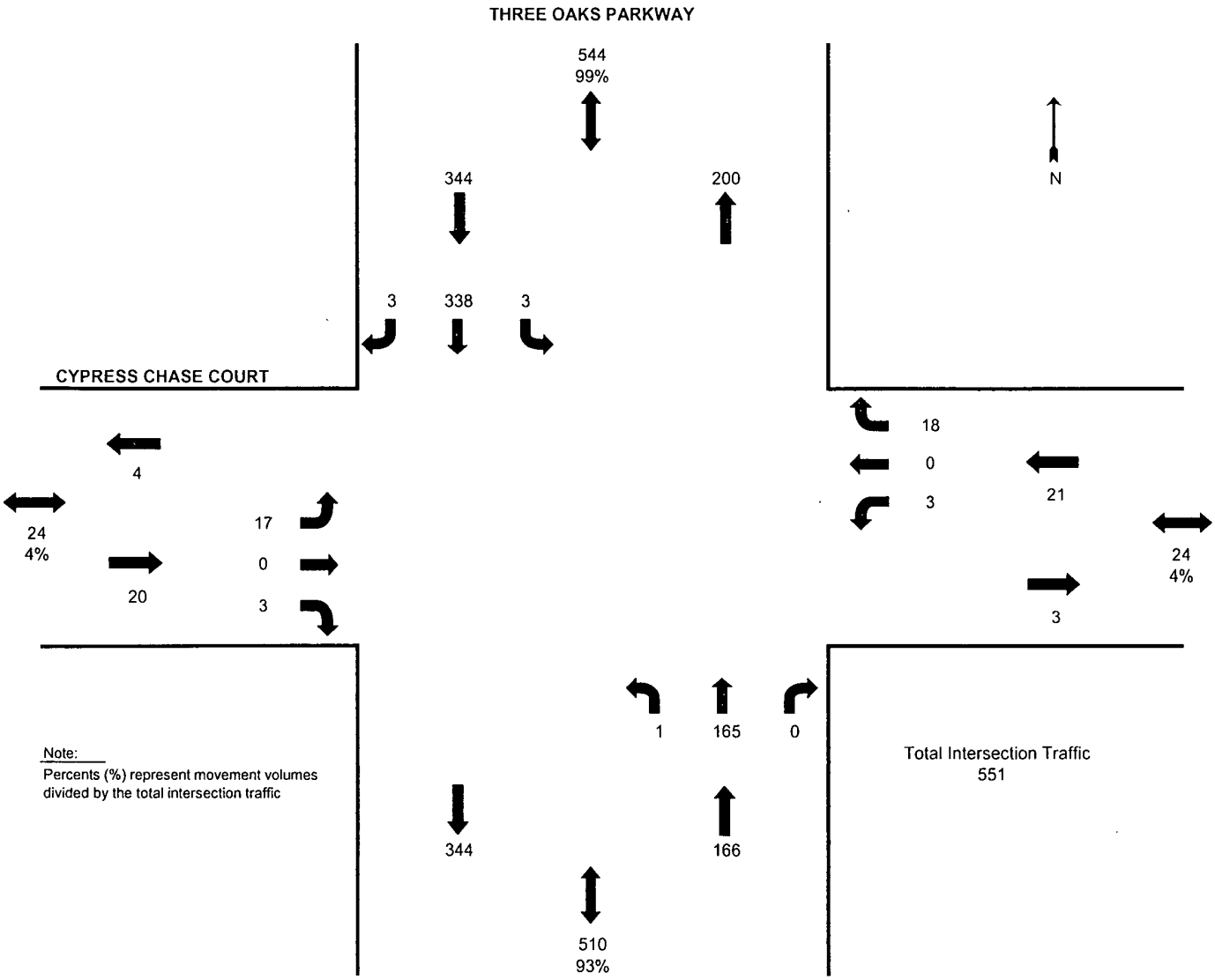
DCI 2005-00054

NOV 29 2006

COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 5, 2002
DAY: WEDNESDAY
COUNT TIME: 7:00 AM - 9:00 AM
PEAK HOUR: 7:15 AM - 8:15 AM
INTERSECTION: THREE OAKS PARKWAY & CYPRESS CHASE COURT



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

DCI 2005-00054

RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 5, 2002
DAY: WEDNESDAY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								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	95	1	96	0	51	6	57	3	0	2	5	0	1	3	4	162
4:15 PM	1	95	3	99	1	47	4	52	0	0	2	2	0	0	3	3	156
4:30 PM	0	105	0	105	1	40	4	45	0	0	0	0	0	0	1	1	151
4:45 PM	2	71	1	74	7	61	8	76	2	0	0	2	0	0	3	3	155
5:00 PM	0	127	0	127	0	63	5	68	0	0	2	2	0	0	1	1	198
5:15 PM	0	126	1	127	3	66	5	74	2	0	0	2	0	0	2	2	205
5:30 PM	1	131	0	132	5	66	2	73	5	0	0	5	0	0	0	0	210
5:45 PM	0	104	0	104	6	63	8	77	3	0	0	3	0	0	2	2	186
TOTAL:	4	854	6	864	23	457	42	522	15	0	6	21	0	1	15	16	1423

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								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	3	366	5	374	9	199	22	230	5	0	4	9	0	1	10	11	624
4:15 PM	3	398	4	405	9	211	21	241	2	0	4	6	0	0	8	8	660
4:30 PM	2	429	2	433	11	230	22	263	4	0	2	6	0	0	7	7	709
4:45 PM	3	455	2	460	15	256	20	291	9	0	2	11	0	0	6	6	768
5:00 PM	1	488	1	490	14	258	20	292	10	0	2	12	0	0	5	5	799

PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								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	1	488	1	490	14	258	20	292	10	0	2	12	0	0	5	5	799

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COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

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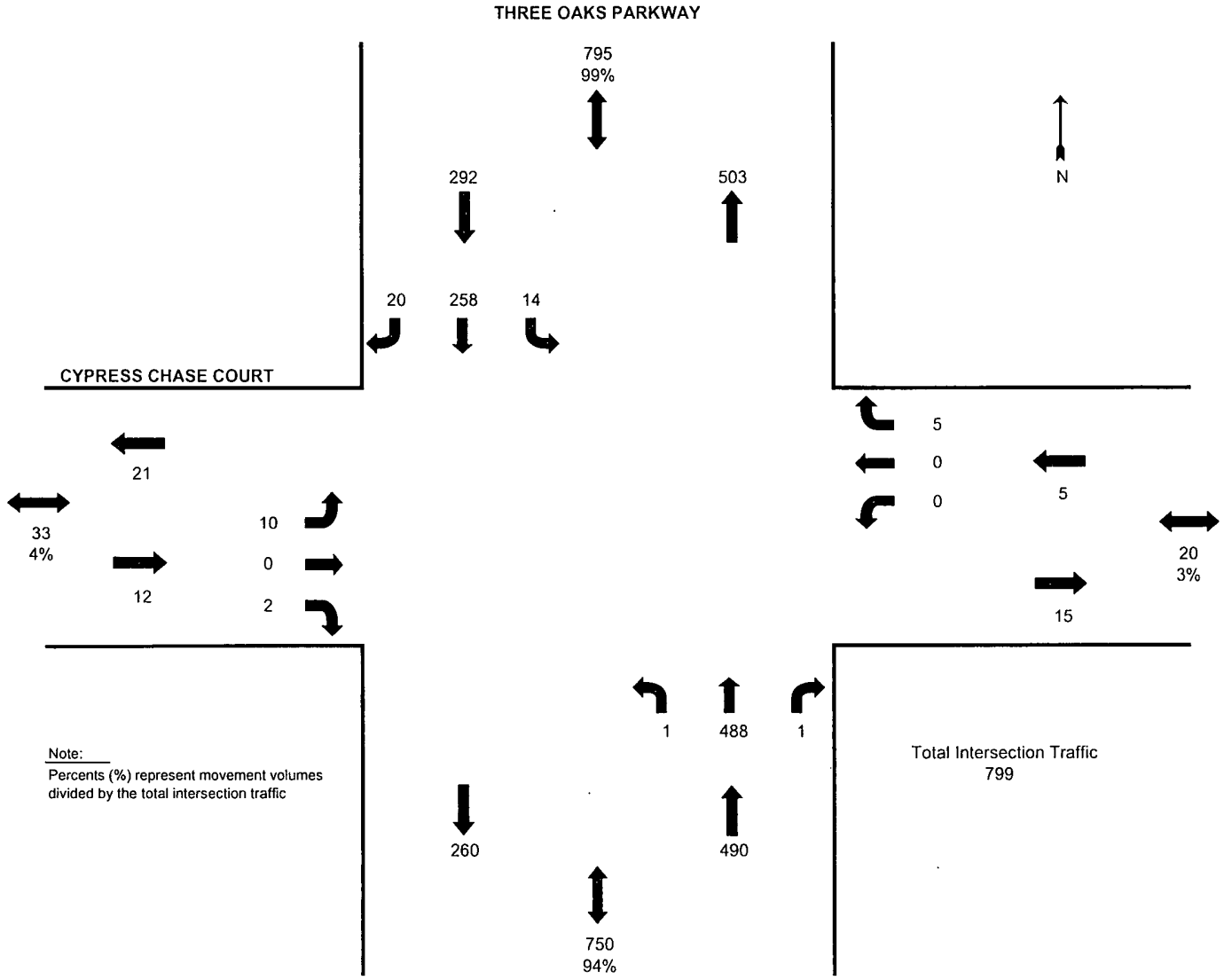
COUNT TIME: 4:00 PM - 6:00 PM
PEAK HOUR: 5:00 PM - 6:00 PM
INTERSECTION: THREE OAKS PARKWAY & CYPRESS CHASE COURT



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

DCI 2005-00054

RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 13, 2002
DAY: THURSDAY
COUNT TIME: 7:00 AM - 9:00 AM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								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	26	0	28	0	86	4	90	11	0	21	32	2	0	0	2	152
7:15 AM	3	30	1	34	0	79	0	79	19	0	18	37	0	0	0	0	150
7:30 AM	3	39	1	43	1	97	4	102	12	0	36	48	0	0	0	0	193
7:45 AM	1	31	0	32	0	91	4	95	12	0	19	31	0	1	0	1	159
8:00 AM	3	38	0	41	1	78	6	85	13	0	24	37	2	0	1	3	166
8:15 AM	4	29	0	33	0	70	0	70	6	0	18	24	0	0	0	0	127
8:30 AM	1	30	1	32	0	60	4	64	8	0	16	24	0	2	0	2	122
8:45 AM	5	43	0	48	0	63	3	66	7	0	11	18	1	0	2	3	135
TOTAL:	22	266	3	291	2	624	25	651	88	0	163	251	5	3	3	11	1204

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								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	9	126	2	137	1	353	12	366	54	0	94	148	2	1	0	3	654
7:15 AM	10	138	2	150	2	345	14	361	56	0	97	153	2	1	1	4	668
7:30 AM	11	137	1	149	2	336	14	352	43	0	97	140	2	1	1	4	645
7:45 AM	9	128	1	138	1	299	14	314	39	0	77	116	2	3	1	6	574
8:00 AM	13	140	1	154	1	271	13	285	34	0	69	103	3	2	3	8	550

PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:15 AM	10	138	2	150	2	345	14	361	56	0	97	153	2	1	1	4	668

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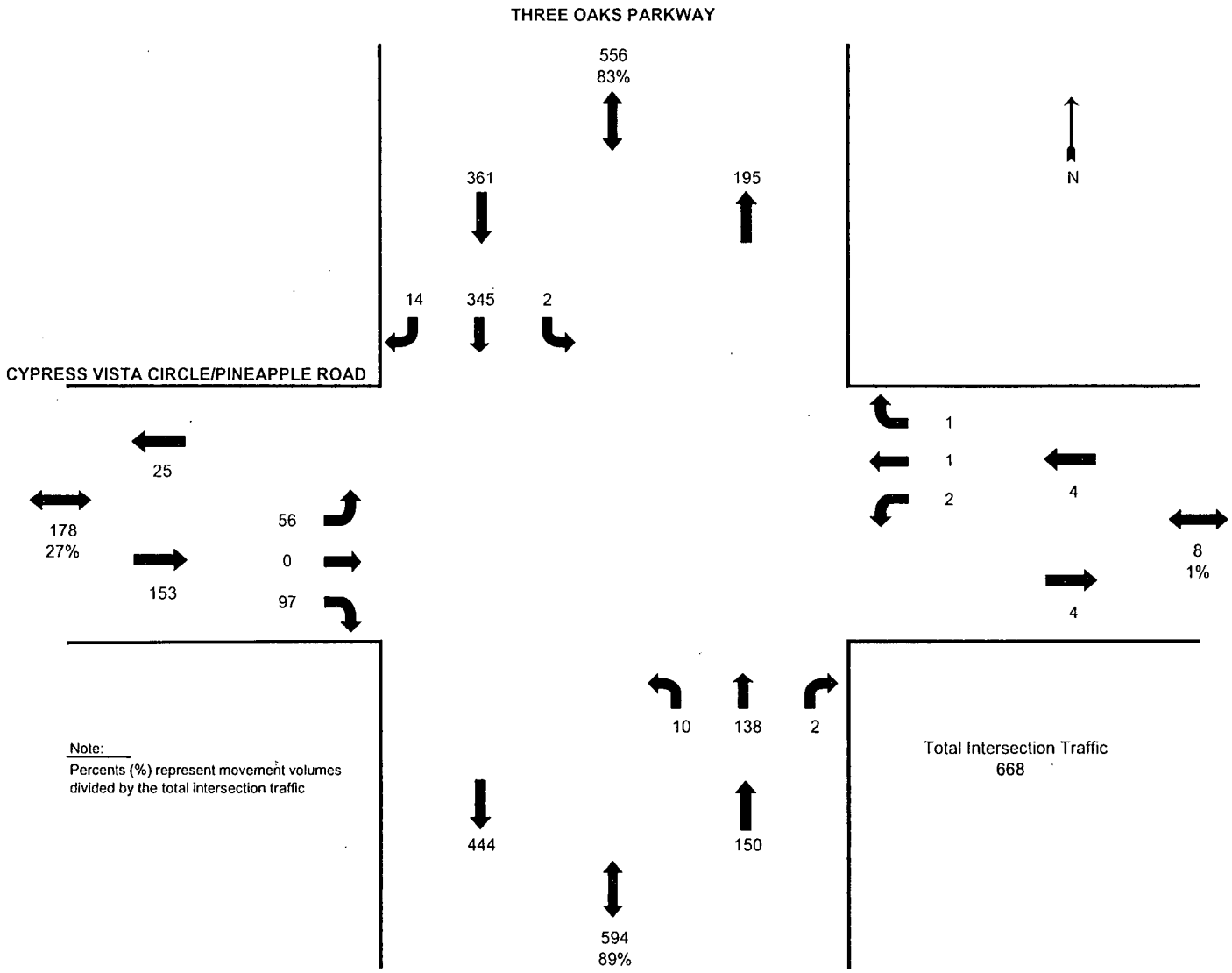
NOV 29 2005

COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 13, 2002
DAY: THURSDAY
COUNT TIME: 7:00 AM - 9:00 AM
PEAK HOUR: 7:15 AM - 8:15 AM
INTERSECTION: THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

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COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 13, 2002
DAY: THURSDAY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								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	19	73	1	93	5	45	4	54	7	0	7	14	0	1	0	1	162
4:15 PM	27	76	1	104	1	35	9	45	3	0	6	9	0	0	0	0	158
4:30 PM	22	81	1	104	1	43	15	59	8	0	10	18	2	1	0	3	184
4:45 PM	15	80	2	97	0	51	12	63	5	1	10	16	0	0	0	0	176
5:00 PM	25	113	3	141	0	51	8	59	15	1	12	28	0	0	0	0	228
5:15 PM	34	107	0	141	0	49	18	67	7	0	12	19	0	0	0	0	227
5:30 PM	27	116	1	144	1	58	29	88	7	0	13	20	0	1	6	7	259
5:45 PM	23	99	3	125	1	47	12	60	9	8	10	27	5	16	2	23	235
TOTAL:	192	745	12	949	9	379	107	495	61	10	80	151	7	19	8	34	1629

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								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	83	310	5	398	7	174	40	221	23	1	33	57	2	2	0	4	680
4:15 PM	89	350	7	446	2	180	44	226	31	2	38	71	2	1	0	3	746
4:30 PM	96	381	6	483	1	194	53	248	35	2	44	81	2	1	0	3	815
4:45 PM	101	416	6	523	1	209	67	277	34	2	47	83	0	1	6	7	890
5:00 PM	109	435	7	551	2	205	67	274	38	9	47	94	5	17	8	30	949

PEAK HOUR SUMMARY

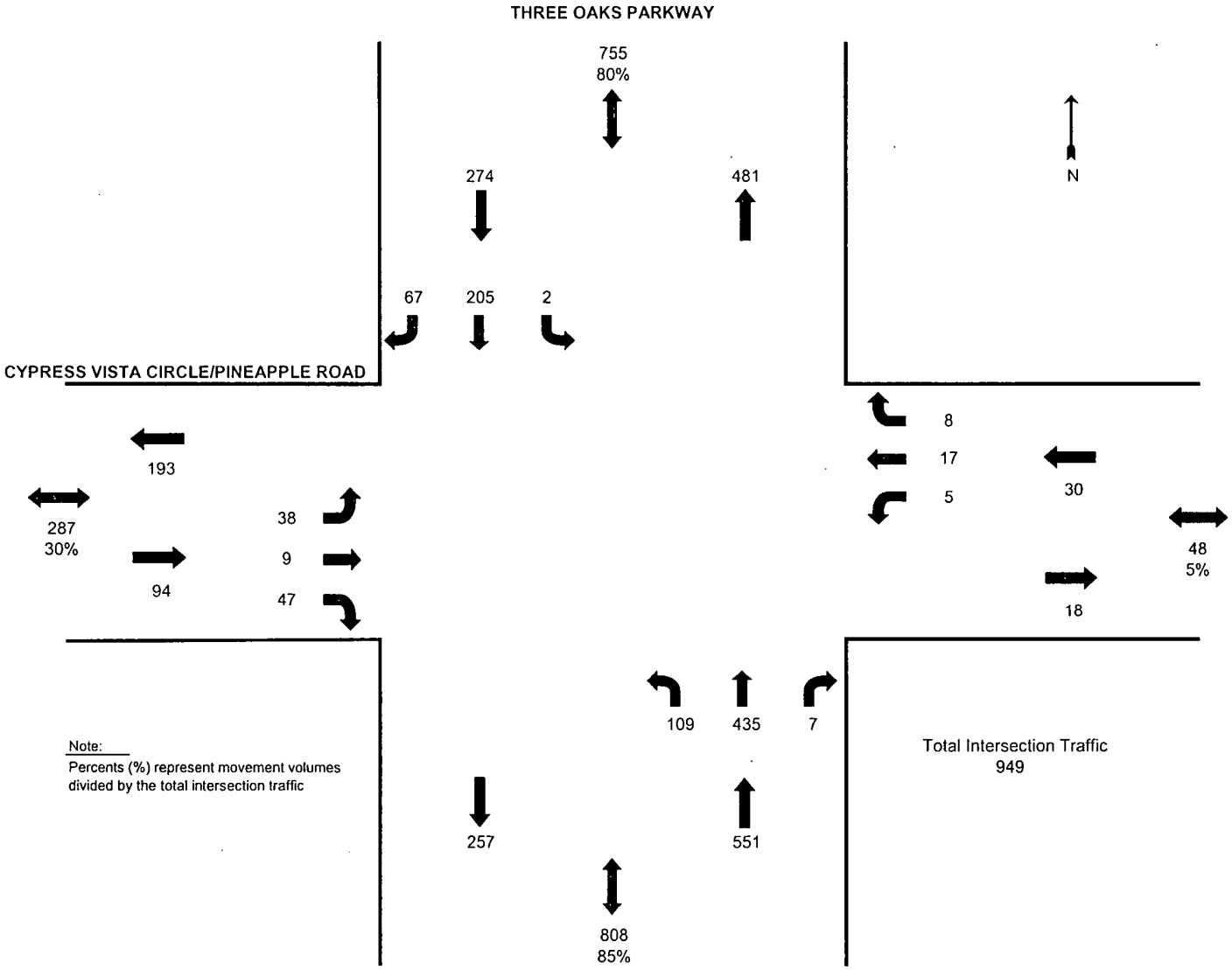
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	109	435	7	551	2	205	67	274	38	9	47	94	5	17	8	30	949

DCI 2005-00054

RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 13, 2002
DAY: THURSDAY
COUNT TIME: 4:00 PM - 6:00 PM
PEAK HOUR: 5:00 PM - 6:00 PM
INTERSECTION: THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
949

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RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 19, 2002
DAY: WEDNESDAY
COUNT TIME: 7:00 AM - 9:00 AM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								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	1	21	1	23	0	108	10	118	5	0	3	8	1	0	0	1	150
7:15 AM	0	19	0	19	0	82	6	88	7	0	5	12	2	0	0	2	121
7:30 AM	1	23	0	24	0	121	11	132	7	0	1	8	1	1	1	3	167
7:45 AM	0	18	1	19	0	75	7	82	2	0	4	6	1	0	0	1	108
8:00 AM	2	16	0	18	1	114	7	122	5	0	6	11	0	0	0	0	151
8:15 AM	0	20	0	20	0	91	9	100	12	0	4	16	3	0	1	4	140
8:30 AM	1	17	0	18	0	77	8	85	4	0	2	6	0	0	0	0	109
8:45 AM	2	16	1	19	0	61	7	68	6	0	6	12	1	0	2	3	102
TOTAL:	7	150	3	160	1	729	65	795	48	0	31	79	9	1	4	14	1048

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								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	81	2	85	0	386	34	420	21	0	13	34	5	1	1	7	546
7:15 AM	3	76	1	80	1	392	31	424	21	0	16	37	4	1	1	6	547
7:30 AM	3	77	1	81	1	401	34	436	26	0	15	41	5	1	2	8	566
7:45 AM	3	71	1	75	1	357	31	389	23	0	16	39	4	0	1	5	508
8:00 AM	5	69	1	75	1	343	31	375	27	0	18	45	4	0	3	7	502

PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								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	3	77	1	81	1	401	34	436	26	0	15	41	5	1	2	8	566

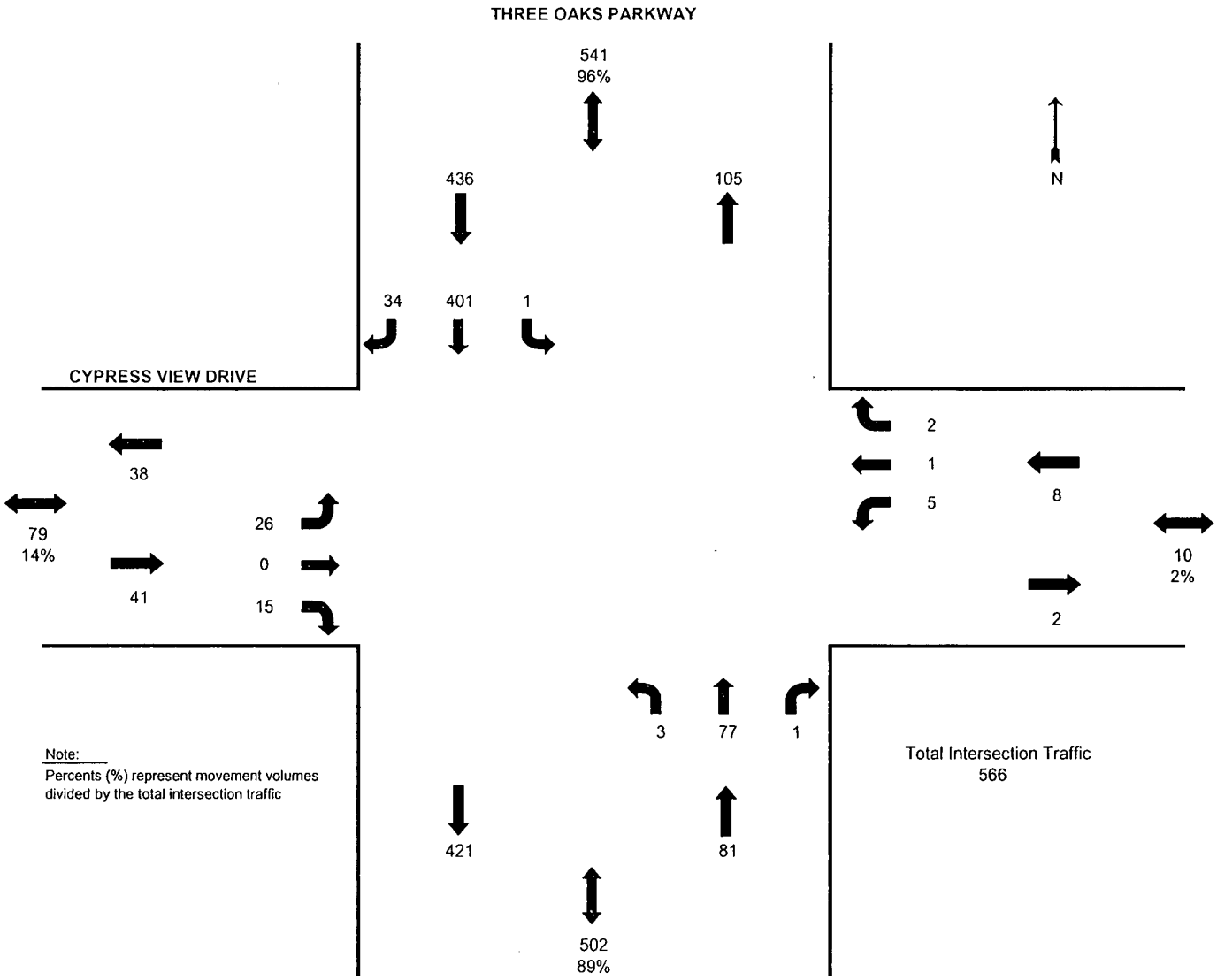
DCI 2005-00054

NOV 29 2005

COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 19, 2002
DAY: WEDNESDAY
COUNT TIME: 7:00 AM - 9:00 AM
PEAK HOUR: 7:30 AM - 8:30 AM
INTERSECTION: THREE OAKS PARKWAY & CYPRESS VIEW DRIVE



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
566

DCI 2005-00054

NOV 29 2005
COMMUNITY DEVELOPMENT

TRANSPORTATION CONSULTANTS, INC.

DATE: June 19, 2002
DAY: WEDNESDAY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								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	3	90	0	93	0	44	2	46	5	1	0	6	1	0	0	1	146
4:15 PM	2	82	0	84	2	36	12	50	5	0	2	7	3	0	0	3	144
4:30 PM	5	64	3	72	2	43	2	47	7	1	3	11	1	0	0	1	131
4:45 PM	6	115	1	122	0	41	6	47	5	0	2	7	2	0	0	2	178
5:00 PM	7	114	1	122	0	50	8	58	12	0	2	14	0	0	0	0	194
5:15 PM	5	131	1	137	0	43	10	53	10	0	7	17	0	0	0	0	207
5:30 PM	4	119	4	127	1	56	3	60	10	0	3	13	0	0	0	0	200
5:45 PM	7	128	1	136	0	48	9	57	9	2	2	13	0	0	0	0	206
TOTAL:	39	843	11	893	5	361	52	418	63	4	21	88	7	0	0	7	1406

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								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	16	351	4	371	4	164	22	190	22	2	7	31	7	0	0	7	599
4:15 PM	20	375	5	400	4	170	28	202	29	1	9	39	6	0	0	6	647
4:30 PM	23	424	6	453	2	177	26	205	34	1	14	49	3	0	0	3	710
4:45 PM	22	479	7	508	1	190	27	218	37	0	14	51	2	0	0	2	779
5:00 PM	23	492	7	522	1	197	30	228	41	2	14	57	0	0	0	0	807

PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								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	23	492	7	522	1	197	30	228	41	2	14	57	0	0	0	0	807

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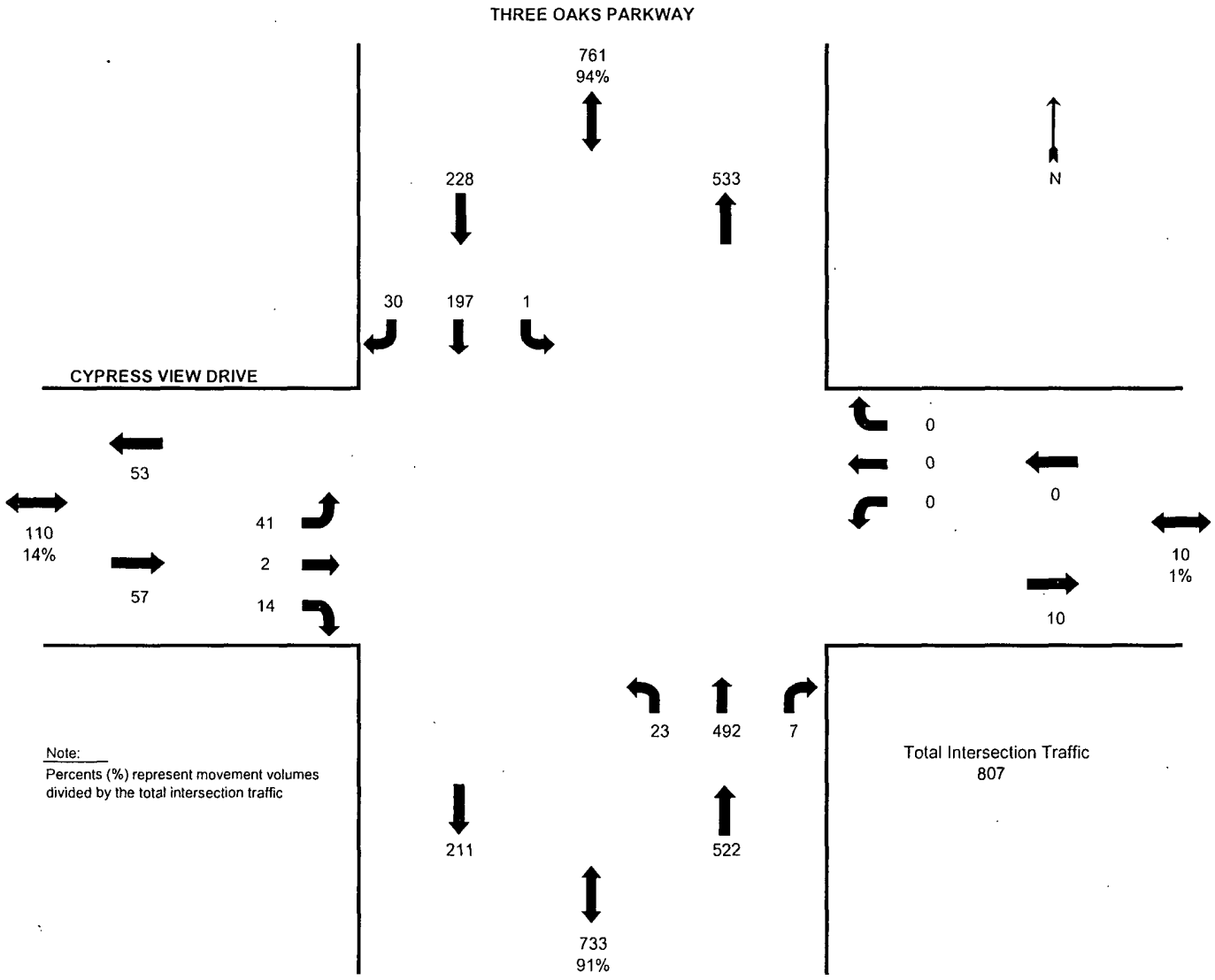
TRANSPORTATION CONSULTANTS, INC.

DATE: June 19, 2002
DAY: WEDNESDAY
COUNT TIME: 4:00 PM - 6:00 PM
PEAK HOUR: 5:00 PM - 6:00 PM
INTERSECTION: THREE OAKS PARKWAY & CYPRESS VIEW DRIVE



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

Total Intersection Traffic
807

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NOPC Application Time Extension Traffic Study

Villages of San Carlos DRI

Updated December 2005

Prepared for:
Southwest Florida Capital Corporation

Cathy Sweetapple & Associates
Transportation and Mobility Planning

101 North Gordon Road, Fort Lauderdale, Florida 33301
954-463-8878 office 954-525-4303 fax Email: csweet@bellsouth.net

VILLAGES OF SAN CARLOS DRI
NOPC APPLICATION TRAFFIC STUDY

This Traffic Study has been prepared to document and evaluate the changes in trip generation for the Villages of San Carlos DRI as part of the NOPC Application to modify property entitlements and extend the DRI build out date. This Traffic Study has been formatted to evaluate DRI trip generation pursuant to DRI standards, using accepted trip generation rates and equations from *Trip Generation, 7th Edition, an Informational Report of the Institute of Transportation Engineers*, most recently published in 2003.

This Traffic Study has also been formatted to evaluate regional impacts pursuant to DRI standards for a DRI time extension establishing December 30, 2009 as the new buildout date for the Villages of San Carlos DRI. This traffic study has evaluated DRI significance on surrounding study area roadways pursuant to 9J-2.045, F.A.C., and has determined that no roadways significantly impacted by DRI traffic are operating below adopted level of service standards pursuant to the local government comprehensive plan.

Site Location and Development History

The Villages of San Carlos DRI occupies 495 acres in Lee County, and is bounded generally by Alico Road on the north, Estero Parkway on the south, and Interstate 75 on the east, spanning the east and west sides of Three Oaks Parkway (see **Figures 1A and 1B**). The DRI was approved in 1981 (pursuant to **Resolution 81-1**) to create a residential community consisting of single family and multi-family dwelling units, retail space, educational facilities, necessary public facilities and parks and open space. The DRI was amended in 1992 to reduce the total number of dwelling units, and to modify the acreages for the school site, public facilities and open space.

Existing and Proposed Development

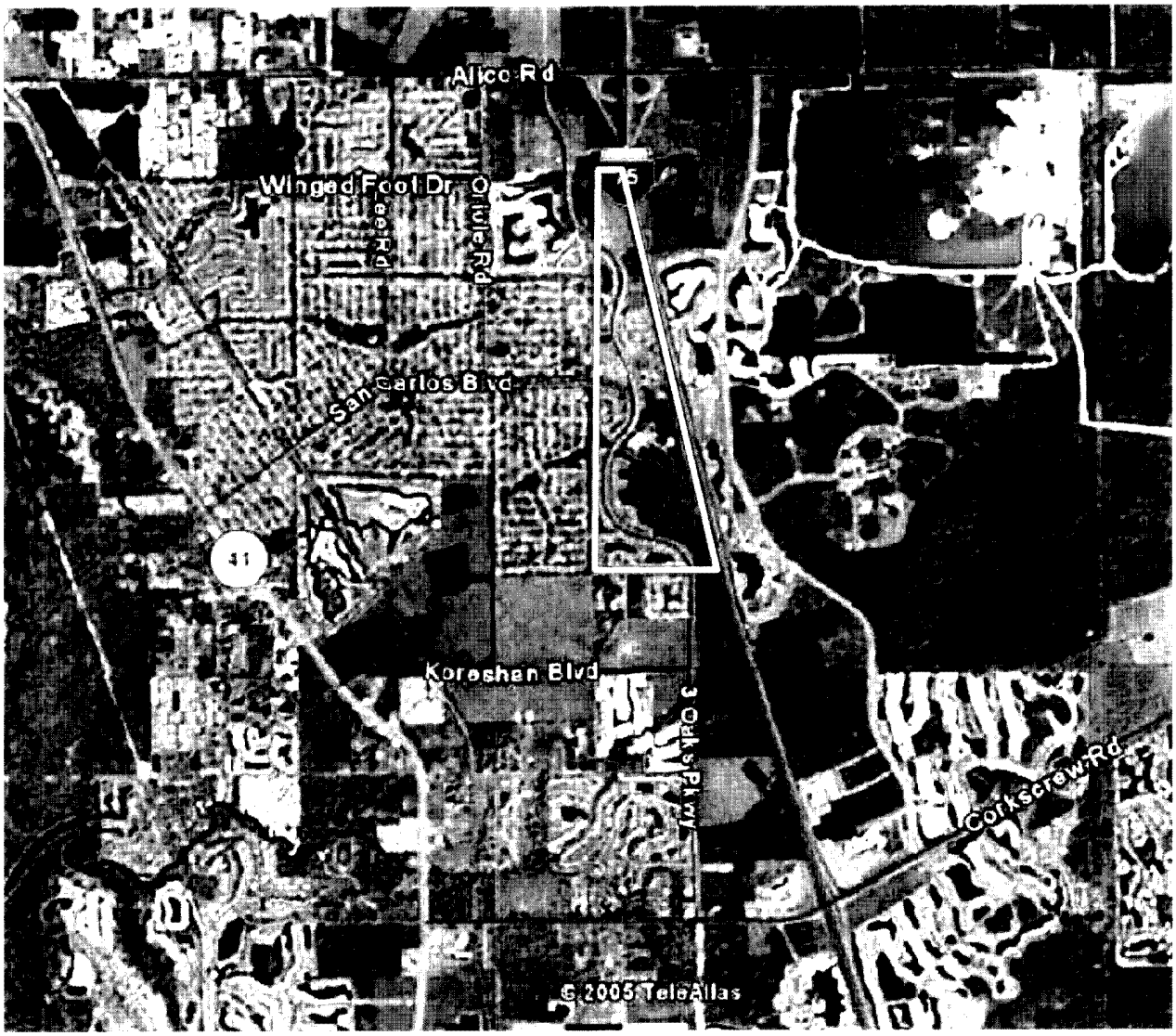
Phase I of the DRI was built between the years 1984 and 2003, completing 381 single family homes and 142 multi-family homes, for a total of 523 dwelling units. The Three Oaks Town Center was constructed with 41,000 square feet of retail use. Other completed facilities include the 17.28 acre Sewage Treatment Facility. The 25.03 acre Three Oaks Middle School, the 38.24 acre Three Oaks Community Park, and the 23.80 acre Cypress Preserve.

The proposed DRI amendment (pending with this NOPC Application) reflects a further reduction to the DRI dwelling units equating to a 1,300 dwelling unit decrease from the approved DRI, and an 800 dwelling unit decrease from first DRI amendment. The proposed development program represents Phase II of the DRI, and includes 7 single family homes and 1,970 multi-family homes, for a total of 1,977 dwelling units.

The proposed DRI amendment also includes an increase in retail use by 10 acres, accommodating 70,000 square feet of retail use, which (in combination with the development planned for the original 15 acres at 47,799 square feet), equates to a net increase in retail square footage by 58,799 square feet.

Historical Overview

The historical progression of these DRI entitlements is provided in the enclosed **Table 1A** which provides a summary of the approved DRI, the amended DRI and the proposed amendment modifying the development program and build out date for the DRI. **Table 1A** also documents the progression of the approved and amended trip generation for the DRI based upon the changes in DRI land uses. The proposed development program will result in a **567 trip decrease during the AM peak hour and a 591 trip decrease during the PM peak hour** compared with the original DRI approval.



Legend

Site Location

Figure 1A
Aerial Location Map
Villages of San Carlos DRI – Time Extension Traffic Study
November 2005

Source: Cathy Sweetapple & Associates

Legend

Site Location

Figure 1B
Enlarged View of the Project Location
Villages of San Carlos DRI – Time Extension Traffic Study
November 2005

Source: Tony Sweetbaum & Associates

TABLE 1A
VILLAGES OF SAN CARLOS DRI
TRIP GENERATION AND DEVELOPMENT PROGRAM SUMMARY

	RESOLUTION 81-1 TRIP GENERATION FOR THE LAND USES FROM THE APPROVED DRI	NOTICE OF ADOPTION - 2-17-92 TRIP GENERATION FOR THE LAND USES FROM THE FIRST DRI AMENDMENT	TRIP GENERATION FOR THE LAND USES FROM THE PROPOSED DRI AMENDMENT	CHANGE BETWEEN APPROVED DRI AND PROPOSED DRI
TRIP GENERATION TIMEFRAME	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	APPROVED LESS PROPOSED DRI (TRIP REDUCTION)
DAILY	28,232	25,108	21,570	6,662
AM PEAK HOUR	2,218	1,979	1,651	567
PM PEAK HOUR	2,564	2,282	1,973	591
DRI MODIFICATIONS:		Reduced total DU by 500 from Approved DRI Reduced SF by 73 DU. Reduced MF by 427 DU	Reduced total DU by 1300 from Approved DRI Reduced SF by 77 DU Reduced MF by 1,223 DU. Increased retail by 58,799 SF. Time extension to DRI Development Order.	
DRI LAND USES:				
RESIDENTIAL - TOTAL	3,800 DU - TOTAL	3,300 DU - TOTAL	2,500 DU - TOTAL	1,300 DU - REDUCTION
SINGLE FAMILY	465 SF DU	392 SF DU	388 SF DU	77 DU - REDUCTION
MULTI-FAMILY	3,335 MF DU	2,908 MF DU	2,112 MF DU	1,223 DU - REDUCTION
RETAIL	100,000 SF - 15 ACRES	100,000 SF - 15 ACRES	158,799 SF - 25 ACRES	58,799 SF INCREASE
MIDDLE SCHOOL	20 ACRES	25 ACRES	25 ACRES	5 ACRE INCREASE
PUBLIC FACILITIES	53 ACRES	43 ACRES	66 ACRES	13 ACRE INCREASE
OPEN SPACE - TOTAL	56 ACRES	62 ACRES	62 ACRES - TOTAL	6 ACRE INCREASE
COMMUNITY PARK			38 ACRES	
CYPRESS PRESERVE			24 ACRES	

Part I: DRI Trip Generation Analysis

The AM peak hour, PM peak hour and daily trips for the Villages of San Carlos DRI is summarized in **Table 1B** below. Detailed trip generation analyses are provided in the enclosed **Tables 2A, 2B and 2C.**

Table 1B - Net External Trip Generation Summary for the Approved and Proposed DRI Development Program

Time frame	Approved DRI (see Table 2A)	Amended DRI (see Table 2B)	Proposed DRI (see Table 2C)	Approved Less Proposed DRI
Net External AM Trips	2,218	1,979	1,651	567
Net External PM Trips	2,564	2,282	1,973	591
Net External Daily Trips	28,232	25,108	21,570	6,662
Total DU	3,800 DU	3,300 DU	2,500 DU	1,300 DU reduction
Single Family DU	465 DU	392 DU	388 DU	77 DU reduction
Multi Family DU	3,335 DU	2,908 DU	2,112 DU	1,223 DU reduction

Approved DRI

Table 2A provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the Approved DRI land uses (from Resolution 81-1), using current 7th Edition ITE rates. The land uses in the originally approved DRI generated 2,218 net external AM peak hour trips and 2,564 net external PM peak hour trips.

Amended DRI

Table 2B provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the Amended DRI land uses using current 7th Edition ITE rates. The Amended DRI **decreased** the approved dwelling units by 500, resulting in an overall trip reduction for the DRI. The single family dwelling units were reduced by 73 dwelling units (from the approved DRI) and the multi-family dwelling units were reduced by 427 dwelling units (from the approved DRI). The overall trip generation for the Amended DRI was reduced to 1,979 net external AM peak hour trips and 2,282 net external PM peak hour trips.

Proposed DRI

Table 2C provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the currently proposed modifications to the DRI development program, using current 7th Edition ITE rates. The proposed DRI amendment **decreases** the approved DRI dwelling units by 1,300, representing an additional 800 dwelling unit reduction compared to the Amended DRI. The single family dwelling units were reduced by 77 dwelling units (from the approved DRI) and the multi-family dwelling units were reduced by 1,223 dwelling units (from the approved DRI). **Table 2D** provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the existing residential, retail and community facility uses built to date during Phase I of the DRI. See **Table 1C** below for a breakdown of the Phase I – Existing and Phase II – Unbuilt PM peak hour project trips for the DRI.

Table 1C – Existing and Unbuilt PM Peak Hour Project Trips

Proposed DRI	Two-Way PM Peak Hour	PM Inbound	PM Outbound
Total Proposed – Table 2C	1,973	1,218	755
Existing – Phase I – Table 2D	697	410	287
Unbuilt – Phase II	1,276	808	468

TABLE 2A

VILLAGES OF SAN CARLOS DRI

APPROVED TRIP GENERATION FROM RESOLUTION 81-1

19-Dec-05

LAND USE	UNITS	ITE ITE LUC	ITE 7TH EDITION RATE OR FORMULA	DAILY DAILY TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
RESIDENTIAL								
	465 DU	210	Ln (T) = 0.92 Ln (X) + 2.71		50%	2,138	50%	2,138
	3,335 DU	230	T = 5.86 (X)		50%	9,772	50%	9,771
RETAIL	100,000 SQ. FT.	820	Ln (T) = 0.65 Ln (X) + 5.83	6,791	50%	3,396	50%	3,395
MIDDLE SCHOOL	1,600 Students	522	T = 1.62 (X)	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	T = 2.28 (X)	87	50%	44	50%	43
GROSS TOTAL TRIPS				33,289	50%	16,646	50%	16,643
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	2,377	50%	1,188	50%	1,189
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		11.88%		3,954	50%	1,977	50%	1,977
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass-by for DRI per FDOT standards	1,104	50%	552	50%	552
NET EXTERNAL TRIPS				[illegible]	50%	[illegible]	50%	[illegible]

LAND USE	UNITS	ITE ITE LUC	ITE 7TH EDITION RATE OR FORMULA	AM PEAK HOUR PEAK TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
RESIDENTIAL								
	465 DU	210	T = 0.70 (X) + 9.43		25%	84	75%	251
	3,335 DU	230	T = 0.44 (X)		17%	249	83%	1,218
RETAIL	100,000 SQ. FT.	820	Ln (T) = 0.60 Ln (X) + 2.29	157	61%	96	39%	61
MIDDLE SCHOOL	1,600 Students	522	T = 0.53 (X)	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	T = 0.01 (X)	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,808	32%	895	68%	1,913
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	55	61%	34	39%	21
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		20.08%		564	51%	288	49%	276
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass-by for DRI per FDOT standards	26	61%	16	39%	10
NET EXTERNAL TRIPS				[illegible]	27%	[illegible]	73%	[illegible]

LAND USE	UNITS	ITE ITE LUC	ITE 7TH EDITION RATE OR FORMULA	PM PEAK HOUR PM TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
RESIDENTIAL								
	465 DU	210	Ln (T) = 0.90 Ln (X) + 0.53		63%	269	37%	158
	3,335 DU	230	T = 0.52 (X)		67%	1,162	33%	572
RETAIL	100,000 SQ. FT.	820	Ln (T) = 0.66 Ln (X) + 3.40	626	48%	300	52%	326
MIDDLE SCHOOL	1,600 Students	522	T = 0.15 (X)	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	T = 0.06 (X)	2	41%	1	59%	1
GROSS TOTAL TRIPS				3,029	61%	1,857	39%	1,172
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	219	48%	105	52%	114
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		12.00%		364	49%	177	51%	187
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass-by for DRI per FDOT standards	102	48%	49	52%	53
NET EXTERNAL TRIPS				[illegible]	64%	[illegible]	36%	[illegible]

TABLE 2B

VILLAGES OF SAN CARLOS DRI

APPROVED TRIP GENERATION FROM THE FIRST AMENDMENT

19-Dec-05

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			DAILY					
RESIDENTIAL								
	392 DU	210	Ln (T) = 0.92 Ln (X) + 2.71		50%	1,827	50%	1,827
	2,908 DU	230	T = 5.86 (X)		50%	8,520	50%	8,521
RETAIL	100,000 SQ. FT.	820	Ln (T) = 0.65 Ln (X) + 5.83	6,791	50%	3,396	50%	3,395
MIDDLE SCHOOL	1,600 Students	522	T = 1.62 (X)	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	T = 2.28 (X)	87	50%	44	50%	43
GROSS TOTAL TRIPS				30,165	50%	15,083	50%	15,082
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	2,377	50%	1,188	50%	1,189
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		13.11%		3,954	50%	1,977	50%	1,977
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	1,104	50%	552	50%	552
NET EXTERNAL TRIPS				[illegible]	50%	[illegible]	50%	[illegible]

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	AM TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			AM PEAK HOUR					
RESIDENTIAL								
	392 DU	210	T = 0.70 (X) + 9.43		25%	71	75%	213
	2,908 DU	230	T = 0.44 (X)		17%	218	83%	1,062
RETAIL	100,000 SQ. FT.	820	Ln (T) = 0.60 Ln (X) + 2.29	157	61%	96	39%	61
MIDDLE SCHOOL	1,600 Students	522	T = 0.53 (X)	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	T = 0.01 (X)	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,569	33%	851	67%	1,718
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	55	61%	34	39%	21
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		21.95%		564	51%	288	49%	276
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	26	61%	16	39%	10
NET EXTERNAL TRIPS				[illegible]	28%	[illegible]	72%	[illegible]

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			PM PEAK HOUR					
RESIDENTIAL								
	392 DU	210	Ln (T) = 0.90 Ln (X) + 0.53		63%	231	37%	136
	2,908 DU	230	T = 0.52 (X)		67%	1,013	33%	499
RETAIL	100,000 SQ. FT.	820	Ln (T) = 0.66 Ln (X) + 3.48	626	48%	300	52%	326
MIDDLE SCHOOL	1,600 Students	522	T = 0.15 (X)	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	T = 0.06 (X)	2	41%	1	59%	1
GROSS TOTAL TRIPS				2,747	61%	1,670	39%	1,077
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	219	48%	105	52%	114
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		13.24%		364	49%	177	51%	187
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	102	48%	49	52%	53
NET EXTERNAL TRIPS				[illegible]	63%	[illegible]	37%	[illegible]

TABLE 2C
VILLAGES OF SAN CARLOS DRI
PROPOSED TRIP GENERATION

19-Dec-05

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
DAILY								
RESIDENTIAL								
	388 DU	210	Ln (T) = 0.92 Ln (X) + 2.71		50%	1,810	50%	1,810
	2,112 DU	230	T = 5.86 (X)		50%	6,188	50%	6,188
RETAIL	158,799 SQ. FT.	820	Ln (T) = 0.65 Ln (X) + 5.83	9,173	50%	4,587	50%	4,586
MIDDLE SCHOOL	1,600 Students	522	T = 1.62 (X)	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	T = 2.28 (X)	87	50%	44	50%	43
GROSS TOTAL TRIPS				27,849	50%	13,925	50%	13,924
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	3,211	50%	1,605	50%	1,606
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		17.19%		4,788	50%	2,394	50%	2,394
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	1,491	50%	745	50%	746
NET EXTERNAL TRIPS				[illegible]	50%	[illegible]	50%	[illegible]
AM PEAK HOUR								
RESIDENTIAL								
	388 DU	210	T = 0.70 (X) + 9.43		25%	70	75%	211
	2,112 DU	230	T = 0.44 (X)		17%	158	83%	771
RETAIL	158,799 SQ. FT.	820	Ln (T) = 0.60 Ln (X) + 2.29	207	61%	126	39%	81
MIDDLE SCHOOL	1,600 Students	522	T = 0.53 (X)	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	T = 0.01 (X)	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,266	36%	820	64%	1,446
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	72	61%	44	39%	28
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		25.66%		581	51%	298	49%	283
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	34	61%	21	39%	13
NET EXTERNAL TRIPS				[illegible]	30%	[illegible]	70%	[illegible]
PM PEAK HOUR								
RESIDENTIAL								
	388 DU	210	Ln (T) = 0.90 Ln (X) + 0.53		63%	229	37%	134
	2,112 DU	230	T = 0.52 (X)		67%	736	33%	362
RETAIL	158,799 SQ. FT.	820	Ln (T) = 0.66 Ln (X) + 3.40	849	48%	408	52%	441
MIDDLE SCHOOL	1,600 Students	522	T = 0.15 (X)	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	T = 0.06 (X)	2	41%	1	59%	1
GROSS TOTAL TRIPS				2,553	59%	1,499	41%	1,054
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	297	48%	143	52%	154
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		17.31%		442	49%	215	51%	227
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	138	48%	66	52%	72
NET EXTERNAL TRIPS				[illegible]	62%	[illegible]	38%	[illegible]

TABLE 2D
VILLAGES OF SAN CARLOS DRI
PHASE I - EXISTING USES BUILT TO DATE

19-Dec-05

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			DAILY					
RESIDENTIAL								
	381 DU	210	Ln (T) = 0.92 Ln (X) + 2.71		50%	1,780	50%	1,780
	142 DU	230	T = 5.86 (X)		50%	416	50%	416
RETAIL	41,000 SQ. FT.	820	Ln (T) = 0.65 Ln (X) + 5.83	3,804	50%	1,902	50%	1,902
MIDDLE SCHOOL	1,600 Students	522	T = 1.62 (X)	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	T = 2.28 (X)	87	50%	44	50%	43
GROSS TOTAL TRIPS				10,875	50%	5,438	50%	5,437
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	1,331	50%	666	50%	665
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		26.74%		2,908	50%	1,455	50%	1,453
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	618	50%	309	50%	309
NET EXTERNAL TRIPS				[illegible]	50%	[illegible]	50%	[illegible]

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	AM TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			AM PEAK HOUR					
RESIDENTIAL								
	381 DU	210	T = 0.70 (X) + 9.43		25%	69	75%	207
	142 DU	230	T = 0.44 (X)		17%	11	83%	51
RETAIL	41,000 SQ. FT.	820	Ln (T) = 0.60 Ln (X) + 2.29	92	61%	56	39%	36
MIDDLE SCHOOL	1,600 Students	522	T = 0.53 (X)	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	T = 0.01 (X)	0	80%	0	20%	0
GROSS TOTAL TRIPS				1,279	47%	602	53%	677
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	32	61%	20	39%	12
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		42.31%		541	51%	274	49%	267
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	15	61%	9	39%	6
NET EXTERNAL TRIPS				[illegible]	44%	[illegible]	56%	[illegible]

LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN %	IN TRIPS	OUT %	OUT TRIPS
			PM PEAK HOUR					
RESIDENTIAL								
	381 DU	210	Ln (T) = 0.90 Ln (X) + 0.53		63%	225	37%	132
	142 DU	230	T = 0.52 (X)		67%	49	33%	25
RETAIL	41,000 SQ. FT.	820	Ln (T) = 0.66 Ln (X) + 3.40	348	48%	167	52%	181
MIDDLE SCHOOL	1,600 Students	522	T = 0.15 (X)	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	T = 0.06 (X)	2	41%	1	59%	1
GROSS TOTAL TRIPS				1,021	56%	567	44%	454
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	122	48%	58	52%	64
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		26.14%		267	49%	130	51%	137
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	57	48%	27	52%	30
NET EXTERNAL TRIPS				[illegible]	59%	[illegible]	41%	[illegible]

Retail Modifications

The proposed DRI amendment also reflects a ten acre increase in the allowable retail space. The DRI was approved with 15 acres of retail and 100,000 square feet of retail use in two phases. One retail center was built at 41,000 square feet. The balance of the approved retail use has been reduced by 11,201 square feet (from 59,000 square feet to 47,799 square feet), for a total of 88,799 square feet of retail use for the original 15 acres. An additional 10 acres of retail is proposed accommodating 70,000 square feet of retail use. The net increase in retail square footage for the proposed DRI development program is 58,799 square feet, as outlined in **Table 3** below.

Table 3 – Summary of Changes to the Retail Use in the DRI

Use	Acres	Phase I – DRI	Phase II - DRI	Total	Net Change
Approved DRI Retail Use	15	41,000 SF	59,000 SF	100,000 SF	
Proposed DRI Retail Use	15	41,000 SF	47,799 SF	88,799 SF	-11,201 SF
	10		70,000 SF	70,000 SF	+70,000 SF
Total Retail Proposed	25	41,000 SF	117,799 SF	158,799 SF	+58,799 SF

While the retail uses are increased under the proposed DRI development program, any increases in retail trip impacts are offset by the large decrease in residential dwelling units. The overall trip generation for the proposed DRI development program is reduced to 1,651 net external AM peak hour trips and 1,973 net external PM peak hour trips.

Conclusions from the DRI Trip Generation Evaluation

Given the analyses performed in this NOPC Application Traffic Study comparing the proposed DRI development program to the approved DRI, no additional trip generation impacts are found to exist resulting from the proposed modifications to the DRI development program. The proposed development program will result in a **567 trip decrease during the AM peak hour and a 591 trip decrease during the PM peak hour** compared with the original DRI approval.

Part 2: NOPC Time Extension Traffic Study - Evaluation of DRI Regional Impacts

The evaluation of DRI regional impacts begins with the determination of project traffic significance pursuant to Rule 9J-2.045. **Table 4** has been prepared to evaluate the impact of project traffic on the surrounding roadway network, to determine which roadways will carry PM peak hour directional project trips equal to or greater than 5% of the adopted level of service standard for the regional roadway network. The results of **Table 4** demonstrate that the DRI project traffic will consume more than 5% of the adopted maximum service volume for portions of Alico Road, Winged Foot Drive, San Carlos Boulevard, Estero Parkway, Corkscrew Road and Three Oaks Parkway. The determination of significance is made using the full impact of both the built and unbuilt DRI trips. Pursuant to the analyses completed herein in **Tables 4, 5, 6 and 7**, no significantly impacted roadway segments were found to operate below acceptable levels of service through the proposed 2009 build out year for the DRI.

Study Area Roadway Segments

The NOPC time extension traffic study includes the roadway segments illustrated in the attached **Figure 2**, bounded generally by Alico Road on the north, Ben Hill Griffin Parkway on the east, Corkscrew Road on the south and US-41 on the west. This study area is undergoing significant roadway improvements as illustrated on the attached **Figure 3**, which represents the Lee County five year work program (FY 2005/2006 to 2009/2010). Key roadway improvements include the following:

- The 6 laning of Alico Road (nearing completion).
- Interchange improvements at I-75 and Alico Road (underway).
- The 4 laning of portions of Three Oaks Parkway, Estero Parkway and Corkscrew Road (2006).
- The 8 laning of Interstate 75 (2008).
- The 6 laning of US-41 (2010).

Existing and funded roadway improvements were considered in the DRI significance analysis as permitted pursuant to 9J.2.045.

Project Trip Generation

Trip generation for the proposed development program has been established using the rates and equations from ITE 7th Edition. The proposed development program generates **1,973 net external PM peak hour trips** (see **Table 2C**). Of the 1,973 net external PM peak hour trips, 697 net external trips represent the existing Phase I development (see **Table 2D**), while 1,276 net external trips represent the unbuilt DRI uses in Phase II (see **Table 1C** above). The DRI significance analysis has been performed using the full impact of the DRI trips (at buildout) as required pursuant to 9J-2.045.

Project Trip Assignment

The project trips for the DRI have been assigned to the roadway network using the previously approved project traffic distribution for the DRI as a base, with modifications made to account for a more mature roadway network which has evolved over time. The enclosed **Figure 4A** replicates the approved DRI traffic distribution using the originally approved DRI traffic information as extracted from pages 24 and 27 of the original DRI dating back to 1981 (see **Attachment V**). The enclosed **Figure 4B** reflects the revised DRI traffic distribution given the changes to the roadway network and surrounding community over time, since the DRI was first approved.

Existing Traffic Conditions

Existing PM peak hour directional traffic volumes on the study area roadway segments have been identified using traffic data collected by Lee County and FDOT (see **Attachment I**). Daily traffic counts for the Lee County permanent and periodic traffic count stations in the study area have been obtained from the *2004 Traffic Count Report*. The applicable permanent count stations have been used to convert the daily count to peak hour directional using the specific peak to daily percentage and the peak directional percentage provided for permanent count stations 10, 15, 25 and 53. Actual peak hour directional traffic has been obtained for the state traffic count stations on Interstate 75 and US-41. **Table 5** identifies the PM peak hour directional traffic under existing traffic conditions.

Maximum Service Volumes

The peak hour directional maximum service volumes used in the analysis are obtained from the following sources (see **Attachment II**):

- The Link Specific Service Volumes on Arterials in Lee County
- The Lee County Generalized peak hour directional service volumes for Urbanized Areas
- The 2002 FDOT Quality/Level of Service Handbook (used for Interstate 75).

Future Background Traffic Conditions

Future background traffic volumes have been identified on the study area roadway segments for the year 2009, representing five (5) years of growth from the year 2004 counts. A regional study area growth rate was calculated using historical traffic data from the years 2000 to 2003 as outlined in the enclosed **Table 6**. The numerous roadway improvements located in the study area account for traffic patterns that may not be stable as traffic diverts off typical travel paths to avoid roadway construction. Therefore, a 5.12% regional growth rate has been applied to each of the study area roadways to estimate future background traffic conditions. The enclosed **Table 7** identifies the growth in background traffic to the year 2009, and reflects the PM peak hour directional traffic conditions for year 2009 background traffic.

Total Traffic Conditions

An evaluation of the roadway level of service under total traffic conditions has been performed for the study area roadway segments. Total traffic conditions have been established to reflect the combined effect of future background traffic and the project traffic from the unbuilt portion of the DRI development program. The enclosed **Table 7** identifies the PM peak hour directional traffic conditions for year 2009 total traffic. No roadway deficiencies were found to exist under the PM peak hour directional total traffic conditions for the significantly impacted study roadway segments (i.e. those roadway segments carrying DRI project trips equal to greater than 5% of the adopted level of service standard).

Conclusions from the DRI Impact Evaluation

Given the analyses performed in this NOPC Application Traffic Study, no additional regional impacts have been found to exist through the year 2009 resulting from the proposed changes to the DRI development program. Acceptable levels of service are maintained through the proposed DRI build out year 2009 for those roadway segments significantly impacted by DRI traffic.

TABLE 4
VILLAGES OF SAN CARLOS DRI
FINAL TRAFFIC IMPACT STUDY AREA DETERMINATION BASED UPON 5% RULE

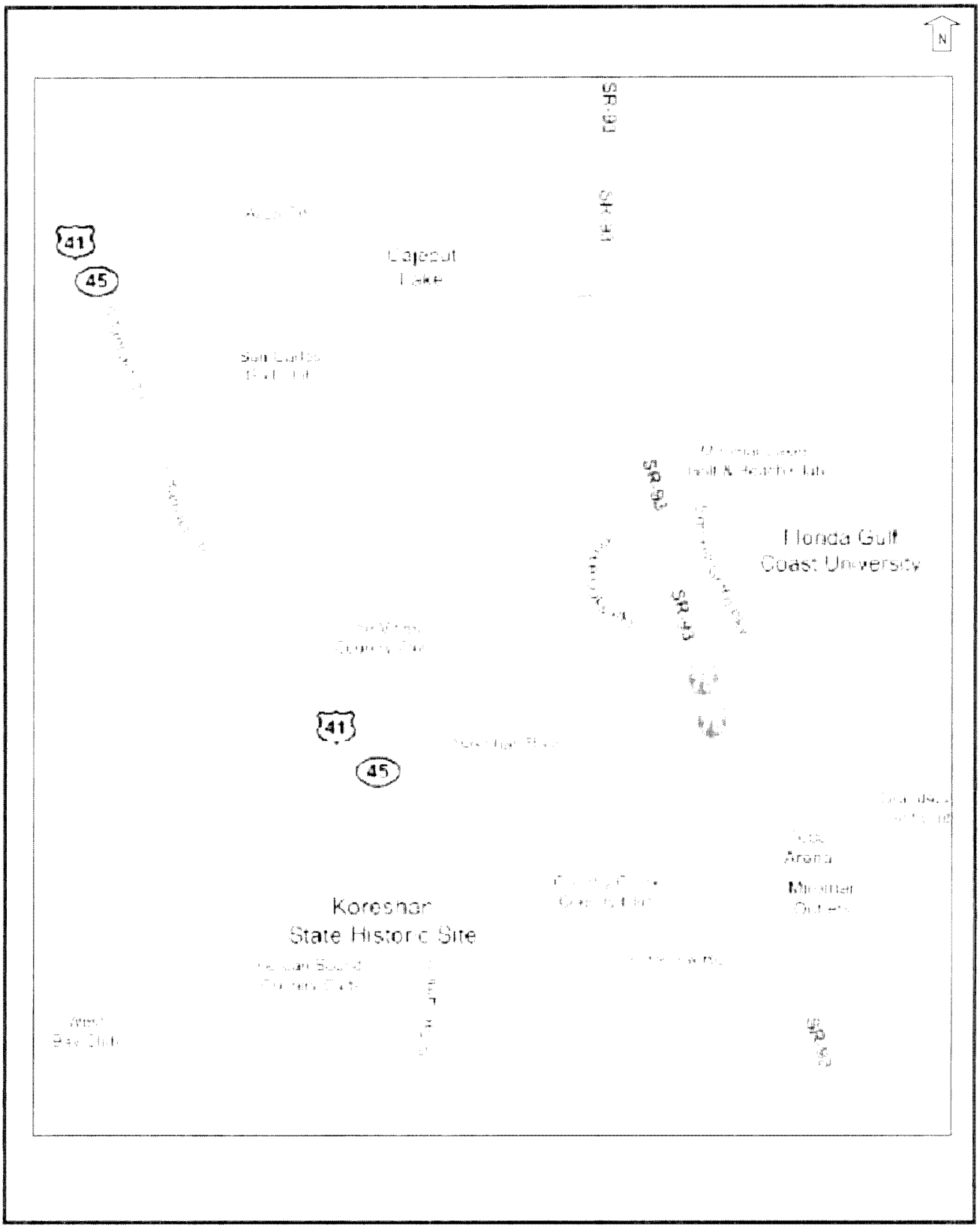
ROADWAY FROM	TO	DIR	EXISTING OR FUNDED LANES	[1] PEAK HOUR DIR MAX SERVICE VOLUME	VILLAGES OF SAN CARLOS DRI PROJECT TRIPS (PROJ = 1973) DIST	IN / OUT	PM PEAK	PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
ALICO ROAD									
US-41	DUSTY ROAD	EB	4LD	1,950	7.0%	I	85	4.36%	NO
		WB		1,950		O	53	2.72%	NO
DUSTY ROAD	LEE ROAD	EB	6LD	2,920	7.0%	I	85	2.91%	NO
		WB		2,920		O	53	1.82%	NO
LEE ROAD	ORIOLE ROAD	EB	6LD	2,920	7.0%	I	85	2.91%	NO
		WB		2,920		O	53	1.82%	NO
ORIOLE ROAD	THREE OAKS PKWY	EB	6LD	2,920	7.0%	I	85	2.91%	NO
		WB		2,920		O	53	1.82%	NO
THREE OAKS PKWY	INTERSTATE-75	EB	6LD	2,920	25.0%	O	189	6.47%	YES
		WB		2,920		I	305	10.45%	YES
INTERSTATE-75	BEN HILL GRIFFIN PKWY	EB	6LD	2,920	5.0%	O	38	1.30%	NO
		WB		2,920		I	61	2.09%	NO
WINGED FOOT DRIVE									
US-41	CONSTITUTION CIRCLE	EB	2LU	800	6.0%	I	73	9.13%	YES
		WB		800		O	45	5.63%	YES
CONSTITUTION CIRCLE	PHLOX DRIVE	EB	2LU	800	7.0%	I	85	10.63%	YES
		WB		800		O	53	6.63%	YES
PHLOX DRIVE	LEE ROAD	EB	2LU	800	8.0%	I	97	12.13%	YES
		WB		800		O	60	7.50%	YES
LEE ROAD	ORIOLE ROAD	EB	2LU	800	9.0%	I	110	13.75%	YES
		WB		800		O	68	8.50%	YES
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	800	10.0%	I	122	15.25%	YES
		WB		800		O	76	9.50%	YES
SAN CARLOS BLVD									
US-41	LEE ROAD	EB	2LU	800	8.0%	I	97	12.13%	YES
		WB		800		O	60	7.50%	YES
LEE ROAD	ORIOLE ROAD	EB	2LU	800	9.0%	I	110	13.75%	YES
		WB		800		O	68	8.50%	YES
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	800	10.0%	I	122	15.25%	YES
		WB		800		O	76	9.50%	YES
ESTERO PARKWAY (KORESHAN BLVD)									
US-41	THREE OAKS PKWY	EB	4LD	2,380	10.0%	I	122	5.13%	YES
		WB		2,380		O	76	3.19%	NO
CORKSCREW ROAD									
US-41	THREE OAKS PKWY	EB	4LD	2,040	5.0%	I	61	2.99%	NO
		WB		2,040		O	38	1.86%	NO
THREE OAKS PKWY	INTERSTATE 75	EB	4LD	1,860	20.0%	O	151	8.12%	YES
		WB		1,860		I	244	13.12%	YES
INTERSTATE 75	BEN HILL GRIFFIN PKWY	EB	4LD	2,360	2.0%	O	15	0.64%	NO
		WB		2,360		I	24	1.02%	NO
US-41									
ALICO ROAD	CONSTITUTION CIRCLE	NB	6LD	3,180	5.0%	O	38	1.19%	NO
		SB		3,180		I	61	1.92%	NO
CONSTITUTION CIRCLE	SANIBEL BLVD	NB	6LD	3,180	7.0%	O	53	1.67%	NO
		SB		3,180		I	85	2.67%	NO
SANIBEL BLVD	SAN CARLOS BLVD	NB	4LD	2,120	7.0%	O	53	2.50%	NO
		SB		2,120		I	85	4.01%	NO
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	2,120	8.0%	I	97	4.58%	NO
		SB		2,120		O	60	2.83%	NO
ESTERO PKWY	CORKSCREW ROAD	NB	4LD	2,120	5.0%	I	61	2.88%	NO
		SB		2,120		O	38	1.79%	NO
CONSTITUTION CIRCLE									
US-41	SANIBEL BLVD	NB	2LU	800	2.0%	O	15	1.88%	NO
		SB		800		I	24	3.00%	NO
PHLOX DRIVE									
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO

TABLE 4
VILLAGES OF SAN CARLOS DRI
FINAL TRAFFIC IMPACT STUDY AREA DETERMINATION BASED UPON 5% RULE

ROADWAY FROM	TO	DIR	EXISTING OR FUNDED LANES	[1] PEAK HOUR DIR MAX SERVICE VOLUME	VILLAGES OF SAN CARLOS DRI PROJECT TRIPS (PROJ = 1973) DIST	IN / OUT	PM PEAK	PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
LEE ROAD									
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
ORIOLE ROAD									
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
THREE OAKS PARKWAY									
DANIELS PARKWAY	ALICO ROAD	NB	4LD	1,950	8.0%	O	60	3.08%	NO
		SB		1,950		I	97	4.97%	NO
ALICO ROAD	WINGED FOOT DRIVE	NB	4LD	1,950	40.0%	O	302	15.49%	YES
		SB		1,950		I	487	24.97%	YES
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	4LD	1,950	50.0%	O	378	19.38%	YES
		SB		1,950		I	609	31.23%	YES
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	1,950	40.0%	I	487	24.97%	YES
		SB		1,950		O	302	15.49%	YES
ESTERO PKWY	CORKSCREW ROAD	NB	4LD	1,950	30.0%	I	365	18.72%	YES
		SB		1,950		O	227	11.64%	YES
INTERSTATE 75									
AIRPORT ENTRANCE RD	ALICO ROAD	NB	8L EXPY	7,380	20.0%	O	151	2.05%	NO
		SB		7,380		I	244	3.31%	NO
ALICO ROAD	CORKSCREW ROAD	NB	8L EXPY	7,380	5.0%	I	61	0.83%	NO
		SB		7,380		I	61	0.83%	NO
CORKSCREW ROAD	BONITA BEACH ROAD	NB	8L EXPY	7,380	18.0%	I	219	2.97%	NO
		SB		7,380		O	136	1.84%	NO

NOTES:

[1] PEAK HOUR DIRECTIONAL MAXIMUM SERVICE VOLUMES ARE OBTAINED FROM THE FOLLOWING SOURCES:
- LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY
- LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES FOR URBANIZED AREAS
- 2002 FDOT QUALITY/LOS HANDBOOK (USED FOR THE INTERSTATE SERVICE VOLUMES)



Legend

Site Location

Figure 2
Surrounding Roadway Network
Villages of San Carlos DRI – Time Extension Traffic Study
November 2005

Source: Kimley-Horn and Associates

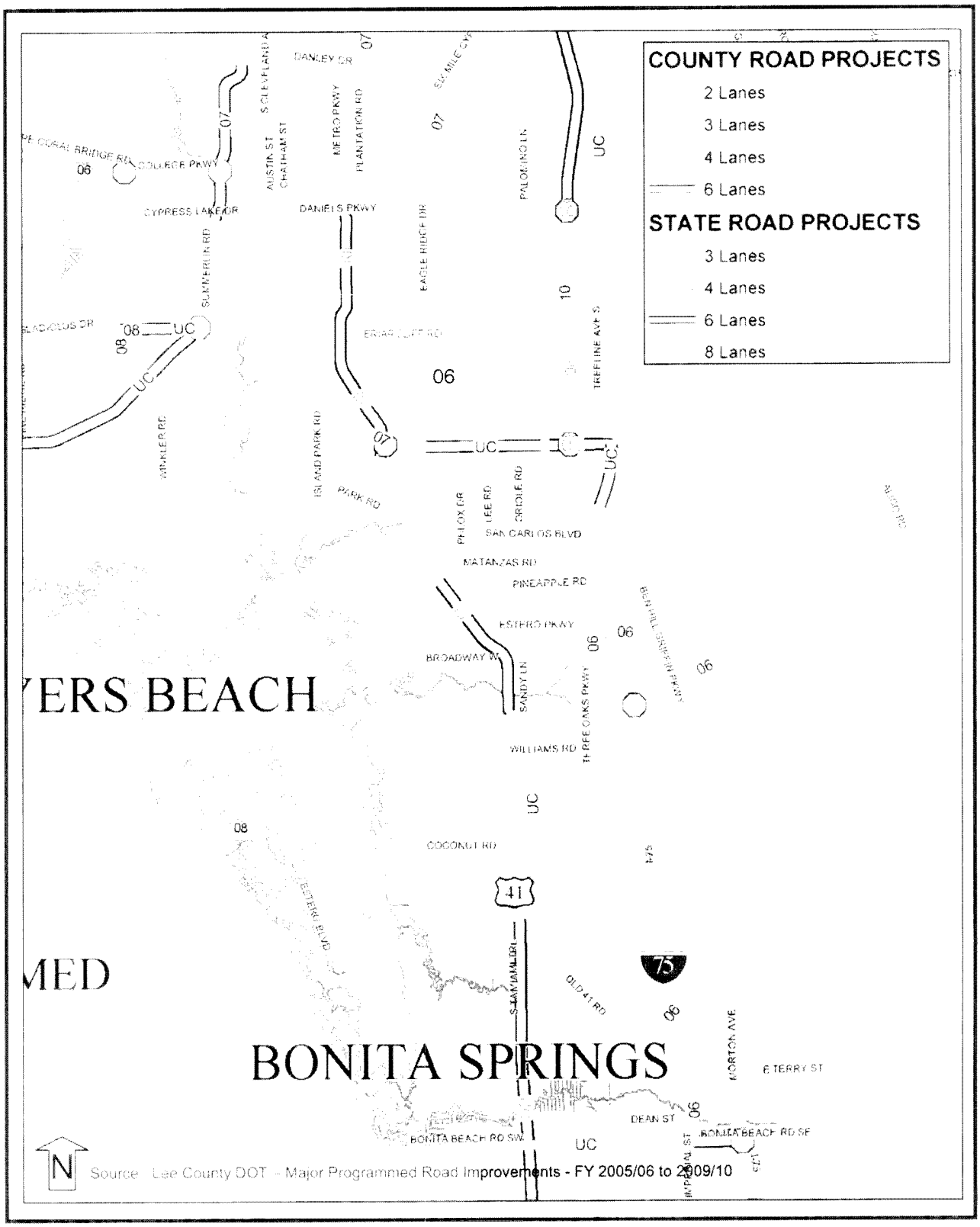


Figure 3
Programmed Roadway Improvements in the Study Area
Villages of San Carlos DRI - Time Extension Traffic Study
November 2005

Source: Curry Sandblom & Associates

XX.X% Project distribution totals 100%.

X.X% Project distribution on the surrounding roadway network.

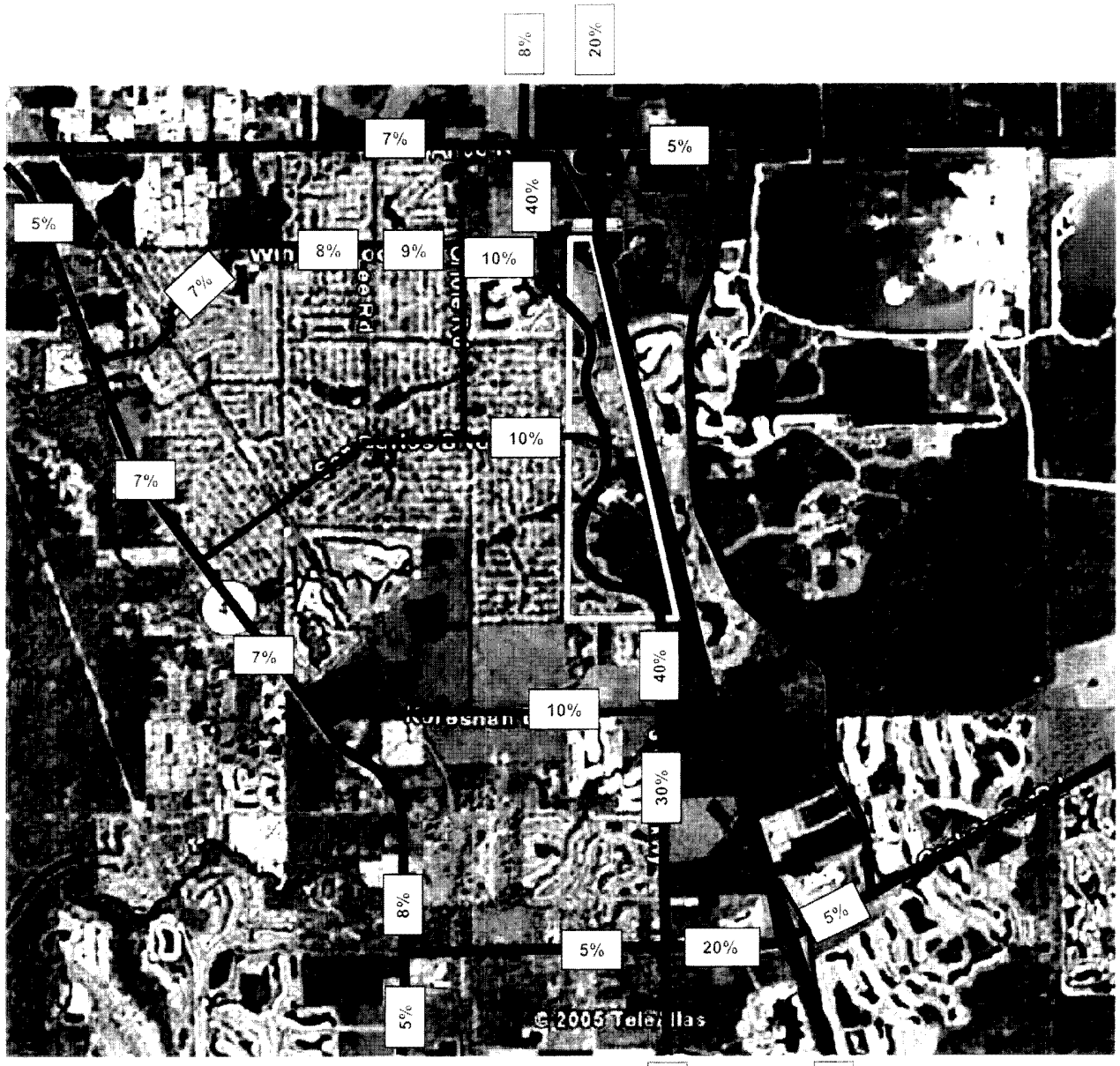
Source: The approved DRI project distribution is based upon Map D-2 from page 27 of the Approved DRI.

Legend

Site Location

Figure 4A
Project Distribution Adjacent to the Site from the Approved DRI
Villages of San Carlos DRI – Time Extension Traffic Study
November 2006

Source: Cathy Stockmann & Associates



XX.X% Project distribution totals 100%.

X.X% Project distribution on the surrounding roadway network.

Legend

Site Location

Figure 4B
Project Distribution Adjacent to the Site based upon the Mature Roadway Network
Villages of San Carlos DRI – Time Extension Traffic Study
November 2005

TABLE 5
VILLAGES OF SAN CARLOS DRI
EXISTING PM PEAK HOUR DIRECTIONAL TRAFFIC CONDITIONS FOR SURROUNDING STUDY AREA \ROADWAYS

ROADWAY FROM	TO	DIR	FACILITY TYPE EXISTING LANES	[1] PERMANENT AND TRAFFIC COUNT STATION NUMBERS	[1] 2003 OR 2004 DAILY TRAFFIC COUNT	[2] PM PEAK AS A % OF DAILY TRAFFIC	[2] DIR. SPLIT	2004 PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	ADOPTED LOS	[3] PEAK HOUR DIR MAXIMUM SERVICE VOLUME	EXISTING PM PEAK HOUR LOS
ALICO ROAD											
US-41	DUSTY ROAD	EB	4LD	10 and 207	20000	0.080	0.47	752	D	1,950	B
		WB					0.53	848		1,950	B
DUSTY ROAD	LEE ROAD	EB	6LD [4]	10 and 207	20000	0.080	0.47	752	D	2,920	B
		WB					0.53	848		2,920	B
LEE ROAD	ORIOLE ROAD	EB	6LD [4]	10 and 207	20000	0.080	0.47	752	D	2,920	B
		WB					0.53	848		2,920	B
ORIOLE ROAD	THREE OAKS PKWY	EB	6LD [4]	10 and 207	20000	0.080	0.47	752	D	2,920	B
		WB					0.53	848		2,920	B
THREE OAKS PKWY	INTERSTATE-75	EB	6LD [4]	10	19000	0.080	0.47	714	D	2,920	B
		WB					0.53	806		2,920	B
INTERSTATE-75	BEN HILL GRIFFIN PKWY	EB	6LD [4]	53	14500	0.078	0.45	509	D	2,920	A
		WB					0.55	622		2,920	A
WINGED FOOT DRIVE											
US-41	CONSTITUTION CIRCLE	EB	2LU	10 and 464	7700	0.080	0.47	290	D	800	C
		WB					0.53	326		800	C
CONSTITUTION CIRCLE	PHLOX DRIVE	EB	2LU	10 and 464	7700	0.080	0.47	290	D	800	C
		WB					0.53	326		800	C
PHLOX DRIVE	LEE ROAD	EB	2LU	10 and 464	7700	0.080	0.47	290	D	800	C
		WB					0.53	326		800	C
LEE ROAD	ORIOLE ROAD	EB	2LU	10 and 464	7700	0.080	0.47	290	D	800	C
		WB					0.53	326		800	C
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	10 and 464	7700	0.080	0.47	290	D	800	C
		WB					0.53	326		800	C
SAN CARLOS BLVD											
US-41	LEE ROAD	EB	2LU	25 and 423	5500	0.073	0.48	193	D	800	C
		WB					0.52	209		800	C
LEE ROAD	ORIOLE ROAD	EB	2LU	25 and 423	5500	0.073	0.48	193	D	800	C
		WB					0.52	209		800	C
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	25 and 423	5500	0.073	0.48	193	D	800	C
		WB					0.52	209		800	C
ESTERO PARKWAY (KORESHAN BLVD)											
US-41	THREE OAKS PKWY	EB	4LD	15 and 465	5900	0.081	0.47	225	D	2,380	A
		WB					0.53	253		2,380	A
CORKSCREW ROAD											
US-41	THREE OAKS PKWY	EB	4LD	15 and 247	13200	0.081	0.47	503	D	2,040	B
		WB					0.53	567		2,040	B
THREE OAKS PKWY	INTERSTATE 75	EB	4LD	15	26100	0.081	0.47	994	D	1,860	D
		WB					0.53	1,120		1,860	D
INTERSTATE 75	BEN HILL GRIFFIN PKWY	EB	4LD	15 and 249	13300	0.081	0.47	506	D	2,360	A
		WB					0.53	571		2,360	A
US-41											
ALICO ROAD	CONSTITUTION CIRCLE	NB	6LD	0066	47272	n/a	n/a	1,900	D	3,180	B
		SB					n/a	1,905		3,180	B
CONSTITUTION CIRCLE	SANIBEL BLVD	NB	6LD	0034	46550	n/a	n/a	1,946	D	3,180	C
		SB					n/a	1,886		3,180	B
SANIBEL BLVD	SAN CARLOS BLVD	NB	4LD	0034	46550	n/a	n/a	1,946	D	2,120	C
		SB					n/a	1,886		2,120	C
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD [5]	0105	46479	n/a	n/a	2,173	D	2,120	F
		SB					n/a	1,671		2,120	C
ESTERO PKWY	CORKSCREW ROAD	NB	4LD [5]	0089	41450	n/a	n/a	2,188	D	2,120	F
		SB					n/a	1,213		2,120	B
CONSTITUTION CIRCLE											
US-41	SANIBEL BLVD	NB	2LU	10 and 464	7700	0.080	0.53	326	D	800	C
		SB					0.47	290		800	C
PHLOX DRIVE											
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	10 and 313	6200	0.080	0.53	263	D	800	C
		SB					0.47	233		800	C
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	10 and 313	6200	0.080	0.53	263	D	800	C
		SB					0.47	233		800	C
LEE ROAD											
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	10 and 313	6200	0.080	0.53	263	D	800	C
		SB					0.47	233		800	C
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	10 and 313	6200	0.080	0.53	263	D	800	C
		SB					0.47	233		800	C

TABLE 5
VILLAGES OF SAN CARLOS DRI
EXISTING PM PEAK HOUR DIRECTIONAL TRAFFIC CONDITIONS FOR SURROUNDING STUDY AREA \ROADWAYS

ROADWAY FROM	TO	DIR	FACILITY TYPE EXISTING LANES	[1] PERMANENT AND TRAFFIC COUNT STATION NUMBERS	[1] 2003 OR 2004 DAILY TRAFFIC COUNT	[2] PM PEAK AS A % OF DAILY TRAFFIC	[2] DIR. SPLIT	2004 PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	ADOPTED LOS	[3] PEAK HOUR DIR MAXIMUM SERVICE VOLUME	EXISTING PM PEAK HOUR LOS
ORIOLE ROAD											
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	10 and 462	2300	0.080	0.53	98	D	800	C
		SB					0.47	86		800	C
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU	10 and 462	2300	0.080	0.53	98	D	800	C
		SB					0.47	86		800	C
THREE OAKS PARKWAY											
DANIELS PARKWAY	ALICO ROAD	NB	2LU [6]	10 and 414	7800	0.080	0.53	331	D	900	C
		SB					0.47	293		900	C
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU [7]	10 and 414	7800	0.080	0.53	331	D	900	C
		SB					0.47	293		900	C
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU [7]	10 and 414	12700	0.080	0.53	538	D	900	C
		SB					0.47	478		900	C
SAN CARLOS BLVD	ESTERO PKWY	NB	2LU [7]	15 and 415	12700	0.081	0.53	545	D	900	C
		SB					0.47	483		900	C
ESTERO PKWY	CORKSCREW ROAD	NB	2LU [7]	15 and 415	12700	0.081	0.53	545	D	900	C
		SB					0.47	483		900	C
INTERSTATE 75											
AIRPORT ENTRANCE RD	ALICO ROAD	NB	4L EXP [8]	0056	77909	n/a	n/a	3,477	D	3,420	E
		SB					n/a	2,599		3,420	C
ALICO ROAD	CORKSCREW ROAD	NB	4L EXP [8]	0055	64148	n/a	n/a	2,808	D	3,420	C
		SB					n/a	2,019		3,420	B
CORKSCREW ROAD	BONITA BEACH ROAD	NB	4L EXP [8]	0054	59967	n/a	n/a	2,629	D	3,420	C
		SB					n/a	2,110		3,420	B

[1] The Permanent and Periodic Traffic Count Stations and Existing Traffic Count Data is obtained from the Lee County 2004 Traffic Count Report and from FDOT (see Attachment I).
[2] The PM peak hour traffic as a % of weekday and the directional splits for the peak direction are obtained from the Lee County Permanent Traffic Count Stations (see Attachment I).
[3] The Peak Hour Directional Maximum Service Volumes are obtained from the following sources:
- LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY
- LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES FOR URBANIZED AREAS
- 2002 FDOT QUALITY/LOS HANDBOOK (USED FOR THE INTERSTATE SERVICE VOLUMES)
[4] Pursuant to the Summary of Major Road Projects Programmed by Lee County (FY 05/06 to FY 09/10), this roadway is nearing completion as a 6LD (see Attachment III).
[5] Pursuant to the FDOT Five Year Work Program (2006 to 2010), this roadway is funded in 2010 as an 6LD (see Attachment III).
[6] Pursuant to the Summary of Major Road Projects Programmed by Lee County (FY 05/06 to FY 09/10), this roadway is funded in 2010 as a 4LD, but may advance to 2008.
[7] Pursuant to the Summary of Major Road Projects Programmed by Lee County (FY 05/06 to FY 09/10), this roadway is funded in 2006 as a 4LD (see Attachment III).
[8] Pursuant to the FDOT Five Year Work Program (2006 to 2010), this roadway is funded in 2008 as an 8L EXPY (see Attachment III).

TABLE 6
VILLAGES OF SAN CARLOS DRI
GROWTH RATE CALCULATIONS

ROADWAY	DIR	COUNT STATION	AADT 2000	AADT 2001	AADT 2002	AADT 2003	COMPOUND GROWTH 2000 to 2003
ALICO ROAD							
E. OF LEE ROAD	E/W	207	14,200	16,000	17,400	18,000	8.23%
W. OF I-75	E/W	10	15,700	17,200	18,000	19,000	6.57%
TOTAL FOR ALL STATIONS:			**29,900**	**33,200**	**35,400**	**37,000**	**7.36%**
SAN CARLOS BOULEVARD							
E. OF US-41	E/W	423	5,200	5,600	4,900	5,000	-1.30%
TOTAL FOR ALL STATIONS:			**5,200**	**5,600**	**4,900**	**5,000**	**-1.30%**
ESTERO PARKWAY							
E. OF US-41	E/W	465	2,400	2,100	2,900	3,700	15.52%
TOTAL FOR ALL STATIONS:			**2,400**	**2,100**	**2,900**	**3,700**	**15.52%**
CORKSCREW ROAD							
E. OF US-41	E/W	247	14,700	16,900	15,800	15,000	0.68%
W. OF I-75	E/W	15	15,200	18,600	21,800	25,000	18.04%
TOTAL FOR ALL STATIONS:			**29,900**	**35,500**	**37,600**	**40,000**	**10.19%**
US-41							
S. OF ALICO ROAD	N/S	FDOT-0066	38,000	39,500	45,000	44,500	5.40%
N. OF SANIBEL BLVD	N/S	FDOT-0034	32,000	38,500	42,000	42,000	9.49%
S. OF SAN CARLOS BLVD	N/S	FDOT-0105	35,500	38,500	43,000	41,000	4.92%
S. OF ESTERO PARKWAY	N/S	FDOT-0089	30,500	32,000	32,500	37,500	7.13%
TOTAL FOR ALL STATIONS:			**136,000**	**148,500**	**162,500**	**165,000**	**6.66%**
THREE OAKS PARKWAY							
S. OF ALICO ROAD	N/S	414	5,600	5,700	6,400	6,300	4.00%
N. OF CORKSCREW ROAD	N/S	415	5,900	7,200	8,500	11,100	23.45%
TOTAL FOR ALL STATIONS:			**11,500**	**12,900**	**14,900**	**17,400**	**14.8%**
INTERSTATE 75							
N. OF ALICO ROAD	N/S	FDOT-0056	70,500	66,000	69,500	78,000	3.43%
N. OF CORKSCREW ROAD	N/S	FDOT-0055	60,500	62,500	65,500	64,500	2.16%
S. OF CORKSCREW ROAD	N/S	FDOT-0054	58,500	60,500	65,500	60,000	0.85%
TOTAL FOR ALL STATIONS:			**18,500**	**18,000**	**200,500**	**202,500**	**2.24%**
REGIONAL GROWTH RATE =			402,000	424,700	455,800	466,900	**5.12%**

TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

26-Dec-05

ROADWAY FROM	TO	DIR	YEAR 2009 LANES	[1] 2004 PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	[2] GROWTH RATE	YEAR 2009 BKGRD VOLUME	[3] PEAK HOUR DIR MAX SERVICE VOLUME	YEAR 2009 BKGRD LOS	VILLAGES OF SAN CARLOS DRI [4] DIST	IN / OUT	1218 in 755 out 1,973 TOTAL PM TRIPS	410 in 287 out 697 BUILT PM TRIPS	808 in 468 out 1,276 UNBUILT PM TRIPS	[5] FINAL TOTAL PM PK HR DIR VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	2009 TOTAL LOS	[6] PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
ALICO ROAD																		
US-41	DUSTY ROAD	EB	4LD	752	5.12%	965	1,950	B	7.0%	I	85	29	56	1,021	1,950	B	4.36%	NO
		WB		848	5.12%	1,088	1,950	B		O	53	20	33	1,121	1,950	B	2.72%	NO
DUSTY ROAD	LEE ROAD	EB	6LD	752	5.12%	965	2,920	B	7.0%	I	85	29	56	1,021	2,920	B	2.91%	NO
		WB		848	5.12%	1,088	2,920	B		O	53	20	33	1,121	2,920	B	1.82%	NO
LEE ROAD	ORIOLE ROAD	EB	6LD	752	5.12%	965	2,920	B	7.0%	I	85	29	56	1,021	2,920	B	2.91%	NO
		WB		848	5.12%	1,088	2,920	B		O	53	20	33	1,121	2,920	B	1.82%	NO
ORIOLE ROAD	THREE OAKS PKWY	EB	6LD	752	5.12%	965	2,920	B	7.0%	I	85	29	56	1,021	2,920	B	2.91%	NO
		WB		848	5.12%	1,088	2,920	B		O	53	20	33	1,121	2,920	B	1.82%	NO
THREE OAKS PKWY	INTERSTATE-75	EB	6LD	714	5.12%	917	2,920	B	25.0%	O	189	72	117	1,034	2,920	B	6.47%	YES
		WB		806	5.12%	1,034	2,920	B		I	305	103	202	1,236	2,920	B	10.45%	YES
INTERSTATE-75	BEN HILL GRIFFIN PKWY	EB	6LD	509	5.12%	653	2,920	A	5.0%	O	38	14	24	677	2,920	B	1.30%	NO
		WB		622	5.12%	798	2,920	B		I	61	21	40	838	2,920	B	2.09%	NO
WINGED FOOT DRIVE																		
US-41	CONSTITUTION CIRCLE	EB	2LU	290	5.12%	372	800	C	6.0%	I	73	25	48	420	800	C	9.13%	YES
		WB		326	5.12%	419	800	C		O	45	17	28	447	800	C	5.63%	YES
CONSTITUTION CIRCLE	PHLOX DRIVE	EB	2LU	290	5.12%	372	800	C	7.0%	I	85	29	56	428	800	C	10.63%	YES
		WB		326	5.12%	419	800	C		O	53	20	33	452	800	C	6.63%	YES
PHLOX DRIVE	LEE ROAD	EB	2LU	290	5.12%	372	800	C	8.0%	I	97	33	64	436	800	C	12.13%	YES
		WB		326	5.12%	419	800	C		O	60	23	37	456	800	C	7.50%	YES
LEE ROAD	ORIOLE ROAD	EB	2LU	290	5.12%	372	800	C	9.0%	I	110	37	73	445	800	C	13.75%	YES
		WB		326	5.12%	419	800	C		O	68	26	42	461	800	C	8.50%	YES
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	290	5.12%	372	800	C	10.0%	I	122	41	81	453	800	C	15.25%	YES
		WB		326	5.12%	419	800	C		O	76	29	47	466	800	C	9.50%	YES
SAN CARLOS BLVD																		
US-41	LEE ROAD	EB	2LU	193	5.12%	247	800	C	8.0%	I	97	33	64	311	800	C	12.13%	YES
		WB		209	5.12%	268	800	C		O	60	23	37	305	800	C	7.50%	YES
LEE ROAD	ORIOLE ROAD	EB	2LU	193	5.12%	247	800	C	9.0%	I	110	37	73	320	800	C	13.75%	YES
		WB		209	5.12%	268	800	C		O	68	26	42	310	800	C	8.50%	YES
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	193	5.12%	247	800	C	10.0%	I	122	41	81	328	800	C	15.25%	YES
		WB		209	5.12%	268	800	C		O	76	29	47	315	800	C	9.50%	YES
ESTERO PARKWAY (KORESHAN BLVD)																		
US-41	THREE OAKS PKWY	EB	4LD	225	5.12%	288	2,380	A	10.0%	I	122	41	81	369	2,380	A	5.13%	YES
		WB		253	5.12%	325	2,380	A		O	76	29	47	372	2,380	A	3.19%	NO
CORKSCREW ROAD																		
US-41	THREE OAKS PKWY	EB	4LD	503	5.12%	645	2,040	B	5.0%	I	61	21	40	685	2,040	B	2.99%	NO
		WB		567	5.12%	727	2,040	B		O	38	14	24	751	2,040	B	1.86%	NO
THREE OAKS PKWY	INTERSTATE 75	EB	4LD	994	5.12%	1,275	1,860	D	20.0%	O	151	57	94	1,369	1,860	D	8.12%	YES
		WB		1,120	5.12%	1,438	1,860	D		I	244	82	162	1,600	1,860	D	13.12%	YES
INTERSTATE 75	BEN HILL GRIFFIN PKWY	EB	4LD	506	5.12%	650	2,360	A	2.0%	O	15	6	9	659	2,360	A	0.64%	NO
		WB		571	5.12%	733	2,360	A		I	24	8	16	749	2,360	A	1.02%	NO

TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

26-Dec-05

ROADWAY FROM	TO	DIR	YEAR 2009 LANES	[1] 2004 PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	[2] GROWTH RATE	YEAR 2009 BKGRD VOLUME	[3] PEAK HOUR DIR MAX SERVICE VOLUME	YEAR 2009 BKGRD LOS	VILLAGES OF SAN CARLOS DRI [4] DIST	IN / OUT	1218 in 755 out 1,973 TOTAL PM TRIPS	410 in 287 out 697 BUILT PM TRIPS	808 in 468 out 1,276 UNBUILT PM TRIPS	[5] FINAL TOTAL PM PK HR DIR VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	2009 TOTAL LOS	[6] PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
US-41																		
ALICO ROAD	CONSTITUTION CIRCLE	NB	6LD	1,900	5.12%	2,439	3,180	C	5.0%	O	38	14	24	2,463	3,180	C	1.19%	NO
		SB		1,905	5.12%	2,445	3,180	C		I	61	21	40	2,485	3,180	C	1.92%	NO
CONSTITUTION CIRCLE	SANIBEL BLVD	NB	6LD	1,946	5.12%	2,498	3,180	C	7.0%	O	53	20	33	2,531	3,180	C	1.67%	NO
		SB		1,886	5.12%	2,421	3,180	C		I	85	29	56	2,477	3,180	C	2.67%	NO
SANIBEL BLVD	SAN CARLOS BLVD	NB	4LD	1,946	5.12%	2,498	2,120	F	7.0%	O	53	20	33	2,531	2,120	F	2.50%	NO
		SB		1,886	5.12%	2,421	2,120	F		I	85	29	56	2,477	2,120	F	4.01%	NO
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	2,173	5.12%	2,789	2,120	F	8.0%	I	97	33	64	2,853	2,120	F	4.58%	NO
		SB		1,671	5.12%	2,145	2,120	F		O	60	23	37	2,182	2,120	F	2.83%	NO
ESTERO PKWY	CORKSCREW ROAD	NB	4LD	2,188	5.12%	2,808	2,120	F	5.0%	I	61	21	40	2,848	2,120	F	2.88%	NO
		SB		1,213	5.12%	1,557	2,120	C		O	38	14	24	1,581	2,120	C	1.79%	NO
CONSTITUTION CIRCLE																		
US-41	SANIBEL BLVD	NB	2LU	326	5.12%	419	800	C	2.0%	O	15	6	9	428	800	C	1.88%	NO
		SB		290	5.12%	372	800	C		I	24	8	16	388	800	C	3.00%	NO
PHLOX DRIVE																		
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	263	5.12%	337	800	C	1.0%	O	8	3	5	342	800	C	1.00%	NO
		SB		233	5.12%	299	800	C		I	12	4	8	307	800	C	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	263	5.12%	337	800	C	1.0%	O	8	3	5	342	800	C	1.00%	NO
		SB		233	5.12%	299	800	C		I	12	4	8	307	800	C	1.50%	NO
LEE ROAD																		
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	263	5.12%	337	800	C	1.0%	O	8	3	5	342	800	C	1.00%	NO
		SB		233	5.12%	299	800	C		I	12	4	8	307	800	C	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	263	5.12%	337	800	C	1.0%	O	8	3	5	342	800	C	1.00%	NO
		SB		233	5.12%	299	800	C		I	12	4	8	307	800	C	1.50%	NO
ORIOLE ROAD																		
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	98	5.12%	125	800	C	1.0%	O	8	3	5	130	800	C	1.00%	NO
		SB		86	5.12%	111	800	C		I	12	4	8	119	800	C	1.50%	NO
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU	98	5.12%	125	800	C	1.0%	O	8	3	5	130	800	C	1.00%	NO
		SB		86	5.12%	111	800	C		I	12	4	8	119	800	C	1.50%	NO
THREE OAKS PARKWAY																		
DANIELS PARKWAY	ALICO ROAD	NB	2LU	331	5.12%	425	900	C	8.0%	O	60	23	37	462	900	C	6.67%	YES
		SB		293	5.12%	376	900	C		I	97	33	64	440	900	C	10.78%	YES
ALICO ROAD	WINGED FOOT DRIVE	NB	4LD	331	5.12%	425	1,950	A	40.0%	O	302	115	187	612	1,950	B	15.49%	YES
		SB		293	5.12%	376	1,950	A		I	487	164	323	699	1,950	B	24.97%	YES
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	4LD	538	5.12%	691	1,950	B	50.0%	O	378	144	234	925	1,950	B	19.38%	YES
		SB		478	5.12%	613	1,950	B		I	609	205	404	1,017	1,950	B	31.23%	YES
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	545	5.12%	700	1,950	B	40.0%	I	487	164	323	1,023	1,950	B	24.97%	YES
		SB		483	5.12%	621	1,950	B		O	302	115	187	808	1,950	B	15.49%	YES
ESTERO PKWY	CORKSCREW ROAD	NB	4LD	545	5.12%	700	1,950	B	30.0%	I	365	123	242	942	1,950	B	18.72%	YES
		SB		483	5.12%	621	1,950	B		O	227	86	141	762	1,950	B	11.64%	YES
INTERSTATE 75																		
AIRPORT ENTRANCE RD	ALICO ROAD	NB	8L EXPY	3,477	5.12%	4,463	7,380	C	20.0%	O	151	57	94	4,557	7,380	C	2.05%	NO
		SB		2,599	5.12%	3,336	7,380	B		I	244	82	162	3,498	7,380	B	3.31%	NO
ALICO ROAD	CORKSCREW ROAD	NB	8L EXPY	2,808	5.12%	3,604	7,380	B	5.0%	I	61	21	40	3,644	7,380	B	0.83%	NO
		SB		2,019	5.12%	2,592	7,380	B		I	61	21	40	2,632	7,380	B	0.83%	NO
CORKSCREW ROAD	BONITA BEACH ROAD	NB	8L EXPY	2,629	5.12%	3,375	7,380	B	18.0%	I	219	74	145	3,520	7,380	B	2.97%	NO
		SB		2,110	5.12%	2,708	7,380	B		O	136	52	84	2,792	7,380	B	1.84%	NO

TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

26-Dec-05

ROADWAY FROM	TO	DIR	YEAR 2009 LANES	[1] 2004 PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	[2] GROWTH RATE	YEAR 2009 BKGRD VOLUME	[3] PEAK HOUR DIR MAX SERVICE VOLUME	YEAR 2009 BKGRD LOS	VILLAGES OF SAN CARLOS DRI [4] DIST	IN / OUT	1218 in 755 out 1,973 TOTAL PM TRIPS	410 in 287 out 697 BUILT PM TRIPS	808 in 468 out 1,276 UNBUILT PM TRIPS	[5] FINAL TOTAL PM PK HR DIR VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	2009 TOTAL LOS	[6] PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO

[1] See Table 5.
[2] See Table 6 for a calculation of a Regional Growth Rate for the Study Area.
[3] The Peak Hour Directional Maximum Service Volumes are obtained from the following sources:
- LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY
- LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES FOR URBANIZED AREAS
- 2002 FDOT QUALITY/LOS HANDBOOK (USED FOR THE INTERSTATE SERVICE VOLUMES)

[4] See Figure 4B for the Project Trip Distribution for the DRI.
[5] Final 2009 Volumes are the sum of the 2009 Background Volumes and the Unbuilt Project Trips.
[6] Project as a Percent of MSV is meaured using the total project trips for the DRI.

Attachment II
Maximum Service Volume Spreadsheets

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

d:\los02\input1

Uninterrupted Flow Highway
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	100	340	680	970	1,300
2	Divided	990	1,610	2,330	3,010	3,420
3	Divided	1,490	2,410	3,490	4,510	5,130

Arterials
Class I (>0.00 to 1.99 signalized intersections per mile)
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	280	760	900	920
2	Divided	450	1,630	1,900	1,950	**
3	Divided	670	2,490	2,850	2,920	**
4	Divided	890	3,220	3,610	3,700	**

Class II (>2.00 to 4.50 signalized intersections per mile)
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	210	660	850	900
2	Divided	*	490	1,460	1,790	1,890
3	Divided	*	760	2,240	2,700	2,830
4	Divided	*	1,000	2,970	3,490	3,670

Class III (more than 4.50 signalized intersections per mile)
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	370	720	850
2	Divided	*	*	870	1,640	1,790
3	Divided	*	*	1,340	2,510	2,690
4	Divided	*	*	1,770	3,270	3,480

Controlled Access Facilities
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	120	740	930	960	**
2	Divided	270	1,620	1,970	2,030	**
3	Divided	410	2,490	2,960	3,040	**

Collectors
Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	530	800	850
1	Divided	*	*	560	840	900
2	Undivided	*	*	1,180	1,620	1,710
2	Divided	*	*	1,240	1,710	1,800

Note: the service volumes for I-75 (freeway) should be from FDOT's most current version of LOS Handbook.

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR--PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
ALABAMA RD	SR 82	MILWAUKEE BLVD	3	1.9	2LN	0	180	470	760	930	0	290	770	1,250	1,530
	MILWAUKEE BLVD	HOMESTEAD RD	3	1.7	2LN	0	180	470	760	930	0	290	770	1,250	1,530
ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	3	2.3	2LN	180	350	560	900	930	290	570	920	1,470	1,530
	MILWAUKEE BLVD	LEELAND HEIGHTS	3	3.4	2LN	180	350	560	900	930	290	570	920	1,470	1,530
ALICO RD	US 41	DUSTY RD	4	0.5	4LD	450	1,630	1,900	1,950	1,950	790	2,860	3,330	3,410	3,410
	DUSTY RD	LEE RD	4	1.6	6LD	670	2,490	2,850	2,920	2,920	1,180	4,360	4,990	5,120	5,120
	LEE RD	THREE OAKS PKWY	4	0.8	6LD	670	2,490	2,850	2,920	2,920	1,180	4,360	4,990	5,120	5,120
	THREE OAKS PKWY	I-75	4	0.5	6LD	670	2,490	2,850	2,920	2,920	1,180	4,360	4,990	5,120	5,120
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	6LD	670	2,490	2,850	2,920	2,920	1,180	4,360	4,990	5,120	5,120
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	3	2.2	4LD	1,390	2,370	2,420	2,420	2,420	2,390	4,080	4,180	4,180	4,180
	FGCU ENTRANCE	ALICO RD	3	2.3	4LD	1,390	2,370	2,420	2,420	2,420	2,390	4,080	4,180	4,180	4,180
BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	8	1.5	4LD	0	0	1,370	1,840	1,950	0	0	2,580	3,470	3,690
	VANDERBILT DR	US 41	8	0.7	4LD	0	0	1,370	1,840	1,950	0	0	2,580	3,470	3,690
	US 41	HACIENDA VILLAGE	8	0.7	4LD	0	680	1,590	1,780	1,830	0	1,170	2,750	3,060	[illegible]
	HACIENDA VILLAGE	OLD 41	8	1.0	4LD	0	680	1,590	1,780	1,830	0	1,170	2,750	3,060	[illegible]
	OLD 41	IMPERIAL ST	8	1.1	4LD	0	680	1,590	1,780	1,830	0	1,170	2,750	3,060	3,150
	IMPERIAL ST	I-75	8	0.7	4LD	0	680	1,590	1,780	1,830	0	1,170	2,750	3,060	3,150
	I-75	BONITA GRANDE DR	8	0.7	4LD	870	1,410	2,040	2,640	3,000	1,500	2,430	3,520	4,550	5,170
BOYSCOUT RD	SUMMERLIN RD	CLAYTON CT	1	0.3	6LN	0	0	1,440	2,590	2,750	0	0	2,810	5,070	5,400
	CLAYTON CT	US 41	1	0.2	6LN	0	0	1,440	2,590	2,750	0	0	2,810	5,070	5,400
BUCKINGHAM RD	SR 82	ORANGE RIVER BLVD	3	7.8	2LN	130	310	530	870	940	240	560	940	1,550	1,670
	ORANGE RIVER BLVD	SR 80	3	2.6	2LN	130	310	530	870	940	240	560	940	1,550	1,670
BURNT STORE RD	SR 78	DIPLOMAT PKWY	5	2.8	2LN	190	390	630	1,000	1,040	360	730	1,180	1,880	1,960
	DIPLOMAT PKWY	COUNTY LINE	5	6.3	2LN	190	390	630	1,000	1,040	360	730	1,180	1,880	1,960
BUSINESS 41	SR 80	N. END OF BRIDGE	2	1.2	6LB	1,370	2,200	3,180	4,200	4,890	2,210	3,550	5,120	6,780	7,880
	N. END OF BRIDGE	PONDELLA RD	2	0.5	6LD	0	850	2,910	3,260	3,260	0	1,360	4,700	5,260	5,260
	PONDELLA RD	SR 78	2	1.1	6LD	0	850	2,910	3,260	3,260	0	1,360	4,700	5,260	5,260
	SR 78	LAUREL DR	2	1.5	2LN	120	840	1,090	1,120	1,120	190	1,350	1,750	1,810	1,810
	LAUREL DR	US 41	2	1.1	2LN	120	840	1,090	1,120	1,120	190	1,350	1,750	1,810	1,810
CAPE CORAL BRIDGE	DEL PRADO BLVD	WEST END OF BRDG	4 & 5	0.4	4LD	0	0	1,210	1,980	2,120	0	0	2,150	3,530	3,780
	WEST END OF BRDG	McGREGOR BLVD	4 & 5	1.3	4LB	910	1,470	2,120	2,800	3,260	1,630	2,620	3,780	5,000	5,820
COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	4	0.8	6LD	0	350	2,300	2,910	3,020	0	590	3,900	4,930	5,130
	WINKLER RD	WHISKEY CREEK DR	4	0.8	6LD	0	350	2,300	2,910	3,020	0	590	3,900	4,930	5,130
	WHISKEY CREEK DR	SUMMERLIN RD	4	0.8	6LD	0	350	2,300	2,910	3,020	0	590	3,900	4,930	5,130
	SUMMERLIN RD	US 41	4	0.9	6LD	0	350	2,300	2,910	3,020	0	590	3,900	4,930	5,130
COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	1	0.4	6LD	0	0	1,520	2,690	2,870	0	0	2,490	4,410	4,700
	SUMMERLIN RD	US 41	1	0.7	6LD	0	0	1,520	2,690	2,870	0	0	2,490	4,410	[illegible]
	US 41	FOWLER ST	1	0.5	6LD	0	0	1,520	2,690	2,870	0	0	2,490	4,410	[illegible]
	FOWLER ST	METRO PKWY	1	0.8	6LD	0	0	1,520	2,690	2,870	0	0	2,490	4,410	[illegible]
	METRO PKWY	WINKLER AVE	1	2.1	6LD	1,520	2,870	3,060	3,090	3,090	2,810	5,310	5,670	5,720	5,720
	WINKLER AVE	SIX MILE PKWY	1	0.7	6LD	1,520	2,870	3,060	3,090	3,090	2,810	5,310	5,670	5,720	5,720
	SIX MILE PKWY	I-75	1	0.5	6LD	1,520	2,870	3,060	3,090	3,090	2,810	5,310	5,670	5,720	5,720
	I-75	SR 82	1	2.4	4LD	1,010	1,900	2,040	2,060	2,060	1,860	3,520	3,770	3,820	3,820
CORKSCREW RD	US 41	SANDY LN	4	0.5	4LD	0	1,070	1,910	2,040	2,070	0	1,870	3,360	3,580	3,630
	SANDY LN	THREE OAKS PKWY	4	0.7	4LD	0	1,070	1,910	2,040	2,070	0	1,870	3,360	3,580	3,630
	THREE OAKS PKWY	I-75	4	0.8	4LD	0	0	990	1,860	2,080	0	0	1,740	3,260	3,650
	I-75	BEN HILL GRIFFIN PKWY	3	0.5	4LD	770	1,230	1,780	2,360	2,740	1,350	2,160	3,120	4,130	4,800
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR	3	1.7	2LN	190	390	630	1,000	1,040	330	690	1,100	1,750	1,820
	WILDCAT RUN DR	ALICO RD	3	2.6	2LN	190	390	630	1,000	1,040	330	690	1,100	1,750	1,820
	ALICO RD	COUNTY LINE	3	10.4	2LN	190	390	630	1,000	1,040	330	690	1,100	1,750	1,820

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	870	1,670	1,900	0	0	1,670	3,210	3,650
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	870	1,670	1,900	0	0	1,670	3,210	3,650
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	870	1,670	1,900	0	0	1,670	3,210	3,650
	SUMMERLIN RD	US 41	4	0.9	4LD	0	0	870	1,670	1,900	0	0	1,670	3,210	3,650
DANIELS PKWY	US 41	BIG PINE WAY	4	0.5	6LD	0	0	0	1,770	2,700	0	0	0	3,400	5,190
	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	0	1,770	2,700	0	0	0	3,400	5,190
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	0	1,770	2,700	0	0	0	3,400	5,190
	SIX MILE PKWY	PALAMINO DR	4	2.2	6LD	0	1,270	2,790	2,990	3,040	0	2,490	5,460	5,860	5,960
	PALAMINO DR	I-75	4	0.6	6LD	0	1,270	2,790	2,990	3,040	0	2,490	5,460	5,860	5,960
	I-75	TREELINE AVE	3	0.5	6LD	1,880	2,960	3,040	3,040	3,040	3,360	5,290	5,430	5,430	5,430
	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	1,880	2,960	3,040	3,040	3,040	3,360	5,290	5,430	5,430	5,430
	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,240	1,970	2,030	2,030	2,030	2,220	3,520	3,620	3,620	3,620
DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	160	2,190	2,970	0	0	310	4,290	5,[illegible]
	SE 46TH ST	CORONADO PKWY	5	0.7	6LD	0	0	160	2,190	2,970	0	0	310	4,290	5,[illegible]
	CORONADO PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	160	2,190	2,970	0	0	310	4,290	5,820
	CORNWALLIS PKWY	CORAL POINT DR	5	1.8	6LD	0	0	160	2,190	2,970	0	0	310	4,290	5,820
	CORAL POINT DR	HANCOCK B. PKWY	5	2.0	6LD	0	0	160	2,190	2,970	0	0	310	4,290	5,820
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	1,260	2,770	2,990	0	0	2,470	5,440	5,860
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	1,260	2,770	2,990	0	0	2,470	5,440	5,860
ESTERO BLVD	HICKORY BLVD	AVENIDA PESCADOR	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	AVENIDA PESCADOR	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	SAN CARLOS BLVD	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
FOWLER ST	US 41	N AIRPORT RD	1	1.0	6LD	0	0	0	2,120	2,990	0	0	0	4,080	5,760
	N AIRPORT RD	COLONIAL BLVD	1	0.3	4LD	0	0	0	1,390	1,990	0	0	0	2,660	3,830
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	0	1,090	1,730	1,820	0	0	2,090	3,330	3,490
	WINKLER AVE	HANSON ST	1	1.3	4LD	0	0	1,090	1,730	1,820	0	0	2,090	3,330	3,490
GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	0	1,320	1,830	1,950	0	0	2,540	3,520	3,750
	PINE RIDGE RD	BASS RD	4	1.6	2LN	0	570	910	990	990	0	1,100	1,750	1,900	1,900
	BASS RD	WINKLER RD	4	0.8	2LN	0	570	910	990	990	0	1,100	1,750	1,900	1,900
	WINKLER RD	SUMMERLIN RD	4	0.5	4LD	0	0	340	1,560	1,920	0	0	680	3,110	3,850
	SUMMERLIN RD	US 41	4	1.5	6LD	0	0	540	2,360	2,890	0	0	1,070	4,720	5,780
GUNNERY RD	SR 82	LEE BLVD	3	2.5	2LN	590	950	970	970	970	860	1,370	1,410	1,410	1,410
	LEE BLVD	BUCKINGHAM RD	3	1.5	2LN	590	950	970	970	970	860	1,370	1,410	1,410	1,410
HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	5	1.1	4LD	0	1,400	2,030	2,120	2,120	0	2,410	3,490	3,650	3,650
	NE 24TH AVE	ORANGE GROVE BLVD	2	0.5	4LD	0	1,400	2,030	2,120	2,120	0	2,410	3,490	3,650	3,650
	ORANGE GROVE BLVD	MOODY RD	2	1.2	4LD	0	1,400	2,030	2,120	2,120	0	2,410	3,490	3,650	3,[illegible]
	MOODY RD	US 41	2	0.9	4LD	0	1,400	2,030	2,120	2,120	0	2,410	3,490	3,650	3,[illegible]
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	8	1.1	2LN	100	430	570	710	1,020	190	820	1,100	1,370	1,970
	McLAUGHLIN BLVD	MELODY LANE	8	0.7	2LN	100	430	570	710	1,020	190	820	1,100	1,370	1,970
	MELODY LANE	ESTERO BLVD	8	6.7	2LN	100	430	570	710	1,020	190	820	1,100	1,370	1,970
HOMESTEAD RD	SR 82	LEELAND HEIGHTS	3	5.6	2LN	0	230	510	790	930	0	370	840	1,300	1,530
	LEELAND HEIGHTS	LEE BLVD	3	1.1	4LN	0	550	1,670	1,960	2,050	0	900	2,740	3,210	3,360
I-75	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	BONITA BEACH RD	CORKSCREW RD	8	7.4	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	CORKSCREW RD	ALICO RD	4	4.3	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	ALICO RD	DANIELS PKWY	4	3.8	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	DANIELS PKWY	COLONIAL BLVD	4	4.5	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	COLONIAL BLVD	M.L.K.	1	1.6	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
I-75	M.L.K.	LUCKETT RD	1	1.5	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
	LUCKETT RD	SR 80	1	1.9	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
	SR 80	SR 78	1 & 2	2.4	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
	SR 78	COUNTY LINE	2	5.7	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
JOEL BLVD	BELL BLVD	COUNTRY CLUB(N)	3	0.9	4LN	600	990	1,420	1,880	2,300	1,070	1,760	2,540	3,360	4,100
	COUNTRY CLUB(N)	18TH ST	3	3.9	4LN	600	990	1,420	1,880	2,300	1,070	1,760	2,540	3,360	4,100
	18TH ST	SR 80	3	3.1	2LN	0	220	520	800	940	0	400	920	1,420	1,670
LEE BLVD	SR 82	GUNNERY RD	3	3.6	6LD	0	2,110	3,010	3,140	3,140	0	3,050	4,360	4,540	4,540
	GUNNERY RD	HOMESTEAD RD	3	3.9	6LD	0	2,110	3,010	3,140	3,140	0	3,050	4,360	4,540	4,540
	HOMESTEAD RD	LEELAND HEIGHTS	3	1.6	2LN	260	1,020	1,080	1,080	1,080	380	1,470	1,560	1,560	1,560
LEELAND HEIGHTS	HOMESTEAD RD	LEE BLVD	3	0.4	4LN	0	670	1,850	2,040	2,080	0	970	2,690	2,950	3,020
	LEE BLVD	JOEL BLVD	3	1.6	4LN	0	670	1,850	2,040	2,080	0	970	2,690	2,950	3,020
KORESHAN BLVD	US 41	THREE OAKS PKWY	4	1.8	4LD	780	1,250	1,800	2,380	2,770	1,340	2,150	3,100	4,110	4,7[illegible]
LUCKETT RD	ORTIZ AVE	I-75	1	0.8	2LN	0	0	0	450	950	0	0	0	840	1,7[illegible]
McGREGOR BLVD	SANIBEL TOLL PLAZA	HARBOR DR	4	0.2	4LD	100	1,630	2,030	2,100	2,100	190	3,130	3,910	4,040	4,040
	HARBOR DR	SUMMERLIN RD	4	2.2	4LD	100	1,630	2,030	2,100	2,100	190	3,130	3,910	4,040	4,040
	SUMMERLIN RD	KELLY RD	4	1.7	4LD	100	1,630	2,030	2,100	2,100	190	3,130	3,910	4,040	4,040
	KELLY RD	THORNTON RD	4	0.3	4LD	100	1,630	2,030	2,100	2,100	190	3,130	3,910	4,040	4,040
	THORNTON RD	SAN CARLOS BLVD	4	0.7	4LD	100	1,630	2,030	2,100	2,100	190	3,130	3,910	4,040	4,040
	SAN CARLOS BLVD	GRIFFIN BLVD	4	1.0	4LD	0	1,000	1,840	1,940	1,940	0	1,860	3,400	3,590	3,590
	GRIFFIN BLVD	A & W BULB RD	4	1.0	4LD	0	1,000	1,840	1,940	1,940	0	1,860	3,400	3,590	3,590
	A & W BULB RD	CYPRESS LAKE DR	4	0.7	4LD	0	1,000	1,840	1,940	1,940	0	1,860	3,400	3,590	3,590
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.8	4LD	0	1,000	1,840	1,940	1,940	0	1,860	3,400	3,590	3,590
	COLLEGE PKWY	WINKLER RD	4	1.4	2LN	0	620	1,030	1,080	1,080	0	1,090	1,800	1,900	1,900
	WINKLER RD	BRENTWOOD	1	0.8	2LN	0	620	1,030	1,080	1,080	0	1,090	1,800	1,900	1,900
	BRENTWOOD	COLONIAL BLVD	1	0.8	2LN	0	620	1,030	1,080	1,080	0	1,090	1,800	1,900	1,900
METRO PKWY	SIX MILE PKWY	DANIELS PKWY	4	1.3	2LN	0	530	820	860	860	0	1,040	1,600	1,680	1,680
	DANIELS PKWY	CRYSTAL DR	4	1.3	4LD	0	1,430	1,900	1,960	1,960	0	2,810	3,720	3,850	3,850
	CRYSTAL DR	DANLEY DR	4	1.1	4LD	0	1,430	1,900	1,960	1,960	0	2,810	3,720	3,850	3,850
	DANLEY DR	COLONIAL BLVD	1	1.2	4LD	0	1,430	1,900	1,960	1,960	0	2,810	3,720	3,850	3,850
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	300	1,690	1,830	1,830	0	580	3,320	3,590	3,590
	WINKLER AVE	WAREHOUSE RD	1	0.5	4LD	0	300	1,690	1,830	1,830	0	580	3,320	3,590	3,590
	WAREHOUSE RD	HANSON ST	1	0.8	2LN	0	0	670	890	930	0	0	1,320	1,740	1,810
DR. MARTIN LUTHER KING, JR. BLVD (SR 82)	CRANFORD AVE	FORD ST	1	0.6	4LD	0	430	1,710	2,000	2,070	0	800	3,160	3,710	3,820
	FORD ST	HIGHLAND AVE	1	0.4	4LD	0	430	1,710	2,000	2,070	0	800	3,160	3,710	3,820
	HIGHLAND AVE	MICHIGAN LINK	1	1.1	4LD	0	430	1,710	2,000	2,070	0	800	3,160	3,710	3,8[illegible]
	MICHIGAN LINK	ORTIZ AVE	1	0.8	4LD	0	430	1,710	2,000	2,070	0	800	3,160	3,710	3,[illegible]
	ORTIZ AVE	I-75	1	0.6	4LD	0	430	1,710	2,000	2,070	0	800	3,160	3,710	3,820
	I-75	BUCKINGHAM RD	1	1.5	2LN	190	390	630	1,000	1,040	360	730	1,160	1,850	1,930
	BUCKINGHAM RD	COLONIAL BLVD	1	1.0	2LN	190	390	630	1,000	1,040	360	730	1,160	1,850	1,930
	COLONIAL BLVD	GATEWAY BLVD	3	0.8	2LN	190	390	630	1,000	1,040	360	730	1,160	1,850	1,930
	GATEWAY BLVD	GUNNERY RD	3	3.5	2LN	190	390	630	1,000	1,040	360	730	1,160	1,850	1,930
	GUNNERY RD	ALABAMA RD	3	3.5	2LN	220	440	700	1,120	1,170	340	680	1,100	1,750	1,830
	ALABAMA RD	BELL BLVD	3	4.2	2LN	220	440	700	1,120	1,170	340	680	1,100	1,750	1,830
	BELL BLVD	COUNTY LINE	3	2.7	2LN	220	440	700	1,120	1,170	340	680	1,100	1,750	1,830
NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2	4.5	2LN	0	220	510	800	940	0	370	850	1,330	1,560
	FRANKLIN LOCK RD	BROADWAY RD	2	5.7	2LN	0	220	510	800	940	0	370	850	1,330	1,560
	BROADWAY RD	COUNTY LINE	2	3.6	2LN	0	220	510	800	940	0	370	850	1,330	1,560

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
OLD 41	COUNTY LINE	BONITA BEACH RD	8	1.2	2LN	0	0	730	1,000	1,020	0	0	1,130	1,530	1,560
	BONITA BEACH RD	TERRY ST	8	1.0	2LN	0	770	1,080	1,140	1,150	0	1,180	1,660	1,750	1,760
	TERRY ST	ROSEMARY RD	8	0.3	4LD	0	890	1,640	1,910	2,000	0	1,370	2,520	2,940	3,080
	ROSEMARY RD	US 41	8	2.7	2LN	340	620	880	1,150	1,230	520	960	1,360	1,770	1,900
ORANGE GROVE BLVD	CLUB ENTR.	4 LANE END	2	1.0	2LN	0	170	450	610	880	0	270	700	950	1,380
	4 LANE END	HANCOCK B. PKWY	2	0.9	4LD	0	0	1,230	1,290	1,290	0	0	1,920	2,010	2,010
	HANCOCK B. PKWY	PONDELLA RD	2	1.0	4LD	0	0	1,230	1,290	1,290	0	0	1,920	2,010	2,010
ORANGE RIVER BLVD	SR 80	STALEY RD	3	1.3	2LN	0	220	510	800	940	0	370	850	1,330	1,560
	STALEY RD	BUCKINGHAM RD	3	3.0	2LN	0	220	510	800	940	0	370	850	1,330	1,560
ORTIZ AVE	COLONIAL BLVD	SR 82	1	1.7	2LN	0	430	870	920	920	0	750	1,490	1,590	1,590
	SR 82	BALLARD ST	1	1.1	2LN	0	430	870	920	920	0	750	1,490	1,590	1,590
	BALLARD ST	TICE ST	1	1.3	2LN	0	430	870	920	920	0	750	1,490	1,590	1,[illegible]
	TICE ST	SR 80	1	0.3	2LN	0	430	870	920	920	0	750	1,490	1,590	1,[illegible]
PINE ISLAND RD/ BAYSHORE RD (SR 78)	STRINGFELLOW RD	BURNT STORE RD	5 & 6	5.4	2LN	0	150	440	750	940	0	260	760	1,300	1,620
	BURNT STORE RD	CHIQUITA BLVD	5	2.0	2LN	0	730	920	940	940	0	1,260	1,580	1,630	1,630
	CHIQUITA BLVD	SANTA BARBARA BLVD	5	2.3	2LN	0	730	920	940	940	0	1,260	1,580	1,630	1,630
	SANTA BARBARA BLVD	DEL PRADO BLVD	5	2.3	4LD	0	1,410	1,980	2,060	2,060	0	2,430	3,410	3,550	3,550
	DEL PRADO BLVD	BARNETT RD	5	2.1	4LD	0	1,410	1,980	2,060	2,060	0	2,430	3,410	3,550	3,550
	BARNETT RD	US 41	2	0.5	4LD	0	1,410	1,980	2,060	2,060	0	2,430	3,410	3,550	3,550
	US 41	BUSINESS 41	2	1.2	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
	BUSINESS 41	HART RD	2	1.1	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
	HART RD	BREWERS RD	2	0.4	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
	BREWERS RD	SLATER RD	2	0.8	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
	SLATER RD	I-75	2	2.9	2LN	0	640	1,020	1,080	1,080	0	1,250	2,010	2,110	2,110
	I-75	NALLE RD	2	0.6	2LN	0	640	1,020	1,080	1,080	0	1,250	2,010	2,110	2,110
	NALLE RD	SR 31	2	2.7	2LN	210	420	690	1,080	1,120	410	830	1,350	2,110	2,200
PONDELLA RD	SR 78	WESTWOOD RD	5	0.9	2LN	370	830	860	860	860	580	1,300	1,350	1,350	1,350
	WESTWOOD RD	ORANGE GROVE BLVD	2	0.6	2LN	370	830	860	860	860	580	1,300	1,350	1,350	1,350
	ORANGE GROVE BLVD	US 41	2	1.6	4LD	0	0	1,420	2,050	2,180	0	0	2,220	3,200	3,410
	US 41	BUS 41	2	0.6	4LD	0	0	1,420	2,050	2,180	0	0	2,220	3,200	3,410
SAN CARLOS BLVD	ESTERO BLVD	MAIN ST	4	0.6	2LB	170	500	730	930	1,170	290	870	1,280	1,640	2,060
	MAIN ST	SUMMERLIN RD	4	2.5	4LD	100	1,550	1,910	1,970	1,970	180	2,730	3,360	3,460	3,460
	SUMMERLIN RD	KELLY RD	4	1.1	2LN	0	690	1,010	1,050	1,050	0	1,290	1,860	1,950	1,950
	KELLY RD	McGREGOR BLVD	4	0.6	2LN	0	690	1,010	1,050	1,050	0	1,290	1,860	1,950	1,950
SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	4	2.9	2LN	0	220	550	740	1,230	0	410	1,040	1,390	2,[illegible]
SIX MILE CYPRESS	US 41	METRO PKWY	4	1.2	4LD	140	1,580	1,940	2,000	2,000	270	3,100	3,810	3,930	3,[illegible]
	METRO PKWY	DANIELS PKWY	4	1.8	4LD	140	1,580	1,940	2,000	2,000	270	3,100	3,810	3,930	3,930
	DANIELS PKWY	4 LN END	4	2.7	2LN	260	590	840	1,060	1,170	450	1,010	1,440	1,830	2,020
	4 LN END	WINKLER EXT.	4	1.0	4LD	840	1,760	1,830	1,830	1,830	1,450	3,040	3,150	3,150	3,150
	WINKLER EXT.	CHALLENGER BLVD	4	0.8	4LD	840	1,760	1,830	1,830	1,830	1,450	3,040	3,150	3,150	3,150
	CHALLENGER BLVD	COLONIAL BLVD	4	0.5	6LD	1,260	2,650	2,740	2,740	2,740	2,170	4,570	4,730	4,730	4,730
SLATER RD	SR 78	NALLE GRADE RD	2	4.0	2LN	270	460	620	770	1,000	530	900	1,210	1,510	1,960
SR 31	SR 80	SR 78	2 & 3	1.4	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950
	SR 78	N. RIVER RD	2	1.3	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950
	N. RIVER RD	COUNTY LINE	2	2.0	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
SR 80	PROSPECT AVE	ORTIZ AVE	1	1.3	4LD	0	810	1,790	1,980	2,030	0	1,350	2,980	3,300	3,380
	ORTIZ AVE	I-75	1	1.2	6LD	0	1,220	2,730	2,970	3,040	0	2,040	4,550	4,950	5,070
	I-75	SR 31	3	2.7	6LD	2,570	3,070	3,080	3,080	3,080	4,270	5,110	5,130	5,130	5,130
	SR 31	BUCKINGHAM RD	3	2.5	4LD	1,690	2,040	2,050	2,050	2,050	2,810	3,410	3,420	3,420	3,420
	BUCKINGHAM RD	HICKEY CREEK RD	3	2.5	4LD	1,690	2,040	2,050	2,050	2,050	2,810	3,410	3,420	3,420	3,420
	HICKEY CREEK RD	MITCHELL AVE	3	0.9	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950
	MITCHELL AVE	JOEL BLVD	3	4.0	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950
	JOEL BLVD	COUNTY LINE	3	2.2	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950
STRINGFELLOW RD	1ST AVE	PINE ISLAND RD	6	7.9	2LN	0	220	510	790	930	0	390	900	1,390	1,640
	PINE ISLAND RD	PINELAND RD	6	3.3	2LN	0	220	510	790	930	0	390	900	1,390	1,640
	PINELAND RD	MAIN ST	6	3.7	2LN	0	220	510	790	930	0	390	900	1,390	1,640
SUMMERLIN RD	McGREGOR BLVD	SAN CARLOS BLVD	4	2.2	4LD	190	1,680	2,010	2,060	2,060	350	3,060	3,650	3,750	3,750
	SAN CARLOS BLVD	PINE RIDGE RD	4	0.5	4LD	190	1,680	2,010	2,060	2,060	350	3,060	3,650	3,750	3,750
	PINE RIDGE RD	BASS RD	4	1.7	4LD	190	1,680	2,010	2,060	2,060	350	3,060	3,650	3,750	3,750
	BASS RD	GLADIOLUS DR	4	1.8	4LD	190	1,680	2,010	2,060	2,060	350	3,060	3,650	3,750	[illegible]750
	GLADIOLUS DR	CYPRESS LAKE DR	4	1.8	4LD	0	0	1,430	1,890	1,970	0	0	2,800	3,700	[illegible]860
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	1,430	1,890	1,970	0	0	2,800	3,700	3,860
	COLLEGE PKWY	BOY SCOUT	4	1.9	4LD	0	0	880	1,760	1,910	0	0	1,730	3,460	3,750
	BOY SCOUT	COLONIAL BLVD	1	1.1	4LD	0	0	880	1,760	1,910	0	0	1,730	3,460	3,750
SUNSHINE BLVD	SR 82	LEE BLVD	3	3.6	2LN	170	350	560	900	940	250	510	810	1,300	1,360
	LEE BLVD	W 12TH ST	3	3.2	2LN	170	350	560	900	940	250	510	810	1,300	1,360
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4	2.5	4LD	780	1,260	1,820	2,400	2,800	1,350	2,170	3,130	4,150	4,820
	CORKSCREW RD	SAN CARLOS BLVD	4	3.1	2LN	170	500	740	950	1,170	290	860	1,270	1,640	2,020
	SAN CARLOS BLVD	ALICO RD	4	1.7	2LN	170	500	740	950	1,170	290	860	1,270	1,640	2,020
US 41	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	4LD	0	1,200	1,980	2,110	2,110	0	2,070	3,410	3,640	3,640
	BONITA BEACH RD	TERRY ST	8	1.1	4LD	0	1,200	1,980	2,110	2,110	0	2,070	3,410	3,640	3,640
	TERRY ST	OLD 41	8	2.3	4LD	0	1,200	1,980	2,110	2,110	0	2,070	3,410	3,640	3,640
	OLD 41	CORKSCREW RD	8	3.5	4LD	0	1,200	1,980	2,110	2,110	0	2,070	3,410	3,640	3,640
	CORKSCREW RD	BROADWAY	4	0.7	4LD	0	1,290	1,990	2,120	2,120	0	2,220	3,440	3,650	3,650
	BROADWAY	SANIBEL BLVD	4	1.9	4LD	0	1,290	1,990	2,120	2,120	0	2,220	3,440	3,650	3,650
	SANIBEL BLVD	ALICO RD	4	2.2	6LD	0	1,940	3,000	3,180	3,180	0	3,350	5,170	5,480	5,480
	ALICO RD	ISLAND PARK RD	4	1.0	6LD	0	1,940	3,000	3,180	3,180	0	3,350	5,170	5,480	5,480
	ISLAND PARK RD	JAMAICA BAY W.	4	1.6	6LD	0	1,940	3,000	3,180	3,180	0	3,350	5,170	5,480	5,480
	JAMAICA BAY W.	SIX MILE PKWY	4	0.5	6LD	0	1,940	3,000	3,180	3,180	0	3,350	5,170	5,480	5,480
	SIX MILE PKWY	ANDREA LN	4	0.5	6LD	0	0	0	1,220	2,660	0	0	0	2,400	5,220
	ANDREA LN	DANIELS PKWY	4	0.8	6LD	0	0	0	1,220	2,660	0	0	0	2,400	5,220
	DANIELS PKWY	COLLEGE PKWY	4	0.7	6LD	0	0	0	1,220	2,660	0	0	0	2,400	5,220
	COLLEGE PKWY	SOUTH RD	4	1.4	6LD	0	0	0	1,220	2,660	0	0	0	2,400	[illegible]220
	SOUTH RD	BOY SCOUT RD	4	0.4	6LD	0	0	0	1,220	2,660	0	0	0	2,400	[illegible],220
	BOY SCOUT RD	NORTH AIRPORT RD	1	0.8	6LD	0	0	0	1,220	2,660	0	0	0	2,400	5,220
	NORTH AIRPORT RD	COLONIAL BLVD	1	0.2	6LD	0	0	0	1,220	2,660	0	0	0	2,400	5,220
	FORT MYERS CITY LIMITS	NORTH KEY DR	1	0.4	4LB	0	0	1,210	2,530	2,820	0	0	1,920	4,010	4,470
	NORTH KEY DR	HANCOCK BRIDGE PKWY	2	0.7	4LD	0	0	1,210	2,530	2,820	0	0	1,920	4,010	4,470
	HANCOCK BRIDGE PKWY	PONDELLA RD	2	0.3	4LD	0	0	1,160	1,750	1,840	0	0	1,840	2,770	2,920
	PONDELLA RD	SR 78	2	1.3	4LD	0	0	1,160	1,750	1,840	0	0	1,840	2,770	2,920
	SR 78	LITTLETON RD	2	1.0	4LD	0	1,490	2,100	2,230	2,240	0	2,370	3,340	3,540	3,550
	LITTLETON RD	BUS 41	2	1.2	4LD	0	1,490	2,100	2,230	2,240	0	2,370	3,340	3,540	3,550
	BUS 41	DEL PRADO BLVD	2	0.8	4LD	0	1,490	2,100	2,230	2,240	0	2,370	3,340	3,540	3,550
	DEL PRADO BLVD	TRAIL DAIRY	2	0.8	4LD	0	1,490	2,100	2,230	2,240	0	2,370	3,340	3,540	3,550
	TRAIL DAIRY	CHARLOTTE CO. LINE	2	2.6	4LD	940	1,540	2,200	2,830	3,140	1,500	2,440	3,490	4,490	4,980

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
VANDERBILT DR	COUNTY LINE	BONITA BEACH RD	8	1.0	2LN	20	330	510	670	990	40	630	970	1,260	1,860
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	980	1,600	2,290	2,940	3,270	1,580	2,580	3,690	4,740	5,270
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	0	1,900	2,940	3,070	3,070	0	3,060	4,740	4,960	4,960
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	0	1,900	2,940	3,070	3,070	0	3,060	4,740	4,960	4,960
	SKYLINE BLVD	SR 78	5	3.5	4LD	0	1,240	1,960	2,050	2,050	0	2,000	3,150	3,310	3,310
W TERRY ST	US 41	OLD 41	8	1.8	2LN	410	870	880	880	880	700	1,490	1,520	1,520	1,520
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.5	2LN	0	0	700	880	890	0	0	1,280	1,610	1,610
	GLADIOLUS DR	BRANDYWINE CIR	4	0.8	2LN	0	0	700	880	890	0	0	1,280	1,610	1,610
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	0	700	880	890	0	0	1,280	1,610	1,610
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	280	1,500	1,610	0	0	510	2,730	2,940
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	370	760	810	810	0	720	1,490	1,600	1,60[illegible]
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	370	760	810	810	0	720	1,490	1,600	1,6[illegible]

SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2003 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
COLLECTORS					2LN	0	130	420	550	880	0	230	730	970	1,550

TABLE 4 - 7
GENERALIZED **PEAK HOUR DIRECTIONAL** VOLUMES FOR FLORIDA'S **URBANIZED AREAS***

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Divided	A	B	C	D	E
		Level of Service				
1	Undivided	100	340	670	950	1,300
2	Divided	1,060	1,720	2,500	3,230	3,670
3	Divided	1,600	2,590	3,740	4,840	5,500

STATE TWO-WAY ARTERIALS

Class I (>0.00 to 1.99 signalized intersections per mile)

Lanes	Divided	A	B	C	D	E
		Level of Service				
1	Undivided	**	220	720	860	890
2	Divided	250	1,530	1,810	1,860	***
3	Divided	380	2,330	2,720	2,790	***
4	Divided	490	3,030	3,460	3,540	***

Class II (2.00 to 4.50 signalized intersections per mile)

Lanes	Divided	A	B	C	D	E
		Level of Service				
1	Undivided	**	100	590	810	850
2	Divided	**	220	1,360	1,710	1,800
3	Divided	**	340	2,110	2,570	2,710
4	Divided	**	440	2,790	3,330	3,500

Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	A	B	C	D	E
		Level of Service				
1	Undivided	**	**	280	660	810
2	Divided	**	**	650	1,510	1,720
3	Divided	**	**	1,020	2,330	2,580
4	Divided	**	**	1,350	3,070	3,330

Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)

Lanes	Divided	A	B	C	D	E
		Level of Service				
1	Undivided	**	**	270	720	780
2	Divided	**	**	650	1,580	1,660
3	Divided	**	**	1,000	2,390	2,490
4	Divided	**	**	1,350	3,130	3,250

NON-STATE ROADWAYS

Major City/County Roadways

Lanes	Divided	A	B	C	D	E
		Level of Service				
1	Undivided	**	**	480	760	810
2	Divided	**	**	1,120	1,620	1,720
3	Divided	**	**	1,740	2,450	2,580

Other Signalized Roadways
(signalized intersection analysis)

Lanes	Divided	A	B	C	D	E
		Level of Service				
1	Undivided	**	**	250	530	660
2	Divided	**	**	580	1,140	1,320

Source: Florida Department of Transportation 02/22/02
Systems Planning Office
605 Suwannee Street, MS 19
Tallahassee, FL 32399-0450
http://www11.myflorida.com/planning/systems/sm/los/default.htm

FREEWAYS

Interchange spacing ≥ 2 mi. apart

Lanes	A	B	C	D	E
	Level of Service				
2	1,270	2,110	2,940	3,580	3,980
3	1,970	3,260	4,550	5,530	6,150
4	2,660	4,410	6,150	7,480	8,320
5	3,360	5,560	7,760	9,440	10,480
6	4,050	6,710	9,360	11,390	12,650

Interchange spacing < 2 mi. apart

Lanes	A	B	C	D	E
	Level of Service				
2	1,130	1,840	2,660	3,440	3,910
3	1,780	2,890	4,180	5,410	6,150
4	2,340	3,940	5,700	7,380	8,380
5	3,080	4,990	7,220	9,340	10,620
6	3,730	6,040	8,740	11,310	12,850

BICYCLE MODE

(**Note**: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Paved Shoulder/ Bicycle Lane Coverage	A	B	C	D	E
	Level of Service				
0-49%	**	**	170	720	>720
50-84%	**	130	210	>210	***
85-100%	160	380	>380	***	***

PEDESTRIAN MODE

(**Note:** Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not the number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)

Sidewalk Coverage	A	B	C	D	E
	Level of Service				
0-49%	**	**	**	330	810
50-84%	**	**	**	520	990
85-100%	**	120	590	>590	***

BUS MODE (Scheduled Fixed Route)
(Buses per hour)

Sidewalk Coverage	A	B	C	D	E
	Level of Service				
0-84%	**	>5	≥4	≥3	≥2
85-100%	>6	>4	≥3	≥2	≥1

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS

DIVIDED/UNDIVIDED
(alter corresponding volumes by the indicated percent)

Lanes	Median	Left Turns Lanes	Adjustment Factors
1	Divided	Yes	+5%
1	Undivided	No	-20%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

ONE WAY FACILITIES
Increase corresponding volume 20%

*This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Values shown are hourly directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. To convert to annual average daily traffic volumes, these volumes must be divided by appropriate D and K factors. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.
**Cannot be achieved using table input value defaults.
***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

Attachment III
Programmed Roadway Improvements

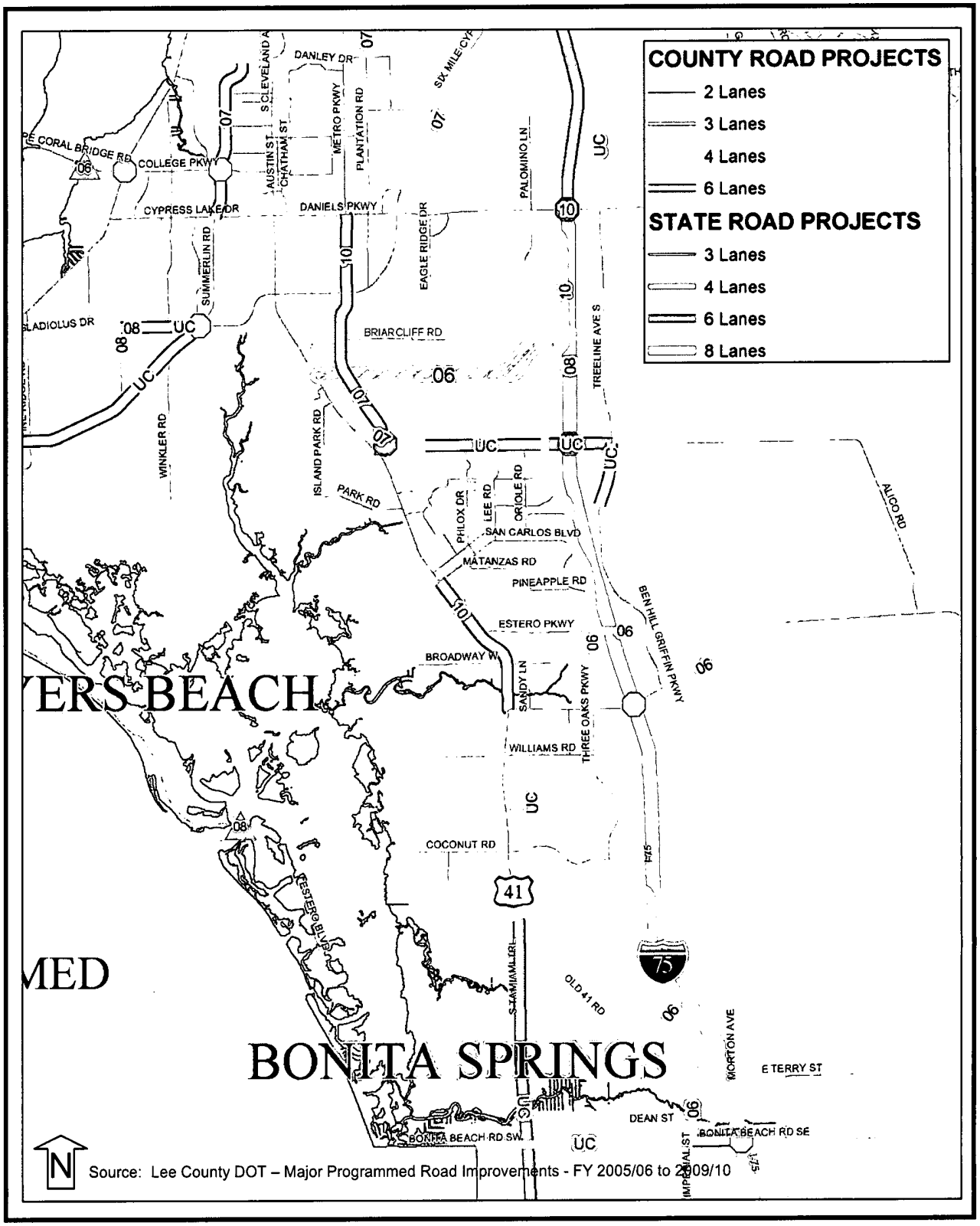


Figure 3
Programmed Roadway Improvements in the Study Area
Villages of San Carlos DRI – Time Extension Traffic Study
November 2005

Source: Cathy Sweetapple & Associates

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY 05/06 TO FY 09/10

COMM DIST.	PROJ NUMBER	PROJECT NAME	LENGTH (MILES)	FISCAL YEAR OF PHASES					TOTAL BUDGET	PROJECT MANAGER
				PRELIM	DESIGN	RIGHT-OF-WAY	CONSTRUCTION	LANDSCAPING		
3,5	5034	Airport Connector Corridor Study Feasibility/alignment study, US 41 to I-75		06	Not yet programmed	Not yet programmed	Not yet programmed	Not yet programmed	$500,000	Nicole Maxey, 479-8569 maxeync@leegov.com
5	4030	Alico Road Widening 6L, east of US 41 to Three Oaks Parkway	2.6	N/A	Complete	Complete	Complete but for RR crossing	06	$15,829,000	Nicole Maxey, 479-8569 maxeync@leegov.com
1	6047	Boca Grande Master Drainage Project Development of master plan and implementation in 9 phases		N/A	Complete	N/A	Underway *(1st 2 phases)*	N/A	$1,655,625	Eyra Cash, 479-8562 ecash@leegov.com
5		Ben Hill Griffin Parkway 6L Alico Road south 1 mile *(being done as pipeline improvement by Gulf Coast Town Center DRI developer)*	1.0	N/A	Complete	N/A	Underway	N/A	$1,501,000	Andy Getch, 479-8510 getchaj@leegov.com
3	4044	Bonita Beach Road Widen/Resurface Vanderbilt Dr. to Imperial (Resurface)/Imperial to I-75 (6L)	4.2	N/A	Complete	Complete	Underway	06	$8,815,000	Nicole Maxey, 479-8569 maxeync@leegov.com
1,4	4088	Burnt Store Road 4L SR 78 (Pine Island Road) to Van Buren Parkway	2.7	N/A	Underway	06-10	Not yet programmed	Not yet programmed	$23,421,000 *($52,200,000)*	Nicole Maxey, 479-8569 maxeync@leegov.com
4	4020	Business US 41 (SR 739) Four Lanes SR 78 (Pine Island Road) to Littleton Road	1.4	Complete (Co. funded)	Complete (by FDOT)	Complete (Co. funded, work by FDOT)	Underway	(Maybe by CRA)	$8,795,538	Betsy Rowan, 479-8511 browan@leegov.com
4		Business US 41 (SR 739)/Littleton - US 41 4L Widening	2.5	Complete (by FDOT)	07	Not yet programmed	Not yet programmed	N/A	$1,400,000 *($22,090,000)*	Betsy Rowan, 479-8511 browan@leegov.com
1	5053	Captiva Drive Shoulders Adding 4-ft. paved shoulders on both sides of road		N/A	In-house	N/A	06	N/A	$450,000	Randy Cerchie, 479-8573 cerchirp@leegov.com
5	4054	Colonial Boulevard/ I-75 to SR 82 6L, includes design from Six Mile Pkwy to I-75 for City	2.6	Complete	Underway	06	07	08	$10,376,000	Nicole Maxey, 479-8569 maxeync@leegov.com
1,2,4	5054	Colonial/McGregor-US 41 Grade Separation	N/A	06	Partial 10	Not yet programmed	Not yet programmed	Not yet programmed	$6,063,629 *($103,310,000)*	Nicole Maxey, 479-8569 maxeync@leegov.com
2	6064	Colonial @ Metro Queue Jump	N/A	Complete	Underway	N/A	Not yet programmed	N/A	$1,336,250	Don DeBerry, 479-8503 ddeberry@leegov.com
5		Corkscrew Curve Project to ease severe curve at Hendry County line	N/A	N/A	Complete	Underway	08	N/A	$1,000,000	Don DeBerry, 479-8503 ddeberry@leegov.com
3,5	4723	Corkscrew Road East (Special Assessment) 4L, Ben Hill Griffin Parkway to The Habitat entrance	3.0	N/A	Underway	Underway	06 *(To bid Aug. 06)*	N/A	$1,000,000 (Co. share)	Don DeBerry, 479-8503 ddeberry@leegov.com
3,5	4078	CR 951 Extension PD&E Study for new 4L, Immokalee Rd. (Collier Co.) to Alico Rd.	15.0	Underway	N/A	N/A	N/A	N/A	$3,797,947 ($250,000 from Collier Co.)	Don DeBerry, 479-8503 ddeberry@leegov.com

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY 05/06 TO FY 09/10

COMM DIST.	PROJ NUMBER	PROJECT NAME	LENGTH (MILES)	FISCAL YEAR OF PHASES					TOTAL BUDGET	PROJECT MANAGER
				PRELIM	DESIGN	RIGHT-OF-WAY	CONSTRUCTION	LANDSCAPING		
3		CR 951 Extension South New 4L, Immokalee Rd. (Collier Co.) to Bonita Beach Rd. *(Joint project, Collier Co. at 78% and Lee Co. at 22%)*	4.5	Underway (#4078)	08	Not yet programmed	Not yet programmed	Not yet programmed	$6,500,000 *($92,600,000)*	Don DeBerry, 479-8503 ddeberry@leegov.com
1	5033	Del Prado/Cape Coral Parkway Addition of 3rd SB to EB left turn lane at intersection	N/A	N/A	Underway	N/A	06	N/A	$750,000	Don DeBerry, 479-8503 ddeberry@leegov.com
4	5032	Del Prado Extension Study Corridor study, US 41 to east of I-75 (including I-75 interchange)		Underway	Not yet programmed	Not yet programmed	Not yet programmed	Not yet programmed	$562,000	Don DeBerry, 479-8503 ddeberry@leegov.com
5	5021	Estero Parkway Extension *(formerly Koreshan Ext.)* New 4L, Three Oaks Pkwy. to Ben Hill Griffin Pkwy., including preliminary phases for 2L extension from Ben Hill Griffin Pkwy. to Corkscrew Rd.	0.7	N/A	Underway	Underway	06 *(To bid June 06)*	08	$31,357,701	Betsy Rowan, 479-8511 browan@leegov.com
3	4083	Gladiolus Widening 4L Pine Ridge Rd. to Bass Rd., 6L Bass Rd. to Winkler Rd., plus 4L Bass Rd. from Healthpark to Gladiolus and A&W Bulb Rd. overlay/sidewalk	2.3	N/A	Underway	Underway	08 *(May be advanced to 07)*	09	$19,582,000	Mike Rigsby, 479-8513 mrigsby@leegov.com
5	4055	Gunnery Road/ SR 82 to Lee Blvd. 4L	2.2	Complete	Complete	Complete	06 *(Bid Oct. 06)*	06	$13,323,000	Eyra Cash, 479-8562 ecash@leegov.com
3	4060	Imperial Street 4L, Bonita Beach Rd. to E. Terry St. (Joint project with City)	1.0	N/A	Underway	Underway	06	06	$18,490,089	Nicole Maxey, 479-8569 maxeync@leegov.com
3	4056	Livingston/Imperial Connection New 4L, Collier Co. line to Bonita Beach Rd. (Joint project with City)	1.0	N/A	Complete	Complete	Complete	06	$4,815,000	Nicole Maxey, 479-8569 maxeync@leegov.com
5		Luckett/Lehigh Corridor Study Corridor alignment study of Luckett Rd. Extension and connection to roads in Lehigh Acres, from I-75 to Joel Blvd.		07 *(May be advanced to 06)*	Not yet programmed	Not yet programmed	Not yet programmed	N/A	$1,000,000	Don DeBerry, 479-8503 ddeberry@leegov.com
2	4072	Ortiz 4L/MLK-Luckett 4L widening, SR 82 (Dr. Martin Luther King, Jr. Blvd.) to Luckett Rd.	1.3	Complete	06	06-08	09	10	$15,795,000	Eyra Cash, 479-8562 ecash@leegov.com
2	5056	Ortiz 4L/Luckett-SR 80 4L widening, Luckett Rd. to SR 80 (Palm Beach Blvd.)	1.3	Complete	06	06-08	10	Not yet programmed	$18,290,600	Eyra Cash, 479-8562 ecash@leegov.com
2	4065	Plantation Ext./Idlewild to Colonial New 4L	1.0	Complete	Underway	06	07	08	$7,055,000	Betsy Rowan, 479-8511 browan@leegov.com
5		Sandy Lane Ext. North 2L Extension, Corkscrew Road to Estero Parkway *Simon Suncoast DRI building portion as 4L from Pelican Colony Blvd. to Corkscrew Rd.*	1.4	Complete	09	Not yet programmed	Not yet programmed	Not yet programmed	$736,000 *($10,053,000)*	Andy Getch, 479-8510 getchaj@leegov.com

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY 05/06 TO FY 09/10

COMM DIST.	PROJ NUMBER	PROJECT NAME	LENGTH (MILES)	FISCAL YEAR OF PHASES					TOTAL BUDGET	PROJECT MANAGER
				PRELIM	DESIGN	RIGHT-OF-WAY	CONSTRUCTION	LANDSCAPING		
2	4604	Six Mile Cypress Pkwy 4L N. of Daniels Pkwy. to S. of Winkler Ext.	2.3	N/A	Underway	06	07	08	$7,714,000	Mike Rigsby, 479-8513 mrigsby@leegov.com
5	5055	SR 82 PD&E Advancement Study from Lee Blvd. to SR 29, jointly funded with Collier County and FDOT CIGP funds, FDOT to do study and subsequent phases	N/A	06	N/A	N/A	N/A	N/A	$3,000,000	Don DeBerry, 479-8503 ddeberry@leegov.com
2,3,5	6007	Summerlin Rd Boyscout-Cypress Lake Dr. 6L, including overpass at College Parkway	2.6	N/A	Underway	Underway	07	08	$25,907,215	Don DeBerry, 479-8503 ddeberry@leegov.com
3	4067	Summerlin Rd./San Carlos to Gladiolus 6L, including grade separations at San Carlos and at Gladiolus	4.3	Complete	Complete	Complete	Underway	06	$43,907,659	Mike Rigsby, 479-8513 mrigsby@leegov.com
5	4053	Three Oaks Parkway Extension North New 4L, N. of Alico Rd. to Daniels Pkwy.	3.5	Complete	Underway	06	10 *(May be advanced to 08)*	Not yet programmed	$22,122,362	Eyra Cash, 479-8562 ecash@leegov.com
3	4043	Three Oaks Parkway Extension South New 4L, E. Terry St. to Bonita Bill Dr. (Joint project with City)	4.1	Complete	Underway	Underway	06 *(To bid Dec. 05)*	07	$43,381,805	Nicole Maxey, 479-8569 maxeync@leegov.com
5	4081	Three Oaks Parkway Widening 4L, Corkscrew Rd. to Alico Rd.	4.6	N/A	Underway	Underway	06 *(To bid Feb. 06)*	06	$21,878,000	Betsy Rowan, 479-8511 browan@leegov.com
5	4068	Treeline Extension North/Daniels - Colonial New 4L *(Being advanced and constructed by Worthington for credits)*	4.2	Complete	Complete (by Dev.)	Complete	Underway	08	$1,612,000 (Co. share)	Nicole Maxey, 479-8569 maxeync@leegov.com
1	5814	Sanibel Bridge Replacement Replacement of Spans "A", "B" and "C"	N/A	Complete	Complete	N/A	Underway	N/A	$118,093,112	Paul Wingard, 479-8545 wingarpw@leegov.com
1		Matlacha Pass Bridge Replacement	N/A	N/A	06	08	10 *(May be advanced to 08)*	N/A	$18,194,000	Ehab Guirguis, 694-3334 emoawad@leegov.com
3		Big Carlos Pass Bridge Rehab	N/A	N/A	06	N/A	08	N/A	$1,750,000	Ehab Guirguis, 694-3334 emoawad@leegov.com
1	5816	Sanibel Toll Facility Reconstruction Rebuild and expand the Sanibel Bridge toll plaza and building	N/A	N/A	Complete	N/A	06	N/A	$20,900,000	Paul Wingard, 479-8545 wingarpw@leegov.com
2,3	5815	Cape Coral Toll Facility Reconstruction Rebuild and expand the Cape Coral Bridge toll plaza	N/A	N/A	Underway	N/A	08 *(May be advanced to 06)*	N/A	$11,538,624	Paul Wingard, 479-8545 wingarpw@leegov.com
		TOTAL	**74.3**						**$564,196,156**	

NOTES: 1) Standard font identifies budget/status of project based on current adopted CIP. Any proposed changes are identified in italics.
2) Budget figures represent estimates for programming purposes. All dollar figures are subject to adjustment. Program year represents when funds are available, not necessarily when phase started or completed.

Florida Department of Transportation
Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **406225-2**

Transportation System Description	District	Length	Type of Work	Item
Intrastate Interstate	01 - Lee County	7.316 Miles	Add Lanes & Reconstruct	406225-2
I-75 FROM S OF BONITA BCH RD TO S OF CORKSCREW ROAD				** SIS **

Fiscal Year:	2006	2007	2008	2009	2010
Category: Highways					
Right Of Way	$13,452,445	$5,532,655			
Railroad & Utilites	$100,000	$500,000			
Construction			$47,562,768		
Environmental	$35,000	$2,507,673	$250,000		
Construction Support			$7,234,482		

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Florida Department of Transportation
Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **406225-4**

Transportation System Description	District	Length	Type of Work	Item

Fiscal Year:	2006	2007	2008	2009	2010
Category: Highways					
Intrastate Interstate	01 - Lee County	7.717 Miles	Add Lanes & Reconstruct		406225-4
I-75 FROM S OF CORKSCREW ROAD TO S OF DANIELS PARKWAY					** SIS **
Right Of Way (*On-Going*)	$21,742,735	$9,302,865			
Railroad & Utilites		$100,000	$1,150,000		
Construction			$29,702,308		
Construction Support			$5,534,462		

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Florida Department of Transportation
Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **411035-1**

Transportation System Description	District	Length	Type of Work	Item
	Fiscal Year:	**2006**	**2007**	**2008**	**2009**	**2010**
Category: Highways						
Intrastate Interstate	01 - Lee County	3.703 Miles	Add Lanes & Reconstruct	411035-1
I-75 FROM N OF DANIELS PKWY TO S OF COLONIAL BLVD				** SIS **
Right Of Way			$7,177,100	
Construction				$19,669,860
Construction Support				$3,489,878

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Florida Department of Transportation
Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **200966-1**

Transportation System Description	District	Length	Type of Work	Item

Fiscal Year:	2006	2007	2008	2009	2010
Category: Highways					
Intrastate Interstate I-75 AT ALICO ROAD .	01 - Lee County	2.117 Miles	Interchange (major)		200966-1 ** SIS **
Right Of Way (*On-Going*)	$900,499				
Construction (*On-Going*)	$76,955				
Contract Incentives		$400,000			

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Florida Department of Transportation
Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **406224-2**

Transportation System Description	District	Length	Type of Work	Item
Intrastate Interstate I-75 AT DANIELS PARKWAY INTERCHANGE	01 - Lee County	1.628 Miles	Interchange (major)	406224-2 ** SIS **

Fiscal Year:	2006	2007	2008	2009	2010
Category: Highways					
Right Of Way	$35				
Railroad & Utilites		$232,049			$2,363,439
Construction				$39,753,669	
Construction Support				$3,269,945	

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Attachment IV
Historical Traffic Data
for FDOT Count Stations

Attachment V
Original DRI Traffic Information

OTHER

Although most of the on-site facilities are accounted for in the preceding categories, the trips generated by the proposed school can be counted as internal trips. By taking the projection of 1310 students, and assuming 2 trips per pupil, 2620 trips can be classified as internal, with the remainder as external.

2620 Internal 5731 External

SUMMARY OF INTERNAL/EXTERNAL SPLIT

	Internal	External
Work	600	3665
Shopping	1550	6801
Soc/Rec	3126	5225
Other	2620	5731

Total Internal *7896 Total External 21,4222

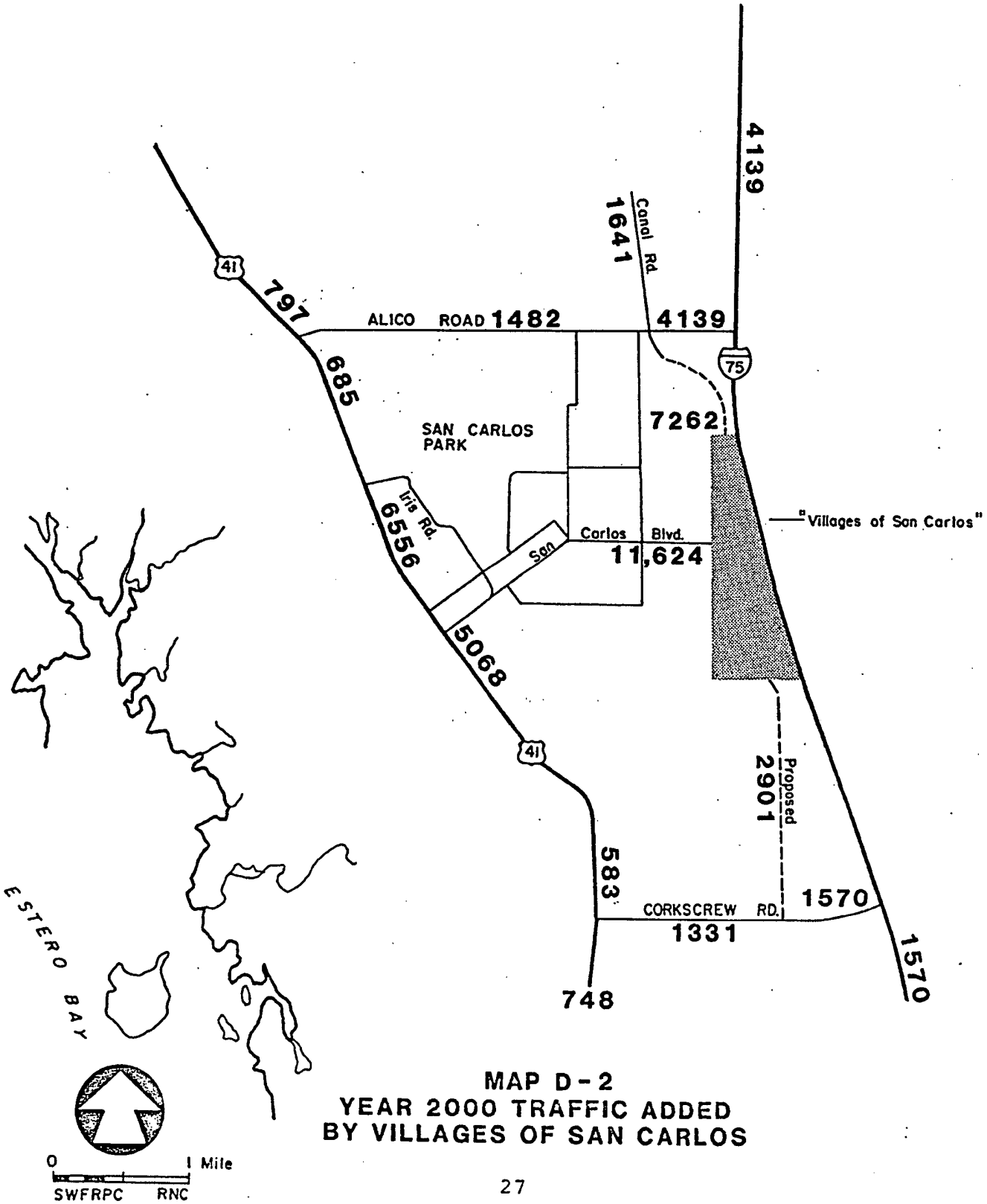
Total Trips Generated from within the project 29,318

TRIPS ATTRACTED from OUTSIDE the PROJECT BOUNDARIES

Since 80 percent of the shopping trips generated by the commercial facility are assumed to be coming from within the project, 20 percent, or 387 will be externally generated.

TOTAL TRIPS GENERATED BY THE PROJECT

Internal 7896 External 21,809



MAP D-2
YEAR 2000 TRAFFIC ADDED
BY VILLAGES OF SAN CARLOS

Henderson|Franklin
ATTORNEYS AT LAW

1715 Monroe Street • Fort Myers, FL 33901
Post Office Box 280 • Fort Myers, FL 33902
Tel: 239.344.1100 • Fax: 239.344.1200 • www.henlaw.com

Bonita Springs • Sanibel

Memorandum

Date : July 31, 2007

To : Diana Parker
Chief Lee County Hearing Examiner

From : Russell P. Schropp

Re : Villages of San Carlos
DCI2005-00054 and DRI2005-00005

REQUEST FOR CLARIFICATION

Please accept this Memorandum as a Request for Clarification of the Hearing Examiner's Recommendation in the above reference matter.

The Staff Report recommends the re-adoption and incorporation of all previously approved deviations for this project, subject to updating for current code references and other minor adjustments (see pages 14-19 of the Staff Report). The Applicant concurred with this recommendation from Staff, and I do not believe there was any discussion to the contrary at hearing.

The Hearing Examiner notes at page 14 of her Recommendation that "Deviations (1) through (14) were originally approved in Resolution Z-91-083 **and are carried forward by this zoning action.**" (emphasis added) However, in the subsequent listing and discussion of deviations, it appears that Deviations (6) through (14) were inadvertently omitted from the Hearing Examiner's Recommendation.

The Applicant respectfully requests clarification of this issue, and suggests that the discussion and recommendation on Deviations (6) through (14) in the Staff Report needs to be inserted into the Hearing Examiner's Recommendation. I have discussed this issue with Assistant County Attorney Dawn Perry-Lehnert and she concurs with this request.

Thank you for your kind attention and consideration of this matter.

/rs
cc: Dawn Perry-Lehnert
Bryan Kelner
Alan Freeman

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION

DATE: April 18, 2007

TO: Hearing Examiner

FROM: Bryan Kelner
Principal Planner

RE: Villages of San Carlos
Case #DCI2005-00054 & DRI2005-00005

The following changes have been made to the April 4, 2007 staff report to address the concerns of the Applicant.

A. Staff has reviewed the comments submitted by the applicant on the staff report (See Attachment) and has commented as follows:

1. The addition of "HARDWARE STORE" to the schedule of uses for Parcels F and F-1.

   Staff has no objection to the addition of "HARDWARE STORE" to the proposed schedule of uses as depicted on Page 4 of 27 of the staff report. Staff and the applicant are in agreement with this change.

2. The applicant has pointed out that "RECREATIONAL FACILITIES, GROUP II is listed as "reserved" in the LDC.

   The applicant is correct and staff has revised the schedule of uses on page 5 of 27 of the staff report to read:

   > RECREATIONAL FACILITIES, COMMERCIAL: GROUPS I and IV, with Group IV limited to; Any indoor cultural facility operated as a commercial establishment; bowling alley, bingo hall, health club; and gymnasiums

   Staff and the applicant are in agreement with this change.

3. The applicant would like to see RENTAL AND LEASING ESTABLISHMENTS, GROUP III, permitted on Parcels F and F-1, as was previously allowed.

   Staff disagrees and finds this use incompatible with the adjacent residential neighborhoods. However, this does not preclude having a rental car agency office as a BUSINESS SERVICES, GROUP I, which is listed as a permitted use on parcels F and F-1.

4. The applicant has indicated that STORAGE, INDOOR AND ENCLOSED were uses previously approved on Parcel F. The applicant is correct.

However, due to changing conditions and the nature of the development in a predominately residential neighborhood, staff has recommended that only INDOOR STORAGE be permitted on Parcels F and F-1 (See Page 5 of 27 of the staff report).

Staff and the applicant are in disagreement with respect to OUTDOOR STORAGE.

5. The applicant has indicated that TRANSPORTATION SERVICES, GROUP II was a use previously approved on Parcel F. The applicant is correct.

However, due to changing conditions and the nature of the development in a predominately residential neighborhood, outdoor storage of vehicles, lighting, and noise staff has recommended that this use be deleted on Parcels F and F-1 (See Page 5 of 27 of the staff report).

Staff and the applicant are in agreement with respect to deleting TRANSPORTATION SERVICES, GROUP II.

6. The applicant has indicated that VEHICLE AND EQUIPMENT DEALERS, GROUPS I and II were uses previously approved on Parcel F. The applicant is correct.

However, due to changing conditions and the nature of the development in a predominately residential neighborhood, outdoor storage of vehicles, lighting, and noise staff has recommended that this use be deleted on Parcels F and F-1 (See Page 5 of 27 of the staff report).

Staff and the applicant are in agreement with respect to deleting VEHICLE AND EQUIPMENT DEALERS, GROUPS I and II.

7. The applicant has requested a change to Section II.D.4.a.(1), Schedule of Uses, Page 8 of 27, of the staff report. Staff has revised the language to clarify all the existing subdivisions to which this section applies, and the revised language reads as follows:

II.D.4.a. Schedule of Uses

(1) Permitted uses within ~~**the conventional single-family subdivision (Pine Glen, Unit 2,)**~~ **<u>the platted subdivisions known as Eastgate, Pine Run, Cypress Chase, and Pine Glen</u>** are limited to ~~**those permitted by right in the "RS" Zoning Districts (as amended thru 1-4-89), as well as**~~ the following **<u>uses</u>**:

Staff and the applicant are in agreement with this change.

8. The applicant has requested a change to Section II.D.4.b(1), Conditions Specific to Residential Planned Developments, Page 10 of 27, of the staff report. Staff has revised the language to clarify which single-family residential areas this condition applies and the revised language reads as follows:

II.D.4.b. Conditions Specific to Residential Planned Developments

(1) The single family residential areas**, being platted as Eastgate, Pine Run, Cypress Chase, and Pine Glen,** shall be limited to a maximum density of 4 units per acre pursuant to the original DRI Development Order. In no case, however, ~~**shall**~~ **may** the density for the RPD area (375.4 acres) exceed ~~**3,300**~~ **2,500** units.

9. The applicant has provided the following comments (a through b) on Conditions II.D.5. & II.D.12. of the staff report (Page 12 of 27 and 13 of 27 respectively), Maximum building height and building separation.

   a. Condition 5, limits height to 35 feet subject to compliance with LDC Sec. 34-2174(a) for increases in setbacks "wherever the use is not abutting a similar structure, e.g., condominium area abutting single family home area". Condition 12 states that "Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Sec. 34-935(e)(4)".

   b. However, LDC Sec. 34-2174(b) infers that the increases in setbacks will only apply in zoning districts that do not specify a maximum building height.

   c. Stating these two (2) conditions (i.e. re-statement of the code requirements), without establishing a maximum building height for specific tracts within this planned development, is a greater restriction than was previously approved. Note that condominium uses have previously and are still approved for up to eight (8) stories in height.

   Staff finds that there is no change in what was previously approved. The language contained in Condition II.D.12., building separations, although not specifically stated in the previous zoning resolution was in the zoning ordinance at the time the project was approved (Section 431.C.2.b.4.)) and any development must be incompliance with that section unless a deviation was granted. Staff, by including Condition II.D.12., is making it clear that this condition must be complied with as stated in LDC as Section 34-935(e)(4), minimum separation of buildings, of the LDC.

10. The applicant has requested a change to Section II.D.4.b(4), Conditions Specific to Residential Planned Developments, Page 10 of 27, of the staff report. Staff has revised the language to provide for temporary sales trailer and/or construction trailer to be limited to a specific number of years rather. Staff and the applicant are in agreement with the change. The revised language reads as follows:

    (4) **A temporary sales trailer and/or construction trailer ~~is~~ are permitted on Parcel M-2 and Parcel B, C, D, & E for a maximum of 3 years from the time of Certificate of Occupancy. The developer must apply for and receive approval through an administrative approval action in order to extend the time period for the use of the temporary sales trailer and/or construction trailer. ~~Once the first model unit has received a Certificate of Occupancy, the temporary sales center and/or construction trailer must be removed from the subject property.~~**

B. Staff met with the applicant and the following changes were made to the staff report to clarify the intent of the recommended action: Staff and the applicant are in agreement with the following changes.

1. Page 11 of 25, Townhomes, Minimum lot dimension. Staff and the applicant agree that minimum lot dimension can be reduced to 18 feet which is in keeping with today's standard for townhomes. The revised language is as follows:

Minimum lot dimension	~~20~~ **18** ft wide X 45 feet deep

2. Page 11 of 25, CONDOMINIUMS. Staff and the applicant agree that the word "CONDOMINIUMS" should be replaced the words "CONDOMINIUMS OR MULTIPLE-FAMILY" and adding right-of-way setback as follows:

CONDOMINIUMS **OR MULTIPLE-FAMILY**

Minimum unit area (2 story):	900 sq ft
Minimum unit area (3 - 6 story):	750 sq ft
Minimum unit area (7 & 8 story):	550 sq ft
Setback from any property line to building wall:	25 ft
Side setback from interior r/w to building wall:	**15 ft**[1]
Water setback from water to building wall:	20 ft
Minimum building separation	**15 ft**[1]
Maximum Lot Coverage:	45%

(1) **The side setback and building separation only apply to Parcel B, C, D, & E, and Parcel M-2.**

~~**If Parcel M-2 is not developed under the property development regulations for Multiple-Family (Timberwalk South - Parcel M-2), as listed below, then the condominium or multiple- family regulations will apply to Parcel M-2.**~~

3. Page 11 of 25, MULTIPLE-FAMILY (TIMBERWALK SOUTH - PARCEL M-2), may imply that this may be the only type of multiple-family dwelling unit type or property development regulations that can be applied to this parcel Staff would like to clarify that MULTIPLE-FAMILY OR MULTIPLE-FAMILY CONDOMINIUMS are also permitted on Parcel M-2.Therefore, the following condition is added on page 12 of 27 of the staff report, to the MULTIPLE-FAMILY (TIMBERWALK SOUTH - PARCEL M-2), Special Conditions to Parcel M-2, by adding the following condition:

(5) Should development of Parcel M-2 not proceed under the property development regulation for MULTIPLE-FAMILY (TIMBERWALK SOUTH - PARCEL M-2), then Parcel M-2 may be developed for multiple-family uses using the property development regulations for CONDOMINIUMS OR MULTIPLE-FAMILY.

C. Page 12 of 27, Footnote (3) addresses patios pads, air conditioning units etc. in the common element. Staff has a concern with the applicant's language and cannot support this language. Staff and the applicant are in agreement with the changes proposed by staff.

Therefore, staff recommends the following revised language for footnote (3) as follows:

(3) **Rear patio and air conditioning pads ~~(No enclosed structures are allowed beyond the principle building envelope) shall~~ located outside the primary building envelop (ie platted lot owned in fee simple) must be setback a minimum of 19 feet from the project's perimeter boundary line, and must be in compliance with Condition II.D.16., below. ~~Air conditioning units, small walls to screen AC units (not exceeding 42inch height) and unenclosed patio pads may encroach into the common areas provided proper easements are recorded for those structures and equipment. subject to the following conditions:~~**

Also, staff recommends creating an new Condition II.D.16., as follows:

16. Rear patio pads and air conditioning pads. No enclosed structures are allowed beyond the principle building envelop (ie. platted lot owned in fee simple). However, air conditioning pads with small walls (not exceeding 42 inches in height) to screen air conditioning units and unenclosed patio pads may encroach into the common areas subject to the following conditions.

    a. The South Florida Water Management District (SFWMD) permit for the project must specifically address and permit the total number and square footage of individual patio and air conditioning pads that are permitted in the development and articulate the maximum size of each.

    b. The individual pads and maximum size must be specifically shown on and approved as part of the Lee County development order.

    c. Patio and air conditioning pads are the only structures allowed within the common area beyond the principal building envelope.

    d. Patio and air conditioning pads are allowed in the common area subject to ~~an~~ a properly executed easement from the property owner's association. The easement document must clearly articulate what ~~is and is not permitted~~ rights the easement holder has with respect to use of the pads ~~and~~ . Use of the pads must be in accordance with the zoning approvals.

    e. ~~There can be no~~ No vertical construction is permitted on the pads except for a small wall to hide the air conditioning unit ~~which cannot~~ that may not exceed a height of 42 inches.

    f. Property Owner's Association (POA) documents must ~~echo the constraints on the use of the pads~~ clearly state:

        (1) the power and authority for the POA to grant the easement;

        (2) the limitation as ~~in~~ to size and use of the patio and air conditioning pads by the homeowner's; and

        (3) the inability of the POA to grant greater rights to the easement holder with respect to use of the patio and air conditioning pads ~~to the easement holder~~ absent a prior public hearing amendment to the zoning resolution establishing the expanded rights.

g. ~~In conjunction with the easement, there must be a separate document signed by the buyer stating the constraints on the use of the pad. The document must be a sole purpose document and must be consistent with the zoning condition for the pad(s)~~. As a condition of development order approval allowing construction of condominium units, or prior to recording a subdivision plat, the developer/owner must record, the Lee County Public records, a separate notice to all property owners regarding the patio and air conditioning pad easements that may be granted in conjunction with the sale of dwelling units and the constraints on the use of the improvements. Specifically, the ~~document~~ Notice must make it clear that the pads may not be used to construct vertical improvements, except for the 42" wall to screen and AC unit. The notice must also state that the improvements erected without appropriate County approval are subject to removal at the property owner's expense. The Notice must be approved by the County prior to recording. A separate rider/document including the text of the recorded notice should be executed in conjunction with each sale of the dwelling unit.

On Page 13 of 27, condition 11, must be modified to address the changes to Footnote (3) on Page 12 of 27 of the staff report. Staff recommends the following language.

11. **Except as provided for in Condition II.D.4c., footnote (3), accessory uses, including accessory parking, must be located on the same tract, lot, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, lot, parcel or outparcel.**

D. On Page 13 of 27, condition 10(3), the first paragraph is amended to add the words "or more". Staff and the applicant are in agreement with this change as follows.

10. **Environmental Conditions**:

(3) the Notice of Violation dated May 3, 2001, must be abated through one of the following options or by some combination of the following options acceptable to Environmental Staff and the Applicant:

Attachment:

1. Memorandum from the applicant, stamped received by zoning on April 11, 2007

cc: Dawn Lehnert
Alan Freeman
Russell Schropp
Tim Pugh
Dave Underhill
Kim Trebatoski
Zoning/DCI file

To: Zone file

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

ELINOR C. SCRICCA, PH.D.
CHAIRMAN • DISTRICT 5

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VICE CHAIRMAN • DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

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DISTRICT 3

STEVEN K. TEUBER
DISTRICT 4

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

June 21, 2005

Mr. Bryan Kelner
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: Villages of San Carlos, DCI Substantive Review, Case #DCI2005-00054 & DRI2005-0005

Dear Mr. Kelner:

Thank you for the opportunity to review the Villages of San Carlos for substantive comments with regard to educational impacts. This proposed development is in the South Choice Zone of the District, on Three Oaks Parkway in the South Fort Myers Planning Area. This letter is in response to your request dated June 3, 2005.

In August of 1991 the Developers of the Villages of San Carlos dedicated 25.09 acres to The Lee County School District for a middle school site. This dedication of the property was in lieu of any school impact fees if and when enacted. The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, the Villages of San Carlos developers will receive school impact credits.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,

Tina Silcox, Community Development Planner
Planning Department

Cc: William G. Moore, Jr.
Executive Director, School Support

Staff Report Comments:

1) II.D.2.a ; Parcels "F" & "F-1" Uses

- **Hardware Store** Use - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. A hardware store is a likely tenant in a retail center of this size.
- **Recreation Facilities, Commercial** - staff report lists Groups I & II as allowed. However Group II is now listed as "Reserved" in Sec. 34-622. The activities that had been previously allowed by Group II, included coin operated arcades and pool halls, which have now been combined into Group I. We believe that Group IV should be included (instead of Group II), as it is a use allowed in a "CC" district. Group IV "Indoor Facilities" includes uses such as Bingo Halls, Bowling Alleys, & Health Clubs, which are all possible tenants in a retail center of this size.
- **Rental or Leasing Establishments, Group III "Automotive"** - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. A small rental car agency is a likely tenant in a retail center of this size.
- **Storage, Enclosed** - was a use that had been previously allowed, but is no longer defined or listed in the current LDC. We would suggest that the use "Storage, Open" be added with a limitation that mimics the original definition of "enclosed storage", (i.e. the keeping of goods or products within a structure not defined as a building, or within a completely fenced in area screened so as not to be seen from any other property). Storage, Open is a use allowed in a "CC" district.
- **Transportation Services, Group II "Automobile"** - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. This use allows businesses that provide services such as limousine, taxi, as well as non-emergency transport. We see no reason to exclude this use from this commercial area.
- **Vehicle & Equipment Dealers, Group II "Motorcycle and lawnmower dealers"** - is missing. This is a use that was previously allowed, and is a use allowed in a "CC" district. A motorcycle or lawnmower dealership is a possible tenant in a retail center of this size. We see no reason to exclude this use from this commercial area.

2) II.D.4.a.(1); This should read: "Permitted uses within the Eastgate, Cypress Chase, Pine Glen & Pine Run single family subdivisions are limited to the following uses:" Note that each of the four (4) named subdivisions were recorded as two (2) separate phases (i.e. Unit One & Unit Two).

3) II.D.4.b.(1); This should read: "The single family residential areas shall be limited to a maximum density of 4 units per acre, in those specific areas denoted in the original DRI Development Order. In no case, however shall the density for the RPD area (375.4 acres) exceed 2,500 units."

4) II.D.5. & 12; Maximum building height / separation - Condition 5 limits height to 35' subject to compliance with LDC Sec. 34-2174(a) for increases in setbacks "wherever the use is not abutting a similar structure, e.g., condominium area abutting single family home area". Condition 12 states that "Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Sec. 34-935(e)(4)". However LDC Sec. 34-2174(b) infers that the increases in setbacks will only apply in zoning districts that do not specify a maximum building height. The applicant has suggested that stating these two (2) conditions (i.e. re-statement of the code requirements), without establishing a maximum building height for specific tracts within this planned development, is a greater restriction than what was previously approved. Note that condominium uses have previously and are still approved for up to eight (8) stories in height.

RECEIVED
APR 11 2007
ZONING

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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County Attorney

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County Hearing Examiner

July 20, 2007

RECEIVED
JUL 23 2007
COMMUNITY DEVELOPMENT

Tim Pugh
Source, Inc.
1334 LaFayette Street
Cape Coral, FL 33904

Re: Villages of San Carlos
Zoning Case #DCI2005-00054 and DRI2005-00005
Resolution No. Z-07-027

Dear Mr. Pugh:

Enclosed is the current draft resolution pertaining to a project known as Villages of San Carlos. It is based on the Hearing Examiner's recommendation with the understanding that changes may be made by the Commissioners at the final hearing. Please review this draft and let me know if any changes are necessary in order to accurately reflect the Hearing Examiner's recommendation. County staff will also review the draft resolution.

We have found that the legal description submitted with the zoning application quite often does not truly represent the property intended to be rezoned. Therefore, to prevent potential errors in the resolution, please review the attached legal description to confirm that all of the property intended to be rezoned is accurately described. Please advise my office in writing regarding the results of your review. If the property to be rezoned is not completely and correctly described, necessary changes must be made before the final hearing so that the resolution can be signed promptly after the hearing.

Please contact me if you have any questions.

Very truly yours,

Dawn E. Perry-Lehnert
Assistant County Attorney

DPL/tlb
Enclosure

cc: w/ enclosure
John J. Fredyma, Assistant County Attorney
Pam Houck, Director, Zoning Division
Bryan Kelner, Planner, Development Services Division
Kim Trebatoski, Senior Environmental Planner
Billie Jacoby, Administrative Specialist Zoning Division

S:\LU\Zoning-2007\07-027 Villages of San Carlos\Agent Letter.wpd

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

WHEREAS, Alan C. Freeman filed an application on behalf of the property owner, Paul H. Freeman, Trustee, to amend the Villages of San Carlos DRI Development Order #81-1; and

WHEREAS, a public hearing was advertised and held on April 19, 2007, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2005-00054 and DRI2005-00005; and

WHEREAS, a second public hearing was advertised and held on August 6, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to:

a. Consider a Notice of Proposed Change (NOPC) to the Villages of San Carlos DRI Development Order and Map H incorporating the following changes:

(1) Approved realignment of Three Oaks Parkway adjacent to I-75 south from San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;

(2) Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;

(3) Increase the commercial development from 15.0 acres to 25.35 acres and increase the commercial uses from 125,000 square feet to 158,799 square feet;

(4) Modify the phasing schedule;

(5) Establish 2009 as the buildout date;

(6) Establish 2010 as the down-zoning date;

(7) Establish 2015 as the development order termination date;

(8) Amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule;

b. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review; and

c. Amend the Master Concept Plan and Resolution Z-91-083, to expand the Commercial Planned Development (CPD) district, reduce the acreage of the Residential Planned Development (RPD) district, and add acreage to the Community Facilities Planned Development (CFPD) district.

The applicant indicates that development of this site will include connection to public potable water and public sanitary sewer service. No blasting is being proposed.

The property is located in the Urban Community Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 2-page Master Concept Plan entitled "Revised Master Concept Plan for Villages of San Carlos," stamped received by Community Development on November 29, 2006, last revised May 17, 2006, and attached as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

   Terms and provisions of Resolutions Z-91-083, ZB-83-471, Z-81-47, Z-79-136 and Z-78-136 are codified (amended and restated) into this zoning action, and these five Resolutions are hereby deemed null and void, having been superceded by this zoning action.

2. *Commercial Planned Development Uses, Conditions and Property Development Regulations.*

   a. Permitted uses in Parcels "F" and "F-1" are limited to the following uses:

      ADMINISTRATIVE OFFICES
      AGRICULTURAL, See Condition B.7. below
      ANIMALS: Clinic
      ATM (automatic teller machine) - See Condition B.2.b(4) below
      AUTO PARTS STORE, without installation facilities
      AUTO REPAIR AND SERVICE: Group I
      AUTOMOBILE SERVICE STATION - See Condition B.2.b(6) below

BANKS AND FINANCIAL ESTABLISHMENTS: Groups I and II
BAR OR COCKTAIL LOUNGE
BOATS: Boat parts store, without installation facilities
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIAL SALES
BUSINESS SERVICES: Group I
CAR WASH
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORES, general
CLUBS:
    Commercial
    Fraternal, membership organization
    Private
COMMUNICATION Facilities, wireless (See Condition B.2.b(7) below)
CONSUMPTION ON PREMISES
CONTRACTORS AND BUILDERS: Groups I and II
CONVENIENCE FOOD AND BEVERAGE STORE
DAY CARE CENTER, CHILD, ADULT
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
EMS, FIRE OR SHERIFF'S STATION
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION, water retention
FENCES, WALLS
FLEA MARKET, indoor
FOOD STORES: Groups I and II
FUNERAL HOME AND MORTUARY, without a crematory
GOVERNMENT SERVICES
HARDWARE STORE
HEALTH CARE FACILITIES: Group III
HOBBY, TOY AND GAME SHOPS
HOUSEHOLD AND OFFICE FURNISHINGS: Groups I, II and III
INSURANCE COMPANIES
LAUNDRY OR DRY CLEANING: Group I
LAWN AND GARDEN SUPPLY STORES
LIBRARY
NOVELTIES, JEWELRY, TOYS AND SIGNS MANUFACTURING: Groups I, II, and III
MEDICAL OFFICE
NIGHTCLUBS
NONSTORE RETAILERS: Groups I, II, and III
PARCEL AND EXPRESS SERVICES
PACKAGE STORE
PAINT, GLASS AND WALLPAPER
PARKING LOT:
    Accessory

Garage, public parking
PERSONAL SERVICES: Groups I, II, III, and IV
PET SERVICES
PET SHOP
PHARMACY
PLACE OF WORSHIP
RECREATION FACILITIES, COMMERCIAL: Groups I and IV, with Group IV limited to: any indoor cultural facility operated as a commercial establishment: bowling alley, bingo hall, health club and gymnasiums
RELIGIOUS FACILITIES
RENTAL OR LEASING ESTABLISHMENT: Groups I and II
REPAIR SHOPS: Groups I, II, and III
RESEARCH AND DEVELOPMENT LABORATORIES: Group II
RESTAURANT, FAST FOOD
RESTAURANTS: Groups I, II, III, and IV
SCHOOLS, COMMERCIAL
SELF-SERVICE FUEL PUMPS
SIGNS - in accordance with chapter 30 of the LDC
SOCIAL SERVICES: Group I
SPECIALTY RETAIL SHOPS: Groups I, II, III, and IV
STORAGE, indoor and open, subject to Condition B.2.b(8) below
STUDIOS
TEMPORARY USES
USED MERCHANDISE STORES: Groups I, II, and III
VARIETY STORE

b. Conditions Specific to Commercial Planned Developments.

(1) Not more than 158,799 square feet of commercial gross floor area may be developed.

(2) Upon completion of Three Oaks Parkway four lane improvements and development of Parcel F-1, access to Parcels F-1 and G from Three Oaks Parkway is limited to the following locations and specific stations depicted on the MCP:

(a) Access to Parcel F is limited to the intersection of San Carlos Boulevard and Three Oaks Parkway at Stations 1, 2, 4, 6 + 76.

(b) Access to Parcel F-1 is limited to the intersection of Three Oaks Parkway and Old Three Oaks Parkway at Stations 1, 2, 3, 9 + 41.

(c) Access to Parcel G is limited to Stations 1, 2, 5, 4 + 62, approximately 1,212 feet north of the center line of the intersection of Three Oaks Parkway and San Carlos Boulevard.

(3) Each commercial out-parcel must provide its own parking in compliance with LDC §34-378(d)(3) of the LDC. There may be no shared parking with the

other tracts on this site. Shared parking between out-parcel tracts is prohibited.

(4) Any Automatic Teller Machine (ATM) uses that are ancillary to an unrelated permitted use, e.g., an Automatic Teller Machine in a grocery store, will be required to delineate one parking space for the ATM customers.

(5) All structures on the out-parcels must be bound by a covenant, running with the property to an architectural design compatible with and similar to the main center buildings. Signs conforming with the requirements of LDC Chapter 30 may be mounted on individual buildings for the purpose of identifying tenants. All signs in the entire development and out-parcels must be coordinated so as to give the center a fully integrated, well-designed look to comply with the architectural theme.

(6) Full or partial service stations (limited to minor repairs only) are permitted uses.

(7) The wireless communication facility, approved for Parcel "F," must be in compliance with the terms and conditions of the Hearing Examiner's Decision in Case # SEZ2005-00012, rendered on November 1, 2005.

(8) Open (outdoor) storage is permitted on Parcels F and F-1, provided the storage area is located on the eastern half of these parcels (adjacent to the I-75 corridor) and is fully screened as required in LDC §34-3005.

c. Property Development Regulations

Minimum lot area:	20,000 sq ft
Minimum lot width:	100 ft
Minimum lot depth:	100 ft

Minimum setback from public right-of-way:	25 ft
Minimum setback from public right-of-way w/frontage road:	65 ft
Minimum setback from private road:	20 ft
Minimum side setback:	15 ft
Minimum rear setback:	25 ft
Minimum water body setback:	25 ft
Minimum building perimeter setback:	15 ft
Maximum building height:	35 ft
Maximum lot coverage:	45%

3. *Community Facilities Planned Development District Uses and Conditions.*

a. Schedule of Uses

(1) Permitted uses in Parcel "A" are limited to the following:

PARKING LOT, accessory
PARKS, Public: Groups I and II, with Group I limited to nature or wildlife preserves, passive and active recreational activities including but not limited to, hiking, nature trails, and similar activities which require few or no on site facilities or capital investment and which utilize the natural environment with little or no alteration of the natural landscape
SIGNS, in accordance with chapter 30 of the LDC

(2) Permitted uses in Parcel "G" are limited to the following uses:

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Groups I and II
EXCAVATION: Water retention
FENCES AND WALLS
PARKING LOT, accessory
STORAGE: Indoor and open

(3) Permitted uses in Parcels "H" and "I" are limited to the following:

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION: Water retention
FENCES AND WALLS
PARKING LOT: Accessory
RECREATIONAL FACILITIES: Public
SCHOOLS: Noncommercial and related facilities and activities
SIGNS, in accordance with chapter 30 of the LDC

(4) Permitted uses in parcel "K" and "K-1" (Park Site) are limited to the following:

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION: Water retention, including water retention on Parcel K-1 for widening of Three Oaks Parkway
FENCES AND WALLS
PARKING LOT, accessory
PARKS, Group I - limited to neighborhood parks, and Group II - limited to community parks; both groups permitted ancillary uses and associated buildings and structures
RECREATIONAL FACILITIES, public
RESTAURANTS: Group II, See Condition B.3.b(3)

SIGNS, in accordance with chapter 30 of the LDC
SPECIALTY RETAIL SHOPS: Group I, See Condition B.3.b(3)

b. Conditions Specific to Community Facilities Planned Developments

(1) No uses are approved on Parcel A except for boardwalks, decks, gazebos, observation towers and auxiliary descriptive signage as approved on the original Master Concept Plan. The purpose of these uses is to allow a passive, educational nature walk.

(2) Permitted uses on Parcels H and I (the 25-acre school site) are as shown on MCP Sheet B-1 attached as Exhibit C, however, the Public Recreational Facilities use, which specifically includes a community recreation center with kitchen and athletic fields with concessions, will remain subordinate to the public school use, which is the intended principal use.

(3) Permitted uses on Parcels K and K-1 (Park Site) must be as shown on MCP Sheet B-1, except that concession stands and the community recreation center with kitchen facilities are specifically included, while Restaurants, Group II, and Specialty Retail, Group I, are limited to ancillary uses within the principal building.

4. *Residential Planned Development District Uses, Conditions and Property Development Regulations.*

a. Schedule of Uses

(1) Permitted uses within Eastgate, Cypress Chase, and Pine Glen communities are limited to the following:

ADMINISTRATIVE OFFICES
DWELLING UNIT, Conventional single-family residence
ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - Group I
EXCAVATION, water retention
FOOD AND BEVERAGE SERVICES, Limited
HOME CARE FACILITY
HOME OCCUPATION
MODELS: Model home, display center
PARKING, accessory
PARKS, Group I
PLACE OF WORSHIP, existing only
RECREATIONAL HALL
RECREATIONAL FACILITIES, personal, private on-site
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30 of the LDC
TEMPORARY USES

(2) Permitted uses within Parcels "B", "C", "D", "E", "J", "L", "M-1", and "M-2" are limited to the following:

ACCESSORY APARTMENT, limited to Parcel M-2, per LDC §34-1177
ADMINISTRATIVE OFFICES
AGRICULTURAL, See Condition B.7 below
ASSISTED LIVING FACILITY
DAY CARE CENTER, Child (requires special exception approval)
DWELLING UNIT:
- conventional single family residence
- duplex
- multiple family buildings, including condominiums
- townhouse
- two-family attached
- zero lot line or patio home

ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - Group I
EXCAVATION, water retention
FENCES AND WALLS
FOOD AND BEVERAGE SERVICES, Limited
MODEL:
- Homes
- Units
- Display Center

HOME CARE FACILITY
HOME OCCUPATION, no outside help
PARKING, accessory
PARKS, Group I
PERSONAL SERVICES Groups I and II, ancillary use only
PLACE OF WORSHIP, existing only
REAL ESTATE SALES OFFICE, for lots or units within the development only
RECREATION Hall
RECREATIONAL FACILITIES, Personal and private on-site
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30 of the LDC
SPECIALTY RETAIL SHOPS Group I, ancillary use only
TEMPORARY USES, See Condition B.4.b(4) below
TIMESHARE UNITS

b. Conditions Specific to Residential Planned Developments

(1) The single family residential areas, being platted as Eastgate, Pine Run, Cypress Chase, and Pine Glen, are limited to a maximum density of four units per acre, pursuant to the original DRI Development Order. In no case, however, may the number of units in the RPD area (375.4 acres) exceed 2,500 units.

(2) All commercial uses in the RPD must be in compliance with LDC §34-937.

(3) The Recreational Facilities, commercial use is hereby approved for Group III-Outdoor Facilities (pools; tennis courts, and other similar outdoor activities not: grouped elsewhere, only); and Group IV-Indoor Facilities (racquetball, handball, squash, tennis courts, health clubs and swimming pool, only); subject to the following conditions. The location must meet site location standards for Minor Commercial under the Lee Plan. The building area must be limited to a maximum of 30,000 square feet per §34-937 of the LDC. The buffer must be of type "D" width with double the vegetative requirements. Outdoor lighting must be directed toward the interior of the site. There must be a common architectural theme, style and signage. The use must be provided for in deed restrictions or homeowner documents for the neighborhood within which it is located. Hours of operation for outdoor uses must be limited to 8:00 in the morning to 10:00 at night.

(4) A temporary sales trailer and/or construction trailer are permitted on Parcels M-2, B, C, D and E for a maximum of three years from the time of Certificate of Occupancy. The developer must obtain approval through an administrative approval action in order to extend the time period for the use of the temporary sales trailer and/or construction trailer.

c. Property Development Regulations.

(1) <u>SINGLE FAMILY DETACHED (Standard)</u>

Minimum lot area:	7500 sq ft.
Minimum lot dimension:	75 ft wide x 100 ft deep
Corner lot dimension:	82.5 ft wide x 100 ft deep

Front Setback from local right-of-way line to building wall:	25 ft
Rear Setback from property line to building wall:	20 ft
Rear Setback (adjacent to open space) from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	7.5 ft
Side Setback from local right-of-way to building wall:	15 ft
Maximum Lot Coverage	40%

(2) <u>ZERO LOT LINE OR PATIO HOMES:</u>

Minimum lot area:	4275 sq ft
Minimum lot dimension:	45 ft wide x 95 ft deep
Corner lot dimension:	52.5 ft wide x 95 ft deep

Front Setback from local right-of-way line to building wall:	20 ft

Rear Setback from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall (One side):	7.5 ft
Side Setback from property line to building wall (Other side):	0.0 ft
Side Setback from local right-of-way to building wall:	15 ft
Side Setback from property line to courtyard wall:	0.0 ft
Rear Setback from property line to courtyard wall:	0.0 ft
Front Setback from property line to courtyard wall:	10 ft
Maximum Lot Coverage	45%

(3) TOWNHOMES:

Minimum lot area:	900 sf
Minimum lot dimension:	18 ft wide x 45 ft deep
Front Setback from property line to building wall:	0.0 ft
Rear Setback from property line to building wall:	0.0 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	0.0 ft
Maximum lot coverage:	100%

(4) CONDOMINIUMS or MULTIPLE-FAMILY:

Minimum unit area (2 story):	900 sq ft
Minimum unit area (3 to 6 story):	750 sq ft
Minimum unit area (7 & 8 story):	550 sq ft
Setback from any property line to building wall:	25 feet
Side setback from interior row to building wall:	15 feet
Water setback from water to building wall:	20 feet
Minimum building separation	15 feet
Maximum Lot Coverage:	45 percent

Footnote:

(1) The side setback and building separation only apply to Parcels B, C, D, E and M-2.

(5) MULTIPLE-FAMILY or MULTIPLE FAMILY CONDOMINIUMS (TIMBERWALK SOUTH - PARCEL M-2)

Minimum lot area:	550 sq ft.(1)
Minimum lot width:	18 ft(1)
Minimum lot depth:	20 ft(1)

Minimum street/front setback	20 ft[1]
Minimum side setback	0.0 ft[1]
Minimum side/street setback	10 ft[1]
Minimum rear setback	0.0 ft[1]
Minimum waterbody setback	25 ft
Minimum perimeter property line setback	20 ft[3]
Minimum accessory structure setback	0.0 ft[2]
Minimum building separation	15 ft
Maximum building height	35 ft/2 stories
Maximum lot coverage	100%

Footnotes:

(1) Please see Exhibit C, Triplex Lot (Parcel M-2 only).
(2) No enclosed structures are allowed beyond the principal building envelope.
(3) Rear patio and air conditioning pads located outside the primary building envelope (i.e., platted lot owned in fee simple) must be set back a minimum of 19 feet from the project's perimeter boundary line, and must be in compliance with Condition B.15 below.

(6) Special Conditions to Parcel M-2:

(a) Each building lot contains three dwelling units. The first unit (lot "A") will be above the garages. It will own the footprint of the garages for all three units. A use easement will allow the use of one garage by each of the two other unit owners. The other two units (lot "B" and lot "C") will be two story dwellings and will own the footprint of their units (minus the garage).

(b) All other parts of this development beside the footprint of the buildings will be considered common area, including the driveways.

(c) Each unit will have a one car garage and one parking space in the driveway.

(d) The proposed development for Parcel M-2 must be insubstantial compliance with the site plan attached hereto as Exhibit "A-1".

(e) Should development of Parcel M-2 not proceed under the property development regulations for Multiple-family (Timberwalk South - Parcel M-2), then Parcel M-2 may be developed for multi-family uses using the property development regulations for the Condominiums or Multiple-family category.

5. *Height.* The height for structures in this development is limited to 35 feet, unless in compliance with LDC §34-2174(a) for increases in side, rear and street setback wherever

the use is not abutting a similar structure, e.g., condominium area abutting single family home area.

6. *Traffic Impacts.* This zoning approval does not signify that this project's traffic impacts have been mitigated. Additional conditions to mitigate traffic may be required before issuance of a local development order, per the requirements of the Lee County LDC, or per the DRI Development Order.

7. *Agricultural.* The developer is entitled to continue bona fide agricultural uses that are now in existence on Parcels M-2, F-1, B, C, D, or E. However, no development activity of any kind may occur on these parcels or the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemptions 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.

   Bona fide agricultural uses that were in existence on Parcels M-2, F-1, B, C, D, or E at the time the application for this project was filed may continue until approval of a local development order for the area of the project containing those uses.

8. *Listed Species Survey.* A Listed Species Survey must be submitted with any preliminary development order application for this project. If occupied habitat is located on the project, the site plan must be revised to protect the occupied habitat and habitat buffer in accordance with the Lee County LDC.

9. *Environmental Conditions.*

   For the multi-family area depicted as Parcels "B," "C," "D," and "E" on the Master Concept Plan, prior to local development order approval:

   a. An indigenous management plan including a gopher tortoise management plan must be submitted for the Division of Environmental Sciences' staff review and approval for the gopher tortoise preserve area. The management plan must meet the requirements of LDC §10-415(b)(4); and

   b. The plans must include a building setback of 30 feet from the gopher tortoise preserve area; and

   c. The Notice of Violation, dated May 3, 2001, must be abated through one of the following options or by some combination of the following options acceptable to Environmental Staff and the applicant:

      (1) designate an area on the development order plans in addition to the gopher tortoise preserve area that contains a minimum of 176 existing south Florida slash pine with a minimum 4-inch caliper dbh in lieu of replanting; or

(2) designate an area on the development order plans to replant 528 south Florida slash pine minimum 6-foot height and 1-inch caliper; or

(3) pay $36,960 into the tree fund (528 trees x $70 per tree installed).

10. *Accessory Uses.* Except as provided for in Condition B.4.c(5) footnote (3), accessory uses, including accessory parking, must be located on the same tract, lot, parcel or out-parcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, lot, parcel or out-parcel.

11. *Building Separation.* Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-935(e)(4).

12. *Traffic Impacts.* 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.

13. *Concurrency.* Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), 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 provisions.

14. *LDC Requirements.* This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

15. *Pads.* Rear patio pads and air conditioning pads. No enclosed structures are allowed beyond the principal building envelope (i.e., platted lot owned in fee simple). However, air conditioning pads with small walls (not exceeding 42 inches in height) to screen air conditioning units and unenclosed patio pads may encroach into the common areas subject to the following conditions:

    a. The South Florida Water Management District (SFWMD) permit for the project must specifically address and permit the total number and square footage of individual patio and air conditioning pads that are permitted in the development and articulate the maximum size of each.

    b. The individual pads and maximum size must be specifically shown on and be approved as part of the Lee County development order.

    c. Patio and air conditioning pads are the only structures allowed within the common area beyond the principal building envelope.

    d. Patio and air conditioning pads are allowed in the common area subject to a properly executed easement from the property owner's association. The easement document must clearly articulate what rights the easement holder has, with respect

to the use of the pads. Use of the pads must be in accordance with the zoning approvals.

e. No vertical construction is permitted on the pads except for a small wall to hide the air conditioning unit. The wall may not exceed a height of 42 inches.

f. Property Owner's Association (POA) documents must clearly state:

(1) The power and authority for the POA to grant the easement;

(2) The limitation as to size and use of the patio and air conditioning pads by the homeowner; and

(3) The inability of the POA to grant greater rights to the easement holder with respect to use of the patio and air conditioning pads, absent a prior public hearing amendment to the zoning resolution establishing the expanded rights.

g. As a condition of development order approval allowing construction of condominium units, or prior to recording a subdivision plat, the developer/owner must record, in the Lee County Public Records, a separate notice to all property owners regarding the patio and air conditioning pad easements that may be granted in conjunction with the sale of dwelling units and the constraints on the use of the improvements. Specifically, the notice must make it clear that the pads may not be used to construct vertical improvements, except for the 42-inch-high wall to screen an air conditioning unit. The notice must also state that the improvements erected without appropriate County approval are subject to removal at the property owner's expense. The notice must be approved by the County prior to recording. A separate rider/document including the text of the recorded notice should be executed in conjunction with each sale of the dwelling unit.

SECTION C. DEVIATIONS:

Deviations (1) through (14) were originally approved in Resolution Z-91-083 and are carried forward by this zoning action. No additional deviations are requested as part of this zoning action.

Staff has updated the deviations to show current LDC citations and made note where other deviations have been moved in the document or are no longer applicable due to changes in the LDC.

All Districts

1. Deviation (1) is a request to deviate from the requirement that an access road (frontage road) be required along arterial or collector roads (i.e., Three Oaks Parkway), under LDC §§10-283 and 10-291, to delete the requirement to provide an access road (frontage road) and restrict access to approved access points along arterial or collector roads. All rights-of-way or easements through adjacent parcels to accommodate access will be the developer's

responsibility. This deviation is APPROVED in the RPD district without conditions; and, is APPROVED in the CPD district, SUBJECT TO the following conditions:

a. Internal streets must be considered frontage roads that will be designed to local street standards; and

b. No out-parcels may have direct access to any collector or arterial road.

All Districts

2. Deviation (2) is a request to deviate from the requirement that streets provide access to adjoining property and be coordinated with the street system in the area, (LDC §§10-294 and 10-295), to limit access as shown on the Master Concept Plan for adjacent property. It is the developer's responsibility to provide roadway access between internal tracts where necessary. This deviation is APPROVED, SUBJECT TO the condition that the accesses are consistent with property intersection separation and control requirements, and emergency accesses are provided between adjacent parcels. Furthermore, the adequate number of accesses provided to adjoining property should be interconnected to improve the traffic movement throughout the development.

All Districts

3. Deviation (3) is a request to deviate from the road requirements, (LDC §10-296 (a) and 10-296 Table 4), to allow paver block concrete surfaces within "private" local streets. This deviation is APPROVED, SUBJECT TO the condition that the developer execute and record a "Hold Harmless and Maintenance Agreement" prior to local development order approval. This agreement must include a clause stipulating that the developer is responsible for maintenance at the developer's expense, with no costs to be incurred by Lee County. This agreement must be binding on all successors, heirs and assigns and is subject to the review and approval of the County Attorney, Department of Transportation and Engineering and the Division of Development Services.

RPD Only

4. Deviation (4) is a request to deviate from the zoning open space requirement (LDC §34-935(g)) for 40% common open space (or one-quarter acre per fifty-five dwelling units for a conventional subdivision) to allow the common open space (lakes, preserve areas, and county park site) shown on the Master Concept Plan to fulfill this requirement for the development as a whole, provided that: the individual tracts, when developed, meet the Lee County LDC open space requirements. This deviation is APPROVED.

All Districts

5. Deviation (5) is a request to deviate from excavation depth for water retention from 12 feet (LDC §10-329), to the confining layer or 25 feet, whichever is more restrictive. This deviation is APPROVED, SUBJECT TO the following conditions:

a. Littoral plantings must be required for the lake (excavation). A littoral planting plan must be submitted to the Division of Environmental Sciences for review and approval prior to local development order approval for any phase of development. The planting plan must, at the minimum, meet the requirements of the Stormwater Management Systems and Planting Guidelines, as amended or adopted.

b. An aeration system, which will provide adequate aeration for the lake, taking into account lake size, depth and volume, must be installed prior to Certificate of Compliance for this project. The specifications on the type, size, location and number of pumps necessary to obtain adequate aeration is subject to the Division of Environmental Sciences approval prior to installation. The aeration system must be used to provide for proper oxygenation and de-stratification of the lake.

c. Chemical control methods may not be used in the lake unless prior written approval is granted by the Division of Environmental Sciences.

RPD Only (Note: The Property Development Regulations have been moved to Section B.4.c. above and are deleted from the Deviation section of this zoning action.)

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description of the property
Exhibit A-1: Site Plan for Parcel M-2
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Second DRI DO Amendment

The applicant has indicated that the STRAP numbers for the subject property are: 10-46-25-00-00001.2000, 10-46-25-00-00001.2030, 15-46-25-00-00005.00CE, 15-46-25-00-00005.1000, 15-46-25-00-00005.1020, 15-46-25-00-00005.102A 15-46-25-00-00005.1030, 15-46-25-00-00005.1050, 15-46-25-00-00005.1070

SECTION E. FINDINGS AND CONCLUSIONS:

1. The DRI Development Order Amendment and the Master Concept Plan resulting from this action is a recodification and restatement of the terms and conditions of the previously approved DRI Development Orders and zoning actions, and supersedes those previous approvals. The terms and conditions of the previous approvals remain in force and effect as set forth herein. Upon adoption of this Resolution and DRI Development Order Amendment, the previously approved Development Orders, Development Order Amendments and Zoning Resolutions will be superceded and no longer have any force or effect.

2. The applicant has proven entitlement to these requested DRI amendment and MCP revisions, as conditioned, by demonstrating compliance with the Section 380.06, Florida Statutes, the Lee Plan, the LDC, and other applicable codes or regulations.

3. The requested DRI and MCP revisions, as approved:

   a. meet or exceed all performance and locational standards set forth for the potential uses allowed in the DRI Development Order and MCP; and,

   b. are consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. are compatible with existing or planned uses in the surrounding area; and,

   d. approval of the requested revisions, particularly the realignment of Three Oaks Parkway, as conditioned, will help alleviate traffic conditions already being experienced in the area and will increase the capacity of the streets serving the DRI communities; and

   e. will not place an undue burden on other planned infrastructure or facilities in the area; and,

   f. will not adversely affect environmentally critical areas or natural resources, but will appropriately resolve an outstanding code violation on the subject property arising from the 2001 regarding unpermitted removal of 176 South Florida Slash Pines.

4. The requested DRI and MCP revisions satisfy the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the master concept plan and DRI Development Order are reasonably related to the impacts anticipated from the proposed development, and, with other regulations, provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

5. No new Deviations were requested with these changes, and the Deviations being recommended for approval herein are restatements of the conditioned Deviations previously approved for this project. The restated Deviations, as conditioned, comply with the approval criteria set forth in LDC §34-377.

6. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

7. The requested revision to the DRI Development Order and Map H, as conditioned, do not create new or additional unreviewed regional impacts, and do not constitute a Substantial Deviation under Section 380.06(19), Florida Statutes.

Commissioner _____ made a motion to adopt the foregoing resolution, seconded by Commissioner _____. The vote was as follows:

Robert P. Janes ____
Brian Bigelow ____
Ray Judah ____
Tammara Hall ____
Frank Mann ____

DULY PASSED AND ADOPTED this ____ day of _____ 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY:_____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

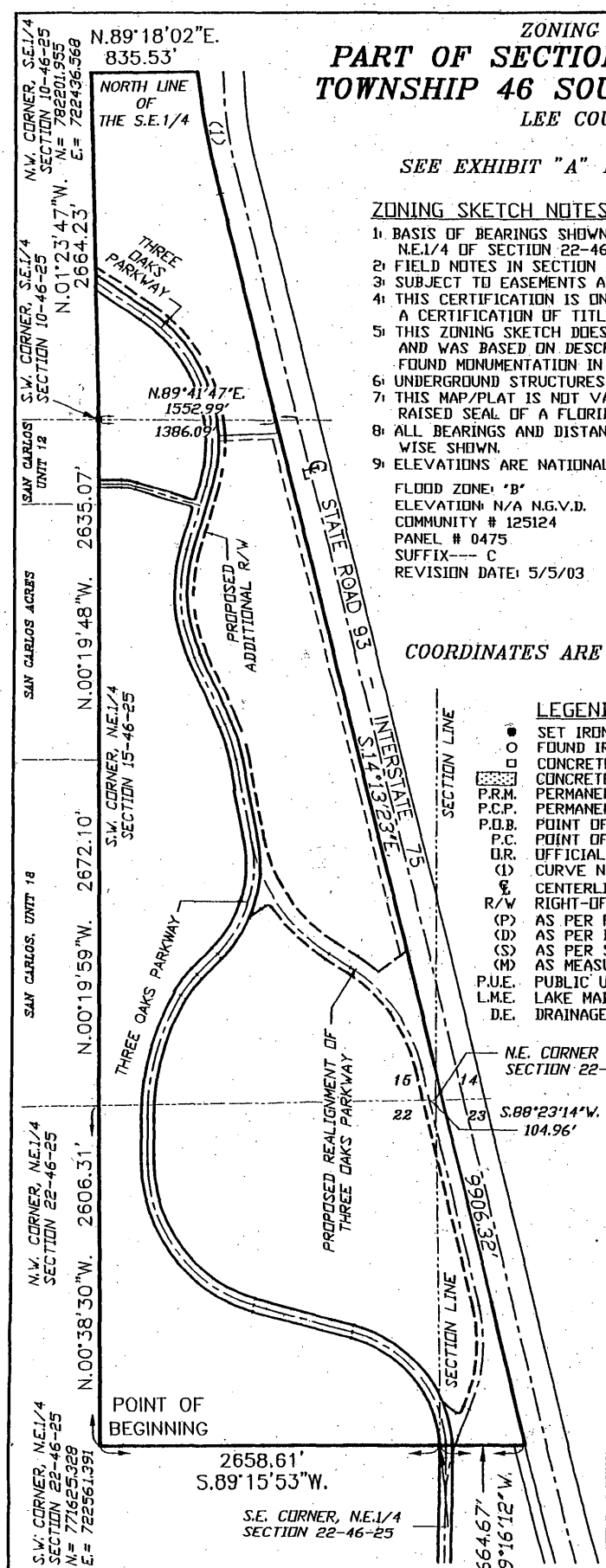
BY:_____
Robert P. Janes
Chair

Approved as to form by:

_____
Dawn E. Perry-Lehnert
County Attorney's Office

ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!



ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: 'B'
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX--- C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERFITIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

LEGEND:

- ● SET IRON PIN (CAP #4631)
- O FOUND IRON PIN (I.R.)
- ▫ CONCRETE MONUMENT (C.M.)
- CONCRETE (CONC.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (1) CURVE NUMBER
- ℄ CENTERLINE
- R/W RIGHT-OF-WAY
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT

Curve number 1
Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg.= S.10°43'39"E.

N

500 0 500 1000 1500
SCALE IN FEET

AUGUST 19, 2004

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX : (239) 772-1315

REVISED:	DESCRIPTION:	BY

DRAWN:	✓	SCALE	PROJ. #
FBH	JBH	1"=1000'	THREE OAKS R-W
SKETCH DATE		FILE NO.	SHEET- 1
8/17/05		46-25-10	OF - 1

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921

THIS IS NOT A SURVEY!

RECEIVED
NOV 08 2005

DCI 2005-00054

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet; thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.

John B. Harris
P.S.M. #4631
August 19, 2005

RECEIVED
NOV 0 0 2005

DCI 2005-00054

CPD

SHEET 1 OF 2

ZONING SKETCH OF

PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST

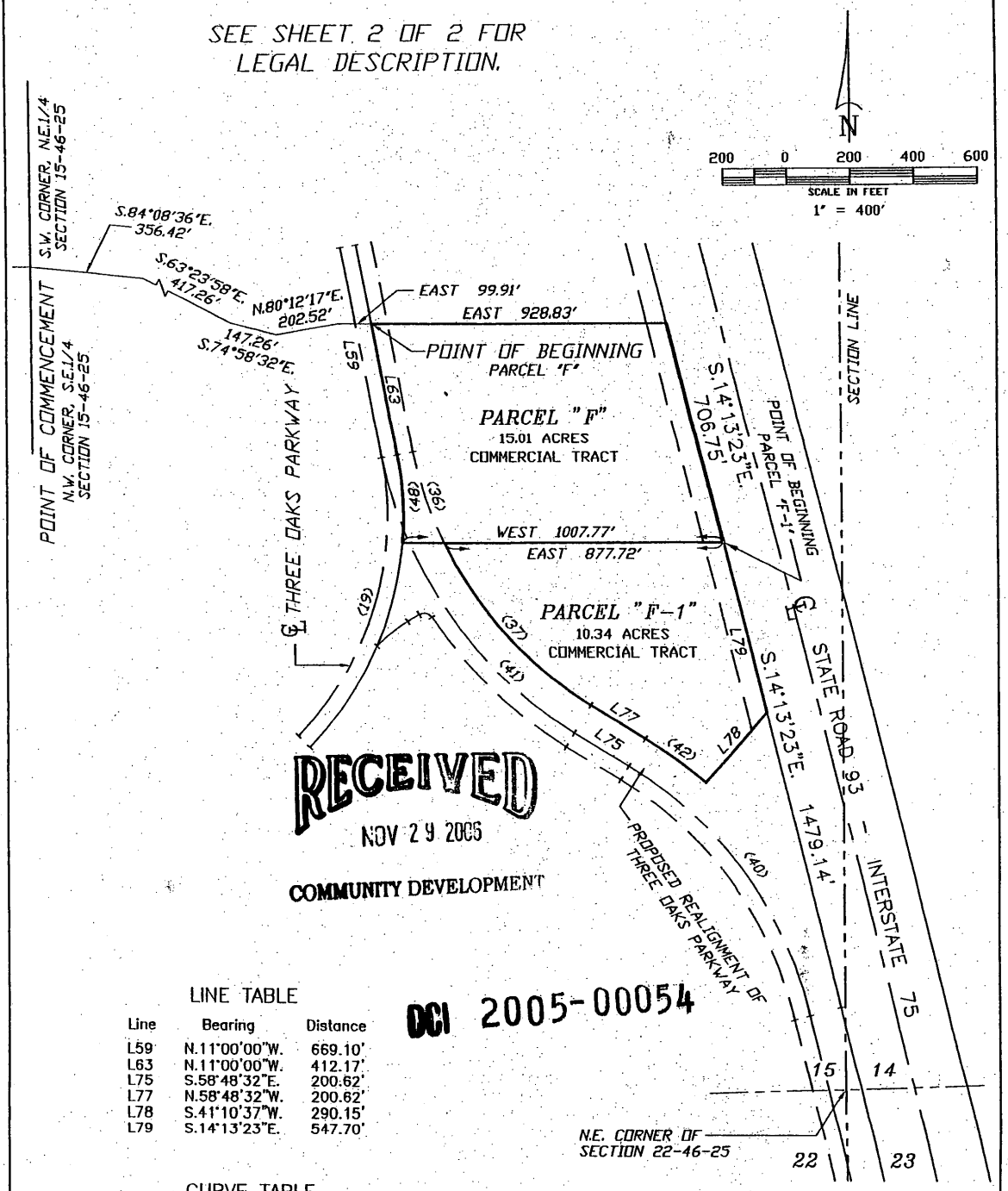
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 9
FILE #: 46-25-10
SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION.



RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.41°10'37"W.	290.15'
L79	S.14°13'23"E.	547.70'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	09°58'51"	235.17'	234.87'	N.53°49'06"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631
FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CPD

SHEET 2 OF 2

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58' 32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 547.70 feet; thence run S.41°10'37"W. for 290.15 feet to a point on a curve; thence run Northwesterly for 235.17 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°58'51", a chord bearing of N.53°49'06"W. and a chord distance of 234.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

DCI 2005-00054

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NOV 29 2006

COMMUNITY DEVELOPMENT

CFPD

SHEET 1 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JURGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 6

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

N

200 0 200 400 600

SCALE IN FEET

1" = 400'

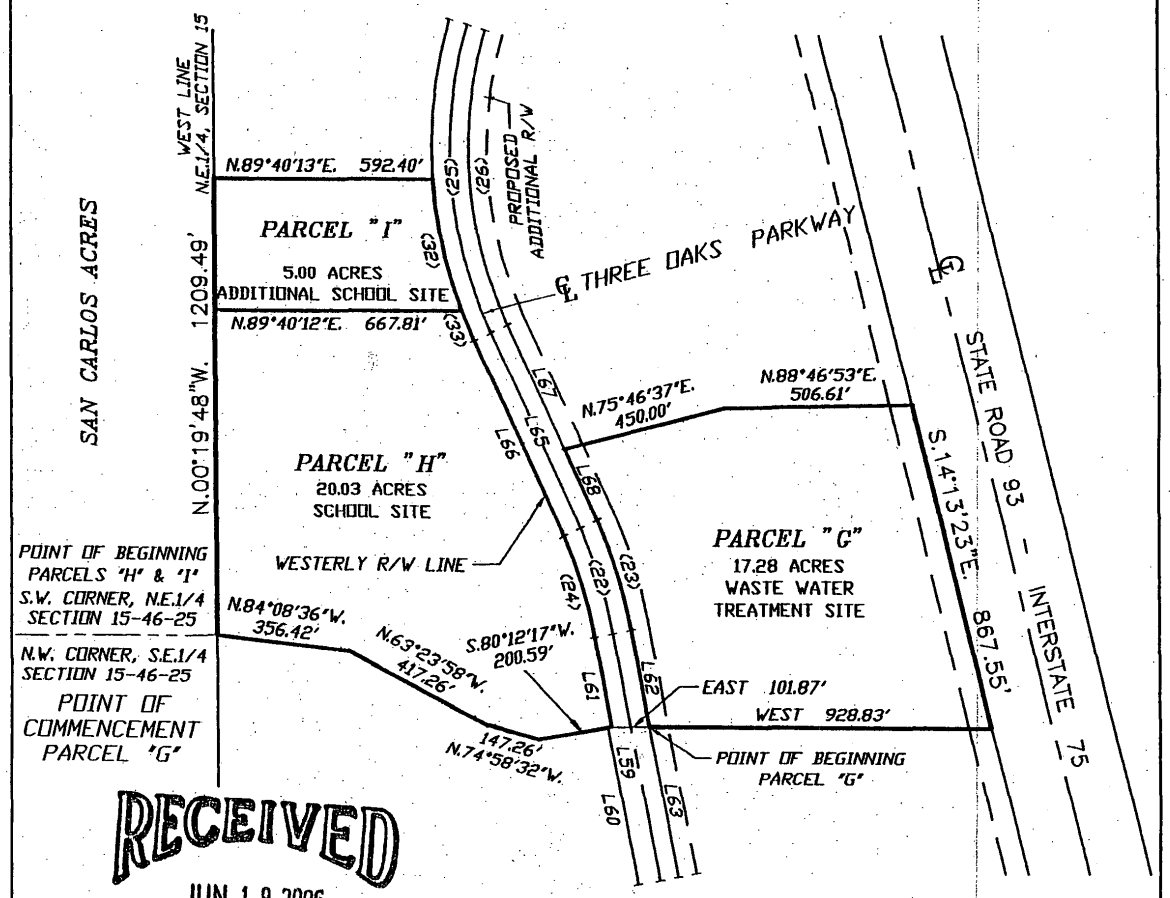
LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	256.93
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	16°54'26"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

SEE SHEET 2 OF 6 FOR LEGAL DESCRIPTION.



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JUN 1 9 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

May 16, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14° 00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63° 23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD

SHEET 3 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

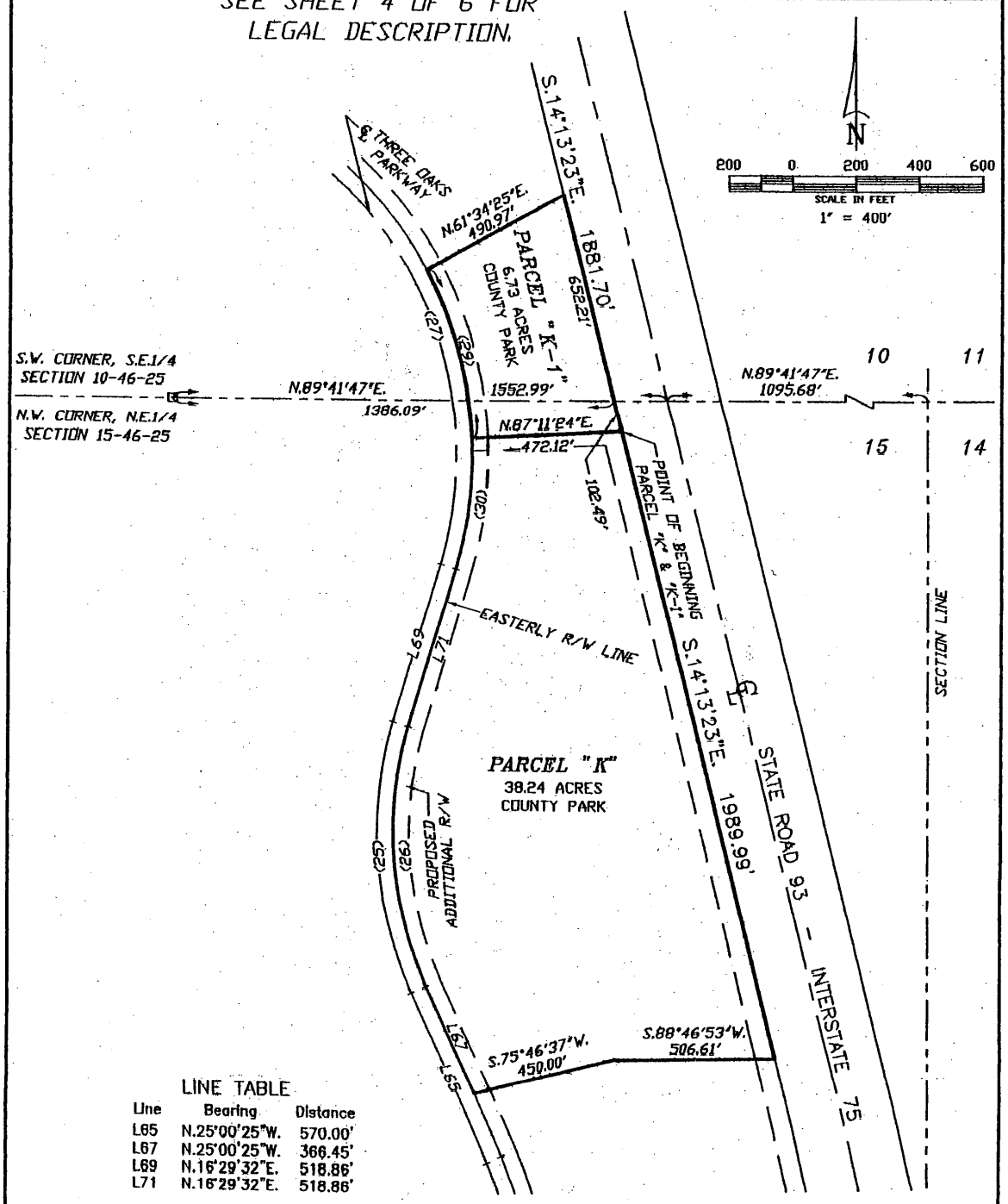
PROJECT # THREE OAKS R/W 7

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 4 OF 6 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L65	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L69	N.16°29'32"E.	518.86'
L71	N.16°29'32"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
29	1220.00'	25°37'07"	545.50'	540.96'	N.15°37'12"W.
30	1220.00'	19°18'06"	411.00'	409.06'	N.06°50'28"E.

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COMMUNITY DEVELOPMENT

DCI 2005-00054

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeasterly corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75° 46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD

SHEET 5 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W B

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1160.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

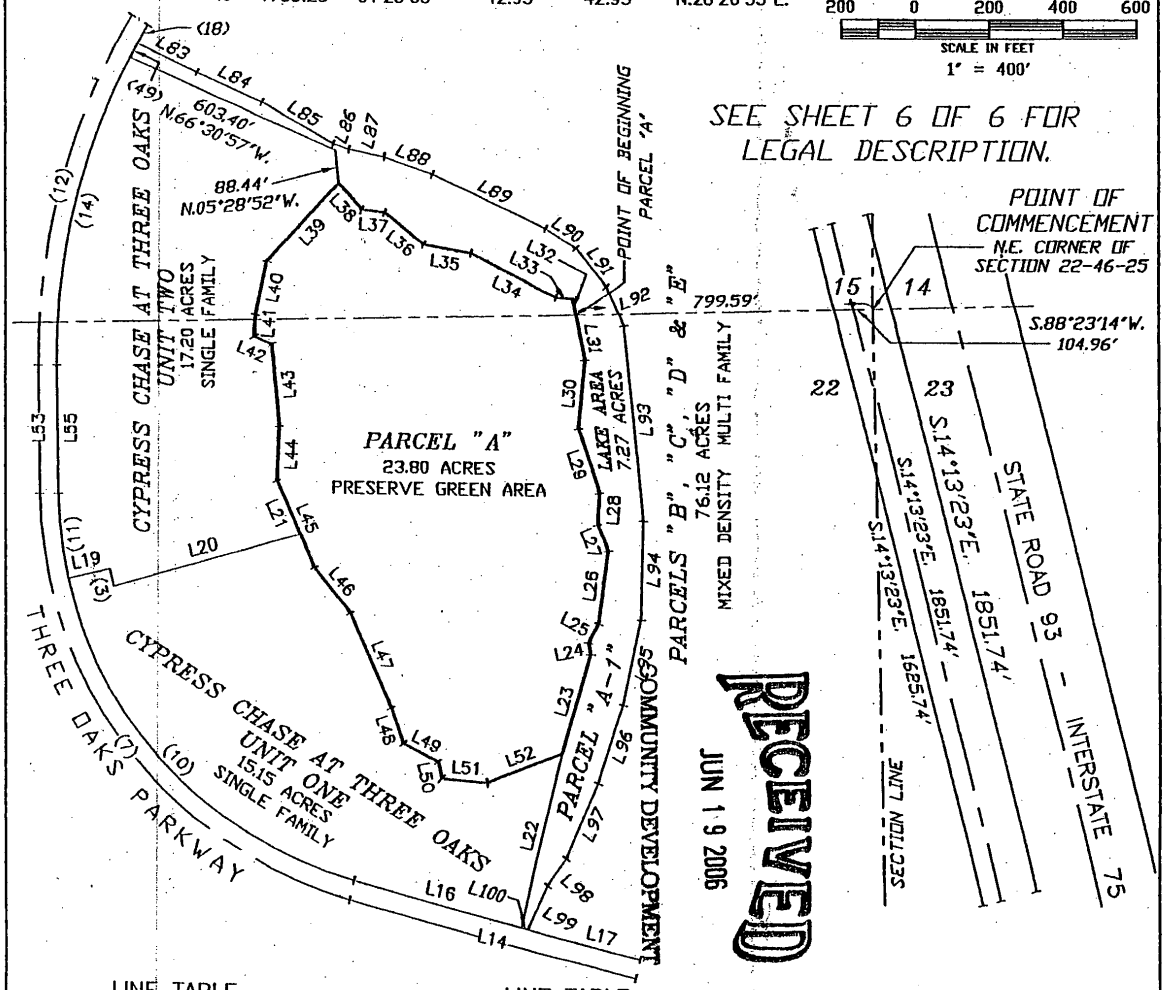
N

200 0 200 400 600

SCALE IN FEET

1" = 400'

SEE SHEET 6 OF 6 FOR LEGAL DESCRIPTION.



RECEIVED
JUN 19 2006

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°06'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

LINE TABLE

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	17.13'

DCI 2005-00054

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04' 52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34' 28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02' 34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 1 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 1

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

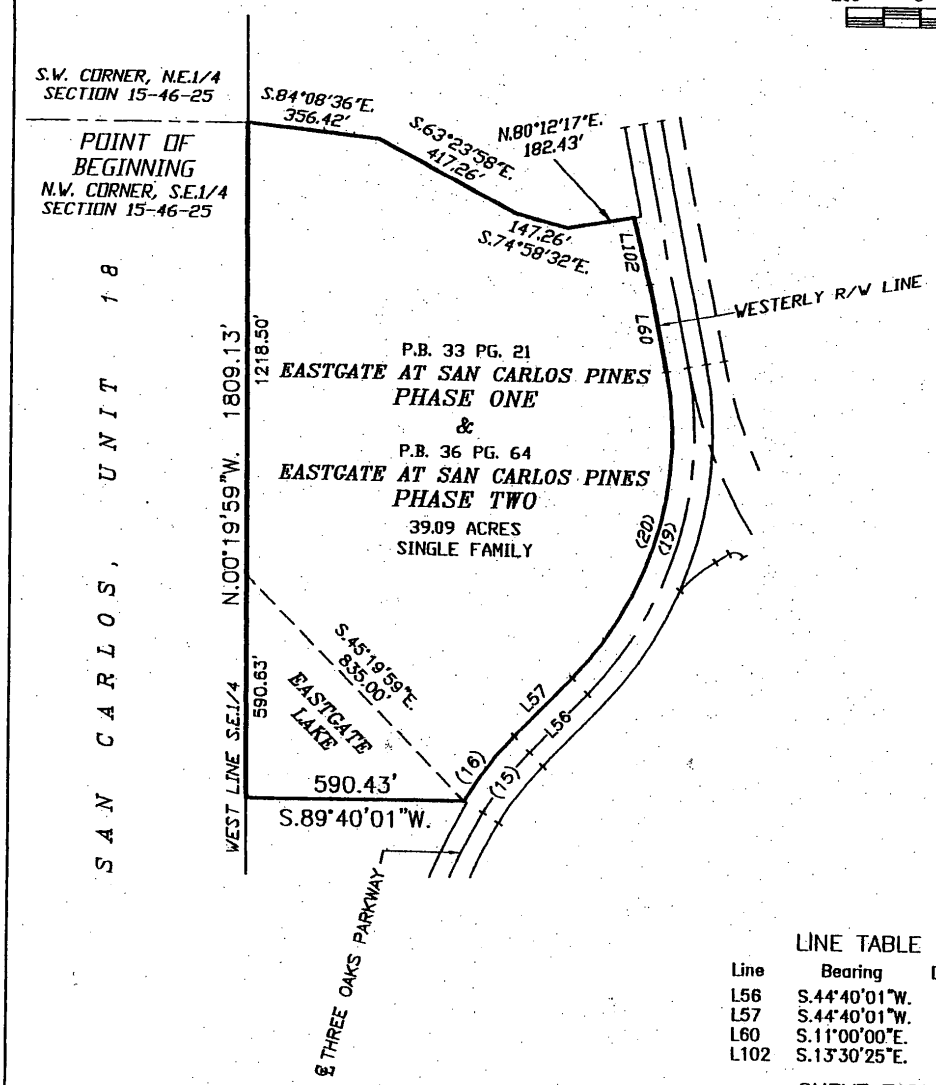
SEE SHEET 2 OF 13 FOR LEGAL DESCRIPTION.

N

200 0 200 400 600

SCALE IN FEET

1" = 400'



LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

May 15, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DCI 2005-00054

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 3 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

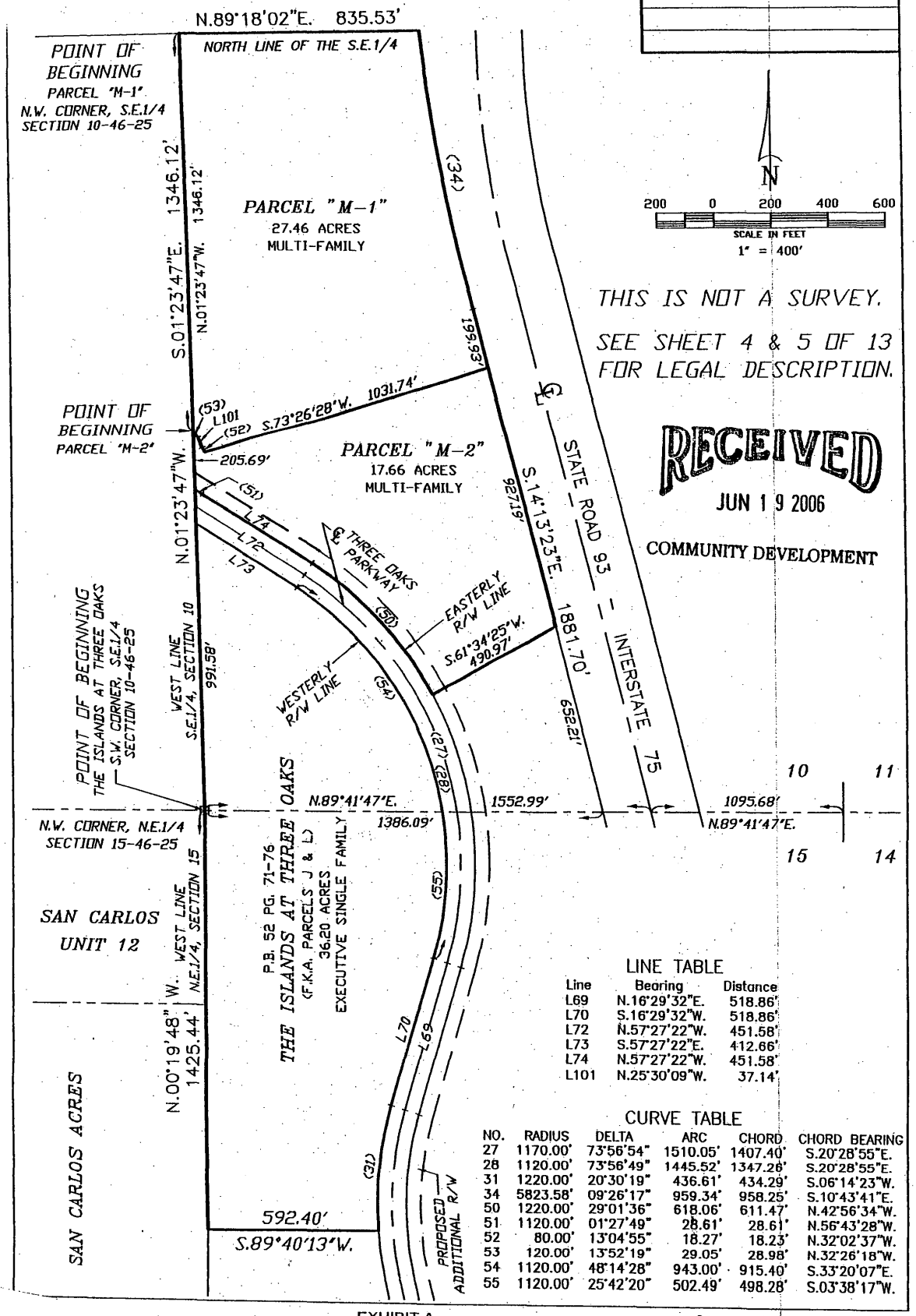
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 2

FILE #: 46-25-10

SKETCH DATE: 5/2/06



THIS IS NOT A SURVEY.

SEE SHEET 4 & 5 OF 13 FOR LEGAL DESCRIPTION.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

LINE TABLE

Line	Bearing	Distance
L69	N.16°29'32"E.	518.86'
L70	S.16°29'32"W.	518.86'
L72	N.57°27'22"W.	451.58'
L73	S.57°27'22"E.	412.66'
L74	N.57°27'22"W.	451.58'
L101	N.25°30'09"W.	37.14'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
28	1120.00'	73°56'49"	1445.52'	1347.26'	S.20°28'55"E.
31	1220.00'	20°30'19"	436.61'	434.29'	S.06°14'23"W.
34	5823.58'	09°26'17"	959.34'	958.25'	S.10°43'41"E.
50	1220.00'	29°01'36"	618.06'	611.47'	N.42°56'34"W.
51	1120.00'	01°27'49"	28.61'	28.61'	N.56°43'28"W.
52	80.00'	13°04'55"	18.27'	18.23'	N.32°02'37"W.
53	120.00'	13°52'19"	29.05'	28.98'	N.32°26'18"W.
54	1120.00'	48°14'28"	943.00'	915.40'	S.33°20'07"E.
55	1120.00'	25°42'20"	502.49'	498.28'	S.03°38'17"W.

DCI 2005-00054

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangencey; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

continued on sheet 5 of 13

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49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

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HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 3
FILE #: 46-25-10
SKETCH DATE: 5/2/06

RPD

SHEET 6 OF 13

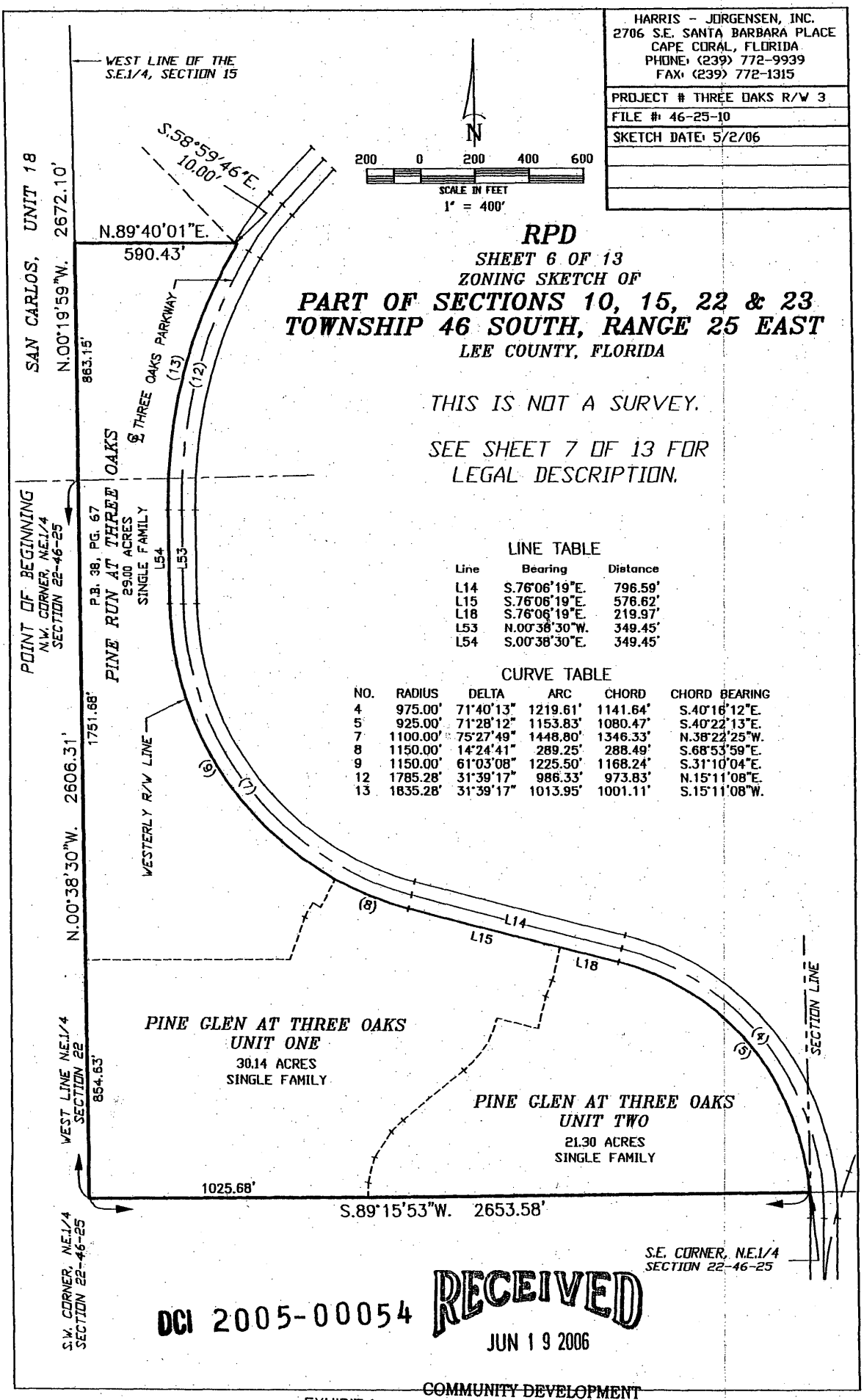
ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

SEE SHEET 7 OF 13 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L15	S.76°06'19"E.	576.62'
L18	S.76°06'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.

DCI 2005-00054
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DESCRIPITON: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundarys of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundarys of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

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SHEET 8 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 9 OF 13 FOR LEGAL DESCRIPTION.

N

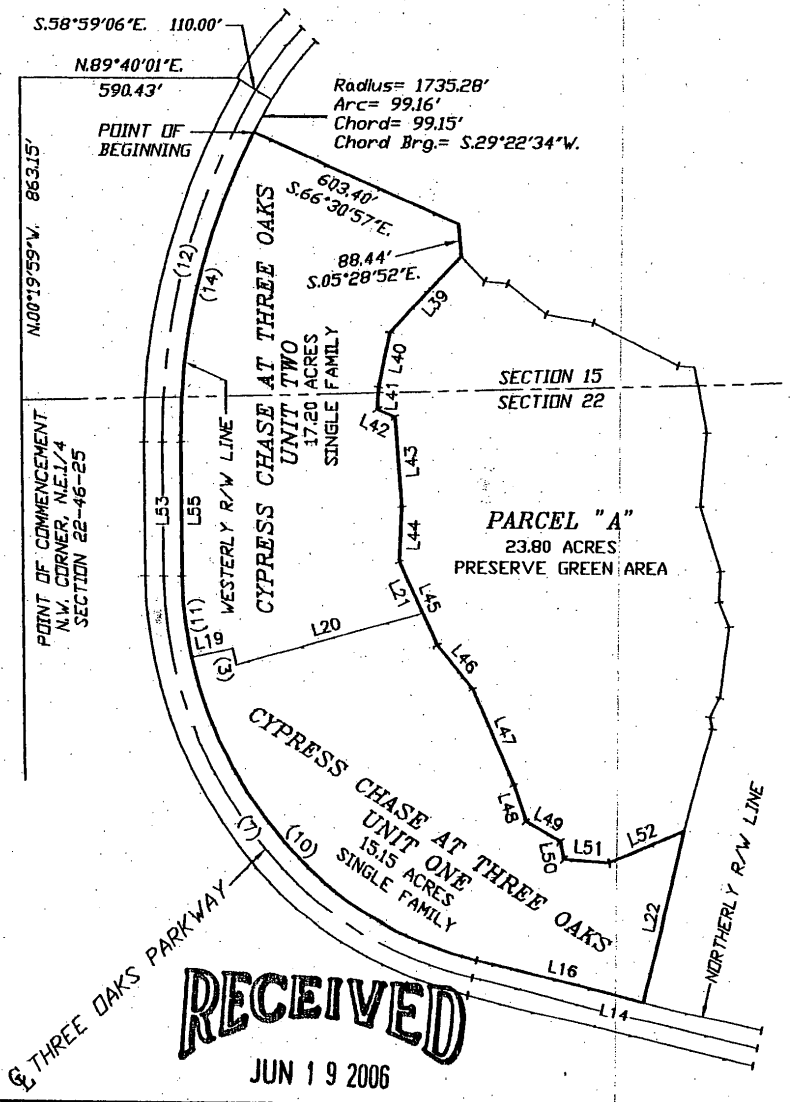
200 0 200 400 600

SCALE IN FEET

1" = 400'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.06°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.76°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'

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DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwesterly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05°28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39"51'14"E. for 150.22 feet; thence run S.23°58'15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54', a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundarys of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22'50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

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SHEET 10 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

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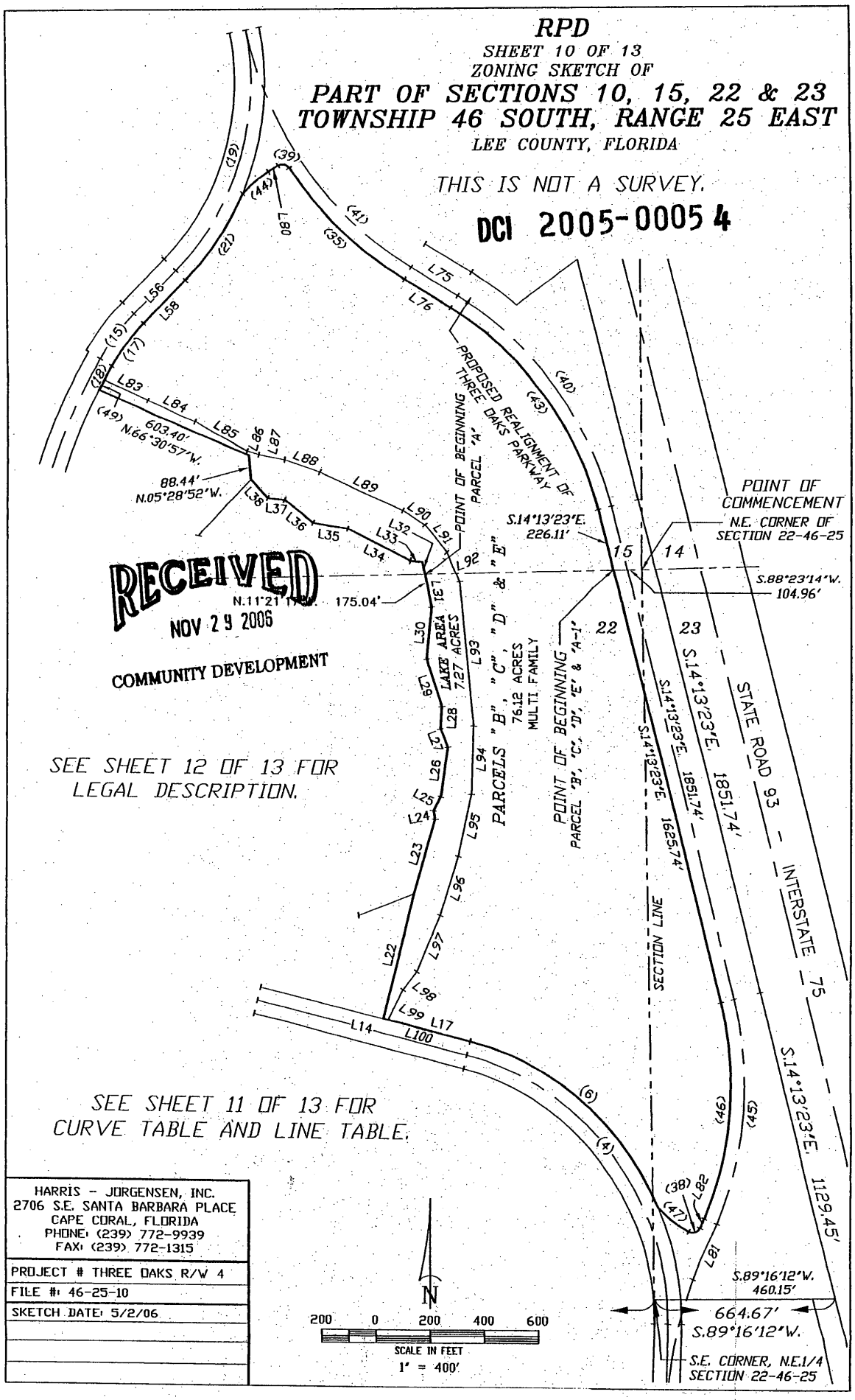

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SEE SHEET 12 OF 13 FOR LEGAL DESCRIPTION.

SEE SHEET 11 OF 13 FOR CURVE TABLE AND LINE TABLE.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
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PROJECT # THREE OAKS R/W 4
FILE #: 46-25-10
SKETCH DATE: 5/2/06

RPD

SHEET 11 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

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PROJECT # THREE OAKS R/W 5

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

DCI 2005-00054

RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

DESCRIPTION: (Parcels "B", "C", "D" and "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06' 19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46' 03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37' 55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

continued of sheet 13 of 13

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of 810.00 feet, a delta of 13°39'14", a chord bearing of N.37°51'19"E. and a chord distance of 192.57 feet to a point of tangency; thence run N.44°40'01"E. along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 21°15'10", a chord bearing of N.34°02'00"E. and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°02'16" (14°58'31" per right-of-way map), a chord bearing of N.51°02'10"E. (N.51°04'03"E. per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run N.58°33'18"E. along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of 87°30'29", a chord bearing of S.77°41'27"E. and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'19", a chord bearing of S.46°22'22"E. and a chord distance of 581.44 feet to a point of tangency; thence run S.58°48'32"E. along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of S.36°30'56"E. and a chord distance of 910.44 feet to a point of tangency; thence run S.14°13'23"E. along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.12 acres.

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ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

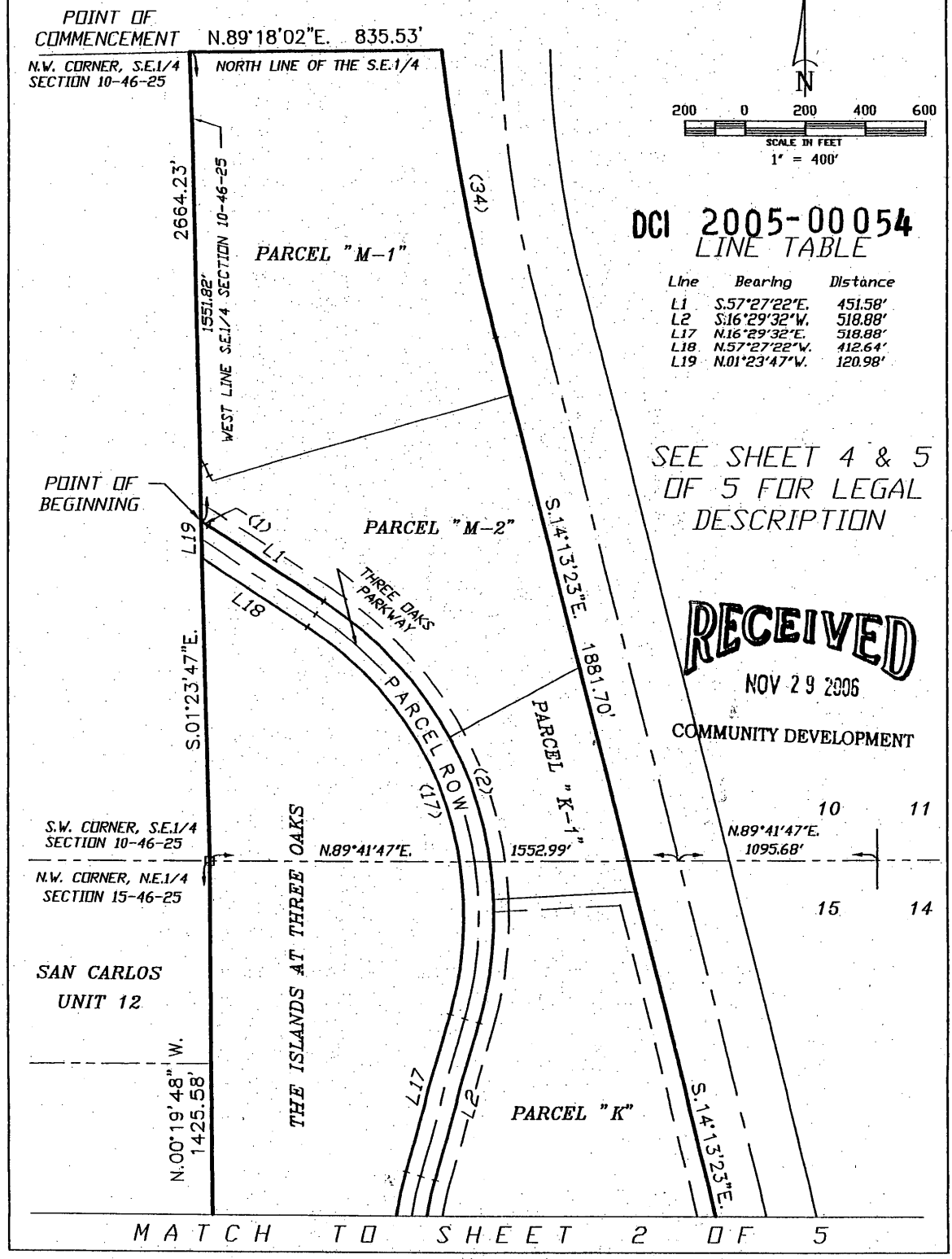
HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 1 OF 5

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1120.00'	01°27'49"	28.61'	28.61'	S.56°43'28"E.
2	1220.00'	73°56'49"	1574.55'	1467.53'	S.20°28'57"E.
17	1120.00'	73°56'49"	1445.49'	1347.24'	N.20°28'57"W.



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LINE TABLE

Line	Bearing	Distance
L1	S.57°27'22"E.	451.58'
L2	S.16°29'32"W.	518.88'
L17	N.16°29'32"E.	518.88'
L18	N.57°27'22"W.	412.64'
L19	N.01°23'47"W.	120.98'

SEE SHEET 4 & 5 OF 5 FOR LEGAL DESCRIPTION

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MATCH TO SHEET 2 OF 5

ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

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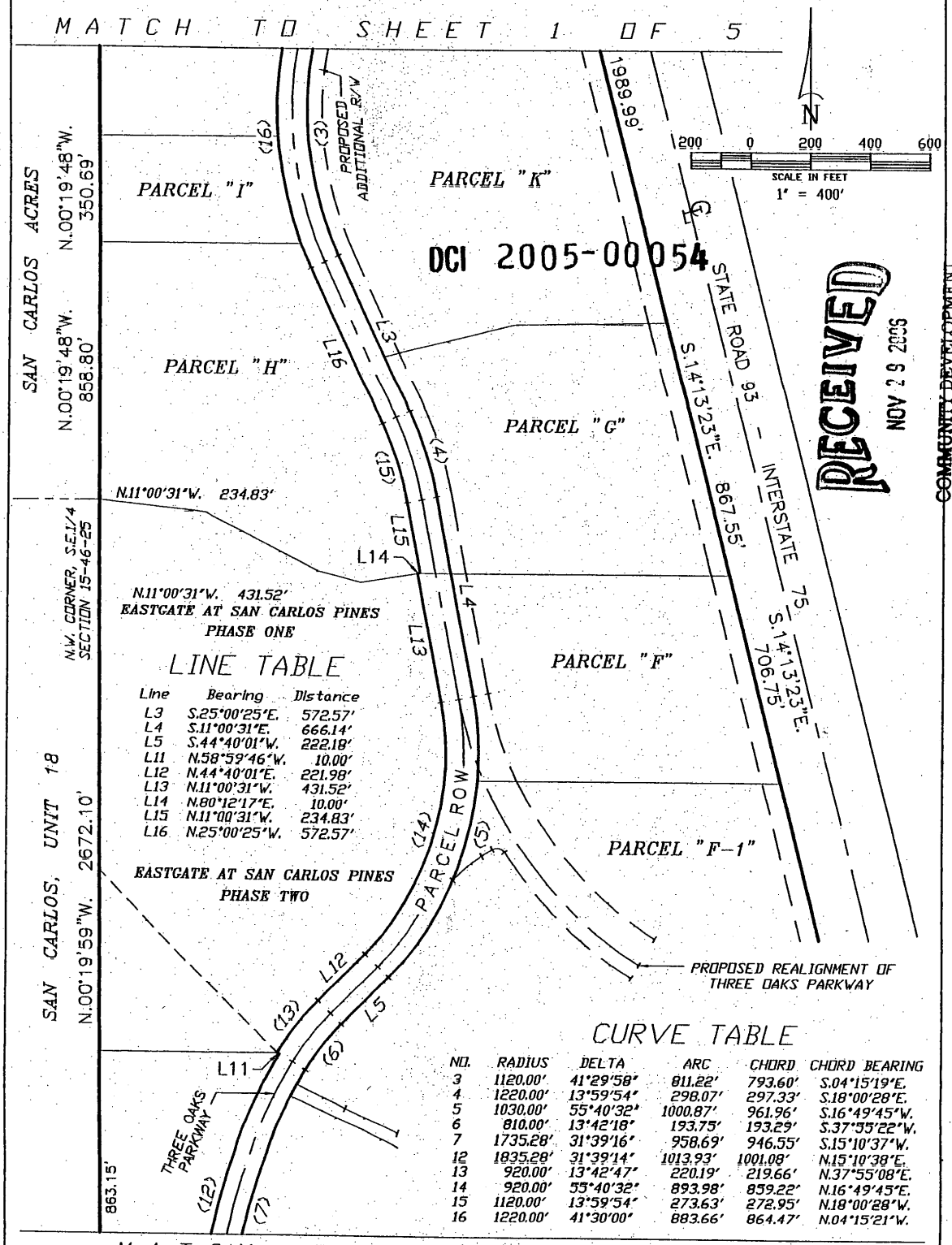
PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 2 OF 5



LINE TABLE

Line	Bearing	Distance
L3	S.25°00'25"E.	572.57'
L4	S.11°00'31"E.	666.14'
L5	S.44°40'01"W.	222.18'
L11	N.58°59'46"W.	10.00'
L12	N.44°40'01"E.	221.98'
L13	N.11°00'31"W.	431.52'
L14	N.80°12'17"E.	10.00'
L15	N.11°00'31"W.	234.83'
L16	N.25°00'25"W.	572.57'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	1120.00'	41°29'58"	811.22'	793.60'	S.04°15'19"E.
4	1220.00'	13°59'54"	298.07'	297.33'	S.18°00'28"E.
5	1030.00'	55°40'32"	1000.87'	961.96'	S.16°49'45"W.
6	810.00'	13°42'18"	193.75'	193.29'	S.37°35'22"W.
7	1735.28'	31°39'16"	958.69'	946.55'	S.15°10'37"W.
12	1835.28'	31°39'14"	1013.93'	1001.08'	N.15°10'38"E.
13	920.00'	13°42'47"	220.19'	219.66'	N.37°55'08"E.
14	920.00'	55°40'32"	893.98'	859.22'	N.16°49'45"E.
15	1120.00'	13°59'54"	273.63'	272.95'	N.18°00'28"W.
16	1220.00'	41°30'00"	883.66'	864.47'	N.04°15'21"W.

MATCH TO SHEET 3 OF 5

ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

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2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
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PROJECT # THREE OAKS ROW

FILE #: 46-25-10

SKETCH DATE: 10/26/06

SHEET 3 OF 5

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SCALE IN FEET

1' = 400'

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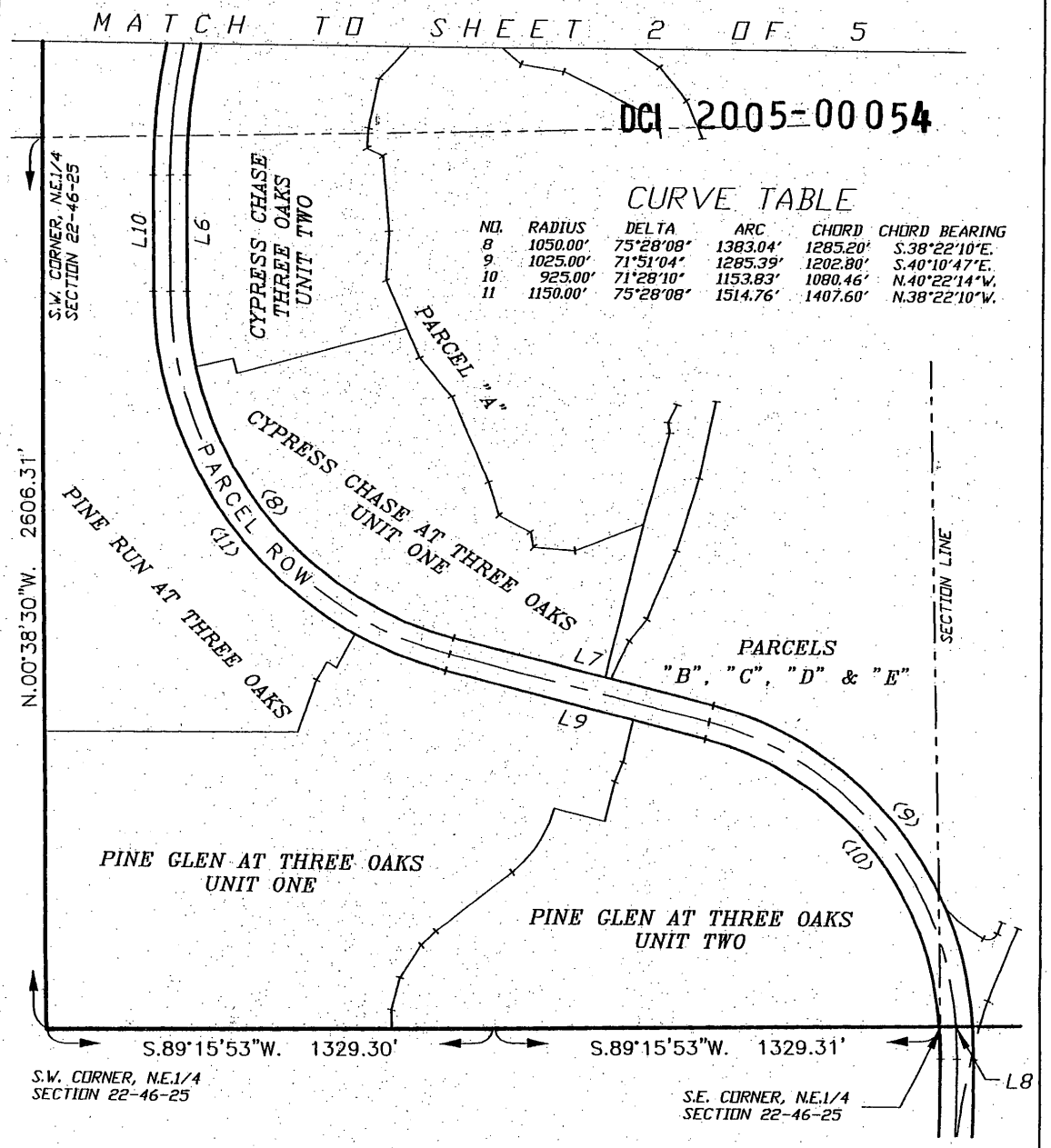
LINE TABLE

Line	Bearing	Distance
L6	S.00°38'30"E.	349.45'
L7	S.76°06'19"E.	796.59'
L8	S.89°16'11"W.	100.21'
L9	N.76°06'19"W.	796.59'
L10	N.00°38'30"W.	349.45'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
8	1050.00'	75°28'08"	1383.04'	1285.20'	S.38°22'10"E.
9	1025.00'	71°51'04"	1285.39'	1202.80'	S.40°10'47"E.
10	925.00'	71°28'10"	1153.83'	1080.46'	N.40°22'14"W.
11	1150.00'	75°28'08"	1514.76'	1407.60'	N.38°22'10"W.

ROW

SHEET 4 OF 5

DESCRIPTION: (Existing Right-of-Way of Three Oaks Parkway)

A tract or parcel of land lying in Sections 10, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1551.82 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01° 27'49", a chord bearing of S.56°43'28"E. and a chord distance of 28.61 feet to a point of tangency; thence run S.57°27'22"E. for 451.58 feet to a point of curvature; thence run Southeasterly for 1574.55 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 73°56'49", a chord bearing of S.20°28'57"E. and a chord distance of 1467.53 feet to a point of tangency; thence run S.16°29'32"W. for 518.88 feet to a point of curvature; thence run Southeasterly for 811.22 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of S.04°15'19"E. and a chord distance of 793.60 feet to a point of curvature; thence run S.25°00'25"E. for 572.57 feet to a point of curvature; thence run Southeasterly for 298.07 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 13°59'54", a chord bearing of S.18°00'28"E. and a chord distance of 297.33 feet to a point of tangency; thence run S.11°00'31"E. for 666.14 feet to a point of curvature; thence run Southwesterly for 1000.87 feet along the arc of a curve concave Northwestery, with a radius of 1030.00 feet, a delta of 55°40'32", a chord bearing of S.16°49'45"W. and a chord distance of 961.96 feet to a point of tangency; thence run S.44°40'01"W. for 222.18 feet to a point of curvature; thence run Southwesterly for 193.75 feet along the arc of a curve concave Southeasterly, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of S.37° 55'22"W. and a chord distance of 193.29 feet to a point of compound curvature; thence run Southwesterly for 958.69 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 31°39'16", a chord bearing of S.15°10'37"W. and a chord distance of 946.55 feet to a point of tangency; thence run S.00°38'30"E. for 349.45 feet to a point of curvature; thence run Southeasterly for 1383.04 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 75°28'08", a chord bearing of S.38°22'10"E. and a chord distance of 1285.20 feet to a point of tangency; thence run S.76°06'19"E. for 796.59 feet to a point of curvature; thence run Southeasterly for 1285.39 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 71°51'04", a chord bearing of S.40°10' 47"E. and a chord distance of 1202.80 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°16'11"W. along said South line for 100.21 feet to a point on a curve; thence run Northwesterly for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'10", a chord bearing of N.40° 22'14"W. and a chord distance of 1080.46 feet to a point of tangency; thence run N.76°06'19"W. for 796.59 feet to a point of curvature; thence run Northwesterly for 1514.76 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 75°28'08", a chord bearing of N.38°22'10"W. and a chord distance of 1407.60 feet to a point of tangency; thence run N.00°38'30"W. for 349.45 feet to a point of curvature; thence run Northeasterly for 1013.93 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 14", a chord bearing of N.15°10'38"E. and a chord distance of 1001.08 feet; thence run N.58° 59'46"W. for 10.00 feet to a point on a curve; thence North Northeasterly for 220.19 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°42'47", a chord bearing of N.37°55'08"E. and a chord distance of 219.66 feet to a point of tangency; thence run N.44°40'01"E. for 221.98 feet to a point of curvature; thence run Northeasterly for 893.98

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feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 55°40'32", a chord bearing of N.16°49'45"E. and a chord distance of 859.22 feet to a point of tangency; thence run N.11°00'31"W. for 431.52 feet; thence run N.80°12'17"E. for 10.00 feet; thence run N.11°00'31"W. for 234.83 feet to a point on a curve; thence run Northwesterly for 273.63 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 13°59'54", a chord bearing of N.18°00'28"W. and a chord distance of 272.95 feet to a point of tangency; thence run N.25°00'25"W. for 572.57 feet to a point of curvature; thence run Northwesterly for 883.66 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 41°30'00", a chord bearing of N.04°15'21"W. and a chord distance of 864.47 feet to a point of tangency; thence run N.16°29'32"E. for 518.88 feet to a point of curvature; thence run Northwesterly for 1445.49 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 73°56'49", a chord bearing of N.20°28'57"W. and a chord distance of 1347.24 feet to a point of tangency; thence run N.57°27'22"W. for 412.64 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23' 47"W. along said West line for 120.98 feet to the point of beginning.

Said tract contains 25.81 acres, more or less.

ZONING SKETCH OF

ADDITIONAL RIGHT-OF-WAY OF THREE OAKS PARKWAY REALIGNMENT

SECTIONS 14, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
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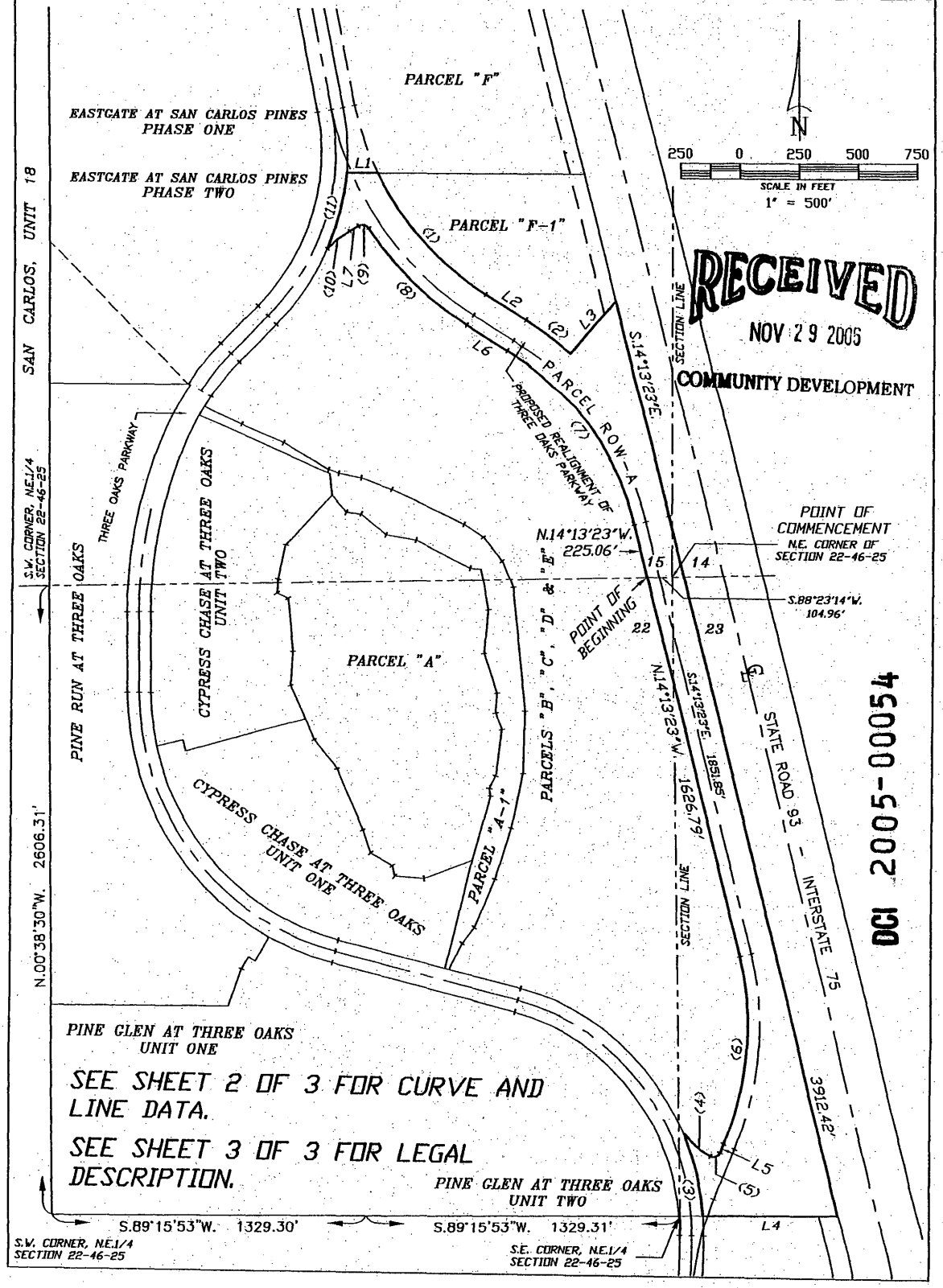
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 1 OF 3



SEE SHEET 2 OF 3 FOR CURVE AND LINE DATA.

SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

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ZONING SKETCH OF

ADDITIONAL RIGHT-OF-WAY OF THREE OAKS PARKWAY REALIGNMENT SECTIONS 14, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW

FILE #: 46-25-10

SKETCH DATE: 10/26/06

SHEET 2 OF 3

LINE TABLE

Line	Bearing	Distance
L1	N.89°59'27"E.	129.95'
L2	S.58°48'32"E.	200.62'
L3	N.41°10'37"E.	290.09'
L4	S.89°15'15"W.	568.50'
L5	N.23°10'43"E.	37.76'
L6	N.58°48'32"W.	200.62'
L7	S.58°33'18"W.	42.33'

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COMMUNITY DEVELOPMENT

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1200.00'	33°07'57"	693.92'	684.30'	N.42°14'34"W.
2	1350.00'	09°59'09"	235.29'	234.99'	S.53°48'57"E.
3	1025.00'	19°29'28"	348.69'	347.01'	N.14°07'52"W.
4	470.00'	17°31'42"	143.79'	143.23'	S.52°16'43"E.
5	30.00'	95°46'42"	50.15'	44.51'	N.71°04'04"E.
6	1200.00'	37°24'02"	783.32'	769.48'	N.04°28'42"E.
7	1200.00'	44°35'13"	933.83'	910.44'	N.36°30'56"W.
8	1350.00'	24°52'44"	586.19'	581.60'	N.46°22'10"W.
9	30.00'	87°30'54"	45.82'	41.50'	N.77°41'15"W.
10	470.00'	15°03'12"	123.48'	123.13'	S.51°01'42"W.
11	1030.00'	18°40'28"	335.71'	334.23'	N.14°02'03"E.

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ROW - A

SHEET 3 OF 3

DESCRIPTION: (Additional right-of-way of Three Oaks Parkway Realignment)

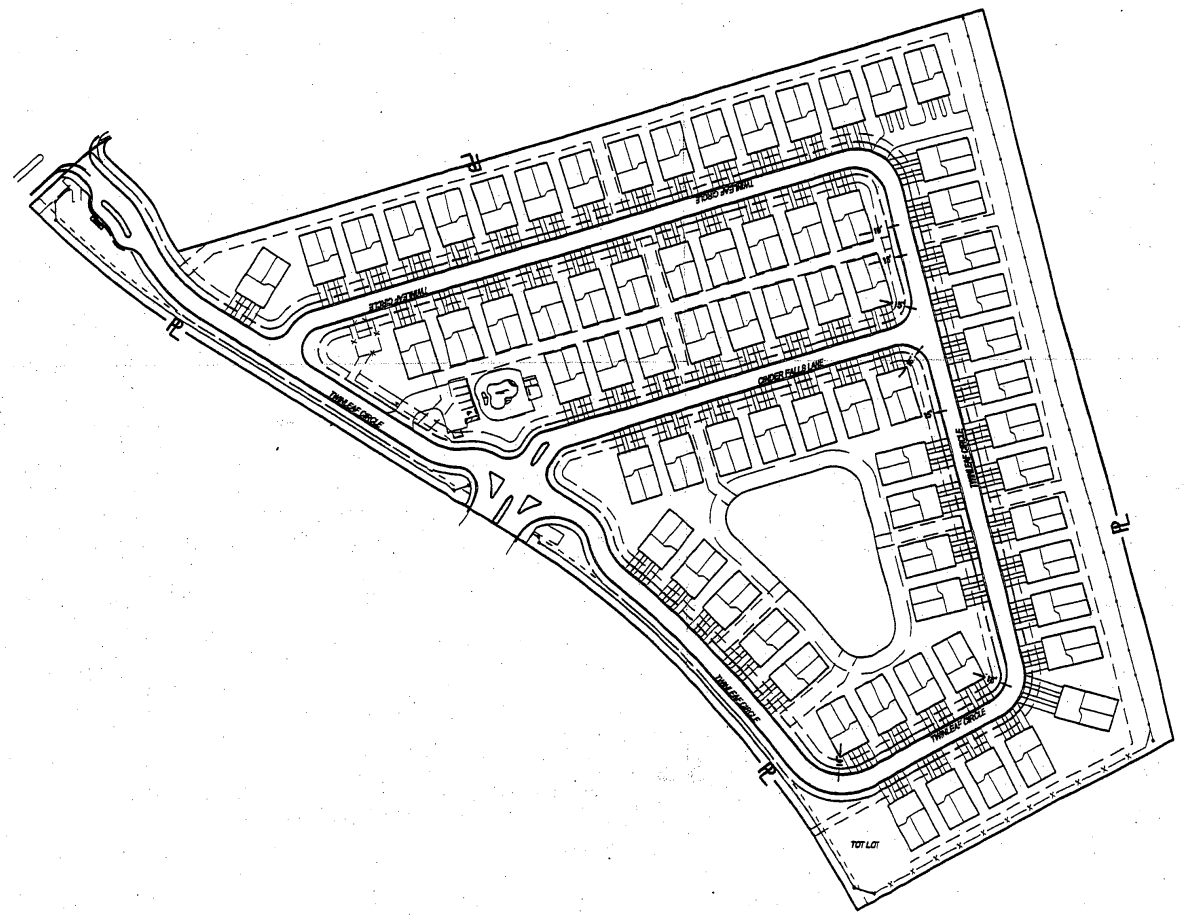
A tract or parcel of land lying in Sections 14, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning; thence run N.14°13' 23"W. for 225.06 feet to a point of curvature; thence run Northwesterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of N.36°30'56"W. and a chord distance of 910.44 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 586.19 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'44", a chord bearing of N.46°22'10"W. and a chord distance of 581.60 feet to a point of reverse curvature; thence run Northwesterley for 45.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'54", a chord bearing of N.77°41' 15"W. and a chord distance of 41.50 feet to a point of tangency; thence run S.58°33'18"W. for 42.33 feet to a point of curvature; thence run Southwesterly for 123.48 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°03'12", a chord bearing of S.51°01'42"W. and a chord distance of 123.13 feet to a point of cusp; thence run Northeasterly for 335.71 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 18°40'28", a chord bearing of N.14°02'03"E. and a chord distance of 334.23 feet; thence run N.89°59'27"E. for 129.95 feet to a point on a curve; thence run Southeasterly along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°07'57", a chord bearing of S.42°14'34"E. and a chord distance of 684.30 feet to a point of tangency; thence run S.58° 48'32"E. for 200.62 feet to a point of curvature; thence run Southeasterly for 235.29 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°59'09", a chord bearing of S.53°48'57"E. and a chord distance of 234.99 feet; thence run N.41°10'37"E. for 290.09 feet to a point on the Westerly right-of-way line of Interstate Highway No. 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 3912.42 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 23; thence run S.89°15'15"W. along said South line for 568.50 feet to a point on a curve; thence run Northwesterly for 348.69 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 19°29' 28", a chord bearing of N.14°07'52"W. and a chord distance of 347.01 feet to a point of cusp; thence run Southeasterly for 143.79 feet along the arc of a curve concave Northeasterly, with a radius of 470.00 feet, a delta of 17°31'42", a chord bearing of S.52°16'43"E. and a chord distance of 143.23 feet to a point of common curvature; thence run Northeasterly for 50.15 feet along the arc of a curve concave Northwesterly, with a radius of 30.00 feet, a delta of 95°46' 42"E., a chord bearing of N.71°04'04"E. and a chord distance of 44.51 feet to a point of tangency; thence run N.23°10'43"E. for 37.76 feet to a point of curvature; thence run Northeasterly for 783.32 feet along the arc of a curve concave Northwesterly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of N.04°28'42"E. and a chord distance of 769.48 feet to a point of tangency; thence run N.14°13'23"W. for 1626.79 feet to the point of beginning.

Said tract contains 23.20 acres, more or less.

RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054



N

0 150' 300'

GRAPHIC SCALE 1"= 150'

RECEIVED
JAN 12 2007
COMMUNITY DEVELOPMENT

NOTES:

1. CORNER LOTS WITH REDUCED STREET SETBACKS PROPOSED AS SHOWN.

EXHIBIT A-1

DCI 2005-00054

PREPARED FOR:

D.R. HORTON, INC.
12771 WESTLINKS DRIVE, UNIT 9
FORT MYERS, FLORIDA 33913
PHONE: (239) 225-2600
FAX: (239) 225-2601

NO.	DATE	REVISION DESCRIPTION	BY

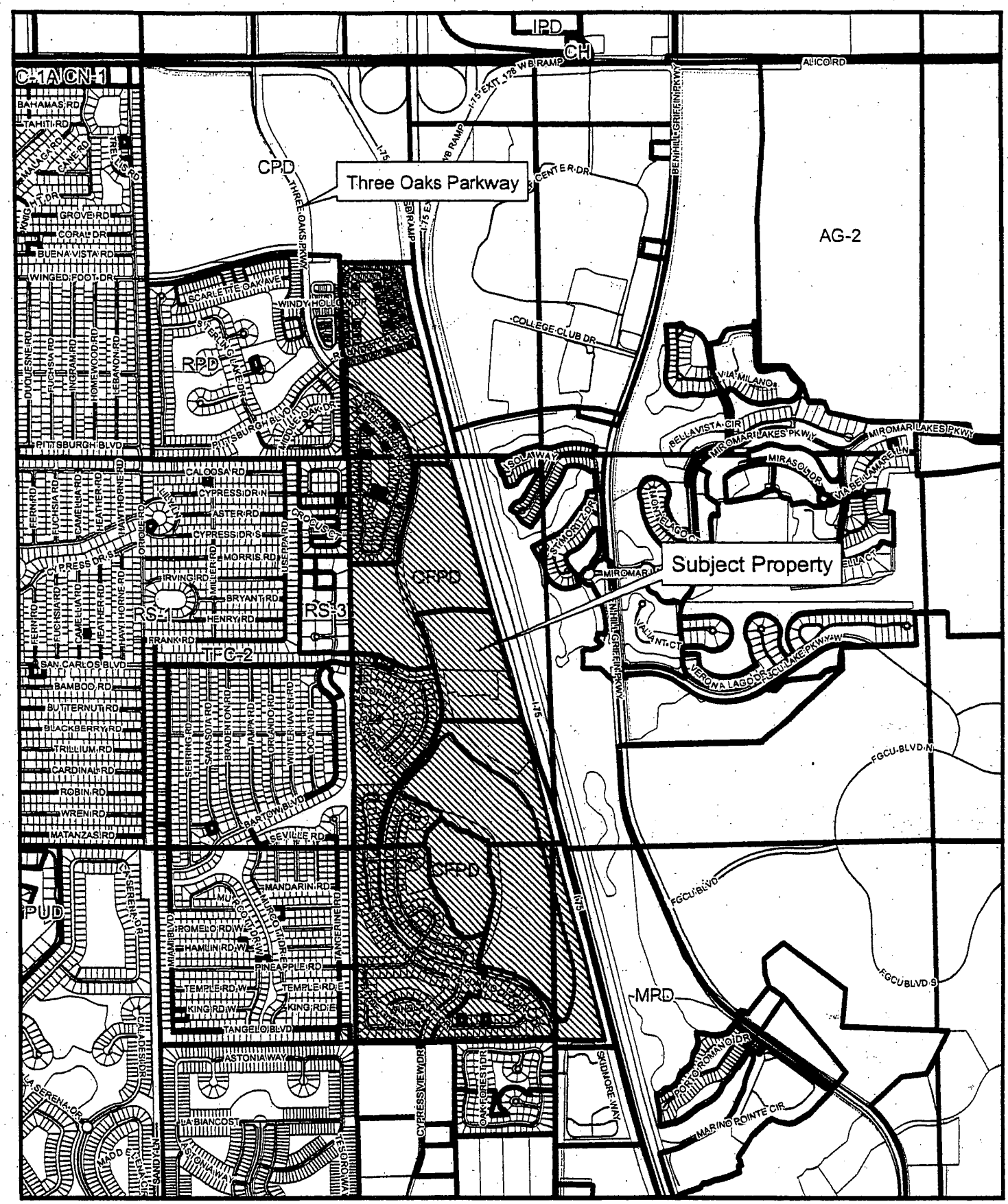
Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 8449
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN
TIMBERWALK SOUTH – PARCEL M-2
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-27-2006	2406	SITE 8	SEH	SEH	SEH	1"=150'	1	1	

Exhibit A-1

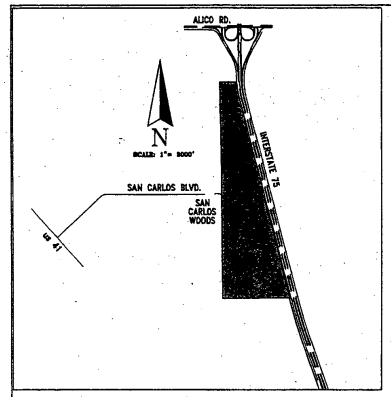
Zoning Map



N
W E
S

2,100 1,050 0 2,100 4,200
Feet

Exhibit B



LOCATION MAP

PREVIOUSLY APPROVED DEVIATION LIST
SEE Z-91-083 FOR CONDITIONS OF APPROVAL

APPROVED ONLY

NOTE:

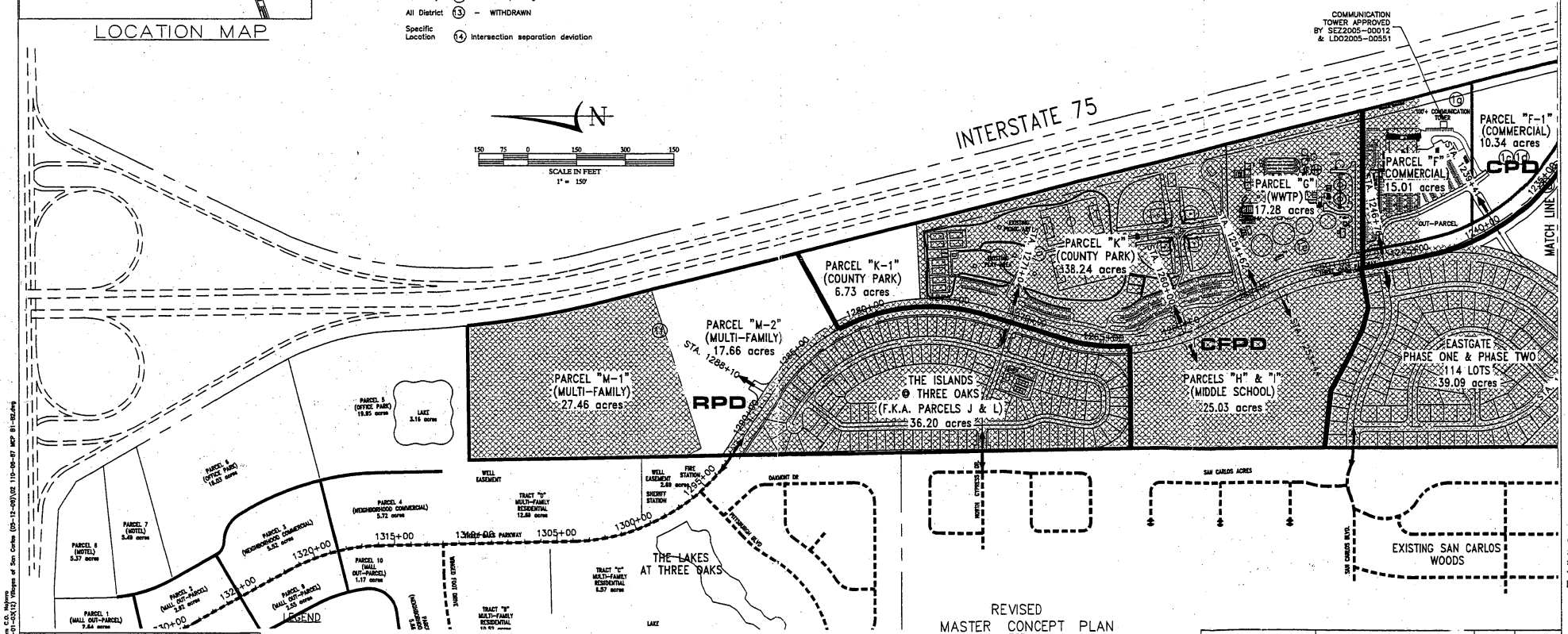
If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County Standards:

All Districts (1.) Access road deviation
All Districts (2.) Access to adjoining property
All Districts (3.) Pavers drive deviation
RPD Only (4.) Open space deviation
All Districts (5.) Excavation depth deviation
RPD Only (6.) Property development deviation
All Districts (7.) Sign deviation
All Districts (8.) Fence around excavation deviation
All Districts (9.) Street buffer deviation
All Districts (10) Pavement standards deviation
RPD Only (11) Real estate sales deviation
RPD Only (12) Back out parking deviation
All District (13) – WITHDRAWN
Specific Location (14) Intersection separation deviation

DESCRIPTION	AREA (ACRES)
RPD	
TRACTS	309.32 ACRES
+ R/W	49.01 ACRES
TOTAL	358.33 ACRES
CFPD	111.08 ACRES
CPD	25.35 ACRES
TOTAL	494.76 ACRES

DCI 2005-00054

RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT



LEGEND

EXISTING PREVIOUSLY COMPLETED

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-47.

* STATIONS FOR THESE ℄'s ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISION	DATE	REMARKS	CHG. BY
4	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
3	1/7/06	MISC. CHANGES TO RESIDENTIAL PARCELS ETC.	TEP
2	12/1/01	EXTENDED EXISTING RS-1 SHADING	JPE
1	8/21/00	ADDED ROAD ACCESS STATIONS	JPE

Nov 28, 2006 – 1:00pm C.D. Hejmo
Z:\Current Projects\110-01-03(12) Villages of San Carlos (05-12-09)\02 110-06-87 MCP B1-B2.dwg

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

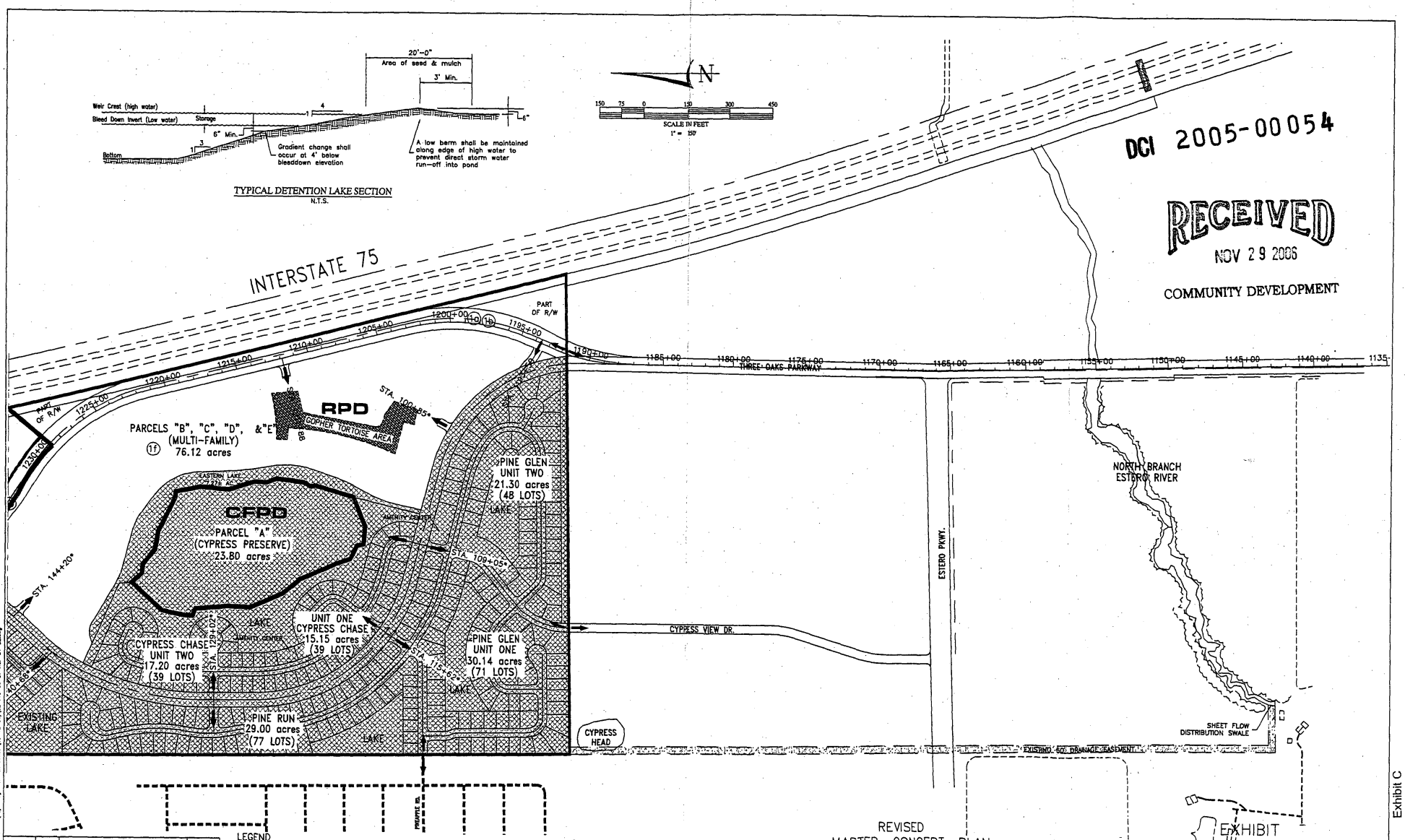
(REDUCED TO HALF SCALE)

TIMOTHY E. JOHNSON, P.E.
FLORIDA LICENSE NUMBER 42041
DATE NOV 29 2006

SOURCE, INC.
ENGINEERS • PLANNERS
Engineering Business #2027
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-5779

JOB NO. 110-06-87
DATE 4-21-89
SHEET NO. B1 OF -
DRAWN BY: JBM
FILE NAME: 02-110

Exhibit C
Page 1 of 2



DCI 2005-00054

RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

LEGEND

EXISTING PREVIOUSLY COMPLETED

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-47.

* STATIONS FOR THESE ℄'s ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION
(REDUCED TO HALF SCALE)

REVISION	DATE	REMARKS	ENG. BY
4	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
3	3/7/06	MISC. CHANGES TO REZONING PARCELS ETC.	TEP
2	12/5/01	EXTENDED EXISTING RS-1 SHADING	JPE
1	8/23/00	ADDED ROAD ACCESS STATIONS	JPE

TIMOTHY E. POOH, P.E.
FLORIDA REGISTRATION NUMBER
DATE NOV 29 2006

SOURCE, INC.
ENGINEERS · PLANNERS
Engineering Business #2207
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO.	SHEET NO.
110-06-87	B2 OF -
DATE 4-21-89	DRAWN BY: JBH
	FILE NAME: 02-110

Nov 29, 2006 - 1:01pm C.D. Nelsma
Z:\Current Projects\110-01-03(12) Villages of San Carlos (03-12-06)\02 110-06-87 MCP B1-B2.dwg

Exhibit C
Page 2 of 2

VILLAGES OF SAN CARLOS DRI[1]
SECOND DEVELOPMENT ORDER AMENDMENT
Development Order 81-1

WHEREAS, Alan C. Freeman filed an Application for Development Approval (ADA) pursuant to Florida Statutes §380.06, for a Development of Regional Impact (DRI) known as the "Villages of San Carlos". The ADA was subsequently approved by the Board of County Commissioners on May 13, 1981; and,

WHEREAS, on February 17, 1992, the Board of County Commissioners approved the owner's request to amend the DRI development approvals to reduce the total number of dwelling units from 3,800 to 3,300; expand commercial square footage from 38,800 to 125,000; establish a 38.2 acre community park site through a 15 acre transfer from Alico Interchange Park Development of Regional Impact and a new voluntary dedication of 23.2 acres; expand the school site from 20 to 25 acres including a 5 acre transfer from Alico Interchange Park Development of Regional Impact; transfer the 0.5 acre fire station site to Alico Interchange Park Development of Regional Impact to create a 2.7 acre emergency services site within that project; expand the wastewater treatment site from 15.8 to 17.3 acres; add two one-acre child care sites; establish procedures for impact fee credits; and amend the table of proposed land uses; and,

WHEREAS, on June 3, 2005, a Notice of Proposed Change (NOPC) was filed by the Southwest Florida Capital Corporation on behalf of property owners Paul H. Freeman, Trustee, Lee-Oaks, LLC, and Villages of Cypress Island, LLLP, to increase commercial square footage to 158,799 square feet, reduce the number of residential units by 800 to a total of 2,500, expand the commercial areas depicted on Map H from 15 acres to 25.35 acres, modify the phasing schedule, extend the buildout date to 2010 (a cumulative extension of 15 years), establish a termination date of 2016, and amend Map H to reflect these changes, as well as the realignment of Three Oaks Parkway; and,

WHEREAS, under §380.06(19), Florida Statutes, the proposed changes must be reviewed and evaluated to determine whether the changes constitute a substantial deviation from the original Development Order approvals; and

WHEREAS, pursuant to Florida Statutes §380.06(19), the cumulative extension of the buildout date by seven or more years, along with the simultaneous increases and decreases of the development parameters, is presumed to be a substantial deviation from the original development order approvals, and, this presumption may be rebutted by clear and convincing evidence; and,

---

[1] This is a codification and restatement of the DRI Development Orders rendered with respect to the Villages of San Carlos DRI, including actions taken on May 13, 1981, February 17, 1992, and ____, 2007.

WHEREAS, a public hearing was advertised and held on _____, before the Lee County Board of County Commissioners who gave full and complete consideration to the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the Lee County Hearing Examiner, the documents in the record and the testimony of all interested parties; and

WHEREAS, the Board found the proposed amendments do not constitute a substantial deviation if subject to the conditions set forth in this second amendment to the DRI Development Order.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, in a public meeting duly advertised, constituted and assembled that the Development of Regional Impact Application for Development Approval submitted on behalf of Alan C. Freeman for the project known as Villages of San Carlos DRI, originally by the Board of County Commissioners on May 13, 1981, is amended subject to the following conditions, restrictions and limitations.

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

A. ~~The application is in accordance with Section 380.05(b), Florida Statutes.~~ The Villages of San Carlos DRI is a 495 acre mixed use development located in unincorporated Lee County adjacent to the west side of I-75 between Alico Road and Corkscrew Road. The Villages of San Carlos DRI consists of 2,500 residential units and 158,799 square feet of commercial development. The project will include 44.97 acres of community park area, a 25.03 acre school site and a waste water treatment plant on 17.28 acres.

B. The terms of this Development Order apply to the property located and described in attached Exhibit A.

C. The project phasing schedule, attached as Exhibit B, consists of two phases with buildout in 2010. The land use parameters are as set forth in attached Exhibit C and the development plan is depicted on Map H attached as Exhibit D.

D. The development is not in an area designated an area of critical concern pursuant to the provisions of §380.05, Florida Statutes.

~~C~~ E. The development is located in the Urban Community, Suburban, Public Facilities, and Wetlands future land use categories. The development as conditioned is consistent with the ~~land development regulations of~~ Lee County Comprehensive Plan and the Lee County Land Development Code (LDC).

F. The property is currently zoned Residential Planned Development, Commercial Planned Development, and Community Facilities Planned Development.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Lee County in accordance with §380.06, Florida Statutes. The development, as proposed by the ADA, subsequently amended by the Notice of Proposed Change, and modified by this Development Order amendment, is generally consistent with the report and recommendations of the SWFRPC pursuant to §380.06(11), Florida Statutes.

H. The conditions set forth below meet the criteria found in §380.06(15)(d), Florida Statutes.

II. ACTION ON THE REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the requested amendments to Villages of San Carlos Development of Regional Impact are hereby APPROVED, subject to the following conditions, restrictions, and limitations:

~~1. The Application for Development Approval of Alan C. Freeman for the Villages of San Carlos as described in Exhibit "A" attached is approved subject to:~~

~~a. The findings and recommendations of the Southwest Florida Regional Planning Council's staff, which findings and recommendation are attached as Exhibit "B" and are by reference incorporated herein; and~~

~~b. Single family densities within the development shall not exceed four units per acre; and~~

~~c. The commercial uses permitted within the development shall be only those approved under the Lee County Zoning Resolutions and the Revised Master Concept Plan for the Villages of San Carlos. Map H of the original Application for Development Approval is modified by Exhibit A hereto, the Zoning Resolution adopted February 17, 1992, and by the Revised Master Concept Plan which is incorporated herein by reference.~~

~~d. The school site and the community park shall be permitted uses in accordance with the Notice of Proposed Change, Zoning Resolution and Master Concept Plan; and~~

~~e. With respect to regional recommendation A(4), the words "to the satisfaction of the county" are added following the phrase "representatives of the transit system."~~

~~f. The developer's obligation for signalization or improvement to the intersection of U.S. 41 and San Carlos Blvd. pursuant to regional recommendation D(1) shall equal the percentage of total traffic trips through the intersection that originates within the Villages of San Carlos based on actual traffic counts.~~

~~g. The developer's obligation to contribute to the construction of a fire station pursuant to local recommendation II b(2) shall be as outlined in the letter of San Carlos Park Fire Department to Mike Kloehn dated Sept. 24, 1980 and shall not exceed $55,000.~~

2. ~~The subject property is concurrently rezoned to Residential Planned Development, Commercial Planned Development, and Community Facilities Planned Development for a total of 3,300 residential units, a 15 acre commercial site allowing a maximum of 88,799 square feet of gross floor area, a 38.2 acre community park site, a 25 acre school site, a 17.3 acre wastewater treatment site, and two, one acre child care sites. Table 12-2 of the original Application for Development Approval, Proposed Land uses, is amended by Exhibit C hereto.~~

~~3. The Director of Code Enforcement shall monitor the development of this project to assure its compliance with this Development Order. Prior to issuance, all applications for permits or approvals for construction or other work within this project required under the ordinance and regulations of this county for construction and other work within this project shall be submitted to and reviewed by the Director of Current Planning for consistency of the proposed construction or other work with this Development Order.~~

~~I. ENVIRONMENTAL AND NATURAL RESOURCES~~

A. AIR QUALITY

~~Due to the large increase in vehicular traffic, the proposed project is expected to have significant air quality impacts.~~

~~RECOMMENDATIONS~~

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant shall~~ The Developer must utilize particulate emission reduction techniques during each construction phase of the project.

2. ~~Any DRI Development Order Issued by Lee County should contain the provision stating that the applicant apply for~~ The Developer must obtain a Complex Source

Permit from the Florida Department of Environmental ~~Regulation~~ Protection for each roadway that exceeds the appropriate vehicle trip threshold.

B. WETLANDS

~~The South Florida Water Management District has indicated that changes in to the project's water management system will be necessary in order to ensure the preservation of the 24-acre cypress dome as a viable wetland.~~

~~RECOMMENDATIONS~~

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that prior to permit application to the South Florida Water Management District, the applicant shall~~ The Developer must redesign the water management system to the South Florida Water Management District's satisfaction ~~in order~~ to ensure preservation of the ~~24~~23.80-acre cypress dome.

2. ~~Any DRI Development Order issued by Lee County should contain the provision stating that after development of the project has begun,~~ The Developer must monitor the conditions of the cypress dome ~~will be monitored~~ so that potential impacts of improper water management or pollutant impacts of stormwater run off can be mitigated before any serious damage occurs to the preserve.

~~II. PUBLIC SERVICES~~

~~A~~ C. EDUCATION

~~The proposed project would have a significant impact upon the Lee County Schools system by adding a minimum of 2,470 students by project completion. The additional students would require sizable outlays in operation costs and capital funds.~~

~~RECOMMENDATION~~

~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant~~ The Developer must dedicate ~~or ensure the dedication~~ to the Lee County School Board, no later than 90 days after the effective date of the First Development Order Amendment, the ~~25~~ 25.03 acre site identified on the ~~Master Concept Plan~~ Map H to be used for the construction of a school facility. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer ~~shall be~~ is entitled to impact fee credit for the dedication if a school

impact fee is enacted at a later date, such credit is provided for, and is pursuant to the terms of the ordinance, or if required by law.[2]

~~B~~ D. FIRE PROTECTION[3]

~~To adequately service the project, the San Carlos Park Fire Department has indicated that it will be necessary to build, man, and equip a fire station on the project site. The Lee County Fire Official has indicated that certain design considerations will have to be included.~~

~~RECOMMENDATIONS~~

1. ~~Any DRI Development Order issued by Lee County should contain the provision that the Applicant~~ The Developer must contribute to the construction of a fire station to the specifications of the San Carlos Park Fire District as stated by the District in their letters of August 22nd, 1980 to Mr. Alan C. Freeman, and September 24, 1980 to Mr. Mike Kloehn (appendix pp 46-49)

2. ~~Any DRI Development Order Issued by Lee County should contain the provision that the Applicant~~ The Developer must incorporate the requirements of the Fire Official as stated in attached Exhibit E into the ~~subject~~ project ~~(Copy of these requirements in the appendix, pg. 50)~~.

3. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer ~~shall be~~ is entitled to fire impact fee credits equal to the cost contribution given to the San Carlos Park Fire District ~~if allowed by and pursuant to the terms of the impact fee ordinance, or if required by law~~ in accord with LDC Chapter 2.

~~C~~ E. RECREATION AND OPEN SPACE

~~The applicant has indicated that an adequate amount of park and open space will be provided in the development in conjunction with a multi-use taxing district, the Lee County Department of Community Services or a homeowners association.~~

~~RECOMMENDATIONS~~

---

[2]This Education condition was satisfied by the deed recorded at OR Book 2252, Page 1085 and OR 2252, Page 1101.

[3]~~This condition was~~ Conditions D.1 and D.2 were satisfied by the transfer of a .5 acre fire station site to the Alico Interchange Park DRI to create a 2.7 acre emergency services site within that project.

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that p~~Prior to development the ~~applicant shall~~ Developer must meet with representatives from the Lee County School Board and the Lee County Division of Community Services to determine which agency will be responsible for the development and maintenance of the ~~ten~~10-acre based community center.

2. ~~Any DRI Development Order issued by Lee County should contain the provision stating that based on the aforementioned meeting, the applicant shall~~ The Developer must dedicate the 10-acre parcel to the appropriate agency at the time mutually agreeable to both the ~~applicant~~ Developer and that agency.

3. ~~Any DRI Development Order issued by Lee County should contain the provision that prior to Phase I, the present land owners should either establish a homeowner~~ A property owner's association or ~~petition the~~ Lee County ~~Commission to create a~~ multi-use taxing district must be created to support the development's recreation areas other than the school based community center.

4. At the request of Lee County, the Developer ~~has~~ originally agreed to set aside a 38.24 acre site, as shown on the Master Concept Plan, for use as a public park. An additional 6.73 acres has been acquired by Lee County and added to the existing park site for a total of 44.97 acres. The park site is comprised of 15 acres transferred from Alico Interchange Park Development of Regional Impact with the addition of 23.2 acres volunteered by the Developer and another 6.73 acres transferred to Lee County. Consistent with the requirements of §380.06(16)(a), Florida Statutes, the Developer ~~shall be~~ is entitled to impact fee credits for the land dedication in accord with LDC Chapter 2 ~~if allowed by and pursuant to the terms of the applicable ordinance, or if required by law~~. The park site ~~shall~~ must be conveyed to the Lee County Board of County Commissioners no later than 90 days after the effective date of the First Development Order Amendment or per the terms of a contractual agreement between the Developer and Lee County.[4]

5. The use of the ~~38.2~~ 44.97 acre park site ~~shall be~~ is limited as follows: the property ~~shall~~ must be utilized for a public park ~~and for no other purpose~~; any development of the park ~~shall~~ must be substantially in accord with the site plan attached hereto as Exhibit ~~B~~ D; the development of the park will be consistent with the drainage concept plan for the Villages of San Carlos Development of Regional Impact. The County will be responsible for mitigating all traffic impacts created by the park in any future traffic analysis and mitigation required by §380.06, Florida Statutes, or by Lee County; the Developer and the County ~~shall~~ will exchange mutual utility easements to allow for the consistent development of the park and the surrounding property; the title to the property at the time of conveyance ~~shall~~ must be subject to all easements, restrictions and conditions of record common to property in the area of the site; and, all entrances and

---

[4]This condition was satisfied by the recording of a Warranty Deed at OR Book 2237, Page 3519.

median cuts along Three Oaks Parkway ~~shall~~ must be in accord with the Master Concept Plan for the Villages of San Carlos Development of Regional Impact.

6. There ~~shall~~ may be no reduction in open space relative to the original Development Order as a result of this amendment.

~~III. PUBLIC FACILITIES~~

~~A~~ F. WATER SUPPLY

~~The applicant has stated that the potable water demand for the proposed project will reach 1.17 MGD by project buildout in 1995. In its review of the ADA the South Florida Water Management District has indicated that San Carlos Utilities appears to have an adequate water supply to provide water to the Villages of San Carlos until 1990~~.

~~RECOMMENDATION~~

~~Any DRI Development Order issued by Lee County should contain the provision stating that p~~ Prior to the start of Phase III (1990), the ~~applicant~~ Developer must demonstrate to the satisfaction of the South Florida Water Management District that an adequate water supply exists for that phase.

~~B~~ G. WASTEWATER MANAGEMENT

~~Gulf Utility~~ Lee County Utilities currently operates a wastewater treatment plant that serves the area.

~~C~~ H. TRANSPORTATION

~~The proposed project will necessitate the construction of a north-south access road and the four-laning of San Carlos Boulevard. It should be noted that the four-laning of San Carlos Boulevard would occur in a residential neighborhood, with direct driveway access to the road~~.

~~RECOMMENDATIONS~~

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant or some other agency be required to construct the~~ The north-south access road from ~~its~~ this site north to Alico Road must be constructed prior to the institution of Phase II, and south to Corkscrew Road as a required element of Phase III's development plan.[5]

---

[5]This condition was satisfied by the construction of Three Oaks Parkway within the DRI Boundary.

2. ~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant~~ The Developer must meet with representatives of Lee County and San Carlos Park to determine the proportion of costs that each would be required to pay for the four-laning of San Carlos Boulevard.[6]

3. Consistent with the requirements of §380.06 (16)(a), Florida Statutes, the Developer ~~shall be~~ is entitled to road impact fee credits for the value of improvements outlined in ~~C~~ H.1~~)~~ and 2~~) of the original Development Order, if such improvements are eligible pursuant to the terms of the applicable ordinance, or if required by law~~ in accordance with LDC Chapter 2.

4. The Developer's obligation for signalization or improvement to the intersection of U.S. 41 and San Carlos Boulevard will be equal to the percentage of total traffic trips through the intersection that originates within the Villages of San Carlos based on actual traffic counts.

~~IV. OTHER~~

~~A. FISCAL~~

~~There are several alternatives available to the applicant to minimize the fiscal impacts of the project. These recommendations have been outlined in their appropriate sections.~~

~~10. Table 12-2 in the Application for Development Approval (Proposed Land Uses and Phasing Schedule) is deleted and is replaced by Exhibit C hereto.~~

V. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER AND ADMINISTRATIVE REQUIREMENTS.

A. Resolution. This Development Order constitutes a resolution of Lee County adopted by the Board of County Commissioners in response to the DRI ADA and Notice of Proposed Change filed for Villages of San Carlos DRI.

B. Additional Developer Commitments. All commitments and impact mitigating actions volunteered by the Developer in the ADA and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order.

---

[6]Based upon the traffic analysis submitted to support the Second DRI Development Order Amendment, San Carlos Boulevard is no longer adversely impacted by the proposed development as a result of the existing and committed improvements. Therefore, this condition is satisfied.

C. Master Plan of Development. Map H, dated _____, 2006, is attached hereto as Exhibit D, and is incorporated by reference. The Developer may modify the boundaries of development areas and the location of internal roadways to accommodate topography, vegetation, market conditions, traffic circulation, or other site related conditions as long as the modification meets local development regulations. However, this provision may not be used to reduce the size of wetland preserve areas. Precise wetland boundaries will be determined by the South Florida Water Management District, as delegated by the Department of Environmental Protection and the Army Corps of Engineers.

D. Binding Effect. This Development Order is binding upon the Developer, and its assignees or successors in interest. Where the Development Order refers to lot owners, business owners or other specific references, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project Developer are binding upon any builder/Developer who acquires a tract or parcel of land within the DRI. The Developer may impose or pass on the requirements of this DRI DO to ultimate purchasers through covenants that run with the land.

E. Reliance. The terms and conditions and phasing schedule set out in this Development Order constitute a basis upon which the Developer and the County may rely in future actions necessary to fully implement the final development contemplated by this Development Order. The development parameters and phasing schedule upon which this Development Order approval is based is set forth in Exhibits B and C. Changes to the development mix or phasing schedule may require a reanalysis of project impacts in order to rebut a presumption of substantial deviation.

F. Enforcement. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. The cost of those proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

G. Successor Agencies. References to governmental agencies will be construed to mean future instrumentalities that may be created and designated as successors in interest to, or which otherwise possess the powers and duties of the referenced governmental agencies in existence on the effective date of this Development Order.

H. Severability. If any portion or section of this Development Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, that decision will not affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

I. Applicability of Regulations. This Development Order does not negate the Developer's responsibility to comply with federal, state, regional and local regulations.

J. Further Review. Subsequent requests for local development permits do not require further DRI review pursuant to §380.06, Florida Statutes. However, upon a finding by the Board (after due notice to the Developer and public hearing) that any of the following conditions exist, the Board must order a termination of all development activity in that portion of the development affected by the substantial deviation until a DRI Application for Development Approval, Notice of Substantial Deviation or Notice of Proposed Change has been submitted, reviewed and approved in accordance with §380.06, Florida Statutes.

1. There is a substantial deviation from the terms or conditions of this Development Order or other changes to the approved development plans that create a reasonable likelihood of adverse regional impacts or other regional impacts that have not been evaluated in the review by the Regional Planning Council; or

2. Expiration of the period of effectiveness of the Development Order. Any request to extend the effectiveness of this Development Order will be evaluated based on the criteria for the extension of the buildout date set forth in §380.06(19), Florida Statutes.

3. Conditions in the development order that specify circumstances in which the development will be required to undergo additional DRI review.

K. Commencement of Physical Development. Substantial physical development of the project has commenced and has continued without interruption. Further development must occur in accordance with the development parameters and phasing schedule set forth in Exhibits B and C.

L. Buildout and Termination Dates. The project has a buildout date of December 31, 2010, and a termination date of December 31, 2016. This term is based on the recognition that a local Development Order, which is valid for six years, may be obtained prior to December 31, 2010. No permits for development will be issued by the County subsequent to the termination date unless the conditions set forth in §380.06(15)(g) are applicable.

M. Assurance of Compliance. The administrative director of the Lee County Department of Community Development, or designee, will be the local official responsible for assuring compliance with this Development Order. Lee County is primarily responsible for monitoring the development and enforcing the provisions of the development order. No permits or approvals will be issued if the Developer fails to act in substantial compliance with the development order.

N. Credits Against Local Impact Fees. Pursuant to §380.06(16), the Developer may be eligible for credits for contributions, construction, expansion, or acquisition of public facilities, if the Developer is also subject by local ordinances to impact fees or exactions to meet the same needs. However, no credit will be provided for internal on-site facilities

required by County regulations or to any off-site facilities to the extent those facilities are necessary to provide safe and adequate services to the development.

O. Protection of Development Rights. Assuming the project can comply with the County's Concurrency Management Program at the time development permits are requested, the project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until December 31, 2011. If the County demonstrates at a public hearing that substantial changes have occurred in the conditions underlying the approval of this Development Order, or finds that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by Lee County to be essential to public health, safety and welfare, then down-zoning unit density reduction or prohibition of development may occur.

P. ~~The Developer's Annual Report required by F.S. 380.06 shall be submitted on May 1st of each year, beginning May 1st, 1982 and continuing until development of the project is completed. The report shall summarize the development activities during the preceding year, the cumulative total of completed residential units, the extent of the development of commercial development, and the status of the improvements and other developer commitments required by this Development Order. The Annual Report shall be submitted to:~~

~~LOCAL AGENCY:~~	~~Director of Code Enforcement~~
	~~Lee County, Florida~~
~~REGIONAL AGENCY:~~	~~S. W. Fla. Regional Planning Council~~
~~STATE AGENCY:~~	~~State land Planning Agency~~

Biennial Reports. The Developer must submit a report biennially to the Lee County Department of Community Development, the SWFRPC and Florida DCA on Form RPM-BSP-Annual Report-1. The content of the report must include the information set forth in Exhibit F, and must also be consistent with the rules of the FDCA. The first monitoring report must be submitted to the DRI coordinator for SWFRPC, DCA, and Lee County not later than one year after the effective date of this Development Order. Further reporting must be submitted every two years thereafter, until buildout, whether actual or declared. Failure to comply with this reporting procedure is governed by §380.06(18), Florida Statutes, which provides for the temporary suspension of the DRI Development Order.

The Developer must file the biennial monitoring reports until actual or declared buildout of the project. Southwest Florida Capital Corporation is the party responsible for filing the biennial monitoring reports until one or more successor entities are named in the development order. The Developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of the biennial reporting requirement. Tenants or owners of individual lots or units have no obligation to comply with this reporting condition.

Q. Transmittal and Effective Date. The County will forward certified copies of this Development Order to the SWFRPC, the Developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition)or until the completion of any appellate proceedings, whichever time is greater. In accordance with the requirements of §380.06(15)(f), Florida Statutes, once this development order is effective, the Developer must record notice of its adoption in the office of the Clerk of the Circuit Court of Lee County.

Commissioner _____ made a motion to adopt this Development Order Amendment, seconded by Commissioner _____. The vote was as follows:

Robert P. Janes ____
Brian Bigelow ____
Ray Judah ____
Tammara Hall ____
Frank Mann ____

DULY PASSED AND ADOPTED this ____ day of _____ 2007.

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

By: _____
Robert P. Janes, Chair

ATTEST:

Charlie Green, Clerk

By: _____
Deputy Clerk

APPROVED AS TO FORM

By: _____
Dawn E. Perry-Lehnert
County Attorney's Office

Exhibits:

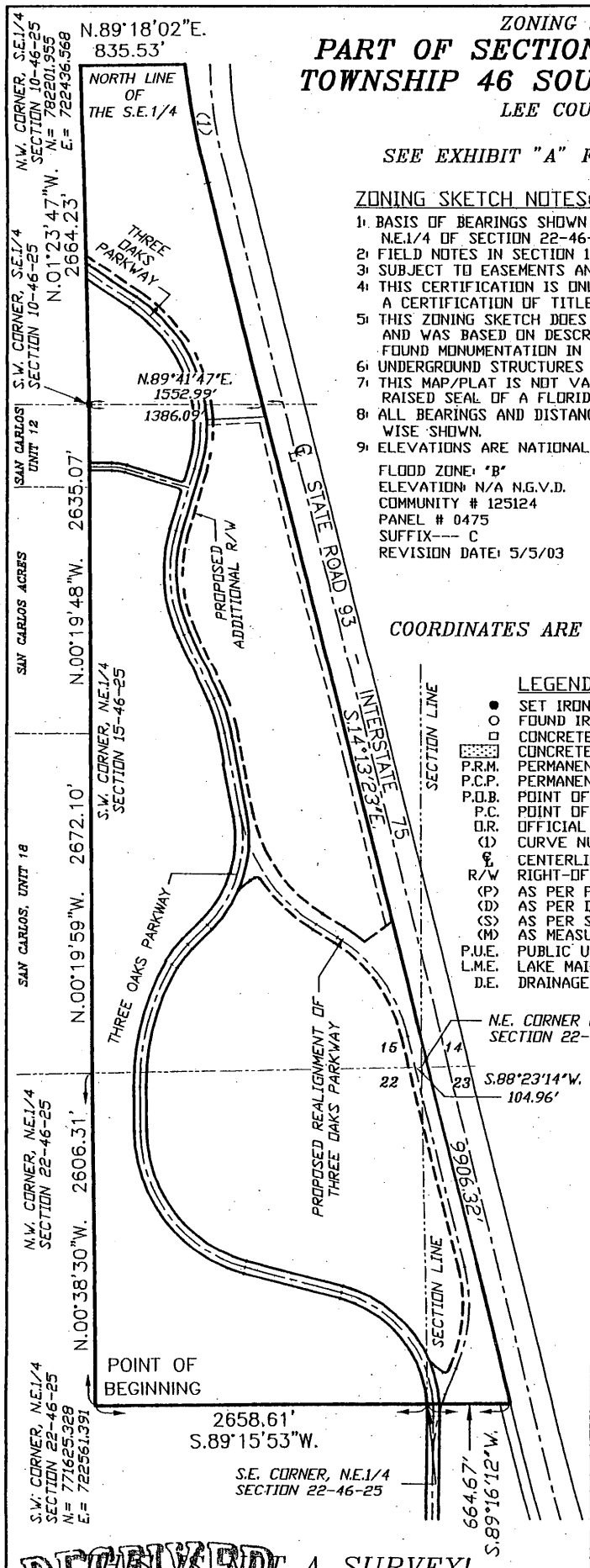
A. Legal Description
   - Overall legal -2 pages
   - CPD-2 pages
   - CFPD-6 pages
   - RPD-13 pages
   - Existing Three Oaks ROW - 5 pages
   - Three Oaks Realignment ROW - 3 pages
B. Phasing Schedule
C. Revised Land Use Parameters
D. Master Development Plan (Map H)
E. Fire Official Requirements
F. Biennial Monitoring Report Requirements

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!



ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: 'B'
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX--- C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERFITIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

LEGEND:

●	SET IRON PIN (CAP #4631)
O	FOUND IRON PIN (I.R.)
□	CONCRETE MONUMENT (C.M.)
▒	CONCRETE (CONC.)
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.C.	POINT OF CURVATURE
O.R.	OFFICIAL RECORDS BOOK
(1)	CURVE NUMBER
℄	CENTERLINE
R/W	RIGHT-OF-WAY
(P)	AS PER PLAT
(D)	AS PER DEED
(S)	AS PER SURVEY
(M)	AS MEASURED
P.U.E.	PUBLIC UTILITY EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT

Curve number 1
Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg.= S.10°43'39"E.

N

500 0 500 1000 1500
SCALE IN FEET

AUGUST 19, 2005

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX : (239) 772-1315

REVISED:	DESCRIPTION:	BY

DRAWN:	✓	SCALE	PROJ. #
FBH	JBH	1"=1000'	THREE OAKS R-W
SKETCH DATE		FILE NO.	SHEET- 1
8/17/05		46-25-10	OF - 1

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921

THIS IS NOT A SURVEY!

RECEIVED
NOV 0 8 2005

DCI 2005-00054

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet: thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.

John B. Harris
P.S.M. #4631
August 19, 2005

RECEIVED
NOV 0 8 2005

DCI 2005-00054

CPD

SHEET 1 OF 2

ZONING SKETCH OF

PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

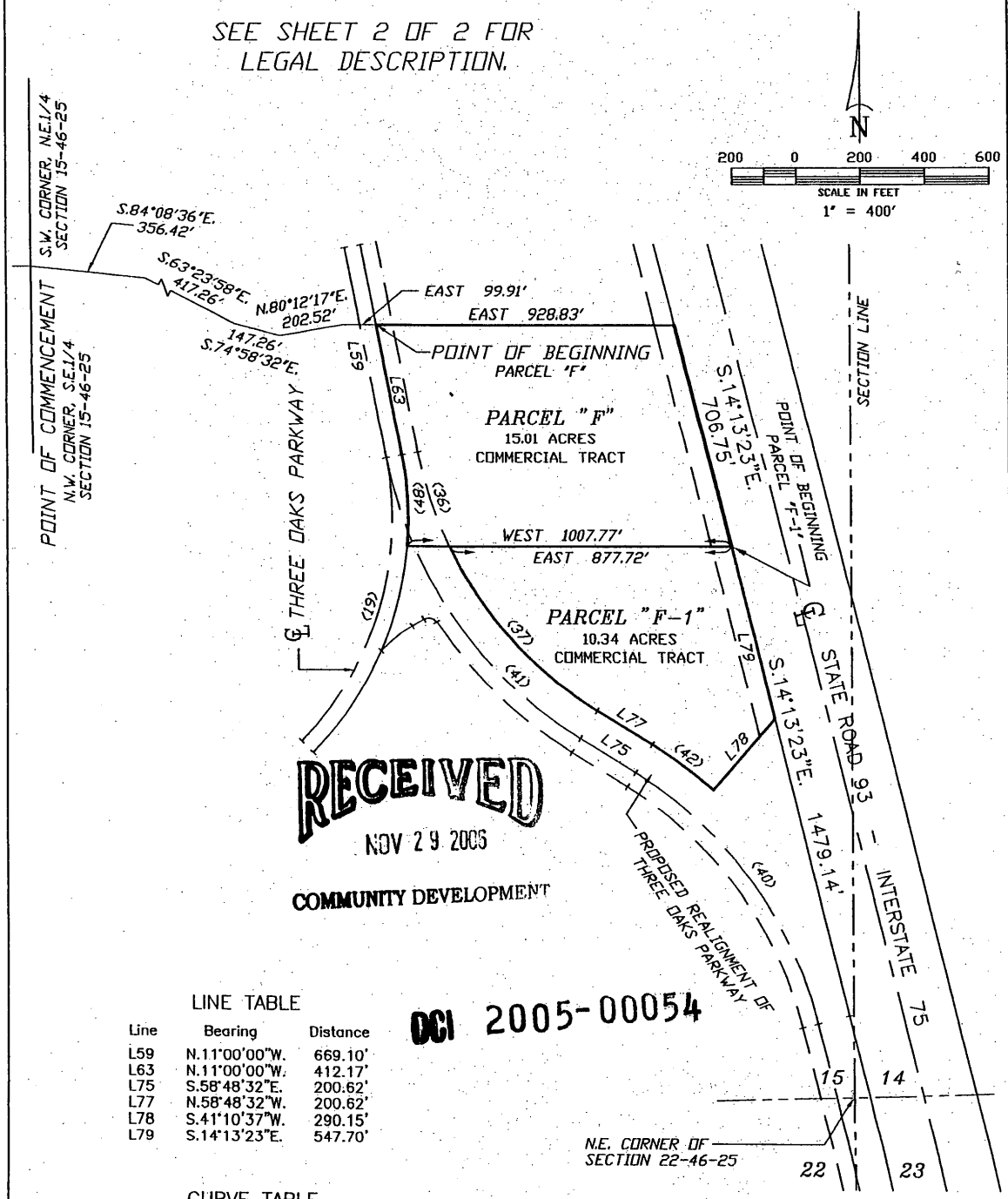
PROJECT # THREE OAKS R/W 9

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION.



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NOV 29 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.41°10'37"W.	290.15'
L79	S.14°13'23"E.	547.70'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	09°58'51"	235.17'	234.87'	N.53°49'06"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58' 32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 547.70 feet; thence run S.41°10'37"W. for 290.15 feet to a point on a curve; thence run Northwesterly for 235.17 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°58'51", a chord bearing of N.53°49'06"W. and a chord distance of 234.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

DCI 2005-00054

RECEIVED
NOV 29 2006
COMMUNITY DEVELOPMENT

CFPD

SHEET 1 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 6

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

N

200 0 200 400 600

SCALE IN FEET

1" = 400'

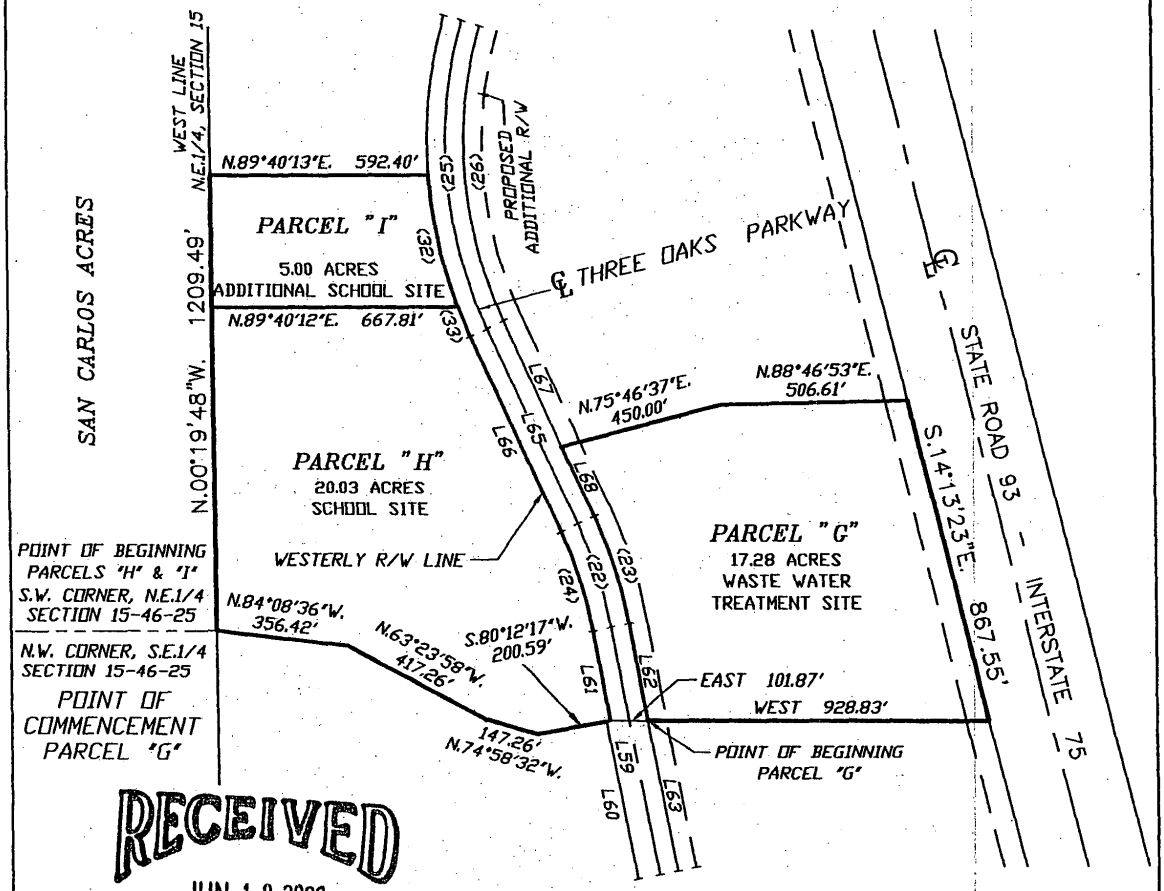
LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	256.93
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	16°54'26"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

SEE SHEET 2 OF 6 FOR LEGAL DESCRIPTION.



RECEIVED

JUN 1 9 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

John B. Harris

May 16, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14° 00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63° 23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD

SHEET 3 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

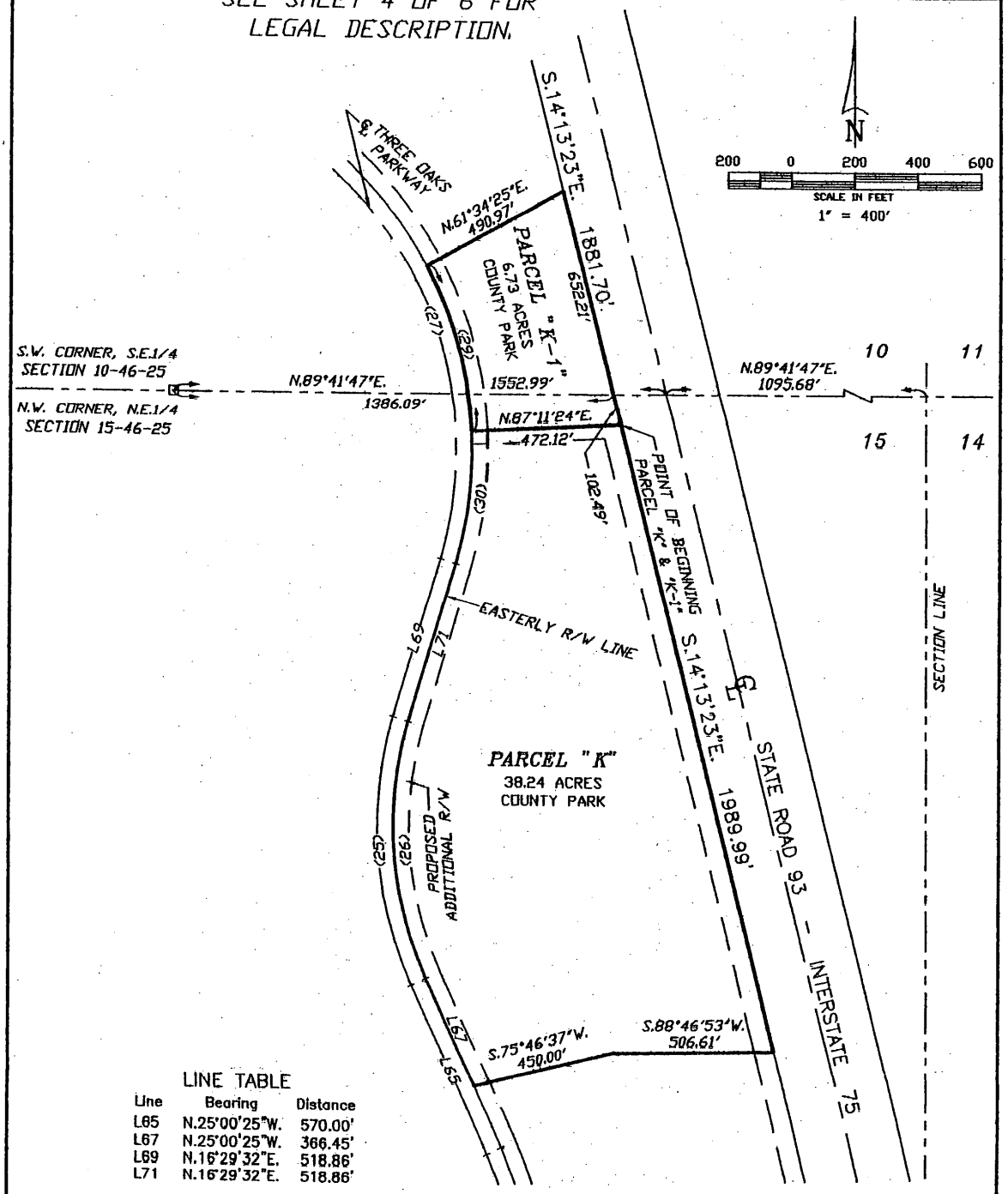
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 7
FILE #: 46-25-10
SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 4 OF 6 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L65	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L69	N.16°29'32"E.	518.86'
L71	N.16°29'32"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
29	1220.00'	25°37'07"	545.50'	540.96'	N.15°37'12"W.
30	1220.00'	19°18'06"	411.00'	409.06'	N.06°50'28"E.

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COMMUNITY DEVELOPMENT

DCI 2005-00054

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeasterly corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75° 46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

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COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD

SHEET 5 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

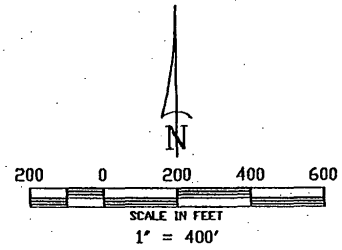
PROJECT # THREE OAKS R/W 8

FILE #: 46-25-10

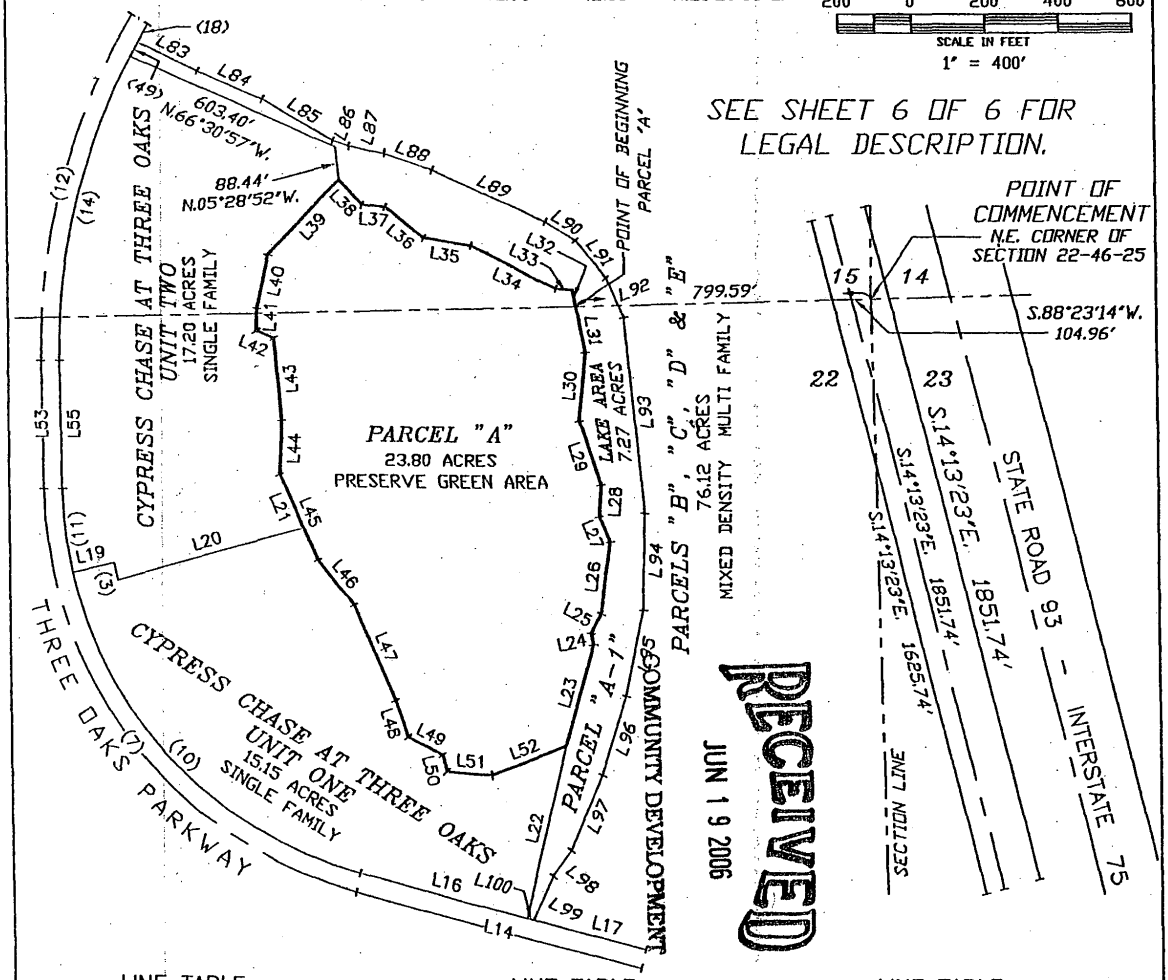
SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1160.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.



SEE SHEET 6 OF 6 FOR LEGAL DESCRIPTION.



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JUN 19 2006

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°06'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

LINE TABLE

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	17.13'

DCI 2005-00054

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04' 52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34' 28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02' 34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

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COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 1 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

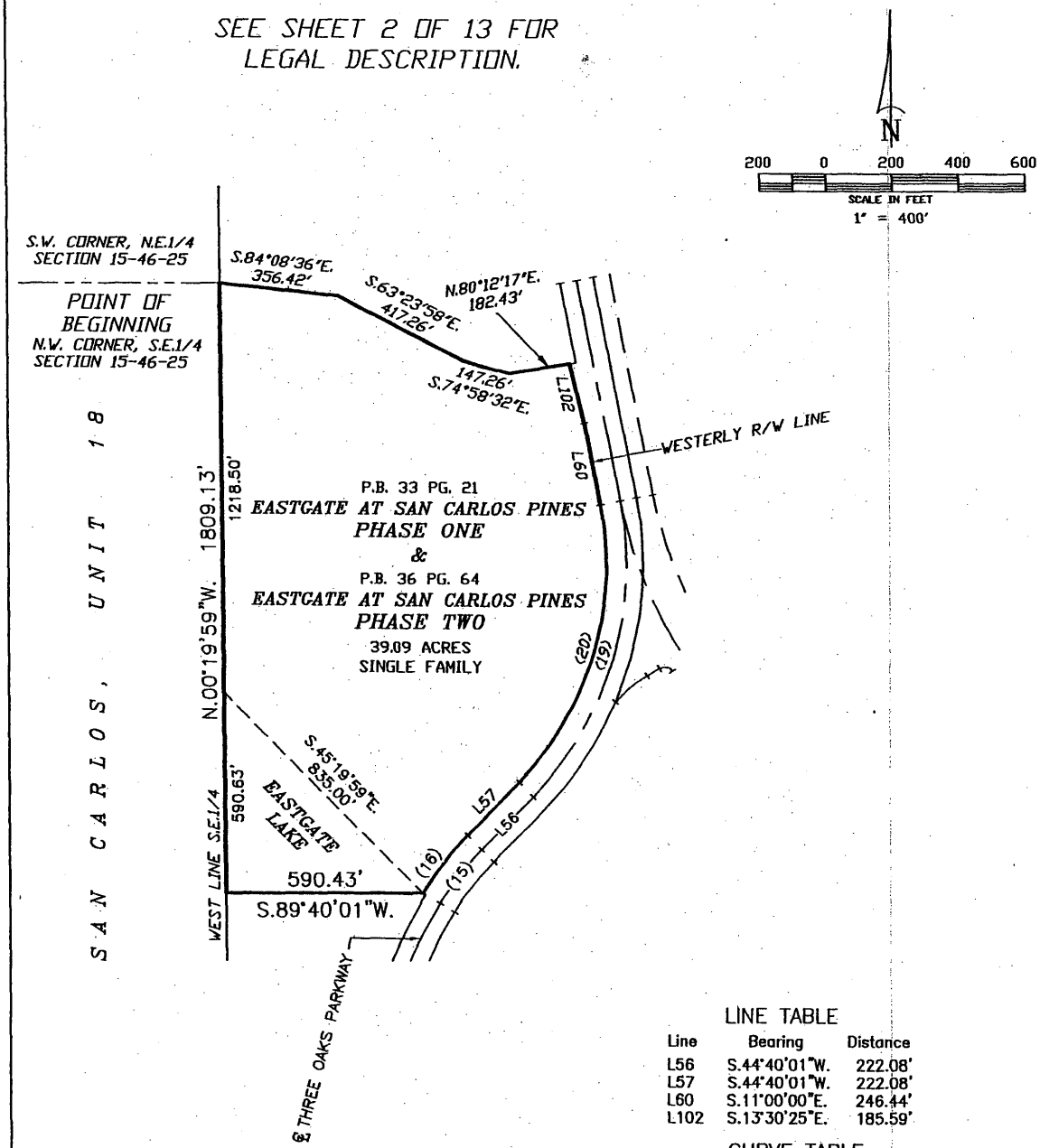
PROJECT # THREE OAKS R/W 1

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 13 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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COMMUNITY DEVELOPMENT

May 15, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DCI 2005-00054

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

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DCI 2005-00054

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SHEET 3 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

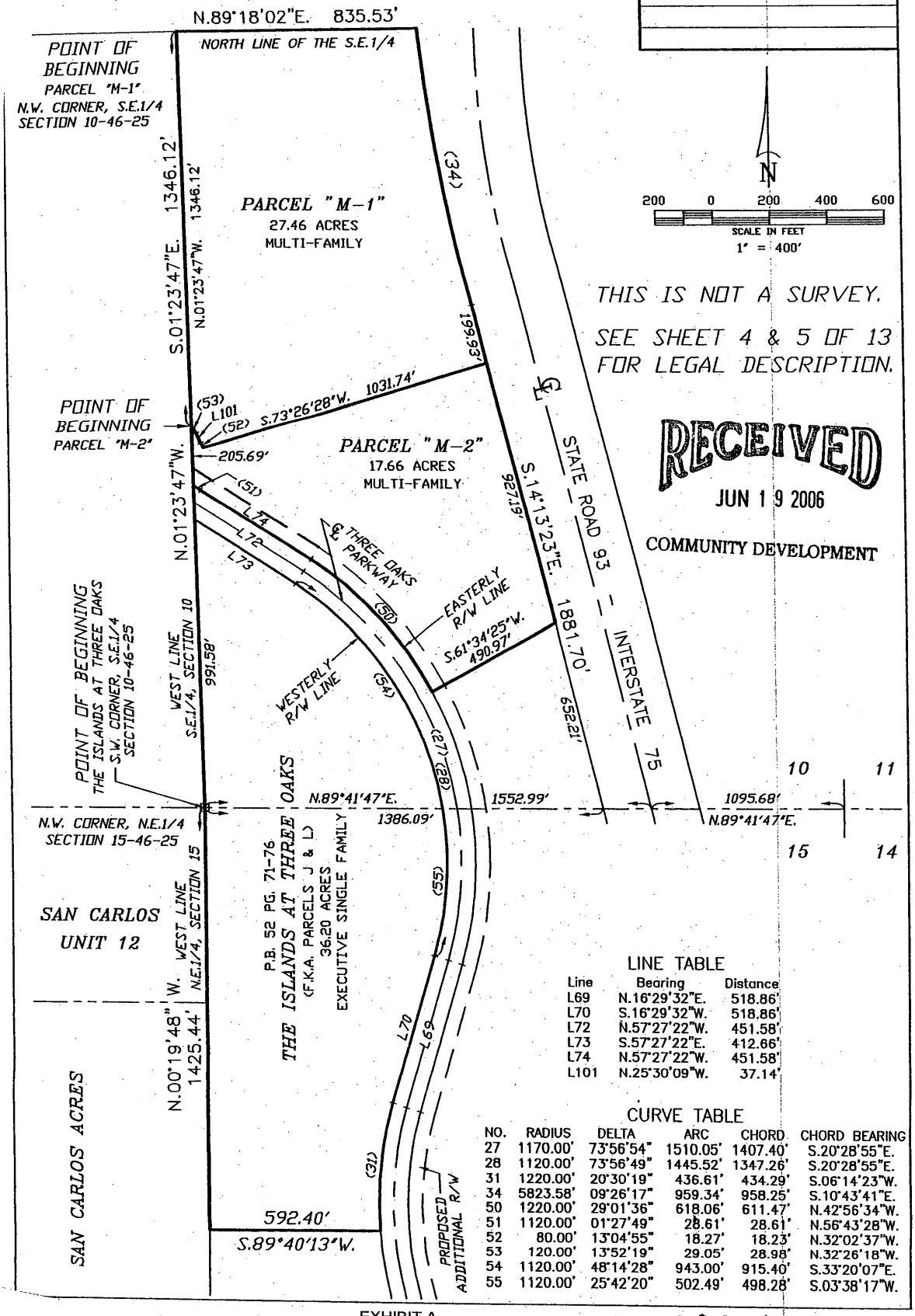
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 2

FILE #: 46-25-10

SKETCH DATE: 5/2/06



THIS IS NOT A SURVEY.

SEE SHEET 4 & 5 OF 13 FOR LEGAL DESCRIPTION.

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COMMUNITY DEVELOPMENT

LINE TABLE

Line	Bearing	Distance
L69	N.16°29'32"E.	518.86'
L70	S.16°29'32"W.	518.86'
L72	N.57°27'22"W.	451.58'
L73	S.57°27'22"E.	412.66'
L74	N.57°27'22"W.	451.58'
L101	N.25°30'09"W.	37.14'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
28	1120.00'	73°56'49"	1445.52'	1347.26'	S.20°28'55"E.
31	1220.00'	20°30'19"	436.61'	434.29'	S.06°14'23"W.
34	5823.58'	09°26'17"	959.34'	958.25'	S.10°43'41"E.
50	1220.00'	29°01'36"	618.06'	611.47'	N.42°56'34"W.
51	1120.00'	01°27'49"	28.61'	28.61'	N.56°43'28"W.
52	80.00'	13°04'55"	18.27'	18.23'	N.32°02'37"W.
53	120.00'	13°52'19"	29.05'	28.98'	N.32°26'18"W.
54	1120.00'	48°14'28"	943.00'	915.40'	S.33°20'07"E.
55	1120.00'	25°42'20"	502.49'	498.28'	S.03°38'17"W.

DCI 2005-00054

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangencey; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

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continued on sheet 5 of 13

49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20 '07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16° 29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06° 14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

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DCI 2005-00054

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 3
FILE #: 46-25-10
SKETCH DATE: 5/2/06

RPD

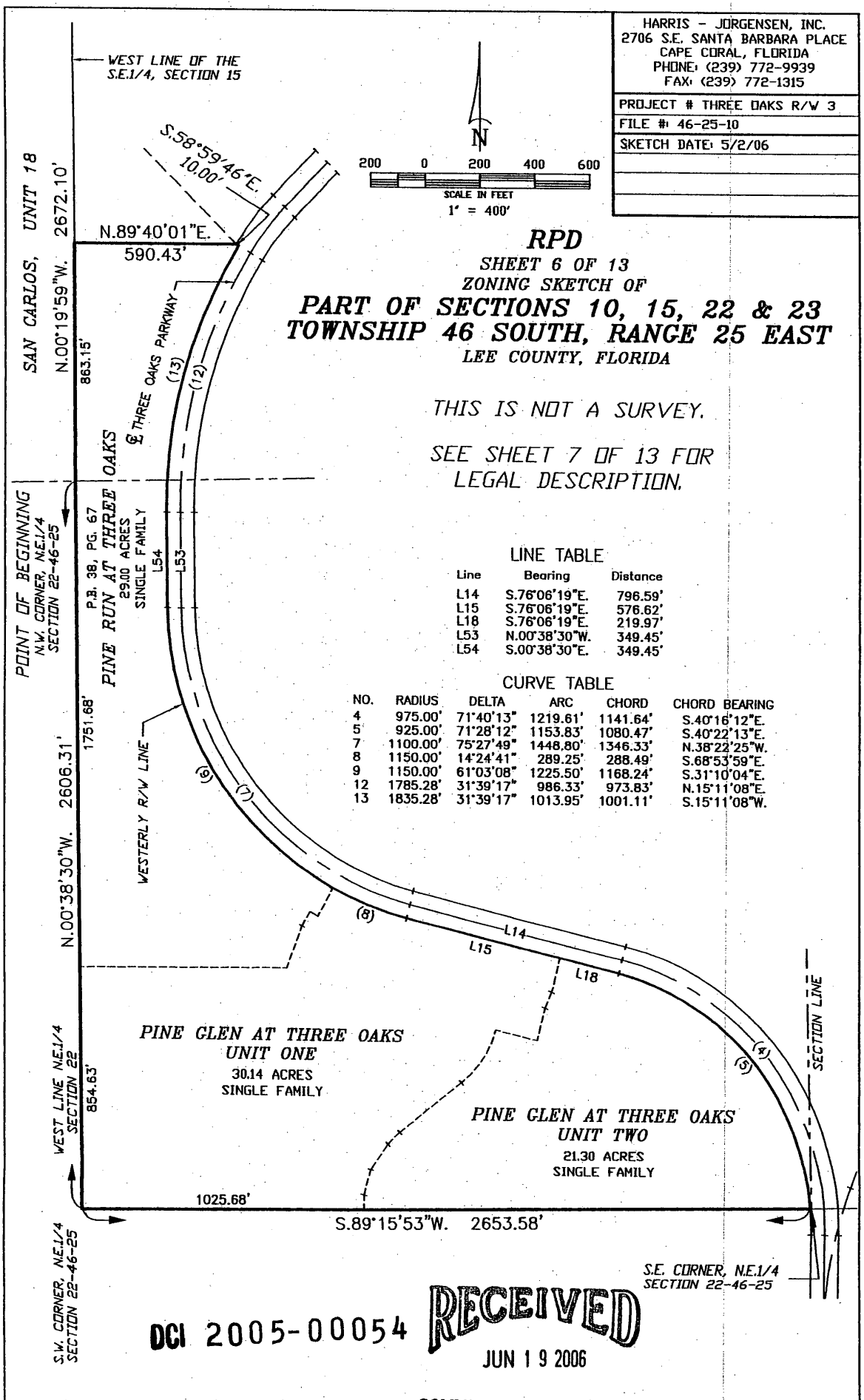
SHEET 6 OF 13
ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

SEE SHEET 7 OF 13 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L15	S.76°06'19"E.	576.62'
L18	S.76°06'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.

DCI 2005-00054
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COMMUNITY DEVELOPMENT

RPD

SHEET 7 OF 13

DESCRIPITON: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundarys of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundarys of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

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SHEET 8 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 9 OF 13 FOR LEGAL DESCRIPTION.

N

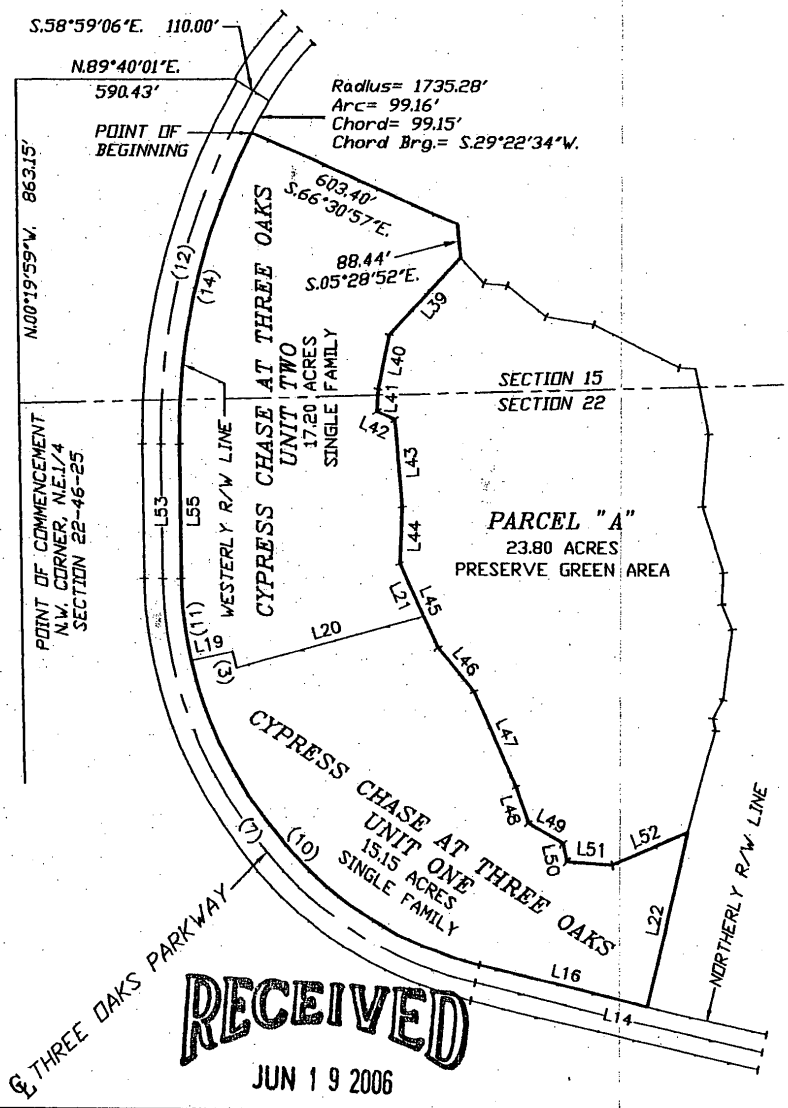
200 0 200 400 600

SCALE IN FEET

1" = 400'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.06°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.76°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'

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DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwesterly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05° 28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39"51'14"E. for 150.22 feet; thence run S.23°58' 15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54', a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundarys of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22' 50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

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COMMUNITY DEVELOPMENT

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RPD

SHEET 10 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

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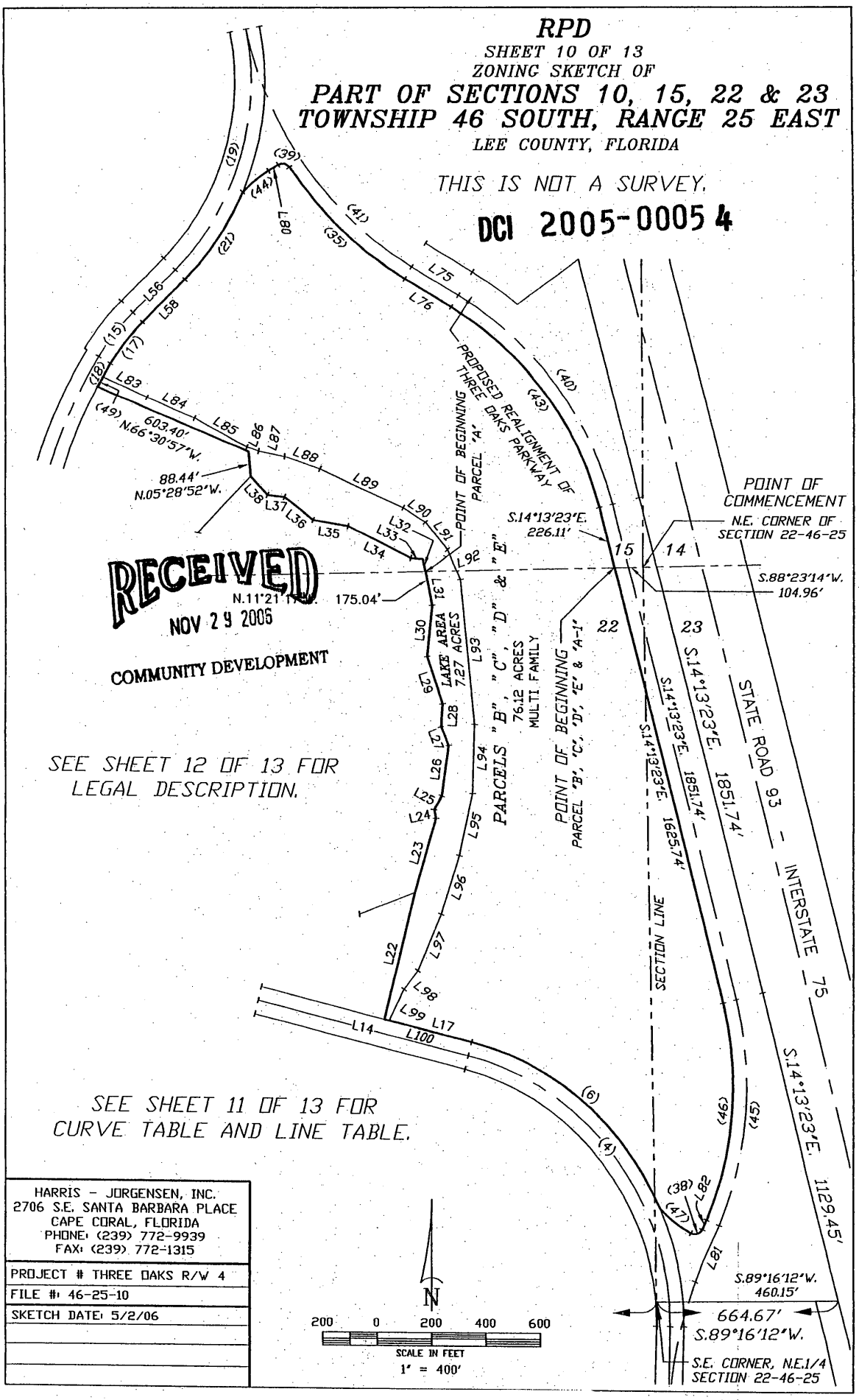

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SEE SHEET 12 OF 13 FOR LEGAL DESCRIPTION.

SEE SHEET 11 OF 13 FOR CURVE TABLE AND LINE TABLE.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
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PROJECT # THREE OAKS R/W 4

FILE #: 46-25-10

SKETCH DATE: 5/2/06

RPD

SHEET 11 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
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PROJECT # THREE OAKS R/W 5

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

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COMMUNITY DEVELOPMENT

DESCRIPTION: (Parcels "B", "C", "D" and "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06' 19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46' 03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37' 55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

continued of sheet 13 of 13

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of 810.00 feet, a delta of 13°39'14", a chord bearing of N.37°51'19"E. and a chord distance of 192.57 feet to a point of tangency; thence run N.44°40'01"E. along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 21°15'10", a chord bearing of N.34°02'00"E. and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°02'16" (14°58'31" per right-of-way map), a chord bearing of N.51°02'10"E. (N.51°04'03"E. per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run N.58°33'18"E. along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of 87°30'29", a chord bearing of S.77°41'27"E. and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'19", a chord bearing of S.46°22'22"E. and a chord distance of 581.44 feet to a point of tangency; thence run S.58°48'32"E. along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of S.36°30'56"E. and a chord distance of 910.44 feet to a point of tangency; thence run S.14°13'23"E. along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.12 acres.

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COMMUNITY DEVELOPMENT

ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
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CAPE CORAL, FLORIDA
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FAX: (239) 772-1315

PROJECT # THREE OAKS ROW

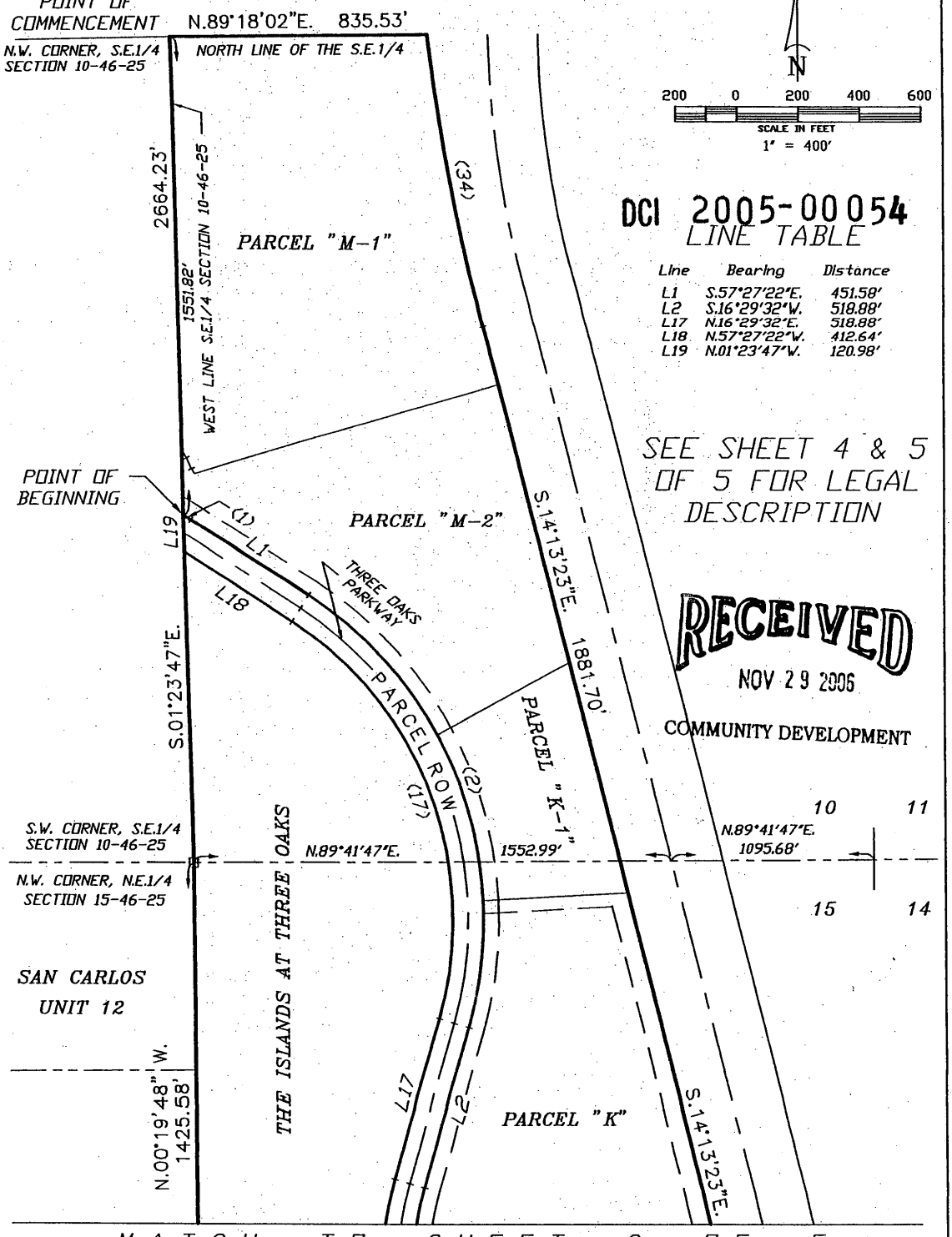
FILE #: 46-25-10

SKETCH DATE: 10/26/06

SHEET 1 OF 5

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1120.00'	01°27'49"	28.61'	28.61'	S.56°43'28"E.
2	1220.00'	73°56'49"	1574.55'	1467.53'	S.20°28'57"E.
17	1120.00'	73°56'49"	1445.49'	1347.24'	N.20°28'57"W.



DCI 2005-00054

LINE TABLE

Line	Bearing	Distance
L1	S.57°27'22"E.	451.58'
L2	S.16°29'32"W.	518.88'
L17	N.16°29'32"E.	518.88'
L18	N.57°27'22"W.	412.64'
L19	N.01°23'47"W.	120.98'

SEE SHEET 4 & 5 OF 5 FOR LEGAL DESCRIPTION

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MATCH TO SHEET 2 OF 5

ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
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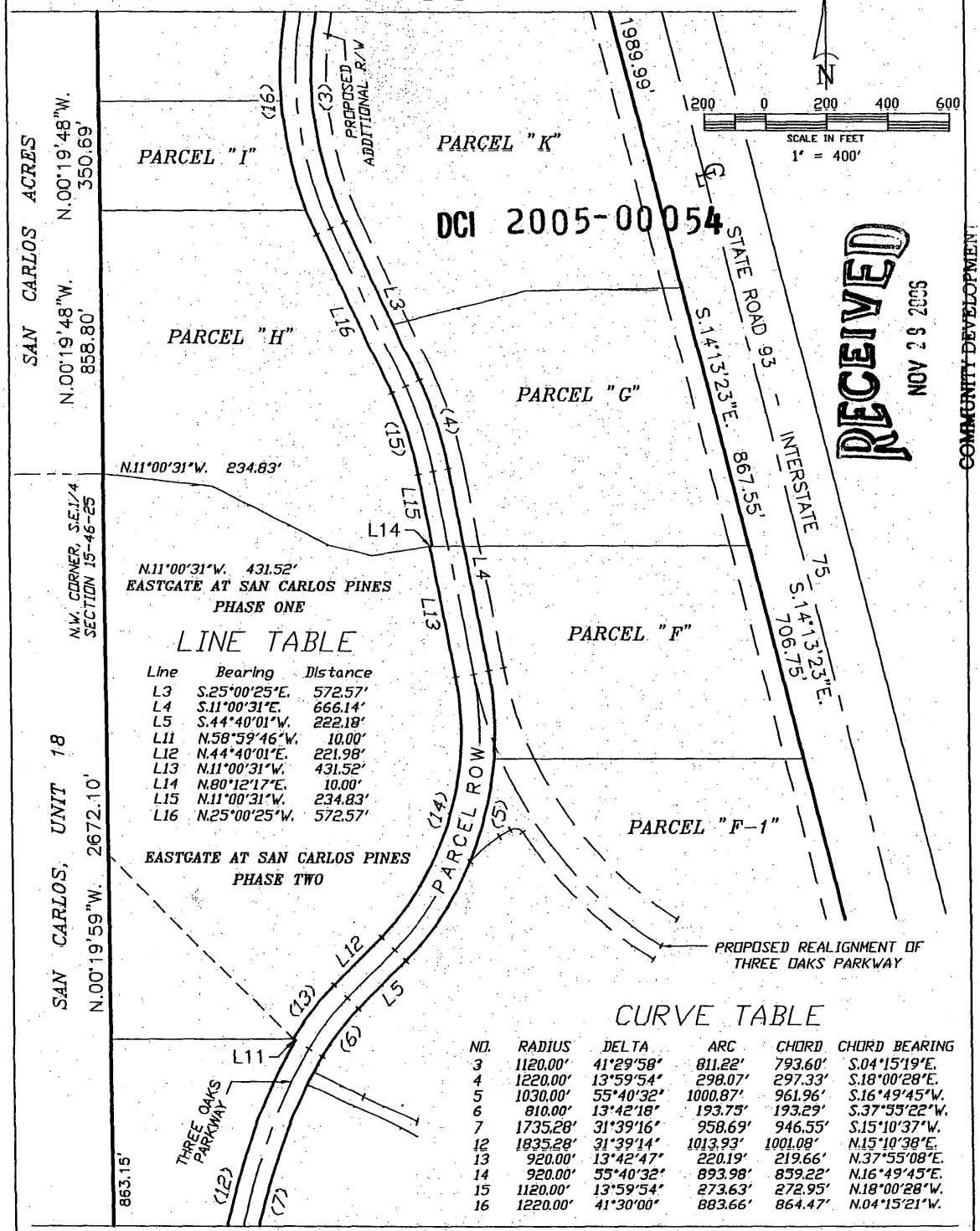
PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 2 OF 5

MATCH TO SHEET 1 OF 5



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LINE TABLE

Line	Bearing	Distance
L3	S.25°00'25"E.	572.57'
L4	S.11°00'31"E.	666.14'
L5	S.44°40'01"W.	222.18'
L11	N.58°59'46"W.	10.00'
L12	N.44°40'01"E.	221.98'
L13	N.11°00'31"W.	431.52'
L14	N.80°12'17"E.	10.00'
L15	N.11°00'31"W.	234.83'
L16	N.25°00'25"W.	572.57'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	1120.00'	41°29'58"	811.22'	793.60'	S.04°15'19"E.
4	1220.00'	13°59'54"	298.07'	297.33'	S.18°00'28"E.
5	1030.00'	55°40'32"	1000.87'	961.96'	S.16°49'45"W.
6	810.00'	13°42'18"	193.75'	193.29'	S.37°55'22"W.
7	1735.28'	31°39'16"	958.69'	946.55'	S.15°10'37"W.
12	1835.28'	31°39'14"	1013.93'	1001.08'	N.15°10'38"E.
13	920.00'	13°42'47"	220.19'	219.66'	N.37°55'08"E.
14	920.00'	55°40'32"	893.98'	859.22'	N.16°49'45"E.
15	1120.00'	13°59'54"	273.63'	272.95'	N.18°00'28"W.
16	1220.00'	41°30'00"	883.66'	864.47'	N.04°15'21"W.

MATCH TO SHEET 3 OF 5

ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

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PROJECT # THREE OAKS ROW

FILE #: 46-25-10

SKETCH DATE: 10/26/06

SHEET 3 OF 5

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200 0 200 400 600

SCALE IN FEET

1" = 400'

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LINE TABLE

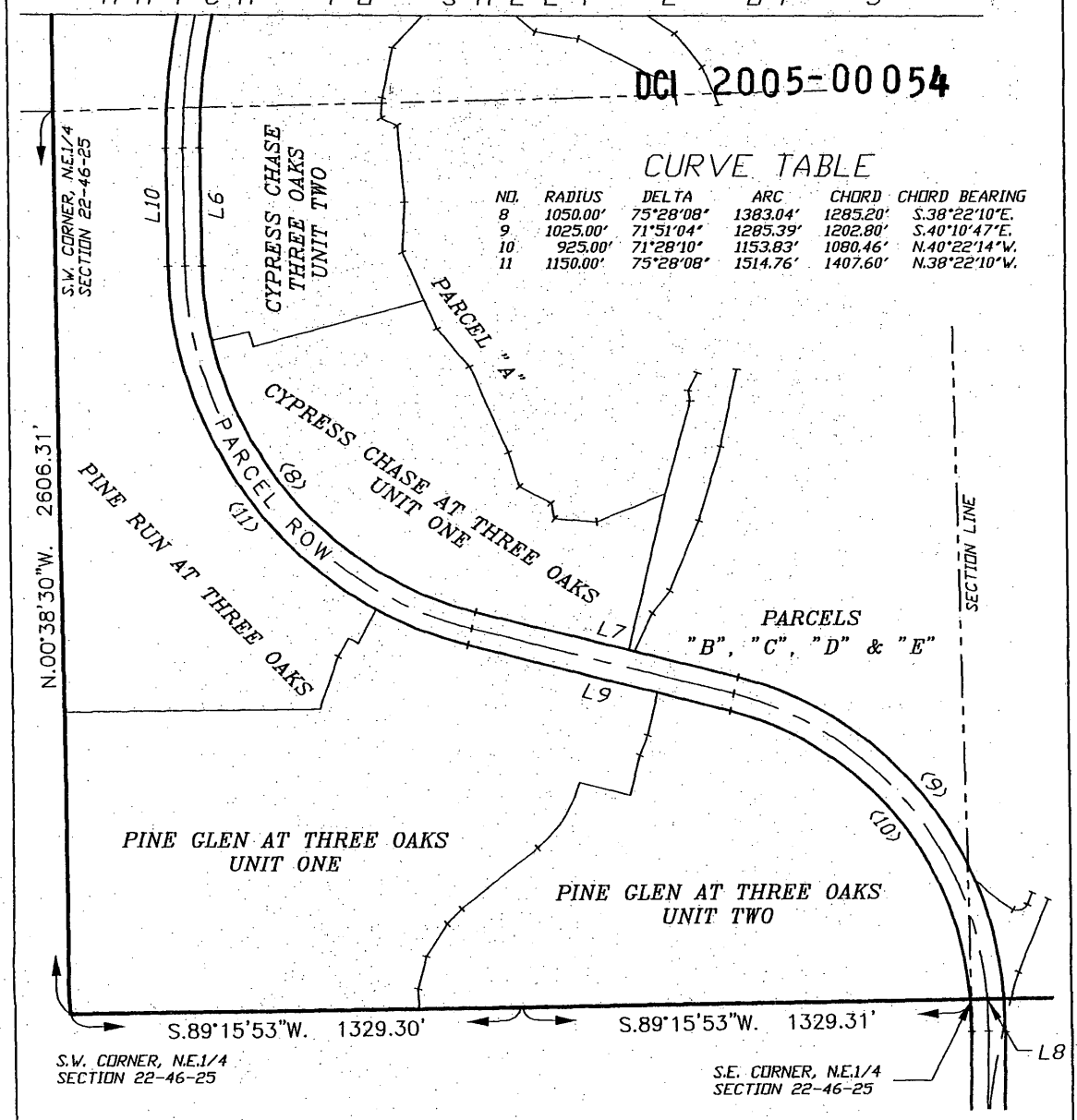
Line	Bearing	Distance
L6	S.00°38'30"E.	349.45'
L7	S.76°06'19"E.	796.59'
L8	S.89°16'11"W.	100.21'
L9	N.76°06'19"W.	796.59'
L10	N.00°38'30"W.	349.45'

MATCH TO SHEET 2 OF 5

DCI 2005-00054

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
8	1050.00'	75°28'08"	1383.04'	1285.20'	S.38°22'10"E.
9	1025.00'	71°51'04"	1285.39'	1202.80'	S.40°10'47"E.
10	925.00'	71°28'10"	1153.83'	1080.46'	N.40°22'14"W.
11	1150.00'	75°28'08"	1514.76'	1407.60'	N.38°22'10"W.



ROW

SHEET 4 OF 5

DESCRIPTION: (Existing Right-of-Way of Three Oaks Parkway)

A tract or parcel of land lying in Sections 10, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1551.82 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01° 27'49", a chord bearing of S.56°43'28"E. and a chord distance of 28.61 feet to a point of tangency; thence run S.57°27'22"E. for 451.58 feet to a point of curvature; thence run Southeasterly for 1574.55 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 73°56'49", a chord bearing of S.20°28'57"E. and a chord distance of 1467.53 feet to a point of tangency; thence run S.16°29'32"W. for 518.88 feet to a point of curvature; thence run Southeasterly for 811.22 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of S.04°15'19"E. and a chord distance of 793.60 feet to a point of curvature; thence run S.25°00'25"E. for 572.57 feet to a point of curvature; thence run Southeasterly for 298.07 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 13°59'54", a chord bearing of S.18°00'28"E. and a chord distance of 297.33 feet to a point of tangency; thence run S.11°00'31"E. for 666.14 feet to a point of curvature; thence run Southwesterly for 1000.87 feet along the arc of a curve concave Northwestery, with a radius of 1030.00 feet, a delta of 55°40'32", a chord bearing of S.16°49'45"W. and a chord distance of 961.96 feet to a point of tangency; thence run S.44°40'01"W. for 222.18 feet to a point of curvature; thence run Southwesterly for 193.75 feet along the arc of a curve concave Southeasterly, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of S.37° 55'22"W. and a chord distance of 193.29 feet to a point of compound curvature; thence run Southwesterly for 958.69 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 31°39'16", a chord bearing of S.15°10'37"W. and a chord distance of 946.55 feet to a point of tangency; thence run S.00°38'30"E. for 349.45 feet to a point of curvature; thence run Southeasterly for 1383.04 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 75°28'08", a chord bearing of S.38°22'10"E. and a chord distance of 1285.20 feet to a point of tangency; thence run S.76°06'19"E. for 796.59 feet to a point of curvature; thence run Southeasterly for 1285.39 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 71°51'04", a chord bearing of S.40°10' 47"E. and a chord distance of 1202.80 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°16'11"W. along said South line for 100.21 feet to a point on a curve; thence run Northwesterly for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'10", a chord bearing of N.40° 22'14"W. and a chord distance of 1080.46 feet to a point of tangency; thence run N.76°06'19"W. for 796.59 feet to a point of curvature; thence run Northwesterly for 1514.76 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 75°28'08", a chord bearing of N.38°22'10"W. and a chord distance of 1407.60 feet to a point of tangency; thence run N.00°38'30"W. for 349.45 feet to a point of curvature; thence run Northeasterly for 1013.93 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 14", a chord bearing of N.15°10'38"E. and a chord distance of 1001.08 feet; thence run N.58° 59'46"W. for 10.00 feet to a point on a curve; thence North Northeasterly for 220.19 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°42'47", a chord bearing of N.37°55'08"E. and a chord distance of 219.66 feet to a point of tangency; thence run N.44°40'01"E. for 221.98 feet to a point of curvature; thence run Northeasterly for 893.98

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feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 55°40'32", a chord bearing of N.16°49'45"E. and a chord distance of 859.22 feet to a point of tangency; thence run N.11°00'31"W. for 431.52 feet; thence run N.80°12'17"E. for 10.00 feet; thence run N.11°00'31"W. for 234.83 feet to a point on a curve; thence run Northwesterly for 273.63 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 13°59'54", a chord bearing of N.18°00'28"W. and a chord distance of 272.95 feet to a point of tangency; thence run N.25°00'25"W. for 572.57 feet to a point of curvature; thence run Northwesterly for 883.66 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 41°30'00", a chord bearing of N.04°15'21"W. and a chord distance of 864.47 feet to a point of tangency; thence run N.16°29'32"E. for 518.88 feet to a point of curvature; thence run Northwesterly for 1445.49 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 73°56'49", a chord bearing of N.20°28'57"W. and a chord distance of 1347.24 feet to a point of tangency; thence run N.57°27'22"W. for 412.64 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23' 47"W. along said West line for 120.98 feet to the point of beginning.

Said tract contains 25.81 acres, more or less.

ZONING SKETCH OF

ADDITIONAL RIGHT-OF-WAY OF THREE OAKS PARKWAY REALIGNMENT SECTIONS 14, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
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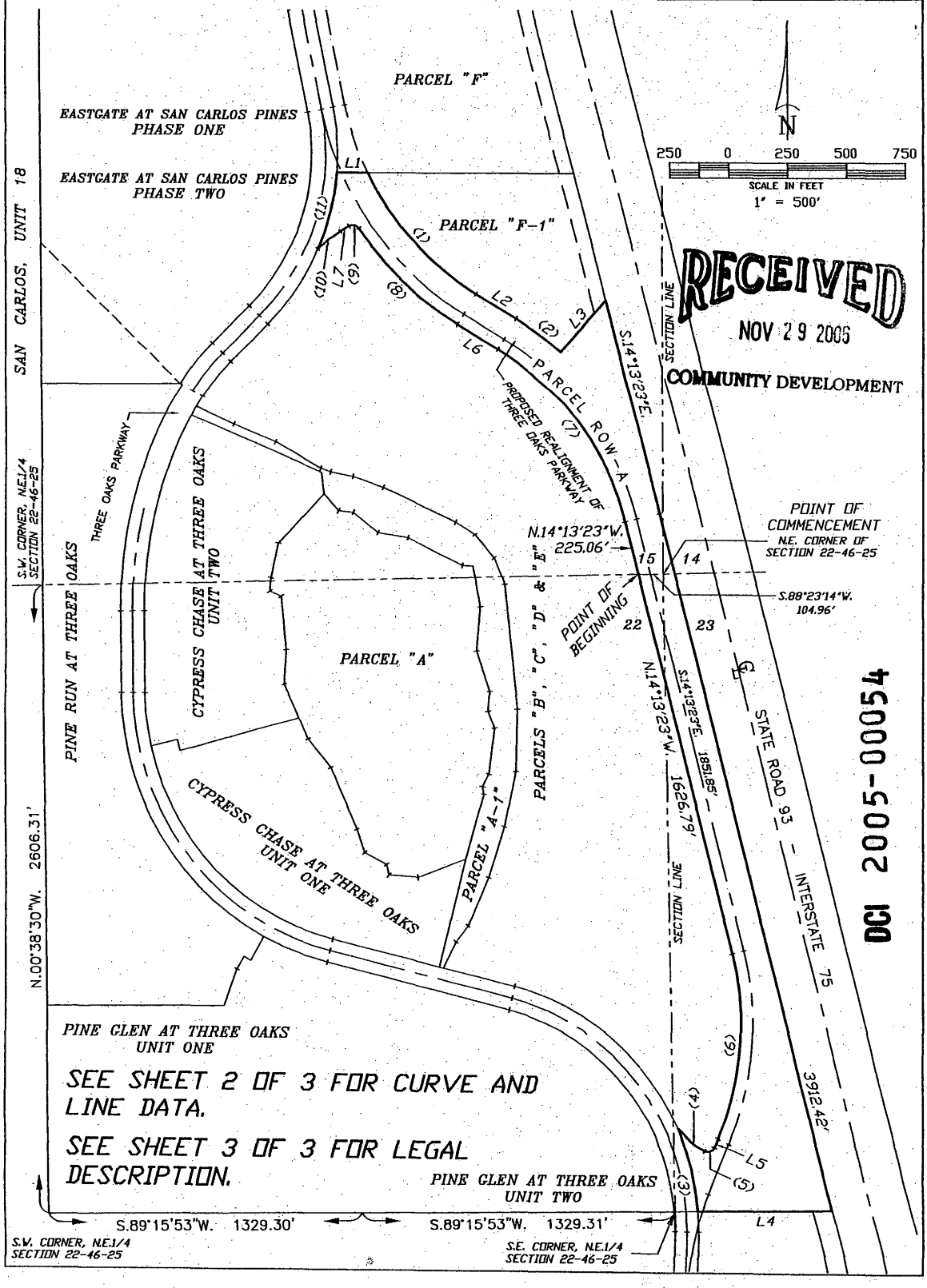
PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 1 OF 3



SEE SHEET 2 OF 3 FOR CURVE AND LINE DATA.

SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

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ZONING SKETCH OF

ADDITIONAL RIGHT-OF-WAY OF THREE OAKS PARKWAY REALIGNMENT SECTIONS 14, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

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PROJECT # THREE OAKS ROW

FILE #: 46-25-10

SKETCH DATE: 10/26/06

SHEET 2 OF 3

LINE TABLE

Line	Bearing	Distance
L1	N.89°59'27"E.	129.95'
L2	S.58°48'32"E.	200.62'
L3	N.41°10'37"E.	290.09'
L4	S.89°15'15"W.	568.50'
L5	N.23°10'43"E.	37.76'
L6	N.58°48'32"W.	200.62'
L7	S.58°33'18"W.	42.33'

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CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1200.00'	33°07'57"	693.92'	684.30'	N.42°14'34"W.
2	1350.00'	09°59'09"	235.29'	234.99'	S.53°48'57"E.
3	1025.00'	19°29'28"	348.69'	347.01'	N.14°07'52"W.
4	470.00'	17°31'42"	143.79'	143.23'	S.52°16'43"E.
5	30.00'	95°46'42"	50.15'	44.51'	N.71°04'04"E.
6	1200.00'	37°24'02"	783.32'	769.48'	N.04°28'42"E.
7	1200.00'	44°35'13"	933.83'	910.44'	N.36°30'56"W.
8	1350.00'	24°52'44"	586.19'	581.60'	N.46°22'10"W.
9	30.00'	87°30'54"	45.82'	41.50'	N.77°41'15"W.
10	470.00'	15°03'12"	123.48'	123.13'	S.51°01'42"W.
11	1030.00'	18°40'28"	335.71'	334.23'	N.14°02'03"E.

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ROW - A

SHEET 3 OF 3

DESCRIPTION: (Additional right-of-way of Three Oaks Parkway Realignment)

A tract or parcel of land lying in Sections 14, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning; thence run N.14°13' 23"W. for 225.06 feet to a point of curvature; thence run Northwesterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of N.36°30'56"W. and a chord distance of 910.44 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 586.19 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'44", a chord bearing of N.46°22'10"W. and a chord distance of 581.60 feet to a point of reverse curvature; thence run Northwesterley for 45.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'54", a chord bearing of N.77°41' 15"W. and a chord distance of 41.50 feet to a point of tangency; thence run S.58°33'18"W. for 42.33 feet to a point of curvature; thence run Southwesterly for 123.48 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°03'12", a chord bearing of S.51°01'42"W. and a chord distance of 123.13 feet to a point of cusp; thence run Northeasterly for 335.71 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 18°40'28", a chord bearing of N.14°02'03"E. and a chord distance of 334.23 feet; thence run N.89°59'27"E. for 129.95 feet to a point on a curve; thence run Southeasterly along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°07'57", a chord bearing of S.42°14'34"E. and a chord distance of 684.30 feet to a point of tangency; thence run S.58° 48'32"E. for 200.62 feet to a point of curvature; thence run Southeasterly for 235.29 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°59'09", a chord bearing of S.53°48'57"E. and a chord distance of 234.99 feet; thence run N.41°10'37"E. for 290.09 feet to a point on the Westerly right-of-way line of Interstate Highway No. 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 3912.42 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 23; thence run S.89°15'15"W. along said South line for 568.50 feet to a point on a curve; thence run Northwesterly for 348.69 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 19°29' 28", a chord bearing of N.14°07'52"W. and a chord distance of 347.01 feet to a point of cusp; thence run Southeasterly for 143.79 feet along the arc of a curve concave Northeasterly, with a radius of 470.00 feet, a delta of 17°31'42", a chord bearing of S.52°16'43"E. and a chord distance of 143.23 feet to a point of common curvature; thence run Northeasterly for 50.15 feet along the arc of a curve concave Northwesterly, with a radius of 30.00 feet, a delta of 95°46' 42"E., a chord bearing of N.71°04'04"E. and a chord distance of 44.51 feet to a point of tangency; thence run N.23°10'43"E. for 37.76 feet to a point of curvature; thence run Northeasterly for 783.32 feet along the arc of a curve concave Northwesterly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of N.04°28'42"E. and a chord distance of 769.48 feet to a point of tangency; thence run N.14°13'23"W. for 1626.79 feet to the point of beginning.

Said tract contains 23.20 acres, more or less.

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~~EXHIBIT B - REVISED LAND USE TABLE~~

~~LAND USE TYPES~~	~~1984-1988~~			~~1989-1993~~			~~1994-1999~~			~~TOTAL~~		
	~~Acres~~	~~%~~	~~Units~~	~~Acres~~	~~%~~	~~Units~~	~~Acres~~	~~%~~	~~Units~~	~~Acres~~	~~%~~	~~Units~~
~~112-Single Family~~	~~83~~	~~17~~	~~200~~	~~69~~	~~14~~	~~192~~				~~152~~	~~31~~	~~392~~
~~Multi-Family'~~												
~~116-Low Density~~				~~79~~	~~16~~	~~664~~				~~79~~	~~16~~	~~664~~
~~117-High Density~~				~~20~~	~~4~~	~~374~~	~~99~~	~~20~~	~~1870~~	~~119~~	~~24~~	~~2244~~
~~121-Retail Sales and Services~~				~~6~~	~~1~~		~~9~~	~~2~~		~~15~~	~~3~~	
~~155-sewage Treatment Facility~~	~~5~~	~~1~~		~~5~~	~~1~~		~~7~~	~~1~~		~~17~~	~~3~~	
~~161-Educational Facilities~~							~~25~~	~~5~~		~~25~~	~~5~~	
~~170-Recreation*~~	~~24~~	~~5~~					~~38~~	~~8~~		~~62~~	~~13~~	
~~192-Open Land and Other Streets~~	~~26~~	~~5~~								~~26~~	~~5~~	
~~Total~~	~~138~~	~~-28~~	~~200~~	~~179~~	~~36~~	~~1230~~	~~178~~	~~36~~	~~1870~~	~~495~~	~~100~~	~~3300~~

~~*In addition to the 24-acre preserve provided for recreation, 10 acres of property is provided for joint development by the School Board and Division of Community Services for recreation, as well as various park areas provided for as part of the multi-unit area facilities (See Question 27 A)~~

~~Note 1 32 acres of lakes comprised of the master drainage system along I-75 and lakes around the cypress preserve were all constructed during Phase I.~~

~~Note 2 Development Order effective date is May 13, 1981. This table is a three year extension to the original phasing.~~

~~EXHIBIT C TO FIRST DEVELOPMENT ORDER AMENDMENT~~
~~FOR VILLAGES OF SAN CARLOS DEVELOPMENT OF REGIONAL IMPACT~~

~~2944~~

EXHIBIT B - REVISED LAND USE TABLE (PHASING SCHEDULE)

LAND USE TYPES	PHASE I 1984-2003 (COMPLETED)			PHASE II 2004-2010 (Future Activity)			TOTAL PROJECT		
	Parcel	Acres	Units	Parcel	Acres	Units	Parcel	Acres	Units
Single Family									
Eastgate	-	39.09	114	-	0.00	0	-	39.09	114
Pine Run	-	29.00	77	-	0.00	0	-	29.00	77
Cypress Chase	-	32.35	78	-	0.00	0	-	32.35	78
Pine Glen	-	51.44	112	-	0.00	7	-	51.44	119
Total Single Family		151.88	381		0.00	7		151.88	388
Multi Family									
The Islands	J, L,	36.20	142	-	0	0	J, L,	36.20	142
South Parcel	-	0	0	B, C, D, E	76.12	1,170	B, C, D, E	76.12	1,170
North Parcel	-	0	0	M-1, M-2	45.12	800	M-1, M-2	45.12	800
Total Multi-Family		36.20	142		121.24	1,970		157.44	2,112
Total Residential - RPD		**188.08**	**523**		**121.24**	**1,977**		**309.32**	**2,500**
Retail Sales and Services									
Three Oaks Town Center	F	8.01	41,000 sf	F	7.00	47,799 sf	F	15.01	88,799 sf
Three Oaks Commercial Addt.	F-1	0.00*	0	F-1	10.34*	70,000 sf	F1	10.34*	70,000 sf
Total CPD		**8.01**	**41,000 sf**		**17.34**	**117.799 sf**		**25.35**	**158,799 sf**
Community Facilities									
Three Oaks Sewage Treatment Plant	G	17.28			0.00		G	17.28	
Three Oaks Middle School	H, I	25.03			0.00		H, I	25.03	
Three Oaks Community Park	K, K-1	38.24		K-1	6.73		K, K-1	44.97	
Cypress Preserve	A	23.80			0.00		A	23.80	
Total CFPD		**104.35**			**6.73**			**111.08**	
Rights of Way									
Three Oaks Parkway - Current		25.81			0.00			25.81	
Three Oaks Parkway - New*		0			23.20			23.20	
Total ROW		**25.81**			**23.20**			**49.01**	
Total DRI		**326.25**			**168.51**			**494.76**	

* - Due to the realignment by Lee County DOT of Three Oaks Parkway, the South Parcel of high density multi family is proposed to be divided into: (1) new road right of way, (2) the portion remaining as contiguous residential, and (3) the new portion east of the new right of way which is proposed as commercial since it is now adjacent to the existing commercial site.

Exhibit C

REVISED LAND USE PARAMETERS

Total Project		~~495~~ 494.76 acres
Residential Use (RPD)		
Single Family	~~392~~ 388 units	~~152~~ 151.88 acres
~~Medium Density~~	~~664 units~~	~~79 acres~~
~~High Density~~	~~2,244 units~~	~~119 acres~~
Multi-Family	2,112 units	157.44 acres
Commercial Use (CPD)		
Retail Sales and Service		~~15~~ 25.35 acres
Institutional Use		
School		~~25~~ 25.03 acres
Public Facilities		~~43~~ 66.29 acres
(~~Inclusive of Utility Easements and Roads~~)		
(Roads, Wastewater Treatment Plant)		
Open Space		~~62~~ 68.77 acres
(~~Inclusive of Parks, Recreation Lakes and Drainage~~)		
(Community Park, Cypress Preserve)		

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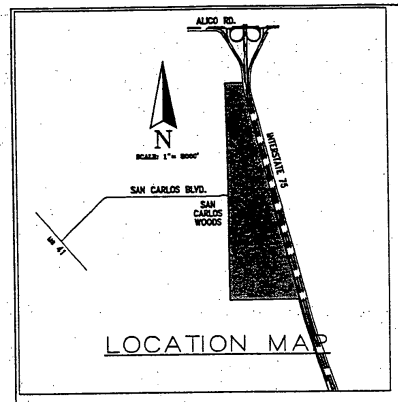
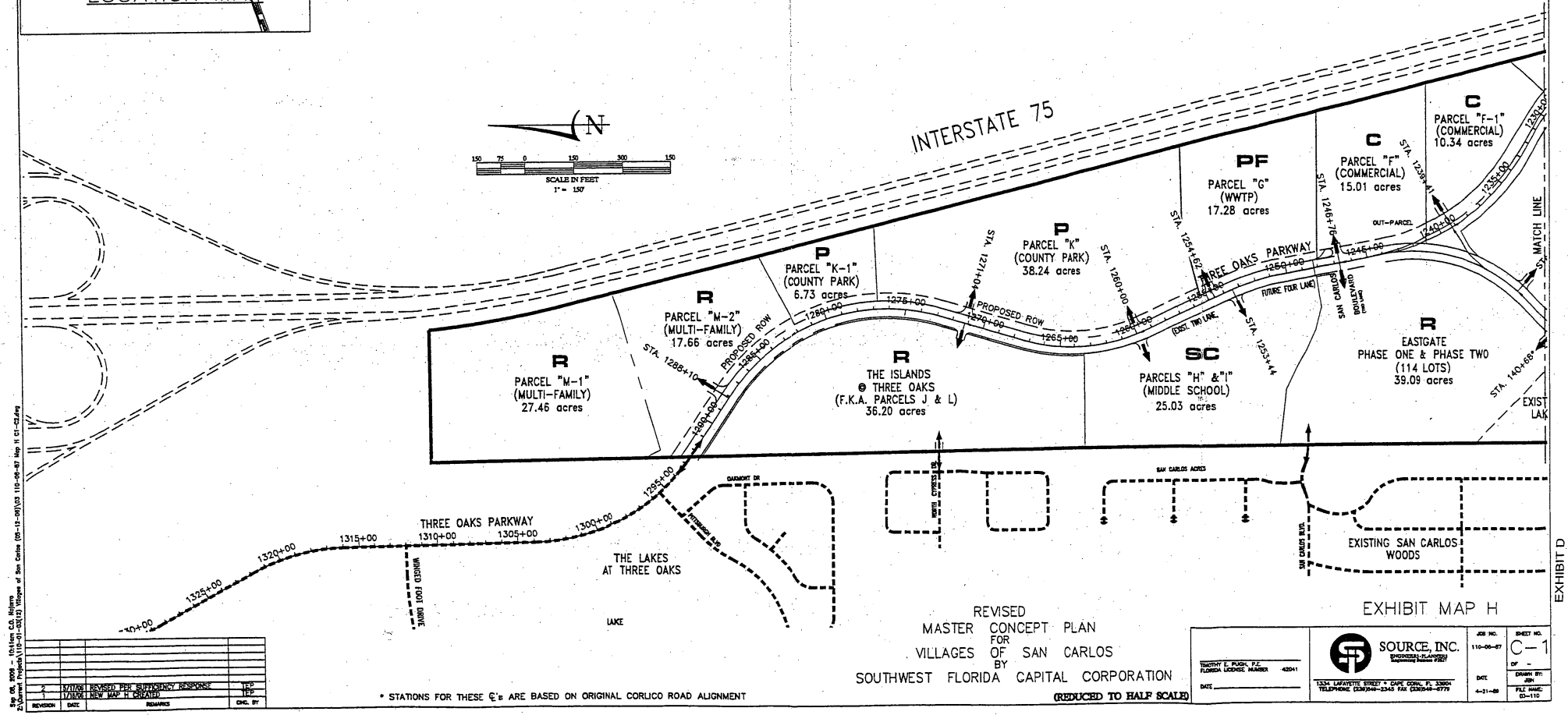


LEGEND

- **R** – RESIDENTIAL
- **C** – COMMERCIAL
- **P** – COUNTY PARK
- **PF** – PUBLIC FACILITIES
- **SC** – SCHOOL
- **PR/WM** – PRESERVE

DESCRIPTION	AREA (ACRES)	PARAMETERS
– RESIDENTIAL		
· TRACTS	309.32 ACRES	
+ R/W	49.01 ACRES	
TOTAL	358.33 ACRES	2,500 D.U.'s
– COMMERCIAL	25.35 ACRES	158,799 SF
– COUNTY PARK	44.97 ACRES	–
– PUBLIC FACILITIES	17.28 ACRES	–
– SCHOOL	25.03 ACRES	–
– PRESERVE	23.80 ACRES	–
TOTAL	494.76 ACRES	–



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

(REDUCED TO HALF SCALE)

* STATIONS FOR THESE ℄'s ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISION	DATE	REMARKS	CKD. BY
2	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
1	1/18/06	NEW MAP H CREATED	TEP

TIMOTHY E. PUSH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE

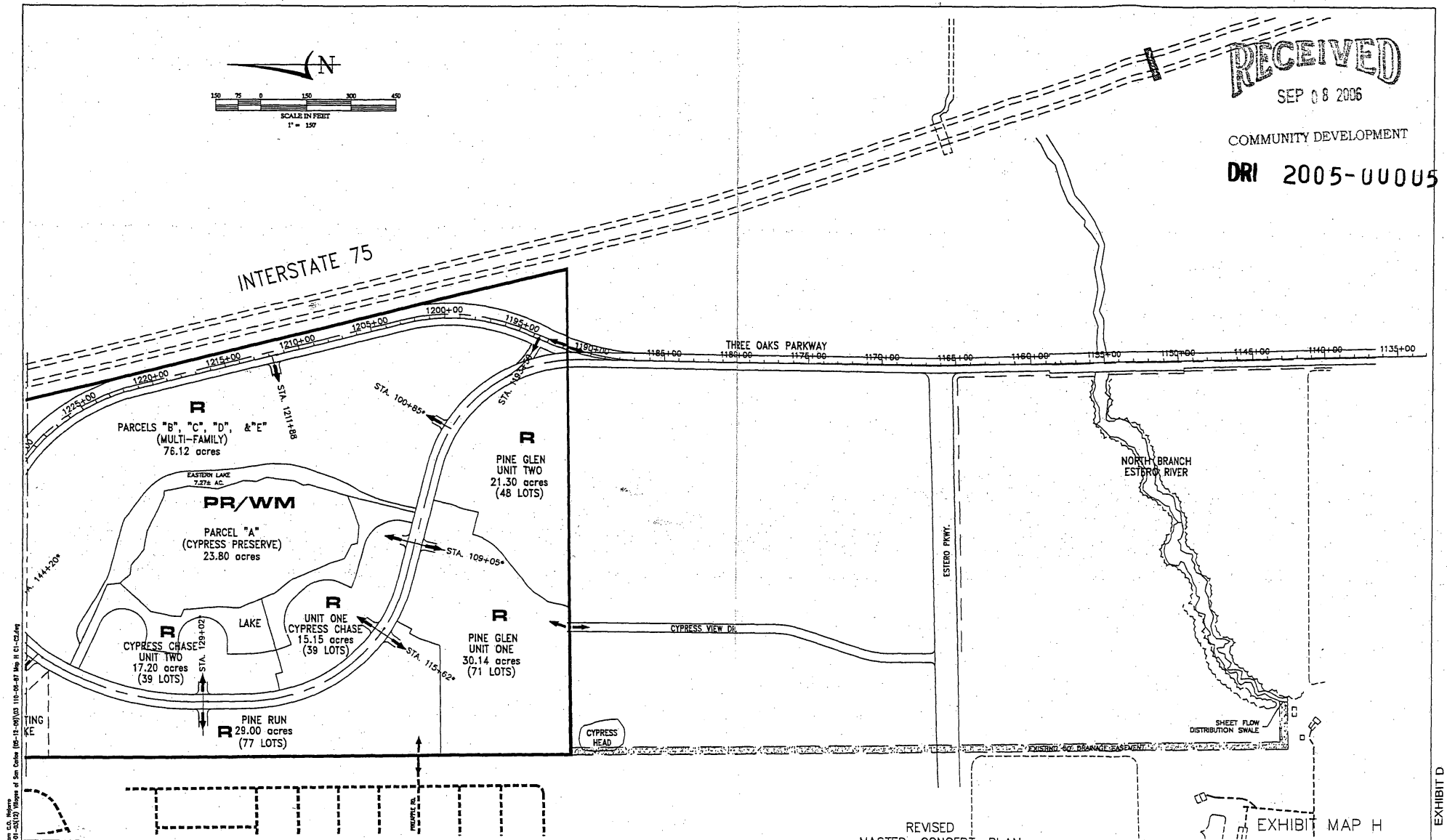
SOURCE, INC.
ENGINEERS • PLANNERS
Engineering Business #2821
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779

JOB NO. 110-06-07
DATE 4-21-06
SHEET NO. C-1
OF –
DRAWN BY: JSN
FILE NAME: 03-110

EXHIBIT MAP H

EXHIBIT D
Page 1 of 2

Sep 08, 2006 – 10:41am C.D. Nelsen
J:\Current Projects\110-01-03(12) Villages of San Carlos (05-12-06)\03 110-06-07 Map H C1-C2.dwg



RECEIVED
SEP 08 2006
COMMUNITY DEVELOPMENT
DRI 2005-00005

EXHIBIT MAP H

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION
(REDUCED TO HALF SCALE)

* STATIONS FOR THESE ℄'s ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISION	DATE	REMARKS	CHK. BY
2	3/11/05	REVISED PER SUFFICIENCY RESPONSE	TEP
1	11/8/04	NEW MAP "H" CREATED	TEP

TIMOTHY E. PUCK, P.E.
FLORIDA LICENSE NUMBER 42041
DATE

SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #1207
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)549-3345 FAX (239)549-6779

JOB NO. 110-06-87
DATE 4-21-06
SHEET NO. C-2 OF -
DRAWN BY: JSH
FILE NAME: 03-110

Sep 06, 2006 - 10:41am C.D. Nolpere
Z:\Current Projects\110-01-03\12 Villages of San Carlos [06-12-06]\03 110-06-87 Map H C1-C2.dwg

EXHIBIT D
Page 2 of 2

SAN CARLOS PARK FIRE DEPARTMENT
SAN CARLOS PARK • FORT MYERS • FL. 33908
Route 1 Box 700

September 24th, 1980.

RECEIVED
SEP 26 1980
S.W. FLORIDA REGIONAL
PLANNING COUNCIL

Mr. Mike Kloehn
SW Fla. Region Planning Commission
121 W. 1st Street
Ft. Myers, Fla. 33901

Dear Mr. Kloehn,

As per our telephone conversation of the other day, here are the facts and figures you requested in order to facilitate your study of the San Carlos Pines development :

1. Land requirements & costs : As I am not up-to-date on the prices in the area to be developed, it is very difficult to assign a actual $ value to the property but the lot should be at least ½ acre or more in size to allow for future expansion as well as sufficient parking spaces.

2. The actual station : The station can be built in stages as the area develops. It is suggested that the living area, office space etc. and one bay be constructed in early 1982 and then additional bay(s) may be added in the future as more space is needed to house the required apparatus. A conservative estimate for a 2-bay station with living quarters would be around $ 55,000 at today's prices. The Fire Department should be allowed to provide the floor plan as there are definite requirements to meet our needs.

3. Population growth and staffing requirements: As the area develops the number of staff will grow proportionately. The total cost of a certified full-time firefighter is around $ 12,000 per annum to the department and the NFPA recommends 1½ fireman per 1,000 population. According to Table 24-1, Growth Schedule for San Carlos Pines, population should be approaching the 1,000 mark by the end

SAN CARLOS PARK FIRE DEPARTMENT
SAN CARLOS PARK • FORT MYERS • FL. 33908

of 1982 and the station should certainly be established by that time. It must be noted at this point that in order for the residents of this development to benefit by our current class 6 rating ISO, - this has a definite effect on their fire insurance premiums, the station should be manned during 1982. The resulting rate reduction, better and faster fire & rescue response time as well as developer involvement in community development will be a definite sales factor.

4. Equipment costs to the department : The approximate cost of a fully equipped fire truck (Class A pumper) runs anywhere from $ 60,000 to $ 80,000 per unit, depending upon specifications and equipment carried.

Please feel free to call me at the station 481-6513 should you have any further questions or if I can be of any assistance to you. Trusting that this meets with your approval, I remain

Yours in service,

Karl J. Drews

Karl J. Drews (Chief)
San Carlos Park Fire Department.

c/file

County of Lee
FORT MYERS, FLORIDA
33902

BOARD OF COUNTY COMMISSIONERS

TELEPHONE 813-335-2111

P. O. BOX 398

MRS. LAVON WISHER
COUNTY ADMINISTRATOR

SAL GERACI
CLERK

JAMES G. YAEGER
ATTORNEY

DOUG TAYLOR
DISTRICT ONE

HARRY E. RODDA
DISTRICT TWO

ROLAND "RO" ROBERTS
DISTRICT THREE

WADE H. SCAFFE
DISTRICT FOUR

DICK STEELE
DISTRICT FIVE

RECEIVED
OCT 6
S.W. FLORIDA REGIONAL
PLANNING COUNCIL

October 3, 1980

Mr. Mike Kloehn
Southwest Florida Regional Planning Council
2121 West First Street
Fort Myers, Florida 33901

Re: Village of San Carlos

Dear Mike:

Fire protection requirements for this proposed project would be as follows:

1. A water service main minimum 16-inch should be installed as the main feeder to this project.

2. Single family development areas within this project shall have water mains of 8-inch in diameter minimum with 750 g.p.m. fire flow.

3. Multi-family and commercial development areas within this project shall have water mains sized a minimum of 8-inch only if they are looped and complete a gridiron and meet the minimum flow of 1500 g.p.m.

4. The water system shall be completely looped and no deadend mains shall be installed.

5. Fire hydrants shall be installed so that no structure shall be more than 500-feet from a hydrant. This distance shall be measured by road feet.

6. Fire hydrants and water mains shall be installed and functional prior to any construction of buildings in each phase.

7. The number and location of fire hydrants shall be approved by the fire official prior to any installation.

8. Provisions shall be made by the developer with the fire department serving this area, to ensure that adequate fire equipment and fire station arrangement are supplied.

9. Since this project is planned for a phased development spanning approximately twenty years, code requirements are subject to change. Lee County is contemplating code changes concerning water mains, fire flow, and fire hydrant spacing. This project now comes under current regulations, but subsequent phases would be subject to these future code changes.

If there are any questions, please advise.

Sincerely,

DIVISION OF CODE ENFORCEMENT

Frederick R. Gutknecht
Lee County Fire Official

FRG/pp

Copy to: Steven M. Weisberg
Div. of Community Development

EXHIBIT F
DRI
BIENNIAL MONITORING REPORT REQUIREMENTS

The Biennial Monitoring Report that must be submitted by the Developer in accordance with Subsections 380.06(15) and 380.06(18), Florida Statutes, and 9J-2.025(7), Florida Administrative Code, must include the following:

A. Any changes in the plan of development or in the representations contained in the application for development approval, or in the phasing for the reporting year and for the next year;

B. A summary comparison of development activity proposed and actually conducted for the year;

C. Identification of undeveloped tracts of land, other than individual single family lots, that have been sold to separate entities or developers.

D. Identification and intended use of lands purchased, leased, or optioned by the Developer adjacent to the original DRI site since the development order was issued;

E. A specific assessment of the Developer's and the local government's compliance with each individual condition of approval contained in the DRI Development Order and the commitments which are contained in the application for development approval and which have been identified by the local government, the RPC, or the DCA as being significant;

F. Any requests for substantial deviation determination that were filed in the reporting year and to be filed during the following year;

G. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;

H. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each;

I. A statement that all persons have been sent copies of the biennial report in conformance with Subsections 380.06(15) and (18), Florida Statutes;

J. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer pursuant to §380.06(15)(f), Florida Statutes.

NOTE: The Florida Administrative Code specifically requires that the development order specify the requirements for the biennial report. The Administrative Code requires that the biennial report will be submitted to DCA, the RPC, and the local government on Form RPM-BSP-Annual Report-1.

LEE COUNTY
SOUTHWEST FLORIDA

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District Five

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County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

Writer's Direct Dial Number: (239) 479-8363

July 10, 2006

MR. ALAN C. FREEMAN
19091
TAMIAMI TR. SE
FT MYERS, FL 33908

Re: VILLAGES OF SAN CARLOS
DCI2005-00054 - PDA Application (PD Amendment)

Dear MR. ALAN C. FREEMAN :

The Zoning Division has reviewed the information provided 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, we have enclosed any additional 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 feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Bryan Kelner
Principal Planner

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Andy Getch, LCDOT
Jamie Princing, DCD Administration
Dawn Lehnert, Assistant County Attorney
Susan L Hollingsworth, Development Review
Michael Pavese
DCI Zoning File
DCI Working File

LCDOT Sufficiency Checklist

1) Sufficiency Comments.

The submittal indicates a traffic study has been submitted under separate cover, but as of 6/28 it has not been received, therefore the previous questions below have not been addressed:
a) An analysis should be submitted as required in compliance with Lee County Administrative Code AC-13-17 for projects with more than 300 PM peak hour trips.
b) The submittal should include intersection analyses at the project entrances, realigned Three Oaks Parkway, San Carlos Blvd, north Cypress Drive and MF entrance.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Andy Getch @ 479-8510

Environmental Sciences Planned Development Sufficiency Checklist

2) Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined in LDC Chapter 10) and Major Planned Developments . [34-373(b)(2)]

A protected species survey was received for Parcel M-2, however, there was not a protected species survey received fro Parcel F-1 or Parcels B, C, D & E. All undeveloped lands must be included in the protected species survey and preserves must be established for all listed species located. ES staff did locate a copy of a protected species survey for Parcels B, C, D & E in a recently submitted development order. Please submit a protected species survey and FLUCCS map for Parcel F-1.

3) Protected Species Management Plan. Protected species preserve areas must be indicated on the Master Concept Plan; a final management plan as required by LDC Section 10-474 is not required until time of local development order. [10-474]

Please revise the MCP to delineate a gopher tortoise preserve for the 76.12 acre undeveloped multifamily parcel.

Additional comments pending the submittal of protected species survey for Parcel F-1.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
239-479-8183
trebatkm@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

18) Developments of Regional Impact. Developments of Regional Impact must comply with the information submittal requirements of F.S. ch 380. [34-203(a)]

This rezoning is in conjunction with a DRI Devlopment Order Amendment for the Villages of San Carlos. Therefore, this project will not be scheduled for public hearing until both the DRI application (DRI2005-00005) and the DCI rezoning application (DCI2005-00054) are found sufficent.

21) Miscellaneous Items.

A. A note has been provided on the master concept plan for the area east of the realigned road R/W. However the note, which reads "Part of R/W" is outside the proposed development. Please provide an arrow pointing to the area within the proposed development to which the note applies.

B. Please see attached comments from:

1. The School District of Lee County dated June 30, 2006.

2. Lee County Parks & Recreation dated June 27, 2006.

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

STEVEN K. TEUBER, J.D.
CHAIRMAN · DISTRICT 4

ELINOR C. SCRICCA, PH.D.
VICE CHAIRMAN · DISTRICT 5

ROBERT D. CHILMONIK
DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

JANE E. KUCKEL, PH.D.
DISTRICT 3

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

June 30, 2006

Mr. Bryan Kelner:
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: Villages of San Carlos, Sufficiency Review, Case #DCI2005-00054

Dear Mr. Kelner:

Thank you for the opportunity to review Villages of San Carlos for sufficiency comments with regard to educational impacts. This proposed development is in the South Choice Zone of the District, on Three Oaks Parkway in the South Fort Myers Planning Area. This letter is in response to your request dated June 19, 2006.

This report has been found to have the sufficient amount of information for the School District to provide Lee County with sufficiency comments and any other concerns during the substantive review process.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239)335-1415.

Sincerely,

Sharon Bierley

Sharon Bierley, Community Development Planner
Planning Department

LEE COUNTY
SOUTHWEST FLORIDA

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County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Writer's Direct Dial Number:_____

June 27, 2006

Mr. Bryan Kelner
Department of Community Development
Zoning Division
P.O. Box 398
Fort Myers, FL 33902-0398

RECEIVED
JUN 29 2006
COMMUNITY DEVELOPMENT

RE: Villages of San Carlos DRI

Dear Bryan:

I have received a request from Alan C. Freeman asking that I consent to classifying Parcel K-1 as Community Facilities Planned Development (CFPD). Please accept this letter as our authorization to classify this publicly owned site as CFPD as long as the approved uses for the part of Parcel K-1 that is to be used for park purposes consists of the currently approved schedule of uses for the adjacent Three Oaks Community Park are as follows:

Parks – Public – Group 1 and II
Entrance Gates
Excavation, Water Retention
Gate House
Recreational Facilities, Public
Essential Services
Essential Service Facilities – Group 1
Signs
Administrative Offices
Restaurants – Group II
Specialty Retail Shops – Group 1
Except that concession stands in addition to community recreation center with kitchen are specifically included, while Restaurants, Group II and Specialty Retail, Group 1, are limited to ancillary uses within the principal building.

As I understand this request, the applicant is asking for our consent to change this residentially zoned parcel that has been acquired by Lee County to properly classify this publicly owned site under the CFPD category. In addition, the list of uses will reflect the use by Lee County of the parcel for roadway, roadway drainage, and park purposes as described in the list of approved uses shown above. The Parks and Recreation Department will continue to have the right to develop this site (Parcel K-1) in the same manner as that previously granted under the current zoning for the adjacent Three Oaks Community Park parcel (Parcel K).

I trust that this is the letter that you need in order to continue the work on this project file. Should you require anything further, please feel free to contact me.

Sincerely,

John Yarbrough
Department Director
Lee County Parks & Recreation

LEE COUNTY
SOUTHWEST FLORIDA

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District Five

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County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

Writer's Direct Dial Number: (239) 479-8363

April 7, 2006

MR. ALAN C. FREEMAN
19091
TAMIAMI TR. SE
FT MYERS, FL 33908

Re: VILLAGES OF SAN CARLOS
DCI2005-00054 - PDA Application (PD Amendment)

Dear MR. ALAN C. FREEMAN :

The Zoning Division has reviewed the information provided 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, we have enclosed any additional 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 feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Bryan Kelner
Principal Planner

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Andy Getch, LCDOT
Jamie Princing, DCD Administration
Dawn Lehnert, Assistant County Attorney
Susan Hollingsworth, Development Review
Michael Pavese
DCI Zoning File
DCI Working File

LCDOT Sufficiency Checklist

1) Sufficiency Comments.

a) An analysis should be submitted as required in compliance with Lee County Administrative Code AC-13-17 for projects with more than 300 PM peak hour trips.
b) The submittal should include intersection analyses at the project entrances, realigned Three Oaks Parkway, San Carlos Blvd, north Cypress Drive and MF entrance.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Andy Getch @ 479-8510

Environmental Sciences Planned Development Sufficiency Checklist

2) Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined in LDC Chapter 10) and Major Planned Developments . [34-373(b)(2)]

Please submit for the undeveloped parcels. This information is necessary for ES staff to thoroughly review the request as indicated in the meeting we had with Rick Joyce and Allen Freeman.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
239-479-8183
trebatkm@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

1a) The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]

The affidavit submitted, Part V, Affidavit for Public Hearing, was signed. However, the name of the owner or authorized representative of the owner was not inserted at the beginning of the document. Please complete the affidavit.

9) Description of existing conditions. The application for a Planned Development must be accompanied by the following: [34-373(a)(4)]

A. The LAND USE SUMMARY TABLE, has been removed from the master concept plan. This table should be shown on Sheet B1 of the master concept plan to show the new acreage allocations.

This table should also be consistent with the DRI Land Use Table.

B. Sheets B1 and B2, Revised Master Concept Plan, should also include the labelling of the planned development districts (RPD, CFPD, CPD) associated with the various parcels.

14b) Units by Uses. The number of units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, number of beds for institutional type uses, etc.) for each proposed use. [34-373(a)(8)ii]

You deleted the reference to Parcels "J" and "L". Please include these parcel designations on the master concept plan. I believe that they are associated with The Islands at Three Oaks.

18) Developments of Regional Impact. Developments of Regional Impact must comply with the information submittal requirements of F.S. ch 380. [34-203(a)]

This rezoning is in conjunction with a DRI Devlopment Order Amendment for the Villages of San Carlos. Therefore, this project will not be scheduled for public hearing until both the DRI application (DRI2005-00005) and the DCI rezoning application (DCI2005-00054) are found sufficent.

21) Miscellaneous Items.

A. Three parcels owned by Lee County, within the subject property, were discussed with Mr. Mike Paves, Lee County Public Works. It was determined that these three parcels need to be addressed in this zoning action: Parcel K-1, STRAP #15-46-25-00-00005.1080; Parcel K, STRAP #15-46-25-00-00005.104A; and Parcel G, STRAP #15-46-25-00-00005.1030. To include these parcels in this zoning action authorization is required from Lee County. Please write a letter to Mr. Ivan Valez (479-8166), Uilities, CDPWC, Lee County and copy Mr. Mike Pavese, Public Works (479-8505) requesting formal authorization to participate in this zong action.

B. Please provide a legal description for each zoning district designated parcel(s).

C. Please provide a note on the master concept plan that the area(s) east of the realigned right-of-way is part of the right-of-way.

D. Please provide documentation that the communication tower (wireless communication facitiy) shown as being located on Parcel "F" was approved. Also, advise staff whether the communication tower has been constructed.

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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Andrew W. Coy
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John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

Writer's Direct Dial Number: (239) 479-8363

June 24, 2005

MR. ALAN C. FREEMAN
19091
TAMIAMI TR. SE
FT MYERS, FL 33908

Re: VILLAGES OF SAN CARLOS
DCI2005-00054 - PDA Application (PD Amendment)

Dear MR. ALAN C. FREEMAN :

The Zoning Division has reviewed the information provided 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, we have enclosed any additional 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 feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Bryan Kelner
Principal Planner

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Andy Getch, LCDOT
Jamie Princing, DCD Admin
Dawn Lehnert, Assistant County Attorney
Susan Hollingsworth, Development Review
DCI Zoning File
DCI Working File

LCDOT Sufficiency Checklist

1) Sufficiency Comments.

a) An analysis should be submitted as required in compliance with Lee County Administrative Code AC-13-17 for projects with more than 300 PM peak hour trips.
b) The submittal should include intersection analyses at the project entrances, realigned Three Oaks Parkway, San Carlos Blvd, north Cypress Drive and MF entrance.

2) The LCDOT reviewer may be contacted regarding any questions on the LCDOT Checklist.

Andy Getch @ 479-8510

Environmental Sciences Planned Development Sufficiency Checklist

1) Description of Existing Conditions, Soils, Vegetation Fluccs, Topography. The application for a Planned Development must be accompanied by the following: [34-373(a)(4)]

1a) Aerial Photograph. An aerial photograph (at a maximum scale of 1:200 for field verification) with the site clearly delineated. [34-373(a)(4)d.]

Please submit an original aerial for the undeveloped portions of the project. ES staff utilize these during field inspections.

1b) Maps. Maps drawn to the same scale as the Master Concept Plan marked or overprinted to show: [34-373(a)(4)e]

1b2) Vegetation/Ground Cover. Vegetation and ground cover classified in accordance with the Florida Land Use and Cover Classification System. [34-373(a)(4)e.i.]

Please submit for undeveloped portions of the project.

2) Protected Species Survey. A Protected Species Survey as required by LDC Section 10-473 must be provided for large projects (as defined in LDC Chapter 10) and Major Planned Developments . [34-373(b)(2)]

Please submit for the undeveloped parcels.

13) Contact. The Environmental Planner may be contacted regarding any question on the Environmental Sciences Sufficiency Checklist.

Kim Trebatoski, Principal Environmental Planner
239-479-8183
trebatkm@leegov.com

Legal Requirements Sufficiency Checklist

6) All applications requiring a public hearing must include the following: [34-202(a)]

See below.

6a3) If the application includes multiple abutting parcels or consists of other than one or more undivided platted lots, the legal description must specifically describe the perimeter of the total property, by metes & bounds with accurate bearings and distances for every line, but need not describe each individual parcel. [34-202(a)(1)]

As per the above-referenced LDC requirement, please generate an additional overall metes & bounds legal description on a 8.5" by 11" sheet. It must specifically describe the PERIMETER Boundary of the TOTAL property without "together with & less and except language" by providing accurate bearings and distances for every line, but NOT each individual parcel. The submitted legal description is not acceptable because it includes "together with & less and except language". Thanks.

6b) Certified sketch of description. A certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, must be provided unless the subject property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. [34-202(a)(2)]

As per the above-referenced LDC requirement, please provide Staff with a Certified Sketch of Description to accompany the legal description document. This is in addition to the already provided Boundary Survey. Thanks.

6c3) If the property encompasses 10 or more acres the survey must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment). [34-202(a)(2)]

As per the above-referenced LDC requirement, please tie and display at least (2) coordinates on two opposing corners on Survey. "The county prefers that at least one of the coordinates be for the point of beginning". Thanks.

7) Miscellaneous Items.

Note: "Sufficiency or non-applicability of Legal Requirements subject to change upon review of subsequent resubmittals."

8) Contact. The Planner may be contacted regarding any questions on this Checklist.

Please contact Luis G. Machado, Planning / Zoning Technician at (239) 479-8485 or e-mail: lmachado@leegov.com

Lee County Sufficiency Checklist for Planned Developments, Amendments, and Existing Developments Requesting Planned Development Zoning

1a) The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]

The affidavit for public hearing was signed by Alan Freeman as the owner of the property. However, the disclosure of interest form shows Alan Freeman as president of a corporation. Therefore, if the title and name of the corporation are correct then they should be on the affidavit for public hearing. However, staff has not found the corporation name in the valid STRAP numbers provided by the applicant.

Also, there is an affidavit from Alan Freeman signing the Affidavit for public hearing as the President of Southwest Florida Captial Corporation. However, of the STRAP numbers provided, none are in the name of Southwest Capital Corporation.

The STRAP Numbers are as follows:

10-46-25-00-00001.2030 Freeman Paul H 1/2 Int + Lee-Oaks LLC 1/2 Int T/C

15-46-25-00-00005.1020 Freeman Paul H etal Alan C. Freeman

15-46-25-00-00005.1050 Freeman Paul H etal

15-46-25-00-00005.1000 Freeman Paul H, Alan C. Freeman

(Remainder of STRAP Numbers were invalid numbers)

Therefore, a properly executed affidavit should be provided for each of the above entities if they are different.

1a1) 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)c.]

It is staff's understanding that Source Inc. will be acting as agent for the project. Therefore, the agent must provide a document establishng his authority, which has been signed by the owner and notorized by a notary public. Also, the application should be amended to reflect Source Inc. as the agent.

1c) The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3.]

The Disclosure of Interest form list Villages of Cypress Island, LLP as 100% ownership. However, the LLP does not show up under any of the valid STRAP Numbers provided by the applicant. Also, Disclosure of Interest forms must be provided for each different entity with the corresponding STRAP Number(s) listed on each executed Disclosure of Interest form.

6a4) The individual STRAP number for each parcel must be provided. [34-202(a)(1)]

The applicant has provided nine (9) STRAP Numbers for the subject property. However, all the STRAP Numbers do not appear to be valid numbers. Please provide a complete list of valid STRAP Numbers.

6f) Property owners list. A complete list of all owners of property subject to this request and their mailing addresses must be provided. If multiple parcels are involved, a map showing the owner's interest must be provided. The names & addresses of property owners will be deemed to be those appearing on the latest county tax rolls. [34-202(a)(5)]

Please provide the required property owners list and two (2) sets of mailing labels.

6g) Surrounding property owners list. A complete list, and two (2) sets of mailing labels, of all property owners, and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. [34-202(a)(6)]*

Please provide the required property owners list and two (2) sets of mailing labels.

6h) Surrounding property owners map. A map displaying all parcels of property within 500 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 surrounding property owners list. [34-202(a)(7)]*

Please provide the required surrounding property owner's map.

6n) If blasting is proposed, the application must show location of the blasting and demonstrate what measures will be used to ameliorate any negative impacts. This must include soil borings, drawings showing the location(s) of the blasting, and any other information deemed necessary to allow compatibility analysis. {34-202(b)(6)]

If blasting is proposed, please respond to the above requirements.

6o) Statement from the owner describing the type and intensity of agricultural use existing on the site on the date of application. The statement must include acreage figures for each use and an exhibit showing the location of the uses on a copy of the boundary sketch. The exhibit must be titled "Agricultural Uses at time of Zoning Application." {34-202(b)(7)]

It is my understanding that agriculture exists on portions of the subject property. Please respond to the above requirements agricultural uses existing on the subject property in accordance with Section 34-202(b)(7) of the LDC.

For your assistance staff has provided a copy of the type of affidavit required for an existing agricultural use.

9) Description of existing conditions. The application for a Planned Development must be accompanied by the following: [34-373(a)(4)]

A. Sheet D, Current Land Use & Existing Zoning, must be updated to reflect current and existing zoning. The subject property must show the realignment of Three Oaks Parkway and the revised planned development zoning district, multiple-family high density and low density development areas, etc. and acreages assigned to each as proposed as part of this zoning action. Acreage numbers should be consistent with the revised Land Use Table for the DRI.

B. Day care centers are shown for Parcel M and Parcel B of Sheet D. However, they are not shown on the revised master concept plan, Sheets B1 and B2. Since the day care centers are not shown on Sheets B1 and B2, is it the applicants intent to remove the day care center locations from the Current Land Use & Existing Zoning (Sheet D)? Please provide an explanation. If they are to be removed then the locations should be removed from Sheet D.

C. The existing Land Use Summary table must be deleted from Sheet D and replaced with the revised Land Use Summary table shown on Sheet B2. Then, the revised Land Use Summary table on Sheet B2 can be deleted. This is consistent with the previously approved master concept plan.

The Land Use Summary Table list low density, high density and multiple family mixed density. However, Multiple family mixed density is not shown on the DRI Revised Land Use Table. Please make this consistent with the DRI Land Use Table. Multiple family mixed density is a new term. Please provide an explanation as to what this means.

D. The heading "Plan Development Modifications", is a new addition to Sheet B2. This addition should be deleted from Sheet B2 and the reference numbers deleted from Sheets B1 and B2. The "Plan Development Modifications" table should be on Sheet C1, which replaces the old Table B-1, shown on Sheet C1, Resolution Z-91-083. The numbers 1a through 1g should be on Sheets C1 and C2 and the old circled numbers 1 through 11 should be (as applicable) incorporated into Sheets C1 and C2 or removed from Sheets C1 and C2. It should be noted that Sheets C1 and C2 appear to be also Map "H" for the DRI. Therefore, consistency must be maintained. The DRI development order Item 2.1.c. references Map "H" of the original application for development approval states "... is modified by Exhibit A hereto, the zoning resolution adopted Fenruary 17, 1992, and by the revised master concept plan which is incorporated herein by reference". Please vereify that Sheets C1 and C2 are also Map "H" for the DRI development order.

Under "Plan Development Modifications", Item 1f list various housing types. However, this list of housing types does not match the dwelling unit types in the proposed property develop regulations on Sheet B1 and Sheet C1. The property development regulation should be removed from Sheet B1 and Sheet C1, since they are in Resolution Z-91-083 (See Deviation (6)). Also, if property development regulations are not listed for all the housing types mentioned in "Plan Development Modifications", Item 1f, then Deviation (6) must be amended to add these property development regulations or Item 1f

must be modified to exclude the housing types.

E. Under "Villages of San Carlos, Currently Approved Schedule of Uses", reference is made to Temporary Agricultural Uses in the RPD, CPD, and CFPD zoning districts. These should be deleted and a condition will be drafted to replace Temporary Agricultural Uses (See Sufficiency Item 6o) above).

F. The Legend, Existing Previously Completed, on Sheet B2, should also be shown on Sheet B1 for consistency.

10) Lee Plan Compliance Narrative. 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)]

Please provide a Lee Plan narrative explaining how the proposed development complies wit the Lee Plan and Sections 34-145(c)(2)a. and e., and 34-145(d)(3) od the LDC.

Also, a narrative must be provided explaining all the proposed changes and the reasons for the proposed changes. It is not clear in the application for the planned development rezoning just what the changes are or the reasons for the changes.

11) Master Concept Plan. All applications must be accompanied by a graphic illustration (Master Concept Plan) of the proposed development. [34-373(a)(6)]

The revised master concept plan has been increased by one (1) sheet from that previously approved in Resolution Z-91-083. The sheets must be revised to reflect current conditions and proposed changes. Staff has commented throughout this sufficiency review on the changes required to the various sheet associated with the master concept plan.

For consistency, the revised sheets should reflect, as much as possible, the previously approved master concept plan, except for changes initiated by this zoning action.

11a) Sizes of Plans. Copies of the Master Concept Plan must be provided in two (2) sizes, 24 inches by 36 inches and 11 inches by 17 inches in size. [34-373(a)(6)]

Please provide reduced copies (11 inch by 17 inch) of the revised 14 sheet master concept plan.

12b) Vehicular Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. [34-373(a)(6)b.]

Sheets B1 and B2, Parcels B, C, D, & E do not show the exact location of all points of vehicular ingress and egress. Please provide this information as applicable to Sheets B1 and B2.

12d4) Uses. The proposed use of each lot or parcel (including outparcels) keyed to the list of proposed uses submitted with the application. If the property development regulations for a specific zoning district will be used, reference to the specific district will be sufficient. [34-373(a)(6)c.]

Sheet B2 lists the Villages of San Carlos Currently Approved Schedule of Uses. This should read Villages of San Carlos Schedule of Uses and the Schedule of Uses must be revised to reflect the current LDC uses. The "Proposed Changes to the Previously Approved Schedule", as shown on Sheet B2, must be incorporated into a new Schedule of Uses for the development.

Today the Schedule of Uses are incorporated into the body of the zoning resolution and you may want to delete the Schedule of Uses (both current and proposed) from Sheet B2 and recreate the Schedule of Uses on a separate exhibit that can be worked into the body of the zoning resolution.

The proposed Schedule of Uses are Shown on Sheet C2. The Schedule of Uses must be deleted from the Sheet C2. (This is a duplication of the Schedule of Uses shown on Sheet B2).

12m) Location of Deviations. The location of any requested deviations, keyed to the schedule of deviations, including sample drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6)l.]

Sheet B1 list Deviations previously approved in Resolution Z-91-083. However, the deviations are not keyed to the master concept plan on Sheets B1 and B2. Please key the deviations appropriately.

The deviation requests can be shortened on Sheet B1, since the actual deviation request and condition are in the body of the zoning resolution. Therefore, staff recommends that the deviation language on Sheet B1 be more cryptic. Using Deviation 1 as an example, Deviation 1 would read: Deviation 1, for all districts, approved as conditioned.

Sheet C1 list all the deviations. These should be deleted from Sheet C1. Also, Determination requests should be deleted from Sheet C1 (See sufficiency Item 17, below).

14b) Units by Uses. The number of units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, number of beds for institutional type uses, etc.) for each proposed use. [34-373(a)(8)ii]

The applicant is requesting that Assisted Living Facilities (ALF) be added to the Schedule of Uses in the commercial planned development (CPD) zoning district. Please provide the number of beds for the ALF.

17) Waivers. Request(s) for waiver or modification must be submitted to the Director prior to submitting the application. A copy of the request and the Director's written response must accompany the application and will become a part of the permanent file. [34-202(a)]

Sheet C1 has a Table entitled Determination Requests. This should be deleted from Sheet C1. If the applicant is requesting waivers from sections of the LDC as shown in the Determination Requests Table, Sheet C1, then the applicant must submit under separate letter head a request for waivers to the Director of Zoning. The application will not be found sufficient until a response is resubmitted as part of the sufficiency review.

18) Developments of Regional Impact. Developments of Regional Impact must comply with the information submittal requirements of F.S. ch 380. [34-203(a)]

This rezoning is in conjunction with a DRI Devlopment Order Amendment for the Villages of San Carlos. Therefore, this project will not be scheduled for public hearing until both the DRI application (DRI2005-00005) and the DCI rezoning application (DCI2005-00054) are found sufficent.

21) Miscellaneous Items.

A. Sheet A, Villages of San Carlos Index, under Zoning - Survey/Legal Description Page F, Exhibits Two: A.2 & A.3. However, I see no Exhibits A.2 & A.3 as part of the application. Please provide these Exhibits.

B. Revision table must be provided on each Sheet of the Master Concept Plan showing the latest revision, including the previous revision dates.

C. All the sheets comprising the master concept plan, where appropriate, should be updated to show the changes in the road alignment and other associated changes.

D. Sheet C2 shows the typical lake x-section. This must be relocated to Sheet B2 where it was originally located on the master concept plan for Resolution Z-91-083.

E. Sheet B2 shows Parcrels B, C, D, & E combined for residential. These parcels were originally shown as multyiple family high density (Parcels E and D) or multiple family low density (Parcels B and C). Please indicate on Sheet B2 if these Parcels will be Multiple family low density or high density. This would be consistent with the DRI Revised Land Use Table which has acreages assigned to Parcels B, C, D, & E.

F. The Three Oaks Treatment Facility is zoned currently zoned CPD, Parcel G. It is my understandin that the applicant is inquiring whether this Parcel should be rezoned to CFPD. Parcel G is owned by Lee County and the County's authorization would be required to rezone Parcel G. Please contact Mike Pavese, Public Works, 479-8505, to discuss this issue. If they wish to rezone, please provide the necessary authorizations.

G. Sheet C2, Under Notes, the first paragraph reads: "Refer to Sheet C1, Table B-1 for changes in the master concept plan indicated by the circled numbers" This is not clear, since there are two sets of circled numbers. Please clarify.

The second paragraph reads: "Refer to Sheet B1 for a List of Deviations from appropriate provisions of the Lee County zoning and development codes and ordinances". This is not necessary, please delete this note.

H. Sheet H has been revised for a typical single-family (standard) lot by adding setbacks for pool deck/enclosures, side setback reductions, building setbacks from water and privacy wall setbacks. Have the Property Development Regulations in Deviation (6) been adjusted to reflect these changes? A single-family (executive) typical lot has been added to Sheet H and have Property Development Regulations been established for these type (executive) of single-family lots? Also, a typical lot for zero lot line are shown on Sheet H, which have also beeb modified from the previously approved typical. Therefore, have the Property Development Regulations in Deviation (6) been adjusted to reflect these changes?

I. See attached comments from the School District of Lee County, dated

June 21, 2005.

J. See attched a completed agricultural affidavit that can be used as an example in providing an affidavit consistent with the requirements of Section 34-202(b)(7) of the LDC.

K. See attached comments from the Department of Public Works, dated June 24, 2005.

Example

AFFIDAVIT

STATE OF FLORIDA,
COUNTY OF BROWARD.

BEFORE ME, the undersigned authority, on this 3rd day of July, 2004, personally appeared George Levin and Gayla Sue Levin, who is personally known to me or who produced Driver License as identification and who did take an oath, who deposes and says as follows:

1. That I am the owner of the following described properties, to wit:

   See attached Exhibit "A"

2. That the above described property was used for bona fide agricultural purposes, to wit livestock grazing and pasturage, at the time of the Lee County Board of County Commissioners review and consideration of the rezoning of the property described on the attached Exhibit "A".

3. The agricultural use of the property is an existing bona fide agricultural use.

4. The agricultural use is being conducted on the entire 283.77 acres. The entire property described on the attached Exhibit "A" is being used for the grazing of livestock.

5. Affiant further states that he is familiar with the nature of an oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read or has heard read to him, the full facts of this affidavit and understands its meaning and context.

FURTHER AFFIANT SAYETH NAUGHT.

George Levin

Gayla Sue Levin

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)
Paul McMahon
Commission #DD289671
Expires: Feb 10, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

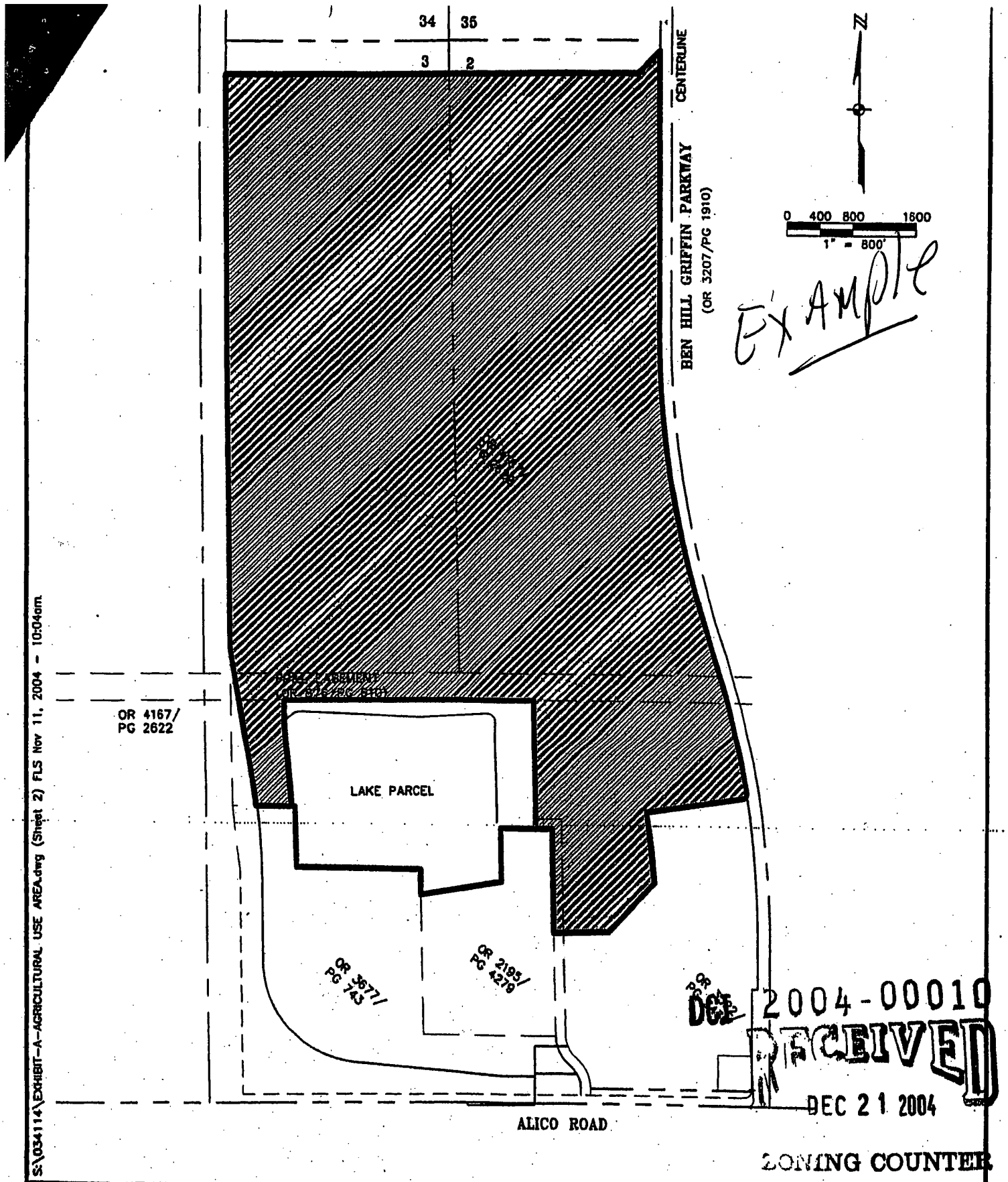
Signature of Notary Public

PAUL McMAHON
(Print, type or stamp commissioned name of Notary Public)

Commission No.

EXHIBIT "B"
(Page 3 of 4)

RECEIVED
DEC 21 2004
DCI 2004 00010
ZONING COUNTER



DCI 2004-00010
RECEIVED
DEC 21 2004
ZONING COUNTER

JOHNSON ENGINEERING

2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

EXHIBIT "A"
AGRICULTURAL USE AREA

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
NOV 2004	20034114	2&3-46-25	1" = 800'	1 OF 2

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

ELINOR C. SCRICCA, PH.D.
CHAIRMAN • DISTRICT 5

ROBERT D. CHILMONIK
VICE CHAIRMAN • DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

JANE E. KUCKEL, PH.D.
DISTRICT 3

STEVEN K. TEUBER
DISTRICT 4

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

June 21, 2005

Mr. Bryan Kelner
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

Re: Villages of San Carlos, DCI Substantive Review, Case #DCI2005-00054 & DRI2005-0005

Dear Mr. Kelner:

Thank you for the opportunity to review the Villages of San Carlos for substantive comments with regard to educational impacts. This proposed development is in the South Choice Zone of the District, on Three Oaks Parkway in the South Fort Myers Planning Area. This letter is in response to your request dated June 3, 2005.

In August of 1991 the Developers of the Villages of San Carlos dedicated 25.09 acres to The Lee County School District for a middle school site. This dedication of the property was in lieu of any school impact fees if and when enacted. The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, the Villages of San Carlos developers will receive school impact credits.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,

Tina Silcox, Community Development Planner
Planning Department

Cc: William G. Moore, Jr.
Executive Director, School Support

MEMORANDUM
FROM THE
DEPARTMENT OF
PUBLIC WORKS

DATE: June 24, 2005

TO: Bryan Kelner
Principal Planner

FROM: Michael P. Pavese
Principal Planner

RE: **VILLAGES OF SAN CARLOS DRI**
Case #'s DRI2005-00005 and DCI2005-00054

Thank you for the opportunity to review the application for rezoning regarding this request. Staff finds the application insufficient for review at this time as reflected in the following comments.

It appears that the applicant may be proposing to rezone the existing 17.3 acre parcel which is owned by Lee County Utilities and developed with a wastewater treatment plant. Based on the information provided with the request, Lee County has not authorized the rezoning of this parcel at this time. Please have the applicant provide information to explain exactly what they are proposing including a list of proposed permitted uses and property development regulations. In addition, please have the applicant provide a proposed Master Concept Plan which reflects the Planned Development rezoning. Further, it may also be helpful to have Public Works staff meet with the applicant prior to resubmittal of any application documents.

Should you have any questions or require any additional information, please do not hesitate to contact me at 479-8762.

cc: Rick Diaz, Director, Lee County Utilities

Michael P. Pavese/mpp
P:\WPDOCS\CONSTRUCTION & DESIGN\PAVESE\PW\VillagesofSanCarlosDRIMemo.WPD

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan L Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Ellen Lindblad, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning
Michael Pavese

FROM: Bryan Kelner

DATE: 06/19/2006

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: VILLAGES OF SAN CARLOS

CASE #: DCI2005-00054

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 07/03/2006

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 planner/working file
DCI Zone File

Distributed by: Jessica M Smith

Date: 06/20/2006

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Dawn Lehnert, Asst County Attorney
DS Reviewer - Susan Hollingsworth
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Andy Getch, LCDOT
Ellen Lindblad, Lee County School District
Brad Vance, Natural Resources
Luis Machado, Zoning
Michael Pavese

FROM: Bryan Kelner

DATE: 03/08/2006

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: VILLAGES OF SAN CARLOS

CASE #: DCI2005-00054

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 03/22/2006

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 planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 03/10/2006

LEE COUNTY
SOUTHWEST FLORIDA

COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION

DATE: June 24, 2005

CASE NUMBER: DCI2005-00054 & DRI2005-00005

CASE NAME: VILLAGES OF SAN CARLOS

REQUEST:

A. Request a Notice of Proposed Change (NOPC) to the Villages of San Carlos DRI Development Order incorporating the following changes:

1. Approved realignment of Three Oaks Parkway adjacent to I-75 south from San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;
2. Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;
3. Increase the commercial development from 15.0 acres to 25.35 acres and increasing the commercial uses from 125,000 square feet to 158,799 square feet;
4. Modify the phasing schedule;
5. Establish 2009 as the buildout date;
6. Establish 2010 as the down-zoning date;
7. Establish 2015 as the development order termination date;
8. Amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule;
9. Amend Map H; and

B. Amend the master concept plan, Resolution Z-91-083, to expand the commercial planned development (CPD) district, reduce the residential planned development (RPD) district, and add to the Community Facilities Planned Development (CFPD) district.

LOCATION: The subject property is located at West of I-75 between Alico Road and Corkscrew Road. East on San Carlos Park on both sides of Three Oaks

(OVER)

Parkway, in **S**10 (Section)-**T**46 (Township)**S**-**R**25 (Range)**E**, Lee County, Florida.

PROPERTY OWNERS
REPRESENTATIVE: Mr. Alan Freeman
239-267-3999

Mr. Tim Pugh
239-549-2345

LEE COUNTY
PLANNER: Bryan Kelner
239-479-8363

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/479-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

LVV

10-46-25-00-00001.2030
FREEMAN PAUL H TR 1/2 INT +
13691 PONDVIEW CIRCLE
NAPLES, FL 34119

10-46-25-01-00001.0120
CIRCLE KATHIE E +
17881 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0130
BALL JOAN E +
17871 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0140
BRACKIN RICHARD J + LINDA L
17861 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0150
PIETRONIRO ANTHONY G +
17851 CASTLE HARBOR DR
FT MYERS, FL 33912

10-46-25-01-00001.0160
CEDRATI ROBERTO G + MARILYN M
17841 CASTLE HARBOR DR
FT MYERS, FL 33912

10-46-25-01-00001.0170
SWANSINGER LOUIS E L/E +
17831 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0180
MATTHEWS MARK R + ADELFINA
17821 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0190
MELLEY JAMES B + TRACI T
17811 CASTLE HARBOR DR
FT MYERS, FL 33912

10-46-25-01-00001.0200
FLOREXIL RENE + ANTIOLA
17801 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0210
COOPER PETER G + SHARON R
17791 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0220
VEGA VICTOR +
17781 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0230
BAXTER JOYCE ANN JEZIORSKI
17771 CASTLE HARBOR DR
FT MYERS, FL 33912

10-46-25-01-00001.0240
GILPIN SUSAN G
11231 BAY SHORE RD
N FT MYERS, FL 33917

10-46-25-01-00001.0250
BATES DAVID A + ROXANNE J
17751 CASTLE HARBOR DR
FT MYERS, FL 33912

10-46-25-01-00001.0260
SAWYER RICHARD A + CANDICE F
17741 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0270
ORSTEAD BRUCE A + NANCY L
17731 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0280
DYKSTRA JAMES D + MARTHA M
17721 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0290
GRAVITT JAMES ALAN + SUSANA
17711 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0300
HAEDWICK CHARLES R + JULIA A
17710 CASTLE HARBOR DR
FT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

10-46-25-01-00001.0310
COLINI FRANCIS III + JOANN M
17720 CASTLE HARBOR DR
FT MYERS, FL 33912

10-46-25-01-00001.0320
CHILDRESS DAVID T + KATHRYN K
17730 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00001.0330
LOVELL DAVID LEE + MAUREEN Q
17810 BERMUDA DUNES DR
FT MYERS, FL 33912

10-46-25-01-00001.0340
MAXIM DONALD T + NANCY TR
8461 BUTTNERNUT RD
FORT MYERS, FL 33912

10-46-25-01-00001.0350
RODRIGUE STEVE J
20591 TANGLEWOOD LN
ESTERO, FL 33928

10-46-25-01-00001.0360
ROCZKO ANN C
17840 BERMUDA DUNES DR
FORT MYERS, FL 33912

10-46-25-01-00001.0370
SHORES CARL B + NANCY L
17850 BERMUDA DUNES DR
FORT MYERS, FL 33912

10-46-25-01-00001.0380
DAHL LEONA
17860 BERMUDA DUNES DR
FORT MYERS, FL 33912

10-46-25-01-00001.0390
STRIANO ROSALIE J
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FORT MYERS, FL 33912

10-46-25-01-00001.0400
FRY ROB ALLEN
17880 BERMUDA DUNES DR
FORT MYERS, FL 33912

10-46-25-01-00001.0410
STEINGART MICHAEL
17890 BERMUDA DUNES DR
FORT MYERS, FL 33912

10-46-25-01-00001.0420
SCHAFER JON P +
17900 BERMUDA DUNES DR
FORT MYERS, FL 33912

10-46-25-01-00001.0430
OLSEN JAMES R + JANET A
17910 BERMUDA DUNES DR
FT MYERS, FL 33912

10-46-25-01-00002.0100
RUMFELT MELISSA
17880 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00002.0110
OWENS MICHAEL D
17870 CASTLE HARBOR DR
FT MYERS, FL 33912

10-46-25-01-00002.0120
MILLER JAMES +
17860 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00002.0130
RUSSELL LYDIA J +
17850 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00002.0140
WHITEHOUSE GLENN + MARIANNE
17830 CASTLE HARBOUR DR
FT MYERS, FL 33912

10-46-25-01-00002.0150
SMITH MAXINE
17820 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00002.0160
EVERLY ELIZABETH V
17810 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00002.0170
DETRICK DAVID E
4612 DEER VALLEY
RICHARDSON, TX 75082

10-46-25-01-00002.0180
BUTCHER JAMES + ANNE
17790 CASTLE HARBOR DR
FORT MYERS, FL 33912

10-46-25-01-00002.0190
FOLTZ TED R JR + PAULA
17801 BERMUDA DUNES DR
FORT MYERS, FL 33912

10-46-25-01-00002.0200
CLARK WYMONA E
17811 BERMUDA DUNES DR
FORT MYERS, FL 33912

10-46-25-01-00002.0210
SPANGENTHAL DAVID + REGINA
17821 BERMUDA DUNES DR
FT MYERS, FL 33912

10-46-25-01-00002.0220
DAVIS KENT
1454 SE 12TH TER
CAPE CORAL, FL 33990

10-46-25-01-00002.0230
PREVIL EDELINE +
17861 BERMUDA DUNES DR
FORT MYERS, FL 33912

10-46-25-01-00002.0240
KENNEALLY ROGER M + GWENOVEFA
17871 BERMUDA DUNES DR
FT MYERS, FL 33912

10-46-25-01-00002.0250
TSAIRIS-POOLE ANDRONIKI M
80 ROLLING RIDGE RD
STANFORD, CT 06903

10-46-25-01-00002.0260
COREY GEORGE D + JERILYN M
17891 BERMUDA DUNES DR
FORT MYERS, FL 33912

10-46-25-01-00002.0270
MEEKER KAREN L
17901 BERMUDE DUNES DR
FT MYERS, FL 33912

10-46-25-01-00002.0280
LIU YULIN +
17911 BERMUDA DUNES DR
FORT MYERS, FL 33912

10-46-25-10-0000A.0010
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000A.0020
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DEERFIELD BEACH, FL 33442

All data is current at time of printing and subject to change without notice.

10-46-25-10-0000A.0090
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All data is current at time of printing and subject to change without notice.

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1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000C.0460
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DEERFIELD BEACH, FL 33442

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1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

All data is current at time of printing and subject to change without notice.

15-46-25-00-00005.1000
FREEMAN PAUL H
ALAN C FREEMAN
13691 PONDVIEW CIRCLE
NAPLES, FL 34119

15-46-25-00-00005.102A
FREEMAN PAUL H ETAL
ALAN C FREEMAN
19091 TAMIAMI TRL SE
FORT MYERS, FL 33908

15-46-25-00-00005.104A
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

15-46-25-00-00005.1020
FREEMAN PAUL H ETAL
ALAN C FREEMAN
19091 TAMIAMI TRL SE
FT MYERS, FL 33908

15-46-25-00-00005.1030
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

15-46-25-00-00005.1050
FREEMAN PAUL H ETAL
13691 PONDVIEW CIRCLE
NAPLES, FL 34119

15-46-25-00-00005.1060
LEE COUNTY DIST SCHOOL BOARD
2055 CENTRAL AVE
FORT MYERS, FL 33901

15-46-25-00-00005.10CE
SW FL CAPITAL CORP
THREE OAKS MASTER ASSN
19091 TAMIAMI TRL SE
FT MYERS, FL 33908

15-46-25-01-00001.0010
BISHOP RODNEY P + JUDY D
17991 CASTLE HARBOR DR
FT MYERS, FL 33912

15-46-25-01-00001.0020
BAILEY JAMES R + SILVIA C
17981 CASTLE HARBOR DR
FT MYERS, FL 33912

15-46-25-01-00001.0030
SOISTMAN HARRY E + EDNA
17971 CASTLE HARBOR DR
FT MYERS, FL 33912

15-46-25-01-00001.0040
PETROZZI THOMAS P + LISA L
17961 CASTLE HARBOR DR
FT MYERS, FL 33912

15-46-25-01-00001.0050
OZEN KATHLEEN A
17951 CASTLE HARBOR DR
FORT MYERS, FL 33912

15-46-25-01-00001.0060
SHAIN DONALD
17941 CASTLE HARBOR DR
FORT MYERS, FL 33912

15-46-25-01-00001.0070
LESSIG RAYMOND H + REBECCA W
2480 BANYON DR
BEAVERCREEK, OH 45431

15-46-25-01-00001.0080
HARRIS KEVIN M + PATTI L
17921 CASTLE HARBOR DR
FT MYERS, FL 33912

15-46-25-01-00001.0090
PROHASKA MICHAEL A + PATRICIA
17911 CASTLE HARBOR DR
FORT MYERS, FL 33912

15-46-25-01-00001.0100
REDINGTON ROBERTA
17901 CASTLE HARBOR DR
FT MYERS, FL 33912

15-46-25-01-00001.0110
HACKWORTH DWAIN D + COLLETTE D
17891 CASTLE HARBOR DR
FORT MYERS, FL 33912

15-46-25-01-00001.0440
HARRIS JOSEPH G + MARY LEIGH
17920 BERMUDA DUNES DR
FORT MYERS, FL 33912

15-46-25-01-00001.0450
NGUYEN KEVIN + MARY T
17930 BERMUDA DUNES DR
FT MYERS, FL 33912

15-46-25-01-00001.0460
FENNE WILLIAM L + LUCITA C
17940 BERMUDA DUNES DR
FORT MYERS, FL 33912

15-46-25-01-00001.0470
MAKAR ALAN R + MELANIE F
17950 BERMUDA DUNES DR
FT MYERS, FL 33912

15-46-25-01-00001.0480
BARRETO ALFREDO F +
17960 BERMUDA DUNES DR
FORT MYERS, FL 33912

15-46-25-01-00001.0490
BOUTWELL THOMAS L + CYNTHIA G
17970 BERMUDA DUNES DR
FT MYERS, FL 33912

15-46-25-01-00001.0500
SCHNEIDER JEANETTE M +
5786 PARK RD
FORT MYERS, FL 33908

15-46-25-01-00001.0510
BRENNAN JAMES C +
1221 QUINCY ST NE
WASHINGTON, DC 20017

15-46-25-01-00002.0010
HERNANDEZ HECTOR E + PAULA
9571 CYPRESS DR N
FT MYERS, FL 33912

15-46-25-01-00002.0020
FREEMAN BRIAN + HEATHER N
17970 CASTLE HARBOR DR
FORT MYERS, FL 33912

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BOURKE SHELBY W
17960 CASTLE HARBOR DR
FORT MYERS, FL 33912

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LISTELLO ROBIN A
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FT MYERS, FL 33912

15-46-25-01-00002.0050
SCHUBERT ALAN K + TRACEY L
17940 CASTLE HARBOR DR
FT MYERS, FL 33912

15-46-25-01-00002.0060
SEIFERT RICHARD W + ROSANNE
17930 CASTLE HARBOR DR
FORT MYERS, FL 33912

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WEISNER BARBARA A TR
17920 CASTLE HARBOR DR
FT MYERS, FL 33912

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MONTORO RICHARD + ASTRID
17900 CASTLE HARBOR DR
FT MYERS, FL 33912

15-46-25-01-00002.0090
MEIER JOHN F + MARJORIE K
17890 CASTLE HARBOR DR
FT MYERS, FL 33912

15-46-25-01-00002.0290
VU HUAN +
17921 BERMUDA DUNES DR
FORT MYERS, FL 33912

15-46-25-01-00002.0300
KONIER ROBERT + TERESA TR
17931 BERMUDA DUNES DR
FT MYERS, FL 33912

15-46-25-01-00002.0310
RUSSELL DAVID W + NANCY E
17941 BERMUDA DUNES DR
FORT MYERS, FL 33912

15-46-25-01-00002.0320
SWEETING JAMES M + PATRICIA A
86901 HORNBEAM
SAGANAW, MI 48603

All data is current at time of printing and subject to change without notice.

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FULTON C DARBY + DOLORES J
17961 BERMUDA DUNES DR
FT MYERS, FL 33912

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ZINK JEFF T + LISA B
17971 BERMUDA DUNES DR
FORT MYERS, FL 33912

15-46-25-01-00002.0350
WILLOUGHBY DAVID + CASSANDRA
9511 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-01-00002.0360
JILES CHRISTOPHER M
9521 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-01-00002.0370
WASIK BARBARA A TRUST
9531 CYPRESS DR N
FT MYERS, FL 33912

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CUNNINGHAM STEVEN E + MICHELE
9541 CYPRESS DR N
FT MYERS, FL 33912

15-46-25-01-00002.0390
NEEDLEMAN MARSHA JOY +
9551 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-01-00002.0400
BUENO ROSA L
9561 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-01-00003.0010
ROBERGE PIERRE
18240 HORSESHOE BAY CIR
FORT MYERS, FL 33912

15-46-25-01-00003.0020
HARTT WAYNE P + LINDA O
18232 HORSESHOE BAY CIR
FT MYERS, FL 33912

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WATTECAMPS ODETTE
18224 HORSESHOE BAY CIR
FT MYERS, FL 33912

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PAQUETTE PETER + HEATHER
18216 HORSESHOE BAY CIR
FORT MYERS, FL 33912

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LUCAS MICHAEL P + LISA K
18208 HORSESHOE BAY CIR
FORT MYERS, FL 33912

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ARNOLD JEREMY H + AMANDA
18200 HORSESHOE BAY CIR
FORT MYERS, FL 33912

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WOLTERS YARITZA Q
18192 HORSESHOE BAY CIR
FORT MYERS, FL 33912

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OLIVER MARY C
18184 HORSESHOE BAY CIR
FORT MYERS, FL 33912

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LOCHER WILLIAM F +
18176 HORSESHOE BAY CIR
FORT MYERS, FL 33912

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POPPLE RANDY C + KATHY J
18168 HORSESHOE BAY CIR
FORT MYERS, FL 33912

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BAXTER TODD R + CARRIE J H/W
18160 HORSESHOE BAY CIR
FORT MYERS, FL 33912

15-46-25-01-00003.0120
MILLER JEFFREY W + LAURA L
18152 HORSESHOE BAY CIR
FORT MYERS, FL 33912

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DRAFFEN TODD B + AMY B
18144 HORSESHOE BAY CIR
FORT MYERS, FL 33912

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BARROW RICHARD S + LAURA G
PO BOX 215
ESTERO, FL 33928

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LABARRE DONALD D + LAVONNE E
18128 HORSEHOE BAY CIR
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BUENO KRISTIN T
18120 HORSESHOE BAY CIR
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MUGAVERO MICHAEL J + TAMMY S
18112 HORSESHOE BAY CIR
FORT MYERS, FL 33912

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WITHSTANDLEY TROY D + PATTY A
18104 HORSESHOE BAY CIR
FT MYERS, FL 33912

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BYBEE SEAN K +
18096 HORSESHOE BAY CIR
FORT MYERS, FL 33912

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THIESSE WILLIAM H + JANICE M
18088 HORSESHOE BAY CIR
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JOHNSON KEENAN
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WARD TAYLOR L JR + SUZANNE L
18072 HORSESHOE BAY CIR
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FOHS WALTER B + SUSAN N
18064 HORESESHOE BAY CIR
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FRIEDMAN NORMAN C JR + LISA C
18056 HORSESHOE BAY CIR
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GBURSKI BARBARA L
18048 HORSESHOE BAY CIR
FT MYERS, FL 33912

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COLLINS EDMUND R + BEVERLY E
18040 HORSESHOE BAY CIR
FT MYERS, FL 33912

15-46-25-01-00003.0270
ELLEGARD ROBERT + ELIZABETH TR
18032 HORSESHOE BAY CIR
FORT MYERS, FL 33912

15-46-25-01-00003.0280
RAYNOR KIERSTEN J
8251 SOUTHERN HILLS CT #201
ESTERO, FL 33928

15-46-25-01-00003.0290
GRODZKY JOHN A + THERESA A
18016 HORSESHOE BAY CIR
FORT MYERS, FL 33912

15-46-25-01-00003.0300
EROS TERRI LYNN +
18008 HORSESHOE BAY CIR
FORT MYERS, FL 33912

15-46-25-01-00003.0310
TALLEY HARMON C + KATHLEEN E
18000 HORSESHOE BAY CIR
FORT MYERS, FL 33912

15-46-25-01-00004.0010
YOUNG CHARLES L + KATHLEEN A
18209 HORSESHOE BAY CIR
FORT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

15-46-25-01-00004.0020
BOLLARD KARL J + JENNIFER A
18201 HORSESHOE BAY CIR
FORT MYERS, FL 33912

15-46-25-01-00004.0030
GUEST BERTON + DIANA
18193 HORSESHOE BAY CIR
FT MYERS, FL 33912

15-46-25-01-00004.0040
MATTHIESSEN JOAN M
18185 HORSESHOE BAY CIR
FT MYERS, FL 33912

15-46-25-01-00004.0050
BRIGGS TIMOTHY D + MARY G
18177 HORSESHOE BAY CIR
FT MYERS, FL 33912

15-46-25-01-00004.0060
KENT ANDREW N + AMY J
18169 HORSESHOE BAY CIR
FT MYERS, FL 33912

15-46-25-01-00004.0070
CLARKE JAMES R + ROMNEY L
18161 HORSESHOE BAY CIR
FT MYERS, FL 33912

15-46-25-01-00004.0080
FREDERICK DEBORAH
18113 HORSESHOE BAY CIR
FORT MYERS, FL 33912

15-46-25-01-00004.0090
LAFERRIERE WILFRED J + BETTY J
18081 HORSESHOE BAY CIR
FT MYERS, FL 33912

15-46-25-01-00004.0100
ABATIELLO STEVEN + NANCY
1220 RESERVE WAY #304
NAPLES, FL 34105

15-46-25-01-00004.0110
HAWKINS KATHY A
18065 HORSESHOE BAY CIR
FORT MYERS, FL 33912

15-46-25-01-00004.0120
LUCKOW DENNIS J + TINA MARIE
18057 HORSESHOE BAY CIR
FT MYERS, FL 33912

15-46-25-01-00004.0130
SACKETT DOROTHY J TR L/E
18049 HORSESHOE BAY CIR
FT MYERS, FL 33912

15-46-25-01-00004.0140
NOE PATRICE M
18041 HORSESHOE BAY CIR
FT MYERS, FL 33912

15-46-25-01-00004.0150
SEIBERT SCOTT L + TERRY ANN
18033 HORSESHOE BAY CIR
Fort Myers, FL 33912

15-46-25-01-00004.0160
HOVITCH STACI LYNNE
18025 HORSESHOE BAY CIR
FORT MYERS, FL 33912

15-46-25-01-00004.0170
NGUYEN VAN THAI
17469 ELLIE DR
FORT MYERS, FL 33912

15-46-25-01-00004.0180
MILLER DAVID P
9520 CYPRESS DR
NORTH FORT MYERS, FL 33912

15-46-25-01-00004.0190
ROBERSON LISA GRIGGS
9530 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-01-00004.0200
BARBARO LEONARD E JR
9540 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-01-0000A.00CE
THREE OAKS I MASTER ASSN INC
19091 TAMIAMI TRAIL SE
FORT MYERS, FL 33908

15-46-25-01-0000G.00CE
ISLANDS AT THREE OAKS
19091 TAMIAMI TRAIL SE
FORT MYERS, FL 33908

15-46-25-13-00001.0010
VEGA JORGE + NORMA
9267 SAN CARLOS BLVD
FORT MYERS, FL 33912

15-46-25-13-00001.0020
DODSON BARBARA MARTIN
9271 SAN CARLOS BLVD
FT MYERS, FL 33912

15-46-25-13-00001.0030
THOMPSON MELISSA N + STEVEN
9275 SAN CARLOS BLVD
ESTERO, FL 33928

15-46-25-13-00001.0040
MORGAN STEPHEN L + WANDA
1129 SW 39TH LANE
OKEECHOBEE, FL 34972

15-46-25-13-00001.0050
GIACCHETTI CAROLYN
9283 SE SAN CARLOS BLVD
FT MYERS, FL 33912

15-46-25-13-00001.0060
NIETO JOSE + SARAHI
9287 SAN CARLOS BLVD
FT MYERS, FL 33912

15-46-25-13-00001.0070
MEEHAN ANNE
9291 SAN CARLOS BLVD
FT MYERS, FL 33912

15-46-25-13-00001.0080
PRENTICE GERALD +
7246 PELAS CIR
FT MYERS, FL 33917

15-46-25-13-00001.0090
TORRES JOSE MARTIN
9299 SAN CARLOS BLVD
FORT MYERS, FL 33912

15-46-25-13-00001.0100
NUEDLING JEFFERY J + PAMELA J
9303 SAN CARLOS BLVD
FORT MYERS, FL 33912

15-46-25-13-00001.0110
STEPHENS OWEN L + MARYANN T
9307 SAN CARLOS BLVD
FORT MYERS, FL 33912

15-46-25-13-00001.0120
REDBURN JOE A + LAURA M
9311 SAN CARLOS BLVD
FORT MYERS, FL 33912

15-46-25-13-00001.0130
RODRIGUEZ ROGELIO + SONDRA
9315 SAN CARLOS BLVD
FORT MYERS, FL 33912

15-46-25-13-00002.0010
BURKEE MICHAEL J
18481 SANDY COVE DR
FT MYERS, FL 33912

15-46-25-13-00002.0020
AMAR CHARLES J + JACKIE L
18485 SANDY COVE DR
FT MYERS, FL 33912

15-46-25-13-00002.0030
THOMPSON BEVERLY DIANE
18489 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-13-00002.0040
GONZALEZ ESMERALDA
18493 SANDY COVE DR
FT MYERS, FL 33912

15-46-25-13-00002.0050
SNYDER CLAYTON E +
2110 JAMESTOWN RD
WINSTON SALEM, NC 27106

15-46-25-13-00002.0060
GILLESPIE JENIFFER R +
P O BOX 531
ESTERO, FL 33928

15-46-25-13-00002.0070
BRUMLEY MICHAEL L + KATHY T
18505 SANDY COVE DR SE
FT MYERS, FL 33912

15-46-25-13-00003.0010
BRUNO REGINALD +
9307 MOORING CIR
FORT MYERS, FL 33912

15-46-25-13-00003.0020
MERRITT KIMBERLY S + JOHN R
9305 MOORING CIR
FORT MYERS, FL 33912

15-46-25-13-00003.0030
WILSON JOHN H + CARMEN A
9303 MOORING CIR
FT MYERS, FL 33912

15-46-25-13-00003.0040
NELSON B J
9299 MOORING CIR
FORT MYERS, FL 33912

15-46-25-13-00003.0050
TAYLOR THOMAS P
9295 MOORING CIR
FORT MYERS, FL 33912

15-46-25-13-00003.0060
RIOS HENRY + BIANKA
9291 MOORING CIR
FORT MYERS, FL 33912

15-46-25-13-00003.0070
OROZCO GRISEL
9285 MOORING CIR
FORT MYERS, FL 33912

15-46-25-13-00003.0080
PIERGENTILI KENNETH M
9283 MOORING CIR SE
FT MYERS, FL 33912

15-46-25-13-00003.0090
WEMER RAYMOND G JR + MARGARET
9279 MOORING CIRCLE SE
FT MYERS, FL 33912

15-46-25-13-00003.0100
DAUPHIN JEAN R + ENOLA A
16732 NW 11TH ST
PEMBROKE PINES, FL 33028

15-46-25-13-00003.0110
DAVIS ROBERT + TAYNA
18477 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-13-00003.0120
HARRIS WILLIAM D + SANDRA L
9278 SAN CARLOS BLVD
FT MYERS, FL 33912

15-46-25-13-00003.0130
PENNA MICHAEL J
9282 SAN CARLOS BLVD
FORT MYERS, FL 33912

15-46-25-13-00003.0140
DENNIS STEVEN P + DANA M
7975 PRESERVE CIR #1011
NAPLES, FL 34119

15-46-25-13-00003.0150
HEREDIA GERMAN D + MARITZA
9290 SAN CARLOS BLVD
FORT MYERS, FL 33912

15-46-25-13-00003.0160
LIVINGSTON CHESTER L TR L/E
9294 SAN CARLOS BLVD
FT MYERS, FL 33912

15-46-25-13-00003.0170
BUCCERI MARIA
9298 SAN CARLOS BLVD
FORT MYERS, FL 33912

15-46-25-13-00003.0180
CLOUTHIER LARRY + ANTOINETTE
17601 SW 18TH ST
MIRAMAR, FL 33029

15-46-25-13-00003.0190
ELLIOTT EDWARD P + CHERYL E
9306 SAN CARLOS BLVD SE
FT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

15-46-25-13-00003.0200
BALLWEG ANTHONY P
18484 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-13-00003.0210
PATTON ELIZABETH B
18488 SANDY COVE DR SE
FT MYERS, FL 33912

15-46-25-13-00003.0220
LAPOINTE PATRICK THOMAS
18494 SANDY COVE DR
FT MYERS, FL 33912

15-46-25-13-00003.0230
ANDERSEN ROBERT
18498 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-13-00003.0240
ASPERAS MADELYN D
17 GATON LN
CORAM, NY 11727

15-46-25-13-00004.0010
AGUILAR JUAN + ARCELIA
9280 OAK BRIDGE CT
FORT MYERS, FL 33908

15-46-25-13-00004.0020
DEWAR TODD + MARGARET
9284 OAK BRIDGE CT
FORT MYERS, FL 33912

15-46-25-13-00004.0030
BAXTER JOSEPH J + MARY LOUISE
9288 OAK BRIDGE CT
FT MYERS, FL 33912

15-46-25-13-00004.0040
MACPHERSON HEATHER L
9289 OAK BRIDGE CT
FT MYERS, FL 33912

15-46-25-13-00004.0050
SAVOIE GERALD W
9285 OAK BRIDGE CT
FORT MYERS, FL 33912

15-46-25-13-00004.0060
FARIS PARAL V + DEBORAH A
9281 OAK BRIDGE CT
FT MYERS, FL 33912

15-46-25-13-00004.0070
CLEM ALAN + SHARON
9277 OAK BRIDGE CT
FORT MYERS, FL 33912

15-46-25-13-00004.0080
VINYARD ALLEN A + MICHELE D
18491 EASTSHORE DR SE
FT MYERS, FL 33912

15-46-25-13-00004.0090
JIMENES MARIA +
18487 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-13-00004.0100
GONZALEZ MARIA
18483 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-13-00004.0110
ROBERTS-COOK MARY
216 DUBLIN ROAD
KNOXVILLE, TN 37923

15-46-25-13-00004.0120
ERICKSON ROBERT +
9284 MOORING CIR
FORT MYERS, FL 33912

15-46-25-13-00004.0130
ESQUIVEL JORGE
9288 MOORING CIR
FORT MYERS, FL 33912

15-46-25-13-00004.0140
SHANBLATT ROBERT M
9292 MOORING CIR
FT MYERS, FL 33912

15-46-25-13-00004.0150
WILSON MICHAEL L
9298 MOORING CIR
FORT MYERS, FL 33912

15-46-25-13-00004.0160
WIGINTON TODD R + MARY LEIGH
9302 MOORING CIR SE
FT MYERS, FL 33912

15-46-25-13-00005.0010
EVANS RAYMOND E + SUZANNE R
18468 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-13-00005.0020
ELY VICKI L
18472 EASTSHORE DR
FT MYERS, FL 33912

15-46-25-13-00005.0030
COWELL DAGNY C
18476 EASTSHORE DR
FT MYERS, FL 33912

15-46-25-13-00005.0040
ESCONEDO ANDY + WENDY
18480 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-13-00005.0050
HIX CLARENCE F JR + AUDREY G
18484 EASTSHORE DR SE
FT MYERS, FL 33912

15-46-25-13-00005.0060
SCHELL JOHN J II + WENDY
PO BOX 1006
ESTERO, FL 33928

15-46-25-13-00005.0070
FERREIRA-SANTOS GRACE +
18492 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-13-00005.0080
EDDY CHRISTINE Y +
18496 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-13-00005.0090
HYATT JOHN + PAULA LINSKI
18500 EASTSHORE DR
FT MYERS, FL 33912

15-46-25-14-00002.0080
CARL GAIL E
18509 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00002.0090
BROTHERTON SHARON E
18513 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00002.0100
BERNABEI MARNNI E
18517 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00002.0110
BOWDITCH JEFFREY L + TRUDY J
18521 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00002.0120
LA THANH
44 NAVY ST #6
VENICE, CA 90291

15-46-25-14-00002.0130
MASTROIANNI BRIAN C + KIM M
18529 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00002.0140
NICHOLS BOBBY RAY JR + CYNTHIA
18533 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00002.0150
MAGEE MARGARET M
18537 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00002.0160
GONZALES MARIA ELIZABETH
18541 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00002.0170
KOPP BRENT + RENA
18547 SANDY COVE DR
FT MYERS, FL 33912

15-46-25-14-00003.0250
PALMER KEVIN L + KIMBERLY L
18508 SANDY COVE DR
FORT MYERS, FL 33905

15-46-25-14-00003.0260
TVEDT RONALD L + BARBARA A
18514 SANDY COVE DR SE
FT MYERS, FL 33912

15-46-25-14-00003.0270
JONES BEVERLY SUE
18520 SANDY COVE DR
FT MYERS, FL 33912

15-46-25-14-00003.0280
CIOLINO JOHN M + CAROL E
18524 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00003.0290
MARES CYNTHIA
18530 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00003.0300
HIDALGO GERARDO V + LOURDES
18536 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00003.0310
RAMSEY LINDA
18542 SANDY COVE DR
FORT MYERS, FL 33912

15-46-25-14-00003.0320
MILLER SONJA
18548 SANDY COVE DR SE
FT MYERS, FL 33912

15-46-25-14-00003.0330
BLUE MICHAEL R + DEBRA F
9341 MOORING CIR
FORT MYERS, FL 33912

15-46-25-14-00003.0340
ANDERSON MICHAEL R + MARTHA
9335 MOORING CIRCLE SE
FT MYERS, FL 33912

15-46-25-14-00003.0350
MEYER DENNIS J + RENEE A
P O BOX 94
ESTERO, FL 33928

15-46-25-14-00003.0360
ALBERT ROSE J TR
9327 MOORING CIRCLE S E
FT MYERS, FL 33912

15-46-25-14-00003.0370
HEBERT DANNY C + MARIA
9323 MOORING CIR
FORT MYERS, FL 33912

15-46-25-14-00003.0380
STIAK RICHARD A + GAIL S
9319 MOORING CIRCLE
FT MYERS, FL 33912

15-46-25-14-00003.0390
STILSON ERIC J
17557 ALLENTOWN RD
FORT MYERS, FL 33912

15-46-25-14-00004.0170
PASTRE DOUGLAS ALAN
9316 MOORING CIR
FORT MYERS, FL 33912

15-46-25-14-00004.0180
ALFARO ROCIO
9320 MOORING CIR
FORT MYERS, FL 33912

15-46-25-14-00004.0190
MANTEL LUANNE P +
9326 MOORING CIRCLE SE
FT MYERS, FL 33912

15-46-25-14-00004.0200
HOMER WILLIAM R
9332 MOORING CIR
FT MYERS, FL 33912

15-46-25-14-00004.0210
HOLLEY DEAN W
18525 EASTSHORE DR
FORT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

15-46-25-14-00004.0220
BROUGHTON DORIS M
18521 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-14-00004.0230
MATTINGLY LEROY +
18515 EASTSHORE DR SE
FORT MYERS, FL 33912

15-46-25-14-00004.0240
HORNBROOK SHERRY L
18507 EAST SHORE DR SE
FT MYERS, FL 33908

15-46-25-14-00005.0100
BERG-DAVIS SUSAN J +
18504 EASTSHORE DR
FT MYERS, FL 33912

15-46-25-14-00005.0110
KIBBEY KEITH A + LORNA S
18508 EASTSHORE DR SE
FT MYERS, FL 33912

15-46-25-14-00005.0120
PACITTO CHRISTOPHER J
18512 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-14-00005.0130
GOELLER ERIC B + LISA
18516 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-14-00005.0140
LEE JUDITH A T/C +
18520 EASTSHORE DR
FT MYERS, FL 33912

15-46-25-14-00005.0150
RYAN IMOGENE
18524 EASTSHORE DR SE
FT MYERS, FL 33912

15-46-25-14-00005.0160
MENARD JAMES J
18528 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-14-00005.0170
PEARL GREGORY K + BERNADETTE M
18532 EASTSHORE DR
FT MYERS, FL 33912

15-46-25-14-00005.0180
CLARK CHARLES E
18536 EASTSHORE DR SE
FT MYERS, FL 33912

15-46-25-14-00005.0190
BREMS DOROTHY R
18540 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-14-00005.0200
HACKIM VICTOR TR
18544 EASTSHORE DR
FT MYERS, FL 33912

15-46-25-14-00005.0210
MUCERINO DENNIS J SR
18548 EASTSHORE DR
FORT MYERS, FL 33912

15-46-25-15-00001.0020
VIRELLI SANDRA
19015 PINE RUN LN
FT MYERS, FL 33912

15-46-25-15-00001.0030
HOWARD DEBORAH A
19003 PINE RUN LN
FORT MYERS, FL 33912

15-46-25-15-00001.0040
MORRIS MICHAEL W + KATHERINE
18991 PINE RUN LN
FT MYERS, FL 33912

15-46-25-15-00001.0050
GILVEY THOMAS E + CARMILLA L
18979 PINE RUN LN
FT MYERS, FL 33912

15-46-25-15-00001.0060
DISALVO OLGA K
18967 PINE RUN LN
FT MYERS, FL 33912

15-46-25-15-00001.0070
SAUER EARL F JR + DONNA K
18955 PINE RUN LN
FORT MYERS, FL 33912

15-46-25-15-00001.0080
REICHART GARY
18945 PINE RUN LN
FORT MYERS, FL 33912

15-46-25-15-00001.0090
GIBBONS GERTRUDE L TR
18933 PINE RUN LN
FORT MYERS, FL 33912

15-46-25-15-00001.0100
MADURO NICHOLAS + LISA
18873 PINE RUN LN
FORT MYERS, FL 33912

15-46-25-15-00001.0110
HENGEL DONALD A + LUZVIMINDA S
18861 PINE RUN LN
FORT MYERS, FL 33912

15-46-25-15-00001.0120
WAKELEY HAROLD E + DEBRA
18860 PINE RUN LN
FORT MYERS, FL 33912

15-46-25-15-00001.0130
MARCEL DOROTHY A
18872 PINE RUN LN
FT MYERS, FL 33912

15-46-25-15-00001.0140
DITMAR LORI L +
18884 PINE RUN LN
FORT MYERS, FL 33912

15-46-25-15-00001.0150
GARRETT LAVERNE M TR
18896 PINE RUN LN
FORT MYERS, FL 33912

15-46-25-15-00001.0160
MACGOWAN GEORGE D + JOANNE P
18908 PINE RUN LN
FT MYERS, FL 33912

15-46-25-15-00001.0170
KRESPACH CHARLES W + DEANNA
9395 WINDLAKE DR
FT MYERS, FL 33912

15-46-25-15-00001.0180
SELLARS JOHN B + PHYLLIS L
18932 PINE RUN LN
FT MYERS, FL 33912

15-46-25-15-00001.0190
HANKO RICHARD J + MARY E
18944 PINE RUN LN
FORT MYERS, FL 33912

15-46-25-15-00001.0200
WOLFFER LARRY A + SANDRA S
18956 PINE RUN LN
FT MYERS, FL 33912

15-46-25-15-00001.0210
HENK WAYNE E + DARLENE J
18968 PINE RUN LN
FT MYERS, FL 33912

15-46-25-15-00001.0220
MIKOVICH EDWARD R + ANN
18980 PINE RUN LN
FT MYERS, FL 33912

15-46-25-15-00001.0230
REGNAERT DOUGLAS A + MARTHA L
18992 PINE RUN LN
FT MYERS, FL 33912

15-46-25-15-00001.0240
CHAPA JAY
19004 PINE RUN LN
FORT MYERS, FL 33912

15-46-25-16-00008.0030
BURKE EDMOND J + ELIZABETH
18990 CYPRESS VIEW DR
FT MYERS, FL 33912

15-46-25-16-00008.0040
BARROWS LISA +
18978 CYPRESS VIEW DR
FORT MYERS, FL 33912

15-46-25-16-00008.0050
EVERETT JAMES W + SHIRLEY D
18966 CYPRESS VIEW DR
FT MYERS, FL 33912

15-46-25-16-00008.0060
FRANZONE JASON +
18954 CYPRESS VIEW DR
FORT MYERS, FL 33912

15-46-25-16-00008.0070
LOUTZENHISER JEFFREY M +
18942 CYPRESS VIEW DR
FT MYERS, FL 33912

15-46-25-16-00008.0080
HAGER KEVIN W + KIMBERLY JO
18930 CYPRESS VIEW DR
FORT MYERS, FL 33912

15-46-25-16-00008.0090
STRUFE RENATE
18918 CYPRESS VIEW DR
FT MYERS, FL 33912

15-46-25-16-00008.0100
HOLTON KENNARD + LISA
18906 CYPRESS VIEW DR
FORT MYERS, FL 33912

15-46-25-16-00008.0110
LOVORN HAL T + JULIE ANN
18894 CYPRESS VIEW DR
FORT MYERS, FL 33912

15-46-25-16-00008.0120
LEMAN BRIAN D
18882 CYPRESS VIEW DR
FORT MYERS, FL 33912

15-46-25-16-00008.0130
MARRELL MICHAEL A + SALLY
18870 CYPRESS VIEW DR
FT MYERS, FL 33912

15-46-25-16-00008.0140
DIAS WANDERLEY A + SONIA C
18858 CYPRESS VIEW DR
FORT MYERS, FL 33912

15-46-25-16-00008.0150
SWANSON BROOKS R + LINDA
18871 CYPRESS VIEW DR
FT MYERS, FL 33912

15-46-25-16-00008.0160
GRIFFIN KENNETH F JR + PATRICE
18883 CYPRESS VIEW CT
FT MYERS, FL 33912

15-46-25-16-00008.0170
LOVATT WILLIAM G JR +JACKLYN M
18895 CYPRESS VIEW DR
FT MYERS, FL 33912

15-46-25-16-00008.0180
SWEET ALVIRA M TR
18953 CYPRESS VIEW DR
FORT MYERS, FL 33912

15-46-25-16-00008.0190
COMPTON KENNETH L +
18965 CYPRESS VIEW DR
FORT MYERS, FL 33912

15-46-25-16-00008.0200
MAYO THOMAS A + SARA B
18977 CYPRESS VIEW DR
FT MYERS, FL 33912

15-46-25-16-00008.0210
LONDON WAYNE D + MINDY A
18989 CYPRESS VIEW DR
FORT MYERS, FL 33912

15-46-25-16-0000A.00CE
THREE OAKS I MASTER ASSN INC

22-46-25-02-00001.0010
LEBOWITZ AARON + LEATRICE
19027 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0250
BURNS ALAN R + BEVERLY A
19016 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0260
LEVITSKY MICHAEL J + PATRICIA
19028 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0270
MILLER JUNE G
19040 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0280
ZEITZ LEOPOLD L + LORE H
19052 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0290
BARCIA GONZALO R + RHEMILA G
19064 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0300
BUDREAU STEVEN L + KATHY L
19076 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0310
TROMBA ROBERT J + CECELIA
17630 STERLING LAKE DR
FT MYERS, FL 33912

22-46-25-02-00001.0320
HACKETT JAMES R +
19100 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0330
RAWLINGS BENJAMIN R
19112 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00001.0340
JOHNSTON MICHAEL + MARIANNE
19124 PINE RUN LANE
FT MYERS, FL 33912

22-46-25-02-00001.0350
CORTES JOHN
19136 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0360
HINSDILL KEVIN A + LINDA B
19148 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00001.0370
HILMY SALMAN M + VIRGINIA K
13124 VALLEYWOOD DR
SILVER SPRING, MD 20906

22-46-25-02-00001.0380
CATARRA THOMAS G + CAROLYN
19172 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0390
CERMAK EDWARD L + ANNA R
19184 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0400
CHAMBERS JOEL A + LINDA L
19196 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00001.0410
KISTLER CLETUS A +CAMILLE R TR
19208 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0420
WEAVER BENN + BELINDA
19220 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00001.0430
STUBBS YAMILE + GLENN E
19232 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00001.0440
ENGDAHL MICHAEL + FOYTAVANH +
9417 PINEAPPLE RD
FORT MYERS, FL 33912

22-46-25-02-00001.0450
HANSEN PATTI M TR
9397 PINEAPPLE RD
FORT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

22-46-25-02-00001.0460
SHANKS CANDY
9381 PINEAPPLE RD
FORT MYERS, FL 33912

22-46-25-02-00001.0470
STATHOPOULOS JAMES A +PATRICIA
9365 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-02-00001.0480
JOHNSON MILBURN RAY
9349 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-02-00001.0490
BAKER JOHN A +
9333 PINEAPPLE RD
FORT MYERS, FL 33912

22-46-25-02-00001.0500
SWANSON ERIK R
27075 MATHESON AVE
BONITA SPRINGS, FL 34135

22-46-25-02-00001.0510
BARILLA FRANK J + DOROTHYANN
9301 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-02-00002.0010
GARCIA VICTOR + ELISA
19051 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00002.0020
NORLING FRANK L + SHAWN R
19063 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00002.0030
FISHER TOM
19075 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00002.0040
KILGUS DONALD E + JOYCE
19087 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00002.0050
SCHWARTZ JACK N
19101 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00002.0060
BLANCHARD JOSEPH A
19113 PINE RUN LANE
FT MYERS, FL 33912

22-46-25-02-00002.0070
KRISHER DAVID R + GAYLE I
19125 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00002.0080
KELLY PATRICK SR + BRIDIE L/E
19137 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00002.0090
TYSON DAVID C
19149 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00002.0100
BARMBY CHARLES P + MARISA M
19161 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00002.0110
BOLCATO ANTHONY J + TRACY
19173 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00002.0120
COLE MICHAEL D + WENDY L
19185 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00002.0130
KIRSCHENHEITER PAUL R +
19197 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00002.0140
KEMM THEORORE F III + SANDRA K
19209 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00002.0150
MAHEUX DANIEL + WENDY L
19221 PINE RUN LANE
FORT MYERS, FL 33912

22-46-25-02-00002.0160
KORKOSZ KENNETH J + ELLEN L
19233 PINE RUN LN
FT MYERS, FL 33912

22-46-25-02-00002.0170
HASE ALLAN + CINDY
19245 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-00004.0010
FERNANDEZ OSCAR H + MELVIS E
19267 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-02-0000A.00CE
PINE RUN AT THREE OAKS

22-46-25-03-00003.0010
PRUNSKY ANTHONY + JOANNE
9334 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-03-00003.0020
SLUKICH RICHARD S + ELZBIETA
9350 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-03-00003.0030
BUCK GEORGE + PHYLLIS
9366 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-03-00003.0040
MAGIN WAYNE G + LAURENE J
9382 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-03-00003.0050
FISHER MARK R
9398 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-03-00003.0060
COLLIER ROBERT L + CAROL F
9414 PINEAPPLE RD
FORT MYERS, FL 33912

22-46-25-03-00003.0070
SWAIM RICKY A + FLORENCE W
9430 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-03-00005.0010
KING SHERRI A + JAMES D
9300 PINEAPPLE RD
FORT MYERS, FL 33912

22-46-25-04-0000A.00CE
CYPRESS CHASE AT THREE OAKS U1

22-46-25-04-00010.0010
SABANDO LUZ MARIA + VINCENT
19244 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-04-00010.0020
ALVA RAUL +
19232 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00010.0030
ADAMS RONALD P
19220 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00010.0040
HIATT JAMES K
19208 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00010.0050
FORKEY GREIG A + TAMARA W
19196 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-04-00010.0060
COLSON RONALD W
19184 CYPRESS VIEW DR
FORT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

22-46-25-04-00010.0070
LOCKE CRAIG + KENDRA
19172 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00010.0080
STACK JAMES O + GERALDINE C
19160 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-04-00010.0090
FERGUSON WILLIAM J + LINDA H
19148 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-04-00011.0020
SCHILLING HARRY + BENITA A
19161 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-04-00011.0030
VOELCKERS BARBARA W
19185 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-04-00011.0040
ATHERTON ROBERT W + BARBARA K
19195 CYPRESS VISTA CIR
FORT MYERS, FL 33912

22-46-25-04-00011.0050
ZOLDAN SHELDON H + DENISE C
19205 CYPRESS VISTA CIR
FT MYERS, FL 33912

22-46-25-04-00011.0060
JONES TIMOTHY W + MARY JANE
70 EMERALD WOOD DR #K7
NAPLES, FL 34108

22-46-25-04-00011.0070
BRUNNER JON +
19225 CYPRESS VISTA CIR
FT MYERS, FL 33912

22-46-25-04-00011.0080
GRADY THOMAS B TR L/E +
19235 CYPRESS VISTA CIR
FORT MYERS, FL 33912

22-46-25-04-00011.0090
COSGROVE DEANNA M
19245 CYPRESS VISTA CIR
FORT MYERS, FL 33912

22-46-25-04-00011.0100
SPERL MADELAINE A
19255 CYPRESS VISTA CIR
FT MYERS, FL 33912

22-46-25-04-00011.0110
PARKER ROBERT WILLIAM +
19265 CYPRESS VISTA CIR
FORT MYERS, FL 33912

22-46-25-04-00011.0120
PHILLIPS JAMES T + DEBORAH L
19275 CYPRESS VISTA CIR
FORT MYERS, FL 33912

22-46-25-04-00011.0130
RESTINO JOSEPH M + CYNTHIA M
19281 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-04-00011.0140
POWELL JAMES R III + KELLY G
19293 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-04-00011.0150
HILLS JAMES M + KATHLEEN D
19305 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00011.0160
TALBOTT RICHARD B + SUSAN
19317 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-04-00011.0170
MONTEMARANO W J + MARILYN J
119 AVENUE J
BROOKLYN, NY 11230

22-46-25-04-00011.0180
KERR JAMES E + DEBRA A
19341 CYPRESS VIEW DR
FT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

22-46-25-04-00011.0190
LABRECHE BRENT J + ERIN K
19353 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00012.0010
REITZ JOYCE E
19224 CYPRESS VISTA CIR
FT MYERS, FL 33912

22-46-25-04-00012.0020
PHILOMENO VINCENT J + TERESA E
13542 ROYAL FIFTH CT
CORPUS CHRISTI, TX 78418

22-46-25-04-00012.0030
ASSAD PETER + DEBORAH
19243 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00012.0040
ARNETT ROY L + JANET
19231 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00012.0050
GADDIS WILLIAM B + DEBORAH S
19219 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-04-00013.0010
RIOS LEONEL H
19260 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00013.0020
VANBRUNT ROBERT G SR + LETITIA
19280 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00013.0030
LINDBERG KELLI L + JESSE W
19292 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00013.0040
BROWN HOWARD ANDREW +
19304 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00013.0050
BROWN CLIFFORD M III + LINDA
19316 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-04-00013.0060
SEDILLO EDWARD A+GERALDINE M
19328 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-05-00001.0010
COOK JANET B TR
19278 PINE GLEN DR
FT MYERS, FL 33912

22-46-25-05-00001.0020
GALVIN MARTIN J + GINA L
19284 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0030
COLLIER CLARENCE H III +
19290 PINE GLEN DR
FT MYERS, FL 33912

22-46-25-05-00001.0040
FISHER JARVIS + PEGGY
19296 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0050
MARTINEZ JOSE JR
19302 PINE GLEN DR
FT MYERS, FL 33912

22-46-25-05-00001.0060
OSTRANDER CHARLES
19308 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0070
HOOPER ANN MARIE +
19314 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0080
PELTZ KYLE + STACEE D
19320 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0090
BACHMAN GREG + MARJIE
19326 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0100
BARKOOT RAY W + JAMIE B
19332 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0110
DEANGELO ROBERT T + JANICE L
19338 PINE GLEN DR
FT MYERS, FL 33912

22-46-25-05-00001.0120
LEWTON RICHARD L + BETSY J
19344 PINE GLEN DR
FT MYERS, FL 33912

22-46-25-05-00001.0130
MALONE RICHARD J + MARGARET J
19350 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0140
DAILY THOMAS P + LISA J
19356 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0150
RUBIO ELENO + NINFA
19362 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0160
HYYTI STEPHANIE A
19368 PINE GLEN DR
FT MYERS, FL 33912

22-46-25-05-00001.0170
ALLISON MARK J + KATRINA B
19374 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0180
AMABELLO CAROLE R TR
1708 GULF SHORE BLVD N APT 1
NAPLES, FL 34102

22-46-25-05-00001.0190
RIELLA J WAYNE + CHRISTIANE K
19365 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00001.0200
JUNTIKKA STEVEN M + PATRICIA A
19361 PINE GLEN DR
FT MYERS, FL 33912

22-46-25-05-00001.0210
LOMBARDI ROBERT L
2891 S DEERFIELD AVE
YORKTOWN HEIGHTS, NY 10598

22-46-25-05-00001.0220
QUINLAN JOSEPH W JR
9340 WINDLAKE DR
FT MYERS, FL 33912

22-46-25-05-00001.0230
SUNDOOK STEVEN + PEGGY
9358 WIND LAKE DR
FT MYERS, FL 33912

22-46-25-05-00001.0240
DANIELS RODNEY M + VERONICA G
9374 WINDLAKE DR
FORT MYERS, FL 33912

22-46-25-05-00001.0250
SHEPLAK STEPHEN JR + KIM
9388 WINDLAKE DR
FORT MYERS, FL 33912

22-46-25-05-00001.0260
NEVINS JOHN J
DIOCESE OF VENICE
PO BOX 2006
VENICE, FL 34284

22-46-25-05-00002.0010
KELLEY WILLIAM F + THERESA L
19279 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00002.0020
MYERS KENNETH M +
19285 PINE GLEN DR
FORT MYERS, FL 33912

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22-46-25-05-00002.0030
LESSIG MERRILL B
19291 PINE GLEN DR
FORT MYERS, FL 33912

22-46-25-05-00002.0040
BLACKMAN BRUCE A
19297 PINE GLEN DR
FT MYERS, FL 33912

22-46-25-05-00002.0050
BLACK ROBERT W + THERESA M
19303 PINE GLEN DR
FT MYERS, FL 33912

22-46-25-05-00002.0060
SHAW STEPHEN J + ROBIN L
19309 PINE GLEN DR
FT MYERS, FL 33912

22-46-25-05-00002.0070
BUTIKOFER CURTIS L + SARA M
20250 CALICE CT #601
ESTERO, FL 33928

22-46-25-05-00002.0080
CROUSE MITCHELL + LOU ANNE
9315 WINDLAKE DR
FORT MYERS, FL 33912

22-46-25-05-00002.0090
JOHNSON DOROTHY
9323 WINDLAKE DR
FORT MYERS, FL 33912

22-46-25-05-00002.0100
THOMAS JEFFREY S + SANDRA L
9331 WINDLAKE DR
FORT MYERS, FL 33912

22-46-25-05-00002.0110
MULLEN MATTHEW J
9339 WINDLAKE DR
FORT MYERS, FL 33912

22-46-25-05-00002.0120
SMITH DAVID + RONDA
9347 WINDLAKE DR
FORT MYERS, FL 33912

22-46-25-05-00002.0130
IGLESIAS KENNETH J +
9355 WINDLAKE DR
FT MYERS, FL 33912

22-46-25-05-00002.0140
MURPHY JAMES D + JOAN E
9363 WINDLAKE DR
FORT MYERS, FL 33912

22-46-25-05-00002.0150
NITCH GARY M
9371 WINDLAKE DR
FORT MYERS, FL 33912

22-46-25-05-00002.0160
SUROSKI JAMES A + JENNIFER M
9379 WINDLAKE DR
FORT MYERS, FL 33912

22-46-25-05-00002.0170
BISESTI DENNIS C + LORI ANN
9387 WINDLAKE DR
FT MYERS, FL 33912

22-46-25-05-00002.0180
KRESPACH CHARLES + DEANNA
9395 WINDLAKE DR
FT MYERS, FL 33912

22-46-25-05-00002.0190
DIERINGER DONALD A + LINDA S
19452 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-05-00002.0200
WALDRON MIRELDA A TR
19442 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-05-00002.0210
GAETA CHRISTOPHER M + BRIDGETT
19432 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-05-00002.0220
PRESSLER JOE L
19412 CYPRESS VIEW DR
FT MYERS, FL 33912

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22-46-25-05-00002.0230
PORTIER JEAN-LOIS + GENEVIEVE
19340 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-05-00002.0240
BISHOP ROGER + PEGGY A
19328 PINE GLEN RUN
FT MYERS, FL 33912

22-46-25-05-00002.0250
OBROCHTA JAMES R + SHERRI
19316 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-05-00002.0260
SMERILLO ORLANDO U + AGNES A
19304 PINE RUN LN
FT MYERS, FL 33912

22-46-25-05-00002.0270
CARTY MARAGARET M
19294 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-05-00002.0280
WOODBRIDGE DONALD W +
19284 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-05-00002.0290
FRICK JOSEPH + BARBEL
19278 PINE RUN LN
FT MYERS, FL 33912

22-46-25-05-00003.0010
SW FL CAPITAL CORP
19091 TAMIAMI TRL SE
FT MYERS, FL 33908

22-46-25-05-00003.0020
KOLENUT ROBERT A + PATRICIA M
19291 PINE RUN LN
FT MYERS, FL 33912

22-46-25-05-00003.0030
SCOTT STEPHANIE C +
19303 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-05-00003.0040
HODAS JOHN H + CONSTANCE F
19315 PINE RUN LN
FT MYERS, FL 33912

22-46-25-05-00003.0050
FALLS JEFFREY W +
19327 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-05-00003.0060
MITCHELL JAMES L + JACQUELINE
19339 PINE RUN LN
FORT MYERS, FL 33912

22-46-25-05-00004.0010
DEACY JOHN JAMES + NANCY JANE
19451 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-05-00004.0020
STOVER JEFFREY M + CAROL A
19441 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-05-00004.0030
LARSEN RICHARD CROFT +
19431 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-05-00004.0040
MCHUGH REGINALD J + NENA
19421 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-05-00004.0050
GERLACH ROBERT C + ALICE E
19411 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-05-00004.0060
ATKINSON EDWARD + CLAIRE
19350 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-05-00004.0070
DAWSON WILLIAM B + TERESA G
19358 DEVONWOOD CIR
FT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

22-46-25-05-00004.0080
FINNERY JEAN A + STEVE R
3983 SPYGLASS HILL RD
SARASOTA, FL 34238

22-46-25-05-00005.0010
MCDANIEL RUSSELL S + KAREN
19475 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-05-00005.0020
MEDEIROS JOSEPH JR
280 TIOGUE AVE
COVENTRY, RI 02816

22-46-25-05-0000A.00CE
THREE OAKS I MASTER ASSN INC

22-46-25-05-0000B.00CE
PINE GLEN AT THREE OAKS

22-46-25-05-0000C.00CE
THREE OAKS I MASTER ASSN INC

22-46-25-05-0000D.00CE
THREE OAKS I MASTER ASSN INC

22-46-25-05-0000E.00CE
THREE OAKS I MASTER ASSN INC

22-46-25-05-0000F.00CE
THREE OAKS I MASTER ASSN INC

22-46-25-07-00008.0010
VILLAFRATE PHILIP + ROSALIE
19014 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-07-00008.0020
VANHOOSE HARMIE A + DONNA P
19002 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-07-00008.0220
TUMLIN VERA C
19001 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-07-00008.0230
NELMS DIANA
19013 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-07-00008.0240
HAMILTON ANTHONY P + MICHELLE
9531 CYPRESS CHASE CT
FORT MYERS, FL 33912

22-46-25-07-00008.0250
MCGOWAN THOMAS J + FRANCES L
9541 CYPRESS CHASE CT
FT MYERS, FL 33912

22-46-25-07-00008.0260
JENNINGS JERRY A + PAMELA
9551 CYPRESS CHASE CT
FORT MYERS, FL 33912

22-46-25-07-00008.0270
MUIR MICHAEL
34 MOUNTAINSHIRE DR
WORCHESTER, MA 01606

22-46-25-07-00008.0280
ST LAURENT JOAN
9540 CYPRESS CHASE CT
FORT MYERS, FL 33912

22-46-25-07-00008.0290
BILEWICZ ZDZISLAW +
9530 CYPRESS CHASE CT
FORT MYERS, FL 33912

22-46-25-07-00008.0300
CARIS CRANE + HELEN M
19077 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-07-00008.0310
SCHOCK STEPHEN R
19089 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-07-00008.0320
NOBREGA GERARD A + FAITH M
19101 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-07-00008.0330
KITCHEN DAVID H
19113 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-07-00008.0340
KINWORTHY LEO A + JUDY B
19125 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-07-00009.0010
FORNEY PAUL R + DEBORAH A
2640 LEGACY VILLAS DR
MAITLAND, FL 32751

22-46-25-07-00009.0020
FIORE MICHAEL R + NICOLE
19088 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-07-00009.0030
PUPO MAXIMO + ELIZABETH
20943 COUNTRY BARN DR
ESTERO, FL 33928

22-46-25-07-00009.0040
PHUNG VINH +
19112 CYPRESS VIEW DR
FORT MYERS, FL 33912

22-46-25-07-00009.0050
MARSDEN GEORGE W JR + JANET
19124 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-07-00009.0060
PAGAN MIGUEL A + LILLIAN
19136 CYPRESS VIEW DR
FT MYERS, FL 33912

22-46-25-07-0000B.00CE
THREE OAKS I MASTER ASSN INC

22-46-25-09-00006.0010
SCHREIBER MARK + ELIZABETH
19553 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00006.0020
MACPHERSON THOMAS K + VERNA K
19545 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00006.0030
MCCULLERS TIMOTHY R + KAREN L
19537 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00006.0040
OLSON DAVID L + JANICE J
19529 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00006.0050
POMARICO FRANK C JR + EVARISTA
19521 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00006.0060
GONZALEZ RENE C + ROBERTA F
UNIT 3913 / SCRO
APO, AA 34032

22-46-25-09-00006.0070
CARTY KENNETH R
19505 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00006.0080
BONILLA HERBERT A + ALEJANDRA
19497 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00006.0090
DEMALINE TERRY G
5449 WHITTEN DR
NAPLES, FL 34104

22-46-25-09-00006.0100
WHALEY DANIEL H + JUDY
19481 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00006.0110
SANDS BRETT L + BRENDA J
19473 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00006.0120
GALL SHAWN G
19465 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00006.0130
LEONARD JACQUES M + YING P
19457 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00006.0140
BLANCO JUVENAL + SYNTHIA D
19451 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00006.0150
WHITE ROBERT R + JANICE F
9712 DEVONWOOD CT
FORT MYERS, FL 33912

22-46-25-09-00006.0160
BRUCE RODERICK Q + TINA C
9724 DEVONWOOD CT
FORT MYERS, FL 33912

22-46-25-09-00006.0170
BACOVSKY REAL ESTATE
9736 DEVONWOOD CT
FORT MYERS, FL 33912

22-46-25-09-00006.0180
FORD DEBRA L
9725 DEVONWOOD CT
FORT MYERS, FL 33912

22-46-25-09-00006.0190
WALSH MATTHEW R + VIRGINIA A
9713 DEVONWOOD CT
FT MYERS, FL 33912

22-46-25-09-00006.0200
KELLY MICHAEL E + SHERREL
19400 CROMWELL CT #205
FORT MYERS, FL 33912

22-46-25-09-00006.0210
FELDER JOHN JR + LYNN M
19431 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00006.0220
GROSS JEFFREY F TR
19427 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00006.0230
ST JOHN STEPHEN N
19419 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00006.0240
ROZIER CHARLES + NATALIE
19411 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00006.0250
OWENS DAVID W + SHIRLEY M
19405 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00006.0260
CAMPBELL STEVE + LAURA
19399 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00006.0270
HATCH LLOYD W + JOHNNA J
19391 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00006.0280
SEXTON JOSEPH THYE +
SEXTON BETH-ANNE THYE H/W
19383 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00006.0290
BENSON ROGER A + BETTY L
19375 DEVONWOOD CIR
FT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

22-46-25-09-00007.0010
PERRY RICHARD + KIMBERLY
19546 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00007.0020
ERSHOWSKY STEVEN + PHYLLIS
19530 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00007.0030
KENT DEBRA L
19522 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00007.0040
OVAITTE KIM LORI
19514 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00007.0050
BERMEL KLAUS
19506 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00007.0060
CLEVENGER FRED +
19498 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00007.0070
CAIRO STEPHEN A + AMEDEA
19490 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00007.0080
GOTHAM JASON A +
19482 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00007.0090
PARSLOW JOSEPH MICHAEL+DONNA
19474 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00007.0100
SHOMO GLEN K JR + ROSEMARY TR
9934 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-09-00007.0110
JENKS SETH C JR + AMBER
16520 S TAMIAMI TRAIL #18290
FORT MYERS, FL 33908

22-46-25-09-00007.0120
STEVENS LORETTA A + ROBERT I
19440 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00007.0130
MCKENNA MARTIN J + VIRGINIA A
19428 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00007.0140
PRING REGINALD W + VIRGINIA
19412 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00007.0150
SETTLE LARRY L + SANDRA E
19406 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-00007.0160
HOOHMAN STEVE M + ELIZABETH A
19398 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00007.0170
FORMICA JOSEPH M JR
5626 ENTERPRISE PKWY
FORT MYERS, FL 33905

22-46-25-09-00007.0180
STRAIN TERENCE + ANNAMARIE
19382 DEVONWOOD CIR
FORT MYERS, FL 33912

22-46-25-09-00007.0190
FORBES JOHN W + SANDRA S
19374 DEVONWOOD CIR
FT MYERS, FL 33912

22-46-25-09-0000A.00CE
SW FL CAPITAL CORP
THREE OAKS MASTER ASSN
19091 TAMIAMI TR SE
FT MYERS, FL 33908

All data is current at time of printing and subject to change without notice.

10-46-25-00-00001.0000
JG GULF COAST TOWN CENTER LLC
25425 CENTER RIDGE RD
WESTLAKE, OH 44145

10-46-25-00-00001.0020
MIROMAR LAKES LLC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

10-46-25-00-00001.1000
FREEMAN PAUL H TR
13691 PONDVIEW CIR
NAPLES, FL 34119

10-46-25-00-00004.0000
FREEMAN PAUL H TR
ALAN C FREEMAN
13691 PONDVIEW CIRCLE
NAPLES, FL 34119

10-46-25-02-00001.0010
CUSTER TIMI + JENNIFER
9351 PITTSBURGH BLVD
FORT MYERS, FL 33912

10-46-25-02-00001.0020
PRICE GARY L
9341 PITTSBURGH BLVD
FORT MYERS, FL 33912

10-46-25-02-00001.0030
HUSSLEIN MICHAEL F+MICHELLE M
9331 PITTSBURGH BLVD
FORT MYERS, FL 33912

10-46-25-02-00001.0040
WORTKOTTER BETH F +
9321 PITTSBURGH BLVD
FORT MYERS, FL 33912

10-46-25-02-00001.0050
MAREK SHAWN J
9311 PITTSBURGH BLVD
FORT MYERS, FL 33912

10-46-25-02-00001.0060
VELLA LAEXANDER + HELENA
9301 PITTSBURGH BLVD
FORT MYERS, FL 33912

10-46-25-02-0000A.00CE
THREE OAKS I MASTER ASSN INC
15660 SAN CARLOS BLVD #40
FORT MYERS, FL 33908

10-46-25-02-0000E.00CE
THREE OAKS I MASTER ASSN INC
15660 SAN CARLOS BLVD #40
FORT MYERS, FL 33908

10-46-25-02-0000H.00CE
THREE OAKS MASTER ASSN INC
15660 SAN CARLOS BLVD #40
FORT MYERS, FL 33908

10-46-25-03-00001.0010
SMITH BRIAN R + REBECCA K
17990 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0020
DELAC DAVID M + TRACY W
17982 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0030
MORRISON KEVIN + MELISSA
17974 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0040
WEBSTER DANIEL R + MARY M
17966 OAKMONT RIDGE CIR
FT MYERS, FL 33912

10-46-25-03-00001.0050
PETRASOVICOVA EVA +
17958 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0060
JAGODZINSKI CAROL
8951 TERRACE CT
BONITA SPRINGS, FL 34134

10-46-25-03-00001.0070
CANTERBURY KENNTH + MARY L
17942 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

10-46-25-03-00001.0080
BOISVERT JOSEPH E + BARBARA TR
17934 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0090
JAMIESON SCOTT V + DONNA D
17926 OAKMONT RIDGE CIR
FT MYERS, FL 33912

10-46-25-03-00001.0100
HILL GEORGE E + PHYLLIS A
17918 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0110
GIVANS GREGORY + MARNA
17910 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0120
MARTIN CHRISTOPHER + REBECCA
17902 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0130
ACCIME LOUIS
17894 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0140
HEMELGARN TIMOTHY J + AMY JO
17860 OAKMONT RIDGE CIRCLE
FT MYERS, FL 33912

10-46-25-03-00001.0150
HEHL JAMES L + ANGELA M
17852 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0160
OCONNER JENNIFER J
17844 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0170
MIANO JEROME P
17836 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0180
CHASE CHRISTOPHER W + KRISTINE
17828 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0190
RUHL BARBARA I + DAN H JR COTR
1041 CHURCHILL LN
WATKINSVILLE, GA 30677

10-46-25-03-00001.0200
HO CHUN WING + MEL HUNG
17812 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0210
OGLE MICHELLE
17804 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00001.0220
WELLMAN RONALD M + LAURINE E
17796 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00002.0010
SOLICH JUSTIN + MARY ELLEN
9370 MIDDLE OAK DR
FORT MYERS, FL 33912

10-46-25-03-00002.0020
BOTLAGUDUR KRISHNA
17903 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00002.0030
BHATT HARSHAD + ANJANA H
17895 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00002.0040
SEKULA KEVIN M + SHARON L
17887 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00002.0050
HOMAN DEAN S + DAYANA
17869 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

10-46-25-03-00002.0060
GLASS MATTHEW H + TIFFANY A
17861 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00002.0070
MORIN RONALD L
17829 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00002.0080
CHROVIAN DANIEL R + SHARON L
17813 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00002.0090
CARPENTER CHRISTOPHER +
17805 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00002.0100
ARCARIO CHARLES + FRANCES M
17797 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00002.0110
STEINGART BERNARD + PATRICIA
17789 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00002.0210
VAZQUEZ DAVID + DONNA E
17720 MIDDLE OAK CT
FORT MYERS, FL 33912

10-46-25-03-00002.0220
RYAN DANIEL + ANAMARIE
17730 MIDDLE OAK CT
FORT MYERS, FL 33912

10-46-25-03-00002.0230
SHERIDAN GREGORY P +
17731 MIDDLE OAK CT
FT MYERS, FL 33912

10-46-25-03-00002.0240
CHANG KUEN-YIH + CHAOJING
17721 MIDDLE OAK CT
FORT MYERS, FL 33912

10-46-25-03-00002.0250
ROBERTS J GEORGE
17711 MIDDLE OAK CT
FORT MYERS, FL 33912

10-46-25-03-00002.0260
CUNNINGHAM DANA + PATRICIA
2871 NW 106TH AVE
CORAL SPRINGS, FL 33065

10-46-25-03-00002.0270
EASTRIDGE KERRY L + LISA D
9340 MIDDLE OAK DR
FORT MYERS, FL 33912

10-46-25-03-00002.0280
HENNESSY BRIAN + HEATHER
9360 MIDDLE OAK DR
FORT MYERS, FL 33912

10-46-25-03-00003.0160
BEAUGEZ GREGORY W + KIMBERLY J
9321 MIDDLE OAK DR
FORT MYERS, FL 33912

10-46-25-03-00003.0170
POLLI GREGORY
35 COVE RD
NORTHPORT, NY 11768

10-46-25-03-00003.0180
HENSLER CYNTHIA K
9341 MIDDLE OAK DR
FORT MYERS, FL 33912

10-46-25-03-00003.0190
WOODWORTH BRYAN A + STEPHANIE
2078 CHARING CROSS CIR
ESTERO, FL 34108

10-46-25-03-00003.0200
ELWONGER LOU R + KATARZYNA J
9361 MIDDLE OAK DR
FORT MYERS, FL 33912

10-46-25-03-00003.0210
SLUDER RICHARD D + BRENDA K
9371 MIDDLE OAK DR
FORT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

10-46-25-03-00003.0220
PARHAM RICHARD B JR + JENNIFER
17967 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00003.0230
ROY MARTIAL R + PATRICIA M
17983 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-00003.0240
SHARP TODD L + SANDRA L
17991 OAKMONT RIDGE CIR
FORT MYERS, FL 33912

10-46-25-03-0000A.00CE
THREE OAKS MASTER ASSN INC
15660 SAN CARLOS BLVD #40
FORT MYERS, FL 33908

10-46-25-03-0000B.00CE
OAKMONT AT THE LAKES AT THREE
19091 TAMIAMI TRAIL SE
FT MYERS, FL 33908

10-46-25-03-0000D.00CE
THREE OAKES MASTER ASSN INC
15660 SAN CARLOS BLVD #40
FORT MYERS, FL 33908

10-46-25-03-0000F.00CE
OAKMONT AT THE LAKES AT THREE
19091 TAMIAMI TRL SE
FORT MYERS, FL 33908

10-46-25-03-0000I.00CE
THREE OAKS MASTER ASSN INC
15660 SAN CARLOS BLVD #40
FORT MYERS, FL 33908

10-46-25-07-00000.0010
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-07-00000.0020
GRAHAM UTE
17608 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-07-00000.0030
FULLER PAUL C +
17616 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-07-00000.0040
MERRILL KENNETH + MICHELE
17624 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-07-00000.0050
HERTERT ROLAND + BRIGITTE
17632 HOLLY OAK AV
FORT MYERS, FL 33912

10-46-25-07-00000.0060
MACCOY STEPHEN + MAUREEN
1710 HILLCREST LN
ASTON, PA 19014

10-46-25-07-00000.0070
PANIK PAUL + PHYLLIS
17648 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-07-00000.0080
KRAWEC JAMES M TR
33 GREEN HAVEN RD
SALEM, NH 03079

10-46-25-07-00000.0090
WOODSMITH DAVID W + SHAWN A
17664 HOLLY OAK AV
FT MYERS, FL 33912

10-46-25-07-00000.0100
ROTHENBERGER JENNIFER
17672 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-07-00000.0110
BERG WILLIAM A + SUSAN F
17680 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-07-00000.0120
LY BANE V
9507 SILVER PINE LOOP
FORT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

10-46-25-07-00000.0130
BICKLEY JOSEPH L + KAREN L
8700 GLENFIELD WAY
LOUISVILLE, KY 40241

10-46-25-07-00000.0140
HERNDON DARRELL F TR
9499 SILVER PINE LOOP
FORT MYERS, FL 33912

10-46-25-07-00000.0150
VASCO EDDIE R + SORAYA
9495 SILVER PINE LOOP
FT MYERS, FL 33912

10-46-25-07-00000.0160
RODRIGUEZ CESAR R + MIRIAM P
9489 SILVER PINE LOOP
FORT MYERS, FL 33912

10-46-25-07-00000.0170
DOTY LISA DISANTO +TROY
9451 SILVER PINE LOOP
FORT MYERS, FL 33912

10-46-25-07-00000.0180
SENITZ LOWELL J + SALLY
9459 SILVER PINE LOOP
FORT MYERS, FL 33912

10-46-25-07-00000.0190
HERNANDEZ GONZALO + LUZ
9467 SILVER PINE LOOP
FORT MYERS, FL 33912

10-46-25-07-00000.0200
GODLEY NATHAN B + JOYCE K
9475 SILVER PINE LOOP
FORT MYERS, FL 33912

10-46-25-07-00000.0210
NARA DAVID W + TINA M
9450 SILVER PINE LOOP
FORT MYERS, FL 33912

10-46-25-07-00000.0220
DURAN JAMIN N + DRIANIS
9458 SILVER PINE LOOP
FT MYERS, FL 33912

10-46-25-07-00000.0230
RAMOS TERRY + LORI J
9466 SILVER PINE LOOP
FT MYERS, FL 33912

10-46-25-07-00000.0240
ACEVEDO RAFAEL + JOCELYN
9506 SILVER PINE LOOP
FT MYERS, FL 33912

10-46-25-07-00000.0250
QUARLES CHARLES W + ANGELA
9500 SILVER PINE LOOP
FORT MYERS, FL 33912

10-46-25-07-00000.0260
BURDETTE SALLIE S
9494 SILVER PINE LOOP
FT MYERS, FL 33912

10-46-25-07-00000.0270
KALI OLGA
PO BOX 7674
FORT MYERS, FL 33911

10-46-25-07-00000.0280
FORTNER WILLIAM D JR
17581 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-07-00000.0290
WARD RONALD S
17573 HOLLY OAK AVE
FT MYERS, FL 33912

10-46-25-07-0000A.00CE
TIMBER LAKE AT THREE OAKS
1192 EAST NEWPORT CTR DR #150
DEERFIELD BEACH, FL 33442

10-46-25-07-0000B.00CE
TIMBER LAKE AT THREE OAKS
1192 EAST NEWPORT CTR DR #150
DEERFIELD BEACH, FL 33442

10-46-25-07-0000C.00CE
TIMBER LAKE AT THREE OAKS
1192 EAST NEWPORT CTR DR #150
DEERFIELD BEACH, FL 33442

10-46-25-07-0000D.00CE
TIMBER LAKE AT THREE OAKS
1192 EAST NEWPORT CTR DR #150
DEERFIELD BEACH, FL 33442

10-46-25-08-00000.0300
HOFFER MARK + ANDREA J
17565 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0310
OROZCO ANTHONY WAYNE +
17557 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0320
SALVATORE LUIGI + LIDIA
17549 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0330
ROE JAMES S + ALINA E
17541 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0340
ARYAN YEHIA M
17533 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0350
GONZALEZ JESUS G + ASTA
17525 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0360
GARNER CHRISTOPHER G
17517 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0370
BURGOS DALILA N
17509 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0380
COON ARTHUR L + ELIZABETH
17501 HOLLY OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0470
MINSKER JAMES D + DIANA R
9438 GOLDEN RAIN LN
FORT MYERS, FL 33912

10-46-25-08-00000.0480
GOODMAN TODD M
9446 GOLDEN RAIN LN
FORT MYERS, FL 33912

10-46-25-08-00000.0490
DECOLOGERO JOSEPH J + TONI L
9452 GOLDEN RAIN LN
FORT MYERS, FL 33912

10-46-25-08-00000.0560
FINNIGAN JAMES
9419 SCARLETTE OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0570
MONTEAGUDO BRYAN J + JANICE
9425 SCARLETTE OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0580
DAVILA LUIS A + MARIA L
9437 SCARLETTE OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0590
RHOADES SHARON C + TERRY J
9449 SCARLETTE OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0650
HERNANDEZ EDGAR I
9448 SCARLETTE OAK AVE
FORT MYERS, FL 33912

10-46-25-08-00000.0660
COONEY WILLIAM N + CANDACE C
9436 SCARLETTE OAK AVE
FT MYERS, FL 33912

10-46-25-08-00000.0670
ORLANDINI WALTER L TR +
15113 DUNN SR
TRAVERSE CITY, MI 49686

All data is current at time of printing and subject to change without notice.

10-46-25-08-00000.0680
EFTHIMION NICOLE A
9416 SCARLETTE OAK AVE
FORT MYERS, FL 33912

10-46-25-08-0000A.00CE
D R HORTON INC
TIMBER LAKES OWNERS ASSN
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-08-0000B.00CE
D R HORTON INC
TIMBER LAKES OWNERS ASSN
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000A.0410
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000A.0420
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000A.0430
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000A.0440
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000A.0450
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000A.0460
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000A.0470
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000A.0480
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0230
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0240
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0250
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0260
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0270
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0280
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0290
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0300
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0310
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

All data is current at time of printing and subject to change without notice.

10-46-25-10-0000E.0320
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0330
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0340
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0350
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0360
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0370
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000E.0380
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0010
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0020
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0030
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0040
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0050
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0060
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0070
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0080
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0090
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0100
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0110
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0120
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0130
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0140
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0150
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0160
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0170
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000F.0180
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000G.0010
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000G.0020
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000G.0030
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000G.0040
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000G.0050
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000G.0060
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000G.0070
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000G.0080
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000H.0010
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000H.0020
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000H.0030
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000H.0040
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000H.0050
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000H.0060
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000H.0070
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

All data is current at time of printing and subject to change without notice.

10-46-25-10-0000H.0080
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000I.0010
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000I.0020
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000I.0030
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000I.0040
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000I.0050
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-0000I.0060
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-000B2.00CE
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-000B3.00CE
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-000B4.00CE
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-000B9.00CE
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

10-46-25-10-00B11.00CE
D R HORTON INC
1192 E NEWPORT CENTER DR #150
DEERFIELD BEACH, FL 33442

14-46-25-00-00001.0020
MIROMAR LAKES LLC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

15-46-25-00-00005.0000
MIROMAR LAKES LLC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

15-46-25-00-00005.0010
MIROMAR LAKES CDD
GOODLETTE COLEMAN + JOHNSON PA
4001 TAMIAMI TRAIL N STE 300
NAPLES, FL 34103

15-46-25-10-00131.0090
OWENS THOMAS H + JUDITH A G
9227 CROCUS CT
FORT MYERS, FL 33912

15-46-25-10-00131.0110
MEIKLE DOROTHY F
9235 CROCUS CT
FORT MYERS, FL 33912

15-46-25-10-00131.0130
BRANDON RICHARD W + ANGELA R
9243 CROCUS CT
FORT MYERS, FL 33912

15-46-25-10-00131.0150
RODGERS RICHARD F + ANNE H
9251 CROCUS CT
FORT MYERS, FL 33912

15-46-25-10-00131.0170
PAXTON JORDON + MOLLY
9259 CROCUS CT
FORT MYERS, FL 33912

15-46-25-10-00131.0190
GLASS CHERYL A
9267 CROCUS CT
FORT MYERS, FL 33912

15-46-25-10-00131.0210
CHAMBERLIN ROBERT S + CAROYLN
9275 CROCUS CT
FORT MYERS, FL 33912

15-46-25-10-00131.0230
THOMAS ADAM
9283 CROCUS CT
FORT MYERS, FL 33912

15-46-25-10-00131.0250
JONUSKIS AURIMAS
9291 CROCUS CT
FORT MYERS, FL 33912

15-46-25-10-00131.0270
MOLTER JOSEPH M
8880 TERRENCE COURT
BONITA SPRINGS, FL 34135

15-46-25-10-00131.0290
MONTALVO PETRA R
9307 CROCUS CT
FORT MYERS, FL 33912

15-46-25-10-00132.0010
PASTOR BARBARA
2363 YORKTOWN ST
OCEANSIDE, NY 11572

15-46-25-10-00132.0030
RICHARDS DOUGLAS E
9248 CROCUS CT
FORT MYERS, FL 33912

15-46-25-10-00132.0050
BARRINGER KENNETH W +
27061 LAVINKA ST
BONITA SPRINGS, FL 34135

15-46-25-10-00132.0070
RIVERA FELIX + LUZ M
41 GATES GREECE TOWN LINE RD
ROCHESTER, NY 14606

15-46-25-10-00132.0090
GLORE MICHAEL S + EVELYN C
9241 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-10-00132.0110
FRACEK JOSEPH R
9249 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-10-00132.0130
VIRANT LLC
ALLURE ACCOUNTING LLC
28000 SPANISH WELL BLVD
BONITA SPRINGS, FL 34135

15-46-25-10-00132.0150
SEIDENBERG ERIC P
9265 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-10-00133.0030
GONZALVES DAVID L + TONYA J
9232 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-10-00133.0050
CARRICO JOHN D + JANET L
9240 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-10-00133.0070
MAAS JEFFERY T + BONNIE J
9248 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-10-00133.0090
BOYER JAMES E
9256 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-10-00133.0110
BECKNER BERNARD P + ANGELA J
9264 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-10-00133.0150
MELENDEZ LUIS + ANA
24200 RED ROBIN DR
BONITA SPRINGS, FL 34135

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15-46-25-11-00225.A530
WILLIAMS CORY
9205 SAN CARLOS BLVD
FORT MYERS, FL 33912

15-46-25-11-00225.A550
CASTELLANOS ARTURO A +
9221 SAN CARLOS BLVD
FORT MYERS, FL 33912

15-46-25-11-00225.A570
VANWAUS JOHN E + JILL L
18370 RICCARDO RD SE
FT MYERS, FL 33912

15-46-25-11-00225.A610
WHITE VALERIE
9245 SAN CARLOS BLVD
FT MYERS, FL 33912

15-46-25-11-00233.0390
ROBINSON PATRICK J + BARBARA
18477 WINTER HAVEN RD
FORT MYERS, FL 33912

15-46-25-11-00233.0420
GROETSCH RICHARD D
9216 SAN CARLOS BLVD SE
FT MYERS, FL 33912

15-46-25-11-00234.0010
BUESING DERIK
18501 OCALA RD
FORT MYERS, FL 33912

15-46-25-11-00234.0030
SPANISH LAKES INC TR
P O BOZ 366879
BONITA SPRINGS, FL 34136

15-46-25-11-00234.0050
VELA VIRGILIO
18517 OCALA RD
FORT MYERS, FL 33912

15-46-25-11-00234.0070
STEWART DAVID I TR EST
DONNA M STEWART STRUSTEE
18525 OCALA RD
FT MYERS, FL 33912

15-46-25-11-00234.0090
WEBERG LON + JACKIE
18533 OCALA RD
FORT MYERS, FL 33912

15-46-25-11-00234.0110
SCHWEMMER SHARON J
18541 OCALA RD RT 11
FT MYERS, FL 33912

15-46-25-11-00234.0130
PORTILLO WALTER A
18549 OCALA RD
FORT MYERS, FL 33912

15-46-25-11-00234.0150
CHACON NEFTALI +
9231 CORAL GABLES RD
FORT MYERS, FL 33912

15-46-25-11-00234.0170
BAXLEY T D + SUSAN C
RT 38 18540 BARTOW BLVD
FT MYERS, FL 33912

15-46-25-11-00234.0190
BAILEY RICHARD PAUL + PENNY J
18532 BARTOW BLVD SE
FT MYERS, FL 33912

15-46-25-11-00234.0210
VELEZ GABRIEL
18524 BARTOW BLVD
FT MYERS, FL 33912

15-46-25-11-00234.0230
PEREZ WALBERO + TRANSITO
10922 GOODWIN ST
BONITA SPRINGS, FL 34135

15-46-25-11-00234.0250
SIMMONS WILFRED K
18512 BARTOW BLVD SE
FT MYERS, FL 33912

15-46-25-11-00235.0010
WILKINSON HARRY R III
18565 OCALA RD
FORT MYERS, FL 33912

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15-46-25-11-00235.0030
HAMLIN JOHN M + CYNTHIA M
18573 OCALA RD
FT MYERS, FL 33912

15-46-25-11-00235.0050
GUILLOT CHRISTOPHER J +
18581 OCALA RD
FORT MYERS, FL 33912

15-46-25-11-00235.0070
DEMPSEY MICHAEL E + SUSAN ANN
18589 OCALA RD SE
FT MYERS, FL 33912

15-46-25-11-00235.0090
NORTHEY KENNETH V + VERNA M
18597 OCALA ROAD
FT MYERS, FL 33912

15-46-25-11-00235.0110
COLLINS CLAYTON
18605 OCALA RD
FORT MYERS, FL 33912

15-46-25-11-00235.0130
DANIELS EUGENE + MARY
18613 OCALA RD
FT MYERS, FL 33912

15-46-25-11-00235.0150
STOCKTON CAROLE J
7110 PINNACLE DR #C3
FORT MYERS, FL 33907

15-46-25-11-00235.0180
KENNEY MIRANDA
18616 BARTOW BLVD
FORT MYERS, FL 33912

15-46-25-11-00235.0200
BROCK EARNEST R + BARBARA J
18604 BARTOW BLVD
FORT MYERS, FL 33912

15-46-25-11-00235.0220
BROCK ERNEST R + BARBARA
18604 BARTOW BLVD
FT MYERS, FL 33912

15-46-25-11-00235.0240
TYKOWSKI LORETTA H
18592 BARTOW BLVD
FT MYERS, FL 33912

15-46-25-11-00235.0260
MCKINLEY RONALD A
18584 BARTOW BLVD
FORT MYERS, FL 33912

15-46-25-11-00235.0280
ENGLISH TERRI L +
18576 BARTOW BLVD
FORT MYERS, FL 33912

15-46-25-11-00235.0300
LENT HERBERT F
9230 CORAL GABLES RD
FORT MYERS, FL 33912

15-46-25-11-00256.0010
MIKOLAK ROBERT E +
18430 COLUMBINE RD
FT MYERS, FL 33912

15-46-25-11-00256.0030
REAHARD RICHARD + ANNIE P TR
4366 PINE LAKE RD
BONITA SPRINGS, FL 34134

15-46-25-11-00256.0050
LEE COUNTY
P O BOX 398
FORT MYERS, FL 33902

15-46-25-11-00256.0230
SABOL MICHAEL A
18529/33 BARTOW BLVD
FT MYERS, FL 33912

15-46-25-11-00256.0250
JEROME ADRIAN
19990 BEAULIEU COURT
FORT MYERS, FL 33908

15-46-25-11-00256.0270
VOGT JAMES E TR
IMPERIAL GOLF COURSE BLVD
P O BOX 975
NAPLES, FL 34110

15-46-25-11-00256.0290
MATTER DAVID M + JANICE M
20862 GLENN EAGLE LINKS DR
ESTERO, FL 33928

15-46-25-11-00256.0310
STEEVES WILLIAM + CELESTE
P O BOX 110926
NAPLES, FL 34108

15-46-25-11-00256.0330
WIPF GERALD V +
14702 TRIPLE EAGLE CT
FORT MYERS, FL 33912

15-46-25-11-00256.0350
AGUADO MIGUEL
18577 BARTOW BLVD
FORT MYERS, FL 33912

15-46-25-11-00256.0370
TUCKER JULIA
297 ALBATROSS ST
FORT MYERS BEACH, FL 33931

15-46-25-11-00256.0390
HUMPHREY ANTHONY T +
16410 MILLSTONE CIR 107
FORT MYERS, FL 33908

15-46-25-11-00256.0410
LINDSEY CHARLES E + ALYSON A S
18601 BARTOW BLVD
FT MYERS, FL 33912

15-46-25-11-00256.0430
FLETCHER MARY A +
18609 BARTOW BLVD
FORT MYERS, FL 33912

15-46-25-11-00256.0450
GROSSER JAY A
7402 SEA ISLAND RD
FT MYERS, FL 33912

15-46-25-11-00256.0470
STINAUER JOHN F + TERRI L
17405 HOMEWOOD RD
FT MYERS, FL 33912

15-46-25-11-00256.0490
BLOCK BEATRICE TR +
18637 BARTOW BLVD
FORT MYERS, FL 33912

15-46-25-11-00256.0520
TUCKER JULIA E +
297 ALBATROSS ST
FORT MYERS BEACH, FL 33931

15-46-25-11-00256.0540
PALAZZO MICHELLE ANNE
18653 BARTOW BLVD
FORT MYERS, FL 33912

15-46-25-11-00256.0560
SACCO DOLORES TR
7503 SANIBEL BLVD
FORT MYERS, FL 33912

15-46-25-11-00257.0190
FACTEAU SUSAN J
27253 GASPARILLA DR
BONITA SPRINGS, FL 34135

15-46-25-11-00257.0210
AHMAD HANA Z
18682 TANGERINE RD SE
FT MYERS, FL 33912

15-46-25-11-00257.0230
SMITH ARTHUR F + DARYN A
4131 6TH AVE SE
NAPLES, FL 34117

15-46-25-11-00257.0250
CRUZ ANGEL
18668/72 TANGERINE RD
FORT MYERS, FL 33912

15-46-25-11-00257.0270
GENTILE CAROLYN I
18664 TANGERINE RD
FT MYERS, FL 33912

15-46-25-11-00257.0290
WEHRENBERG RACHEL
18669 TANGERINE RD
FORT MYERS, FL 33912

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15-46-25-11-00257.0310
PHILLIPS FELICIA E +
18681 TANGERINE RD SE
FT MYERS, FL 33912

15-46-25-11-00257.0330
SANCHEZ DAVID + FELISHA
8020 CYPRESS DR N
FORT MYERS, FL 33912

15-46-25-11-00257.0350
HOOVER GLENN R + DONNA JEAN
7362 SEA ISLAND RD
FT MYERS, FL 33912

15-46-25-11-00257.0370
WILLIAMS LARRY W + FLORENCE P
RT 38 19001 TANGERINE RD
FT MYERS, FL 33912

15-46-25-12-00000.0010
HEGEDUS BARNABUS + ANNA
18422 RICCARDO RD SE
FT MYERS, FL 33912

15-46-25-12-00000.0020
KERN KEVIN A +
9206 LA MANCHA CT
FORT MYERS, FL 33912

15-46-25-12-00000.0030
BILL STEVEN D + DANIELLE M
9205 LA MANCHA CT
FORT MYERS, FL 33912

15-46-25-12-00000.0040
MIKLIC JOSEPH K + MARY ANN
18382 RICCARDO ROAD SE
FT MYERS, FL 33912

15-46-25-12-00000.0050
MITCHELL ROBERT VAN + LINDA G
92141 LA JOLLA CT
FT MYERS, FL 33912

15-46-25-12-00000.0060
DELGADO HILDA M
9206 LAJOLLA CT
FT MYERS, FL 33912

15-46-25-12-00000.0070
ELLIOTT DON D + DEPHYNEE S
9205 LA JOLLA CT
FT MYERS, FL 33912

15-46-25-12-00000.0080
SULK DUANE +
9213 LA JOLLA CT
FORT MYERS, FL 33912

15-46-25-12-00000.0090
PANZNER JOSEPH L
1182 S HAMETOWN RD
COPLEY, OH 44321

15-46-25-12-00000.0100
PEGLER ROSS J + TINA GAIL
18142 RICCARDO CT
FT MYERS, FL 33912

15-46-25-12-00000.0110
GERVAIS MICHAEL A + MICHELE
18141 RICCARDO CT
FORT MYERS, FL 33912

15-46-25-12-00000.0120
BURTON N GWEN
18183 RICCARDO CT
FORT MYERS, FL 33912

15-46-25-12-00000.0130
SMITH DAVID C + SANDRA M
18225 RICCARDO RD
FT MYERS, FL 33912

15-46-25-12-00000.0140
VERA ROBERTO + ROSA
18267 RICCARDO RD
FORT MYERS, FL 33912

15-46-25-12-00000.0150
PIOTROWSKI LOUIS B + LORALEE A
18343 RICCARDO DR SE
RT 11
FT MYERS, FL 33912

15-46-25-12-00000.0160
WALSH HAROLD A TR
15081 N MALLARD LN
FORT MYERS, FL 33913

All data is current at time of printing and subject to change without notice.

15-46-25-12-00000.0170
WALSH HAROLD A
15081 N MALLARD LN
FORT MYERS, FL 33913

15-46-25-12-00000.0180
HOFFMANN GLENN A + CHRISTINE
18433 RICCARDO RD SE
FT MYERS, FL 33912

15-46-25-17-00000.0010
POWELL JAMES RICHARD + LINDA L
9351 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0020
FINA FRANK I +
9355 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0030
HELLMAN HELENE B + MARK
9359 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0040
HEUSING DALE E + TERESA M
9363 CROCUS CT
FT MYERS, FL 33912

15-46-25-17-00000.0050
KAHLE CHRISTOPHER D + JILL K
9367 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0060
HOLLENSTEIN JAMES + VIRGINIA A
9371 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0070
ROBERTS JAMES + MARGERY CO TR
9375 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0080
BOMBARDIER OHILDA C + SCOTT J
9379 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0090
LONGFIELDSMITH DAVID L +
9383 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0100
LIPPINCOTT GARY W + CANDACE L
9387 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0110
TAURICK GARY + ANN
9391 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0120
RICHARDS DONALD + BARBARA A
9395 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0130
STOBB ANTHONY M + KATHERINE L
9399 CROCUS CT
FT MYERS, FL 33912

15-46-25-17-00000.0190
SWISSHELM JAMES T + BARBARA
9423 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0200
SNYDER WILLIAM A
9427 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0210
ARNBERG CHRIS A + CARRIE A
9431 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0220
SMITH ROBERT L + MARTHA K
9435 CROCUS CT
FT MYERS, FL 33912

15-46-25-17-00000.0230
FAIR JASON S + LISA B
9439 CROCUS CT
FORT MYERS, FL 33912

All data is current at time of printing and subject to change without notice.

15-46-25-17-00000.0240
HUTCHINSON BARBETTA + PATRICIA
9418 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0250
SCHADT LYLE + HEATHER L
9414 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0260
HANES CECIL T
9410 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0270
PAGEL DAVID J
9406 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0280
LASICH JOHN + DEBORAH L
9372 CROCUS CT
FT MYERS, FL 33912

15-46-25-17-00000.0290
PRESNELL BARBARA TR
9368 CROCUS CT
FT MYERS, FL 33912

15-46-25-17-00000.0300
ANDERSON LISA C
9364 CROCUS CT
FORT MYERS, FL 33912

15-46-25-17-00000.0310
JANUSKA WILLIAM J JR + LORI
9360 CROCUS CT
FORT MYERS, FL 33912

22-46-25-00-01001.1010
GOLDBERG DAVID HOWARD TR
19091 TAMIAMI TR S E
FORT MYERS, FL 33908

22-46-25-00-01001.101A
LEE COUNTY DIST SCHOOL BOARD
2055 CENTRAL AVE
FORT MYERS, FL 33901

22-46-25-01-00257.0390
SHARKEY ED +
1134 BEEKMAN CIR
PORT CHARLOTTE, FL 33953

22-46-25-01-00257.0410
MACDONALD EDWARD A + HOPE E
19013 TANGERINE RD
FORT MYERS, FL 33912

22-46-25-01-00257.0430
PRINTZ CRUCI J ETAL
750 SUFFOLK AVE
WESTCHESTER, IL 60154

22-46-25-01-00257.0450
TRUPIANO JOSEPH A + CONNIE M
10542 WINTERVIEW DR
NAPLES, FL 34109

22-46-25-01-00257.0470
WORKMAN GRACE 1/2 INT ETAL
C/O MATTHEW A UNDERHILL
19037/39 TANGERINE RD
FT MYERS, FL 33912

22-46-25-01-00257.0490
DELEHANITY WILLIAM + JUDITH TR
19045 TANGERINE RD
FORT MYERS, FL 33912

22-46-25-01-00257.0510
JOHNSON LARRY
19055 TANGERINE ROAD
FORT MYERS, FL 33912

22-46-25-01-00257.0530
RODRIGUES FLORA ETAL
17165 CAPRI DR
FT MYERS, FL 33912

22-46-25-01-00257.0550
RIMES JOHN H JR
P O BOX 886
BONITA SPRINGS, FL 34133

22-46-25-01-00257.0570
DOOLAN GLADYS M +
7277 WEST 174TH PL
TINLEY PARK, IL 60477

All data is current at time of printing and subject to change without notice.

22-46-25-01-00257.0590
KEMP LEE L
19085 TANGERINE RD
FORT MYERS, FL 33912

22-46-25-01-00257.0610
MCHALE ROBERT + SYLVIE
8168 CYPRESS DR N
FT MYERS, FL 33912

22-46-25-01-00257.0630
LEMASTERS JEFF A
19101 TANGERINE RD SE
FT MYERS, FL 33912

22-46-25-01-00257.0650
REAHARD RICHARD TR 1/2 INT +
4366 PINE LAKE RD
BONITA SPRINGS, FL 34134

22-46-25-01-00257.0670
HUSIC KEMAL + AJKUNA
13 NANUET AVE
NANUET, NY 20954

22-46-25-01-00257.0690
TARR RICHARD + SANDRA
189 MENTOR DR
NAPLES, FL 34110

22-46-25-01-00257.0710
SOCIN MARY F
2030 SE 16TH ST
CAPE CORAL, FL 33990

22-46-25-01-00257.0730
FRUCHTL CLARA F
5 SUGARBUSH CT
SAVANNAH, GA 31406

22-46-25-01-00257.0750
SARVER ROBERT L II + REBECCA L
9233 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-01-00258.0010
BOSS JOSEPH W JR + KATHLEEN A
19001 OCALA ROAD SOUTH
FT MYERS, FL 33912

22-46-25-01-00258.0030
CONDON JOHN + JILL R
19009 OCALA RD
FT MYERS, FL 33912

22-46-25-01-00258.0050
HEUSER SUSAN P
19017 OCALA RD S
FORT MYERS, FL 33912

22-46-25-01-00258.0070
KELLEY MICHAEL L
19025 OCALA RD S
FORT MYERS, FL 33912

22-46-25-01-00258.0090
HABERKORN THOMAS E + DEBRA A
19033 OCALA RD
FT MYERS, FL 33912

22-46-25-01-00258.0110
BEIERL ERIC +
5117 SANTA ROSA CT
CAPE CORAL, FL 33904

22-46-25-01-00258.0130
BEIERL ERICH + ROSE MAIRE
5117 SANTA ROSA CT
CAPE CORAL, FL 33904

22-46-25-01-00258.0150
CZUJKO ANDREW J
6 NOTHINGHAM RD
GLEN ROCK, NJ 07452

22-46-25-01-00258.0170
CZUJKO ANDREW J
9 NOTHINGHAM RD
GLEN ROCK, NJ 07452

22-46-25-01-00258.0190
HIGGINS GARRY + LINDA E
19036 TANGERINE RD SE
FT MYERS, FL 33912

22-46-25-01-00258.0210
DILORETI GARY + BONNIE
19028 TANGERINE RD
FORT MYERS, FL 33912

22-46-25-01-00258.0230
CASTLINE DORENE E
19016 TANGERINE RD
FORT MYERS, FL 33912

22-46-25-01-00258.0250
WOGOMAN SANDRA A
1420 PELICAN AV
NAPLES, FL 34102

22-46-25-01-00258.0270
APPLEGATE ROBERT M + CRISTINE
19004 TANGERINE RD
FT MYERS, FL 33912

22-46-25-01-00262.0180
CASTRO CHRISTINE +
9208 MANDARIN RD
FORT MYERS, FL 33912

22-46-25-01-00262.0200
FOWLER THOMAS A TR
3368 DEVONWOOD HILLS NE
GRAND RAPIDS, MI 49525

22-46-25-01-00262.0220
STEWART MARK J
9224 MANDARIN RD
FORT MYERS, FL 33912

22-46-25-01-00262.0240
OGROSKY WILLIAM E + LADONNA J
9225 SHADDOCK RD E
FORT MYERS, FL 33912

22-46-25-01-00262.0260
HUYLER TIMOTHY E + LINDA JO
9217 SHADDOCK RD E
FT MYERS, FL 33912

22-46-25-01-00263.0130
BECKER ALLAN M + JOAN M
RT 38 9200 SHADDOCK RD
FT MYERS, FL 33912

22-46-25-01-00263.0150
VASQUES NELSON E +
9208 SHADDOCK RD E
FORT MYERS, FL 33912

22-46-25-01-00263.0170
JOSTAND JEFF J + PAMELA A
9216 SHADDOCK RD E
FT MYERS, FL 33912

22-46-25-01-00263.0190
DEROSIER DAVID A
9224 SHADDOCK RD E
FORT MYERS, FL 33912

22-46-25-01-00263.0210
SOLANO ISIDRO
PO BOX 2134
IMMOKALEE, FL 34143

22-46-25-01-00263.0230
LOPEZ JUAN + KARINA
9217 POMELO RD E
FORT MYERS, FL 33912

22-46-25-01-00263.0250
JDN ENTERPRISES LLC TR
9220 CRYSTAL VIEW CT
FORT MYERS, FL 33912

22-46-25-01-00263.0270
ANDERSON DON J + PATRICIA
9201 POMELO RD SE
FT MYERS, FL 33912

22-46-25-01-00264.0110
ROBARE WILLIAM
9200 POMELO RD EAST
FORT MYERS, FL 33912

22-46-25-01-00264.0130
RIVERA JOSEPH
9208 POMELO RD E
FORT MYERS, FL 33912

22-46-25-01-00264.0150
RAMIREZ HAZARMAVETH +
9216 POMELO RD E
FORT MYERS, FL 33912

22-46-25-01-00264.0170
CAVANAUGH-KREMIDAS JANYCE +
9224 POMELO RD E
FORT MYERS, FL 33912

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22-46-25-01-00264.0190
KUNKEL GLENA R
9225 EAST HAMLIN RD
FT MYERS, FL 33912

22-46-25-01-00264.0210
ROERTY CHRISTINE
P O BOX 785
ESTERO, FL 33928

22-46-25-01-00264.0230
WILSON GREGORY
9209 HAMLIN RD E
FORT MYERS, FL 33912

22-46-25-01-00265.0110
SCHRAMM ROCK A +
9208 HAMLIN RD E
FORT MYERS, FL 33912

22-46-25-01-00265.0140
TATE ALEX + ELEANOR
3371 13TH AVE SW
NAPLES, FL 34117

22-46-25-01-00265.0160
MARTIN KIMBERLY C
9224 HAMLIN RD E
FORT MYERS, FL 33912

22-46-25-01-00265.0180
MORENO CARLOS A
9225 PINEAPPLE RD
FORT MYERS, FL 33912

22-46-25-01-00265.0200
STANLEY JOHN B + KIMBERLY A
9217 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-01-00265.0230
HUGHES JESSE R
9009 CYPRESS DR S
FORT MYERS, FL 33912

22-46-25-01-00266.0110
SAINT CLAIR NELSON
3410 SEMINOLE AVE
NAPLES, FL 34112

22-46-25-01-00266.0130
LAGNEVIN JEFF
9216 PINEAPPLE RD
FORT MYERS, FL 33912

22-46-25-01-00266.0160
KINIK STEVE + NANCY
7 CLINTON CT
MONROE, NY 10950

22-46-25-01-00266.0180
PASCUCCI VICKI
9225 TEMPLE RD E
FORT MYERS, FL 33912

22-46-25-01-00266.0200
WENTZ ANN E
9217 TEMPLE RD E
FORT MYERS, FL 33912

22-46-25-01-00266.0220
JDN ENTERPRISES LLC TR
9220 CRYSTAL VIEW CT
FORT MYERS, FL 33912

22-46-25-01-00266.0240
LEWIS DAVID L
9201 TEMPLE RD E
FORT MYERS, FL 33912

22-46-25-01-00268.0090
CHURCH W E + BARBARA L
9200 TEMPLE RD E
FORT MYERS, FL 33912

22-46-25-01-00268.0110
PRICE JANE U
9208 TEMPLE ROAD EAST
FT MYERS, FL 33912

22-46-25-01-00268.0130
DAVIS MARILYN J
9216 TEMPLE RD E
FORT MYERS, FL 33912

22-46-25-01-00268.0150
ENSIGN JOHN + GLENA
9224 TEMPLE RD E
FORT MYERS, FL 33912

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22-46-25-01-00268.0170
KING MARIEL B
9225 KING RD E
FORT MYERS, FL 33912

22-46-25-01-00268.0190
MONTGOMERY PAUL
9217 KING RD E
FORT MYERS, FL 33912

22-46-25-01-00268.0210
WEST RUTH I
9209 KINGS RD
FT MYERS, FL 33912

22-46-25-01-00268.0230
ALLISON MARGARITA E
9201 KING RD E
FORT MYERS, FL 33912

22-46-25-01-00269.0120
SALOKAR JULIE SPENCER EST
9204 KING RD E
FORT MYERS, FL 33912

22-46-25-01-00269.0140
NOLAN ERIC C
9212 KING RD EAST
FORT MYERS, FL 33912

22-46-25-01-00269.0160
BENTLEY DONA M
9220 KING RD E
FORT MYERS, FL 33912

22-46-25-01-00269.0190
OLSON DALE A
19250 TANGERINE RD
FORT MYERS, FL 33912

22-46-25-01-00269.0220
ESTES MICHAEL A + TRACY E
9217 TANGELO BLVD
FORT MYERS, FL 33912

22-46-25-01-00269.0240
KELLENBENZ AARON G + SANDRA
9209 TANGELO BLVD
FORT MYERS, FL 33912

22-46-25-01-00270.0210
DURIS CARLA
28871 BERMUDA LAGO CT #304
BONITA SPRINGS, FL 34134

22-46-25-01-00270.0230
GILLIESPIE HUGH J + CHERI L
8301 BLACKBERRY RD
FT MYERS, FL 33912

22-46-25-01-00270.0250
ROMER JENS J +
17589 LAUREL VALLEY RD
FORT MYERS, FL 33912

22-46-25-01-00270.026A
RITTER PAUL D JR PER REP
6100 ESTERO BLVD
PO BOX 2579
FORT MYERS BEACH, FL 33932

22-46-25-01-00271.0010
SARVER HELEN TR
9232 PINEAPPLE RD
FT MYERS, FL 33912

22-46-25-01-00271.0030
ASHER AARON B
19183 TANGERINE RD
FORT MYERS, FL 33912

22-46-25-01-00271.0050
GUZMAN JOSE A + MARIA S
19189 TANGERINE RD
FORT MYERS, FL 33912

22-46-25-01-00271.0070
FLEMING LUTHER + PAULINE
13929 182ND ST
SPRINGFIELD GARDENS, NY 11413

22-46-25-01-00271.0090
HULL CHARLES R TR
20918 COUNTRY BARN DR
ESTERO, FL 33928

22-46-25-01-00271.0110
GONZALEZ PILAR
27180 MORGAN RD
BONITA SPRINGS, FL 34135

22-46-25-01-00271.0130
URIBE RENEE
385 SNOW DR
FORT MYERS, FL 33919

22-46-25-01-00271.0150
HAYES SHERRYL LYNNE GUARDIAN
HAYES REALTY
2077 FIRST ST STE 208
FORT MYERS, FL 33991

22-46-25-01-00271.0160
HAYES JAMES H +
2077 FIRST ST STE 208
FORT MYERS, FL 33901

22-46-25-01-00271.0170
SHARKEY ED +
1134 BEEKMAN CIR
PORT CHARLOTTE, FL 33953

22-46-25-06-00000.0010
BURNETT GORDON
9750 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0020
ROBINSON BOBBY R + JACQUELINE
9754 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0030
ALBION JOHN E
9758 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-00000.0040
FIIGON MICHAEL A + LORRAINE
9762 COUNTRY OAK DR
FT MYERS, FL 33912

22-46-25-06-00000.0050
JARRETT ALAN R
9766 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0060
LETOURNEAU-HARPER DONNA J
9770 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0070
BLUE DANAELLE T +
9774 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0080
TUTHILL JACOB M +
9778 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0090
BRETON LAURIE E
6975 HIGHLAND PARK CIR
FORT MYERS, FL 33912

22-46-25-06-00000.0100
DRAKE CARLTON L + KATHLEEN J
9786 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0110
KNIGHT WILLIAM J + MARIANNE
9790 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0120
TOLLETT DAVID R + WENDY W
9794 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0130
ALLEN ROBERT S + NANCY L
9798 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-00000.0140
KOSSOWSKI MARY A
9802 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-00000.0150
DOTRES VICTOR + MEGAN J
9806 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0160
SANDERS JEFF L + TIFFANY M
9810 COUNTRY OAKS DR
FT MYERS, FL 33912

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22-46-25-06-00000.0170
MIKOVICH EDWARD J + DENA M
9814 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0180
TOMASIK GARY L + LYNN K
9818 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-00000.0190
TUCKER LANNING H + JHANNA BELL
9822 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-00000.0200
OLSZEWSKI EDWARD +
9826 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0210
HANAFEE DAVID R
9830 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-00000.0220
COUNTRY OAKS LOT OWNERS ASSOC
9954 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0230
HOFF DAVID C JR
9838 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0240
EVANGELISTA FLORITA T
9842 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0280
WILLIAMS MARK A + KARYN L
9839 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0290
ROCHA SARMIENTO FERNANDO J +
9835 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0300
DEMARCO JAMES A + MANDY
9831 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0310
BESTROM IVAN C + PAMELA P
9815 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0320
WEAVER BRYAN LEE + CHRISTINE M
9811 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-00000.0330
WOGOMAN CHRISTINE E
19550 OAK FOREST DR
FORT MYERS, FL 33912

22-46-25-06-00000.0340
JOHNSON PAMELA J
19560 OAK FOREST DR
FORT MYERS, FL 33912

22-46-25-06-00000.0350
GILSTAD ALLAN R + GAIL T
19570 OAK FOREST DRIVE
FT MYERS, FL 33912

22-46-25-06-00000.0390
WEIDEMEYER MARVIN + LAURA
19581 OAK FOREST DR
FORT MYERS, FL 33912

22-46-25-06-00000.0400
ZIMMERMAN JEFFREY S + SUSAN M
19571 OAK FOREST DR
FORT MYERS, FL 33912

22-46-25-06-00000.0410
ROMANO VINCENT K + PATRICIA A
19561 OAK FOREST DR
FORT MYERS, FL 33912

22-46-25-06-00000.0420
VISKUP ROBERT M
223 VENETIAN BLVD
LINDENHURST, NY 11757

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22-46-25-06-00000.0430
PLASMAN HOWARD K + MARY JANE
19541 OAK FOREST DR
FT MYERS, FL 33912

22-46-25-06-00000.0440
FODOR STEVE + HELEN
2955 BOUFFARD
WINDSOR, ON N9H 1W4
CANADA

22-46-25-06-00000.0450
LARKIN JAMES A + MARY C
9791 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-00000.0460
BATUR BORA + LISA
9787 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0470
POORE TIMOTHY M + ELEANOR J
9783 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-00000.0480
TSCHISCHIK HERBERT
19550 WATERS WY
FT MYERS, FL 33912

22-46-25-06-00000.0490
JONES BRIAN K + KIMBERLY M
19560 WATERS WAY
FORT MYERS, FL 33912

22-46-25-06-00000.0500
STRIKER LINDA L
19570 WATERS WAY
FT MYERS, FL 33912

22-46-25-06-00000.0510
FEENEY FRANCIS J + MICHELLE D
19571 WATERS WAY
FORT MYERS, FL 33912

22-46-25-06-00000.0520
WOOD THOMAS A + STACY L
19561 WATERS WY
FT MYERS, FL 33912

22-46-25-06-00000.0530
GLASE SCOTT R + SANDRA L
19551 WATERS WAY
FORT MYERS, FL 33912

22-46-25-06-00000.0540
ZIMMERMAN GARRY W + KIM M
19541 WATERS WY
FT MYERS, FL 33912

22-46-25-06-00000.0550
MCCULLOUGH SCOTT + CINDY
9755 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0560
WILLIAMSON DONALD L + KATHLEEN
9751 COUNTRY OAKS DR
FORT MYERS, FL 33912

22-46-25-06-00000.0570
VELLA MARSHA A
9747 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-00000.0580
HYCHE CURTIS N + MARGUERITE J
9967 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-00000.0620
MCCULLERS JOHN F IV +
9962 COUNTRY OAKS DR
FT MYERS, FL 33912

22-46-25-06-0000A.00CE
COUNTRY OAKS OWNERS ASSN
PO BOX 6875
CLEARWATER, FL 34618

22-46-25-10-0000G.0000
TOLL FL II LP
28341 S TAMIAMI TRAIL SUITE 4
BONITA SPRINGS, FL 34134

23-46-25-00-00001.0050
MIROMAR LAKES LLC
10801 CORKSCREW RD STE 305
ESTERO, FL 33928

All data is current at time of printing and subject to change without notice.

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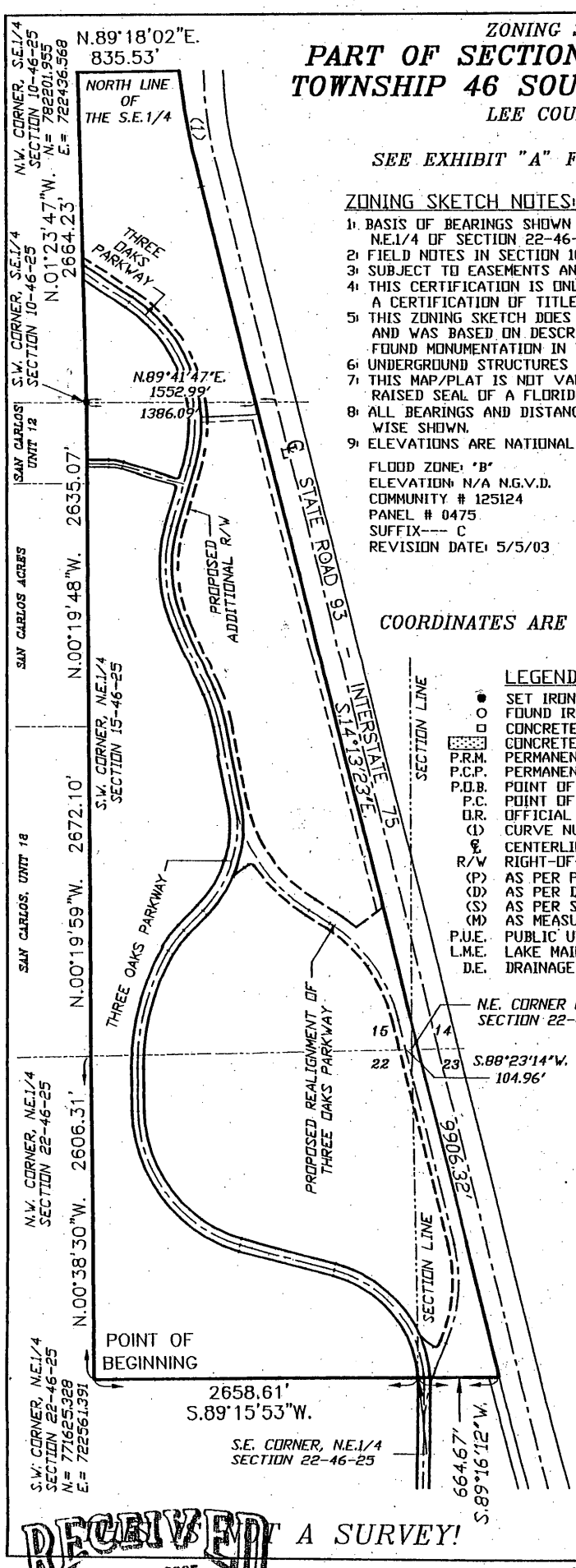
ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!



ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: 'B'
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX--- C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERFITIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

LEGEND:

●	SET IRON PIN (CAP #4631)
O	FOUND IRON PIN (I.R.)
□	CONCRETE MONUMENT (C.M.)
▒	CONCRETE (CONC.)
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.C.	POINT OF CURVATURE
O.R.	OFFICIAL RECORDS BOOK
(1)	CURVE NUMBER
℄	CENTERLINE
R/W	RIGHT-OF-WAY
(P)	AS PER PLAT
(D)	AS PER DEED
(S)	AS PER SURVEY
(M)	AS MEASURED
P.U.E.	PUBLIC UTILITY EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
D.E.	DRAINAGE EASEMENT

Curve number 1

Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg.= S.10°43'39"E.

N

500 0 500 1000 1500

SCALE IN FEET

AUGUST 19, 2004

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX : (239) 772-1315

REVISED:	DESCRIPTION:	BY

DRAWN:	✓	SCALE	PROJ. #
FBH	JBH	1"=1000'	THREE OAKS R-W
SKETCH DATE		FILE NO.	SHEET- 1
8/17/05		46-25-10	OF - 1

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921

THIS IS NOT A SURVEY!

RECEIVED NOV 08 2005

DCI 2005-00054

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet: thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.

John B. Harris
P.S.M. #4631
August 19, 2005

RECEIVED
NOV 0 8 2005

DCI 2005-00054

CPD

SHEET 1 OF 2

ZONING SKETCH OF

PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

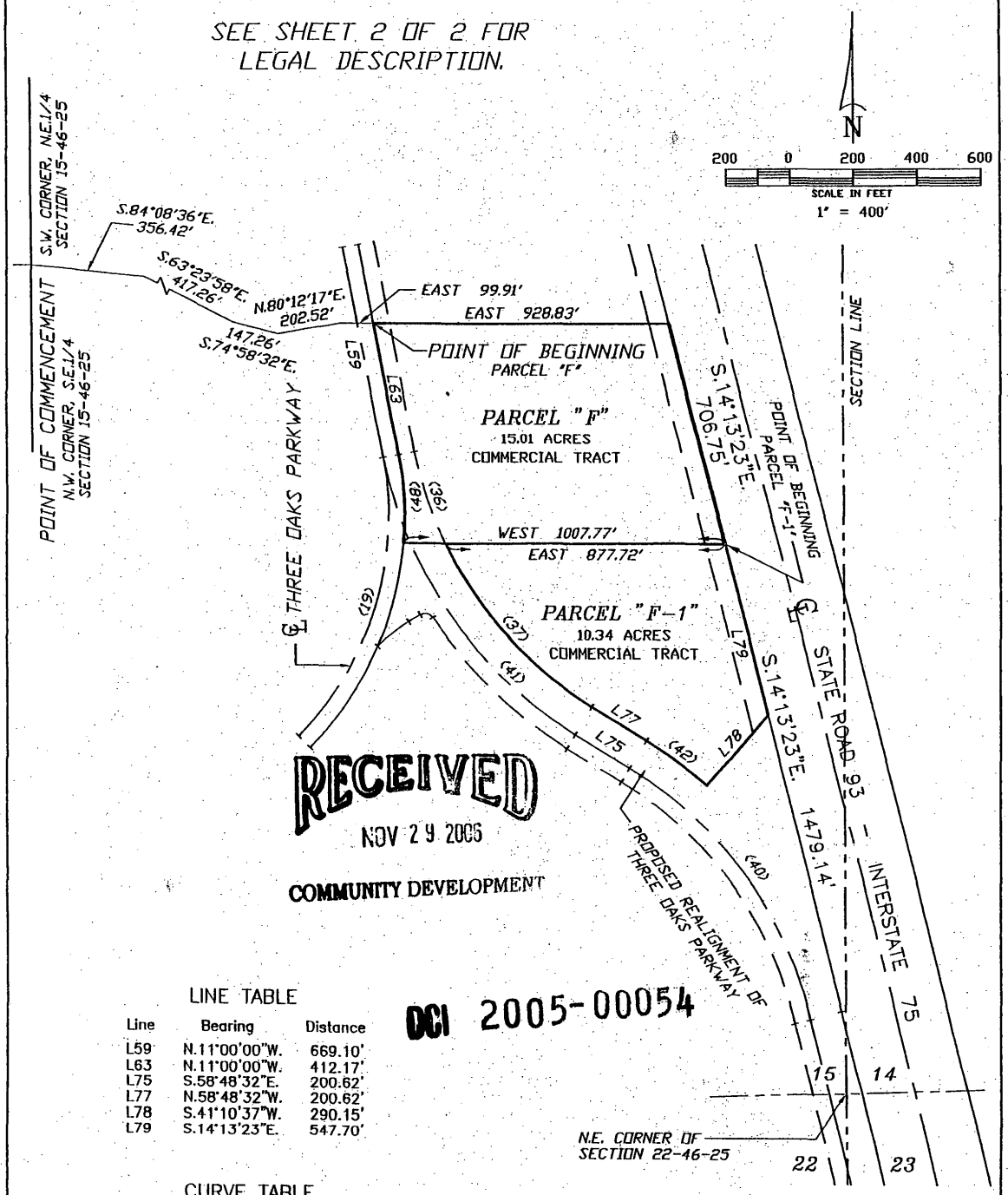
PROJECT # THREE OAKS R/W 9

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION.



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NOV 29 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.41°10'37"W.	290.15'
L79	S.14°13'23"E.	547.70'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	09°58'51"	235.17'	234.87'	N.53°49'06"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58' 32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 547.70 feet; thence run S.41°10'37"W. for 290.15 feet to a point on a curve; thence run Northwesterly for 235.17 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°58'51", a chord bearing of N.53°49'06"W. and a chord distance of 234.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

DCI 2005-00054

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COMMUNITY DEVELOPMENT

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SHEET 1 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 6

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

N

200 0 200 400 600

SCALE IN FEET

1" = 400'

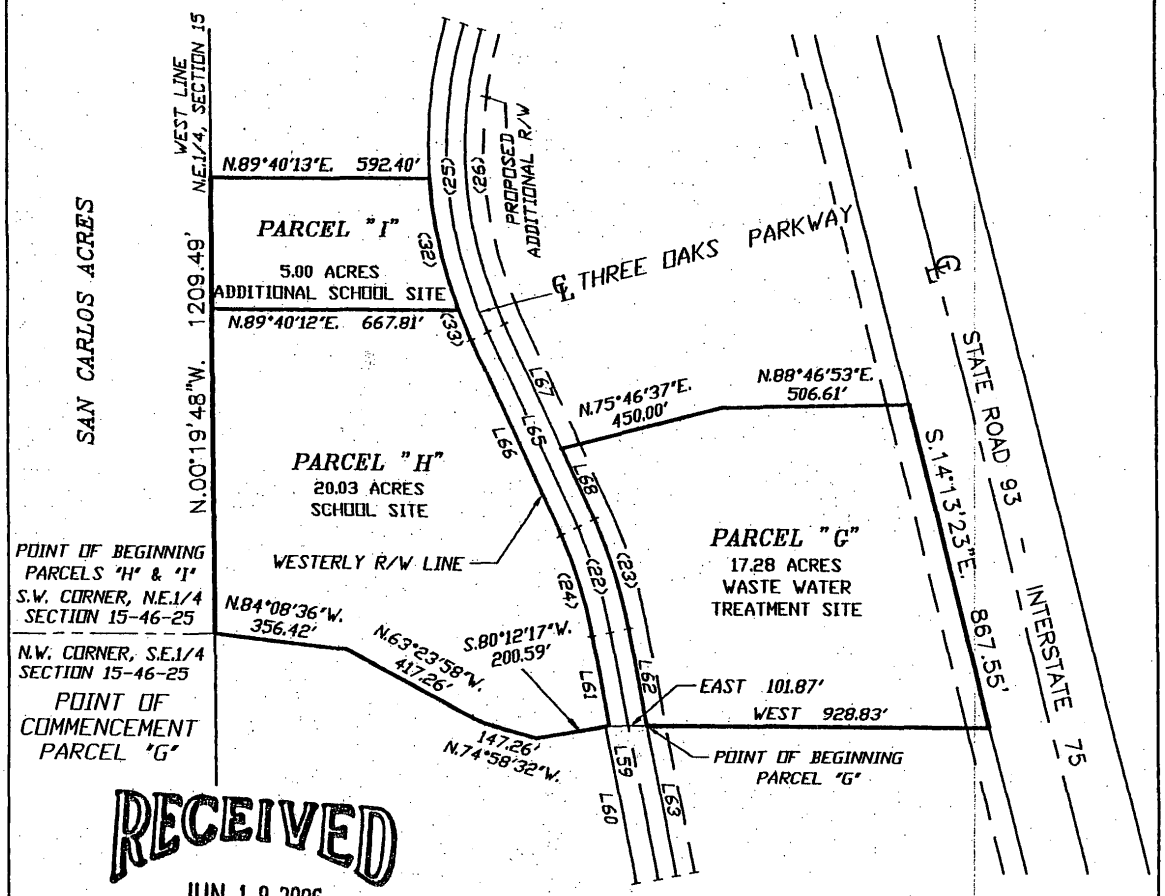
LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	256.93
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	16°54'26"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

SEE SHEET 2 OF 6 FOR LEGAL DESCRIPTION.



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JUN 19 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

May 16, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14° 00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63° 23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

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JUN 1 9 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD

SHEET 3 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

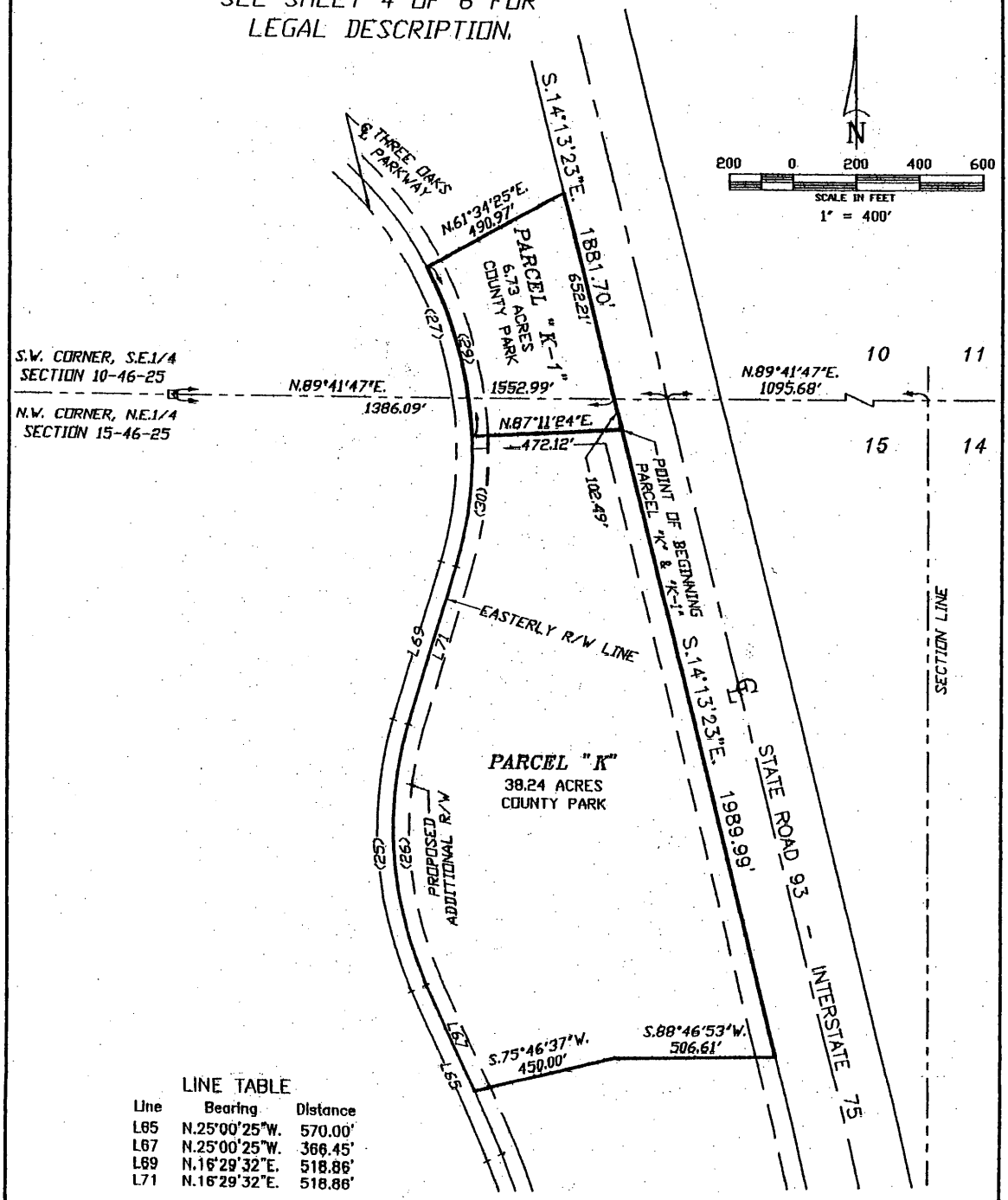
PROJECT # THREE OAKS R/W 7

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 4 OF 6 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L65	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L69	N.16°29'32"E.	518.86'
L71	N.16°29'32"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
29	1220.00'	25°37'07"	545.50'	540.96'	N.15°37'12"W.
30	1220.00'	19°18'06"	411.00'	409.06'	N.06°50'28"E.

RECEIVED
JUN 1 9 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeasterly corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75° 46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD

SHEET 5 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22 TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W B

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1160.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

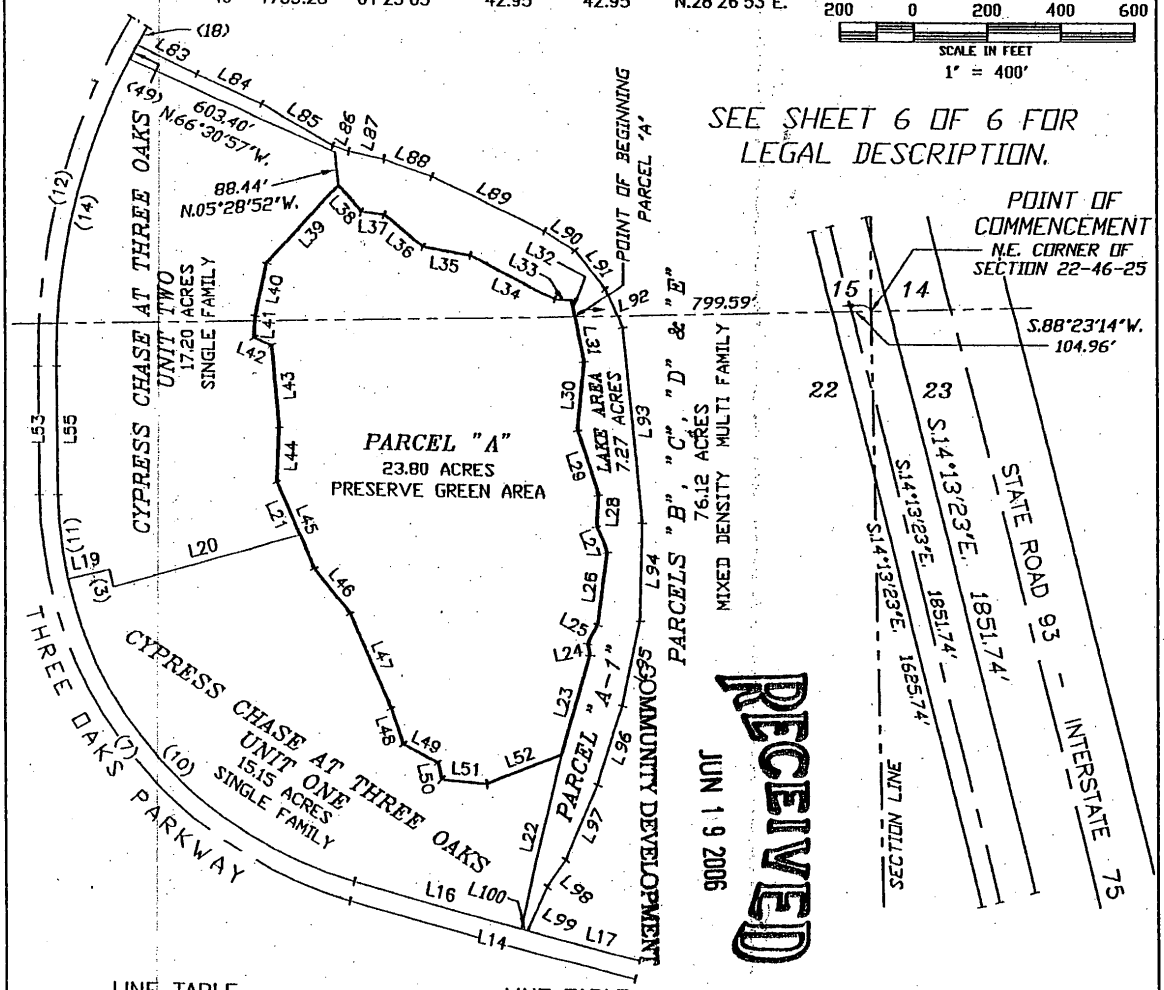
N

200 0 200 400 600

SCALE IN FEET

1" = 400'

SEE SHEET 6 OF 6 FOR LEGAL DESCRIPTION.



RECEIVED JUN 19 2006

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°06'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

LINE TABLE

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	17.13'

DCI 2005-00054

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04'52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34'28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02'34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

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JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 1 OF 13
ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

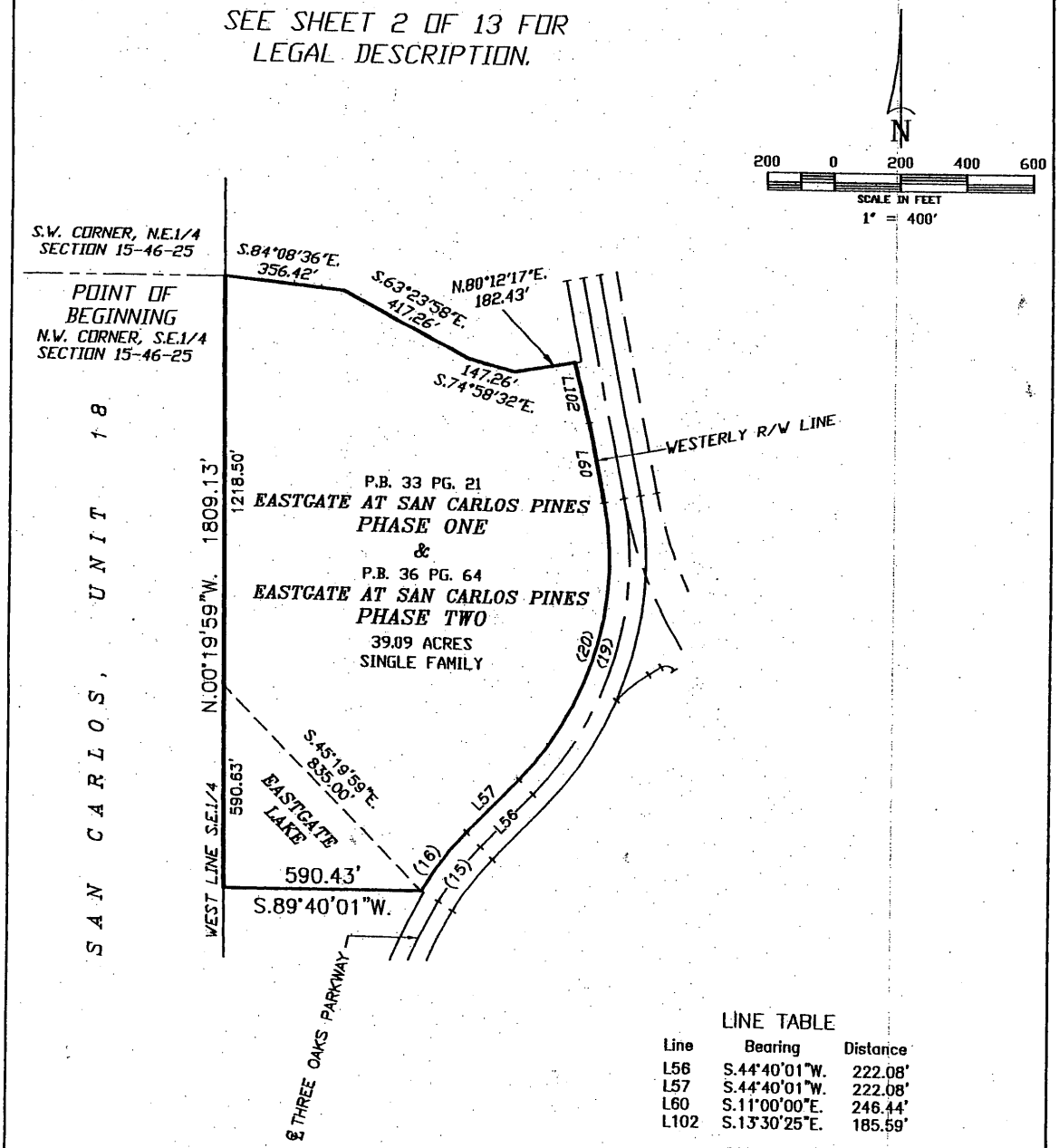
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 1
FILE #: 46-25-10
SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 13 FOR LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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COMMUNITY DEVELOPMENT

May 15, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631
FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DCI 2005-00054

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 3 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

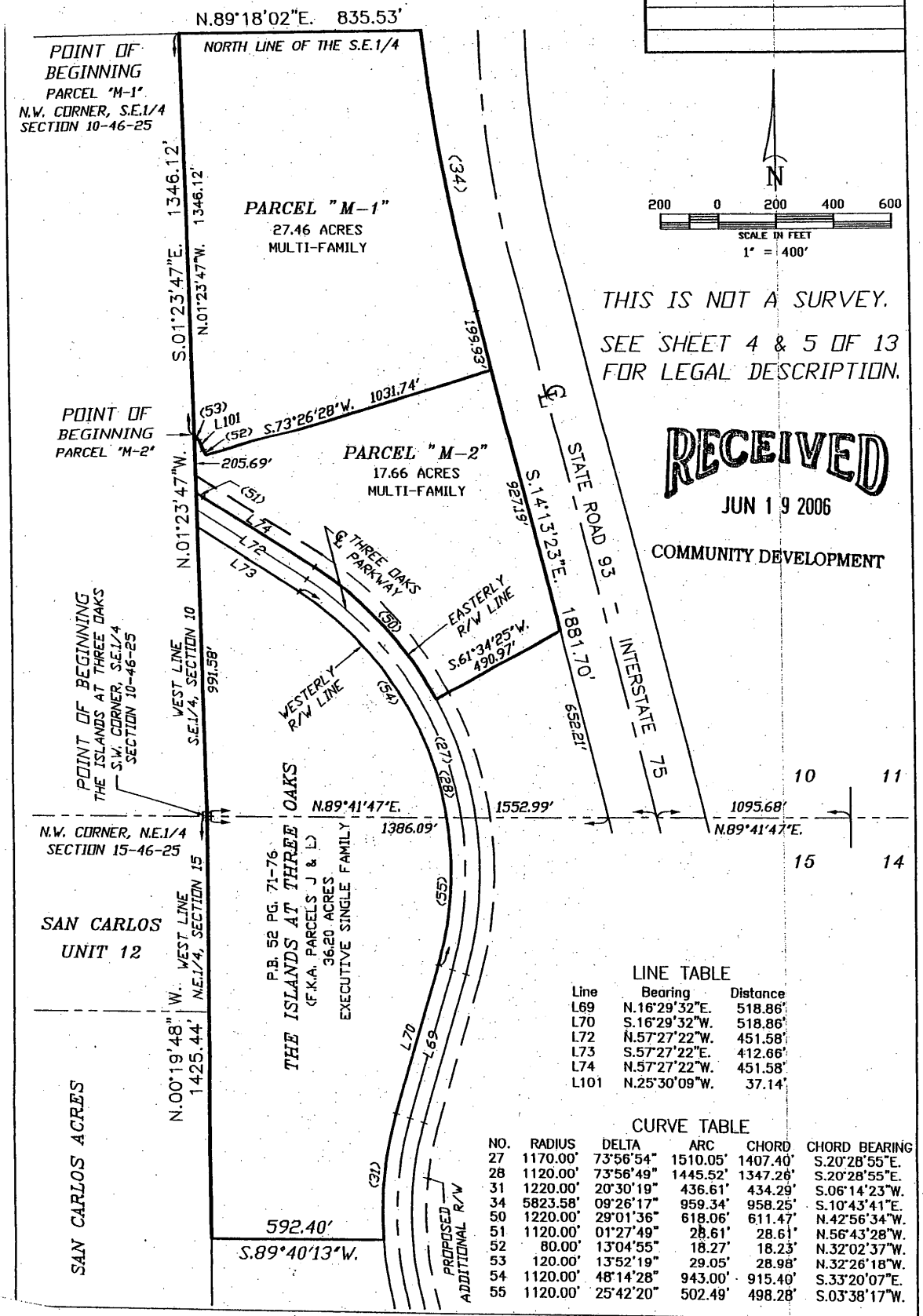
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 2

FILE #: 46-25-10

SKETCH DATE: 5/2/06



THIS IS NOT A SURVEY.

SEE SHEET 4 & 5 OF 13 FOR LEGAL DESCRIPTION.

RECEIVED
JUN 19 2006
COMMUNITY DEVELOPMENT

LINE TABLE

Line	Bearing	Distance
L69	N.16°29'32"E.	518.86'
L70	S.16°29'32"W.	518.86'
L72	N.57°27'22"W.	451.58'
L73	S.57°27'22"E.	412.66'
L74	N.57°27'22"W.	451.58'
L101	N.25°30'09"W.	37.14'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
28	1120.00'	73°56'49"	1445.52'	1347.26'	S.20°28'55"E.
31	1220.00'	20°30'19"	436.61'	434.29'	S.06°14'23"W.
34	5823.58'	09°26'17"	959.34'	958.25'	S.10°43'41"E.
50	1220.00'	29°01'36"	618.06'	611.47'	N.42°56'34"W.
51	1120.00'	01°27'49"	28.61'	28.61'	N.56°43'28"W.
52	80.00'	13°04'55"	18.27'	18.23'	N.32°02'37"W.
53	120.00'	13°52'19"	29.05'	28.98'	N.32°26'18"W.
54	1120.00'	48°14'28"	943.00'	915.40'	S.33°20'07"E.
55	1120.00'	25°42'20"	502.49'	498.28'	S.03°38'17"W.

DCI 2005-00054

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangencey; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

continued on sheet 5 of 13

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49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

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DCI 2005-00054

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
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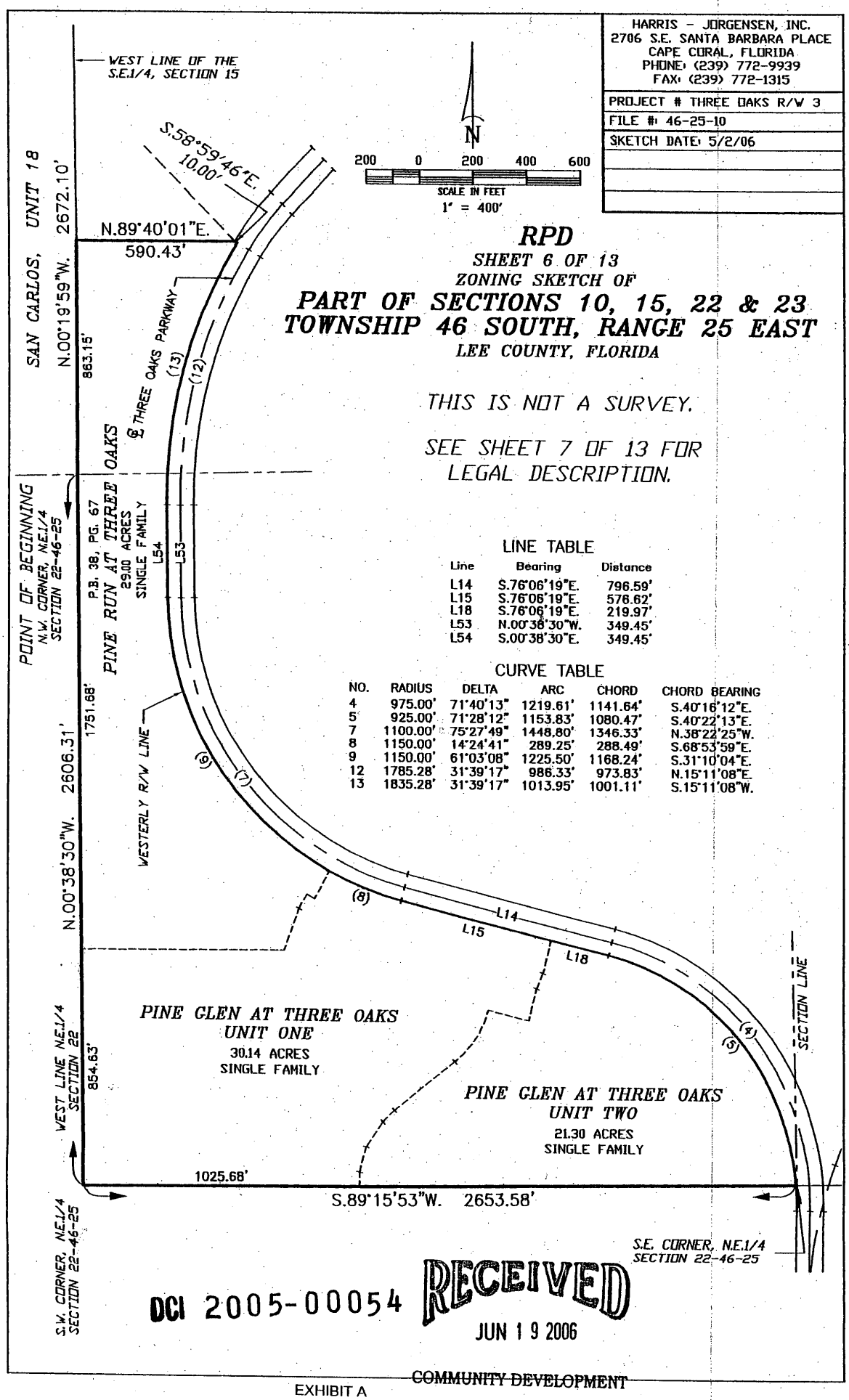
PROJECT # THREE OAKS R/W 3
FILE #: 46-25-10
SKETCH DATE: 5/2/06



RPD

SHEET 6 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

SEE SHEET 7 OF 13 FOR LEGAL DESCRIPTION.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L15	S.76°06'19"E.	576.62'
L18	S.76°06'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.

DCI 2005-00054
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JUN 19 2006
COMMUNITY DEVELOPMENT

DESCRIPITON: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundarys of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundarys of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

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COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD

SHEET 8 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
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FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 9 OF 13 FOR LEGAL DESCRIPTION.

N

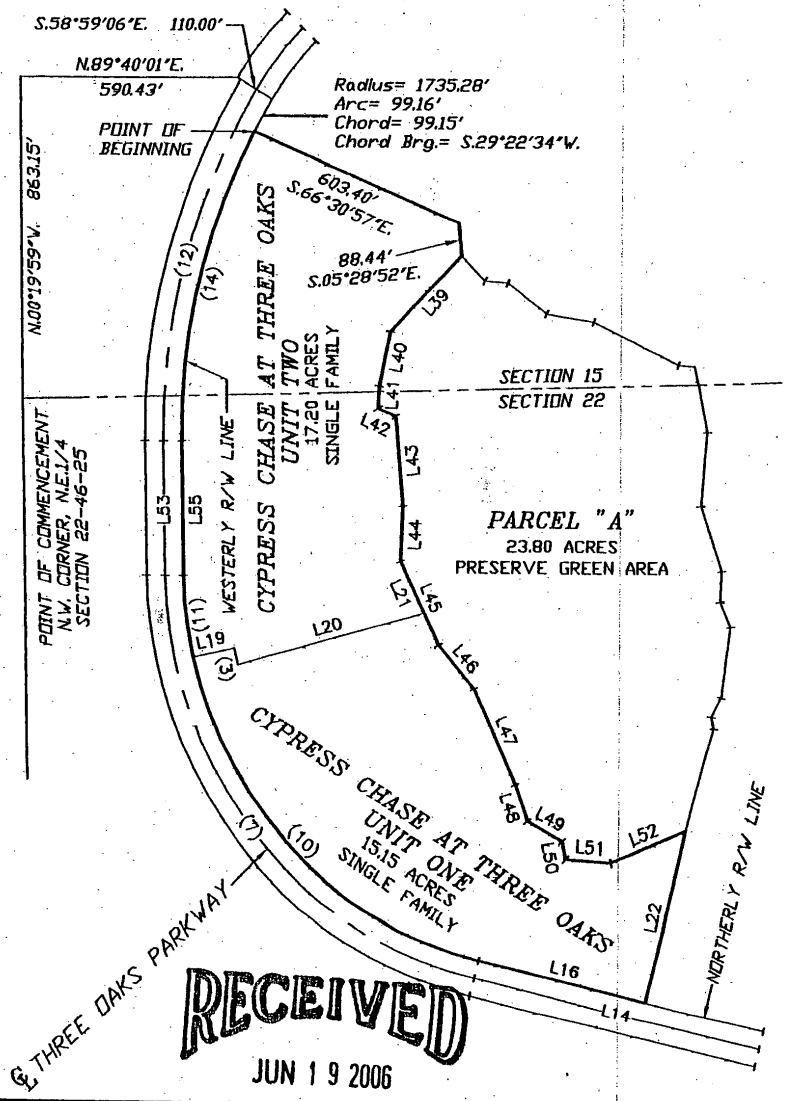
200 0 200 400 600

SCALE IN FEET

1" = 400'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.06°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.76°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'

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DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwesterly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05° 28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39"51'14"E. for 150.22 feet; thence run S.23°58' 15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54', a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundarys of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22' 50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

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RPD

SHEET 10 OF 13

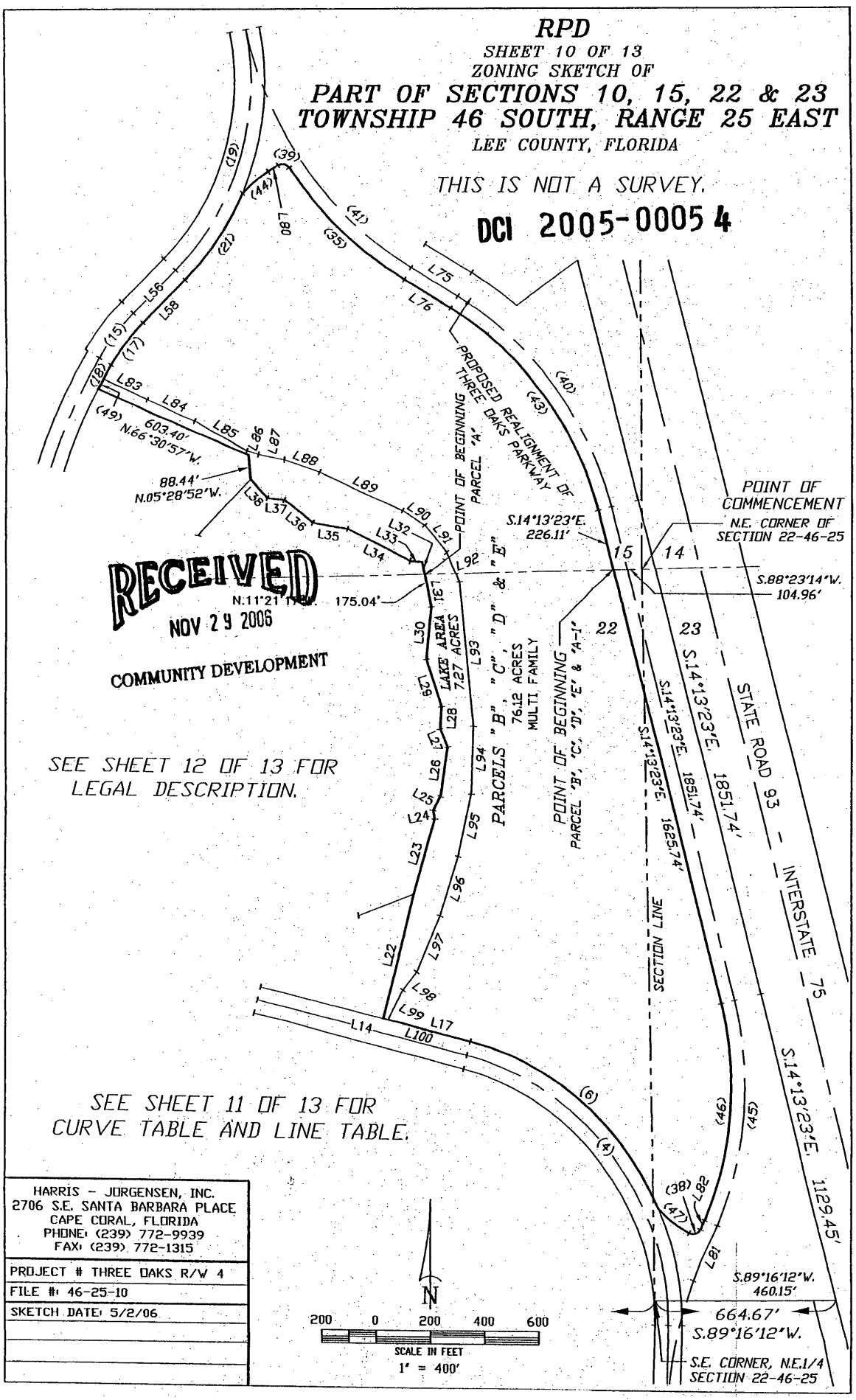
ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

DCI 2005-00054



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COMMUNITY DEVELOPMENT

SEE SHEET 12 OF 13 FOR LEGAL DESCRIPTION.

SEE SHEET 11 OF 13 FOR CURVE TABLE AND LINE TABLE.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4

FILE #: 46-25-10

SKETCH DATE: 5/2/06

RPD

SHEET 11 OF 13

ZONING SKETCH OF

PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 5

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

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COMMUNITY DEVELOPMENT

DESCRIPTION: (Parcels "B", "C", "D" and "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06' 19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46' 03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37' 55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

continued of sheet 13 of 13

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COMMUNITY DEVELOPMENT

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of 810.00 feet, a delta of 13°39'14", a chord bearing of N.37°51'19"E. and a chord distance of 192.57 feet to a point of tangency; thence run N.44°40'01"E. along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 21°15'10", a chord bearing of N.34°02'00"E. and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°02'16" (14°58'31" per right-of-way map), a chord bearing of N.51°02'10"E. (N.51°04'03"E. per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run N.58°33'18"E. along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of 87°30'29", a chord bearing of S.77°41'27"E. and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'19", a chord bearing of S.46°22'22"E. and a chord distance of 581.44 feet to a point of tangency; thence run S.58°48'32"E. along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of S.36°30'56"E. and a chord distance of 910.44 feet to a point of tangency; thence run S.14°13'23"E. along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.12 acres.

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COMMUNITY DEVELOPMENT

ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

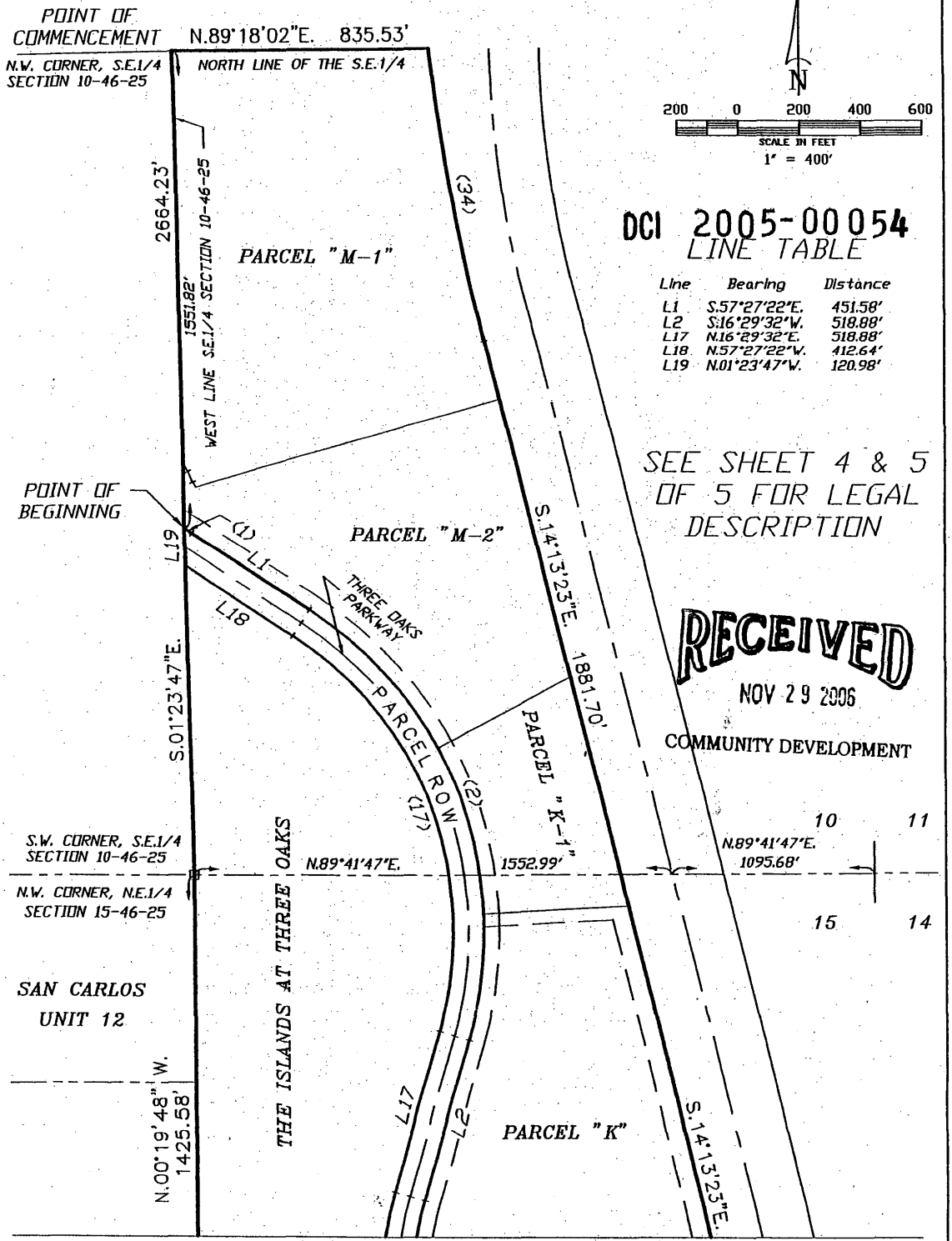
HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 1 OF 5

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1120.00'	01°27'49"	28.61'	28.61'	S.56°43'28"E.
2	1220.00'	73°56'49"	1574.55'	1467.53'	S.20°28'57"E.
17	1120.00'	73°56'49"	1445.49'	1347.24'	N.20°28'57"W.



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200 0 200 400 600
SCALE IN FEET
1" = 400'

DCI 2005-00054

LINE TABLE

Line	Bearing	Distance
L1	S.57°27'22"E.	451.58'
L2	S.16°29'32"W.	518.88'
L17	N.16°29'32"E.	518.88'
L18	N.57°27'22"W.	412.64'
L19	N.01°23'47"W.	120.98'

SEE SHEET 4 & 5 OF 5 FOR LEGAL DESCRIPTION

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ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
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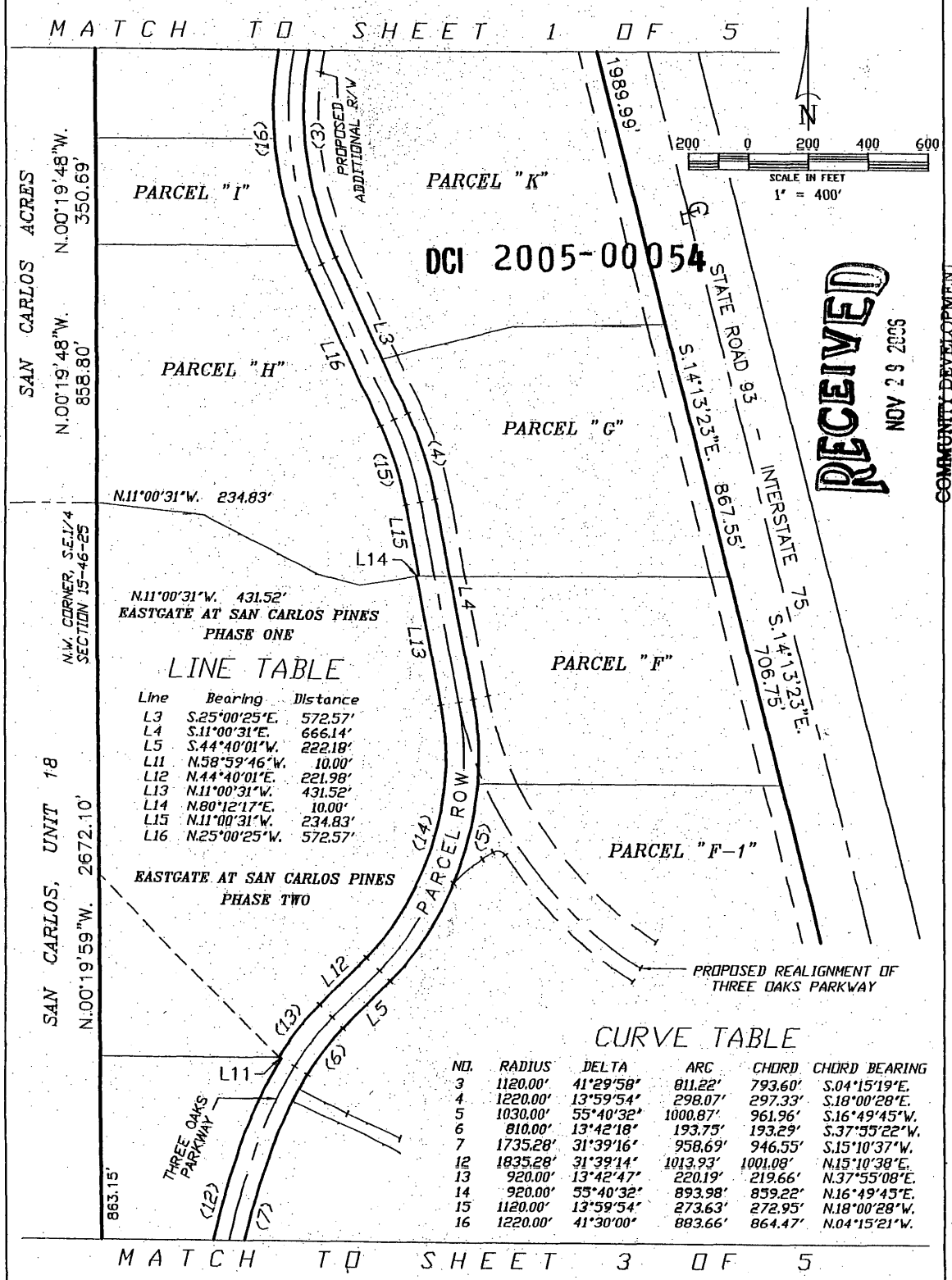
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 2 OF 5



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NOV 29 2006
COMMUNITY DEVELOPMENT

LINE TABLE

Line	Bearing	Distance
L3	S.25°00'25"E.	572.57'
L4	S.11°00'31"E.	666.14'
L5	S.44°40'01"W.	222.18'
L11	N.58°59'46"W.	10.00'
L12	N.44°40'01"E.	221.98'
L13	N.11°00'31"W.	431.52'
L14	N.80°12'17"E.	10.00'
L15	N.11°00'31"W.	234.83'
L16	N.25°00'25"W.	572.57'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	1120.00'	41°29'58"	811.22'	793.60'	S.04°15'19"E.
4	1220.00'	13°59'54"	298.07'	297.33'	S.18°00'28"E.
5	1030.00'	55°40'32"	1000.87'	961.96'	S.16°49'45"W.
6	810.00'	13°42'18"	193.75'	193.29'	S.37°55'22"W.
7	1735.28'	31°39'16"	958.69'	946.55'	S.15°10'37"W.
12	1835.28'	31°39'14"	1013.93'	1001.08'	N.15°10'38"E.
13	920.00'	13°42'47"	220.19'	219.66'	N.37°55'08"E.
14	920.00'	55°40'32"	893.98'	859.22'	N.16°49'45"E.
15	1120.00'	13°59'54"	273.63'	272.95'	N.18°00'28"W.
16	1220.00'	41°30'00"	883.66'	864.47'	N.04°15'21"W.

ZONING SKETCH OF

EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW

FILE #: 46-25-10

SKETCH DATE: 10/26/06

SHEET 3 OF 5

N

200 0 200 400 600

SCALE IN FEET

1" = 400'

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NOV 29 2006
COMMUNITY DEVELOPMENT

LINE TABLE

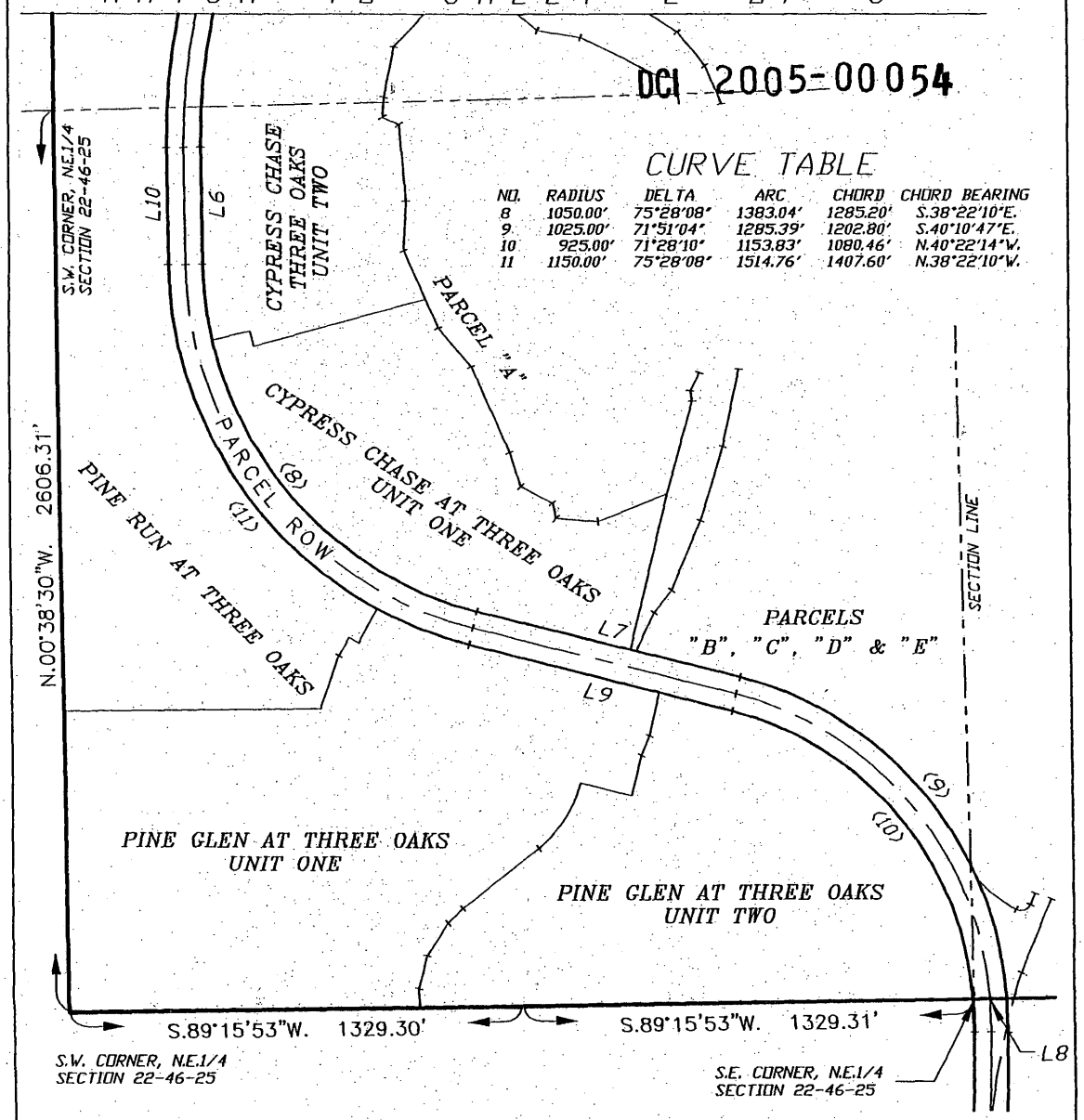
Line	Bearing	Distance
L6	S.00°38'30"E.	349.45'
L7	S.76°06'19"E.	796.59'
L8	S.89°16'11"W.	100.21'
L9	N.76°06'19"W.	796.59'
L10	N.00°38'30"W.	349.45'

MATCH TO SHEET 2 OF 5

DCI 2005-00054

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
8	1050.00'	75°28'08"	1383.04'	1285.20'	S.38°22'10"E.
9	1025.00'	71°51'04"	1285.39'	1202.80'	S.40°10'47"E.
10	925.00'	71°28'10"	1153.83'	1080.46'	N.40°22'14"W.
11	1150.00'	75°28'08"	1514.76'	1407.60'	N.38°22'10"W.



ROW

SHEET 4 OF 5

DESCRIPTION: (Existing Right-of-Way of Three Oaks Parkway)

A tract or parcel of land lying in Sections 10, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1551.82 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01° 27'49", a chord bearing of S.56°43'28"E. and a chord distance of 28.61 feet to a point of tangency; thence run S.57°27'22"E. for 451.58 feet to a point of curvature; thence run Southeasterly for 1574.55 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 73°56'49", a chord bearing of S.20°28'57"E. and a chord distance of 1467.53 feet to a point of tangency; thence run S.16°29'32"W. for 518.88 feet to a point of curvature; thence run Southeasterly for 811.22 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of S.04°15'19"E. and a chord distance of 793.60 feet to a point of curvature; thence run S.25°00'25"E. for 572.57 feet to a point of curvature; thence run Southeasterly for 298.07 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 13°59'54", a chord bearing of S.18°00'28"E. and a chord distance of 297.33 feet to a point of tangency; thence run S.11°00'31"E. for 666.14 feet to a point of curvature; thence run Southwesterly for 1000.87 feet along the arc of a curve concave Northwestery, with a radius of 1030.00 feet, a delta of 55°40'32", a chord bearing of S.16°49'45"W. and a chord distance of 961.96 feet to a point of tangency; thence run S.44°40'01"W. for 222.18 feet to a point of curvature; thence run Southwesterly for 193.75 feet along the arc of a curve concave Southeasterly, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of S.37° 55'22"W. and a chord distance of 193.29 feet to a point of compound curvature; thence run Southwesterly for 958.69 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 31°39'16", a chord bearing of S.15°10'37"W. and a chord distance of 946.55 feet to a point of tangency; thence run S.00°38'30"E. for 349.45 feet to a point of curvature; thence run Southeasterly for 1383.04 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 75°28'08", a chord bearing of S.38°22'10"E. and a chord distance of 1285.20 feet to a point of tangency; thence run S.76°06'19"E. for 796.59 feet to a point of curvature; thence run Southeasterly for 1285.39 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 71°51'04", a chord bearing of S.40°10' 47"E. and a chord distance of 1202.80 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°16'11"W. along said South line for 100.21 feet to a point on a curve; thence run Northwesterly for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'10", a chord bearing of N.40° 22'14"W. and a chord distance of 1080.46 feet to a point of tangency; thence run N.76°06'19"W. for 796.59 feet to a point of curvature; thence run Northwesterly for 1514.76 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 75°28'08", a chord bearing of N.38°22'10"W. and a chord distance of 1407.60 feet to a point of tangency; thence run N.00°38'30"W. for 349.45 feet to a point of curvature; thence run Northeasterly for 1013.93 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 14", a chord bearing of N.15°10'38"E. and a chord distance of 1001.08 feet; thence run N.58° 59'46"W. for 10.00 feet to a point on a curve; thence North Northeasterly for 220.19 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°42'47", a chord bearing of N.37°55'08"E. and a chord distance of 219.66 feet to a point of tangency; thence run N.44°40'01"E. for 221.98 feet to a point of curvature; thence run Northeasterly for 893.98

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feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 55°40'32", a chord bearing of N.16°49'45"E. and a chord distance of 859.22 feet to a point of tangency; thence run N.11°00'31"W. for 431.52 feet; thence run N.80°12'17"E. for 10.00 feet; thence run N.11°00'31"W. for 234.83 feet to a point on a curve; thence run Northwesterly for 273.63 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 13°59'54", a chord bearing of N.18°00'28"W. and a chord distance of 272.95 feet to a point of tangency; thence run N.25°00'25"W. for 572.57 feet to a point of curvature; thence run Northwesterly for 883.66 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 41°30'00", a chord bearing of N.04°15'21"W. and a chord distance of 864.47 feet to a point of tangency; thence run N.16°29'32"E. for 518.88 feet to a point of curvature; thence run Northwesterly for 1445.49 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 73°56'49", a chord bearing of N.20°28'57"W. and a chord distance of 1347.24 feet to a point of tangency; thence run N.57°27'22"W. for 412.64 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23' 47"W. along said West line for 120.98 feet to the point of beginning.

Said tract contains 25.81 acres, more or less.

ZONING SKETCH OF

ADDITIONAL RIGHT-OF-WAY OF THREE OAKS PARKWAY REALIGNMENT SECTIONS 14, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

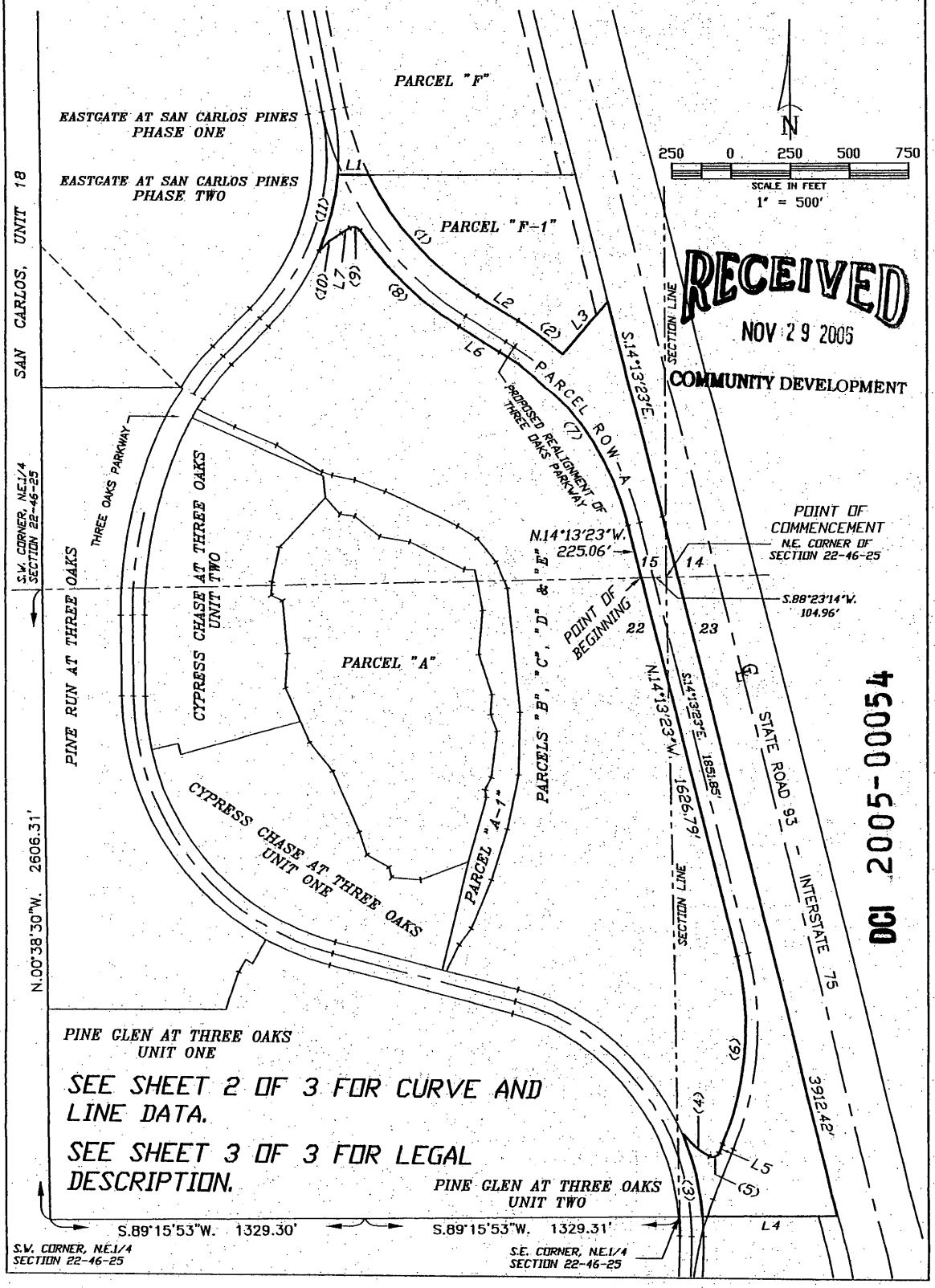
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 1 OF 3



SEE SHEET 2 OF 3 FOR CURVE AND LINE DATA.

SEE SHEET 3 OF 3 FOR LEGAL DESCRIPTION.

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ZONING SKETCH OF

ADDITIONAL RIGHT-OF-WAY OF THREE OAKS PARKWAY REALIGNMENT SECTIONS 14, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
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PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE #: 46-25-10
SKETCH DATE: 10/26/06

SHEET 2 OF 3

LINE TABLE

Line	Bearing	Distance
L1	N.89°59'27"E.	129.95'
L2	S.58°48'32"E.	200.62'
L3	N.41°10'37"E.	290.09'
L4	S.89°15'15"W.	568.50'
L5	N.23°10'43"E.	37.76'
L6	N.58°48'32"W.	200.62'
L7	S.58°33'18"W.	42.33'

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CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1200.00'	33°07'57"	693.92'	684.30'	N.42°14'34"W.
2	1350.00'	09°59'09"	235.29'	234.99'	S.53°48'57"E.
3	1025.00'	19°29'28"	348.69'	347.01'	N.14°07'52"W.
4	470.00'	17°31'42"	143.79'	143.23'	S.52°16'43"E.
5	30.00'	95°46'42"	50.15'	44.51'	N.71°04'04"E.
6	1200.00'	37°24'02"	783.32'	769.48'	N.04°28'42"E.
7	1200.00'	44°35'13"	933.83'	910.44'	N.36°30'56"W.
8	1350.00'	24°52'44"	586.19'	581.60'	N.46°22'10"W.
9	30.00'	87°30'54"	45.82'	41.50'	N.77°41'15"W.
10	470.00'	15°03'12"	123.48'	123.13'	S.51°01'42"W.
11	1030.00'	18°40'28"	335.71'	334.23'	N.14°02'03"E.

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ROW - A

SHEET 3 OF 3

DESCRIPTION: (Additional right-of-way of Three Oaks Parkway Realignment)

A tract or parcel of land lying in Sections 14, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning; thence run N.14°13' 23"W. for 225.06 feet to a point of curvature; thence run Northwesterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of N.36°30'56"W. and a chord distance of 910.44 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 586.19 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'44", a chord bearing of N.46°22'10"W. and a chord distance of 581.60 feet to a point of reverse curvature; thence run Northwesterley for 45.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'54", a chord bearing of N.77°41' 15"W. and a chord distance of 41.50 feet to a point of tangency; thence run S.58°33'18"W. for 42.33 feet to a point of curvature; thence run Southwesterly for 123.48 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°03'12", a chord bearing of S.51°01'42"W. and a chord distance of 123.13 feet to a point of cusp; thence run Northeasterly for 335.71 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 18°40'28", a chord bearing of N.14°02'03"E. and a chord distance of 334.23 feet; thence run N.89°59'27"E. for 129.95 feet to a point on a curve; thence run Southeasterly along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°07'57", a chord bearing of S.42°14'34"E. and a chord distance of 684.30 feet to a point of tangency; thence run S.58° 48'32"E. for 200.62 feet to a point of curvature; thence run Southeasterly for 235.29 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°59'09", a chord bearing of S.53°48'57"E. and a chord distance of 234.99 feet; thence run N.41°10'37"E. for 290.09 feet to a point on the Westerly right-of-way line of Interstate Highway No. 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 3912.42 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 23; thence run S.89°15'15"W. along said South line for 568.50 feet to a point on a curve; thence run Northwesterly for 348.69 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 19°29' 28", a chord bearing of N.14°07'52"W. and a chord distance of 347.01 feet to a point of cusp; thence run Southeasterly for 143.79 feet along the arc of a curve concave Northeasterly, with a radius of 470.00 feet, a delta of 17°31'42", a chord bearing of S.52°16'43"E. and a chord distance of 143.23 feet to a point of common curvature; thence run Northeasterly for 50.15 feet along the arc of a curve concave Northwesterly, with a radius of 30.00 feet, a delta of 95°46' 42"E., a chord bearing of N.71°04'04"E. and a chord distance of 44.51 feet to a point of tangency; thence run N.23°10'43"E. for 37.76 feet to a point of curvature; thence run Northeasterly for 783.32 feet along the arc of a curve concave Northwesterly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of N.04°28'42"E. and a chord distance of 769.48 feet to a point of tangency; thence run N.14°13'23"W. for 1626.79 feet to the point of beginning.

Said tract contains 23.20 acres, more or less.

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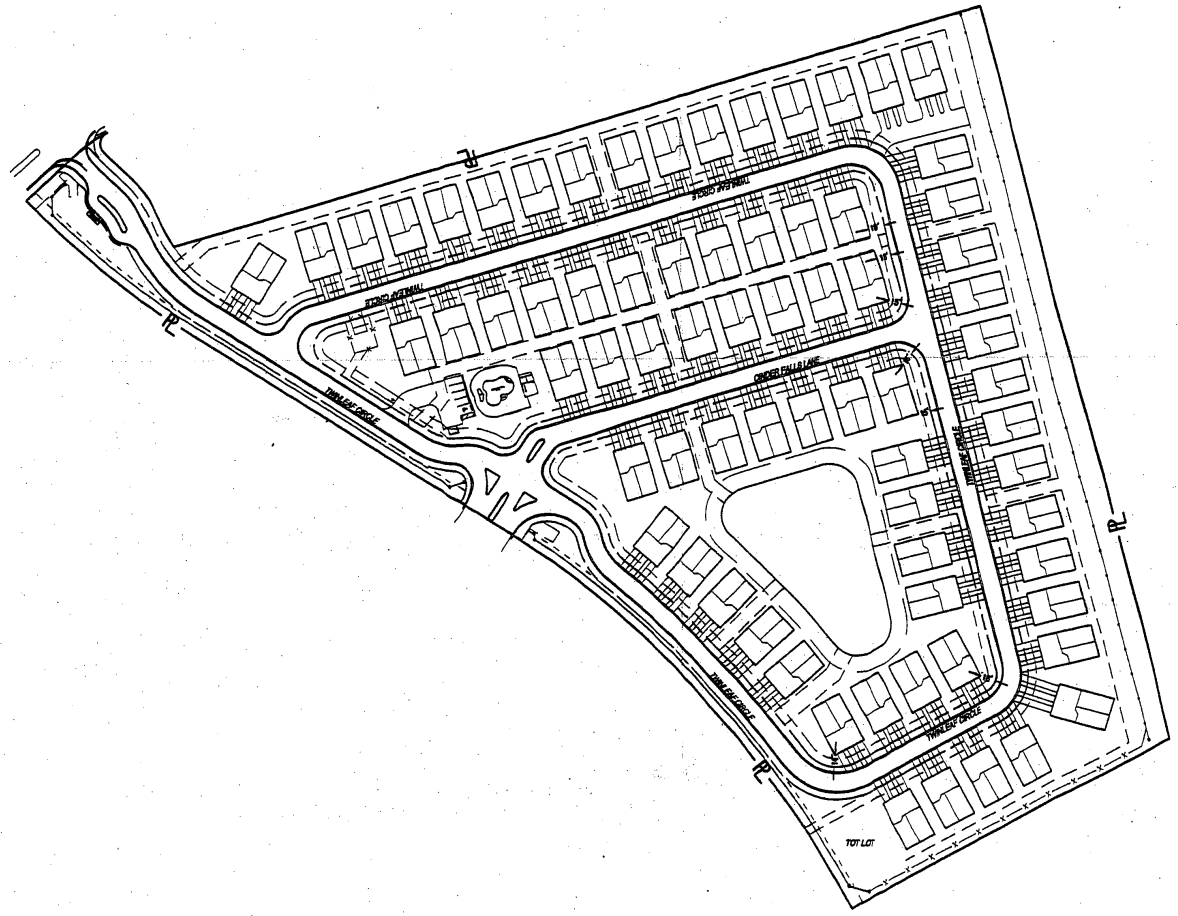

N

0 150' 300'

GRAPHIC SCALE 1"= 150'

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NOTES:

1. CORNER LOTS WITH REDUCED STREET SETBACKS PROPOSED AS SHOWN.

EXHIBIT A-1

DCI 2005-00054

Exhibit A-1

PREPARED FOR:

D.R. HORTON, INC.
12771 WESTLINKS DRIVE, UNIT 9
FORT MYERS, FLORIDA 33913
PHONE: (239) 225-2600
FAX: (239) 225-2601

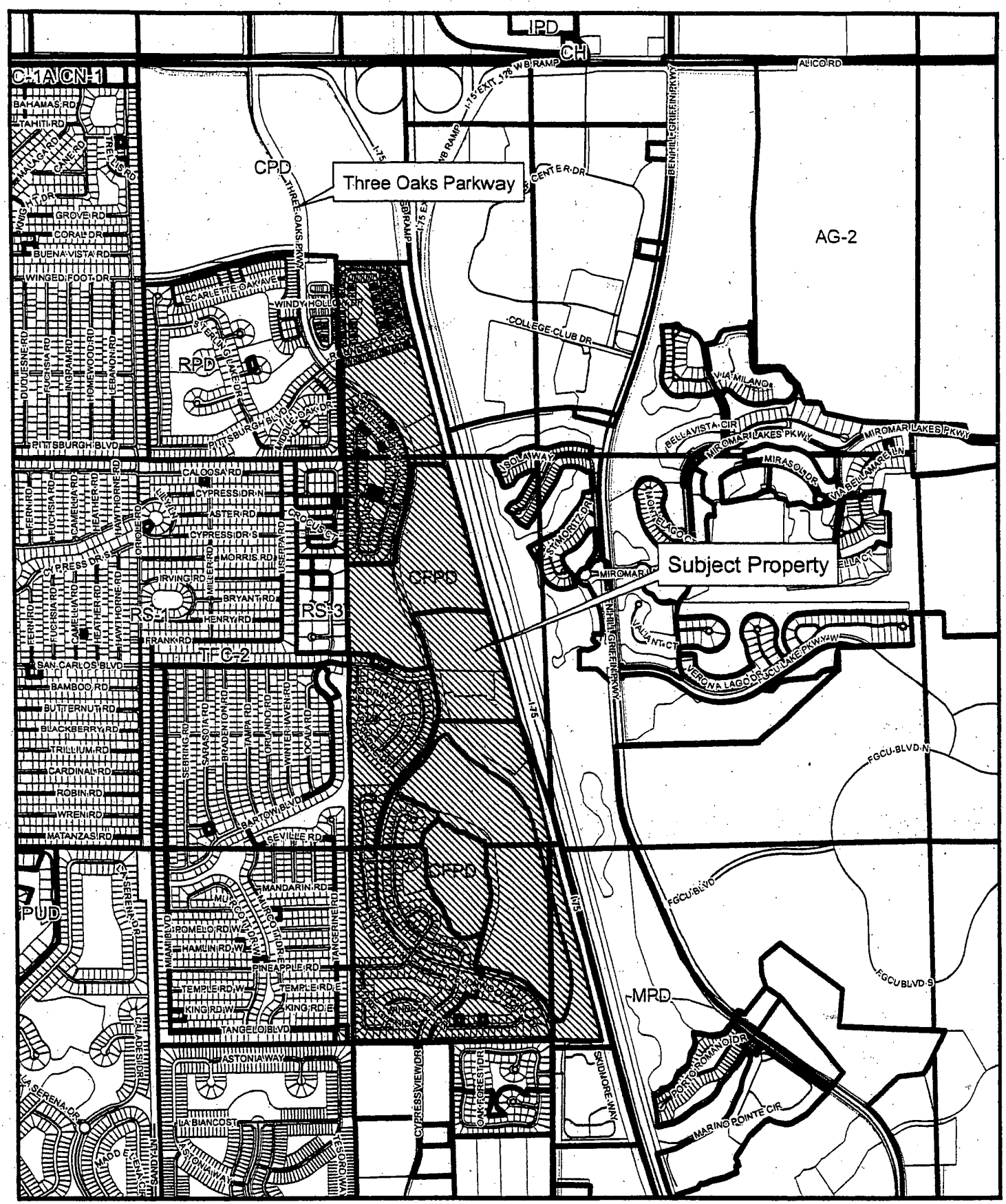
NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 936-3490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 5461
SURVEY LICENSE # LB 6990

MASTER CONCEPT PLAN
TIMBERWALK SOUTH – PARCEL M-2
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
12-27-2006	2406	SITE 8	SEH	SEH	SEH	1"=150'	1	1	

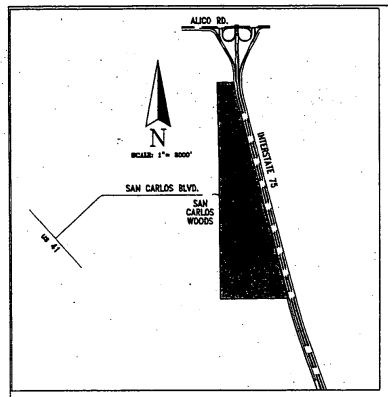
Zoning Map



N
W E
S

2,100 1,050 0 2,100 4,200
Feet

Exhibit B



LOCATION MAP

PREVIOUSLY APPROVED DEVIATION LIST
SEE Z-91-083 FOR CONDITIONS OF APPROVAL

APPROVED ONLY

NOTE:

If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County Standards:

All Districts	(1.)	Access road deviation
All Districts	(2.)	Access to adjoining property
All Districts	(3.)	Pavers drive deviation
RPD Only	(4.)	Open space deviation
All Districts	(5.)	Excavation depth deviation
RPD Only	(6.)	Property development deviation
All Districts	(7.)	Sign deviation
All Districts	(8.)	Fence around excavation deviation
All Districts	(9.)	Street buffer deviation
All Districts	(10)	Pavement standards deviation
RPD Only	(11)	Real estate sales deviation
RPD Only	(12)	Back out parking deviation
All District	(13)	– WITHDRAWN
Specific Location	(14)	Intersection separation deviation

DESCRIPTION	AREA (ACRES)
RPD	
TRACTS	309.32 ACRES
+ R/W	49.01 ACRES
TOTAL	358.33 ACRES
CFPD	111.08 ACRES
CPD	25.35 ACRES
TOTAL	494.76 ACRES

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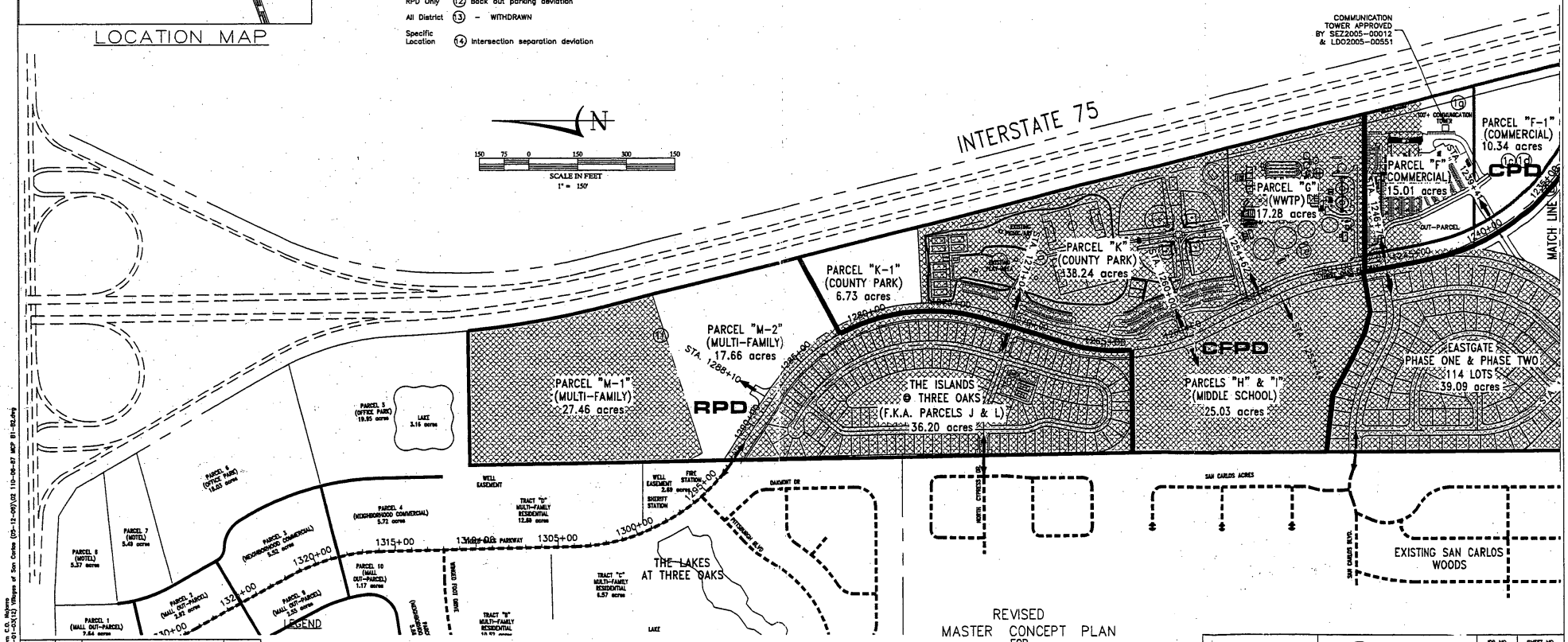

LEGEND

EXISTING PREVIOUSLY COMPLETED

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-47.

* STATIONS FOR THESE ℄'s ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

(REDUCED TO HALF SCALE)

REVISION	DATE	REMARKS	CHG. BY
4	5/07/06	REVISED PER SUFFICIENCY RESPONSE	TEP
3	3/7/06	MISC. CHANGES TO ROADWAY PARCELS ETC.	TEP
2	10/4/01	EXTENDED EXISTING RS-1 SHADING	JPE
1	8/23/00	ADDED ROAD ACCESS STATIONS	JPE

TIMOTHY E. ADAMS, P.E.
FLORIDA LICENSE NUMBER 43041
DATE NOV 29 2006

SOURCE, INC.
ENGINEERS • PLANNERS
Engineering Business #1202
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)540-2345 FAX (239)540-6779

JOB NO. 110-06-87
DATE 4-21-89
SHEET NO. B1 OF -
DRAWN BY: JBH
FILE NAME: 02-110

Nov 28, 2006 - 1:07pm C.D. Hajrina
Z:\Current Projects\110-01-03(12) Villages of San Carlos (05-12-06)\02 110-06-87 MCP B1-B2.dwg

Exhibit C
Page 1 of 2

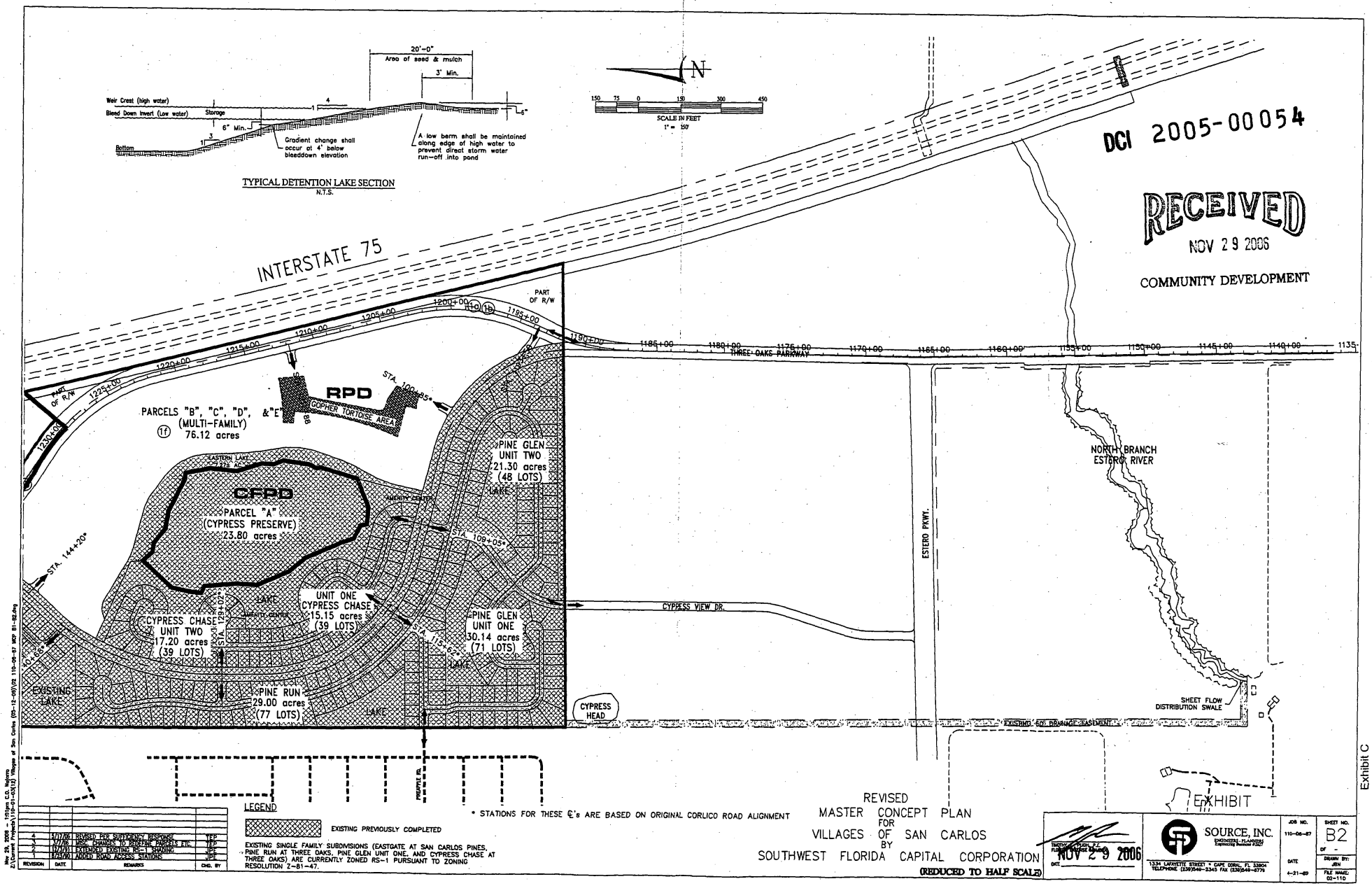

Exhibit C
Page 2 of 2

VILLAGES OF SAN CARLOS DRI[1]
SECOND DEVELOPMENT ORDER AMENDMENT
Development Order 81-1

WHEREAS, Alan C. Freeman filed an Application for Development Approval (ADA) pursuant to Florida Statutes §380.06, for a Development of Regional Impact (DRI) known as the "Villages of San Carlos". The ADA was subsequently approved by the Board of County Commissioners on May 13, 1981; and,

WHEREAS, on February 17, 1992, the Board of County Commissioners approved the owner's request to amend the DRI development approvals to reduce the total number of dwelling units from 3,800 to 3,300; expand commercial square footage from 38,800 to 125,000; establish a 38.2 acre community park site through a 15 acre transfer from Alico Interchange Park Development of Regional Impact and a new voluntary dedication of 23.2 acres; expand the school site from 20 to 25 acres including a 5 acre transfer from Alico Interchange Park Development of Regional Impact; transfer the 0.5 acre fire station site to Alico Interchange Park Development of Regional Impact to create a 2.7 acre emergency services site within that project; expand the wastewater treatment site from 15.8 to 17.3 acres; add two one-acre child care sites; establish procedures for impact fee credits; and amend the table of proposed land uses; and,

WHEREAS, on June 3, 2005, a Notice of Proposed Change (NOPC) was filed by the Southwest Florida Capital Corporation on behalf of property owners Paul H. Freeman, Trustee, Lee-Oaks, LLC, and Villages of Cypress Island, LLLP, to increase commercial square footage to 158,799 square feet, reduce the number of residential units by 800 to a total of 2,500, expand the commercial areas depicted on Map H from 15 acres to 25.35 acres, modify the phasing schedule, extend the buildout date to 2010 (a cumulative extension of 15 years), establish a termination date of 2016, and amend Map H to reflect these changes, as well as the realignment of Three Oaks Parkway; and,

WHEREAS, under §380.06(19), Florida Statutes, the proposed changes must be reviewed and evaluated to determine whether the changes constitute a substantial deviation from the original Development Order approvals; and

WHEREAS, pursuant to Florida Statutes §380.06(19), the cumulative extension of the buildout date by seven or more years, along with the simultaneous increases and decreases of the development parameters, is presumed to be a substantial deviation from the original development order approvals, and, this presumption may be rebutted by clear and convincing evidence; and,

---

[1] This is a codification and restatement of the DRI Development Orders rendered with respect to the Villages of San Carlos DRI, including actions taken on May 13, 1981, February 17, 1992, and ____, 2007.

WHEREAS, a public hearing was advertised and held on _____, before the Lee County Board of County Commissioners who gave full and complete consideration to the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the Lee County Hearing Examiner, the documents in the record and the testimony of all interested parties; and

WHEREAS, the Board found the proposed amendments do not constitute a substantial deviation if subject to the conditions set forth in this second amendment to the DRI Development Order.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, in a public meeting duly advertised, constituted and assembled that the Development of Regional Impact Application for Development Approval submitted on behalf of Alan C. Freeman for the project known as Villages of San Carlos DRI, originally by the Board of County Commissioners on May 13, 1981, is amended subject to the following conditions, restrictions and limitations.

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

A. ~~The application is in accordance with Section 380.05(b), Florida Statutes.~~ The Villages of San Carlos DRI is a 495 acre mixed use development located in unincorporated Lee County adjacent to the west side of I-75 between Alico Road and Corkscrew Road. The Villages of San Carlos DRI consists of 2,500 residential units and 158,799 square feet of commercial development. The project will include 44.97 acres of community park area, a 25.03 acre school site and a waste water treatment plant on 17.28 acres.

B. The terms of this Development Order apply to the property located and described in attached Exhibit A.

C. The project phasing schedule, attached as Exhibit B, consists of two phases with buildout in 2010. The land use parameters are as set forth in attached Exhibit C and the development plan is depicted on Map H attached as Exhibit D.

D. The development is not in an area designated an area of critical concern pursuant to the provisions of §380.05, Florida Statutes.

~~C~~ E. The development is located in the Urban Community, Suburban, Public Facilities, and Wetlands future land use categories. The development as conditioned is consistent with the ~~land development regulations of~~ Lee County Comprehensive Plan and the Lee County Land Development Code (LDC).

F. The property is currently zoned Residential Planned Development, Commercial Planned Development, and Community Facilities Planned Development.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Lee County in accordance with §380.06, Florida Statutes. The development, as proposed by the ADA, subsequently amended by the Notice of Proposed Change, and modified by this Development Order amendment, is generally consistent with the report and recommendations of the SWFRPC pursuant to §380.06(11), Florida Statutes.

H. The conditions set forth below meet the criteria found in §380.06(15)(d), Florida Statutes.

II. ACTION ON THE REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the requested amendments to Villages of San Carlos Development of Regional Impact are hereby APPROVED, subject to the following conditions, restrictions, and limitations:

~~1. The Application for Development Approval of Alan C. Freeman for the Villages of San Carlos as described in Exhibit "A" attached is approved subject to:~~

~~a. The findings and recommendations of the Southwest Florida Regional Planning Council's staff, which findings and recommendation are attached as Exhibit "B" and are by reference incorporated herein; and~~

~~b. Single family densities within the development shall not exceed four units per acre; and~~

~~c. The commercial uses permitted within the development shall be only those approved under the Lee County Zoning Resolutions and the Revised Master Concept Plan for the Villages of San Carlos. Map H of the original Application for Development Approval is modified by Exhibit A hereto, the Zoning Resolution adopted February 17, 1992, and by the Revised Master Concept Plan which is incorporated herein by reference.~~

~~d. The school site and the community park shall be permitted uses in accordance with the Notice of Proposed Change, Zoning Resolution and Master Concept Plan; and~~

~~e. With respect to regional recommendation A(4), the words "to the satisfaction of the county" are added following the phrase "representatives of the transit system."~~

~~f. The developer's obligation for signalization or improvement to the intersection of U.S. 41 and San Carlos Blvd. pursuant to regional recommendation D(1) shall equal the percentage of total traffic trips through the intersection that originates within the Villages of San Carlos based on actual traffic counts.~~

~~g. The developer's obligation to contribute to the construction of a fire station pursuant to local recommendation II b(2) shall be as outlined in the letter of San Carlos Park Fire Department to Mike Kloehn dated Sept. 24, 1980 and shall not exceed $55,000.~~

2. ~~The subject property is concurrently rezoned to Residential Planned Development, Commercial Planned Development, and Community Facilities Planned Development for a total of 3,300 residential units, a 15 acre commercial site allowing a maximum of 88,799 square feet of gross floor area, a 38.2 acre community park site, a 25 acre school site, a 17.3 acre wastewater treatment site, and two, one acre child care sites. Table 12-2 of the original Application for Development Approval, Proposed Land uses, is amended by Exhibit C hereto.~~

~~3. The Director of Code Enforcement shall monitor the development of this project to assure its compliance with this Development Order. Prior to issuance, all applications for permits or approvals for construction or other work within this project required under the ordinance and regulations of this county for construction and other work within this project shall be submitted to and reviewed by the Director of Current Planning for consistency of the proposed construction or other work with this Development Order.~~

~~I. ENVIRONMENTAL AND NATURAL RESOURCES~~

A. AIR QUALITY

~~Due to the large increase in vehicular traffic, the proposed project is expected to have significant air quality impacts.~~

~~RECOMMENDATIONS~~

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant shall~~ The Developer must utilize particulate emission reduction techniques during each construction phase of the project.

2. ~~Any DRI Development Order Issued by Lee County should contain the provision stating that the applicant apply for~~ The Developer must obtain a Complex Source

Permit from the Florida Department of Environmental ~~Regulation~~ Protection for each roadway that exceeds the appropriate vehicle trip threshold.

B. WETLANDS

~~The South Florida Water Management District has indicated that changes in to the project's water management system will be necessary in order to ensure the preservation of the 24-acre cypress dome as a viable wetland.~~

~~RECOMMENDATIONS~~

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that prior to permit application to the South Florida Water Management District, the applicant shall~~ The Developer must redesign the water management system to the South Florida Water Management District's satisfaction ~~in order~~ to ensure preservation of the ~~24~~23.80-acre cypress dome.

2. ~~Any DRI Development Order issued by Lee County should contain the provision stating that after development of the project has begun,~~ The Developer must monitor the conditions of the cypress dome ~~will be monitored~~ so that potential impacts of improper water management or pollutant impacts of stormwater run off can be mitigated before any serious damage occurs to the preserve.

~~II. PUBLIC SERVICES~~

~~A~~ C. EDUCATION

~~The proposed project would have a significant impact upon the Lee County Schools system by adding a minimum of 2,470 students by project completion. The additional students would require sizable outlays in operation costs and capital funds.~~

~~RECOMMENDATION~~

~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant~~ The Developer must dedicate ~~or ensure the dedication~~ to the Lee County School Board, no later than 90 days after the effective date of the First Development Order Amendment, the ~~25~~ 25.03 acre site identified on the ~~Master Concept Plan~~ Map H to be used for the construction of a school facility. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer ~~shall be~~ is entitled to impact fee credit for the dedication if a school

impact fee is enacted at a later date, such credit is provided for, and is pursuant to the terms of the ordinance, or if required by law.[2]

~~B~~ D. FIRE PROTECTION[3]

~~To adequately service the project, the San Carlos Park Fire Department has indicated that it will be necessary to build, man, and equip a fire station on the project site. The Lee County Fire Official has indicated that certain design considerations will have to be included.~~

~~RECOMMENDATIONS~~

1. ~~Any DRI Development Order issued by Lee County should contain the provision that the Applicant~~ The Developer must contribute to the construction of a fire station to the specifications of the San Carlos Park Fire District as stated by the District in their letters of August 22nd, 1980 to Mr. Alan C. Freeman, and September 24, 1980 to Mr. Mike Kloehn (appendix pp 46-49)

2. ~~Any DRI Development Order Issued by Lee County should contain the provision that the Applicant~~ The Developer must incorporate the requirements of the Fire Official as stated in attached Exhibit E into the ~~subject~~ project ~~(Copy of these requirements in the appendix, pg. 50)~~.

3. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer ~~shall be~~ is entitled to fire impact fee credits equal to the cost contribution given to the San Carlos Park Fire District ~~if allowed by and pursuant to the terms of the impact fee ordinance, or if required by law~~ in accord with LDC Chapter 2.

~~C~~ E. RECREATION AND OPEN SPACE

~~The applicant has indicated that an adequate amount of park and open space will be provided in the development in conjunction with a multi-use taxing district, the Lee County Department of Community Services or a homeowners association.~~

~~RECOMMENDATIONS~~

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[2]This Education condition was satisfied by the deed recorded at OR Book 2252, Page 1085 and OR 2252, Page 1101.

[3]~~This condition was~~ Conditions D.1 and D.2 were satisfied by the transfer of a .5 acre fire station site to the Alico Interchange Park DRI to create a 2.7 acre emergency services site within that project.

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that p~~Prior to development the ~~applicant shall~~ Developer must meet with representatives from the Lee County School Board and the Lee County Division of Community Services to determine which agency will be responsible for the development and maintenance of the ~~ten~~10-acre based community center.

2. ~~Any DRI Development Order issued by Lee County should contain the provision stating that based on the aforementioned meeting, the applicant shall~~ The Developer must dedicate the 10-acre parcel to the appropriate agency at the time mutually agreeable to both the ~~applicant~~ Developer and that agency.

3. ~~Any DRI Development Order issued by Lee County should contain the provision that prior to Phase I, the present land owners should either establish a homeowner~~ A property owner's association or ~~petition the~~ Lee County ~~Commission to create a~~ multi-use taxing district must be created to support the development's recreation areas other than the school based community center.

4. At the request of Lee County, the Developer ~~has~~ originally agreed to set aside a 38.24 acre site, as shown on the Master Concept Plan, for use as a public park. An additional 6.73 acres has been acquired by Lee County and added to the existing park site for a total of 44.97 acres. The park site is comprised of 15 acres transferred from Alico Interchange Park Development of Regional Impact with the addition of 23.2 acres volunteered by the Developer and another 6.73 acres transferred to Lee County. Consistent with the requirements of §380.06(16)(a), Florida Statutes, the Developer ~~shall be~~ is entitled to impact fee credits for the land dedication in accord with LDC Chapter 2 ~~if allowed by and pursuant to the terms of the applicable ordinance, or if required by law~~. The park site ~~shall~~ must be conveyed to the Lee County Board of County Commissioners no later than 90 days after the effective date of the First Development Order Amendment or per the terms of a contractual agreement between the Developer and Lee County.[4]

5. The use of the ~~38.2~~ 44.97 acre park site ~~shall be~~ is limited as follows: the property ~~shall~~ must be utilized for a public park ~~and for no other purpose~~; any development of the park ~~shall~~ must be substantially in accord with the site plan attached hereto as Exhibit ~~B~~ D; the development of the park will be consistent with the drainage concept plan for the Villages of San Carlos Development of Regional Impact. The County will be responsible for mitigating all traffic impacts created by the park in any future traffic analysis and mitigation required by §380.06, Florida Statutes, or by Lee County; the Developer and the County ~~shall~~ will exchange mutual utility easements to allow for the consistent development of the park and the surrounding property; the title to the property at the time of conveyance ~~shall~~ must be subject to all easements, restrictions and conditions of record common to property in the area of the site; and, all entrances and

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[4]This condition was satisfied by the recording of a Warranty Deed at OR Book 2237, Page 3519.

median cuts along Three Oaks Parkway ~~shall~~ must be in accord with the Master Concept Plan for the Villages of San Carlos Development of Regional Impact.

6. There ~~shall~~ may be no reduction in open space relative to the original Development Order as a result of this amendment.

~~III. PUBLIC FACILITIES~~

~~A~~ F. WATER SUPPLY

~~The applicant has stated that the potable water demand for the proposed project will reach 1.17 MGD by project buildout in 1995. In its review of the ADA the South Florida Water Management District has indicated that San Carlos Utilities appears to have an adequate water supply to provide water to the Villages of San Carlos until 1990~~.

~~RECOMMENDATION~~

~~Any DRI Development Order issued by Lee County should contain the provision stating that p~~ Prior to the start of Phase III (1990), the ~~applicant~~ Developer must demonstrate to the satisfaction of the South Florida Water Management District that an adequate water supply exists for that phase.

~~B~~ G. WASTEWATER MANAGEMENT

~~Gulf Utility~~ Lee County Utilities currently operates a wastewater treatment plant that serves the area.

~~C~~ H. TRANSPORTATION

~~The proposed project will necessitate the construction of a north-south access road and the four-laning of San Carlos Boulevard. It should be noted that the four-laning of San Carlos Boulevard would occur in a residential neighborhood, with direct driveway access to the road~~.

~~RECOMMENDATIONS~~

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant or some other agency be required to construct the~~ The north-south access road from ~~its~~ this site north to Alico Road must be constructed prior to the institution of Phase II, and south to Corkscrew Road as a required element of Phase III's development plan.[5]

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[5] This condition was satisfied by the construction of Three Oaks Parkway within the DRI Boundary.

2. ~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant~~ The Developer must meet with representatives of Lee County and San Carlos Park to determine the proportion of costs that each would be required to pay for the four-laning of San Carlos Boulevard.[6]

3. Consistent with the requirements of §380.06 (16)(a), Florida Statutes, the Developer ~~shall be~~ is entitled to road impact fee credits for the value of improvements outlined in ~~C~~ H.1~~)~~ and 2~~) of the original Development Order, if such improvements are eligible pursuant to the terms of the applicable ordinance, or if required by law~~ in accordance with LDC Chapter 2.

4. The Developer's obligation for signalization or improvement to the intersection of U.S. 41 and San Carlos Boulevard will be equal to the percentage of total traffic trips through the intersection that originates within the Villages of San Carlos based on actual traffic counts.

~~IV. OTHER~~

~~A. FISCAL~~

~~There are several alternatives available to the applicant to minimize the fiscal impacts of the project. These recommendations have been outlined in their appropriate sections.~~

~~10. Table 12-2 in the Application for Development Approval (Proposed Land Uses and Phasing Schedule) is deleted and is replaced by Exhibit C hereto.~~

V. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER AND ADMINISTRATIVE REQUIREMENTS.

A. Resolution. This Development Order constitutes a resolution of Lee County adopted by the Board of County Commissioners in response to the DRI ADA and Notice of Proposed Change filed for Villages of San Carlos DRI.

B. Additional Developer Commitments. All commitments and impact mitigating actions volunteered by the Developer in the ADA and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order.

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[6]Based upon the traffic analysis submitted to support the Second DRI Development Order Amendment, San Carlos Boulevard is no longer adversely impacted by the proposed development as a result of the existing and committed improvements. Therefore, this condition is satisfied.

C. Master Plan of Development. Map H, dated _____, 2006, is attached hereto as Exhibit D, and is incorporated by reference. The Developer may modify the boundaries of development areas and the location of internal roadways to accommodate topography, vegetation, market conditions, traffic circulation, or other site related conditions as long as the modification meets local development regulations. However, this provision may not be used to reduce the size of wetland preserve areas. Precise wetland boundaries will be determined by the South Florida Water Management District, as delegated by the Department of Environmental Protection and the Army Corps of Engineers.

D. Binding Effect. This Development Order is binding upon the Developer, and its assignees or successors in interest. Where the Development Order refers to lot owners, business owners or other specific references, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project Developer are binding upon any builder/Developer who acquires a tract or parcel of land within the DRI. The Developer may impose or pass on the requirements of this DRI DO to ultimate purchasers through covenants that run with the land.

E. Reliance. The terms and conditions and phasing schedule set out in this Development Order constitute a basis upon which the Developer and the County may rely in future actions necessary to fully implement the final development contemplated by this Development Order. The development parameters and phasing schedule upon which this Development Order approval is based is set forth in Exhibits B and C. Changes to the development mix or phasing schedule may require a reanalysis of project impacts in order to rebut a presumption of substantial deviation.

F. Enforcement. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. The cost of those proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

G. Successor Agencies. References to governmental agencies will be construed to mean future instrumentalities that may be created and designated as successors in interest to, or which otherwise possess the powers and duties of the referenced governmental agencies in existence on the effective date of this Development Order.

H. Severability. If any portion or section of this Development Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, that decision will not affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

I. Applicability of Regulations. This Development Order does not negate the Developer's responsibility to comply with federal, state, regional and local regulations.

J. Further Review. Subsequent requests for local development permits do not require further DRI review pursuant to §380.06, Florida Statutes. However, upon a finding by the Board (after due notice to the Developer and public hearing) that any of the following conditions exist, the Board must order a termination of all development activity in that portion of the development affected by the substantial deviation until a DRI Application for Development Approval, Notice of Substantial Deviation or Notice of Proposed Change has been submitted, reviewed and approved in accordance with §380.06, Florida Statutes.

1. There is a substantial deviation from the terms or conditions of this Development Order or other changes to the approved development plans that create a reasonable likelihood of adverse regional impacts or other regional impacts that have not been evaluated in the review by the Regional Planning Council; or

2. Expiration of the period of effectiveness of the Development Order. Any request to extend the effectiveness of this Development Order will be evaluated based on the criteria for the extension of the buildout date set forth in §380.06(19), Florida Statutes.

3. Conditions in the development order that specify circumstances in which the development will be required to undergo additional DRI review.

K. Commencement of Physical Development. Substantial physical development of the project has commenced and has continued without interruption. Further development must occur in accordance with the development parameters and phasing schedule set forth in Exhibits B and C.

L. Buildout and Termination Dates. The project has a buildout date of December 31, 2010, and a termination date of December 31, 2016. This term is based on the recognition that a local Development Order, which is valid for six years, may be obtained prior to December 31, 2010. No permits for development will be issued by the County subsequent to the termination date unless the conditions set forth in §380.06(15)(g) are applicable.

M. Assurance of Compliance. The administrative director of the Lee County Department of Community Development, or designee, will be the local official responsible for assuring compliance with this Development Order. Lee County is primarily responsible for monitoring the development and enforcing the provisions of the development order. No permits or approvals will be issued if the Developer fails to act in substantial compliance with the development order.

N. Credits Against Local Impact Fees. Pursuant to §380.06(16), the Developer may be eligible for credits for contributions, construction, expansion, or acquisition of public facilities, if the Developer is also subject by local ordinances to impact fees or exactions to meet the same needs. However, no credit will be provided for internal on-site facilities

required by County regulations or to any off-site facilities to the extent those facilities are necessary to provide safe and adequate services to the development.

O. Protection of Development Rights. Assuming the project can comply with the County's Concurrency Management Program at the time development permits are requested, the project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until December 31, 2011. If the County demonstrates at a public hearing that substantial changes have occurred in the conditions underlying the approval of this Development Order, or finds that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by Lee County to be essential to public health, safety and welfare, then down-zoning unit density reduction or prohibition of development may occur.

P. ~~The Developer's Annual Report required by F.S. 380.06 shall be submitted on May 1st of each year, beginning May 1st, 1982 and continuing until development of the project is completed. The report shall summarize the development activities during the preceding year, the cumulative total of completed residential units, the extent of the development of commercial development, and the status of the improvements and other developer commitments required by this Development Order. The Annual Report shall be submitted to:~~

~~LOCAL AGENCY:~~	~~Director of Code Enforcement~~
	~~Lee County, Florida~~
~~REGIONAL AGENCY:~~	~~S. W. Fla. Regional Planning Council~~
~~STATE AGENCY:~~	~~State land Planning Agency~~

Biennial Reports. The Developer must submit a report biennially to the Lee County Department of Community Development, the SWFRPC and Florida DCA on Form RPM-BSP-Annual Report-1. The content of the report must include the information set forth in Exhibit F, and must also be consistent with the rules of the FDCA. The first monitoring report must be submitted to the DRI coordinator for SWFRPC, DCA, and Lee County not later than one year after the effective date of this Development Order. Further reporting must be submitted every two years thereafter, until buildout, whether actual or declared. Failure to comply with this reporting procedure is governed by §380.06(18), Florida Statutes, which provides for the temporary suspension of the DRI Development Order.

The Developer must file the biennial monitoring reports until actual or declared buildout of the project. Southwest Florida Capital Corporation is the party responsible for filing the biennial monitoring reports until one or more successor entities are named in the development order. The Developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of the biennial reporting requirement. Tenants or owners of individual lots or units have no obligation to comply with this reporting condition.

Q. Transmittal and Effective Date. The County will forward certified copies of this Development Order to the SWFRPC, the Developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition)or until the completion of any appellate proceedings, whichever time is greater. In accordance with the requirements of §380.06(15)(f), Florida Statutes, once this development order is effective, the Developer must record notice of its adoption in the office of the Clerk of the Circuit Court of Lee County.

Commissioner _____ made a motion to adopt this Development Order Amendment, seconded by Commissioner _____. The vote was as follows:

Robert P. Janes	____
Brian Bigelow	____
Ray Judah	____
Tammara Hall	____
Frank Mann	____

DULY PASSED AND ADOPTED this ____ day of _____ 2007.

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

By: _____
Robert P. Janes, Chair

ATTEST:

Charlie Green, Clerk

By: _____
Deputy Clerk

APPROVED AS TO FORM

By: _____
Dawn E. Perry-Lehnert
County Attorney's Office

Exhibits:

A. Legal Description
   - Overall legal -2 pages
   - CPD-2 pages
   - CFPD-6 pages
   - RPD-13 pages
   - Existing Three Oaks ROW - 5 pages
   - Three Oaks Realignment ROW - 3 pages

B. Phasing Schedule
C. Revised Land Use Parameters
D. Master Development Plan (Map H)
E. Fire Official Requirements
F. Biennial Monitoring Report Requirements