

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Mikki J Rozdolski

DATE: 05/14/2014

John Fredyma, Asst County Attorney
DS Reviewer - Susan L Hollingsworth
Rob Price, TIS Reviewer
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Dawn Huff, Lee County School District
Sam Lee, Natural Resources
Chick Jakacki, Zoning
Mike Pavese, Public Works
Pam Houck, Zoning Director

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: BERMUDA LAKES RV RESORT RVPD

CASE #: DCI2014-00010

INFORMATION SUMMARY:

NEW SUBMITTAL

☐ To update your file
☒ Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 05/29/2014

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 Prancing

Date: 05/16/2014



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: The Bermuda Lakes RV Resort RVPD

Request: Rezone from: CPD

To: IPD

Type: ☒ Major PD

☐ Minor PD

☐ DRI w/Rezoning

☐ PRFPD

☐ Major PD Amendment

☐ Minor PD Amendment

Summary of Project:

To rezone the existing Bermuda Lakes MF RPD to a 200 pad RVPD in a manner to support the common ownership's North Trail RV business, located across the street at 4601 Lexington Blvd.

**PART 1
APPLICANT/AGENT INFORMATION**

A. Name of Applicant: Exit 24 LLC

Address: 5270 Orange River Blvd.

City, State, Zip: Fort Myers, FL 33905

Phone Number: 239 693 8200

E-mail Address: alan.erp@northtrailrv.com

B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form. Label as Exhibit 1:

☒ Applicant is the sole owner of the property. [34-201(a)(1)a.1.]

☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202(b)(1)b. & c.]

☐ Application is County initiated. Attach BOCC authorization.

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

1. Company Name: Stuart and Associates Planning & Design Services

Contact Person: Greg Stuart

Address: 7910 Summerlin Lakes Drive

City, State, Zip: Fort Myers, FL 33907

Phone Number: 239 677 6126

Email: Greg@Stuarturbandesign.com

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

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MAY 14 2014

COMMUNITY DEVELOPMENT

DCI 2014-00010

DCI 2014-00010

**PART 2
PROPERTY OWNERSHIP**

A. Single Ownership (if different than applicant): [34-201(a)(1)a.1.]

Name: NA

Address: _____

City, State, Zip: _____

Phone Number: _____

Email: _____

B. Multiple Ownership (if different than applicant): [34-201(a)(1)].

☐ Disclosure of (Ownership) Interests Form is attached as **Exhibit 3. [34-201(b)(2)]**

C. Multiple parcels:

☒ Property owners list is attached as **Exhibit 4. [34-202(a)(5)]**

☒ Property owners map is attached as **Exhibit 5. [34-202(a)(5)]**

D. Certification of Title and Encumbrances [34-202(a)(3)]

1. Title certification document, no greater than 90 days old, is attached as **Exhibit 6. [34-202(a)(3)]**

2. Date property was acquired by present owner(s): 03-44-25-00-00013.0000 – 08/2012

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed. Label as Exhibit 7.]

SEE EXHIBIT. 4 & 7

03-44-25-00-00013.0000

B. Street Address of Property: SEE EX. 4 & 7 Lexington Ave. FM 33905

C. Legal Description (Attach as Exhibit A):

☐ See Plat Legal description (on 8½"x11" paper) and sealed sketch of the legal description. **[34-202(a)(1)]**

D. Boundary Survey (Attach as Exhibit B):

☒ See Plat Boundary survey, tied to the state plane coordinate system. **[34-202(a)(2)]**

E. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. ☒ List of surrounding property owners. Label as **Exhibit 8. [34-202(a)(6)]**

2. ☒ Map of surrounding property owners. Label as **Exhibit 9. [34-202(a)(7)]**

3. ☒ One set of mailing labels. Label as **Exhibit 10. [34-202(a)(6)]**

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

F. Current Zoning of Property: RPD

☒ Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. Label as **Exhibit 11. [34-202(a)(8)]**

G. Use(s) of Property [34-202(a)(8)]:

1. Current uses of property are: Vacant

2. Intended uses of property are: An RV Park ancillary to the North Trail RV business

H. Future Land Use Classification (Lee Plan) [34-202(a)(8)]:

Intensive Development (03-44-25-00-00015.0000)	<u>2.5 +/-</u>	Acres	_____	% of Total
Intensive Development (03-44-25-00-00016.0000)	<u>3.17</u>	Acres	_____	% of Total
63.44%				
Suburban (03-44-25-00-00016.0000; 00010.0030)	<u>1.83</u>	Acres	_____	% of Total

Suburban (03-44-25-00-0013.0000) 36.56%	<u>36.45</u>	Acres	_____	% of Total
Central Urban (04-44-25-00-00018.0000) 56.4%	<u>2.97 +/-</u>	Acres	_____	% of Total
Wetland (04-44-25-00-00018.0000) 43.6%	<u>2.31</u>	Acres	_____	% of Total
		Acres	_____	% of Total
<hr/>				
Total Intensive Development – 5.67-ac.+/-/11.5% of total				
Total Suburban Development – 38.28-ac.+/-/77.7% of total				
Central Urban Development – 2.97-ac.+/-/6% of total				
Wetland – 2.31-ac.+/-/4.6% of total				

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

1. Width (average if irregular parcel):	1100	Feet		
2. Depth (average if irregular parcel):	2097	Feet		
3. Total area:	48.73	Acres +/-		
4. Frontage on road or street:	205	Feet on	Lexington Ave.	Street
2 nd Frontage on road or street:	500	Feet on	Tice Street	Street

J. Planning Communities/Community Plan Area Requirements: If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session. Label as **Exhibit 12. [34-202(a)(10)]**

☒ Not Applicable

- ☐ Estero Planning Community. [33-54(a)&(b); Lee Plan Policy 19.5.3]
☐ Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
☐ North Captiva Community Plan area. [Lee Plan Policy 25.1.1]
☐ Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
☐ Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
☐ Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
☐ Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
☐ Buckingham Planning Community. [Lee Plan Policy 17.7.2]
☐ Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
☐ Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
☐ North Fort Myers Planning Community. [33-1532(a)&(b)]

K. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. Label as **Exhibit 13. [34-202(a)] NA**

**PART 4
TYPES OF LAND AREA ON PROPERTY**

A. Gross Acres (total area within described parcel)		48.73	Acres
1. Submerged land subject to tidal influence			Acres
2. a. Preserved freshwater wetlands	7.01	Acres	
b. Impacted wetlands	1.91	Acres	
c. Preserved saltwater wetlands		Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		8.92	Acres
3. R-O-W providing access to non-residential uses			Acres
4. Non-residential use areas ⁽¹⁾⁽²⁾ NA – RV IS A COMMERCIAL USE		NA	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		0	Acres
C. Gross residential acres. (A minus B) ⁽³⁾ NA – RV IS A COMMERCIAL USE		NA	Acres
D. Gross residential acres (by Land Use Category) NA – RV IS A COMMERCIAL USE			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland			Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres
4. a. Suburban – upland			Acres
b. Suburban – preserved freshwater wetlands			Acres

c. Suburban – impacted wetlands

_____ Acres

5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres

TOTAL (should equal "C" above)

NA **Acres**

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay (see Note (2) below).
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5
RESIDENTIAL DEVELOPMENT
PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category. **NA – RV IS A COMMERCIAL USE**
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary. Label as **Exhibit 14**.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

**A. Future Land Use Category: Intensive Development,
Suburban, Central Urban,
Wetlands**

		Lee Plan Table 1(a)	
		Max. standard density	Units
1.	Standard Units		NA
a.	Total upland acres (from Part 4, D.)	_____ x _____ equals	_____
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	_____ x _____ equals	_____
c.	Total impacted wetlands acres (from Part 4, D.)	_____ x _____ equals	_____
d.	Total Allowed Standard Units ⁽¹⁾		_____
2.	Bonus Units ^{(2) (3)}		
a.	Low-moderate-housing density		_____
b.	TDR units		_____
c.	Sub-total		_____

3. Total Permitted Units ⁽¹⁾

NA

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.
- (3) In Intensive Development, Central Urban, and Urban Community categories only.

**PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS**

	Height	Total Floor Area (Square Feet)
A. Commercial		
1. Medical		
2. General Office		
3. Retail		
4. Other: RV Lots – Density By Right (48.73ac. – 8.92) * 8 units per ac. = 318 RV lots	NA	200 RV Lots
5. TOTAL FLOOR AREA		
B. Industrial	Height	Total Floor Area (Square Feet)
1. Under Roof		
2. Not Under Roof		
3. TOTAL FLOOR AREA		
C. Mining	Depth	Total Acres
1. Area to be excavated		
D. Assisted Living Facilities	Height	Total Beds/Units
1. Dependent Living Units		
2. Independent Living Units		
3. TOTAL BEDS/UNITS		
E. Hotels/Motels (Room Size)	Height	Total Rental Units
1. < 425 sq. ft.		
2. 426-725 sq. ft.		
3. 725 < sq. ft.		
4. TOTAL UNITS		

**PART 7
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan and the Land Development code. This narrative may be utilized by the board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. Label as **Exhibit 15. [34-373(a)(5)]**
- B. 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 Lee County Administrative Code. TIS is not required for an existing development. Label as **Exhibit 16. [34-373(a)(7)] Waived**
- C. Master Concept Plan:**

1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. Label as **Exhibit 17. [34-373(a)(6)]**
2. **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 LCLDC Section 34-373(a)(8)]. Label as **Exhibit 18. [34-373(a)(8)]**
3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. Label as **Exhibit 19. [34-373(a)(9)]**

PART 8 ENVIRONMENTAL REQUIREMENTS

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. Label as **Exhibit 20. [34-373(a)(4)d.iv.]**
See Exhibit 20

- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].
See Boylan Environmental 3/5/14 FLUCCS Map and Attendant Reports

- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
See Boylan 4/4/14 Protected Species plan and Attendant Reports and Maps

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

- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. Label as **Exhibit 21. [34-373(a)(4)b.i.]** See Exhibit 21 Boylan 1/9/14 Soils Map

- 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. Label as **Exhibit 22. [34-373(a)(4)c** See Boylan Environmental 3/5/14 FLUCCS Map and Attendant Reports

- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. Label as **Exhibit 23. [34-373(a)(4)b.iii.]** See Boylan Environmental 4/4/14 Maps and Plans

- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. Label as **Exhibit 24. [34-373(a)(4)b.v.]**
See Ex 24

PART 9

SANITARY SEWER & POTABLE WATER FACILITIES

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

NA

- 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:

NA

2. Quality of the effluent:

NA

3. Expected life of the facility:

NA

4. Who will operate and maintain the internal collection and treatment facilities:

NA

5. Receiving bodies or other means of effluent disposal:

NA

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

1. The location and approximate area of the spray fields:

NA

2. Current water table conditions:

NA

3. Proposed rate of application:

NA

4. Back-up system capacity:

NA

PART 10 ADDITIONAL REQUIREMENTS

- A. **Major Planned Developments:**

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). Label as **Exhibit 25. [34-373(b)(1)]**
2. **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. Label as **Exhibit 26. [34-373(b)(3)] NA**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. Label as **Exhibit 27. [34-373(b)(2)] See Boylan Environmental 4/14 Protected Species plan**

- B. **Amendments to Built Planned Developments:** The consent of the owners of the remainder of the original planned development is not required, but 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. Attach proof of notice to other property owners and label as **Exhibit 28. [34-373(c)] NA**

- C. **Development of Regional Impact:** Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) Label as **Exhibit 29. [34-373(d)(2)] NA**

D. Private Recreational Facility Planned Developments (PRFPDs): NA

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. Label as **Exhibit 30.** [34-941(g)]
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. Label as **Exhibit 31.** [34-941(d)(3)b.i.1)]
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. Label as **Exhibit 32.** [34-941(d)(3)d.]
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. Label as **Exhibit 33.** [34-941(e)(5)f.iii.]
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. Label as **Exhibit 34.** [34-941(g)(2)]
6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. Label as **Exhibit 35.** [34-941(g)(4)]

E. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property?

- ☒ **YES** (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service. Label as **Exhibit 36.**) [34-202(b)(8)]
- ☐ **NO** (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met. Label as **Exhibit 36.**) [34-202(b)(8)]

F. Existing Agricultural Use: If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application and label as **Exhibit 37.** [34-202(b)(7)]
NA

G. Flood Hazard: [34-202(a)(8)]

- ☒ Not applicable
- ☐ 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 _____ NAVD (MSL)

H. Excavations/Blasting: [34-202(b)(6)]

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information). Label as **Exhibit 38.**

I. Bonus Density: [34-202(b)(5)]

- ☒ Not Applicable
- ☐ Bonus density will be used. Provide a copy of the Bonus Density application showing calculations. Label as **Exhibit 39.**

J. Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]

- ☒ Not Applicable
- ☐ Provide a Hazardous materials emergency plan. Label as **Exhibit 40.**

K. Mobile Home Park: [34-203(d)]

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995). Label as **Exhibit 41**.

L. Airport Zones & Lee County Port Authority (LCPA) Requirements:

☒ Not Applicable

☐ Property is located within _____ Airport Noise Zone: **[34-1004]**

☐ Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**

☐ Property is located within Airport Runway Clear Zone: **[34-1006]**

☐ Property is located within Airport School Protection Zone: **[34-1007]**

☐ Property is located within Airport Residential Protection Zone: **[34-1009]**

☐ Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**

☐ A Tall Structures Permit is required. Label as **Exhibit 42. [34-1010]**

PART 5 SUBMITTAL REQUIREMENTS		
<i>Clearly label your exhibits with the corresponding exhibit number</i>		
Copies Required	Exhibit	SUBMITTAL ITEMS
13		Completed application for Public Hearing [34-201(b)]
1		Filing Fee - [34-202(a)(9)]
SUBMITTAL ITEMS		
3	1	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	2	Additional Agents [34-202(b)(1)c.]
3	3	Disclosure of Interest Form (multiple owners) [34-201(b)(2)a]
3	4	Property Owners list (if applicable) [34-202(a)(5)]
3	5	Property Owners map (if applicable) [34-202(a)(5)]
3	6	Confirmation of Ownership/Title Certification [34-202(a)(3)]
3	7	STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
1	8	List of Surrounding Property Owners [34-202(a)(6)]
1	9	Map of Surrounding Property Owners [34-202(a)(7)]
1	10	Mailing labels [34-202(a)(6)]
13	11	List of Zoning Resolutions and Approvals [34-202(a)(8)]
13	12	Summary of Public Informational Session (if applicable) [34-202(a)(10)]
13	13	Waivers from Application Submission Requirements (if applicable)
13	14	Preliminary Density Calculations (if applicable)
13	15	Request Statement
5	16	Traffic Impact Statement (TIS) (not required for existing development) [34-341(b)(2)d.1.]
13	17	Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
13	18	Schedule of Uses [34-373(a)(8)]
13	19	Schedule of Deviations and Written Justification [34-373(a)(9); 34-412(a)]
4	20	Topography (if available) [34-373(a)(4)d.iv.]
4	21	Soils Map [34-373(a)(4)b.v.]
4	22	FLUCCS Map [34-373(a)(4)c.]
4	23	Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]

4	24	Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
4	25	Surface Water Management Plan (if applicable) [34-373(b)(1)]
13	26	Phasing Program (if applicable) [34-373(b)(3)]
4	27	Protected Species Survey (if applicable) [34-373(b)(2)]
13	28	Proof of Notice (if applicable) [34-373(c)]
13	29	Binding Letter from DCA (if applicable) [34-373(d)(2)]
13	30	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)]

5	31	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)]
5	32	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
5	33	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
5	34	Environmental Assessment (if applicable) [34-941(g)(2)]
13	35	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
4	36	Potable Water & Sanitary Sewer. Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)]
4	37	Existing Agricultural Use Affidavit (if applicable) [34-202(b)(7)]
4	38	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
4	39	Bonus Density Application (if applicable) [34-202(b)(5)]
3	40	Hazardous Materials Emergency Plan (if applicable) [34-202(b)(4)]
3	41	Mobile Home Park Dislocated Owners Information (if applicable) [34-203(d)]
3	42	Tall Structures Permit (if applicable) [34-1001]
5	A	Legal description and sealed sketch of legal description [34-202(a)(1)]
5	B	Boundary Survey (2 originals required) [34-202(a)(2); [34-373(a)(4)2.]

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, ALAN ERP (name), as MANAGING MEMBER (owner/title) of Exit 24 LLC swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property at Lexington Ave. Fort Myers, FL 33905; Strap # 03-44-25-00-00013.0000, 03-44-25-00-00010.0030, 04-44-25-00-00018.0000, 03-44-25-00-00016.0000 and 03-44-25-00-00015.0000 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.

1*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
 - If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
 - If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Alan ERP
Signature Exit 24 LLC

5-7-14
Date

*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 5-7-14 (date) by Alan ERP (name of person providing oath or affirmation), who is personally known to me or who has produced known to me (type of identification) as identification.

STAMP/SEAL



MICHAEL J. ENGH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE011661
Expires 8/20/2014

Michael J. Engh
Signature of Notary Public

MAY 14 2014

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STUART AND ASSOCIATES
Planning and Design Services

7910 Summerlin Lakes Drive
Fort Myers, FL 33907

C 239-677-6126
Greg@Stuarturbandesign.com

www.Stuarturbandesign.com

The Bermuda Lakes RV Resort RVPD

Exhibits 2 Additional Agents

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EXHIBIT 2 ADDITIONAL AGENTS

Company Name:	Banks Engineering		
Contact Person:	Sam Marshall, PE		
Address:	10511-101 Six Mile Cypress Prky.		
City, State, Zip:	Fort Myers, FL 33966		
Phone Number:	239 939 5490	Email:	Smarshall@bankseng.com

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

Company Name:			
Contact Person:			
Address:			
City, State, Zip:			
Phone Number:		Email:	

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**DISCLOSURE OF INTEREST
AFFIDAVIT**

1BEFORE ME this day appeared ALAN ERP, who, being
first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of Exit 24 LLC, a property that is located at Lexington Ave. Fort Myers, FL 33905; Strap # 03-44-25-00-00013.0000, 03-44-25-00-00010.0030, 04-44-25-00-00018.0000, 03-44-25-00-00016.0000 and 03-44-25-00-00015.0000 and is the subject of an Application for zoning action (hereinafter the "Property").
2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.
3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.
4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.
5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.
6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	

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1Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Alan ERP
Property Owner
ALAN ERP MANAGING member
Print Name Exit 24 LLC

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 5-7-14 (date) by ALAN ERP (name of person providing oath or affirmation), who is personally known to me or who has produced Known to me (type of identification) as identification.

STAMP/SEAL

Michael J. Engh
Signature of Notary Public



MICHAEL J. ENGH
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE011661
Expires 8/20/2014

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OLD REPUBLIC
National Title Insurance Company

4315 Metro Parkway, Suite 500
Fort Myers, FL. 33916
(239) 590-9001
(239) 590-9014 FAX

TITLE CERTIFICATION

Showing information required by F.S. 177.041 prior to platting lands:

File No. 14040371

Provided for: Board of County Commissioners of Lee County, Florida
P.O. Box 398
Fort Myers, Florida 33902

Certified up to: April 21, 2014 at 11:00 P.M.

Description of Real Property situated in Lee County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO

We hereby certify Record Title to the above described real property is vested in:

Exit 24, LLC, a Florida limited liability company

The following mortgages are all the mortgages of record that have not been satisfied or released of record or otherwise terminated by law:

None

The property is subject to the following easements and rights-of-way of record:

1. Drainage Easement recorded in Official Records Book 2048, Page 478.
2. Perpetual Easement recorded in Official Records Instrument # 2009000074398.
3. Right-of-Way for Tice Street recorded in Official Records Instrument # 2009000108508.

All recording references are to the public records of Lee County, Florida.

NOTE: We do not certify to ownership of any oil, gas and mineral rights or interests.

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This certification is provided pursuant to the requirements of Florida Statute 177.041 for the uses and purposes specifically stated therein and is not to be used as the basis for the issuance of a title insurance commitment or policy. The Company's liability hereunder shall not exceed the maximum of \$1,000.00 pursuant to Florida Statute 627.7843.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

By: Kay Johnson signed 5/9/2014
Authorized Officer or Agent

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EXHIBIT "A"

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER COMMON TO SAID SECTION 3 AND 4; THENCE N.89°22'11"E. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR 1089.94 FEET; THENCE N.00°58'12"W. PARALLEL WITH THE WEST LINE OF SAID FRACTION FOR 30.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF TICE STREET (WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE CONTINUE N00°58'12"W. ALONG SAID PARALLEL LINE AND THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183 OF THE PUBLIC RECORDS OF SAID LEE COUNTY FOR 630.46 FEET; THENCE S.89°22'11"W. ALONG SAID BOUNDARY PARALLEL WITH THE SOUTH LINE OF SAID FRACTION FOR 989.95 FEET; THENCE N.00°58'12"W. ALONG SAID BOUNDARY FOR 362.53 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4856, AT PAGE 1115 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°10'12"W. ALONG THE SOUTH LINE OF SAID LANDS FOR 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND A INTERSECTION WITH THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE S.00°58'12"E. ALONG THE EAST LINE OF SAID FRACTION FOR 362.00 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.88°53'17"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 331.09 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.00°57'46"W. ALONG THE WEST LINE OF SAID FRACTION FOR 661.52 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N.89°02'25"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 331.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3 AND THE WEST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4856, AT PAGE 1115; THENCE N.00°58'12"W. ALONG SAID WEST LINE FOR 456.32 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE N.89°10'12"E. ALONG THE NORTH LINE OF SAID LANDS FOR 99.99 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND A INTERSECTION WITH THE BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183 THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES N.89°10'12"E. FOR 601.79 FEET; THENCE S.00°58'12"E. FOR 8.00 FEET; THENCE N.89°10'12"E. FOR 730.58 FEET TO AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3615, AT PAGE 154 OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES S.00°19'44"E. FOR 682.22 FEET; THENCE N.89°22'11"E. FOR 335.15 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF WAY LINE OF LEXINGTON AVENUE; THENCE S.00°58'12"E. ALONG SAID WEST LINE FOR 119.99 FEET TO THE NORTHEAST CORNER OF LOT 1, LEXINGTON COMMERCE CENTER AS RECORDED IN PLAT BOOK 63, AT PAGE 98 AND 99 OF PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°22'11"W. ALONG THE NORTH LINE OF SAID LOT FOR 336.49 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE S.00°19'44"E. ALONG THE WEST LINE OF LOTS 1 AND 2 OF SAID LEXINGTON COMMERCE CENTER FOR 311.91 FEET TO AN INTERSECTION WITH THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183; THENCE S.00°58'12"E. ALONG SAID BOUNDARY FOR 630.46 FEET TO AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF TICE STREET; THENCE S.89°22'11"W. ALONG SAID BOUNDARY AND SAID NORTH LINE FOR 329.99 FEET TO THE POINT OF BEGINNING.

Continued on next page

Continuation of

14040371

EXHIBIT "A"

A parcel of land lying in Section 3, Township 44 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Beginning 1420 feet East of the Southwest corner of Section 3, Township 44 South, Range 25 East, thence East 165 feet; thence North 660 feet; thence West 165 feet; thence South 660 feet to the Point of Beginning, less county road right-of-way along the Southerly boundary.

Prepared by and Return to:
Old Florida Title
Erik Halgrim
2080 McGregor Blvd. #200
Fort Myers, Florida 33901
File # 12-0469

Parcel Identification No. 03-44-25-00-00015.0000

(Space Above This Line For Recording Date)

Special Warranty Deed

This Indenture made this December 28th 2012 between
El Toro Holdings, LLC, a Florida limited liability company
whose mailing address is: 14241 Metro Parkway, Fort Myers, FL 33912, hereinafter called the grantor
and
Exit 24, LLC, a Florida limited liability company
whose mailing address is: 5270 Orange River Blvd., Fort Myers, FL 33905, hereinafter called the grantee

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in Lee County, Florida, to wit:

A parcel of land lying in Section 3, Township 44 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

Beginning 1420 feet East of the Southwest corner of Section 3, Township 44 South, Range 25 East, thence East 165 feet; thence North 660 feet; thence West 165 feet; thence South 660 feet to the Point of Beginning, less county road right-of-way along the Southerly boundary.

Subject to all covenants, conditions, restrictions, reservations and easements and to all applicable zoning ordinances prohibitions imposed by governmental authorities and all taxes subsequent to 2012.

And said grantor does hereby covenant with the said grantee that, at the time of delivery of this deed, the land is free from all encumbrances made by, through or under the grantor except as otherwise herein stated, and that said grantor hereby warrants the title to said land, and will defend the same against the lawful claims of all persons claiming by, through or under said grantor, but against none other.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered
in our presence:

El Toro Holdings, LLC, a Florida limited
liability company

By: Kim R. Donnelly
Kim R. Donnelly, Managing Member

(Corporate Seal)

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Witness name: Mary Jo Masquelier

Witness name: Laura Koehnke

State of Florida
County of Lee

The foregoing Instrument was acknowledged before me this 27 day of December, 2012 by Kim R. Donnelly, Managing Member of El Toro Holdings, LLC, a Florida limited liability company who is personally known to me or who has produced a Florida Drivers License as identification.

Notary Public

Print Notary Name

My Commission Expires:

Notary Seal

DBSD - Special Warranty Deed



Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D \$4025.00 Rec. Fee
\$27.00 Deputy Clerk GWAITE

Purchase Price/Transfer Dollar Amount: \$575,000.00
Documentary Stamp Tax Amount: \$4,025.00

Property Identification Number(s): 03-44-25-00-00013.0000; 03-44-25-00-00016.0000;
04-44-25-00-0018.0000; and 03-44-25-00-00010.0030

Prepared without opinion of title by:
Paul K. Heuerman, Esquire
Roetzel & Andress, L.P.A.
850 Park Shore Drive, Third Floor
Naples, FL 34103-3587
Phone No. (239) 649-6200
Fax No. (239) 261-3659

File Number: 109641.0008

[Space Above This Line For Recording Data]

WARRANTY DEED

This Warranty Deed is made this 3rd day of August, 2012, by B.E. Devco, L.L.C., a Florida limited liability company, whose address is 2190 J&C Blvd., Naples, FL 34109 (singularly or collectively "Grantor"), to EXIT 24, LLC, a Florida limited liability company, whose address is 5270 Orange River Blvd., Fort Myers, FL 33905 (singularly or collectively "Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

Witnesseth, that Grantor, for and in consideration of the sum of ten and no/100 dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate, lying and being in Lee County, Florida to-wit:

See attached Exhibit "A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes for the current and subsequent years, zoning, building code and other use restrictions imposed by governmental authority, restrictions, reservations and easements common to the subdivision, and all outstanding oil, gas and mineral instruments of record, if any.

In witness whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

B.E. Devco, L.L.C.,
a Florida limited liability company

Diane L. Komoroski
Witness Name: Diane L. Komoroski

By: Steven J. Mullersman
Steven J. Mullersman, Manager

Deborah A. Davis-Gonzalez
Witness Name: Deborah S. Davis-Gonzalez

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 3rd day of August, 2012, by Steven J. Mullersman, Manager of B.E. Devco, L.L.C., a Florida limited liability company, who ☒ is personally known to me, or ☐ has produced _____ as identification.

[Notary Seal]

Deborah A. Davis-Gonzalez
Notary Public - Signature

Printed Name: Deborah S. Davis-Gonzalez

My Commission Expires: _____

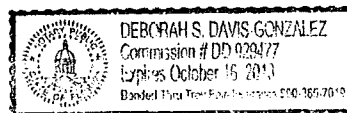


Exhibit "A"

A PARCEL OF LAND IN SECTION 3 AND 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER COMMON TO SAID SECTION 3 AND 4; THENCE N.89°22'11"E. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR 1089.94 FEET; THENCE N.00°58'12"W. PARALLEL WITH THE WEST LINE OF SAID FRACTION FOR 30.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF TICE STREET (WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE CONTINUE N00°58'12"W. ALONG SAID PARALLEL LINE AND THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183 OF THE PUBLIC RECORDS OF SAID LEE COUNTY FOR 630.46 FEET; THENCE S.89°22'11"W. ALONG SAID BOUNDARY PARALLEL WITH THE SOUTH LINE OF SAID FRACTION FOR 989.95 FEET; THENCE N.00°58'12"W. ALONG SAID BOUNDARY FOR 362.53 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4856, AT PAGE 1115 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°10'12"W. ALONG THE SOUTH LINE OF SAID LANDS FOR 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND A INTERSECTION WITH THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE S.00°58'12"E. ALONG THE EAST LINE OF SAID FRACTION FOR 362.00 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.88°53'17"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 331.09 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.00°57'46"W. ALONG THE WEST LINE OF SAID FRACTION FOR 661.52 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N.89°02'25"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 331.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3 AND THE WEST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4856, AT PAGE 1115; THENCE N.00°58'12"W. ALONG SAID WEST LINE FOR 456.32 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE N.89°10'12"E. ALONG THE NORTH LINE OF SAID LANDS FOR 99.99 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND A INTERSECTION WITH THE BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601; AT PAGE 1183 THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES N.89°10'12"E. FOR 601.79 FEET; THENCE S.00°58'12"E. FOR 8.00 FEET; THENCE N.89°10'12"E. FOR 730.58 FEET TO AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3615, AT PAGE 154 OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES S.00°19'44"E. FOR 682.22 FEET; THENCE N.89°22'11"E. FOR 335.15 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF WAY LINE OF LEXINGTON AVENUE; THENCE S.00°58'12"E. ALONG SAID WEST LINE FOR 119.99 FEET TO THE NORTHEAST CORNER OF LOT 1, LEXINGTON COMMERCE CENTER AS RECORDED IN PLAT BOOK 63, AT PAGE 98 AND 99 OF PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°22'11"W. ALONG THE NORTH LINE OF SAID LOT FOR 336.49 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE S.00°19'44"E. ALONG THE WEST LINE OF LOTS 1 AND 2 OF SAID LEXINGTON COMMERCE CENTER FOR 311.91 FEET TO AN INTERSECTION WITH THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183; THENCE S.00°58'12"E. ALONG SAID BOUNDARY FOR 630.46 FEET TO AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF TICE STREET; THENCE S.89°22'11"W. ALONG SAID BOUNDARY AND SAID NORTH LINE FOR 329.99 FEET TO THE POINT OF BEGINNING.

This instrument prepared and legal description approved
Date: 12-06-88 By: P. S. Butler
City: Bartow, Florida
State of Florida
Department of Transportation

PARCEL NO. 806.1
SECTION 12020-2530
STATE ROAD 80
COUNTY Lee

2596176

Form 7421-07.1

DRAINAGE EASEMENT

THIS EASEMENT made this 25 day of JANUARY, A.D. 19 89, between MCCOY TRIMBLE, as the first party, and the STATE OF FLORIDA, for the use and benefit of the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, as the second party.

WITNESSETH: That the first party, in consideration of the sum of One Dollar and other valuable considerations paid, the receipt of which is hereby acknowledged, hereby grant unto the second party, its successors and assigns, a perpetual easement and right of way for the purpose of clearing, excavating, constructing and maintaining outfall and drainage ditches and drains in, upon and through the following described land in Lee County, Florida, to-wit:

DRAINAGE EASEMENT

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 44 South, Range 25 East, Lee County, Florida.

Being described as follows:

Begin at a set pin & cap marking the Southwest corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 3; thence North $0^{\circ}57'28''$ West 61.00 feet along the West boundary of said Section 3; thence North $89^{\circ}01'57''$ East 47.18 feet; thence South $01^{\circ}23'29''$ East 61.00 feet; thence South $89^{\circ}01'57''$ West 47.64 feet to the point of beginning.

Less existing rights of way.

Containing 2,892 square feet, more or less.

TO HAVE AND TO HOLD the same unto the second party, its successors and assigns, together with immunity unto the second party, its successors or assigns from all claims for damage, if any, arising from or growing out of such construction and/or maintenance to the lands, if any, owned by the first party, lying adjacent or contiguous to the lands hereinabove described and the part of the first part will defend the title to said lands against all persons claiming by, through or under said part of the first part.

IN WITNESS WHEREOF, the first party has hereunto set his hand and seal this 25 day of JANUARY, A.D. 19 89.

Signed, sealed and delivered in the presence of:

Signature of TWO witnesses required by Florida Law

[Signature]
[Signature]

STATE OF Florida
COUNTY OF Lee

[Signature: McCoy Trimble]

(SEAL)
(SEAL)
(SEAL)
(SEAL)

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COMMUNITY DEVELOPMENT

DCI 2014-00010

FL. DEPT. OF TRANS.
RIGHT OF WAY OFFICE
P.O. BOX 28
MANGO, FL 33550
(813) 272-3715

Ref: 44-100-404
Cor: 4-01
RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: LEE BATES, D.C.

OR2048
PG0478

The foregoing instrument was executed by MCCOY TRIMBLE and acknowledged
before me this 25th day of JANUARY, 19 89.

John A. Collier
Notary Public in and for the County
and State aforesaid.



Notary Public, State of Florida at Large
My Commission Expires NOV. 12, 1990

OR2048

PG0479

FEB 01 1 50 PM '89

RECORDED & INDEXED
APPROPRIATELY
JAN 20 1989

07-PE.02-04/93

Date: February 23, 2009
This instrument prepared
under the direction of:
Anthony J. Stevens
Interim Chief Counsel D1
Post Office Box 1249
City: Bartow, Florida 33830
Department of Transportation

F.P. NO. 4110381
PARCEL 803.1
SECTION 12075-000
STATE ROAD 93 (I-75)
COUNTY Lee

PERPETUAL EASEMENT

THIS EASEMENT made this 23rd day of March,
2009, by B.E. DEVCO, L.L.C., a(n) Florida Limited Liability
Company, grantor, to the STATE OF FLORIDA DEPARTMENT OF
TRANSPORTATION its successors and assigns, grantee, whose post
office address is: Post Office Box 1249, Bartow, Florida
33831-1249.

WITNESSETH: That the grantor for and in consideration of the sum
of One Dollar and other valuable considerations paid, the receipt
and sufficiency of which is hereby acknowledged, hereby grants
unto the grantee, its successors and assigns, a perpetual
easement for the purpose of: The purpose of this perpetual
easement is to provide for utilities; ingress and egress to the
stormwater management facility, construction and maintenance of
piping and control structures, harmonization of access to the
improved roadway, and for harmonization of the property. This is
a non-exclusive easement which will allow the owner to use the
easement area for any use not inconsistent with the department's
use of the easement, including, but not limited to a public road,
driveways, parking, traffic circulation, landscaping, utilities;
cultivation of crops, signs, dry detention, and density and set-
back calculations for development purposes. The owner of the
parcel may not construct improvements on the parcel that will
interfere with the department use of the easement. This easement
specifically prohibits large trees, ponds, buildings, and signs
that are larger than a single column ground sign with more than a
four (4") diameter (FDOT may waive any of these restrictions).
If the owner makes any improvements within the easement which are
consistent with this easement and the department disturbs those
improvements in conjunction with its use of the easement area,
then the department will restore any disturbed improvements to a
condition as good as they were before being disturbed by the
department in, over, under, upon and through the following
described land in Lee County, Florida, viz:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD the same unto said grantee, its
successors and assigns forever, and the grantor will defend the
title to said lands against all persons claiming by, through or
under said grantor.

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DCI 2014-00010

IN WITNESS WHEREOF, said grantor has caused these presents to be executed in its name, and its corporate seal to the hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of: (TWO witnesses or
Corporate Seal required by Florida Law)

WITNESSES

Maria Diaz (SEAL)
Signature

Maria Diaz
Print/Type Name

Michon Chun (SEAL)
Signature

Michon Chun
Print/Type Name

GRANTOR(S)

B.E. Devco, L.L.C.

Steven J. Mullersman (SEAL)

Name: STEVEN J. MULLERSMAN

TITLE: MANAGING MEMBER

ATTEST: _____ (SEAL)

Name: _____

TITLE: _____

Grantor(s)' Mailing Address:

2190 J & C Boulevard

Naples, Florida 34109

(Corporate Seal)

STATE OF Florida

COUNTY OF Collier

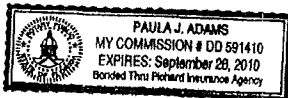
The foregoing instrument was acknowledged before me this
23rd day of March, 2009, by Steven J. Mullersman
Managing Member of B.E. Devco, LLC
a Florida Corporation, on
behalf of the Corporation, who is personally known to me or who
has produced FL Drivers license as identification.

Paula J. Adams
Name:

Notary Public in and for the
County and State last
aforesaid.

My Commission Expires: _____

Serial No., if any: _____



F.P. NO. 4110381

SECTION 12075-000

PARCEL 803

PERPETUAL EASEMENT

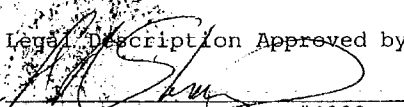
That portion of the southwest 1/4 of Section 3, Township 44 South, Range 25 East, Lee County, Florida.

Being described as follows:

Commence at the northwest corner of the southwest 1/4 of said Section 3; thence along the west line of said Section 3, South 00°57'25" East a distance of 865.24 feet to the south line of Underwood Subdivision, a subdivision (as per plat thereof recorded in Plat Book 12, Page 27, Public Records of Lee County, Florida) for a POINT OF BEGINNING; thence along said south line, North 89°10'07" East a distance of 727.55 feet to the east line of said subdivision; thence South 00°56'05" East a distance of 8.00 feet; thence North 89°10'07" East a distance of 50.00 feet; thence South 00°56'05" East a distance of 42.00 feet; thence South 89°10'07" West a distance of 777.53 feet to the west line of said Section 3; thence along said west line, North 00°57'25" West a distance of 50.00 feet to the POINT OF BEGINNING.

Containing 38,477 square feet.

Legal Description Approved by:


L. R. Sharp P.L.S. #4388

Date: 2/23/2009

NOT VALID UNLESS EMBOSSED



STUART AND ASSOCIATES
Planning and Design Services

7910 Summerlin Lakes Drive
Fort Myers, FL 33907

C 239-677-6126
Greg@Stuarturbandesign.com

www.Stuarturbandesign.com

The Bermuda Lakes RV Resort RVPD

Exhibits 4 Property Owners List & 7 Strap Numbers

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Bermuda Lakes RV Resort RVPD Property Owners List
Exhibit 4 & Strap Numbers Exhibit 7

03-44-25-00-00013.0000;

- Exit 24 LLC Lexington Ave. FM 33905

03-44-25-00-00015.0000;

- Exit 24 LLC 5201 Tice Street FM

03-44-25-00-00016.0000;

- Exit 24 LLC 5181 Tice St. FM

03-44-25-00-00010.0030;

- Exit 24 LLC Undetermined

04-44-25-00-00018.0000;

- Exit 24 LLC 422 Miromar Rd. FM

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Exhibit 5 Property Owners Map

The Bermuda Lakes RV Resort RVPD

1. 03-44-25-00-00013.0000; Exit 24 LLC
2. 03-44-25-00-00016.0000; Exit 24 LLC
3. 03-44-25-00-00015.0000; Exit 24 LLC
4. 04-44-25-00-00018.0000; Exit 24 LLC
5. 03-44-25-00-00010.0030; Exit 24 LLC



STUART AND ASSOCIATES
Planning and Design Services

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Fort Myers, FL 33907

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Greg@Stuarturbandesign.com

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The Bermuda Lakes RV Resort RVPD

Exhibit 11 Zoning Approvals

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DCI 2014-00010

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

WHEREAS, an application was filed by the property owner, B.E. Devco, LLC, to rezone 46.42 ± acres from Agricultural (AG-2) and Commercial (C-2) to Residential Planned Development (RPD), and participate in Lee County's Housing Bonus Density Program ("Site-specific Density Bonus (Option 1)"), in reference to Bermuda Lakes, RPD; and,

WHEREAS, a public hearing was advertised and held on December 20, 2007, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2005-00096 & REZ2007-00002; and

WHEREAS, a second public hearing was advertised and held on April 21, 2008, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone 46.42 ± acres from AG-2 and C-2 to RPD to permit a mix of up to 330 duplex, two-family attached, townhouse, and multiple-family dwelling units with a maximum height of three stories/50 feet. No development blasting is proposed. The project will connect to public potable water and to public sanitary sewer system as part of any development of this property. Applicant is also requesting participation in Lee County's Housing Bonus Density Program under the provisions of the Lee County Land Development Code (LDC) §34-1518. The Applicant is seeking to utilize the "Site-specific Density Bonus (Option 1)" to develop 28 bonus density dwelling units. The total project proposes 330 duplex, 2-family attached townhouse, and multiple-family dwelling units on approximately 46.42 ± acres. The applicant is requesting a total of approximately 7.1 dwelling units per acre on the subject site.

The property is located in the Suburban, Wetlands, Central Urban and Intensive Development Future Land Use Categories 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.

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COMMUNITY DEVELOPMENT

CASE NO. DCI2005-00096 & REZ2007-00002

COPY

DCI 2014-00010

Z-07-077
Page 1 of 10

042108Z

SECTION B. CONDITIONS:

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

1. PROJECT REZONING APPROVED: The development of this project must be substantially consistent with the 1-page Master Concept Plan (MCP), entitled "Master Concept Plan, Bermuda Lakes, Lee County, Florida," dated 07/19/2007, last revised 03/27/08, and date-stamped "Received APR 22 2008 Community Development," and attached hereto as Exhibit "C," except as modified by the conditions below.

This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

BONUS DENSITY CONTRACT APPROVED: Development is approved for a maximum density of 330 multi-family dwelling units/townhouse units, up to 28 of which are on-site bonus density units, to be located as shown on the MCP:

Tract B - up to 10 bonus density units (in the Central Urban Future Land Use Category); and

Tract E - up to 18 bonus density units (in the Intensive Development Future Land Use Category).

Development of the bonus density units under the Lee County Housing Bonus Density Program, "Site-specific Density Bonus (Option 1)," must be consistent with the term and conditions of the approved Development Contract with Lee County, a copy of which is attached as Exhibit "D". See also Lee County Administrative Code (AC) §13-12.

2. SCHEDULE OF USES AND SITE DEVELOPMENT REGULATIONS: The following limits apply to the project and uses:

- a. Schedule of Uses
ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
CLUBS, CLUBHOUSES, PRIVATE
DWELLING UNITS - TOWNHOUSE, MULTIPLE-FAMILY
ENTRANCE GATE AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - GROUP I ONLY
EXCAVATION, WATER RETENTION - NO BLASTING. REMOVAL
OF EXCAVATED MATERIAL OFFSITE NOT PERMITTED.
FENCES, WALLS, PER LDC §34-1741
HOME OCCUPATION, PER LDC §34-1741, ET SEQ. -
NO OUTSIDE HELP

MODEL UNITS
PARKING LOT, ACCESSORY
REAL ESTATE SALES OFFICE
RECREATION FACILITIES, PERSONAL, PRIVATE, ON SITE
RESIDENTIAL ACCESSORY USES
SIGNS IN ACCORDANCE WITH LDC CHAPTER 30
TEMPORARY USES - CONSTRUCTION TRAILER

b. Site Development Regulations

Townhouse:

Minimum Unit Areas and Dimensions:

Size:	1,600 square feet
Width:	16 feet
Depth:	50 feet

Minimum Setbacks:

Street (public)	25 feet
Street (private)	20 feet
Side	10 feet (0 feet for common wall unit)
Rear	20 feet
Water body	20 feet
Accessory	Per the LDC

Minimum Building Separation: 25 feet.

Minimum Perimeter Principal Building Setbacks: 25 feet.

Minimum Perimeter Accessory Building Setbacks: 15 feet

Maximum Height: 3 stories/45 feet
2 stories/35 feet (northerly two buildings of Tract "C" only)

Maximum Lot Coverage: 45%

Multiple-Family:

Minimum Lot Areas and Dimensions:

Lot Size:	10,000 square feet
Lot Width:	100 feet
Lot Depth:	100 feet

Minimum Setbacks:

Street (public)	25 feet
Street (private)	20 feet
Side	10 feet
Rear	20 feet
Water body	20 feet

Accessory Per the LDC

Minimum Building Separation: 25 feet.

Minimum Perimeter Principal Building Setbacks: 25 feet.

Minimum Perimeter Accessory Building Setbacks: 15 feet

Maximum Height: 3 stories / 45 feet
2 stories/ 35 feet (Northerly two buildings of Tract "C" only)

Maximum Lot Coverage: 45%

Recreational Areas:

Minimum Lot Areas and Dimensions

Lot Size:	3,600 square feet
Lot Width:	50 feet
Lot Depth:	70 feet

Minimum Setbacks

Street (public)	25 feet
Street (private)	20 feet
Side	10 feet
Rear	20 feet
Water body	20 feet

Accessory Per the LDC

Minimum Building Separation: 25 feet.

Minimum Perimeter Setbacks: 25 feet.

Maximum Height: 3 stories /35 feet

Maximum Lot Coverage: 45%

3. NO BLASTING: No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

4. MODEL HOMES, UNITS/REAL ESTATE SALES: The number of model units will be limited to no more than three within the development at one time.
 - A. Any model units must be developed within the area identified as "Model/Sales Office" on the approved MCP.
 - B. Models cannot be of the same floor plan and each must be a distinctly different design.
 - C. Real estate sales are limited to model units, club house, or recreation center.
 - D. Real estate sales will be limited to the sale of lots or units within the development only.
 - E. Hours of operation for model units and real estate sales are limited to Monday through Sunday, 8:00 a.m. through 8:00 p.m.
5. TRAFFIC: 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.
6. LEE PLAN ALLOCATION: 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 all other Lee Plan provisions.
7. WATER AND SEWER: Development of this project must connect to both public water and public sewer service. At time of local development order, the developer must also demonstrate there is adequate water and sewer capacity to handle the proposed level of development.
8. CONCURRENCY: Approval of this zoning request does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.
9. TICE DITCH: During the development order process, the roadway culvert crossing plan at Tice Ditch shall be submitted for review and approval by Lee County Natural Resources prior to development order approval.
10. EXISTING RESIDENTIAL STRUCTURES: Existing residential units and accessory uses must be removed in compliance with all applicable requirements of the LDC.

11. SIDEWALKS: Development must include internal sidewalks as depicted on the approved MCP. In addition, sidewalks are required along the project frontage on Tice Street and Lexington Avenue as a site-related improvement, in order to achieve a safe means of connecting with adjacent uses. Such facilities must be included in local development orders as part of construction of the project's infrastructure.
12. PEDESTRIAN PATH: Development must include an internal walkway or pedestrian path (paved or unpaved) north of Lake A connecting the stubout from Tract D to the stubout of Tract C. Such walkway or path must be added to the MCP and be included in local development order as part of construction of the project's infrastructure.
13. BIG CYPRESS FOX SQUIRRELS:
 - A. Prior to local development order approval, the property must be surveyed for the presence of Big Cypress fox squirrel and field verified by Lee County Division of Environmental Sciences (ES) staff. If any nest structures are located, the nests must be monitored for 5 days to determine if the nests are being utilized by Big Cypress fox squirrel and if nesting activities are taking place. If the nests are deemed to be active, a 125-foot natural vegetated buffer must remain undisturbed around the nest tree until nesting activities have been deemed complete by the Florida Fish and Wildlife Conservation Commission (FWC) and the Lee County Division of Environmental Sciences. Once the nests have been deemed inactive, any request for removal of the nest tree must be coordinated with FWC and ES staff.
 - B. Prior to local development order approval, if Big Cypress fox squirrels or evidence thereof is documented on the site, a management plan meeting the requirements of LDC §10-474 must be submitted for Lee County Division of Environmental Sciences staff review and approval.
14. ALLIGATORS AND LISTED WADING BIRD SPECIES: Prior to local development order approval, American alligator and listed wading bird species management plans meeting the requirements of LDC §10-474 must be submitted for review and approval by the Lee County Division of Environmental Sciences staff. The management plans must include an informational brochure for residents on living with alligators and wading birds as well as the importance of the littoral areas and adjacent preserves for providing nesting and forging habitat. Also, the development order plans must include the location and details of signage between the lake and residential buildings which state: Alligators may be present. It is dangerous and illegal to feed or harass alligators.
15. OPEN SPACE: Prior to local development order approval, the development order plans must delineate a minimum of 18.57 acres as open space.

16. INDIGENOUS PRESERVATION: Prior to local development order approval, development order plans must depict a minimum of 10.84 acres of total preserve area consisting of a minimum of 8.15 acres of existing indigenous wetlands labeled as Indigenous Wetland Preserve, 2.32 acres of existing indigenous uplands labeled as Indigenous Upland Preserve, and 0.37 acres of exotic wetland hardwoods labeled as Indigenous Wetlands Restored.
17. WILDLIFE CONNECTION: Prior to local development order approval, development order plans must depict, at minimum, a 3-foot-high by 6-foot-wide culvert or series of 3-foot-high by 3-foot-wide culverts in order to provide a wildlife connection between the two central preserves.
18. LAKE DESIGN: Prior to local development order approval, development order plans must delineate the stormwater management lake (Lake B) and the regraded shorelines of existing Lake A. Per LDC §10-418, shorelines must be sinuous in configuration and mimic a natural system.
19. DESIGN ELEVATIONS: Developer shall construct all residential structures within the project substantially in accordance with one of the two elevations, attached hereto and labeled as Exhibit "E".

SECTION C. DEVIATIONS:

1. BUILDING SEPARATION: Deviation (1) seeks relief from the LDC §34-935(e)(4) requirement of a minimum of 20 feet of building separation or one-half the sum of their heights, whichever is greater, when there are two or more principal buildings on a development tract. Applicant is requesting a building separation of 25 feet. This deviation is APPROVED.
2. MINIMUM PARKING: Deviation (2) seeks relief from the LDC §34-2020(1)c.4.(c) requirement that multiple-family buildings provide a minimum of 1.75 parking spaces per 2-bedroom unit, to allow a minimum of 1.6 parking spaces for 2-bedroom unit. This deviation is APPROVED, SUBJECT to the following condition:

The Developer must provide a minimum of 1.66 parking spaces for each 2-bedroom unit, plus 10% guest parking per the LDC.

3. EXCAVATION SETBACK: Deviation (3) seeks relief from the LDC §10-329(d)(1)a.3. requirement that new excavations for water retention and detention be set back 50 feet from any private property line under separate ownership, to allow Lake B to be set back 25 feet from the west property line. This deviation is APPROVED, SUBJECT to the following condition:

The deviation is limited to a water management area consistent with the approved MCP.

4. PROJECT ACCESS: Deviation (4) seeks relief from the LDC §10-291(3) requirement that residential development of five acres or more provide more than one means of ingress and egress for the development, to allow the access to Tice Street to be permitted as either a gated exit only (emergency access) or full access with a gate. This deviation is APPROVED, SUBJECT to following conditions:
 1. The local development order must depict a divided entrance on Lexington Avenue that must include a median and lanes on both sides in accordance with the approved MCP.
 2. The installation of any access gates must comply with all applicable regulations pertaining to emergency equipment that are in effect at the time of installation.
5. CONNECTION SEPARATION: Deviation (5) seeks relief from the LDC §10-285(a) requirement of a minimum access connection separation of 330 feet for collector roads, to allow an access connection separation of 245 ± feet on Tice Street between the project's proposed access and an access point for Tice Street Industrial IPD to the east. This deviation is APPROVED.
6. CONNECTION SEPARATION: Deviation (6) seeks relief from the LDC §10-285(a) requirement of a minimum access connection separation of 330 feet for collector roads, to allow a driveway to the west on Tice Street with only 304 feet of separation. This deviation is 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 (MCP)
Exhibit D: Proposed Development Contract - Lee County Housing Bonus Density Program, "Site-specific Density Bonus (Option 1)"
Exhibit E: Building Design Elevations

The applicant has indicated that the STRAP numbers for the subject property are:

03-44-25-00-00010.0010;
03-44-25-00-00013.0000;
03-44-25-00-00016.0000; and
04-44-25-00-00018.0000

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning and the requested 28 bonus density units by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning and the requested 28 bonus density units, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning, including the requested 28 bonus density units, satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location;
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use, including the requested bonus density units.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.
6. The subject property is located within a Category 3 Storm Surge Zone and is not required to provide storm shelter or hurricane impact mitigation.
7. The provisions of the proposed Bonus Density Contract are consistent with the intent of LDC §34-151, et seq., and with the requirements set forth in LDC §34-1516.

Commissioner Tammara Hall made a motion to adopt the foregoing resolution, seconded by Commissioner Brian Bigelow. The vote was as follows:


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

DULY PASSED AND ADOPTED this 21st day of April 2008.

ATTEST:
CHARLIE GREEN, CLERK

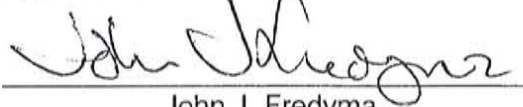
BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Ray Judah, Chair



Approved as to form by:


John J. Fredyma
Assistant County Attorney
County Attorney's Office

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COMMUNITY DEVELOPMENT

DCI 2014-00010

Banks Engineering, Inc.
PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS
Fort Myers ♦ Naples ♦ Sarasota ♦ Port Charlotte ♦ Holmes Beach

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER COMMON TO SAID SECTION 3 AND 4; THENCE N.89°22'11"E. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR 1089.94 FEET; THENCE N.00°58'12"W. PARALLEL WITH THE WEST LINE OF SAID FRACTION FOR 30.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF TICE STREET (WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE CONTINUE N.00°58'12"W. ALONG SAID PARALLEL LINE AND THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183 OF THE PUBLIC RECORDS OF SAID LEE COUNTY FOR 630.46 FEET; THENCE S.89°22'11"W. ALONG SAID BOUNDARY PARALLEL WITH THE SOUTH LINE OF SAID FRACTION FOR 989.95 FEET; THENCE N.00°58'12"W. ALONG SAID BOUNDARY FOR 362.53 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4856, AT PAGE 1115 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°10'12"W. ALONG THE SOUTH LINE OF SAID LANDS FOR 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND A INTERSECTION WITH THE EAST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE S.00°58'12"E. ALONG THE EAST LINE OF SAID FRACTION FOR 362.00 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.88°53'17"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 331.09 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.00°57'46"W. ALONG THE WEST LINE OF SAID FRACTION FOR 661.52 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N.89°02'25"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 331.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3 AND THE WEST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4856, AT PAGE 1115; THENCE N.00°58'12"W. ALONG SAID WEST LINE FOR 456.32 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE N.89°10'12"E. ALONG THE NORTH LINE OF SAID LANDS FOR 99.99 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND A INTERSECTION WITH THE BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183 THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES N.89°10'12"E. FOR 601.79 FEET; THENCE S.00°58'12"E. FOR 8.00 FEET; THENCE N.89°10'12"E. FOR 730.58 FEET TO AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3615, AT PAGE 154 OF SAID PUBLIC RECORDS; THENCE ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES S.00°19'44"E. FOR 682.22 FEET; THENCE N.89°22'11"E. FOR 335.15 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LEXINGTON AVENUE; THENCE S.00°58'12"E. ALONG SAID WEST LINE FOR 119.99 FEET TO THE NORTHEAST CORNER OF LOT 1, LEXINGTON COMMERCE CENTER AS RECORDED IN PLAT BOOK 63, AT PAGE 98 AND 99 OF PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°22'11"W. ALONG THE NORTH LINE OF SAID LOT FOR 336.49 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE S.00°19'44"E. ALONG THE WEST LINE OF LOTS 1 AND 2 OF SAID LEXINGTON COMMERCE CENTER FOR 311.91 FEET TO AN INTERSECTION WITH THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183; THENCE S.00°58'12"E. ALONG SAID BOUNDARY FOR 630.46 FEET TO AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF TICE STREET; THENCE S.89°22'11"W. ALONG SAID BOUNDARY AND SAID NORTH LINE FOR 329.99 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAIN 46.42 ACRES MORE OR LESS

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

BEARINGS, DISTANCES AND COORDINATES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA BEARS N.89° 22' 25"E. THE AVERAGE SCALE FACTOR IS 0.999946104.

DESCRIPTION PREPARED 09.15.05

Applicant's Legal Checked

by lsm 3/03/2006

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

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PERMIT COUNCIL

SHEET 1 OF 2

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DCI 2005-00096
EXHIBIT "A"
(Page 1 of 2)

Banks Engineering, Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LR 8890
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 3 AND 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



1" = 300'

LEGEND:

PG. INDICATES PAGE
PGS. INDICATES PAGES
P.B. INDICATES PLAT BOOK
P.I. INDICATES POINT OF INTERSECTION
O.R. INDICATES OFFICIAL RECORDS BOOK

Applicant's Legal Checked
by Lgm 3/03/2006

SEE SHEET 1 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.
THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

RICHARD M. RIFE
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 24009
DATE SIGNED: 03-03-06
THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DCI 2005-00096

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARING, DISTANCES AND COORDINATES ARE BASED ON THE "STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY FLORIDA BEARS N 89°22'25" E

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PREPARED 09-15-05
SHEET 2 OF 2

DCI2005-00096 BERMUDA LAKES RPD

Zoning Map

DCI2005-00096

10/24/2006

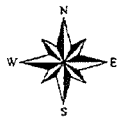
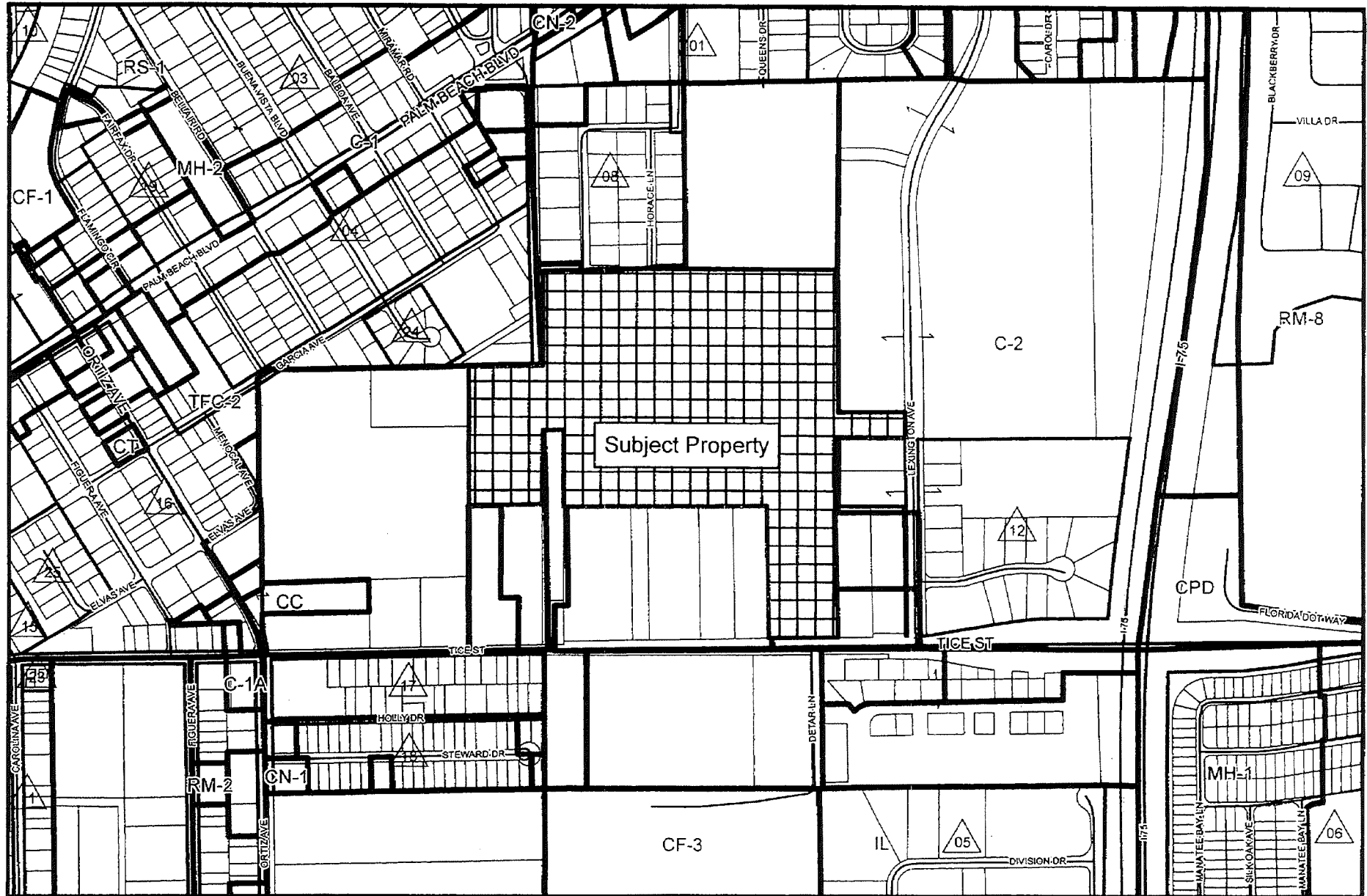


EXHIBIT "B"



Prepared by:

Lee County Attorney's Office
P. O. Box 398
Fort Myers, FL 33902-0398

STRAP Numbers: 03-44-25-00-00010.0010;
03-44-25-00-00013.0000;
03-44-25-00-00016.0000 &
03-44-25-00-00018.0000

DEVELOPMENT CONTRACT

between

**THE BOARD OF COUNTY COMMISSIONERS
Lee County, Florida**

and

B. E. Devco, LLC, a Florida Limited Liability Company

The Site Specific Density Option

of the

Lee County Housing Bonus Density Program

This Development Contract ("*Agreement*") is made and entered into this _____ day of _____, 200__, between Lee County, a political subdivision of the State of Florida, ("*County*") and B.E. Devco, LLC, a Florida Limited Liability Company, whose mailing address is 2190 J&C Boulevard, Naples, Florida 34109 ("*Developer*").

WHEREAS, the Developer has sought permission to construct 28 bonus density units for a total of 330 multi-family units of housing in the Fort Myers Shores area of Lee County, on real property legally described in attached Exhibit "A";

WHEREAS, the Lee County Hearing Examiner considered the request for bonus density at a public hearing held on December 20, 2007, and recommended approval of the request for 28 bonus density units; and

WHEREAS, the Board of County Commissioners considered the request and the Hearing Examiner's recommendation at a public hearing held on April 21, 2008, and voted to enter into this Agreement with the Developer.

NOW THEREFORE, in consideration of the terms, conditions, promises, covenants and payment set forth below, County and the Developer hereby agree as follows:

ARTICLE I

- 1.1 For the purpose of this Agreement and the various covenants, conditions, terms and provisions which follow, the definitions set forth in this Agreement will be consistent with those set forth in the Lee County Land Development Code ("*LDC*"), as amended.

ARTICLE II

- 2.1 In order to establish the background, context and frame of reference for this Agreement, and to manifest the objectives and the intentions of the respective parties herein, the following statements, representations and explanations are set forth. These statements, representations and explanations will be accepted as predicates for the undertakings and commitments included within the provisions which follow, and may be relied upon by the parties as essential elements of the mutual considerations upon which the Agreement is based.
- 2.2 The County adopted a Comprehensive Plan pursuant to Chapter 125, Florida Statutes by Lee County Ordinance 89-02, as amended.
- 2.3 The Housing Element of the Comprehensive Plan includes a Goal that requires the County to develop mechanisms to encourage the provision of very low, low and moderate income housing.

- 2.4 The County created a Housing Bonus Density Program ("*Program*") to stimulate the construction of very low, low and moderate income housing in Lee County. One option under the Program is for developers to obtain bonus density through the construction of dwelling units designed for very low, low and moderate income families. The details of this Program are set forth in Chapter 34 of the LDC, in §§34-1511, *et seq.*
- 2.5 The Developer desires to construct a 330-unit multiple-family project that will include 28 bonus density units reserved for very low, low or moderate income households on a 46.42±-acre parcel zoned residential planned development ("*RPD*") located in the Fort Myers Shores area of Lee County, Florida, and legally described in attached Exhibit "A."
- 2.6 The County desires to authorize the development of 28 bonus density units, provided the Developer agrees to satisfy the conditions set forth in this Agreement.

ARTICLE III **Implementation**

- 3.1 No development activity may begin until a Lee County local development order ("*Development Order*") is approved and permits are issued.
- 3.2 The Developer must complete the project in accordance with the time frames for construction set forth in the Development Order.

ARTICLE IV **Assurances**

- 4.1 The Developer enters into this Agreement as a condition for issuance of a Development Order that will authorize the construction of 28 bonus density units on the property legally described in attached Exhibit "A." The Developer must comply with the terms and conditions of the Development Order.
- 4.2 The Developer agrees to fulfill all pre-contract conditions as a pre-requisite for participating in the Program.
- 4.3 The Developer agrees to comply with all other legal requirements imposed by current or future federal, state or local laws and regulations.
- 4.4 The County authorizes the development of 28 bonus density units, provided the conditions set forth in this Agreement are fully satisfied by the Developer.
- 4.5 The Developer agrees to construct 28 bonus density units for rental or sale to very low, low and/or moderate income families, as defined in the Program provisions of the LDC. The Developer and his successors are bound by the following conditions:

- (a) Development of the property legally described in attached Exhibit "A" must be consistent with the single-page Master Concept Plan ("MCP") entitled "Master Concept Plan, Bermuda Lakes, Lee County, Florida," dated 07/19/2007, last revised 03/27/2008, date-stamped "Received APR 22 2008 Community Development, a copy of which is attached hereto as Exhibit "B."
- (b) Development must comply with all requirements of the LDC at time of Development Order approval. If changes to the plan of development are desired, appropriate approvals will be necessary in accordance with the LDC.
- (c) This Agreement is not a building permit or Development Order. It does not vest development rights other than an increase in density by 28 units. No variances or deviations from LDC open space, buffering, landscaping or preservation areas have been granted by virtue of this Agreement. Furthermore, the Developer will not seek variances or deviations from those specific provisions of the LDC in the future.

4.6 The Developer agrees to rent or sell the bonus density units to eligible households as defined in the Program provisions of the LDC in accordance with the following requirements:

- (a) Monthly payments for rent are limited to the terms set out in LDC §34-1518(e).
- (b) The Developer acknowledges and waives all objections to remedies reserved to the County in LDC §34-1518(d) of Housing Bonus Density Program regulations.
- (c) The Developer agrees to comply with all federal, state and local fair housing laws, rules, regulations or orders applicable to the development.
- (d) All bonus units will be exclusively restricted to use by very low, low and moderate income families for a minimum of 7 years from the date the Certificate of Occupancy is issued for the unit. A covenant must be recorded in the Public Records of Lee County, Florida, stating that there is an obligation to rent or sell only to eligible households, as defined in LDC §34-1512, for a period of seven years after the Certificate of Occupancy is issued. The Developer will provide a draft copy of the proposed covenant for recording for

review and approval by the Lee County Division of Planning and the Lee County Attorney's Office prior to the first Development Order approval. Subsequent to this review and approval, the Developer must provide a copy of the recorded covenant to the Lee County Division of Planning and the Lee County Attorney's Office.

(e) Unless waived for non-profit sponsors of very low, low or moderate income housing, in addition to the above terms, the Developer must also agree to deliver a bond to the County to assure performance of the terms and conditions listed herein.

(1) The bond must equal 100% of the cash contribution per unit as required by the Housing Bonus Density Program regulations set forth in the LDC.

(2) The bond must guarantee the Developer's performance, even if the Developer should become bankrupt, sell, assign or transfer the property, or in the event of the Developer's death.

(3) The surety must be a recognized company and will direct payment to Lee County, Florida.

(4) The Bond will provide that payment will be in the amount of the contribution rate as set forth in the LDC, plus cost of litigation, including attorney's fees and interest.

4.7 The COUNTY is entitled to bring an action for legal or equitable relief to invalidate attempted transfers of legal or equitable real property ownership or possessory rights that would violate Paragraphs 4.6(d) and (e).

ARTICLE V **Assignability**

5.1 The bonus density approved by virtue of this Agreement is limited to the development plan shown on the MCP attached as Exhibit "B." This plan was submitted and approved by the County concurrent with the request for bonus density units. This Agreement may be assigned and will bind all successors in interest and future owners to the terms and conditions stated herein.

ARTICLE VI
Breach

- 6.1 Enforcement of this Agreement will be governed by Lee County Ordinances. Waiver by the County of a breach of any provision of this Agreement will not be construed to be a modification of the terms of this Agreement.

ARTICLE VII
Miscellaneous Provisions

- 7.1 The Developer agrees to indemnify and hold harmless the County from or on account of injuries, damages, omissions, commissions, actions or causes of action accruing as a result of this Agreement. The Developer will be liable for all claims, suits, judgments or damages arising from the services or lack of services provided pursuant to this Agreement. In addition, the Developer acknowledges and waives objection to the remedies reserved to the County in Paragraph 4.7 of this Agreement.
- 7.2 This document incorporates all prior negotiation, correspondence, conversation, or understanding applicable to the authorization to construct 28 bonus density units on the property described in attached Exhibit "A." There are no commitments, agreements or understandings that are not contained in this Agreement. Accordingly, no deviation from the terms hereof will be predicated upon prior representations or agreements, whether oral or written.

ARTICLE VIII
Amendments

- 8.1 This Agreement may be amended upon the mutual acceptance thereof, in writing, by both parties. The Chair of the Lee County Board of County Commissioners, or his designated representative, will act on behalf of the County in accepting amendments(s) to the Agreement. The Developer, by its managing member, may act in accepting amendment(s) to the Agreement. In the event of conflicts between the requirements, provisions or terms of the Agreement and written amendment(s), the requirements, provisions or terms of the latest executed amendment(s) will take precedence.
- 8.2 Changes in the terms of this Agreement are subject to the approval of the Lee County Attorney.

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have executed this Agreement effective the day and year first written above.

ATTEST:
CLERK OF CIRCUIT COURT

LEE COUNTY, FLORIDA
BOARD OF COUNTY COMMISSIONERS

By: _____
Charlie Green, Clerk

BY: _____
Ray Judah, Chair

APPROVED AS TO FORM

John J. Fredyma
Assistant County Attorney
Office of the Lee County Attorney

B.E. Devco, LLC
A Florida Limited Liability Company

[Signature - 1st Witness]

[type or print name]

[Signature - 2nd Witness]

[type or print name]

BY: _____
Steven J. Mullersman
Its Sole Managing Member

State of _____

County of _____

The foregoing contract was acknowledged before me this _____ day of _____, 200__, by Steven J. Mullersman, in his capacity as the Sole Managing Member of B.E. Devco, LLC, a Florida Limited Liability Company, on behalf of the Company. He is personally known to me or has produced _____ as identification.

[stamp or seal]

(Signature of Notary)

(Name typed, printed, or stamped)
(Title or Rank)
(Serial Number, if any)

Attached Exhibits:

Exhibit "A" - Legal Description

Exhibit "B" - Master Concept Plan

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[043008/0800]

Banks Engineering, Inc.
PROFESSIONAL ENGINEERS, PLANNERS & LAND SURVEYORS
Fort Myers ♦ Naples ♦ Sarasota ♦ Port Charlotte ♦ Holmes Beach

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

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PARCEL CONTAIN 46.42 ACRES MORE OR LESS

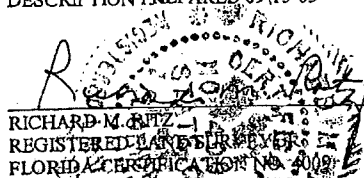
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DESCRIPTION PREPARED 09-15-05

Applicant's Legal Checked

by LSM 3/23/2006


RICHARD M. BUTZ
REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 2002

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PERMIT COUNTER

SHEET 1 OF 2

10511 Six Mile Cypress Parkway - Suite 101 Fort Myers, Florida 33912 • (941) 939-5490 • Fax (941) 939-2523

DCI 2005-00096
EXHIBIT "A"
(Page 1 of 2)

Banks Engineering, Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6890
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 936-5490

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 3 AND 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA



1" = 300'

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Applicant's Legal Checked
by Lgm 3/03/2006

SEE SHEET 1 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

RICHARD M. HARRIS
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4008
DATE SIGNED: 03-03-2006
THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES:

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COMMUNITY DEVELOPMENT

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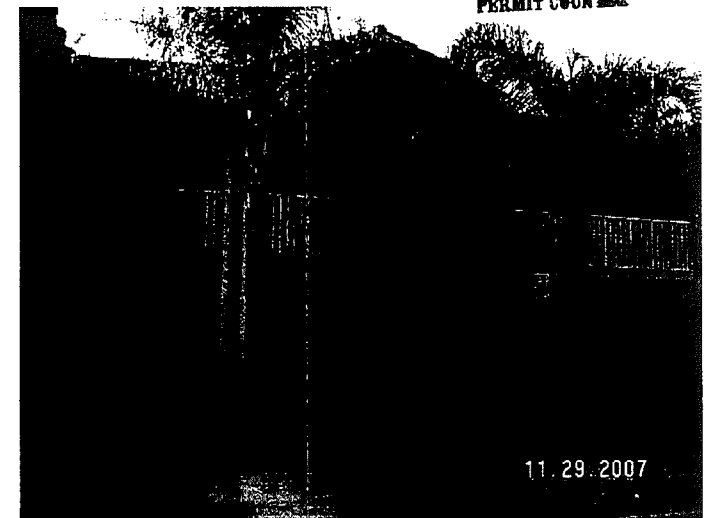
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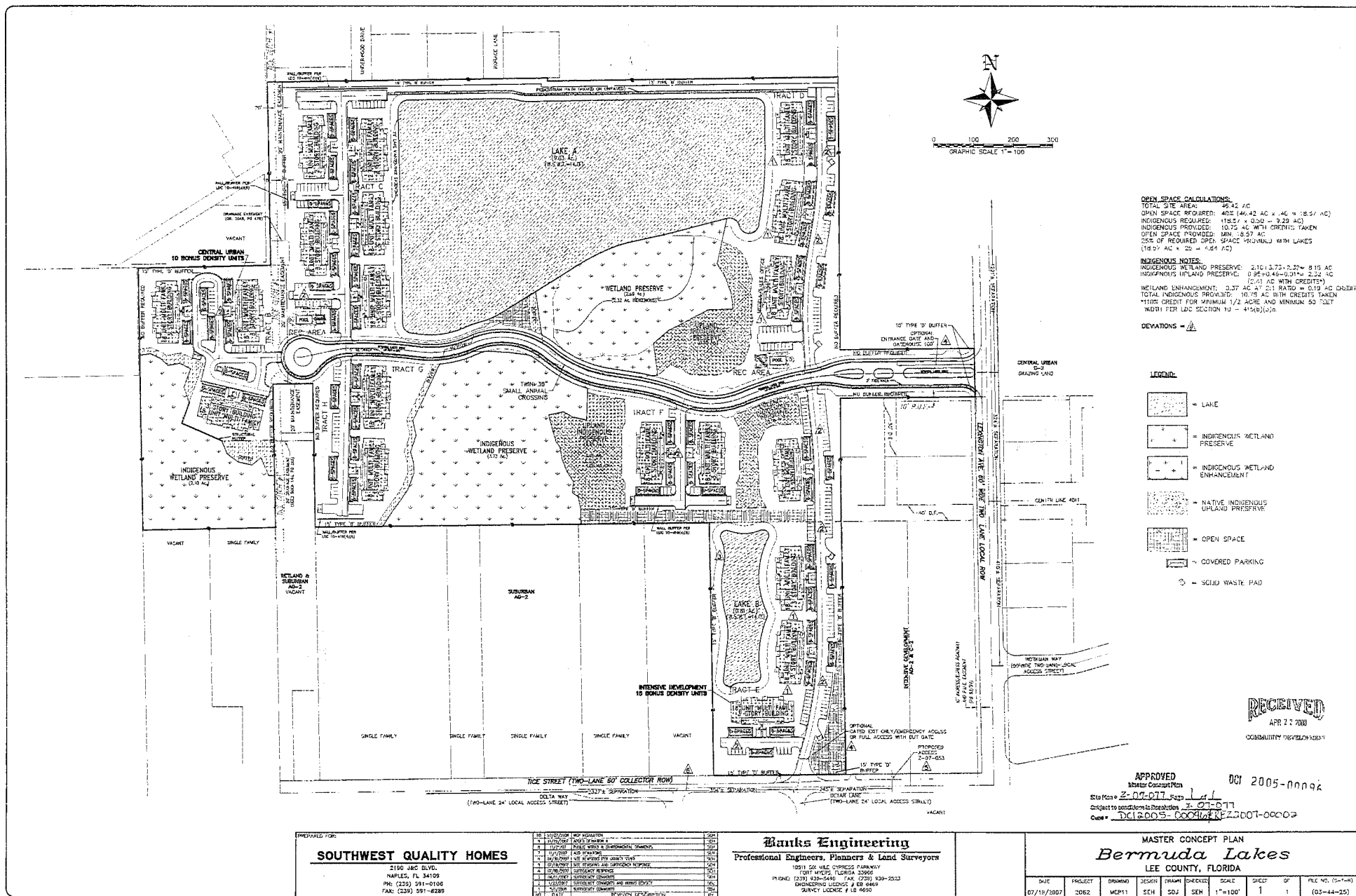
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PERMIT COUNTER



11.29.2007

DCI 2005-00096 EXHIBIT "E"
(Page 2 of 2)





STUART AND ASSOCIATES
Planning and Design Services

7910 Summerlin Lakes Drive
Fort Myers, FL 33907

C 239-677-6126
Greg@Stuarturbandesign.com

www.Stuarturbandesign.com

The Bermuda Lakes RV Resort RVPD

Exhibit 15 Request Statement

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COMMUNITY DEVELOPMENT
DCI 2014-00010



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The Bermuda Lakes RV Resort RVPD

COMMUNITY DEVELOPMENT

Exhibit 15 Request Statement

DCI 2014-00010

The 48.73 acre Bermuda Lakes Recreational Vehicle Planned Development project is consists of the former 46.2 acre Bermuda Lakes Residential Planned Development Z-07-077. The submittal RVPD adds strap # 03-44-25-00-00015.0000 (5201 Tice Street FM) to the Bermuda Lakes RPD strap numbers 03-44-25-00-00013.0000, 03-44-25-00-00016.0000, 03-44-25-00-00010.0030 and 04-44-25-00-00018.0000. The Bermuda Lakes (BL) project is bounded to the east by Lexington Ave., and to the south by Tice Str. and seven 2.5 acre to 5 acre AG-2 residential lots. To the north the project adjoins Orange River Elementary School and the Horace Ln. and Underwood Dr. quarter acre lot single family subdivision. To the west BL adjoins the Garcia Ave. quarter acre lot single family subdivision and 22 acres +/- of Lee Co./TIFF lake and conservation lands.

The Bermuda Lakes RPD is permitted for 330 three story multi-family units; equal to a density of 7.1 units per acre. The current request is for 200 recreational vehicle pads at a density of 4.1 units per acre, and other uses, to support a recreational vehicle resort focused on transient users. The 200 RV unit request is significantly less than the 8 unit per acres/319 units allowed (48.7 acres minus 8.83 wetland acres @ 8 per ac.). The owner/applicant, Exit 24 LLC has common ownership with the currently expanding North Trail RV. The underlying project goal is to development a first class RV resort directly proximate to the new North Trail RV campus so as to compliment and support North Trail RV business goals and recreational vehicle users.

The requested recreational vehicle resort will generate far less impacts than the approved 330 MF residential project. Rather than permanent residents with associated public facilities and services demands, the RV park use is transient with fewer facility and service demands. Socio-economic impacts are significantly lessened by the RVPD. When compared to MF residential, the project does not generate demand for classrooms, libraries, parks, and social/judicial services. The project's site environmental impacts are far less than the approved 330 unit project. This is because the site will not require as much fill when compared to residential finished floor fill requirements. Furthermore, RV environ-

mental impacts are more limited in that the 4.1 unit per acre RV park is more open compared to MF, with a greater degree of tree preservation construction stake out flexibility. General long term environmental impacts are less in that it is easier for environmental maintenance and site management under a unified commercial project as contrasted to a multiple ownership MF condo project. The RVPD demands less central water and sanitary sewer service when compared to the current 330 unit project. The RVPD generates less traffic when compared to MF uses and typical RV traffic is non-peak. When compared to the approved RPD, the RVPD will have reduced County's roadway system impacts.

On 21 April, 2008, the Lee County BOCC found that the 330 unit Bermuda Lakes RPD, DCI2005-00096, met or exceeded performance and location standards, was consistent with the densities and uses as per the Lee Plan, was compatible with existing and planned uses, and will not place undue infrastructure burdens. Therefore, facts and logic dictate that a less intensive use, in this case a RVPD, will have identical findings.

The site is generally comprised of 28.8 acres of altered lands, pine, palm and mixed hardwood forests with varying degrees of exotic infestation, 11.2 acres of lake/other surface waters (OSW) and 8.9 acres of wetlands. BL is required to have 14.6 acres of open space of which a minimum 7.3 acres must be indigenous. The project provides 16.9 acres of total open space, of which 8.3 acres is native (non-credit). When taking credit for large system preservation, the total native open space is 11.25 acres with a total 19.84 acres. These open space totals exclude any portion of the two plus acre recreation area. Finally, the 2-ac. +/- recreation area far exceeds 34-939 (b)(5) recreation requirement of 250 SF of recreational facilities per acre; the code required recreational facilities is 12,183 SF.

NATIVE OPEN SPACE - WETLAND W./BUFFER	LDC 10-415 CREDIT	TOTAL NATIVE OPEN SPACE
South Wetland System @ 3.19 ac.	1.5	4.79 ac.
Lake Wetland System @ 2.73 ac.	1.25	3.41 ac.
West Site Wetland System @ 2.44 ac.	1.25	3.05 ac.
Total Native Wetland Conservation		11.25 ac.

The site is within the Billy Creek watershed; no flow ways or floodways bisect the site. The site is outside the 100yr. flood zone. The project has direct access to central water and sewer utilities, is across the street from the Tice Fire Station and is within a neighborhood characterized by it's diverse mix of uses (commercial, industrial, interstate commercial, educational, single family and AG single family). The property is well suited and well located for the proposed use.

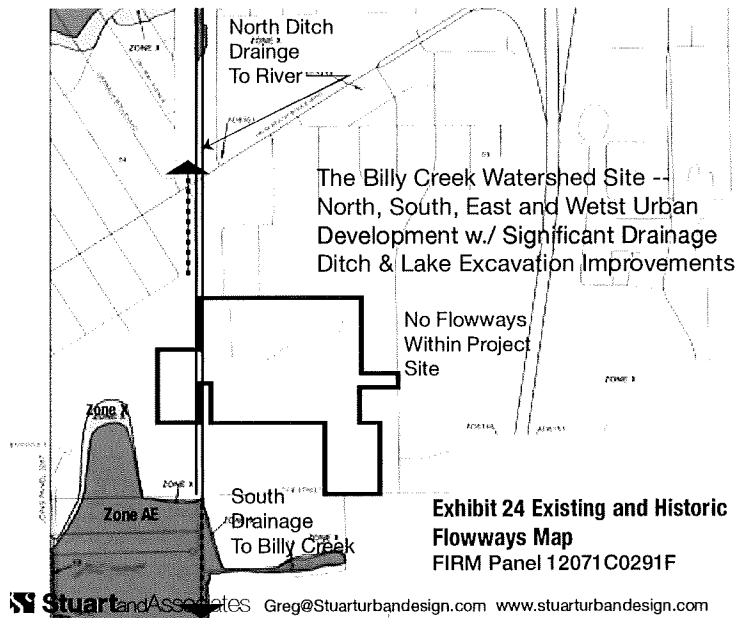
The Bermuda Lakes RV Resort Master Concept Plan has two access connections onto Lexington; one is owned fee simple and the other by access easement. To advance residential compatibility, no Tice Street access connection is provided. The project will feature

large pads for Class A RV's (35-ft. to 70-ft. +), perimeter walks and lake paths, nature preserves, a central recreation area and clubhouse, and an operations and maintenance area.

The 200 RV pad development project meets and/or exceeds Sec. 34-761 and 34-939 RV Park standards and other LDC standards. As per TDC Table 34-792, no recreational vehicle or enclosed appurtenance shall be placed closer than 25 feet to any common use accessory building; the minimum setback is 15-ft. The project is requesting a deviation from Standard Eight (40-ft. perimeter buffer with vegetative screen). The deviation is for a 20-ft. landscape buffer with a solid 8-ft. wall. It will functionally exceed the 40-ft. vegetation standard; solid walls are superior in buffering, sound attenuation and overall privacy. The Bermuda Lakes typical street section will be 28-ft., exceeding Standard Nine's 20-ft. dimensional standard. The project will adopt LDC 34-939 Development Standards.



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The project complies with LDC 34-939(b)(1) and 34-145(d)(3) compatibility requirements. The site plan internalizes the group recreation center to create spatial separation with surrounding residential neighborhoods. This acoustic design approach reduces potential impacts. The plan has direct access onto Lexington Ave while prohibiting access onto Tice St. with its residential uses. The project utilizes drainage areas and site plan features for additional buffering and separation. For example a drainage basin within the south RVPD area creates additional buffering. The MCP utilizes large wetland systems to the west and south for additional buffering to further compatibility. The MCP maintains west site south to north drainage ditch while improving its conveyance by new required cleaning/maintenance typically required by the SFWMD. Consequently the MCP advances drainage compatible. Finally, the project incorporates a solid wall for buffering and to improve compatibility; this approach is superior to a 40-ft. wide vegetated screen.

The project meets or exceeds LDC rules, exemplified by, but not limited to, the following:

- * 34-145(d)(3)a; the applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan and the proposed 2035 New Horizon Plan.
- * 34-145(d)(3)c; the request is compatible with existing small lot and AG-2 residential uses, the elementary school and County/State conservation lands in that the RVPD is an open space oriented, transient non-residential uses.
- * 34-145(d)(3)d; approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development. As per the 05/01/14 TIS by JMB Transportation Engineering, Inc. it was determined that Bermuda Lakes RV

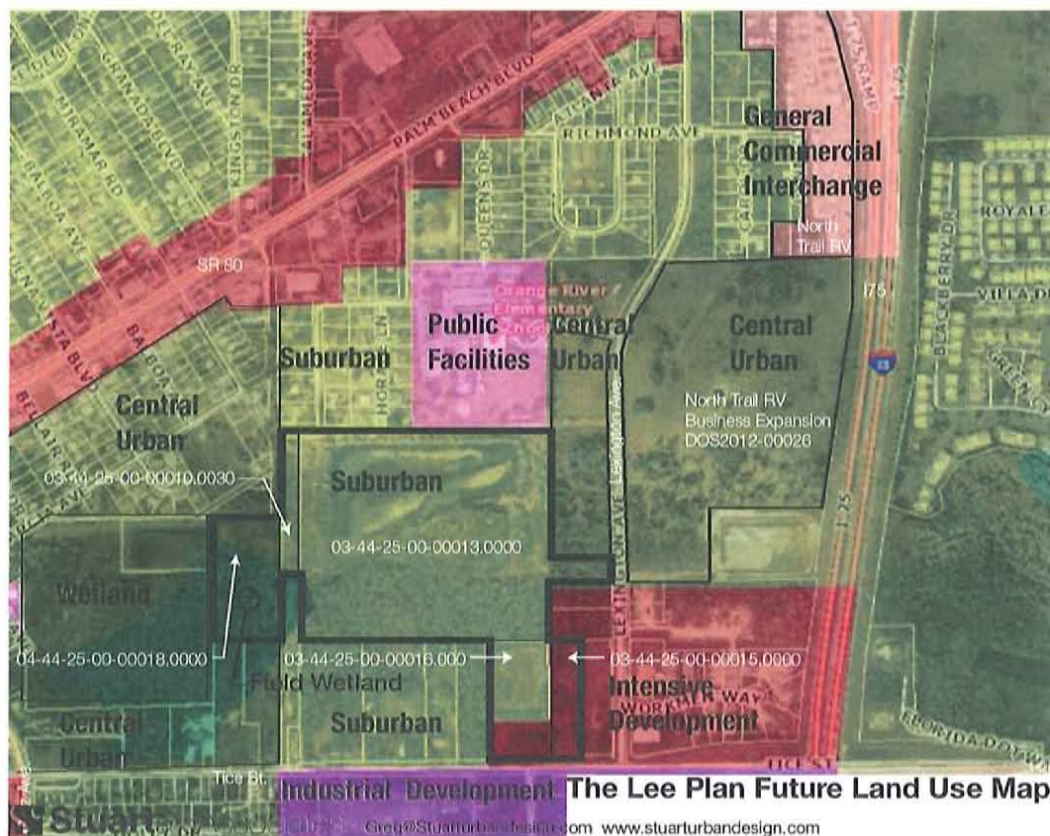
Resort will not have a significant impact upon the surrounding road network. All roadways within the project's area of influence currently have a surplus of capacity and can accommodate the additional traffic associated with the proposed recreational vehicle resort, and the network will continue to operate at acceptable levels of service for 2016/2017 traffic conditions (Palm Beach Blvd. and Tice St.). The report concludes that the project will not create any transportation deficiencies that need to be mitigated

- * 34-145(d)(3)e; the RVPD request will not adversely affect adjoining environmentally critical areas and natural resources; the project has limited, unavoidable internal roadway wetland impacts at 1.9 acres; the project's impacts are equal to 9.5% total OSW and Wetlands or 21.6% of total Wetland areas. The RVPD features 6.9 acres of preserved wetlands.
- * 34-145(d)(3)i; that the level of access and traffic flow (i.e. median openings, turning movements etc.) is sufficient to support the proposed development intensity with no additional roadway improvements.
- * General Requirements 34-411(c) - *"The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally.* The project site is well separated from the public elementary school by a large lake and proposed solid 8-ft. wall. Residential uses to the south and west are separated by existing forested areas and conserved wetland areas.
- * General Requirement 34-411(f) requires - *"Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants."* The project is located outside of the 100-yr. storm zone and inherently presents a lower degree of impacts when compared to the approved 330 unit MF project.
- * General Requirement 34-411(i) requires - *"Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses."* Relying on contemporary acoustic site planning principles the requested MCP internalizes group gathering and recreation areas and utilizes natural features (lakes, wetlands) to provide for separation and buffering.
- * General Requirement 34-411(k) requires - *"Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the*

gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.” The requested MCP internalizes group gathering and recreation areas and utilizes natural features (lakes, wetlands) to provide for separation and buffering and relies on an 8-ft. solid wall for physical screening.

- * 373(a)(6)(b) and (d); the MCP depicts the general location of the proposed internal street access drive and location, configuration of buildings and parking areas.
- * 373(a)(6)e; the MCP depicts the general location of service and storage areas.
- * 373(a)(6)i; the MCP depicts the location and type of buffers and screening.

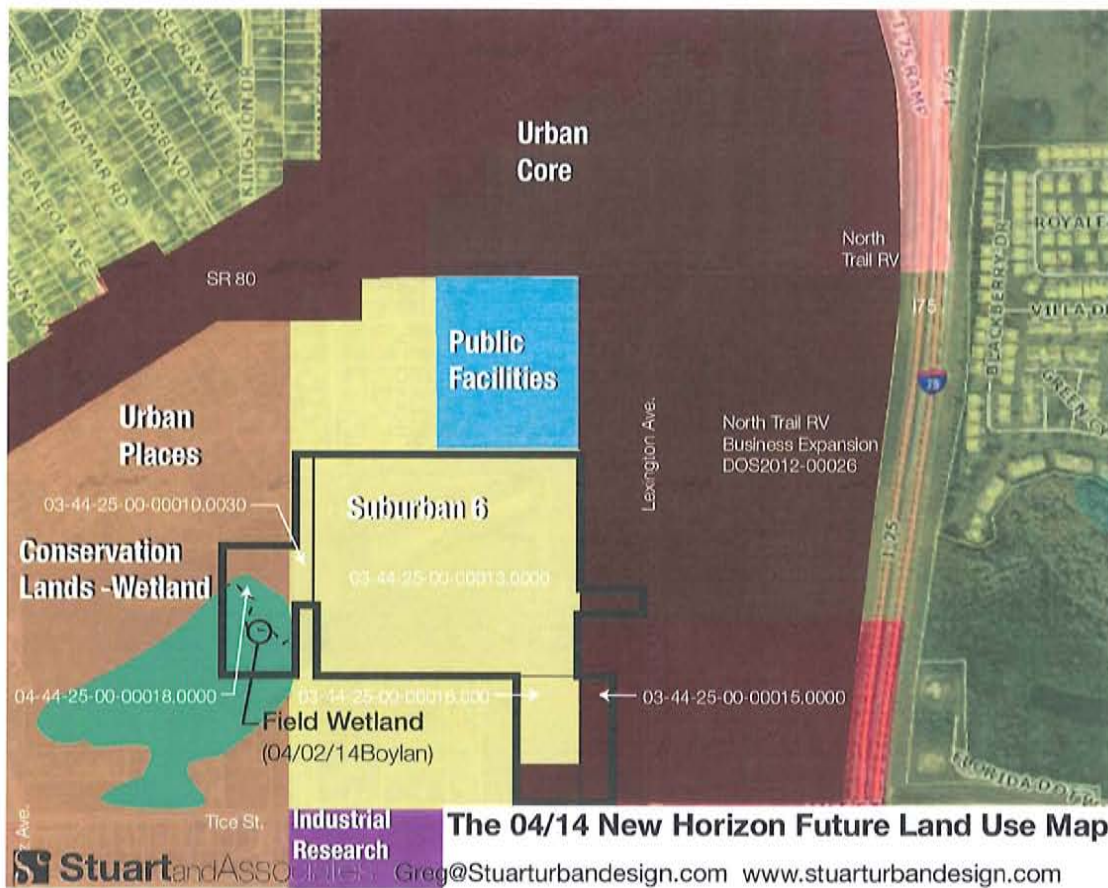
The current Lee Plan designates the project as predominantly Suburban, accompanied by Intensive Development and Wetland Conservation land uses. Central Urban and Intensive Development adjoin the project's east boundary, Public Facilities (Orange River Elementary) and Suburban adjoin the project's north boundary, Central Urban land uses adjoin the west boundary, and Suburban land uses to the south. Opposite Tice St. is Industrial Development, and opposite Lexington Ave. is Central Urban, that includes the North Trail RV expansion project (DOS 2012-00026).



The Bermuda Lakes RVPD is consistent with key Lee Plan residential compatibility policy requirements, including 5.1.2, 5.1.5, 135.9.5 and 135.9.6., along with other goals, policies and objectives:

- * Lee Plan Policy 2.0 Development Location -The project is located within a highly mixed use commercial, interstate commercial, industrial and residential area. The MCP has been professionally designed based upon accepted planning practices that reflect thoughtful consideration as to impacts, compatibility and integration into the existing urban form and natural environmental.
- * Policy 4.1.1 Integrated and Functional Development -The development design takes into consideration the natural features located on site and surrounding uses. It utilizes lake and conservation areas for screening, separation and buffering.
- * 5.1.5 Staff Report Neighborhood Compatibility - The RVPD project is consistent with 5.1.5 *"Protect existing and future residential areas from an encroachment of uses that are potentially destructive to the character and integrity of the residential environment"*. It protects residential areas by lowering density from 7.1 units per acre to 4.1, by restricting access onto Lexington Ave., internalizes the group recreation area into the center portion of the site and away from south, north and west residential areas, incorporates a solid 8-ft. buffer wall in lieu of buffer landscape, and uses existing native wetland areas for additional separation.
- * Policy 5.1.2 requires - *"Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly"*. The project is located in an area outside flood zones and flow ways, utilizes altered portions of the site while preserving three wetland systems, features a density and is 62% less than what can be requested for the site (319 RV pads).
- * Policy 135.9.5 requires - *"New development adjacent to areas of established residential neighborhoods must be compatible with or improve the area's existing character"*. The project is functionally separated from surrounding residential areas by lakes, drainage conveyance systems, wetlands and land configuration. The RVPD will improve the area's existing character by eliminating an area used for dumping and such. It will improve the community by significantly increasing the lands tax value and base, while demanding very few services and infrastructure.

The project will be consistent with the proposed 2035 New Horizon Plan. This new plan designates the project as a predominant Suburban 6 land use, accompanied by Urban Core land uses to the east and south, and Urban Places and Conservation Lands to the west. Future 2035 Land Uses that will adjoin the RVPD are Suburban 6 to the north and south, Public Facilities (the elementary school) to the north, Urban Places and Conservation Lands to the west and Urban Core land uses to the east. The new 2035 Future Land Use Plan by policy and design increases densities and intensities, with particular focus on Urban Core, Urban Places and Urban Lands, to further mixed uses, desirable places and efficient urban services. The project's Urban Core area will have a base to standard density of 15 to 25 units per acre. The project's Urban Places area will have a base to standard density of 8 to 18 units per acre. The project's Suburban 6 area(s) will have a base to standard density of 4 to 6 units per acre.



The proposed RVPD will support and implement the new 2035 land use plan. The Bermuda Lakes RVPD is consistent with key 2035 New Horizon Plan compatibility policy requirements, relating to encouraging and supporting infill urban development including but not limited to:

* Policy 1.1.2 - Promote the character of Urban Land Use Areas through planning and development practices that:

- a. Identify and enable incentive density and higher intensity within these Urban and Suburban Land Use Categories -- Urban Core, Central Urban Place, Urban Neighborhoods, and Suburban Six.*
- b. Utilize higher range densities in the Urban Land Use categories to promote transit, walkability, complete streets and the integration of mixed uses;*
- c. Employ good urban design to foster compatibility and diversity of uses between urban, suburban, and rural places;*
- d. Support the development of mixed-use centers within Urban Areas that connect urban and suburban places and support redevelopment of commercial corridors;*
- e. Establish a multi-modal transportation that connect Urban Areas with a variety of walk, bike, transit, and vehicular options;*
- f. Provide for greater levels of public services, infrastructure, and park resources within Urban Areas; and*
- g. Facilitate higher levels of employment and economic activity within the Urban Areas—particularly within mixed-use centers and Urban, Economic Development, and Interstate Highway Land Use Categories.*

The RVPD project is consistent with Subparagraphs (a) thru (g), with particular focus on facilitating higher levels of economic activity via the project's nexus with North Trail RV.

* Policy 1.1.3 - *"The existence of lower density developments in proximity to proposed projects within the Urban Areas will not be used as the sole reason to lower the proposed project's density and intensity of use."*

* Policy 1.3.1: Suburban Six - *"The Suburban Six Land Use Category allows the development of moderate density suburban land use areas that are characterized by a mixture of residential neighborhoods, commercial shops and services, civic uses, and park and recreational facilities."*

The RVPD project is consistent with 1.3.1 with particular focus on having moderate density (4.1 unit per acre) and introducing a mixture of different uses that are recreational in character.

* Policy 1.2.1 Urban Core - *"The development of mixed use centers within Urban Core areas will enable the county to develop a better connected, more diverse land use pattern with a variety of economic, residential, and recreational opportunities."*

The RVPD project is consistent with 1.3.1 with particular focus on creating a more diverse land use pattern with significant economic and recreational opportunities.

* Policy 1.2.2 Urban Places - *"Areas within Lee County and are intended to have the greatest range and highest level of urban infrastructure. Urban Places include an integrated variety of residential, commercial, retail, office/professional, public and quasi-public, and limited light industrial land uses, civic spaces, and park and recreational resources."*

The RVPD project is consistent with 1.2.2.

TRAFFIC IMPACT STATEMENT

For

Bermuda Lakes RV Resort (Lexington Avenue, Fort Myers, Florida)

May 1, 2014

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
761 21ST STREET NW
NAPLES, FLORIDA 34120
(239) 919-2767
CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 140415)

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DCI 2014-00010


JAMES M. BANKS, P.E.
FLORIDA REG. NO. 43860

5-1-2014
DATE

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Conclusions

Road Impact Mitigation Requirements

Based upon the findings and conclusions of this report, it was determined that Bermuda Lakes RV Resort will not have a significant impact upon the surrounding road network. It was verified that all roadways, within the project's area of influence, currently have a surplus of capacity and can accommodate the additional traffic associated with the proposed recreational vehicle resort, and the network will continue to operate at acceptable levels of service for 2016/2017 traffic conditions. Furthermore, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.

Site-Related Roadway Improvements

Turn Lanes - It was determined that ingress turn lanes at the site's accesses on Lexington Avenue are not warranted.

Signal Warrants - A cursory review of signal warrants for the site accesses was performed by the report. It was determined that the approach volumes that can be expected for 2016/2017 traffic conditions will be substantially below the thresholds that would satisfy signal warrants as set forth by the Manual of Uniform Traffic Control Devices. Therefore, the need for signal control at the site's accesses on Lexington Avenue is not warranted.

Concurrency Review

There were two roadways that were evaluated for concurrency compliance, which were: Palm Beach Boulevard (State Road 80) and Tice Street.

Palm Beach Boulevard is classified as a six-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service capacity of 3,000 vph for the 100th highest peak hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Palm Beach Boulevard will have a 2017 project build-out traffic demand of 1,334 vphpd and a *v/c* ratio of 0.44.

Tice Street is a two-lane collector having an adopted performance standard of LOS E and a service capacity of 870 vphpd for the 100th highest hour. As concluded, Tice Street will have a 2017 project build-out traffic demand of 618vphpd and a *v/c* ratio of 0.72.

As such, this project will be consistent with the criteria of the Concurrency Management Policy.

Purpose of Report

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the Lee County Government. This report provides an in-depth evaluation of the potential transportation related impacts which may occur as a result of developing Bermuda Lakes RV Resort.

Scope of Project

Bermuda Lakes RV Resort is a proposed recreational vehicle resort that will consist of 200 RV sites and a 10,000 s.f. clubhouse. The site is located on the northwest corner of Tice Street & Lexington Avenue, within Lee County Florida. The project will have two points of access on Lexington Avenue.

For further details, refer to the site development plans prepared by Banks Engineering, Inc.

TABLE A
Proposed Site Development

	Proposed RV Sites
RV Resort	200 Sites

Project Generated Traffic

Traffic which can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that Land Use Code "Campground/RV Park" (LUC 416) was the most appropriate use for estimating the project traffic.

Table 1 of this report provides a detail of the calculations that were performed in estimating the trip generations, which have been summarized below in Table B.

TABLE B
(Summation of Table 1)

Daily Trips Generated (ADT)	New AM Peak Hour Trips Generated (vph)	New PM Peak Hour Trips Generated (vph)
338	35	41

The report finds that the project will generate less than 300 trip ends during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the Lee County Traffic Impact Statement Guidelines for developments generating "Less Than 300 Trips".

Existing + Committed Roadway Conditions

Lexington Avenue is a local road that extends north/south between Orange River Boulevard West and Tice Street. Orange River Boulevard will provide the site with full access to S.R. 80, and Lexington Avenue will provide the site full access to Tice Street. Both Orange River Boulevard @ S.R. 80 and Lexington @ Tice are non-signalized full median opening intersections.

Palm Beach Boulevard is classified as a six-lane divided arterial having an adopted performance standard of level of service LOS E having a maximum service capacity of 3,000 vph for the 100th highest peak hour peak direction.

Tice Street is a two-lane collector having a performance standard of LOS E and service capacity of 870 vphpd.

There are no near-term committed or planned roadway improvement projects within the project's area of impact.

Project Generated Traffic Distribution

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress, current and future traffic patterns in the area, and proximity of supporting land uses, such as business, retail and medical uses. Table 2A provides a detail of the resultant traffic distributions based on a percentage basis and traffic volume. Figure 1 depicts the turning movement volumes that will occur at the site's accesses on Lexington Avenue.

Area of Significant Impact

The area of significant impact was determined based upon Lee County's 10% criteria (i.e., if the project's traffic is 10% or more of a roadway's adopted level of service LOS C capacity, then the project has a significant impact upon that link). Table 2A describes the project traffic distributions and the level of impact on the surrounding roadways. As shown, no roadways were found to be impacted by 10% or greater than its adopted level of service capacity. However, State Road 80 and Tice Street were considered to be impacted by the project because they are the two closest primary roads that will provide access to the site.

2016/2017 Project Build-Out Conditions

In order to establish project build-out traffic conditions, the project traffic was added to the background traffic volumes that were established by the Lee County Concurrency Report for the road links under review. Table 2B provides a detail of the background traffic conditions and the background plus project traffic conditions. Traffic volumes are

based upon the 100th highest hour peak direction demand for both Palm Beach Boulevard and Tice Street, as well as the roads' level of service. As determined, Palm Beach Boulevard and Tice Street will continue to operate at acceptable levels of service at project build-out conditions.

Site Access Analysis

The following turn lane warrant analysis was performed for the project's accesses on Lexington Avenue pursuant to the guidelines set forth by the Lee County Turn Lane Policy. It was determined that traffic on Lexington Avenue is less than 500 vph per each direction. This conclusion was based upon a field observation that JMB performed during a weekday in the spring of 2012. JMB observed that the total peak direction volume (during the mid-morning) was less than 15 vehicles over a period of one hour. In support of this finding, LDOT provided a copy of traffic counts that were performed on March 10, 2005, which supports the claim that the traffic demand is substantially less than 500 vph per peak direction. A copy of the traffic counts are included in the appendix.

Site Access @ Lexington Avenue

Decel/Left Turn Lane Warrants for a Two Lane Local Road

		<u>Yes</u>	<u>No</u>
IV.C.1.	Posted speed warrant is 30 MPH or greater & left turn is 60 vph or more	X	
IV.C.2.b.	Left turn volume exceeds 60 vph and the opposing volume exceeds 500 vph (<i>Opposing volume is less than 500 vph & left turn volume is less than 60 vph</i>)		X
IV.C.3.	Available Sight Distance (<i>There are no sight distance constraints</i>)		X

Left Turn Lane Warrant Satisfied: **NO**

Site Access @ Lexington Avenue

Decel/Right Turn Lane Warrants for a Two Lane Local Road

		<u>Yes</u>	<u>No</u>
V.C.1.	Posted speed warrant is 30 MPH or greater	X	
V.C.2.	Right Turn Volume equal or greater than 60 vph (<i>right turn volume is less than 60 vph</i>)		X
V.C.3.	Available Sight Distance (<i>There are no sight distance constraints</i>)		X

Right Turn Lane Warrant Satisfied: **NO**

Concurrency Review

There were two roadways that were evaluated for concurrency compliance, which were: Palm Beach Boulevard (S.R. 80) and Tice Street.

Palm Beach Boulevard is classified as a six-lane divided arterial having an adopted performance standard of level of service LOS E. A maximum service capacity of 3,000 vph for the 100th highest peak hour peak direction has been established for this road by the Lee County Concurrency Management Policy. As concluded, Palm Beach Boulevard will have a 2017 project build-out traffic demand of 1,334 vphpd and a *v/c* ratio of 0.44.

Tice Street is a two-lane collector having an adopted performance standard of LOS E and a service capacity of 870 vphpd for the 100th highest hour. As concluded, Tice Street will have a 2017 project build-out traffic demand of 618vphpd and a *v/c* ratio of 0.72.

As such, this project will be consistent with the criteria of the Concurrency Management Policy.

APPENDIX

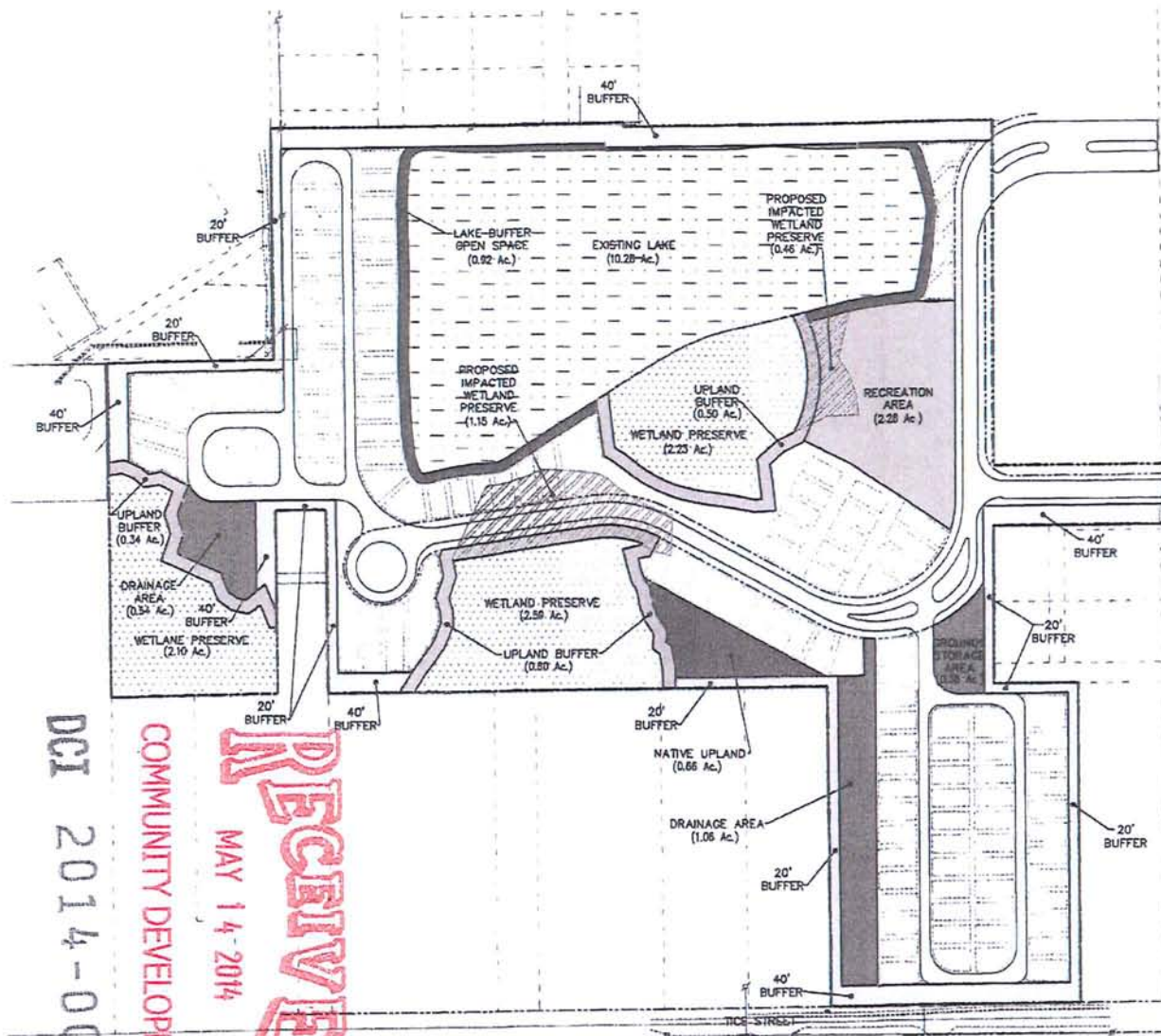
SITE PLAN

TABLES 1 thru 2B

FIGURE 1

SUPPORT DOCUMENTS

A-1



- PERIMETER BUFFER (4.03 AC±)
- WETLAND BUFFER (1.44 AC±)
- LAKE BUFFER (0.92 AC±)
- NATIVE UPLAND (0.66 AC±)
- DRAINAGE AREA (1.60 AC±)
- RECREATIONAL AREA (2.28 AC±)
- GROUNDKEEPING (0.39 AC±)
- PROPOSED WETLAND IMPACT (1.61 AC±)
- EXISTING LAKE (10.28 AC±)
- WETLAND PRESERVE (5.92 AC±)

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NO.	REV.	DESCRIPTION	DATE
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 PROJECT: 2014-00010
 SHEET: 1 OF 1

THIS IS A PRELIMINARY PLAN
 FOR THE BANKS ENGINEERING
 PROJECT. IT IS NOT TO BE USED
 FOR CONSTRUCTION OR ANY OTHER
 PURPOSE WITHOUT THE WRITTEN
 CONSENT OF BANKS ENGINEERING.

MASTER CONCEPT PLAN NORTH TRAIL RV PARK LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
4/1/2014	200000	SECTION-A		DNK		1"=100'	1

TABLE 1
TRIP GENERATION COMPUTATIONS
Bermuda Lakes RV Resort

Land Use

Code Land Use Description
416 **Campground/RV Park**

Build Schedule
200 Occupied Sites

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation (Based upon Sites)</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 416	Daily Traffic (ADT) =	$T = \text{Peak Hour} / 12\% =$	338 ADT	
	AM Peak Hour (vph) =	$T = 0.16(X) + 2.93 =$ 36% Enter/ 64% Exit =	35 vph	13 / 22 vph
	PM Peak Hour (vph) =	$\ln(T) = 0.71\ln(X) - 0.06 =$ 65% Enter/ 35% Exit =	41 vph	27 / 14 vph

**TABLE 2A
PROJECT'S AREA OF IMPACT**

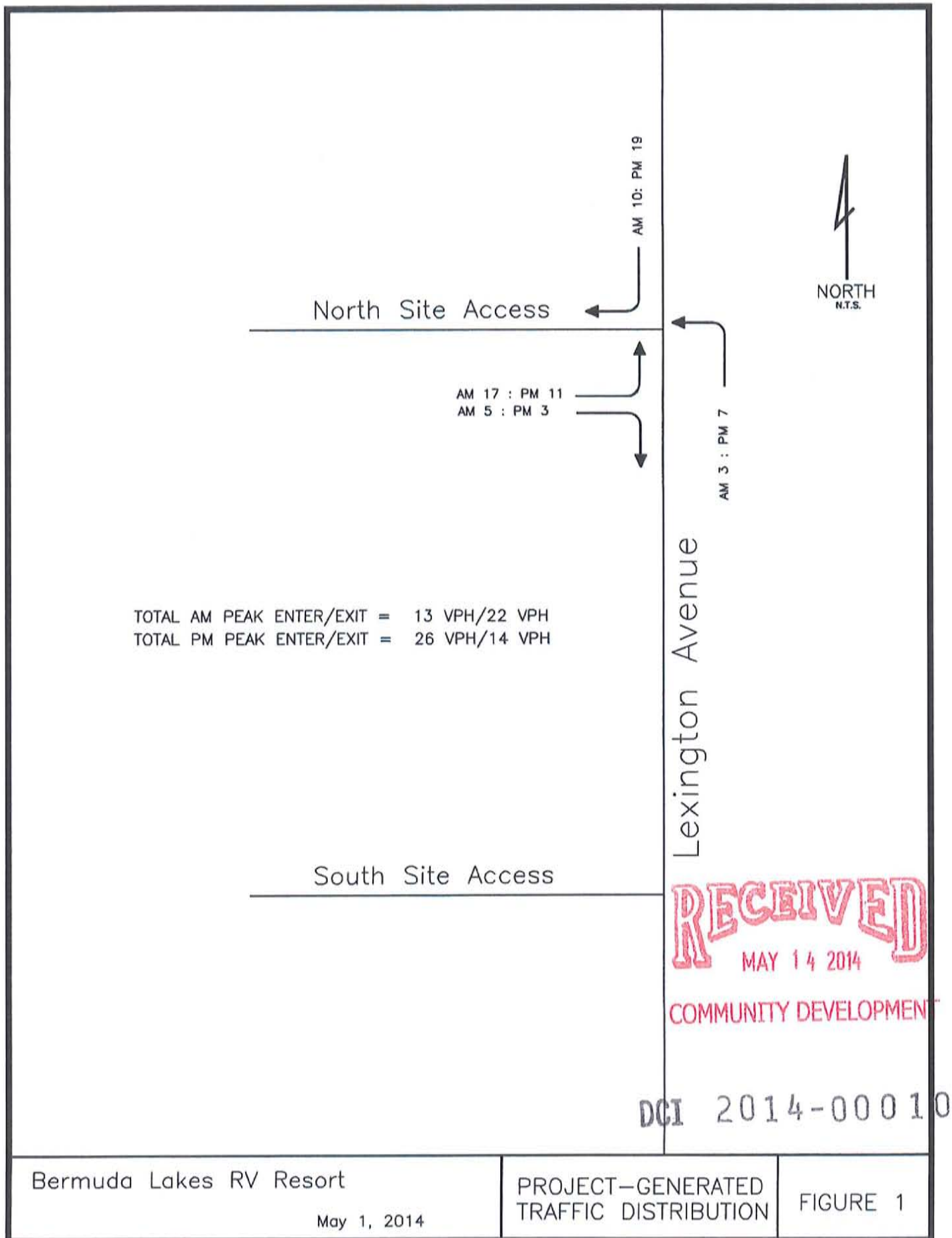
Project Traffic Peak Hour Peak Direction (vphpd) = 27

		<u>Road Class</u>	<u>Project Traffic % Distribution</u>	<u>Project Traffic PK Direction Volume (vph)</u>	<u>LOS "C" Service Volume Pk Direction (vphpd)</u>	<u>Project's Percentage Impact</u>	<u>Significant Impact</u>	<u>Adopted Service Volume Pk Direction (vphpd)</u>
State Road 80	Ortiz Ave to Orange River W.	6LD	45%	12	2500	0.49%	NO	3000
	Orange River W. to I-75	6LD	30%	8	2500	0.32%	NO	3000
Tice Street	Ortiz Ave to Staley Road	2LU	25%	7	670	1.01%	NO	860

**TABLE 2B
ROADWAY LINK VOLUME & CAPACITY ANALYSIS**

		2013	2013	Future	Future	Project	Future	LOS E	v/c	Future
		Peak Hour	Peak Hour	Background	Peak Hour	Peak Hour	Build-Out	Service Vol.		Build-Out
		PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	PK Direction		PK Direction
		<u>(vphpd)</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>LOS</u>	<u>(vphpd)</u>	<u>(vphpd)</u>	<u>(vphpd)</u>	<u>Ratio</u>	<u>LOS</u>
State Road 80	Ortiz Ave to Orange River W.	1262	C	1322	C	12	1334	3000	0.44	C
	Orange River W. to I-75	1262	C	1322	C	8	1330	3000	0.44	C
Tice Street	Ortiz Ave to Staley Road	130	B	611	C	7	618	860	0.72	C

A-4



ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
OLGA RD*	SR 80 W	SR 80 E	2LU	E	860	B	81	B	82	B	82		18900
ORANGE GROVE BL*	BIRKDALE AVE	INLET DR	2LU	E	860	B	458	B	458	B	458		19000
ORANGE GROVE BL*	INLET DR	HANCOCK BR PKWY	4LD	E	1,830	B	458	B	459	B	580		19100
ORANGE GROVE BL*	HANCOCK BR PKWY	PONDELLA RD	4LD	E	1,830	B	578	B	578	B	586		19200
ORANGE RIVER BL	PALM BEACH BL	STALEY RD	2LU	E	970	C	404	C	404	C	414		19300
ORANGE RIVER BL*	STALEY RD	BUCKINGHAM RD	2LU	E	970	B	347	B	349	C	402		19400
ORIOLE RD*	SAN CARLOS BL	ALICO RD	2LU	E	860	B	92	B	93	B	93		19500
ORTIZ AVE*	COLONIAL BL	DR ML KING BL (SR 82)	2LN	E	900	C	696	C	696	C	696		19600
ORTIZ AVE*	DR ML KING BL (SR 82)	LUCKETT RD	2LN	E	900	C	788	C	788	C	799	4 Ln design & ROW acquisition underway	19700
ORTIZ AVE	LUCKETT RD	PALM BEACH BL (SR 80)	2LN	E	900	C	322	C	328	C	347	4 Ln design & ROW acquisition underway	19800
PALM BEACH BL (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	E	1,980	C	1,206	C	1,206	C	1,213		19900
PALM BEACH BL (SR 80)	ORTIZ AVE	I-75	6LD	E	3,000	C	1,206	C	1,262	C	1,322		20000
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	2,940	B	1,419	B	1,430	B	1,775		20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,960	B	1,491	B	1,493	B	1,714		20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	3,020	A	761	A	783	B	1,619		20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,350	A	583	A	583	A	649		20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,350	A	583	A	584	A	720		20400
PALOMINO RD*	DANIELS PKWY	PENZANCE BL	2LU	E	860	B	208	B	209	B	228		20500
PARK MEADOW DR*	SUMMERLIN RD	US 41	2LU	E	860	B	133	B	133	B	135		20600
PENZANCE BL*	RANCHETTE RD	SIX MILE CYPRESS PKWY	2LU	E	860	B	130	B	130	B	165		20800
PINE ISLAND RD	STRINGFELLOW BL	BURNT STORE RD	2LN	E	950	D	573	D	574	D	663	Constrained in part v/c = 0.60; Bridge construction ongoing	20900
PINE ISLAND RD (SR 78)	BURNT STORE RD	CHIQUITA BL	2LN	C	940	B	616	B	621	B	626		21000
PINE ISLAND RD (SR 78)	CHIQUITA BL	SANTA BARBARA BL	4LD	C	2,020	C	1,737	C	1,737	C	1,737		21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,020	C	2,000	C	2,001	C	2,004		21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,020	B	1,194	B	1,195	B	1,195		21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,020	B	1,262	B	1,262	B	1,361		21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,520	D	1,254	D	1,254	D	1,255		21500
PINE RIDGE RD*	SAN CARLOS BL	SUMMERLIN RD	2LU	E	860	B	458	B	458	C	568		21600
PINE RIDGE RD*	SUMMERLIN RD	GLADIOLUS BL	2LU	E	860	B	207	B	207	B	411		21700

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
SUMMERLIN RD	McGREGOR BL	KELLY COVE RD	4LD	E	2,060	B	1,147	B	1,147	B	1,230		24900
SUMMERLIN RD*	KELLY COVE RD	SAN CARLOS BL	4LD	E	2,060	B	1,055	B	1,055	B	1,055		25000
SUMMERLIN RD*	SAN CARLOS BL	PINE RIDGE RD	6LD	E	3,100	A	1,000	A	1,000	A	1,115		25100
SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,100	B	1,504	B	1,504	B	1,792		25200
SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,100	B	1,504	B	1,504	B	1,629		25300
SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	2,060	B	1,295	B	1,299	B	1,424		25400
SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	3,080	B	1,190	B	1,190	B	1,190		25500
SUMMERLIN RD	COLLEGE PKWY	MAPLE DR	6LD	E	3,080	B	1,497	B	1,497	B	1,516		25600
SUMMERLIN RD	MAPLE DR	BOY SCOUT DR	6LD	E	3,080	B	1,497	B	1,497	B	1,497		25700
SUMMERLIN RD	BOY SCOUT DR	MATTHEWS DR	4LD	E	1,760	D	906	D	906	D	906		25800
SUMMERLIN RD	MATTHEWS DR	COLONIAL BL	4LD	E	1,760	D	906	D	906	D	906		25900
SUNRISE BL*	ALEX BELL BL	COLUMBUS AVE	2LU	E	860	B	42	B	44	B	63		26000
SUNSHINE BL	IMMOKALEE RD (SR82)	SW 23rd ST	2LN	E	1,030	B	319	B	326	B	334		26100
SUNSHINE BL	SW 23rd ST	LEE BL	2LN	E	1,030	B	319	B	320	B	320		26150
SUNSHINE BL	LEE BL	W 12th ST	2LN	E	1,030	C	543	C	547	C	572		26200
SUNSHINE BL*	W 12th ST	W 75th ST	2LN	E	1,030	B	248	B	250	B	344		26300
SW 23rd ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	C	538	C	542	C	749		26400
TERMINAL ACCESS RD	TREELINE AVE	AIRPORT ENT	4LD	E	1,830	C	1,501	C	1,501	C	1,501	I-75 Connector construction 2012/13	26450
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD	4LD	E	1,940	B	861	B	861	B	1,035		26500
THREE OAKS PKWY	CORKSCREW RD	SAN CARLOS BL	4LD	E	1,940	B	930	B	932	B	1,228		26600
THREE OAKS PKWY	SAN CARLOS BL	ALICO RD	4LD	E	1,940	B	585	B	585	B	757		26700
TICE ST*	PALM BEACH BL (SR 80)	ORTIZ AVE	2LU	E	860	B	83	B	83	B	88		26800
TICE ST*	ORTIZ AVE	STALEY RD	2LU	E	860	B	130	B	130	C	611		26900
TREELINE AVE	TERMINAL ACCESS RD	DANIELS PKWY	4LD	E	2,020	B	1,284	B	1,293	B	1,473	I-75 Connector construction 2012/13	27000
TREELINE AVE	DANIELS PKWY	ARBORWOOD RD	4LD	E	2,020	A	487	A	487	A	490		27030
TREELINE AVE	ARBORWOOD RD	COLONIAL BL	4LD	E	2,020	A	442	A	442	A	442		27070
VETERANS MEM PKWY	SR78	SURFSIDE BL	4LD	D	2,140	A	664	A	664	A	664		27200
VETERANS MEM PKWY	SURFSIDE BL	CHIQUITA BL	4LD	E	2,140	A	664	A	664	A	664		27250
VETERANS MEM PKWY*	CHIQUITA BL	SKYLINE DR	4LD	D	2,140	B	1,810	B	1,810	B	1,810		27300
VETERANS MEM PKWY	SKYLINE DR	SANTA BARBARA BL	6LD	D	3,220	B	1,726	B	1,726	B	1,756		27400
VETERANS MEM PKWY	SANTA BARBARA	COUNTRY CLUB BL	6LD	D	3,220	B	2,586	B	2,586	B	2,586		27500
VETERANS MEM PKWY	COUNTRY CLUB BL	MIDPOINT BR TOLL PLAZA	6LD	D	3,610	C	2,583	C	2,583	C	2,583		27600
VETERANS MEM PKWY	MIDPOINT BR TOLL PLAZA	McGREGOR BL	4LB	D	3,610	C	2,712	C	2,712	C	2,712		27700
VIA COCONUT PT*	SOUTH END	CORKSCREW RD	4LD	E	1,830	B	249	B	249	B	249		27720
WHISKEY CREEK	COLLEGE PKWY	SAUTERN DR	2LD	E	910	B	320	B	320	B	333		27900
WHISKEY CREEK	SAUTERN DR	McGREGOR BL	2LD	E	910	B	320	B	320	B	320		28000

A-6 (b)

PERIODIC COUNT STATION DATA

STREET	LOCATION	Sta- tion #	M A P	Daily Traffic Volume (AADT)											Lg	Area
				2004	2005	2006	2007	2008	2009	2010	2011	2012	2013			
OLGA RD	N OF PALM BEACH BLVD	484	D	2900	1600	4200	1700	2100	1700						11	5
ORANGE GROVE BLVD	S OF HANCOCK BR. PKWY	351	C	9700	9700	9400	8700	7700	7600						34	2
	S OF PONDELLA RD	350	C	10700	10900	11100	10700	9500	9600						34	2
ORANGE RIVER BLVD	S OF PALM BEACH BLVD	353	D	7400	8100	8900	8700	7800	7300	8000	7700	8000	7300		11	5
	E OF STALEY RD	352	D	5900	7100	8300	7800	7700	6400	7300					11	5
ORIOLE RD	S OF ALICO RD	462	H	2300	2400	2800	2500	2500	2600	2000					25	4
ORTIZ AVE	N OF COLONIAL BLVD	354	E	18100	18300	17600	16000	12600	14200	12900			16400		18	3
	N OF M.L.K. BLVD (SR 82)	355	A	15100	17000	17900	16800	17700	11900	14600			10400		18	3
	N OF TICE ST	356	A	9200	9500	10100	8600	8900	6200	6900	5900	6400	6400		5	
PALM BEACH BLVD	W OF TICE STREET	452	A	27800	29100	30100	31400	20600	17900	20600					5	3
(SR 80)	E OF ORTIZ BLVD	359	A	27000	26000	28400	26800	22400	19500	21700					5	3
	W OF SR 31	5	D	25800	23900	28100	U/C	27100	25900	26900	21400	26300	26400			3
	E OF SR 31	360	D	29400	31700	35200	34400	34200	30400						5	5
	E OF BUCKINGHAM RD	362	D	18900	21900	25700	22900	16400	20900						5	5
	W OF HENDRY CO LINE	358	D		15700	17500	15100	16000	12300						5	5

A-7

PERIODIC COUNT STATION DATA

				Daily Traffic Volume (AADT)													
STREET	LOCATION	Station #	M A P	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Area		
TICE ST	W OF ORTIZ AV	417	A	3700	4200	3500	3400	2900	2500	2600				20	3		
	W OF I 75	416	E	2400	2800	3100	3400	2600	2200	2400				20	3		
TREELINE AVE	S OF COLONIAL BLVD	453				5800	7100		8800	7300				61	3		
	S OF PELICAN COLONY BLVD	62						5600	6900	6600	7300	8200	8900		3		
	N OF DANIELS PKWY	454				7200	5100	5600	4500	5400				61	3		
	S OF DANIELS PKWY	502	E		10400	28700	27600	23500	25900	22100				61	4		
	N OF AIRPORT TERMINAL	61	E		16200	27100	27700	25500	25100	24000	23600	23800	24500		4		
12 ST W	E OF GUNNERY RD	472	F	3000	4100	5500	5100	3100	3200	3400				22	5		
23RD ST SW	E OF GUNNERY RD	469	F	7800	8400	U/C	10000	8700	9400	10100			10200	22	5		
US 41 (SR 45)	N OF COLLIER CO LINE	23	H	U/C	U/C	U/C	36400	35100	34400	33900	32000	32700	33000		6		
	N OF BONITA BEACH RD	437	H	U/C	U/C	42400	47400	49000	40400	40800				23	6		
	N OF WEST TERRY ST	433	H	U/C	U/C	U/C	42400	36500	35900	34200				23	6		
	N OF OLD 41	436	H	U/C	45300	53300	53600	50100	46100	42000				25	6		
	S OF HICKORY DR	25	H	40800	41500	43300	41300	41200	40200	38600	42000		36600				
	N OF SANIBEL BLVD	424	H	42500	42600	45300	41700	37000	37200	33400				25	4		
	N OF ALICO RD	420	G	58700	56100	57900	55700	57800	54600	53400				25	4		
	N OF ISLAND PARK RD	434	G	55900	56500	56200	57200	58200	51000	44000				25	4		
	N OF JAMAICA BAY WEST	435	G	66800	66900	65300	63400	58800	54700	51200				25	4		
	N OF SIX MILE CYPRESS PKWY	418	G	47100	47500	52400	49400	43100	38100	42200				9	4		
	N OF CYPRESS LAKE DR	426	G	60100	58800	61200	56000	53200	54600	49400				9	3		
	N OF BRANTLEY RD	9	B	62100	62400	61000	58000	50400	53300	53800	52400	50700	49100		3		
	N OF SOUTH RD	422	B	61200	60700	60800	52500	52100	49800	49900				9	3		

A-8

PCS 5 - Palm Beach Blvd west of SR 31

2013 AADT = 26,500 VPD

Hour	EB	WB	Total
1	0.87%	0.35%	0.66%
2	0.71%	0.36%	0.53%
3	0.43%	0.41%	0.39%
4	0.32%	0.80%	0.37%
5	0.49%	2.37%	0.65%
6	1.16%	6.37%	1.76%
7	2.45%	8.06%	4.41%
8	3.42%	7.25%	5.74%
9	4.46%	6.68%	5.85%
10	4.72%	6.91%	5.70%
11	5.24%	6.77%	6.07%
12	5.84%	6.85%	6.30%
13	6.49%	6.63%	6.67%
14	6.64%	6.47%	6.63%
15	7.21%	6.29%	6.84%
16	7.95%	6.21%	7.12%
17	8.89%	5.93%	7.55%
18	9.64%	4.89%	7.79%
19	6.79%	3.43%	5.84%
20	4.91%	2.53%	4.17%
21	4.04%	1.90%	3.28%
22	3.38%	1.30%	2.64%
23	2.31%	0.77%	1.81%
24	1.66%	1.27%	1.22%

Month of Year	Fraction
January	1.11
February	1.17
March	1.14
April	1.03
May	0.99
June	0.89
July	0.79
August	0.94
September	0.9
October	0.98
November	1.01
December	1.03

Directional Factor		
AM	0.77	WB
PM	0.60	EB

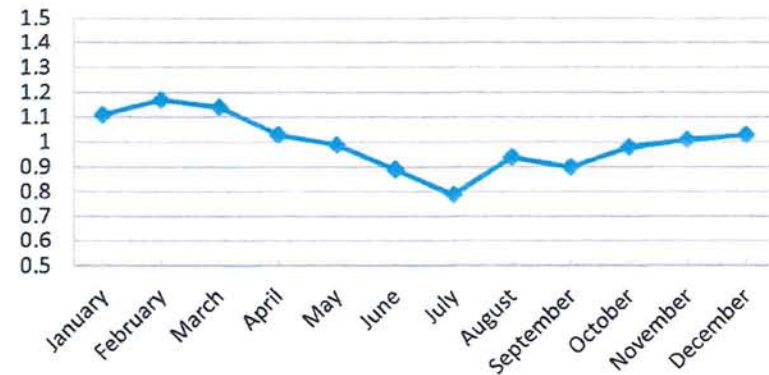
Day of Week	Fraction
Sunday	0.78
Monday	1
Tuesday	1.02
Wednesday	1.05
Thursday	1.06
Friday	1.16
Saturday	0.94

Design Hour Volume		
#	Volume	Factor
1	5244	0.198
8	3492	0.132
30	2679	0.101
50	2590	0.098
100	2488	0.094
150	2404	0.091
200	2361	0.089
250	2319	0.088

Hour of Day



Month of Year



A-9

PCS 20 - Dr. Martin Luther King Blvd (SR 82) west of I-75

2013 AADT =

32,100 VPD

Hour	EB	WB	Total
1	1.01%	0.89%	0.95%
2	0.68%	0.69%	0.68%
3	0.76%	0.55%	0.65%
4	0.62%	0.54%	0.58%
5	0.82%	1.01%	0.92%
6	1.63%	1.93%	1.78%
7	3.27%	5.56%	4.44%
8	4.69%	8.67%	6.72%
9	5.18%	8.09%	6.67%
10	4.66%	6.65%	5.68%
11	4.81%	6.19%	5.52%
12	5.33%	5.97%	5.66%
13	5.87%	5.92%	5.89%
14	6.19%	5.97%	6.08%
15	6.90%	5.81%	6.34%
16	7.60%	5.86%	6.71%
17	8.66%	6.23%	7.42%
18	9.88%	6.30%	8.05%
19	6.12%	5.37%	5.74%
20	4.39%	3.70%	4.04%
21	3.70%	2.67%	3.17%
22	3.22%	2.21%	2.71%
23	2.37%	1.84%	2.10%
24	1.62%	1.38%	1.50%

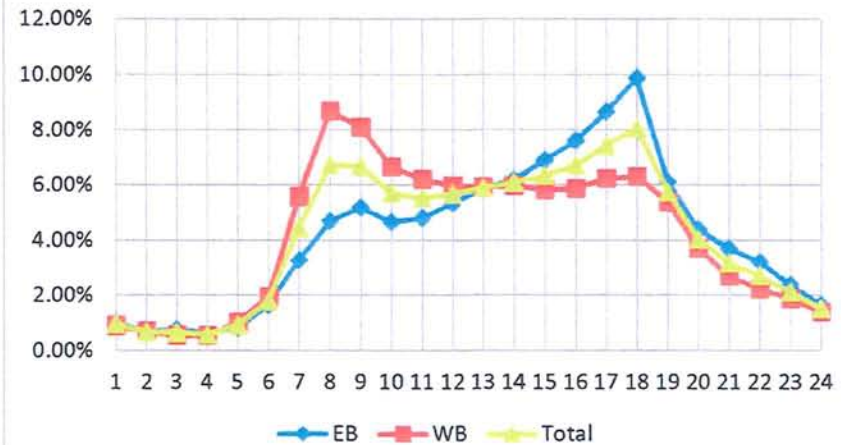
Month of Year	Fraction
January	0.96
February	1.01
March	1.02
April	1
May	0.96
June	
July	
August	0.98
September	0.97
October	1.05
November	1.01
December	1.05

Directional Factor		
AM	0.65	WB
PM	0.58	EB

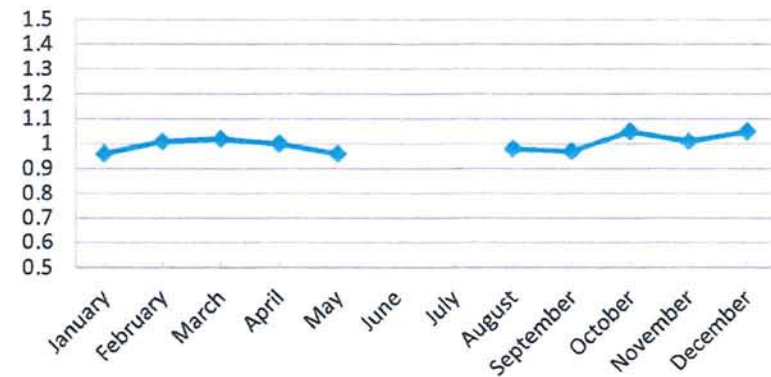
Day of Week	Fraction
Sunday	0.72
Monday	1.01
Tuesday	1.08
Wednesday	1.09
Thursday	1.08
Friday	1.18
Saturday	0.86

Design Hour Volume		
#	Volume	Factor
1	3562	0.111
8	3403	0.106
30	3303	0.103
50	3242	0.101
100	3123	0.097
150	3023	0.094
200	2930	0.091
250	2865	0.089

Hour of Day



Month of Year



A-10

The Bermuda Lakes RV Resort RVPD

Exhibit 18 Use Schedule

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COMMUNITY DEVELOPMENT

DCI 2014-00010



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Ex. 18 - Bermuda Lakes RV Resort Use Schedule

Accessory uses, buildings, and structures --

- Amateur radio antennas and satellite earth stations
- Car Ports
- Docks, seawalls
- Entrance gates, gatehouses
- Enclosures, utility rooms
- Fences, walls
- Non-roofed accessory structures
- Residential accessory uses
- Signs in compliance with chapter 30
- Storage, open
- Storage facility for unoccupied RVs
- Storage Sheds

Administrative offices

ATM

Caretaker residence

Business Services, Group 1

Boat ramps

Camping cabins, transient parks only

Car Wash

Clubs, private

Community gardens

Consumption on premises

Commercial uses:

- Sale or rental of recreational vehicle units
- Laundromat
- Store for the sale of convenience items for park residents, including groceries, tobacco products, novelties, sundries, and parts and supplies for recreational vehicles

Day care center, adult or child: Child

Dwelling Unit:

- Mobile home

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- Single-family residence, conventional

Essential services

Essential service facilities Group 1

Excavation: Water Retention

Insurance Companies

Models:

- Model Home
- Display Center

Parking Lot, Accessory, Commercial

Parks, group 1

Park Trailer

Personal Services, Group 1

Real Estate Sales Office

Restaurants, group 1 & 2

Recreation facilities:

- Personal
- Private—On-site
- Private—Off-site

Recreational Vehicle, transient

Recreational Vehicle, permanent

Service Building

Subordinate commercial uses

Temporary uses



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The Bermuda Lakes RV Resort RVPD

Exhibit 19 Deviation List

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Exhibit 19 Bermuda Lakes RVPD Deviation Schedule

1 Table 34-792 Property Development Regulations (8) All parks shall provide an open space not less than 40 feet wide adjacent to and completely around the boundary of the site except for portions abutting land zoned RV, RVPD or MH; and
All parks shall provide a vegetative visual screen within a minimum height of eight feet within the 40-foot open space completely around the site of a park or any addition thereto developed after 1978.

To request a 20-ft. landscape buffer and 8-ft., solid wall. The basis of the request is that the proposed standard is functionally superior to the the 40-ft. vegetation standard. This is so in that solid walls are superior in visual buffering, sound attenuation and overall privacy. The project will benefit from the deviation by enhancing the project's efficient use of the land. The deviation will have a greater potential in reducing potential compatibility issues when compared to the current standard.

2. Deviation 34-939(c) Accessory Structures and Additions Individual accessory structures, additions or freestanding storage sheds shall be permitted only in non-transient parks, and only when in compliance with the regulations set forth in sections 34-784 through 34-790

The deviation is to permit accessory structures, additions or freestanding storage sheds within the designated Maintenance and Operations Area, and Indoor and Outdoor Recreation Area. Theses structures are needed for proper RV resort operations, are internal to the project, and are buffered around the site perimeter. The deviation will not cause a deleterious affect on adjoining properties.

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The Bermuda Lakes RV Resort RVPD

Exhibits 20 Topographic Survey

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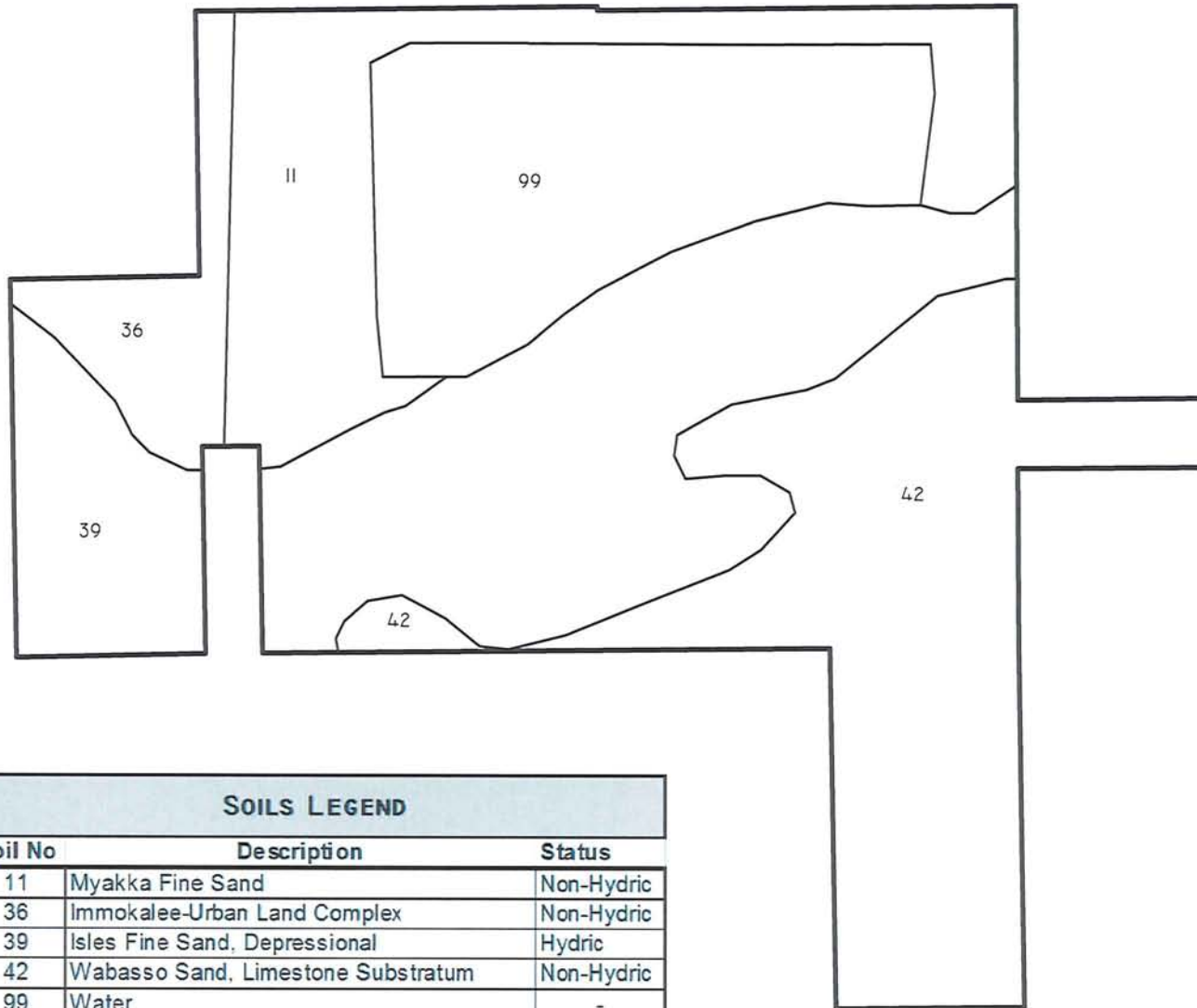
www.Stuarturbandesign.com

The Bermuda Lakes RV Resort RVPD

Exhibits 21 Soils



Scale: 1" = 300'



SOILS LEGEND		
Soil No	Description	Status
11	Myakka Fine Sand	Non-Hydric
36	Immokalee-Urban Land Complex	Non-Hydric
39	Isles Fine Sand, Depressional	Hydric
42	Wabasso Sand, Limestone Substratum	Non-Hydric
99	Water	-

NOTES:

SOILS WERE ACQUIRED FROM THE
FGDL AND ARE FROM THE NRCS
SOILS MAPS.



Bermuda Lakes NRCS Soils Map



STUART AND ASSOCIATES
Planning and Design Services

7910 Summerlin Lakes Drive
Fort Myers, FL 33907

C 239-677-6126
Greg@Stuarturbandesign.com

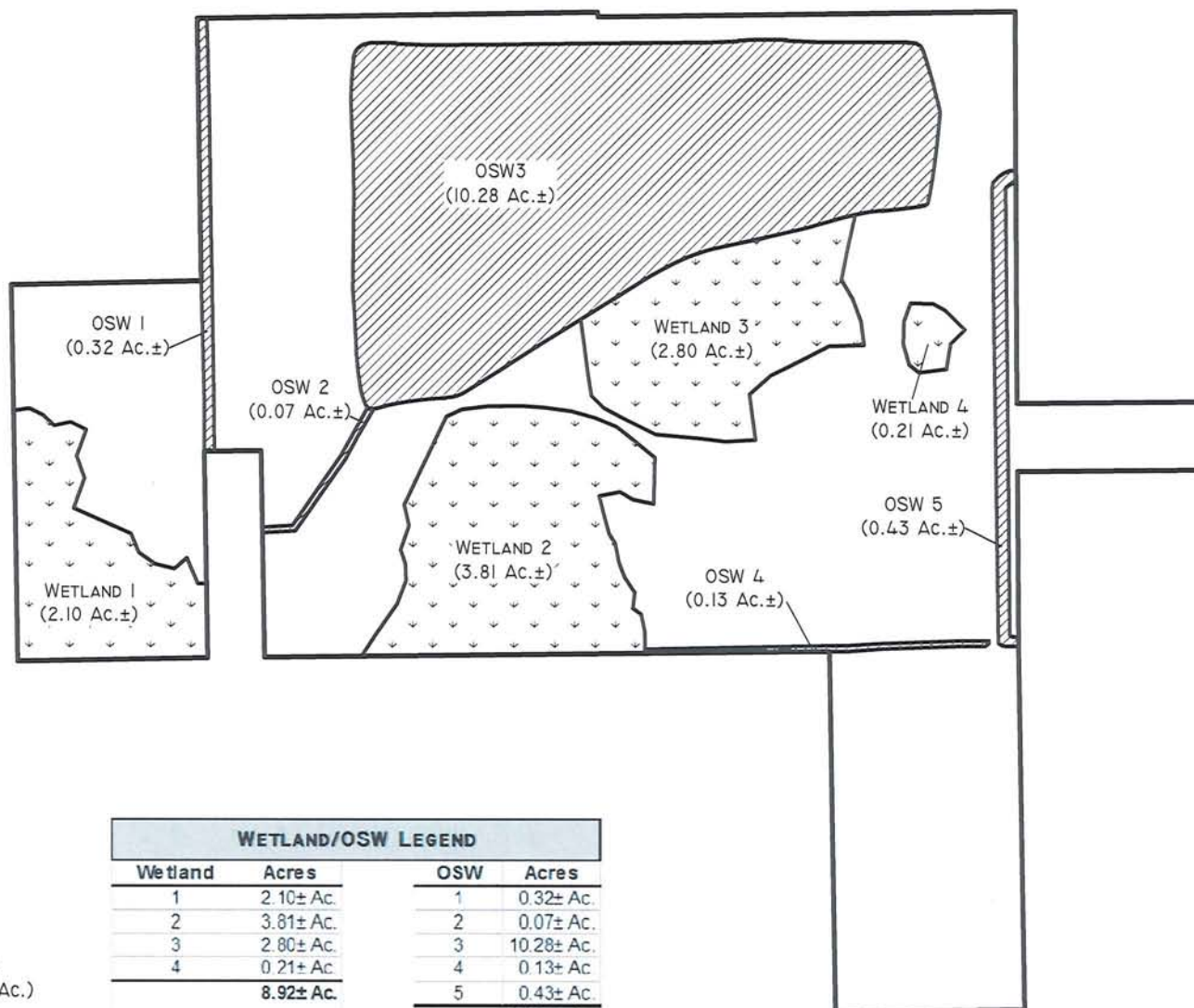
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The Bermuda Lakes RV Resort RVPD

Exhibit 22 Wetlands and Other Surface Waters



Scale: 1" = 300'



LEGEND



WETLANDS
(8.92± Ac.)



OTHER SURFACE
WATERS(11.23± Ac.)

WETLAND/OSW LEGEND

Wetland	Acres	OSW	Acres
1	2.10± Ac.	1	0.32± Ac.
2	3.81± Ac.	2	0.07± Ac.
3	2.80± Ac.	3	10.28± Ac.
4	0.21± Ac.	4	0.13± Ac.
	8.92± Ac.	5	0.43± Ac.
			11.23± Ac.

NOTES:

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

FLUCFCS PER FLORIDA LAND USE,
COVER AND FORMS CLASSIFICATION
SYSTEM (FLUCFCS) (FDOT 1999).

BOUNDARY WAS ACQUIRED FROM BAY
ENGINEERING, INC ON APRIL 9, 201
6, 2011 DRAWING 2257A.DWG.

Boylan
Environmental
Consultants, Inc.



Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (239) 418-0671

Drawn By: Date:

BKM 4/2/12

Job Number

2014-3

S/T/R

4/44S/25E

Bermuda Lakes

OSW \ Wetland ID Map

Category

Wetlands

Scale:

1" = 300'

County

Lee

Revisions

Date:

Page

Exhibit

The Bermuda Lakes RV Resort RVPD

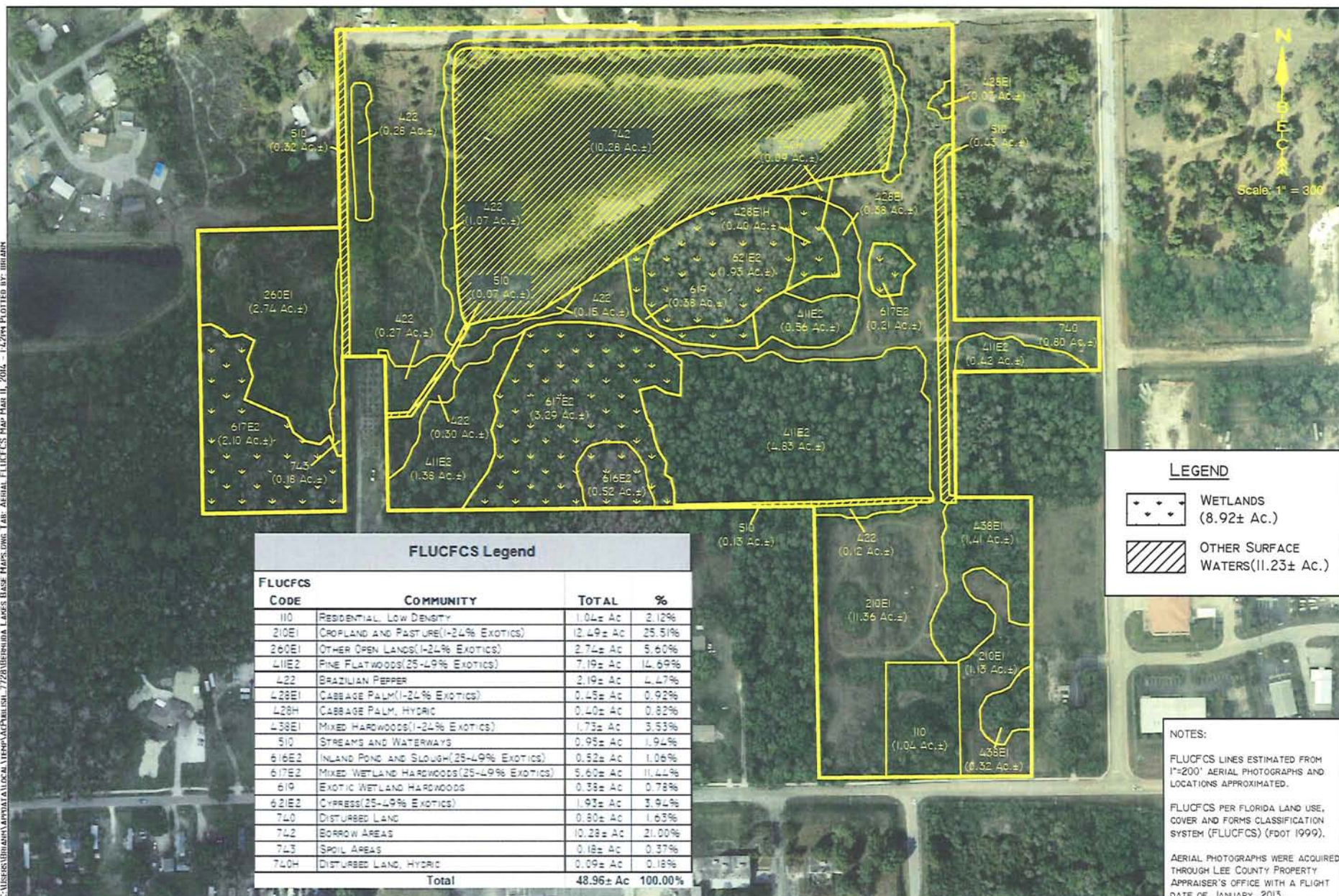
Exhibits 22 FLUCCS Map (Boylan) and 23 Environmental Habitat Map

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COMMUNITY DEVELOPMENT

DCI 2014-00010

C:\Users\BRIANNA\AppData\Local\Temp\ACAP\BUDA LAKES BASE MAPS\DWG TAB: AERIAL FLUCFCS MAP MAR 11, 2014 - 142794 PLOTTED BY: BRIANNA



FLUCFCS Legend

FLUCFCS CODE	COMMUNITY	TOTAL	%
110	RESIDENTIAL, LOW DENSITY	1.04± Ac	2.12%
210E1	CROPLAND AND PASTURE(1-24% EXOTICS)	12.49± Ac	25.51%
260E1	OTHER OPEN LANDS(1-24% EXOTICS)	2.74± Ac	5.60%
411E2	FINE FLATWOODS(25-49% EXOTICS)	7.19± Ac	14.69%
422	BRAZILIAN PEPPER	2.19± Ac	4.47%
428E1	CABBAGE PALM(1-24% EXOTICS)	0.45± Ac	0.92%
428H	CABBAGE PALM, HYDRIC	0.40± Ac	0.82%
438E1	MIXED HARDWOODS(1-24% EXOTICS)	1.73± Ac	3.53%
510	STREAMS AND WATERWAYS	0.95± Ac	1.94%
616E2	INLAND POND AND SLOUGH(25-49% EXOTICS)	0.52± Ac	1.06%
617E2	MIXED WETLAND HARDWOODS(25-49% EXOTICS)	5.60± Ac	11.44%
619	EXOTIC WETLAND HARDWOODS	0.38± Ac	0.78%
621E2	CYPRESS(25-49% EXOTICS)	1.93± Ac	3.94%
740	DISTURBED LAND	0.80± Ac	1.63%
742	BORROW AREAS	10.28± Ac	21.00%
743	SPOIL AREAS	0.18± Ac	0.37%
740H	DISTURBED LAND, HYDRIC	0.09± Ac	0.18%
Total		48.96± Ac	100.00%

LEGEND

- WETLANDS (8.92± Ac.)
- OTHER SURFACE WATERS(11.23± Ac.)

NOTES:

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

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY, 2013.

Boylan
Environmental
Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (855) 418-0671



Drawn By: Date:
BKM 3/11/14
Job Number
2014-3
S/T/R
4/44S/25E

Bermuda Lakes

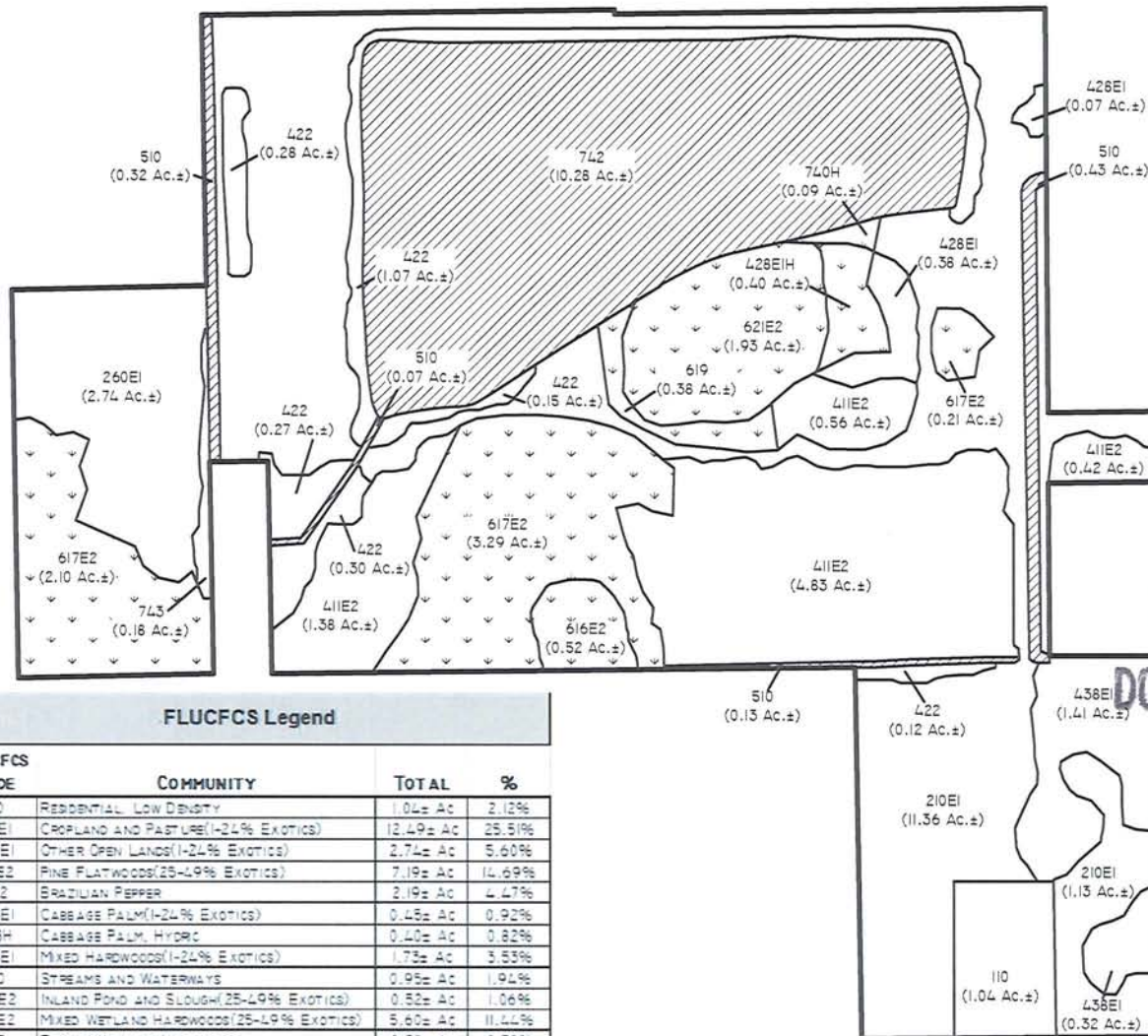
Aerial FLUCFCS Map

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MAY 14 2014

Category	Revisions	Date:	Page
FLUCFCS			
Scale:			
1" = 300'			
County			Exhibit
Lee			

CI 2014-00010

COMMUNITY DEVELOPMENT



N
B
E
C
Scale: 1" = 300'

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MAY 14 2014
COMMUNITY DEVELOPMENT

DCI 2014-00010

FLUCFCS Legend			
FLUCFCS CODE	COMMUNITY	TOTAL	%
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210EI	CROPLAND AND PASTURE(1-24% EXOTICS)	12.49± Ac	25.51%
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411E2	PINE FLATWOODS(25-49% EXOTICS)	7.19± Ac	14.69%
422	BRAZILIAN PEPPER	2.19± Ac	4.47%
428EI	CABBAGE PALM(1-24% EXOTICS)	0.45± Ac	0.92%
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438EI	MIXED HARDWOODS(1-24% EXOTICS)	1.73± Ac	3.53%
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617E2	MIXED WETLAND HARDWOODS(25-49% EXOTICS)	5.00± Ac	11.44%
619	EXOTIC WETLAND HARDWOODS	0.38± Ac	0.78%
621E2	CYPRESS(25-49% EXOTICS)	1.93± Ac	3.94%
740	DISTURBED LAND	0.80± Ac	1.63%
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743	SPOIL AREAS	0.18± Ac	0.37%
740H	DISTURBED LAND, HYDRIC	0.09± Ac	0.18%
Total		48.96± Ac	100.00%

LEGEND

WETLANDS
(8.92± Ac.)

OTHER SURFACE
WATERS(11.23± Ac.)

NOTES:

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

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).



Bermuda Lakes

Section 3 & 4; Township 44 South; Range 2 East
Lee County, Florida

Preliminary Indigenous Preserve/Enhancement and Restoration Plan

STRAP Nos.: 03-44-25-00-00010.0030
03-44-25-00-00013.0000
03-44-25-00-00015.0000
03-44-25-00-00016.0000
04-44-25-00-00018.0000

May 2014

Project No. 2014-3

INTRODUCTION

The 48.78± acre property is located in portions of Sections 3 & 4, Township 44 South, Range 25 East, in Lee County, Florida. Specifically, the site is situated north of Tice Street and west of Lexington Avenue approximately 0.30 miles west of I-75.

Per the Lee County Land Development Code, Section 10-415(b)(1), large developments, with existing indigenous native vegetation, must provide open space requirement through the onsite preservation of existing indigenous native vegetation. This plan describes how this requirement will be met.

OPEN SPACE AND INDIGENOUS PRESERVATION

The proposed project is required to provide a minimum of 30% open space for Recreational Vehicles areas. Fifty percent of the required open space must be provided through the preservation of existing indigenous plant communities. These requirements will be met through a combination of preservation, enhancement, and restoration.

The proposed indigenous preserve includes pine flatwoods, inland pond and slough, and mixed wetland hardwoods. If necessary, additional disturbed areas will be replanted and restored to native communities.

The indigenous preserve is designed to provide habitat for potentially listed species on site and to preserve some of the existing wetlands along with additional uplands to buffer the wetland preserves. The remainder of the indigenous requirement will be provided through the preservation, restoration and enhancement of areas within the landscape buffer and additional open space areas.

The proposed preserves are consistent with the Lee Plan and the Land Development Code standards in that it meets the goals to protect indigenous communities, protected species habitat and wetlands onsite.

EXISTING VEGETATION

See attached Existing Indigenous Map. (**Exhibit A**)

TABLE 1: FLUCFCS COMMUNITY TABLE

FLUCFCS Code	Community Description	Indigenous	Acreage	Percent of Total
110	Residential, Low Density	No	1.04± ac.	2.12%
210E1	Cropland and Pasture (1-24% Exotics)	No	12.46± ac.	25.51%
260E1	Other Open Lands (1-24% Exotics)	No	2.74± ac.	5.60%
411E2	Pine Flatwoods (25-49% Exotics)	Yes	7.19± ac.	14.69%
422	Brazilian Pepper	No	2.19± ac.	4.47%
428E1	Cabbage Palm (1-24% Exotics)	Yes	0.45± ac.	0.92%

Bermuda Lakes
Preliminary Indigenous Preserve/Enhancement and Restoration Plan

428H	Cabbage Palm, Hydric	Yes	0.40± ac.	0.82%
438E1	Mixed Hardwoods	Yes	1.58± ac.	3.53%
510	Streams and Waterways	No	0.95± ac.	1.94%
616E2	Inland Pond and Slough (25-49% Exotics)	Yes	0.52± ac.	1.06%
617E2	Mixed Wetland Hardwoods (25-49% Exotics)	Yes	5.60± ac.	11.44%
619	Exotic Wetland Hardwoods	No	0.38± ac.	0.78%
621E2	Cypress (25-49% Exotics)	Yes	1.93± ac.	3.94%
740	Disturbed Land	No	0.80± ac.	1.63%
740H	Disturbed Land, Hydric	No	0.09± ac.	21.00%
742	Borrow Areas	No	10.28± ac.	0.37%
743	Spoil Areas	No	0.18± ac.	0.18%
Total			48.78± ac.	100.00%

Supplemental Upland Plantings (if needed)

If necessary, upland plantings will be installed within the upland buffers within the proposed preserves (FLUCFCS 411E2). This area will be replanted with trees, shrubs and groundcover plants to mimic a native community. Trees would be a minimum 6' on 12' centers and shrubs would be minimum 3 gallon on 5' centers. Groundcover planting will be min 2" liner or bare root upon 3 foot centers. At a minimum, the plant species listed will be included.

Preserve - Upland Plantings.

Common Name	Minimum size or better	Planting Density	Plant *Numbers
Trees			
Live Oak	6-8' tall	12' o.c.	TBD
Slash Pine	6-8' tall	12' o.c.	
Cabbage Palm	6-8' tall	12' o.c.	
Shrubs			
Wax-myrtle	3 gal.	5' o.c.	TBD
Myrsine	3 gal.	5' o.c.	
Wild Coffee	3 gal.	5' o.c.	
Beauty berry	3 gal.	5' o.c.	
Herbs			
Wire grass	Bare root	3' o.c.	TBD
Shiny Blueberry	Bare root	3' o.c.	
Love Grass	Bare root	3' o.c.	
Fakahatchee Grass	Bare root	3' o.c.	
Muhly Grass	Bare root	3' o.c.	
Saw Palmetto	1-gal	5' o.c.	
Gopher Apple	Bare root	3' o.c.	

Supplemental Herbaceous Wetland Plantings (if needed)

If necessary, marsh plantings will be installed within the preserved wetlands to restore the vegetation after exotics treatment and removal that may be required (FLUCFCS 617E2, 621E2, and 619). Plant material shall include herbaceous material a minimum of 2" liner in size or bare root stock. The number of plantings will be based upon 3 -foot centers. The plant species listed will be included and will consist of a minimum of at least five species.

Common Name	Minimum size or better	Planting Density	Plant *Numbers
Herbs			
Pickersweed	Bare root	3' o.c.	TBD
Arrowhead	Bare root	3' o.c.	
Spike Rush	Bare root	3' o.c.	
Smooth cord grass	Bare root	3' o.c.	
Blue Flag Iris	Bare root	3' o.c.	

Landscape Buffer Plantings (if needed)

In accordance with Section 34-939(a)(3) of LDC, the landscape buffer will be designed to mimic a natural community to allow for variation and creativity in order to be consistent with the Alva Community Plan. Trees, shrub and groundcover planting will consist of native species. These plantings will be installed within the proposed landscape buffer and additional open space areas which surrounds the property. This native vegetation will provide for cover and additional habitat for wildlife species that may utilize or traverse the property.

Common Name	Minimum size or better	Planting Density	Plant *Numbers
Trees			
Live Oak	6-8' tall	20' o.c.	TBD
Chapman's Oak	3 gal.	12' o.c.	
Dwarf Live Oak	3 gal.	12' o.c.	
Myrtle Oak	3 gal.	12' o.c.	
Sand Live Oak	3 gal.	12' o.c.	
White Stopper	3 gal.	12' o.c.	
Spanish Stopper	3 gal.	12' o.c.	
Slash Pine	6-8' tall	12' o.c.	
Cabbage Palm	6-8' tall	12' o.c.	
Shrubs			
Wax-myrtle	3 gal.	5' o.c.	TBD
Myrsine	3 gal.	5' o.c.	
Rusty lyonia	3 gal.	5' o.c.	
Beauty berry	3 gal.	5' o.c.	
Herbs			
Wire grass	Bare root	3' o.c.	TBD
Shiny Blueberry	Bare root	3' o.c.	

Bermuda Lakes
Preliminary Indigenous Preserve/Enhancement and Restoration Plan

Love Grass	Bare root	3' o.c.
Walter's virburnum	Bare root	3' o.c.
Muhly Grass	Bare root	3' o.c.
Lopsided Indian grass	Bare root	3' o.c.
Black-eyed Susan	Bare root	3' o.c.
Runner Oak	Bare Root	3' o.c.
Blue Porterweed	Bare Root	3' o.c.
Saw Palmetto	1-gal	5' o.c.
Gopher Apple	Bare root	3' o.c.

INDIGENOUS PRESERVE CALCULATIONS TABLE:

Per LDC Section 10-415(b)(1), large developments, with existing indigenous native vegetation, must provide 50 percent of their open space percentage requirement through the onsite preservation of existing indigenous native vegetation.

Per LDC Section 10-415(b)(2), as an incentive to preserve indigenous native upland plant communities in large tracts, a scaled open space credit for single preserve areas will be granted.

Total Site Acreage: 48.78

Open Space Percentage

Requirement: 30%
Open Space Requirement: 14.63
Indigenous Requirement: 7.31

TOTAL INDIGENOUS PROPOSED

PRESERVE	ACTUAL ACREAGE	TOTAL INDIGENOUS ACREAGE
PRESERVE 1 (SOUTH WETLAND AND BUFFER)	3.19 ACRES	3.19 ACRES
PRESERVE 2 (LAKE WETLAND AND BUFFER)	2.73 ACRES	2.73 ACRES
PRESERVE 3 (WEST WETLAND AND BUFFER)	2.44 ACRES	2.44 ACRES
TOTAL	8.36 ACRES	8.36 ACRES

PROPOSED INDIGENOUS (8.36 ACRES) FOR PLAN B EXCEEDS REQUIREMENT (7.31 ACRES)

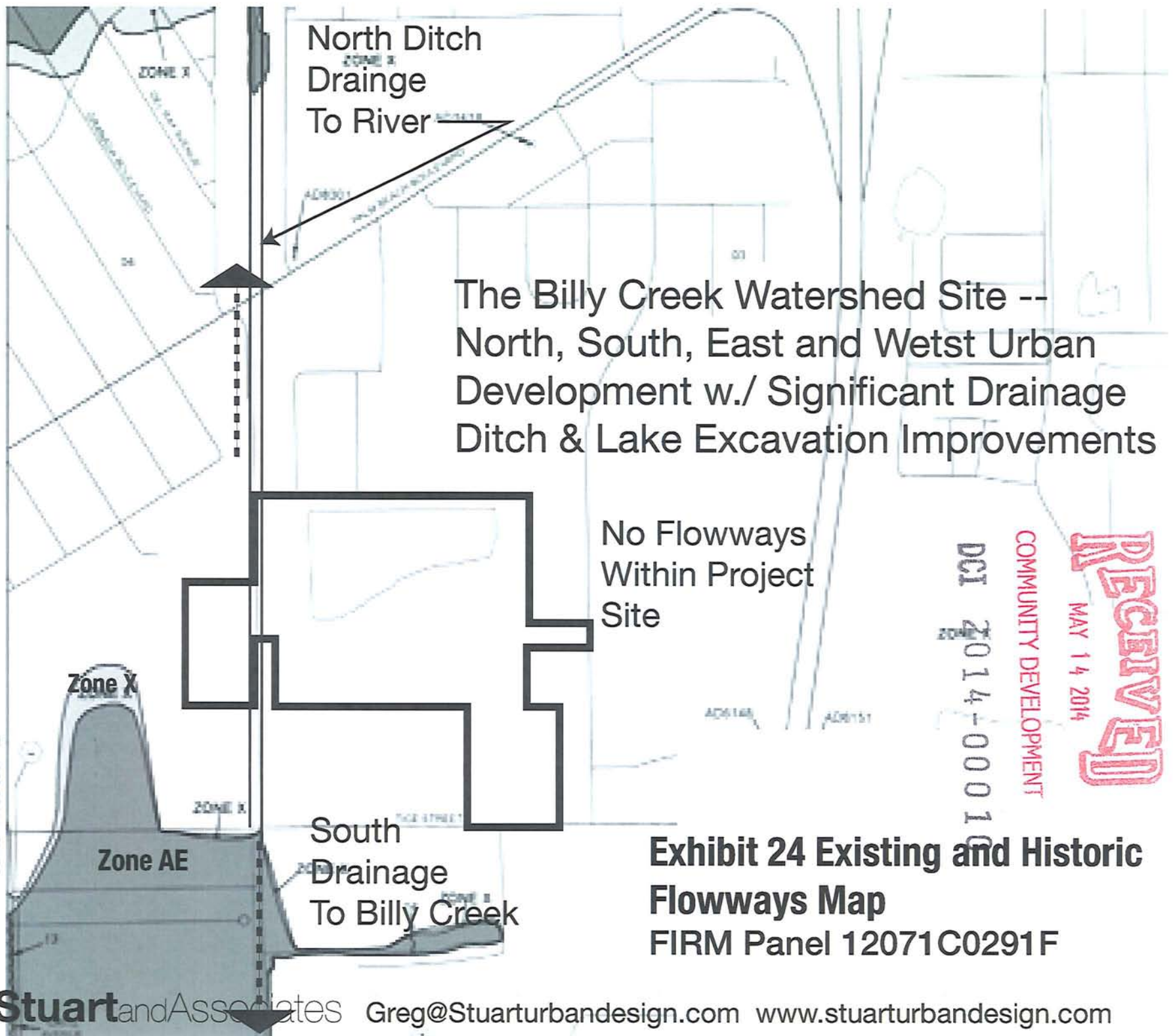
OTHER OPEN SPACE PROPOSED

PRESERVE	ACTUAL ACREAGE
SITE PERIMETER BUFFER	2.79 ACRES
LAKE (25% TOTAL)	3.65 ACRES
LAKE BUFFER	1.16 ACRES
TOTAL	7.60 ACRES

Bermuda Lakes
Preliminary Indigenous Preserve/Enhancement and Restoration Plan

Exhibit A

Existing Indigenous Map



**Exhibit 24 Existing and Historic
Flowways Map**
FIRM Panel 12071C0291F



Exhibit 24 Existing and Historic Flowways Map Air Photo

StuartandAssociates Greg@Stuarturbandesign.com www.stuarturbandesign.com

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STUART AND ASSOCIATES
Planning and Design Services

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The Bermuda Lakes RV Resort RVPD

Exhibit 25 Surface Water Management Plan

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STUART AND ASSOCIATES
Planning and Design Services

7910 Summerlin Lakes Drive
Fort Myers, FL 33907

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Exhibit 25 The Bermuda Lakes RVPD Surface Water Management Plan

The project's Surface Water Management Plan is as follows:

The current existing site runoff character reflects the degree and character of the site's surrounding urbanized land uses. A large, community-oriented drainage ditch is located within the project's western portion. This conveys waters from south and northward to the river. A second, smaller drainage ditch is located within the site's eastern area, with storm waters draining to the large 10 acre lake.

In general terms, the project's drainage concept is based upon attenuation for a 25-year/3 day storm event. The primary hydrological concern for the site will be the management and storage of its surface waters as determined by FAC 17-3, 17-40, 17-301 and 40E-4. . A permit amendment to the South Florida Water Management District will insure continued compliance to the current District construction and operation permit so as to insure that there will not be a net increase in storm water runoff quantity nor diminished water quality, as measured from existing, pre-development conditions.

The project will feature perimeter site berming and the large 10 acre lake for surface water attenuation and water quality pre-treatment. A dry basin located within the south east portion of the site will also be used for water quality pre-treatment with discharge into the lake. The project is located outside the 100-year flood. The project's surface water management system includes three conserved wetland systems are conserved. The central wetland will be used for attenuation and treatment.

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STUART AND ASSOCIATES
Planning and Design Services

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The Bermuda Lakes RV Resort RVPD

Exhibit 27 Indigenous Management Plan

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MAY 14 2014

COMMUNITY DEVELOPMENT

DCI 2014-00010

Bermuda Lakes

Section 3 & 4; Township 44 South; Range 2 East
Lee County, Florida

Preliminary Indigenous Preserve/Enhancement and Restoration Plan

STRAP Nos.: 03-44-25-00-00010.0030
 03-44-25-00-00013.0000
 03-44-25-00-00015.0000
 03-44-25-00-00016.0000
 04-44-25-00-00018.0000

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MAY 14 2014

COMMUNITY DEVELOPMENT

DCI 2014-00010

May 2014

Project No. 2014-3

INTRODUCTION

The 48.78± acre property is located in portions of Sections 3 & 4, Township 44 South, Range 25 East, in Lee County, Florida. Specifically, the site is situated north of Tice Street and west of Lexington Avenue approximately 0.30 miles west of I-75.

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The indigenous preserve is designed to provide habitat for potentially listed species on site and to preserve some of the existing wetlands along with additional uplands to buffer the wetland preserves. The remainder of the indigenous requirement will be provided through the preservation, restoration and enhancement of areas within the landscape buffer and additional open space areas.

The proposed preserves are consistent with the Lee Plan and the Land Development Code standards in that it meets the goals to protect indigenous communities, protected species habitat and wetlands onsite.

EXISTING VEGETATION

See attached Existing Indigenous Map. (**Exhibit A**)

TABLE 1: FLUCFCS COMMUNITY TABLE

FLUCFCS Code	Community Description	Indigenous	Acres	Percent of Total
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260E1	Other Open Lands (1-24% Exotics)	No	2.74± ac.	5.60%
411E2	Pine Flatwoods (25-49% Exotics)	Yes	7.19± ac.	14.69%
422	Brazilian Pepper	No	2.19± ac.	4.47%
428E1	Cabbage Palm (1-24% Exotics)	Yes	0.45± ac.	0.92%

Bermuda Lakes
Preliminary Indigenous Preserve/Enhancement and Restoration Plan

428H	Cabbage Palm, Hydric	Yes	0.40± ac.	0.82%
438E1	Mixed Hardwoods	Yes	1.58± ac.	3.53%
510	Streams and Waterways	No	0.95± ac.	1.94%
616E2	Inland Pond and Slough (25-49% Exotics)	Yes	0.52± ac.	1.06%
617E2	Mixed Wetland Hardwoods (25-49% Exotics)	Yes	5.60± ac.	11.44%
619	Exotic Wetland Hardwoods	No	0.38± ac.	0.78%
621E2	Cypress (25-49% Exotics)	Yes	1.93± ac.	3.94%
740	Disturbed Land	No	0.80± ac.	1.63%
740H	Disturbed Land, Hydric	No	0.09± ac.	21.00%
742	Borrow Areas	No	10.28± ac.	0.37%
743	Spoil Areas	No	0.18± ac.	0.18%
Total			48.78± ac.	100.00%

Supplemental Upland Plantings (if needed)

If necessary, upland plantings will be installed within the upland buffers within the proposed preserves (FLUCFCS 411E2). This area will be replanted with trees, shrubs and groundcover plants to mimic a native community. Trees would be a minimum 6' on 12' centers and shrubs would be minimum 3 gallon on 5' centers. Groundcover planting will be min 2" liner or bare root upon 3 foot centers. At a minimum, the plant species listed will be included.

Preserve - Upland Plantings.

Common Name	Minimum size or better	Planting Density	Plant *Numbers
Trees			
Live Oak	6-8' tall	12' o.c.	TBD
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Cabbage Palm	6-8' tall	12' o.c.	
Shrubs			
Wax-myrtle	3 gal.	5' o.c.	TBD
Myrsine	3 gal.	5' o.c.	
Wild Coffee	3 gal.	5' o.c.	
Beauty berry	3 gal.	5' o.c.	
Herbs			
Wire grass	Bare root	3' o.c.	TBD
Shiny Blueberry	Bare root	3' o.c.	
Love Grass	Bare root	3' o.c.	
Fakahatchee Grass	Bare root	3' o.c.	
Muhly Grass	Bare root	3' o.c.	
Saw Palmetto	1-gal	5' o.c.	
Gopher Apple	Bare root	3' o.c.	

Supplemental Herbaceous Wetland Plantings (if needed)

If necessary, marsh plantings will be installed within the preserved wetlands to restore the vegetation after exotics treatment and removal that may be required (FLUCFCS 617E2, 621E2, and 619). Plant material shall include herbaceous material a minimum of 2" liner in size or bare root stock. The number of plantings will be based upon 3 -foot centers. The plant species listed will be included and will consist of a minimum of at least five species.

Common Name	Minimum size or better	Planting Density	Plant *Numbers
Herbs			
Pickernelweed	Bare root	3' o.c.	TBD
Arrowhead	Bare root	3' o.c.	
Spike Rush	Bare root	3' o.c.	
Smooth cord grass	Bare root	3' o.c.	
Blue Flag Iris	Bare root	3' o.c.	

Landscape Buffer Plantings (if needed)

In accordance with Section 34-939(a)(3) of LDC, the landscape buffer will be designed to mimic a natural community to allow for variation and creativity in order to be consistence with the Alva Community Plan. Trees, shrub and groundcover planting will consist of native species. These plantings will be installed within the proposed landscape buffer and additional open space areas which surrounds the property. This native vegetation will provide for cover and additional habitat for wildlife species that may utilize or traverse the property.

Common Name	Minimum size or better	Planting Density	Plant *Numbers
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Myrtle Oak	3 gal.	12' o.c.	
Sand Live Oak	3 gal.	12' o.c.	
White Stopper	3 gal.	12' o.c.	
Spanish Stopper	3 gal.	12' o.c.	
Slash Pine	6-8' tall	12' o.c.	
Cabbage Palm	6-8' tall	12' o.c.	
Shrubs			
Wax-myrtle	3 gal.	5' o.c.	TBD
Myrsine	3 gal.	5' o.c.	
Rusty Iyonia	3 gal.	5' o.c.	
Beauty berry	3 gal.	5' o.c.	
Herbs			
Wire grass	Bare root	3' o.c.	TBD
Shiny Blueberry	Bare root	3' o.c.	

Bermuda Lakes
Preliminary Indigenous Preserve/Enhancement and Restoration Plan

Love Grass	Bare root	3' o.c.
Walter's virburnum	Bare root	3' o.c.
Muhly Grass	Bare root	3' o.c.
Lopsided Indian grass	Bare root	3' o.c.
Black-eyed Susan	Bare root	3' o.c.
Runner Oak	Bare Root	3' o.c.
Blue Porterweed	Bare Root	3' o.c.
Saw Palmetto	1-gal	5' o.c.
Gopher Apple	Bare root	3' o.c.

INDIGENOUS PRESERVE CALCULATIONS TABLE:

Per LDC Section 10-415(b)(1), large developments, with existing indigenous native vegetation, must provide 50 percent of their open space percentage requirement through the onsite preservation of existing indigenous native vegetation.

Per LDC Section 10-415(b)(2), as an incentive to preserve indigenous native upland plant communities in large tracts, a scaled open space credit for single preserve areas will be granted.

Total Site Acreage: 48.78

Open Space Percentage

Requirement: 30%
Open Space Requirement: 14.63
Indigenous Requirement: 7.31

TOTAL INDIGENOUS PROPOSED

PRESERVE	ACTUAL ACREAGE	TOTAL INDIGENOUS ACREAGE
PRESERVE 1 (SOUTH WETLAND AND BUFFER)	3.19 ACRES	3.19 ACRES
PRESERVE 2 (LAKE WETLAND AND BUFFER)	2.73 ACRES	2.73 ACRES
PRESERVE 3 (WEST WETLAND AND BUFFER)	2.44 ACRES	2.44 ACRES
TOTAL	8.36 ACRES	8.36 ACRES

PROPOSED INDIGENOUS (8.36 ACRES) FOR PLAN B EXCEEDS REQUIREMENT (7.31 ACRES)

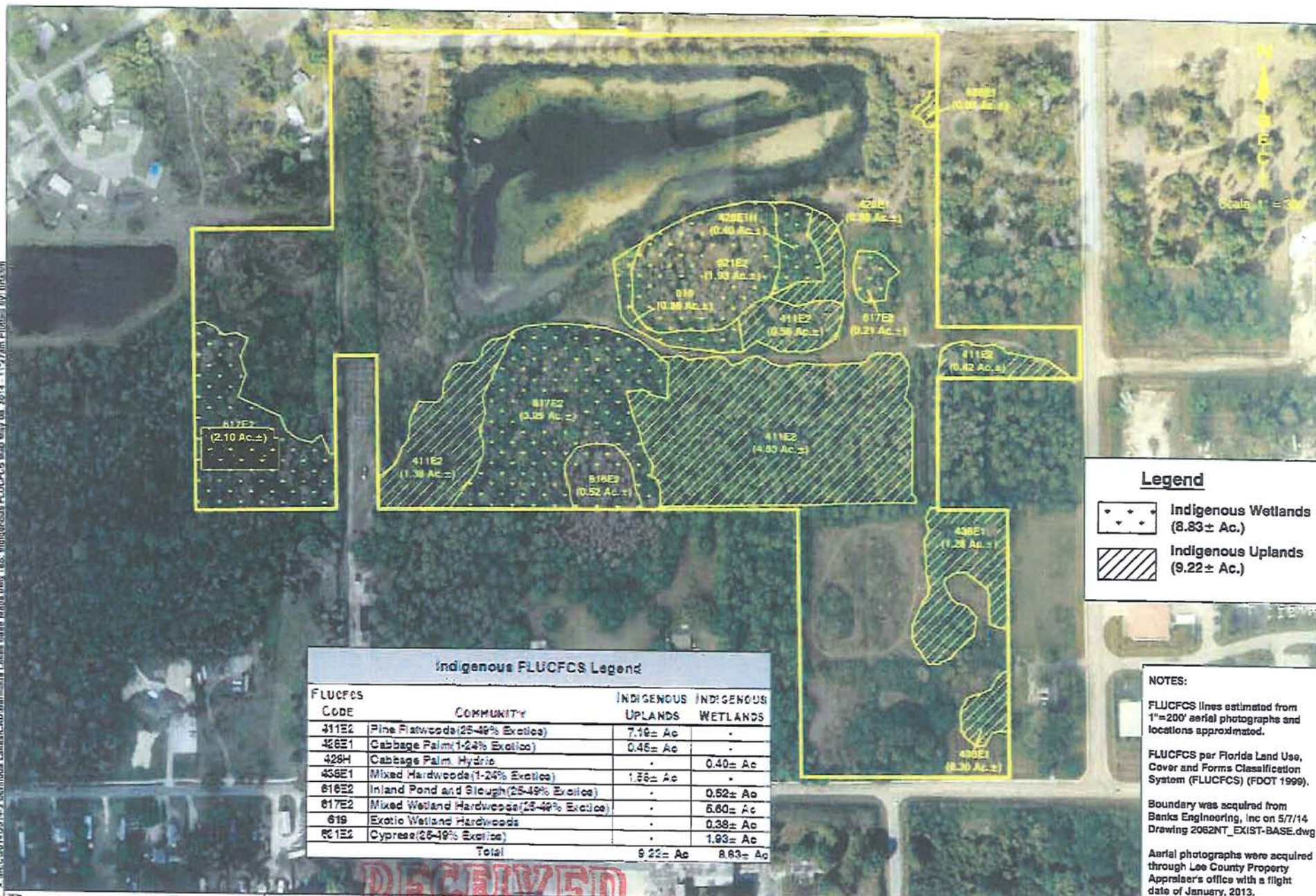
OTHER OPEN SPACE PROPOSED

PRESERVE	ACTUAL ACREAGE
SITE PERIMETER BUFFER	2.79 ACRES
LAKE (25% TOTAL)	3.65 ACRES
LAKE BUFFER	1.16 ACRES
TOTAL	7.60 ACRES

Bermuda Lakes
Preliminary Indigenous Preserve/Enhancement and Restoration Plan

Exhibit A
Existing Indigenous Map

X:\REC\2014\2014-2 Bermuda Lakes\CAD\Bermuda Lakes\Map Tab: Indigenous FLUCFCS Map May 08, 2014 - 11:27am Plotted by: Irisaen



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Date: 5/7/14
Job Number: 2014-3
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Bermuda Lakes

Indigenous FLUCFCS Map

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Category	Revisions	Date:	Page
FLUCFCS			
Scale:			
1" = 300'			
County			Exhibit
Lee			



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The Bermuda Lakes RV Resort RVPD

Exhibit 27 Protected Species Plan

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Years of
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Bermuda Lakes

Sections 3 & 4; Township 44 South; Range 25 East
Lee County, Florida

Protected Species Survey

STRAP Nos.: 03-44-25-00-00010.0030
03-44-25-00-00013.0000
03-44-25-00-00015.0000
03-44-25-00-00016.0000
04-44-25-00-00018.0000

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March 2014

Project No. 2014-3

11000 Metro Parkway Suite 4
Fort Myers, Florida 33966
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INTRODUCTION

An environmental scientist from Boylan Environmental Consultants, Inc conducted a field investigation on the 48.96± acre property on March 3, 2014. The site is located in portions of Sections 3 & 4, Township 44 South, Range 25 East, in Lee County, Florida. Specifically, it is situated north of Tice Street and west of Lexington Avenue approximately 0.3 miles west of I-75. Please see the attached Project Location Map **Exhibit A**.

The purpose of the field investigation was to identify and document the presence of any listed species and any potential listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the U.S. Fish & Wildlife Service (USFWS) and the Florida Fish & Wildlife Conservation Commission (FWC).

The survey was conducted in the morning to early afternoon with temperatures in the 80's with sunny and clear skies.

METHODOLOGY

The survey method consisted of overlapping belt transects performed for all FLUCFCS communities onsite in compliance with the Lee County Endangered Species Ordinance No. 89-34. The specific methodology included pedestrian surveys of parallel transects which is a methodology previously approved by Lee County.

This survey is comprised of a several step process. First, vegetation communities or land-uses on the study area are delineated using the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Please see the attached FLUCFCS Map **Exhibit B** and FLUCFCS Map with Aerial **Exhibit C**. Next, the FLUCFCS codes are cross-referenced with the Lee County Protected Species List. This protected species list names the species which have a probability of occurring in any particular FLUCFCS community.

An intensive pedestrian survey is conducted using parallel belt transects that are approximately 10-40 feet apart as a means of searching for listed species. The distance between transects depends upon both the thickness of vegetation and line of sight visibility. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then geo-located with a hand held GPS unit and marked in the field with flagging tape. The table at end of the report lists the FLUCFCS communities found on the parcel and the corresponding species which have a probability of occurring in them.

Transects were walked approximately as shown on the attached Protected Species Survey Map **Exhibit D** and Protected Species Survey Map with Aerial **Exhibit E**. Specific attention was placed on locating any gopher tortoise burrows, potential fox squirrel nests, locating RCW cavity trees, and eagle's nests within the forested portions of the property.

TABLE 1: SURVEY DATE AND WEATHER CONDITIONS

Survey Date	Survey Time	Weather Conditions
03/03/2014	Morning to Early Afternoon	Sunny and clear with light winds and temperatures in the 80's

EXISTING SITE CONDITIONS

Site Details – The boundary is approximate and based upon Lee County GIS and assumed to be 48.96± acres. The site was undeveloped, but appears to have a long history of disturbance. The property is composed of mostly cropland and pasture and borrow areas. The site is bordered by mainly disturbed areas and open lands with a few areas of mixed wetland hardwoods.

Soil Type - The soils on the property have been mapped by the National Resource Conservation Service (NRCS, formerly the Soil Conservation Service). Please see the attached NRCS Soils Map **Exhibit F**. These mappings are general in nature, but can provide a certain level of information about the site as to the possible extent of wetland area. According to these mappings, the parcel is underlain by Myakka Fine Sand (11; non-hydric); Immokalee – Urban Land Complex (36; non-hydric); Isles Fine Sand, Depressional (39; hydric); and Wabasso Sand, Limestone Substratum (42; non-hydric).

Vegetation Communities – Each community was 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. Vegetation is one parameter used in determining the presence of a wetland; the other parameters include the presence of wetland hydrology and hydric soils. These community mappings will generally reflect whether an area could be considered as wetlands. We identified approximately 8.92± acres of potential jurisdictional wetland communities 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.

FLUCFCS CODES/DESCRIPTION

110 Residential (< 1% Exotics) 1.04± ac.

These residential areas are occupied by single-family home sites and account for 1.04± acres of the property.

210E1 Cropland and Pasture (1-24% Exotics) 12.49± ac.

This habitat type occupies approximately 12.49± acres of the site. The canopy is open. The sub-canopy vegetation includes cabbage palm (*Sabal palmetto*), Brazilian pepper (*Schinus terebinthifolius*), catclaw mimosa (*Mimosa pigra*), and wax myrtle (*Morella cerifera*). The groundcover is dominated by bahiagrass (*Paspalum notatum*), Caesar weed (*Urena lobata*), fingergrass (*Eustachys floridana*), bushy broomsedge (*Andropogon glomeratus*), cogongrass (*Imperata cylindrica*), beggarticks (*Bidens pilosa*), poison ivy

(*Toxicodendron radicans*), sweetbroom (*Seopacia dulcis*), elephant grass (*Pennisetum purpureum*), rattlebox (*Sesbania punicea*), and fireweed (*Chamerion angustifolium*).

260E1 Other Open Lands (1-24% Exotics) 2.74± ac.

This area occupies approximately 2.74± acres of the site. Canopy vegetation includes melaleuca (*Melaleuca quinquenervia*) and slash pine (*Pinus elliottii*). The sub-canopy includes slash pine and wax myrtle. Groundcover species include bahiagrass, bushy broomsedge, Caesar weed, cogongrass, love vine (*Cassytha filiformis*), Spanish needles (*Richardia brasiliensis*), grapevine (*Vitis vinifera*), crowsfoot grass (*Dactyloctenium aegyptium*), and ragweed (*Ambrosia artemisiifolia*).

411E2 Pine Flatwoods (25-49% Exotics) 7.19± ac.

This upland habitat type occupies 7.19± acres of the property. Canopy vegetation is slash pine, laurel oak (*Quercus laurifolia*), melaleuca, live oak (*Quercus virginiana*), cabbage palm, and earleaf acacia (*Acacia auriculiformis*). Sub-canopy includes Brazilian pepper, laurel oak, wax myrtle, slash pine, and fig (*Ficus spp.*). Groundcover includes saw palmetto (*Serenoa repens*), Caesar weed (*Urena lobata*), poison ivy, dog fennel (*Eupatorium capillifolium*), false buttonweed (*Spermacoce floridana*), bushy broomsedge, wild coffee (*Psychotria nervosa*), blackberry (*Rubus argutus*), Spanish needles, ragweed, beggarticks, and grapevine.

422 Brazilian Pepper 2.19± ac.

This upland community type occupies approximately 2.19± acres of the property. The canopy is open. The sub-canopy is dominated by Brazilian pepper. The ground cover includes bahiagrass, fingergrass, Caesar weed, and muscadine grape (*Vitis rotundifolia*).

428E1 Cabbage Palm (1-24% Exotics) 0.45± ac.

This upland habitat type occupies approximately 0.45± acres of the property. The canopy contains cabbage palm. The sub-canopy includes cabbage palm, wax myrtle, and melaleuca. The ground cover includes poison ivy, Virginia creeper (*Parthenocissus quinquefolia*), Caesar weed, beggartick, and saw palmetto.

428H Cabbage Palm, Hydric (< 1% Exotics) 0.40± ac.

This upland habitat type occupies approximately 0.40± acres of the property. The canopy contains cabbage palm. The sub-canopy includes cabbage palm, wax myrtle, and melaleuca. The ground cover includes poison ivy, Virginia creeper (*Parthenocissus quinquefolia*), Caesar weed, beggartick, swamp fern (*Blechnum serrulatum*), and Virginia chain fern (*Woodwardia virginica*).

438E1 Mixed Hardwoods (1-24% Exotics) 1.73± ac.

This community type occupies approximately 1.73± acres of the property. The canopy contains laurel oak and cabbage palm. Vegetation in the sub-canopy includes Brazilian pepper. The groundcover contains poison ivy, bahiagrass, blackberry, and rattlebox.

510 Streams and Waterways 0.95± ac.

This habitat type occupies approximately 0.95± acres of the property. The canopy and sub-canopy are open. The ground cover contains cattail (*Typha latifolia*).

616E2 Inland Pond and Slough (25-49% Exotics) 0.52± ac.

This wetland community type occupies approximately 0.52± acres of the property. The canopy consists of bald cypress (*Taxodium distichum*), pond cypress (*Taxodium ascendens*), earleaf acacia, and melaleuca. The sub-canopy contains bald cypress, myrsine (*Myrsine guianensis*), buttonbush (*Cephalanthus occidentalis*), and dahoon holly (*Ilex cassine*). The ground cover includes swamp fern, wild coffee, royal fern (*Osmunda regalis*), sawgrass (*Cladium jamaicense*), fireflag (*Thalia geniculata*), smilax (*Smilax spp.*), poison ivy, and climbing hempvine (*Mikania scandens*).

617E2 Mixed Wetland Hardwoods (25-49% Exotics) 5.60± ac.

This wetland community type occupies approximately 5.60± acres of the property. The canopy consists of pond cypress, bald cypress, laurel oak, cabbage palm, earleaf acacia, melaleuca, and java plum (*Syzygium cumini*). The sub-canopy contains Brazilian pepper, myrsine, laurel oak, and dahoon holly. The groundcover includes swamp fern, wild coffee, grapevine, Caesar weed, climbing hempvine, Virginia chain fern, poison ivy, white top sedge (*Rhynchospora colorata*), and boghemp (*Boehmeria cylindrica*).

619 Exotic Wetland Hardwoods 0.38± ac.

This wetland community type occupies approximately 0.38± acres of the property. The canopy consists of pond cypress, bald cypress, laurel oak, cabbage palm, earleaf acacia, melaleuca, and java plum (*Syzygium cumini*). The sub-canopy contains Brazilian pepper, myrsine, laurel oak, and dahoon holly. The groundcover includes swamp fern, wild coffee, grapevine, Caesar weed, climbing hempvine, Virginia chain fern, poison ivy, white top sedge, and boghemp.

621E2 Cypress (25-49% Exotics) 1.93± ac.

This wetland habitat type occupies approximately 1.93± acres of the property. The canopy vegetation includes bald cypress, pond cypress, earleaf acacia, and melaleuca. The sub-canopy contains dahoon holly, wax myrtle, Brazilian pepper, and buttonwood. The groundcover includes swamp fern, wild coffee, grapevine, Caesar weed, climbing hempvine, Virginia chain fern, poison ivy, white top sedge, and boghemp.

740 Disturbed Land (< 1% Exotics) 0.80± ac.

This community occupies approximately 0.80± acres of the property and was previously cleared and filled for use as a haul road for the excavation of the northern borrow pit and associated removal of the fill. The canopy and sub-canopy are open. Groundcover vegetation includes ragweed, Caesar weed, bahiagrass, and Johnson grass (*Sorghum halepense*).

740H Disturbed Land, Hydric (< 1% Exotics) 0.09± ac.

This community occupies approximately 0.09± acres of the property. The canopy and sub-canopy are open. The groundcover contains herbaceous vegetation including water

Bermuda Lakes
Protected Species Survey

pennywort (*Hydrocotyle umbellata*), torpedo grass, and yellow-eyed grass (*Xyris floridana*).

742 Borrow Area 10.28± ac.

This community type occupies approximately 10.28± acres of the property and consists of the large borrow pit located in the north portion of the property. The pit was excavated in upland soils. These open water habitats include areas of emergent and littoral vegetation including cattail and spikerush (*Eleocharis spp.*).

743 Spoil (< 1% Exotics) 0.18± ac.

This upland community type occupies approximately 0.18± acres of the property. This community consists of the spoil from the excavated ditch which bisects the property near the west boundary. The canopy contains slash pine and cabbage palm. Vegetation in the sub-canopy includes slash pine, cabbage palm, Brazilian pepper, and wild coffee. The groundcover contains grapevine and smilax.

TABLE 2: FLUCFCS COMMUNITY TABLE

FLUCFCS Code	Community Description	Acreage
110	Residential, Low Density	1.04± ac.
210E1	Cropland and Pasture (1-24% Exotics)	12.49± ac.
260E1	Other Open Lands (1-24% Exotics)	2.74± ac.
411E2	Pine Flatwoods (25-49% Exotics)	7.19± ac.
422	Brazilian Pepper	2.19± ac.
428E1	Cabbage Palm (1-24% Exotics)	0.45± ac.
428H	Cabbage Palm, Hydric	0.40± ac.
438E1	Mixed Hardwoods	1.73± ac.
510	Streams and Waterways	0.95± ac.
616E2	Inland Pond and Slough (25-49% Exotics)	0.52± ac.
617E2	Mixed Wetland Hardwoods (25-49% Exotics)	5.60± ac.
619	Exotic Wetland Hardwoods	0.38± ac.
621E2	Cypress (25-49% Exotics)	1.93± ac.
740	Disturbed Land	0.80± ac.
740H	Disturbed Land, Hydric	0.09± ac.
742	Borrow Areas	10.28± ac.
743	Spoil Areas	0.18± ac.
Total		48.96± ac.

SPECIES PRESENCE

During the field survey, wading birds, including the great white egret (*Ardea alba*), were observed on site. Because the site contains a man-made open water body, other species of wading birds are expected. No nest-like structures or tree cavities were noted, and no gopher tortoise (*Gopherus polyphemus*) burrows were identified. Alligators (*Alligator mississippiensis*) were not observed on the property.

Bermuda Lakes
Protected Species Survey

The various listed species that may occur in the FLUCFCS communities have been tabulated on the attached table. Overall, this site does not contain native, undisturbed community types in which protected species would typically inhabit.

DISCUSSION

The lack of tortoise burrows is likely due to the relatively high water tables in the area and the lack of habitat. Although the wetlands on this property are contiguous with off-site areas, the disturbed nature of the site, the abundance of exotic plant species, and the historic land-use of the site makes it unlikely that this supports or would provide habitat for protected species. The nearby roads also create a barrier and a hazard to other animals. Other non-listed animal species noted were black vulture (*Coragyps atratus*), turkey vulture (*Cathartes aura*), black racer (*Coluber constrictor*), moorhen (*Gallinula chloropus*), and belted kingfisher (*Megasceryle alcyon*).

Community locations were estimated and drawn by using a non-rectified aerial with approximate property boundaries hence, their location, aerial extent, and acreage is approximate.

TABLE 3: LISTED SPECIES BY HABITAT WITH CURRENT STATUS

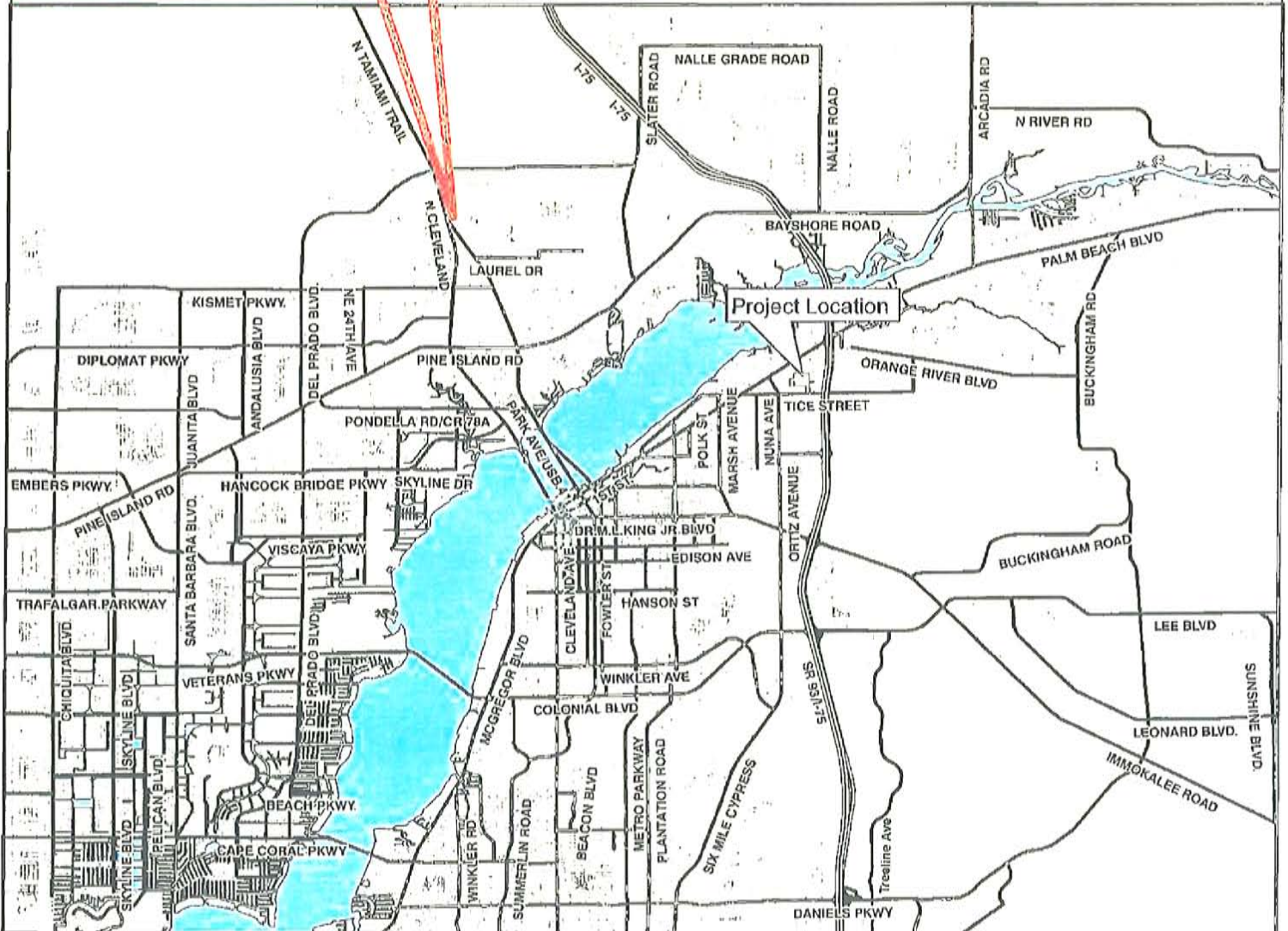
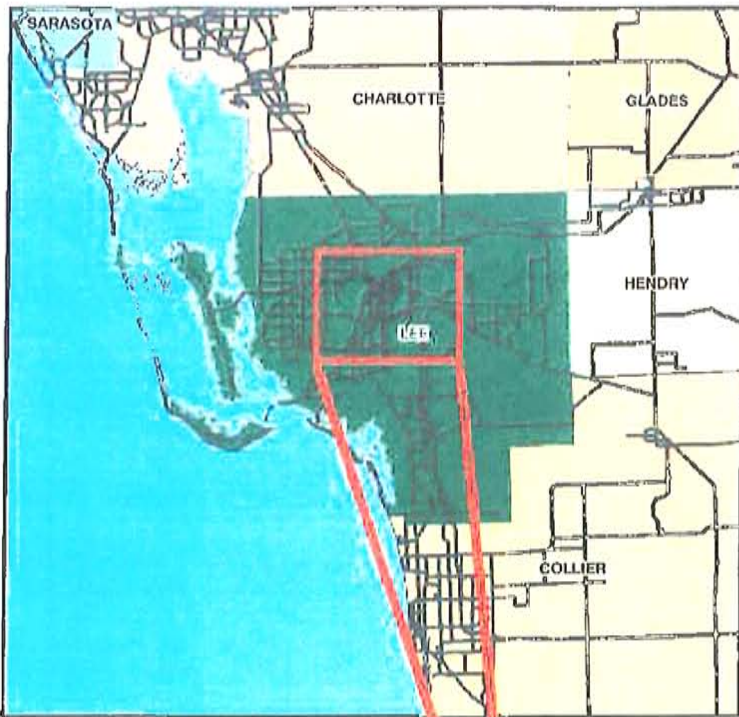
FLUCFCS Code	FLUCFCS Description	Common Name	Scientific Name	Percent Coverage	Observed	USDA	FDA&CS	FWS	FWC
210	Cropland and Pasture	Florida Sandhill crane	<i>Grus canadensis pratensis</i>	95	--	--	--	--	T
411	Pine Flatwoods	Beautiful paw-paw	<i>Deeringothamnus pulchellus</i>	95	--	E	E	E	--
		Big cypress fox squirrel	<i>Sciurus niger avicennia</i>	95	--	--	--	--	SSC
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	95	--	--	--	T	T
		Fakahatchee burmannia	<i>Burmannia flava</i>	95	--	--	E	--	--
		Florida black bear	<i>Ursus americanus floridanus</i>	95	--	--	--	SAT	T
		Florida coonhe	<i>Zamia floridana</i>	95	--	--	C	--	--
		Gopher frog	<i>Rana areolata</i>	95	--	--	--	--	SSC
		Gopher tortoise	<i>Gopherus polyphemus</i>	95	--	--	--	T	T
		Red-cockaded woodpecker	<i>Picoides borealis</i>	95	--	--	--	E	SSC
		Satinleaf	<i>Chrysophyllum olivaeforme</i>	95	--	--	T	--	--
422	Brazilian Pepper	Southeastern American Kestrel	<i>Falco sparverius paulus</i>	95	--	--	--	--	T
428	Cabbage Palm	N/A	--	95	--	--	--	--	--
		Audubon's crested caracara	<i>Polyborus plancus audubonii</i>	95	--	--	--	T	T
		Eastern indigo snake	<i>Drymarchon corais couperi</i>	95	--	--	--	T	T
		Florida black bear	<i>Ursus americanus floridanus</i>	95	--	--	--	SAT	T
		Hand adder's tongue fern	<i>Ophioglossum palmatum</i>	95	--	--	E	--	--
438	Mixed Hardwoods	Simpson's stopper	<i>Myrcianthes fragrans var. simpsonii</i>	95	--	--	T	--	--
510	Streams and Waterways	Florida black bear	<i>Ursus americanus floridanus</i>	95	--	--	--	SAT	T
		American alligator	<i>Alligator mississippiensis</i>	95	--	--	--	SAT	SSC
		Everglades mink	<i>Mustela vison evergladensis</i>	95	--	--	--	--	T
		Limpkin	<i>Aramus guarana</i>	95	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	95	--	--	--	--	SSC
		Reddish egret	<i>Egretta rufescens</i>	95	--	--	--	--	SSC
		Roseate spoonbill	<i>Ajaja ajaja</i>	95	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	95	--	--	--	--	SSC
617	Mixed Wetland Hardwoods	Tricolored heron	<i>Egretta tricolor</i>	95	--	--	--	--	SSC
		Florida black bear	<i>Ursus americanus floridanus</i>	95	--	--	--	SAT	T
		Limpkin	<i>Aramus guarana</i>	95	--	--	--	--	SSC
		Little blue heron	<i>Egretta caerulea</i>	95	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	95	--	--	--	--	SSC
621	Cypress	Tricolored heron	<i>Egretta tricolor</i>	95	--	--	--	--	SSC
		American alligator	<i>Alligator mississippiensis</i>	95	--	--	--	--	SSC
		Florida black bear	<i>Ursus americanus floridanus</i>	95	--	--	--	SAT	SSC
		Limpkin	<i>Aramus guarana</i>	95	--	--	--	SAT	T
		Little blue heron	<i>Egretta caerulea</i>	95	--	--	--	--	SSC
		Snowy egret	<i>Egretta thula</i>	95	--	--	--	--	SSC
		Tricolored heron	<i>Egretta tricolor</i>	95	--	--	--	--	SSC
		Wood stork	<i>Mycteria americana</i>	95	--	--	--	--	SSC
743	Spoil Area	Gopher tortoise	<i>Gopherus polyphemus</i>	95	--	--	--	E	E

C = Commercially Exploited, SAT = Similarity of Appearance Threatened, SSC = Species of Special Concern, T = Threatened, E = Endangered

Table designates listed species with potential to occur in each FLUCFCS community as listed in Appendix H of the Lee County Land Development Code.

**Bermuda Lakes
Protected Species Survey**

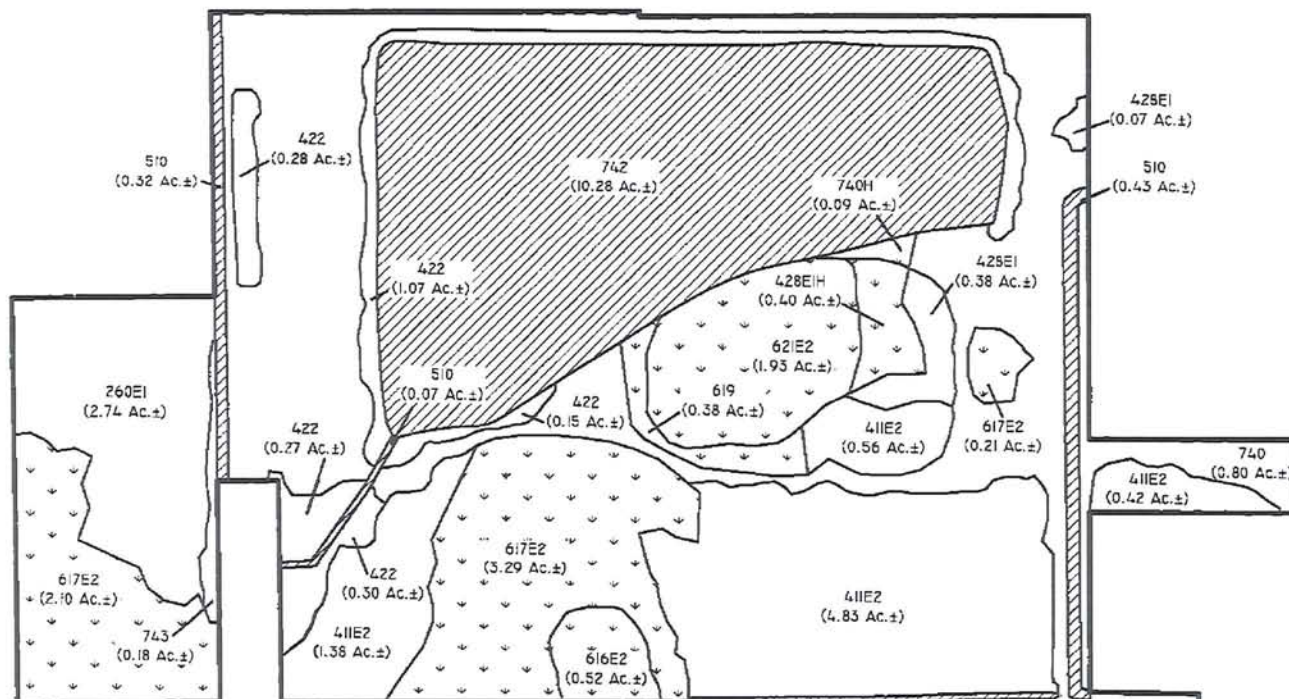
**Exhibit A
Project Location Map**



Drawn by	BKM	Date	1/9/14	SEC 25E 19S	4/14S/25E	Exhibit Number
Checked by	BKM	Date	1/9/14	Location Map		
Project Number	2014-3	County	Lee			

**Bermuda Lakes
Protected Species Survey**

**Exhibit B
FLUCFCS Map**



N
B
E
E
C
C
N

Scale: 1" = 300'

FLUCFCS Legend

FLUCFCS CODE	COMMUNITY	TOTAL	%
110	RESIDENTIAL, LOW DENSITY	1.04± Ac.	2.12%
210EI	CROPLAND AND PASTURE (24% EXOTICS)	12.49± Ac.	25.51%
260EI	OTHER OPEN LANDS (24% EXOTICS)	2.74± Ac.	5.60%
41IE2	FINE FLATWOODS (25-49% EXOTICS)	7.19± Ac.	14.59%
422	BRACLIAN PEPPER	2.19± Ac.	4.47%
426E	CABBAGE PALM (1-24% EXOTICS)	0.45± Ac.	0.92%
426H	CABBAGE PALM, HYDRO	0.40± Ac.	0.82%
438E	MIXED HARDWOODS (24% EXOTICS)	1.73± Ac.	3.53%
510	STREAMS AND WATERWAYS	0.55± Ac.	1.12%
616E2	INLAND POND AND SLOUGH (25-49% EXOTICS)	0.52± Ac.	1.06%
617E2	MIXED WETLAND HARDWOODS (25-49% EXOTICS)	3.60± Ac.	7.44%
619	EXOTIC WETLAND HARDWOODS	0.38± Ac.	0.78%
62IE2	COYPRUS (25-49% EXOTICS)	1.93± Ac.	3.94%
740	DISTURBED LAND	0.80± Ac.	1.63%
742	BORROW AREAS	10.28± Ac.	21.00%
743	SPILL AREAS	0.18± Ac.	0.37%
740H	DISTURBED LAND, HYDRO	0.09± Ac.	0.18%
Total		48.96± Ac.	100.00%

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LEGEND

- WETLANDS (8.92± Ac.)
- OTHER SURFACE WATERS (11.23± Ac.)

NOTES:

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

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

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Drawn By: Date:

BKM 3/5/14

Job Number

2014-3

S/T/R

4/44S/25E

Bermuda Lakes

FLUCFCS Map

Category

FLUCFCS

Scale:

1" = 300'

County

Lee

Revisions

Date:

Page

Exhibit

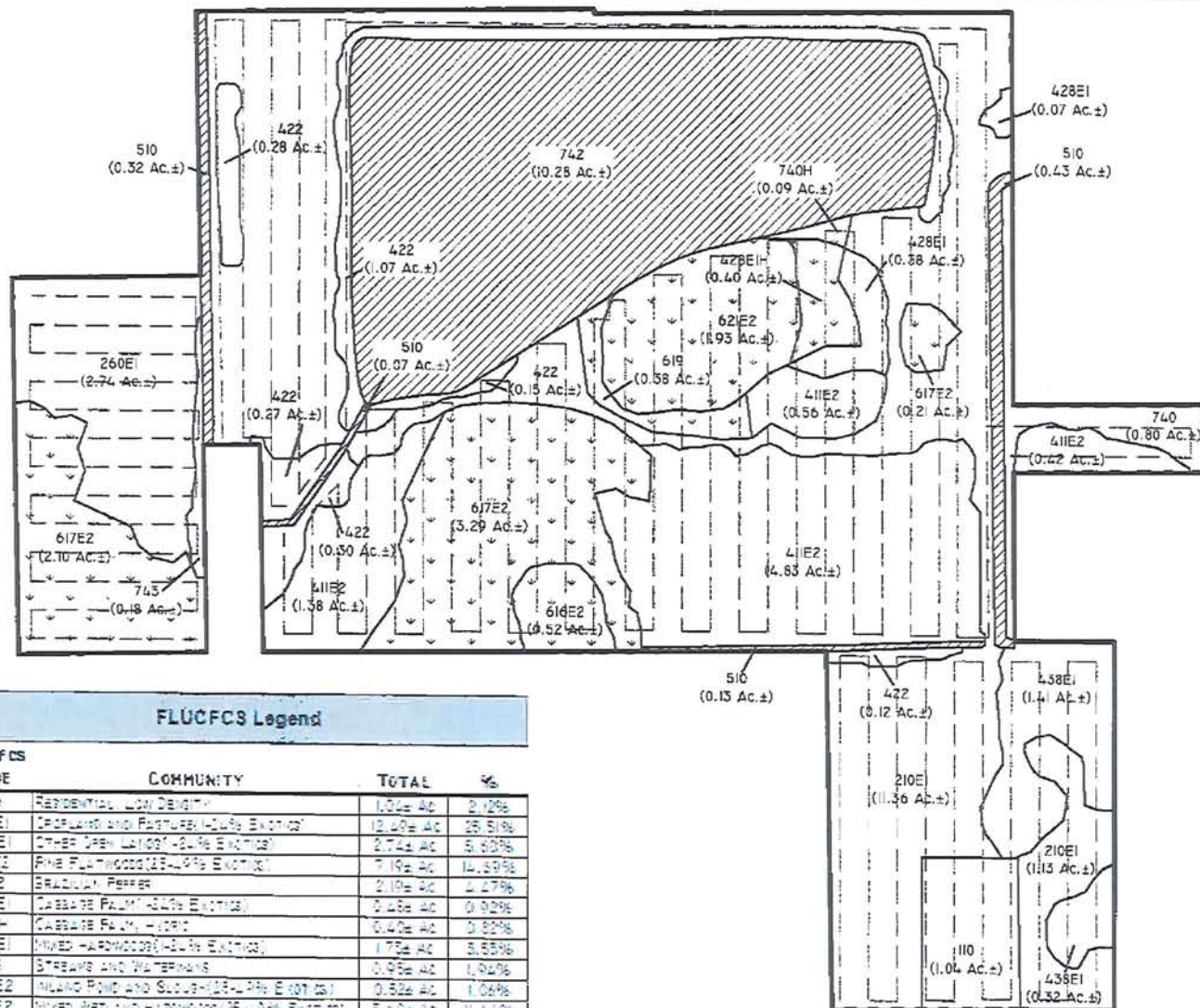
**Bermuda Lakes
Protected Species Survey**

Exhibit C

FLUCFCS Map with Aerial

**Bermuda Lakes
Protected Species Survey**

**Exhibit D
Protected Species Survey Map**



Scale: 1" = 300'

LEGEND

- WETLANDS (8.92± Ac.)
- OTHER SURFACE WATERS (11.23± Ac.)
- PSS SURVEY TRANSECTS

FLUCFCS Legend

FLUCFCS CODE	COMMUNITY	TOTAL	%
110	RESIDENTIAL LOW DENSITY	1.04± AC	2.12%
210E1	COPELAND AND PASTURE (10% EXOTIC)	12.40± AC	25.51%
260E1	OTHER OPEN LANDS (10% EXOTIC)	2.74± AC	5.60%
411E2	FINE FLATTING (15-30% EXOTIC)	7.19± AC	14.59%
422	BRADLEY PAPER	2.10± AC	4.27%
438E1	CASSABE PALM (34% EXOTIC)	0.32± AC	0.66%
438E1	CASSABE PALM (10%)	0.40± AC	0.82%
438E1	MIXED HARDWOOD (10% EXOTIC)	1.72± AC	3.53%
510	STREAMS AND WATERWAYS	0.95± AC	1.94%
616E2	MILK POND AND SLUGH (15-30% EXOTIC)	0.52± AC	1.04%
617E2	MIXED WETLAND - HARDWOOD (15-30% EXOTIC)	5.83± AC	11.94%
619	EMERALD WETLAND - HARDWOOD	0.58± AC	1.17%
62E2	CASSABE (15-30% EXOTIC)	1.93± AC	3.94%
740	DISTURBED LAND	0.80± AC	1.63%
743	ECOTONE AREAS	10.25± AC	20.94%
743	SCAL AREAS	0.18± AC	0.37%
743H	DISTURBED LAND - POND	0.09± AC	0.18%
Total		48.99± AC	100.00%

NOTES:

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

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FOOT 1999).

COMMUNITY DEVELOPMENT

DCI 2014-00010

RECEIVED
MAY 14 2014

Boylan
Environmental
Consultants, Inc.

Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments

11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (889) 418-0671



Drawn By: Date:

BKM 3/11/14
Job Number

2014-3
S/T/R

4/44S/25E

Bermuda Lakes

Protected Species Survey Map

Category

PSS

Scale:

1" = 300'

County

Lee

Revisions

Date:

Page

Exhibit

**Bermuda Lakes
Protected Species Survey**

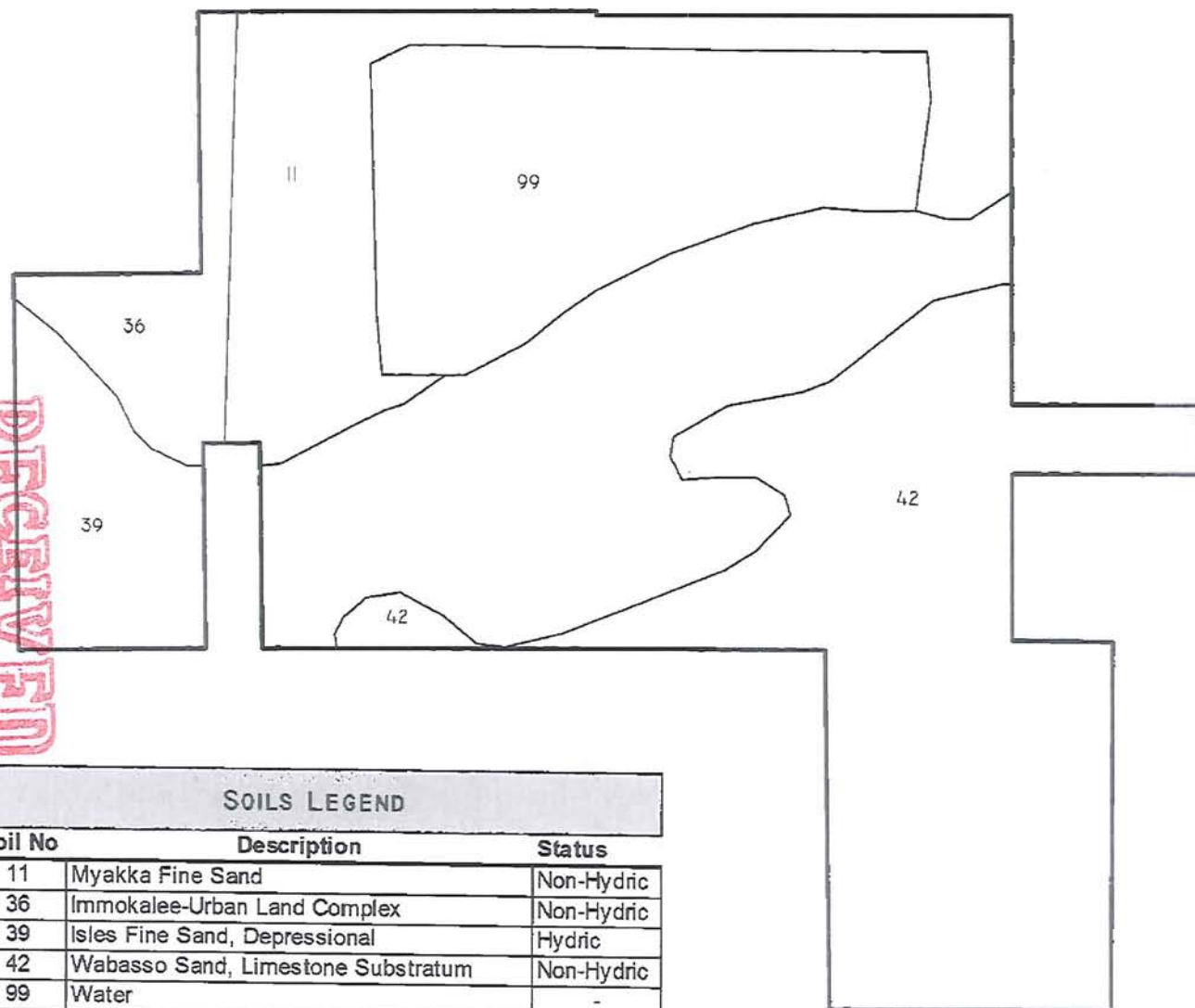
Exhibit E

Protected Species Survey Map with Aerial

Exhibit F
NRCS Soils Map



Scale: 1" = 300'



RECEIVED
MAY 14 2014

COMMUNITY DEVELOPMENT
DEC 2014-00010

SOILS LEGEND		
Soil No	Description	Status
11	Myakka Fine Sand	Non-Hydric
36	Immokalee-Urban Land Complex	Non-Hydric
39	Isles Fine Sand, Depressional	Hydric
42	Wabasso Sand, Limestone Substratum	Non-Hydric
99	Water	-

NOTES:

SOILS WERE ACQUIRED FROM THE
FDCI, AND ARE FROM THE NRCS
SOIL MAPS

Boylan
Environmental
Consultants, Inc.



Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments

11000 Metro Parkway, Suite 4, Ft. Myers, FL 33907 (239) 418-0671

Drawn By: BKM
Date: 3/11/14
Job Number:
2014-3
S/TR
4/44S/25E

Bermuda Lakes
NRCS Soils Map

Category:
Soils
Scale:
1" = 300'
County:
Lee

Revisions

Date:

Page:

Exhibit



STUART AND ASSOCIATES
Planning and Design Services

7910 Summerlin Lakes Drive
Fort Myers, FL 33907

C 239-677-6126
Greg@Stuarturbandesign.com

www.Stuarturbandesign.com

The Bermuda Lakes RV Resort RVPD

Exhibits 36 Utility Availability Letter

RECEIVED
MAY 14 2014

COMMUNITY DEVELOPMENT

DCI 2014-00010



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 533-8532

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

March 27, 2014

Greg Stuart
Stuart and Associates
11860 Island Ave
Matlacha, FL 33993

RE: Potable Water and Wastewater Availability
Bermuda Lakes RV Resort, Lexington Ave
STRAP # 03-44-25-00-00013.0000 & 03-44-25-00-00016.0000

Dear Mr. Stuart:

The subject properties are located within Lee County Utilities Future Service Area as depicted on Maps 6 and/or 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of a 200 unit recreation vehicle park with an estimated flow demand of approximately 20,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Olga Water Treatment Plant.

Sanitary sewer service will be provided by the City of Fort Myers North Wastewater Plant. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

This is only a letter of availability of service and not a commitment to serve. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of Water and Wastewater service is for re-zoning for this project only. Individual letters of availability will be required for obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
UTILITIES ENGINEERING

VIA EMAIL

RECEIVED
MAY 14 2014

COMMUNITY DEVELOPMENT

DCI 2014-00010



STUART AND ASSOCIATES
Planning and Design Services

7910 Summerlin Lakes Drive
Fort Myers, FL 33907

C 239-677-6126
Greg@Stuarturbandesign.com

www.Stuarturbandesign.com

The Bermuda Lakes RV Resort RVPD

Exhibits B Boundary Survey

RECEIVED
MAY 14 2014

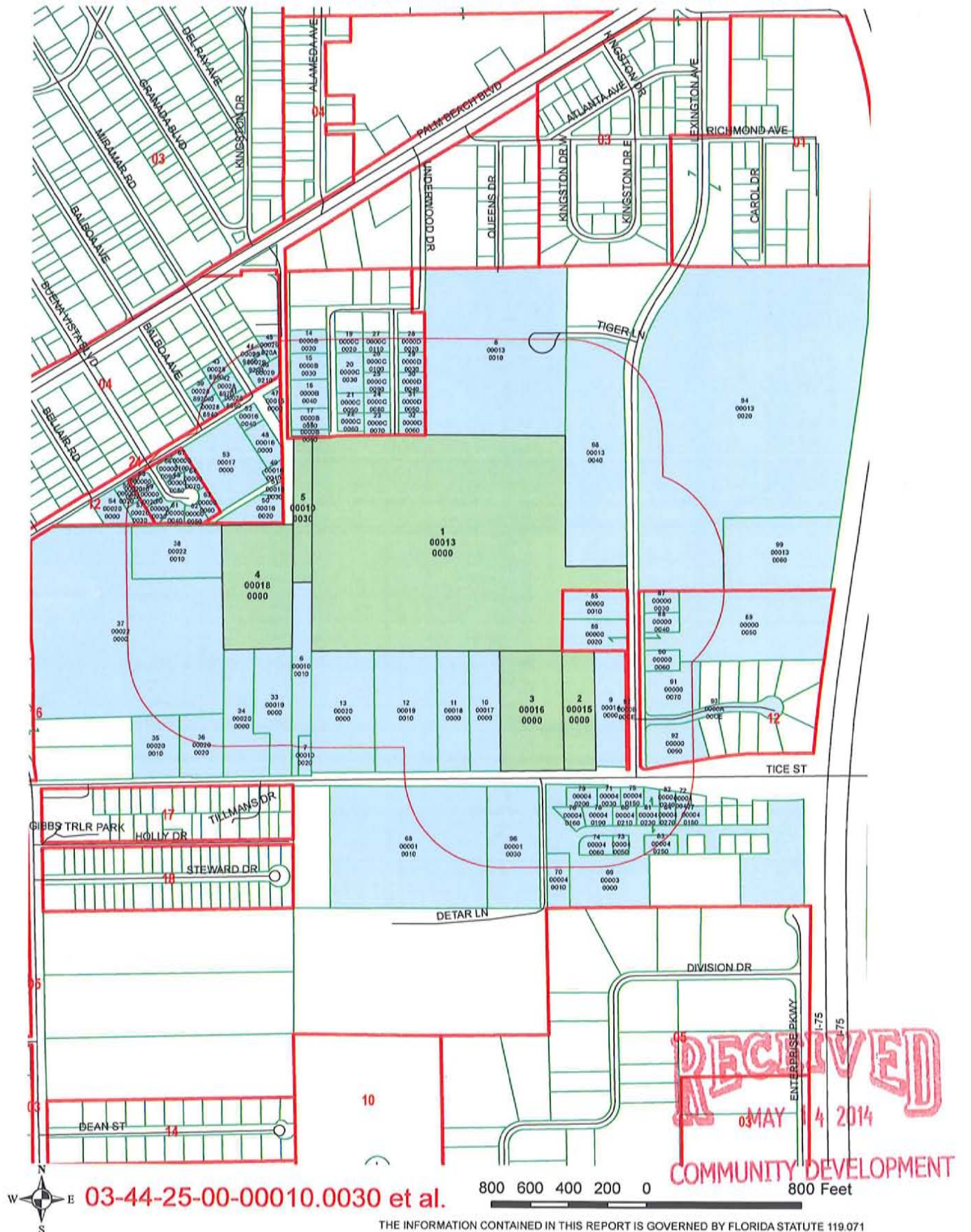
COMMUNITY DEVELOPMENT

DCI 2014-00010

VARIANCE REPORT

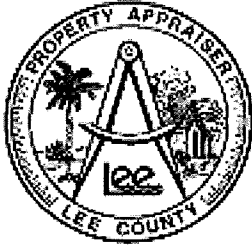
5/9/2014

Subject Parcels: 5 Affected Parcels: 94 Buffer Distance: 500 ft



THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

DCI 2014-00010



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

Date of Report: 5/9/2014 9:03:20 AM
Buffer Distance: 500 ft
Parcels Affected: 94
Subject Parcels: 03-44-25-00-00010.0030, 03-44-25-00-00013.0000,
 03-44-25-00-00015.0000, 03-44-25-00-00016.0000,
 04-44-25-00-00018.0000

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SAYLOR THOMAS 1428 COCONUT DR FORT MYERS, FL 33901	03-44-25-00-00010.0010 5011 TICE ST FORT MYERS FL 33905	PARCEL LYING IN SW 1/4 AS DESC IN INST#2005-39092 LESS OR 4856 PG 1115	6
ANDRADE NICOLASA 5021 TICE ST FORT MYERS, FL 33905	03-44-25-00-00010.0020 5021 TICE ST FORT MYERS FL 33905	BEG 35 FT E OF SW COR OF SEC TH E 65 FT N 225 FT W 65 FT S 225 FT TO POB	7
LEE COUNTY DIST SCHOOL BOARD 2855 COLONIAL BLVD FORT MYERS, FL 33966	03-44-25-00-00013.0010 4501 UNDERWOOD DR FORT MYERS FL 33905	COM.AT W 1/4 COR.E 702 FT. TO POB.CONT.E 738.45 FT.S 0 DEG.35 MIN.45 SEC.W	8
FOX MARIANNE TR 4871 DR MARTIN L KING JR BLVD FORT MYERS, FL 33905	03-44-25-00-00014.0000 5221 TICE ST FORT MYERS FL 33905	BEG 1585 FT E OF SW COR SEC CONT E 165 FT N 660 FT W 165 FT S 660 FT TO	9
K-9 SEARCH AND RESCUE 18211 PALM CREEK DR N FT MYERS, FL 33917	03-44-25-00-00017.0000 5151 TICE ST FORT MYERS FL 33905	BEG.925 FT.E OF SW COR.SEC 3 E 165 FT.N 660 FT.W 165 FT.S 660 FT.TO POB.LESS CO	10
CARRAWAY JAMES A + LINDA A 6430 SW 73RD CT MIAMI, FL 33143	03-44-25-00-00018.0000 5131 TICE ST FORT MYERS FL 33905	BEG 760 FT E OF SW COR SEC E 165 FT N 660 FT W 165 FT S 660 FT TO POB	11
COOK STEVEN W + JANELLE I 5081 TICE ST FORT MYERS, FL 33905	03-44-25-00-00019.0010 5081 TICE ST FORT MYERS FL 33905	BEG 430 FT E OF SW 1/4 TH E 82.5 TH N 660 FT TH W 82.5 FT TH S 660 FT TO POB + PARL DESC IN INST #2008000235743	12
REISIGER GILMER H TR 5051 TICE ST FORT MYERS, FL 33905	03-44-25-00-00020.0000 5051/5061 TICE ST FORT MYERS FL 33905	BEG.100 FT.E OF SW COR.SEC E 330 FT.N 660 FT.W 330 FT S 660 FT TO POB	13
7 BAY TRADERS LLC JOHN L PENSON ESQ 1124 KANE CONCOURSE BAY HARBOR ISLANDS, FL 33154	03-44-25-08-0000B.0020 4620 UNDERWOOD DR FORT MYERS FL 33905	UNDERWOOD SUBD. BLK B PB 12 PG 27 LOT 2	14
UNDERWOOD CHARLES J + FRED A 4640 UNDERWOOD DR FORT MYERS, FL 33905	03-44-25-08-0000B.0030 4640 UNDERWOOD DR FORT MYERS FL 33905	UNDERWOOD SUBD. BLK B PB 12 PG 27 LOT 3	15
LOZADA LUIS A + 4660 UNDERWOOD DR FORT MYERS, FL 33905	03-44-25-08-0000B.0040 4660 UNDERWOOD DR FORT MYERS FL 33905	UNDERWOOD SUBD. BLK.B PB 12 PG 27 LOT 4	16
DECLERCQ BIBI F 4670 UNDERWOOD DR FORT MYERS, FL 33905	03-44-25-08-0000B.0050 4670 UNDERWOOD DR FORT MYERS FL 33905	UNDERWOOD SUBD BLK B PB 12 PG 27 LOT 5	17
HICKS DALLAS NANCY M CROKER 221 BURNSIDE ST LEHIGH ACRES, FL 33936	03-44-25-08-0000B.0060 4680 UNDERWOOD DR FORT MYERS FL 33905	UNDERWOOD SUBD. BLK.B PB 12 PG 27 LOT 6	18
BELL JAMES M 4621 UNDERWOOD DR FORT MYERS, FL 33905	03-44-25-08-0000C.0020 4621 UNDERWOOD DR FORT MYERS FL 33905	UNDERWOOD SUBD. BLK.C PB 12 PG 27 LOT 2	19

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
AMMONS BENJAMIN T JR + 4641 UNDERWOOD DR FORT MYERS, FL 33905	03-44-25-08-0000C.0030 4641 UNDERWOOD DR FORT MYERS FL 33905	UNDERWOOD SUBD. BLK C PB 12 PG 27 LOTS 3 + 4	20
TERCERO MICAELA VARGAS PO BOX 51753 FORT MYERS, FL 33994	03-44-25-08-0000C.0050 4661 UNDERWOOD DR FORT MYERS FL 33905	UNDERWOOD SUBD BLK C PB 12 PG 27 LOT 5	21
JOHNSTON RONALD C + EILEEN 21 CRANE RD MIDDLETOWN, NY 10941	03-44-25-08-0000C.0060 4671 UNDERWOOD DR FORT MYERS FL 33905	UNDERWOOD SUBD. BLK C PB 12 PG 27 LOT 6	22
PROVENCHER MARY E 613 CAROLINA AVE FORT MYERS, FL 33905	03-44-25-08-0000C.0070 4670 HORACE LN FORT MYERS FL 33905	UNDERWOOD SUBD BLK C PB 12 PG 27 LOT 7	23
SNOW CINDY E L/E 4660 HORACE LN FORT MYERS, FL 33905	03-44-25-08-0000C.0080 4660 HORACE LN FORT MYERS FL 33905	UNDERWOOD SUBD BLK C PB 12 PG 27 LOT 8	24
SMITH LISA Y 4650 HORACE LN FORT MYERS, FL 33905	03-44-25-08-0000C.0090 4650 HORACE LN FORT MYERS FL 33905	UNDERWOOD SUBD BLK C PB 12 PG 27 LOT 9	25
HALL EDWIN EUGENE + CAROLE A 6013 BIRNAM WOOD LN FORT MYERS, FL 33908	03-44-25-08-0000C.0100 4640 HORACE LN FORT MYERS FL 33905	UNDERWOOD SUBD BLK C PB 12 PG 27 LOT 10	26
FOX BONNIE 4620 HORACE LN FORT MYERS, FL 33905	03-44-25-08-0000C.0110 4620 HORACE LN FORT MYERS FL 33905	UNDERWOOD SUBD BLK C PB 12 PG 27 LOT 11	27
WILLIS DOY G 4621 HORACE LN FORT MYERS, FL 33905	03-44-25-08-0000D.0020 4621 HORACE LN FORT MYERS FL 33905	UNDERWOOD SUBD BLK D PB 12 PG 27 LOT 2	28
CENO RICHARD P + RENEE A 4641 HORACE LN FORT MYERS, FL 33905	03-44-25-08-0000D.0030 4641 HORACE LN FORT MYERS FL 33905	UNDERWOOD SUBD BLK D PB 12 PG 27 LOT 3	29
STOUTENBURG GRIFFIN V + WANIDA 4651 HORACE LN FORT MYERS, FL 33905	03-44-25-08-0000D.0040 4651 HORACE LN FORT MYERS FL 33905	UNDERWOOD SUBD BLK D PB 12 PG 27 LOT 4	30
SCOTT STEVEN A 1/3 + 4661 HORACE LN FORT MYERS, FL 33905	03-44-25-08-0000D.0050 4661 HORACE LN FORT MYERS FL 33905	UNDERWOOD SUBD BLK D PB 12 PG 27 LOT 5	31
SIMMONDS A C + LILLE MAE 4671 HORACE LN FORT MYERS, FL 33905	03-44-25-08-0000D.0060 4671 HORACE LN FORT MYERS FL 33905	UNDERWOOD SUBD BLK D PB 12 PG 27 LOT 6	32
SAYLOR THOMAS D 1428 COCONUT DR FORT MYERS, FL 33901	04-44-25-00-00019.0000 4993 TICE ST FORT MYERS FL 33905	BEG. SE COR. SE 1/4 W 93 FT. N 216 FT. W 75 FT. N 444 FT. E 168 FT. S 660 FT. TO POB.	33
LYNN LARRY K SR + 111 PLACID DR FORT MYERS, FL 33919	04-44-25-00-00020.0000 4981 TICE ST FORT MYERS FL 33905	BEG SW COR SE 1/4 OF SE 1/4 E 500 FT TO POB CONT E 727 FT N 216 FT W 75 FT	34
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	04-44-25-00-00020.0010 4945 TICE ST FORT MYERS FL 33905	BEG SW COR SE 1/4 OF SE 1/4 RUN E 500 FT TO POB CONT E 245 FT TH N 330 FT LESS RD R/W DESC IN INST #2009000139612	35
COATS ARNOLD H + 10226 BELCREST BLVD FORT MYERS, FL 33913	04-44-25-00-00020.0020 4965 TICE ST FORT MYERS FL 33905	BEG SW COR OF SE 1/4 OF SE 1/4 RUN N 330 FT THEN E 500 FT TO POB THEN E 490 FT S 330 FT W 490 FT N 330 FT- THE E 1/2 LESS RD R/W DESC IN INST #2009000145968	36
LEE COUNTY PO BOX 398 FORT MYERS, FL 33902	04-44-25-00-00022.0000 4834 GARCIA AVE FORT MYERS FL 33905	PARL IN SE 1/4 OF SE 1/4 OF SECT DESC OR 62-597 LESS 2114-3894	37
TIITF STATE OF FLORIDA DEPT OF ENVIR PROTECTION 3900 COMMONWEALTH BLVD TALLAHASSEE, FL 32399	04-44-25-00-00022.0010 ACCESS UNDETERMINED FORT MYERS FL	PARL IN SE 1/4 OF SE 1/4 OF SECT DESC OR 2114 PG 3896	38

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
FLORES J ELEAZER PEREZ 2401 PARKVIEW DR FORT MYERS, FL 33905	04-44-25-04-00028.8920 405 BALBOA AVE FORT MYERS FL 33905	RUSSELL PARK ANNEX BLK 28 PB 7 PG 8 LOTS 892 + 893	39
VILLARREAL JOSHUA 1284 CLEBURNE DR FORT MYERS, FL 33919	04-44-25-04-00028.8940 4933 GARCIA AVE FORT MYERS FL 33905	RUSSELL PARK ANNEX BLK 28 PB 7 PG 8 LOTS 894 + 895	40
BAYVAL INVESTMENTS LLC 1933 HUNTINGTON PL BRENTWOOD, CA 94513	04-44-25-04-00028.8960 402 MIRAMAR RD FORT MYERS FL 33905	RUSSELL PARK ANNEX BLK 28 PB 7 PG 8 LOT 896	41
MARTINEZ PATRICIA 400 MIRAMAR RD FORT MYERS, FL 33905	04-44-25-04-00028.8970 400 MIRAMAR RD FORT MYERS FL 33905	RUSSELL PARK ANNEX BLK 28 PB 7 PG 8 LOTS 897 + 898	42
VANNARATH PRASITH 18720 OLD BAYSHORE RD N FT MYERS, FL 33917	04-44-25-04-00028.8990 396 MIRAMAR RD FORT MYERS FL 33905	RUSSELL PARK ANNEX BLK 28 PB 7 PG 8 LOTS 899 + 900	43
HAWLEY PHILLIP E + 14380 RIVA DEL LAGO DR # 1404 FORT MYERS, FL 33907	04-44-25-04-00029.9190 395 MIRAMAR RD FORT MYERS FL 33905	RUSSELL PARK ANNEX BLK 29 PB 7 PG 8 LOT 919	44
KEMP JOY LYNN 394 ALTA VISTA AVE FORT MYERS, FL 33905	04-44-25-04-00029.920A 394 ALTA VISTA AVE FORT MYERS FL 33905	RUSSELL PARK ANNEX BLK 29 PB 7 PG 8 LOTS 923+ 924+ PT LOT 920 OR 1184/1406	45
SUNCOAST PARTNERS INC 13375 MCGREGOR BLVD FORT MYERS, FL 33919	04-44-25-04-00029.9210 399 MIRAMAR RD FORT MYERS FL 33905	RUSSELL PARK ANNEX BLK 29 PB 7 PG 8 LOTS 921 + 922	46
FOUR AMIGOS GROUP LLC 5600 BLYTH CT BOKEELIA, FL 33922	04-44-25-12-00015.0000 407 MIRAMAR RD FORT MYERS FL 33905	SUBD OF S 1/2 SEC 4 44 24 BLK.1 PB 1 PG 53 LOT 15 LESS BEG NE COR LOT	47
HARTMAN WILLIAM SPENCER 4940 GARCIA AVE FORT MYERS, FL 33905	04-44-25-12-00016.0000 412 MIRAMAR RD FORT MYERS FL 33905	PARL IN S E 1/4 SEC 4 TWP 44 R 25 BLK 1 DESC IN OR 242 PG 101	48
HAGAN ROSEMARY 414 MIRAMAR RD FORT MYERS, FL 33905	04-44-25-12-00016.0010 414 MIRAMAR RD FORT MYERS FL 33905	POB BEING SE COR LOT 16 TH S 57 DEG 52 MIN 30 SEC W 33 FT TH N 32 DEG 07 MIN	49
HARTMAN WILLIAM S + SANDRA B 4940 GARCIA AVE FORT MYERS, FL 33905	04-44-25-12-00016.0020 420 MIRAMAR RD FORT MYERS FL 33905	SUBD OF S 1/2 SEC 4 44 25 BLK 1 PB 1 PG 53 LOT 29 LESS PAR 16 003	50
CLUETT ERNEST H TR 4720 PALM BEACH BLVD FORT MYERS, FL 33905	04-44-25-12-00016.0030 416 MIRAMAR RD FORT MYERS FL 33905	SUBD OF S 1/2 SEC.4 BLK.1 LOT PT 29	51
HARTMAN W S + SANDRA 4940 GARCIA ST FORT MYERS, FL 33905	04-44-25-12-00016.0040 4940 GARCIA AVE FORT MYERS FL 33905	PARL IN S E 1/4 SEC 4 TWP 44 R 25 BLK 1 DESC IN OR 1240 PG 1361	52
MORALES MOISES 5324 SW 134TH AVE MIRAMAR, FL 33027	04-44-25-12-00017.0000 4930 GARCIA AVE FORT MYERS FL 33905	SUBD OF S 1/2 SEC 4 44 25 BLK 1 PB 1 PG 53 LOT 16 LESS OR 2948 PG 2677	53
DVIVEDI INVESTMENTS LLC 21-24 30TH AVE APT 1A ASTORIA, NY 11102	04-44-25-12-00020.0000 4858/60 GARCIA AVE FORT MYERS FL 33905	SUBD. OF S 1/2 SEC 4 44 25 BLK.1 PB 1 PG 53 LOT 18 LESS BEG W COR LOT	54
FEDERAL NATIONAL MORTGAGE ASSN 3900 WISCONSIN AVE NW WASHINGTON, DC 20016	04-44-25-12-00020.0020 4868 GARCIA AVE FORT MYERS FL 33905	SUBD OF S 1/2 SEC 4 BLK 1 PB 1 PG 53 LOT PT 18	55
FEDERAL NATIONAL MORTGAGE ASSN 3900 WISCONSIN AVE NW WASHINGTON, DC 20016	04-44-25-12-00020.002A 4870 GARCIA AVE FORT MYERS FL 33905	SUBD OF S 1/2 SEC 4 BLK 1 PB 1 PG 53 LOT PT 17	56
PORTELA ALFREDO 426 BUENA VISTA BLVD FORT MYERS, FL 33905	04-44-25-12-00020.0030 ACCESS UNDETERMINED FORT MYERS FL	SUBD OF S 1/2 SEC 4 BLK 1 PB 1 PG 53 PT LOTS 17 + 18	57
EMDELAKI LLC PO BOX 62115 FORT MYERS, FL 33912	04-44-25-24-00000.0010 420 BUENA VISTA BLVD FORT MYERS FL 33905	JONES COURT PB 14 PG 116 LOT 1	58
PORTELA ALFREDO 426 BUENA VISTA BLVD FORT MYERS, FL 33905	04-44-25-24-00000.0020 426 BUENA VISTA BLVD FORT MYERS FL 33905	JONES COURT PB 14 PG 116 LOT 2	59

All data is current at time of printing and subject to change without notice.
THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
(GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
RAMIREZ JOSEPHINE + 430 BUENA VISTA BLVD S FORT MYERS, FL 33905	04-44-25-24-00000.0030 430 BUENA VISTA BLVD FORT MYERS FL 33905	JONES COURT PB 14 PG 116 LOT 3	60
ECONO HOMES II LLC 610 SUNRISE HWY # B BALDWIN, NY 11510	04-44-25-24-00000.0040 432 BUENA VISTA BLVD FORT MYERS FL 33905	JONES COURT PB 14 PG 116 LOT 4	61
TENIS ROBERTS + EDITH 434 BUENA VISTA BLVD FORT MYERS, FL 33905	04-44-25-24-00000.0050 434 BUENA VISTA BLVD FORT MYERS FL 33905	JONES COURT PB 14 PG 116 PT LOT 5 LESS PT DESC OR 1151 PG147	62
BROOKS SHIRLEY J 433 BUENA VISTA BLVD FORT MYERS, FL 33905	04-44-25-24-00000.0060 433 BUENA VISTA BLVD FORT MYERS FL 33905	JONES COURT PB 14 PG 116 LOT 6 LESS NW 10 FT DESC OR 1306 P 1106	63
ECONO HOMES II LLC 610 SUNRISE HWY # B BALDWIN, NY 11510	04-44-25-24-00000.0070 431 BUENA VISTA BLVD FORT MYERS FL 33905	JONES COURT PB 14 PG 116 LOT 7 + NW 10 FT LOT 6	64
ECONO HOMES INVESTMENTS I LLC PO BOX 0473 BALDWIN, NY 11510	04-44-25-24-00000.0080 427 BUENA VISTA BLVD FORT MYERS FL 33905	JONES COURT PB 14 PG 116 LOT 8	65
MENDOZA GLADYS S 4906 GARCIA AVE FORT MYERS, FL 33905	04-44-25-24-00000.0090 4906 GARCIA AVE FORT MYERS FL 33905	JONES COURT PB 14 PG 116 LOT 9	66
COLON GLADYS + 4914 GARCIA AVE FORT MYERS, FL 33905	04-44-25-24-00000.0100 4914 GARCIA AVE FORT MYERS FL 33905	JONES COURT PB 14 PG 116 LOT 10	67
GOODWILL INDUSTRIES OF 5100 TICE ST STE D FORT MYERS, FL 33905	10-44-25-00-00001.0010 5100 TICE ST FORT MYERS FL 33905	PARCEL IN NW 1/4 AS DESC IN INST#2006-174318	68
EXIT 24 LLC 5270 ORANGE RIVER BLVD FORT MYERS, FL 33905	10-44-25-00-00003.0000 ACCESS UNDETERMINED FORT MYERS FL	N 685 FT OF NE 1/4 OF NW 1/4 LESS PARCELS 4.001 THRU 4.027 LESS I-75 R/W LESS INST #2010000133033	69
EXIT 24 LLC 5270 ORANGE RIVER BLVD FORT MYERS, FL 33905	10-44-25-00-00004.0010 5201 DETAR LN FORT MYERS FL 33905	BEG 1326.87 FT E + 390.62 FT S OF NW COR OF SEC TH E 118.37 FT S 280.01 FT	70
HOLAND RUTH ANN + 32861 ARBOR VINE DR UNION CITY, CA 94587	10-44-25-00-00004.0030 5204 TICE ST FORT MYERS FL 33905	BEG 1592.86 FT E + 50 FT S OF NW COR OF SEC TH E 120 FT S 100 FT W 120 FT N 100	71
EXIT 24 LLC 5270 ORANGE RIVER BLVD FORT MYERS, FL 33905	10-44-25-00-00004.0040 5220 TICE ST FORT MYERS FL 33905	BEG 1992.86 FT E + 50 FT S OF NW COR OF SEC TH E 80 FT S 100 FT W 80 FT N 100	72
EXIT 24 LLC 5270 ORANGE RIVER BLVD FORT MYERS, FL 33905	10-44-25-00-00004.0050 ACCESS UNDETERMINED FORT MYERS FL	BEG 1752.86 FT E + 300 FT S OF NW COR OF SEC TH S 100 FT W 80 FT N 100 FT E	73
EXIT 24 LLC 5270 ORANGE RIVER BLVD FORT MYERS, FL 33905	10-44-25-00-00004.0060 ACCESS UNDETERMINED FORT MYERS FL	BEG 1672.86 FT E + 300 FT S OF NW COR OF SEC TH S 100 FT W 125 FT	74
SHARPE ROGER A + COLEEN R 8051 FRIENDSHIP LANE NAPLES, FL 34120	10-44-25-00-00004.0150 5208 TICE ST FORT MYERS FL 33905	BEG 1712.86 FT E + 50 FT S OF NW COR OF SEC TH E 120 FT S 100 FT W 120 FT N 100	75
MOZZONE BETTY 7286 ELKWOOD DR WEST CHESTER, OH 45069	10-44-25-00-00004.0160 ACCESS UNDETERMINED FORT MYERS FL	BEG 1552.86 FT E + 250 FT S OF NW COR OF SEC TH WLY ALG CURVE 100 FT RADIUS	76
SHARPE ROGER + COLLEEN 8051 FRIENDSHIP LN NAPLES, FL 34120	10-44-25-00-00004.0180 ACCESS UNDETERMINED FORT MYERS FL	BEG 1992.86 FT E + 150 FT S OF NW COR TH E 160 FT S 100 FT W 160 FT N 100 FT	77
VRETENAR DAWN + 456 51ST ST CALEDONIA, WI 53108	10-44-25-00-00004.0190 ACCESS UNDETERMINED FORT MYERS FL	BEG 1672.86 FT E + 150 FT S OF NW COR TH S 100 FT W 120 FT TH ALG CURVE TO R	78
FERGUSON MICHELLE WHEELER + 2219 SW 13TH AVE CAPE CORAL, FL 33991	10-44-25-00-00004.0200 5200 TICE ST FORT MYERS FL 33905	BEG 1432.86 FT E + 50 FT S OF NW COR THE E 160 FT S 100 FT W 160 FT N 100 FT	79
BREEN W 1847 WOODLAND AVE EDISON, NJ 08820	10-44-25-00-00004.0210 ACCESS UNDETERMINED FORT MYERS FL	BEG 1672.86 FT E + 150 FT S OF NW COR TH E 120 FT S 100 FT W 120 FT N 100 FT	80

All data is current at time of printing and subject to change without notice.
 THE INFORMATION CONTAINED IN THIS REPORT IS GOVERNED BY FLORIDA STATUTE 119.071
 (GENERAL EXEMPTIONS FROM INSPECTION OR COPYING OF PUBLIC RECORDS).

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	MAP INDEX
SHARPE ROGER + COLLEEN 8051 FRIENDSHIP LN NAPLES, FL 34120	10-44-25-00-00004.0230 ACCESS UNDETERMINED FORT MYERS FL	BEG 1792.86 FT E + 150 FT S OF NW COR TH E 120 FT S 100 FT W 120 FT N 100 FT	81
SHARPE ROGER + COLLEEN 8051 FRIENDSHIP LN NAPLES, FL 34120	10-44-25-00-00004.0240 5216 TICE ST FORT MYERS FL 33905	BEG 1912.86 FT E + 50 FT S OF NW COR SEC 10 TH E 80 FT S 100 FT W 80 FT N 100	82
EXIT 24 LLC 5270 ORANGE RIVER BLVD FORT MYERS, FL 33905	10-44-25-00-00004.0250 ACCESS UNDETERMINED FORT MYERS FL	BEG.2002.86 FT.E + 300 FT. S OF NW COR TH S 100 FT.W 170 FT.N 100 FT.E 170 FT.	83
SHARPE ROGER 8051 FRIENDSHIP LANE NORTH NAPLES, FL 34120	10-44-25-00-00004.0270 ACCESS UNDETERMINED FORT MYERS FL	BEG 1912.86 FT E + 150 FT S OF NW COR SEC 10 TH E 80 FT S 100 FT W 80 FT N 100	84
MOLLY I LLC 1170 MASSEY ST NAPLES, FL 34120	03-44-25-12-00000.0010 4750 LEXINGTON AVE FORT MYERS FL 33905	LEXINGTON COMMERCE CENTER PB 63 PG 98 LOT 1	85
MOLLY I LLC 1170 MASSEY ST NAPLES, FL 34120	03-44-25-12-00000.0020 4790 LEXINGTON AVE FORT MYERS FL 33905	LEXINGTON COMMERCE CENTER PB 63 PG 98 LOT 2	86
TROPIC ENTERPRISES LLC 9451 WORKMEN WAY FORT MYERS, FL 33905	03-44-25-12-00000.0030 4751 LEXINGTON AVE FORT MYERS FL 33905	LEXINGTON COMMERCE CENTER PB 63 PG 98 LOT 3	87
TROPIC ENTERPRISES LLC 9451 WORKMEN WAY FORT MYERS, FL 33905	03-44-25-12-00000.0040 4781 LEXINGTON AVE FORT MYERS FL 33905	LEXINGTON COMMERCE CENTER PB 63 PG 98 LOT 4	88
TROPIC ENTERPRISES LLC 9451 WORKMEN WAY FORT MYERS, FL 33905	03-44-25-12-00000.0050 4811 LEXINGTON AVE FORT MYERS FL 33905	LEXINGTON COMMERCE CENTER PB 63 PG 98 LOT 5	89
PRICE FREDERICK T III 80% + 17741 DURRANCE RD NORTH FORT MYERS, FL 33917	03-44-25-12-00000.0060 4841 LEXINGTON AVE FORT MYERS FL 33905	LEXINGTON COMMERCE CENTER PB 63 PG 98 LOT 6	90
TICE FIRE PROTECTION AND 9351 WORKMEN WAY FORT MYERS, FL 33905	03-44-25-12-00000.0070 9351 WORKMEN WAY FORT MYERS FL 33905	LEXINGTON COMMERCE CENTER PB 63 PG 98 LOTS 7 + 8 + 23	91
FLORIDA SHORES BANK SOUTHWEST 12995 S CLEVELAND AVE STE 145 FORT MYERS, FL 33907	03-44-25-12-00000.0090 9350 WORKMEN WAY FORT MYERS FL 33905	LEXINGTON COMMERCE CENTER PB 63 PG 98 LOTS 9 THRU 11	92
LEXINGTON COMMERCE CENTER 58 HANCOCK RD NEEDHAM, MA 02492	03-44-25-12-0000A.00CE RIGHT OF WAY FORT MYERS FL	LEXINGTON COMMERCE CENTER PB 63 PG 98 TRACT A	93
LEXINGTON BOULEVARD LLC 5270 ORANGE RIVER BLVD FORT MYERS, FL 33905	03-44-25-00-00013.0020 4601 LEXINGTON AVE FORT MYERS FL 33905	PARL LYING E OF ROW LOC IN THE SW 1/4 AS DESC IN OR 3615 PG 154 + SE 1/4 W OF I-75 R/W LESS SUBS LESS OR 1176 PG 1266 LESS OR 3615 PG 154 + LESS 2010000133038	94
HAWLEY DAVID E 5747 WINKLER RD FORT MYERS, FL 33919	04-44-25-04-00029.9200 397 MIRAMAR RD FORT MYERS FL 33905	RUSSELL PARK ANNEX BLK 29 PB 7 PG 8 LOT 920 LESS PORTION DESC IN OR 1184/1406	95
TICE + VAN BUREN STREET LLC DORAGH LAW FIRM PL 12734 KENWOOD LN STE 15 FORT MYERS, FL 33907	10-44-25-00-00001.0030 TICE ST FORT MYERS FL 33905	N 1/2 OF NW 1/4 OF NW 1/4 LESS RD R/W + E 50 FT AS DESC IN OR 4833 PG 389 LESS INST#2006-174318	96
LEXINGTON COMMERCE CENTER 58 HANCOCK RD NEEDHAM, MA 02492	03-44-25-12-0000B.00CE EASEMENT FORT MYERS FL 33905	LEXINGTON COMMERCE CENTER PB 63 PG 98 TRACT B	97
LEXINGTON BOULEVARD LLC 5270 ORANGE RIVER BLVD FORT MYERS, FL 33905	03-44-25-00-00013.0040 4700 LEXINGTON AVE FORT MYERS FL	PARL LYING WLY OF ROW + N OF 13.0030 LOC IN THE SW 1/4 AS DESC IN OR 3615 PG 154 + SE 1/4 W OF I-75 R/W LESS SUBS LESS OR 1176 PG 1266 LESS OR 3615 PG 154 + LESS 2010000133038	98
STATE OF FL DOT PO BOX 1249 BARTOW, FL 33831	03-44-25-00-00013.0060 4701 LEXINGTON AVE FORT MYERS FL	PARL LOC IN THE SW 1/4 AS DESC IN INST# 2010000133038	99

03-44-25-00-00010.0010
SAYLOR THOMAS
1428 COCONUT DR
FORT MYERS, FL 33901

03-44-25-08-0000B.0040
LOZADA LUIS A +
4660 UNDERWOOD DR
FORT MYERS, FL 33905

03-44-25-00-00010.0020
ANDRADE NICOLASA
5021 TICE ST
FORT MYERS, FL 33905

03-44-25-08-0000B.0050
DECLERCQ BIBI F
4670 UNDERWOOD DR
FORT MYERS, FL 33905

03-44-25-00-00013.0010
LEE COUNTY DIST SCHOOL BOARD
2855 COLONIAL BLVD
FORT MYERS, FL 33966

03-44-25-08-0000B.0060
HICKS DALLAS
NANCY M CROKER
221 BURNSIDE ST
LEHIGH ACRES, FL 33936

03-44-25-00-00014.0000
FOX MARIANNE TR
4871 DR MARTIN L KING JR BLVD
FORT MYERS, FL 33905

03-44-25-08-0000C.0020
BELL JAMES M
4621 UNDERWOOD DR
FORT MYERS, FL 33905

03-44-25-00-00017.0000
K-9 SEARCH AND RESCUE
18211 PALM CREEK DR
N FT MYERS, FL 33917

03-44-25-08-0000C.0030
AMMONS BENJAMIN T JR +
4641 UNDERWOOD DR
FORT MYERS, FL 33905

03-44-25-00-00018.0000
CARRAWAY JAMES A + LINDA A
6430 SW 73RD CT
MIAMI, FL 33143

03-44-25-08-0000C.0050
TERCERO MICAELA VARGAS
PO BOX 51753
FORT MYERS, FL 33994

03-44-25-00-00019.0010
COOK STEVEN W + JANELLE I
5081 TICE ST
FORT MYERS, FL 33905

03-44-25-08-0000C.0060
JOHNSTON RONALD C + EILEEN
21 CRANE RD
MIDDLETOWN, NY 10941

03-44-25-00-00020.0000
REISIGER GILMER H TR
5051 TICE ST
FORT MYERS, FL 33905

03-44-25-08-0000C.0070
PROVENCHER MARY E
613 CAROLINA AVE
FORT MYERS, FL 33905

03-44-25-08-0000B.0020
7 BAY TRADERS LLC
JOHN L PENSON ESQ
1124 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

03-44-25-08-0000C.0080
SNOW CINDY E L/E
4660 HORACE LN
FORT MYERS, FL 33905

03-44-25-08-0000B.0030
UNDERWOOD CHARLES J + FREDA P
4640 UNDERWOOD DR
FORT MYERS, FL 33905

03-44-25-08-0000C.0090
SMITH LISA Y
4650 HORACE LN
FORT MYERS, FL 33905

03-44-25-08-0000C.0100
HALL EDWIN EUGENE + CAROLE A
6013 BIRNAM WOOD LN
FORT MYERS, FL 33908

04-44-25-00-00020.0020
COATS ARNOLD H +
10226 BELCREST BLVD
FORT MYERS, FL 33913

03-44-25-08-0000C.0110
FOX BONNIE
4620 HORACE LN
FORT MYERS, FL 33905

04-44-25-00-00022.0000
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

03-44-25-08-0000D.0020
WILLIS DOY G
4621 HORACE LN
FORT MYERS, FL 33905

04-44-25-00-00022.0010
TITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03-44-25-08-0000D.0030
CENO RICHARD P + RENEE A
4641 HORACE LN
FORT MYERS, FL 33905

04-44-25-04-00028.8920
FLORES J ELEAZER PEREZ
2401 PARKVIEW DR
FORT MYERS, FL 33905

03-44-25-08-0000D.0040
STOUTENBURG GRIFFIN V + WANIDA
4651 HORACE LN
FORT MYERS, FL 33905

04-44-25-04-00028.8940
VILLARREAL JOSHUA
1284 CLEBURNE DR
FORT MYERS, FL 33919

03-44-25-08-0000D.0050
SCOTT STEVEN A 1/3 +
4661 HORACE LN
FORT MYERS, FL 33905

04-44-25-04-00028.8960
BAYVAL INVESTMENTS LLC
1933 HUNTINGTON PL
BRENTWOOD, CA 94513

03-44-25-08-0000D.0060
SIMMONDS A C + LILLE MAE
4671 HORACE LN
FORT MYERS, FL 33905

04-44-25-04-00028.8970
MARTINEZ PATRICIA
400 MIRAMAR RD
FORT MYERS, FL 33905

04-44-25-00-00019.0000
SAYLOR THOMAS D
1428 COCONUT DR
FORT MYERS, FL 33901

04-44-25-04-00028.8990
VANNARATH PRASITH
18720 OLD BAYSHORE RD
N FT MYERS, FL 33917

04-44-25-00-00020.0000
LYNN LARRY K SR +
111 PLACID DR
FORT MYERS, FL 33919

04-44-25-04-00029.9190
HAWLEY PHILLIP E +
14380 RIVA DEL LAGO DR # 1404
FORT MYERS, FL 33907

04-44-25-00-00020.0010
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

04-44-25-04-00029.920A
KEMP JOY LYNN
394 ALTA VISTA AVE
FORT MYERS, FL 33905

04-44-25-04-00029.9210
SUNCOAST PARTNERS INC
13375 MCGREGOR BLVD
FORT MYERS, FL 33919

04-44-25-12-00020.002A
FEDERAL NATIONAL MORTGAGE ASSN
3900 WISCONSIN AVE NW
WASHINGTON, DC 20016

04-44-25-12-00015.0000
FOUR AMIGOS GROUP LLC
5600 BLYTH CT
BOKEELIA, FL 33922

04-44-25-12-00020.0030
PORTELA ALFREDO
426 BUENA VISTA BLVD
FORT MYERS, FL 33905

04-44-25-12-00016.0000
HARTMAN WILLIAM SPENCER
4940 GARCIA AVE
FORT MYERS, FL 33905

04-44-25-24-00000.0010
EMDELAKE LLC
PO BOX 62115
FORT MYERS, FL 33912

04-44-25-12-00016.0010
HAGAN ROSEMARY
414 MIRAMAR RD
FORT MYERS, FL 33905

04-44-25-24-00000.0020
PORTELA ALFREDO
426 BUENA VISTA BLVD
FORT MYERS, FL 33905

04-44-25-12-00016.0020
HARTMAN WILLIAM S + SANDRA B
4940 GARCIA AVE
FORT MYERS, FL 33905

04-44-25-24-00000.0030
RAMIREZ JOSEPHINE +
430 BUENA VISTA BLVD S
FORT MYERS, FL 33905

04-44-25-12-00016.0030
CLUETT ERNEST H TR
4720 PALM BEACH BLVD
FORT MYERS, FL 33905

04-44-25-24-00000.0040
ECONO HOMES II LLC
610 SUNRISE HWY # B
BALDWIN, NY 11510

04-44-25-12-00016.0040
HARTMAN W S + SANDRA
4940 GARCIA ST
FORT MYERS, FL 33905

04-44-25-24-00000.0050
TENIS ROBERTS + EDITH
434 BUENA VISTA BLVD
FORT MYERS, FL 33905

04-44-25-12-00017.0000
MORALES MOISES
5324 SW 134TH AVE
MIRAMAR, FL 33027

04-44-25-24-00000.0060
BROOKS SHIRLEY J
433 BUENA VISTA BLVD
FORT MYERS, FL 33905

04-44-25-12-00020.0000
DVIVEDI INVESTMENTS LLC
21-24 30TH AVE APT 1A
ASTORIA, NY 11102

04-44-25-24-00000.0070
ECONO HOMES II LLC
610 SUNRISE HWY # B
BALDWIN, NY 11510

04-44-25-12-00020.0020
FEDERAL NATIONAL MORTGAGE ASSN
3900 WISCONSIN AVE NW
WASHINGTON, DC 20016

04-44-25-24-00000.0080
ECONO HOMES INVESTMENTS I LLC
PO BOX 0473
BALDWIN, NY 11510

04-44-25-24-00000.0090
MENDOZA GLADYS S
4906 GARCIA AVE
FORT MYERS, FL 33905

10-44-25-00-00004.0160
MOZZONE BETTY
7286 ELKWOOD DR
WEST CHESTER, OH 45069

04-44-25-24-00000.0100
COLON GLADYS +
4914 GARCIA AVE
FORT MYERS, FL 33905

10-44-25-00-00004.0180
SHARPE ROGER + COLLEEN
8051 FRIENDSHIP LN
NAPLES, FL 34120

10-44-25-00-00001.0010
GOODWILL INDUSTRIES OF
5100 TICE ST STE D
FORT MYERS, FL 33905

10-44-25-00-00004.0190
VRETENAR DAWN +
456 51ST ST
CALEDONIA, WI 53108

10-44-25-00-00003.0000
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0200
FERGUSON MICHELLE WHEELER +
2219 SW 13TH AVE
CAPE CORAL, FL 33991

10-44-25-00-00004.0010
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0210
BREEN W
1847 WOODLAND AVE
EDISON, NJ 08820

10-44-25-00-00004.0030
HOLAND RUTH ANN +
32861 ARBOR VINE DR
UNION CITY, CA 94587

10-44-25-00-00004.0230
SHARPE ROGER + COLLEEN
8051 FRIENDSHIP LN
NAPLES, FL 34120

10-44-25-00-00004.0040
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0240
SHARPE ROGER + COLLEEN
8051 FRIENDSHIP LN
NAPLES, FL 34120

10-44-25-00-00004.0050
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0250
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0060
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0270
SHARPE ROGER
8051 FRIENDSHIP LANE NORTH
NAPLES, FL 34120

10-44-25-00-00004.0150
SHARPE ROGER A + COLEEN R
8051 FRIENDSHIP LANE
NAPLES, FL 34120

03-44-25-12-00000.0010
MOLLY I LLC
1170 MASSEY ST
NAPLES, FL 34120

03-44-25-12-00000.0020
MOLLY I LLC
1170 MASSEY ST
NAPLES, FL 34120

10-44-25-00-00001.0030
TICE + VAN BUREN STREET LLC
DORAGH LAW FIRM PL
12734 KENWOOD LN STE 15
FORT MYERS, FL 33907

03-44-25-12-00000.0030
TROPIC ENTERPRISES LLC
9451 WORMEN WAY
FORT MYERS, FL 33905

03-44-25-12-0000B.00CE
LEXINGTON COMMERCE CENTER
58 HANCOCK RD
NEEDHAM, MA 02492

03-44-25-12-00000.0040
TROPIC ENTERPRISES LLC
9451 WORKMEN WAY
FORT MYERS, FL 33905

03-44-25-00-00013.0040
LEXINGTON BOULEVARD LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

03-44-25-12-00000.0050
TROPIC ENTERPRISES LLC
9451 WORKMEN WAY
FORT MYERS, FL 33905

03-44-25-00-00013.0060
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

03-44-25-12-00000.0060
PRICE FREDERICK T III 80% +
17741 DURRANCE RD
NORTH FORT MYERS, FL 33917

03-44-25-12-00000.0070
TICE FIRE PROTECTION AND
9351 WORKMEN WAY
FORT MYERS, FL 33905

03-44-25-12-00000.0090
FLORIDA SHORES BANK SOUTHWEST
12995 S CLEVELAND AVE STE 145
FORT MYERS, FL 33907

03-44-25-12-0000A.00CE
LEXINGTON COMMERCE CENTER
58 HANCOCK RD
NEEDHAM, MA 02492

03-44-25-00-00013.0020
LEXINGTON BOULEVARD LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

04-44-25-04-00029.9200
HAWLEY DAVID E
5747 WINKLER RD
FORT MYERS, FL 33919

03-44-25-00-00010.0010
SAYLOR THOMAS
1428 COCONUT DR
FORT MYERS, FL 33901

03-44-25-08-0000B.0040
LOZADA LUIS A +
4660 UNDERWOOD DR
FORT MYERS, FL 33905

03-44-25-00-00010.0020
ANDRADE NICOLASA
5021 TICE ST
FORT MYERS, FL 33905

03-44-25-08-0000B.0050
DECLERCQ BIBI F
4670 UNDERWOOD DR
FORT MYERS, FL 33905

03-44-25-00-00013.0010
LEE COUNTY DIST SCHOOL BOARD
2855 COLONIAL BLVD
FORT MYERS, FL 33966

03-44-25-08-0000B.0060
HICKS DALLAS
NANCY M CROKER
221 BURNSIDE ST
LEHIGH ACRES, FL 33936

03-44-25-00-00014.0000
FOX MARIANNE TR
4871 DR MARTIN L KING JR BLVD
FORT MYERS, FL 33905

03-44-25-08-0000C.0020
BELL JAMES M
4621 UNDERWOOD DR
FORT MYERS, FL 33905

03-44-25-00-00017.0000
K-9 SEARCH AND RESCUE
18211 PALM CREEK DR
N FT MYERS, FL 33917

03-44-25-08-0000C.0030
AMMONS BENJAMIN T JR +
4641 UNDERWOOD DR
FORT MYERS, FL 33905

03-44-25-00-00018.0000
CARRAWAY JAMES A + LINDA A
6430 SW 73RD CT
MIAMI, FL 33143

03-44-25-08-0000C.0050
TERCERO MICAELA VARGAS
PO BOX 51753
FORT MYERS, FL 33994

03-44-25-00-00019.0010
COOK STEVEN W + JANELLE I
5081 TICE ST
FORT MYERS, FL 33905

03-44-25-08-0000C.0060
JOHNSTON RONALD C + EILEEN
21 CRANE RD
MIDDLETOWN, NY 10941

03-44-25-00-00020.0000
REISIGER GILMER H TR
5051 TICE ST
FORT MYERS, FL 33905

03-44-25-08-0000C.0070
PROVENCHER MARY E
613 CAROLINA AVE
FORT MYERS, FL 33905

03-44-25-08-0000B.0020
7 BAY TRADERS LLC
JOHN L PENSON ESQ
1124 KANE CONCOURSE
BAY HARBOR ISLANDS, FL 33154

03-44-25-08-0000C.0080
SNOW CINDY E L/E
4660 HORACE LN
FORT MYERS, FL 33905

03-44-25-08-0000B.0030
UNDERWOOD CHARLES J + FRED A P
4640 UNDERWOOD DR
FORT MYERS, FL 33905

03-44-25-08-0000C.0090
SMITH LISA Y
4650 HORACE LN
FORT MYERS, FL 33905

03-44-25-08-0000C.0100
HALL EDWIN EUGENE + CAROLE A
6013 BIRNAM WOOD LN
FORT MYERS, FL 33908

04-44-25-00-00020.0020
COATS ARNOLD H +
10226 BELCREST BLVD
FORT MYERS, FL 33913

03-44-25-08-0000C.0110
FOX BONNIE
4620 HORACE LN
FORT MYERS, FL 33905

04-44-25-00-00022.0000
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

03-44-25-08-0000D.0020
WILLIS DOY G
4621 HORACE LN
FORT MYERS, FL 33905

04-44-25-00-00022.0010
TIITF STATE OF FLORIDA
DEPT OF ENVIR PROTECTION
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

03-44-25-08-0000D.0030
CENO RICHARD P + RENEE A
4641 HORACE LN
FORT MYERS, FL 33905

04-44-25-04-00028.8920
FLORES J ELEAZER PEREZ
2401 PARKVIEW DR
FORT MYERS, FL 33905

03-44-25-08-0000D.0040
STOUTENBURG GRIFFIN V + WANIDA
4651 HORACE LN
FORT MYERS, FL 33905

04-44-25-04-00028.8940
VILLARREAL JOSHUA
1284 CLEBURNE DR
FORT MYERS, FL 33919

03-44-25-08-0000D.0050
SCOTT STEVEN A 1/3 +
4661 HORACE LN
FORT MYERS, FL 33905

04-44-25-04-00028.8960
BAYVAL INVESTMENTS LLC
1933 HUNTINGTON PL
BRENTWOOD, CA 94513

03-44-25-08-0000D.0060
SIMMONDS A C + LILLE MAE
4671 HORACE LN
FORT MYERS, FL 33905

04-44-25-04-00028.8970
MARTINEZ PATRICIA
400 MIRAMAR RD
FORT MYERS, FL 33905

04-44-25-00-00019.0000
SAYLOR THOMAS D
1428 COCONUT DR
FORT MYERS, FL 33901

04-44-25-04-00028.8990
VANNARATH PRASITH
18720 OLD BAYSHORE RD
N FT MYERS, FL 33917

04-44-25-00-00020.0000
LYNN LARRY K SR +
111 PLACID DR
FORT MYERS, FL 33919

04-44-25-04-00029.9190
HAWLEY PHILLIP E +
14380 RIVA DEL LAGO DR # 1404
FORT MYERS, FL 33907

04-44-25-00-00020.0010
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

04-44-25-04-00029.920A
KEMP JOY LYNN
394 ALTA VISTA AVE
FORT MYERS, FL 33905

04-44-25-04-00029.9210
SUNCOAST PARTNERS INC
13375 MCGREGOR BLVD
FORT MYERS, FL 33919

04-44-25-12-00020.002A
FEDERAL NATIONAL MORTGAGE ASSN
3900 WISCONSIN AVE NW
WASHINGTON, DC 20016

04-44-25-12-00015.0000
FOUR AMIGOS GROUP LLC
5600 BLYTH CT
BOKEELIA, FL 33922

04-44-25-12-00020.0030
PORTELA ALFREDO
426 BUENA VISTA BLVD
FORT MYERS, FL 33905

04-44-25-12-00016.0000
HARTMAN WILLIAM SPENCER
4940 GARCIA AVE
FORT MYERS, FL 33905

04-44-25-24-00000.0010
EMDELAKE LLC
PO BOX 62115
FORT MYERS, FL 33912

04-44-25-12-00016.0010
HAGAN ROSEMARY
414 MIRAMAR RD
FORT MYERS, FL 33905

04-44-25-24-00000.0020
PORTELA ALFREDO
426 BUENA VISTA BLVD
FORT MYERS, FL 33905

04-44-25-12-00016.0020
HARTMAN WILLIAM S + SANDRA B
4940 GARCIA AVE
FORT MYERS, FL 33905

04-44-25-24-00000.0030
RAMIREZ JOSEPHINE +
430 BUENA VISTA BLVD S
FORT MYERS, FL 33905

04-44-25-12-00016.0030
CLUETT ERNEST H TR
4720 PALM BEACH BLVD
FORT MYERS, FL 33905

04-44-25-24-00000.0040
ECONO HOMES II LLC
610 SUNRISE HWY # B
BALDWIN, NY 11510

04-44-25-12-00016.0040
HARTMAN W S + SANDRA
4940 GARCIA ST
FORT MYERS, FL 33905

04-44-25-24-00000.0050
TENIS ROBERTS + EDITH
434 BUENA VISTA BLVD
FORT MYERS, FL 33905

04-44-25-12-00017.0000
MORALES MOISES
5324 SW 134TH AVE
MIRAMAR, FL 33027

04-44-25-24-00000.0060
BROOKS SHIRLEY J
433 BUENA VISTA BLVD
FORT MYERS, FL 33905

04-44-25-12-00020.0000
DVIVEDI INVESTMENTS LLC
21-24 30TH AVE APT 1A
ASTORIA, NY 11102

04-44-25-24-00000.0070
ECONO HOMES II LLC
610 SUNRISE HWY # B
BALDWIN, NY 11510

04-44-25-12-00020.0020
FEDERAL NATIONAL MORTGAGE ASSN
3900 WISCONSIN AVE NW
WASHINGTON, DC 20016

04-44-25-24-00000.0080
ECONO HOMES INVESTMENTS I LLC
PO BOX 0473
BALDWIN, NY 11510

04-44-25-24-00000.0090
MENDOZA GLADYS S
4906 GARCIA AVE
FORT MYERS, FL 33905

10-44-25-00-00004.0160
MOZZONE BETTY
7286 ELKWOOD DR
WEST CHESTER, OH 45069

04-44-25-24-00000.0100
COLON GLADYS +
4914 GARCIA AVE
FORT MYERS, FL 33905

10-44-25-00-00004.0180
SHARPE ROGER + COLLEEN
8051 FRIENDSHIP LN
NAPLES, FL 34120

10-44-25-00-00001.0010
GOODWILL INDUSTRIES OF
5100 TICE ST STE D
FORT MYERS, FL 33905

10-44-25-00-00004.0190
VRETENAR DAWN +
456 51ST ST
CALEDONIA, WI 53108

10-44-25-00-00003.0000
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0200
FERGUSON MICHELLE WHEELER +
2219 SW 13TH AVE
CAPE CORAL, FL 33991

10-44-25-00-00004.0010
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0210
BREEN W
1847 WOODLAND AVE
EDISON, NJ 08820

10-44-25-00-00004.0030
HOLAND RUTH ANN +
32861 ARBOR VINE DR
UNION CITY, CA 94587

10-44-25-00-00004.0230
SHARPE ROGER + COLLEEN
8051 FRIENDSHIP LN
NAPLES, FL 34120

10-44-25-00-00004.0040
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0240
SHARPE ROGER + COLLEEN
8051 FRIENDSHIP LN
NAPLES, FL 34120

10-44-25-00-00004.0050
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0250
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0060
EXIT 24 LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

10-44-25-00-00004.0270
SHARPE ROGER
8051 FRIENDSHIP LANE NORTH
NAPLES, FL 34120

10-44-25-00-00004.0150
SHARPE ROGER A + COLEEN R
8051 FRIENDSHIP LANE
NAPLES, FL 34120

03-44-25-12-00000.0010
MOLLY I LLC
1170 MASSEY ST
NAPLES, FL 34120

03-44-25-12-00000.0020
MOLLY I LLC
1170 MASSEY ST
NAPLES, FL 34120

10-44-25-00-00001.0030
TICE + VAN BUREN STREET LLC
DORAGH LAW FIRM PL
12734 KENWOOD LN STE 15
FORT MYERS, FL 33907

03-44-25-12-00000.0030
TROPIC ENTERPRISES LLC
9451 WORMEN WAY
FORT MYERS, FL 33905

03-44-25-12-0000B.00CE
LEXINGTON COMMERCE CENTER
58 HANCOCK RD
NEEDHAM, MA 02492

03-44-25-12-00000.0040
TROPIC ENTERPRISES LLC
9451 WORKMEN WAY
FORT MYERS, FL 33905

03-44-25-00-00013.0040
LEXINGTON BOULEVARD LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

03-44-25-12-00000.0050
TROPIC ENTERPRISES LLC
9451 WORKMEN WAY
FORT MYERS, FL 33905

03-44-25-00-00013.0060
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

03-44-25-12-00000.0060
PRICE FREDERICK T III 80% +
17741 DURRANCE RD
NORTH FORT MYERS, FL 33917

03-44-25-12-00000.0070
TICE FIRE PROTECTION AND
9351 WORKMEN WAY
FORT MYERS, FL 33905

03-44-25-12-00000.0090
FLORIDA SHORES BANK SOUTHWEST
12995 S CLEVELAND AVE STE 145
FORT MYERS, FL 33907

03-44-25-12-0000A.00CE
LEXINGTON COMMERCE CENTER
58 HANCOCK RD
NEEDHAM, MA 02492

03-44-25-00-00013.0020
LEXINGTON BOULEVARD LLC
5270 ORANGE RIVER BLVD
FORT MYERS, FL 33905

04-44-25-04-00029.9200
HAWLEY DAVID E
5747 WINKLER RD
FORT MYERS, FL 33919

SURVEY PLAT

OF
A PARCEL OF LAND LYING IN
SECTIONS 3 AND 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

PARCEL "A"

LEGAL DESCRIPTION REFERENCED IN SCHEDULE A OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, AGENT'S FILE REFERENCE: 106641.0008, EFFECTIVE MAY 22, 2012 @ 11:00 PM.

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 3 AND SECTION 4, TOWNSHIP 44 SOUTH, RANGE 25 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER COMMON TO SAID SECTION 3 AND 4; THENCE N.00°58'12"E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR 1089.94 FEET; THENCE N.00°58'12"E PARALLEL WITH THE WEST LINE OF SAID FRACTION FOR 30.00 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF TICE STREET (WIDTH VARIUS) AND THE POINT OF BEGINNING; THENCE CONTINUE N.00°58'12"E ALONG SAID PARALLEL LINE AND THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1181 OF THE PUBLIC RECORDS OF SAID LEE COUNTY FOR 530.46 FEET; THENCE S.89°22'11"E ALONG SAID BOUNDARY PARALLEL WITH THE SOUTH LINE OF SAID FRACTION FOR 889.85 FEET; THENCE N.00°58'12"E ALONG SAID BOUNDARY FOR 362.53 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4856, AT PAGE 1115 OF THE PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°22'11"E ALONG THE SOUTH LINE OF SAID LANDS FOR 89.89 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE S.00°58'12"E ALONG THE EAST LINE OF SAID FRACTION FOR 382.00 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.89°22'11"E ALONG THE SOUTH LINE OF SAID FRACTION FOR 53.09 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.00°58'12"E ALONG THE WEST LINE OF SAID FRACTION FOR 89.89 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE AL.89°22'11"E ALONG THE NORTH LINE OF SAID FRACTION FOR 33.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 3 AND THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4856, AT PAGE 1115; THENCE N.00°58'12"E ALONG SAID WEST LINE FOR 456.32 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE N.89°22'11"E ALONG THE NORTH LINE OF SAID LANDS FOR 89.89 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND A INTERSECTION WITH THE BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1115; THENCE AL.89°22'11"E ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES: S.00°58'12"E FOR 89.89 FEET; THENCE S.00°58'12"E FOR 8.00 FEET; THENCE N.89°22'11"E FOR 730.58 FEET TO AN INTERSECTION WITH THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3615, AT PAGE 154 OF SAID PUBLIC RECORDS; THENCE AL.89°22'11"E ALONG THE BOUNDARY OF SAID LANDS THE FOLLOWING DESCRIBED COURSES: S.00°58'12"E FOR 89.89 FEET; THENCE S.00°58'12"E FOR 335.15 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF LEXINGTON AVENUE; THENCE S.00°58'12"E ALONG SAID WEST LINE FOR 119.99 FEET TO THE NORTHEAST CORNER OF LOT 1, LEXINGTON AVENUE CENTER AS RECORDED IN PLAT BOOK 63, AT PAGE 98 AND 99 OF PUBLIC RECORDS OF SAID LEE COUNTY; THENCE S.89°22'11"E ALONG THE NORTH LINE OF SAID LOT FOR 336.49 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE S.00°58'12"E ALONG THE WEST LINE OF LOTS 1 AND 2 OF SAID LEXINGTON AVENUE CENTER FOR 311.91 FEET TO AN INTERSECTION WITH THE BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3601, AT PAGE 1183; THENCE S.00°58'12"E ALONG SAID BOUNDARY FOR 630.46 FEET TO AN INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF TICE STREET; THENCE S.89°22'11"E ALONG SAID BOUNDARY AND SAID NORTH LINE FOR 329.99 FEET TO THE POINT OF BEGINNING.

AND

PARCEL "B"

LEGAL DESCRIPTION REFERENCED IN SCHEDULE A, CONTINUATION PAGE OF COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, AGENT'S FILE NUMBER: 12-0468, EFFECTIVE DECEMBER 24, 2012 @ 8:00 AM.

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING 1420 FEET EAST OF THE SOUTHWEST CORNER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST, THENCE EAST 165 FEET, THENCE NORTH 660 FEET; THENCE WEST 165 FEET, THENCE SOUTH 660 FEET TO THE POINT OF BEGINNING, LESS COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTHERLY BOUNDARY.

SURVEYOR'S NOTES:

THIS PLAT PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY. BOUNDARY SURVEY BASED ON THE FOLLOWING:

- (1) A BOUNDARY SURVEY AND DESCRIPTION PREPARED BY INK ENGINEERING, DATED 1-26-04, PROJECT NO. 03-2001, PROVIDED BY THE CLIENT.
- (2) EXISTING FIELD MONUMENTATION.
- (3) THE SUBDIVISION PLAT OF LEXINGTON AVENUE CENTER, PLAT BOOK 63, PAGES 98-99, LEE COUNTY PUBLIC RECORDS.
- (4) UNDERWOOD SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 27, LEE COUNTY PUBLIC RECORDS.
- (5) THE RIGHT-OF-WAY MAPS FOR STATE ROAD NO. 93 (I-75) SECTION 12075-2404, PROJECT NO. 1-75-5 (B) 343.
- (6) THE LEGAL DESCRIPTION REFERENCED IN SCHEDULE A OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S COMMITMENT TO INSURE TITLE, AGENT'S FILE REFERENCE: 106641.0008, EFFECTIVE MAY 22, 2012 @ 11:00 PM.
- (7) THE LEGAL DESCRIPTION REFERENCED IN SCHEDULE A, CONTINUATION PAGE OF COMMONWEALTH LAND TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE, AGENT'S FILE NUMBER: 12-0468, EFFECTIVE DECEMBER 24, 2012 @ 8:00 AM.

THE FOLLOWING SURVEY RELATED MATTERS REFERENCED IN SCHEDULE B OF OLD REPUBLIC NATIONAL TITLE INCORPORATION'S COMMITMENT TO INSURE TITLE, AGENT'S FILE REFERENCE: 106641.0008, EFFECTIVE MAY 22, 2012 @ 11:00 PM ARE SHOWN HEREON OR ADDRESSED AS FOLLOWS:

ITEM 6. DRAINAGE EASEMENT RECORDED IN O.R. BOOK 2048, PAGE 476, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, (SHOWN HEREON).

ITEM 8. PERPETUAL EASEMENT RECORDED IN CLERK'S FILE NUMBER 200900074396, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, (SHOWN HEREON).

ITEM 9. LEE COUNTY DEPARTMENT OF TRANSPORTATION MAINTAINED RIGHT-OF-WAY MAP TICE STREET RECORDED IN INSTRUMENT NUMBER 200900010500, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, (PORTION OF RIGHT-OF-WAY EFFECTING SUBJECT PARCEL SHOWN HEREON).

BEARINGS, DISTANCES AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON THE STATE PLANE COORDINATES SYSTEM "FLORIDA WEST ZONE 1983"/00 ADJUSTMENT WHEREIN THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 44 SOUTH, RANGE 25 EAST BEARS N.89°22'11"E. THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS, THE MARK DESIGNATION IS 175 81 444 RMZ. THE AVERAGE SCALE FACTOR IS 0.999946104.

ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29). THE SURVEY MARK IS A SURVEY DISC SET IN THE TOP EAST END OF THE SOUTH CONCRETE GUARDRAIL ON TICE STREET OVERPASS, THE MARK DESIGNATION IS 175 81 444 RMZ. ELEVATION = 46.51 FEET (NGVD 29).

THE SUBJECT PARCEL AS SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

PER FLOOD INSURANCE RATE MAP NUMBER 12071C2091F, EFFECTIVE DATE AUGUST 28, 2008, THE PARCEL LIES IN FLOOD ZONE "X" HAVING NO BASE FLOOD ELEVATION.

ADDITIONAL AND UNDERGROUND IMPROVEMENTS HERE NOT LOCATED UNLESS OTHERWISE SHOWN.

PARCEL CONTAINS 48.76 ACRES, MORE OR LESS.

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

PARCEL IS VACANT.

DATE OF LAST FIELD WORK: 11-01-2013.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREIN DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES.

Richard M. Ritz
RICHARD M. RITZ, R.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED: 05-01-14

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.

IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

CERTIFIED TO:

ALAN C. ERP

EXPT 24, L.L.C.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

RIEDEL & ANDRESS, A LEGAL PROFESSIONAL ASSOCIATION

B.E. DEVCO, L.L.C.

STEVEN MULLERMAN MANAGING MEMBER

COMMUNITY DEVELOPMENT

DCI 2014-00010

BOUNDARY AND TOPOGRAPHIC SURVEY

TICE - LEXINGTON

LEE COUNTY, FLORIDA

DATE 04-12-06

PROJECT 2062

DRAWING 302, 303, 304

DRAWN JEF

CHECKED

SCALE 1"=120'

SHEET 1

OF 1

FILE NO. (S-T-R)

3 & 4-24-25

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°57'35" W	8.27'(C) 10.00'(P)
L2	N 89°22'11" E	161.16' (C)
L2	EAST	165' (L)

NO.	DATE	REVISION DESCRIPTION	BY
1	5-9-14	ADDED TOPOGRAPHIC INFORMATION	AMV
2	5-1-14	MADE VARIOUS SURVEY CORRECTIONS	JOW
3	11-12-13	UPDATE SURVEY	AMV
4	7-23-12	REVERSE CERTIFICATIONS-ADD TEXT TO DETAIL "B"	RMR
5	7-17-12	UPDATE SURVEY	JOW

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA ♦ PORT CHARLOTTE
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490

BOUNDARY AND TOPOGRAPHIC SURVEY
TICE - LEXINGTON
LEE COUNTY, FLORIDA

DATE 04-12-06

PROJECT 2062

DRAWING 302, 303, 304

DRAWN JEF

CHECKED

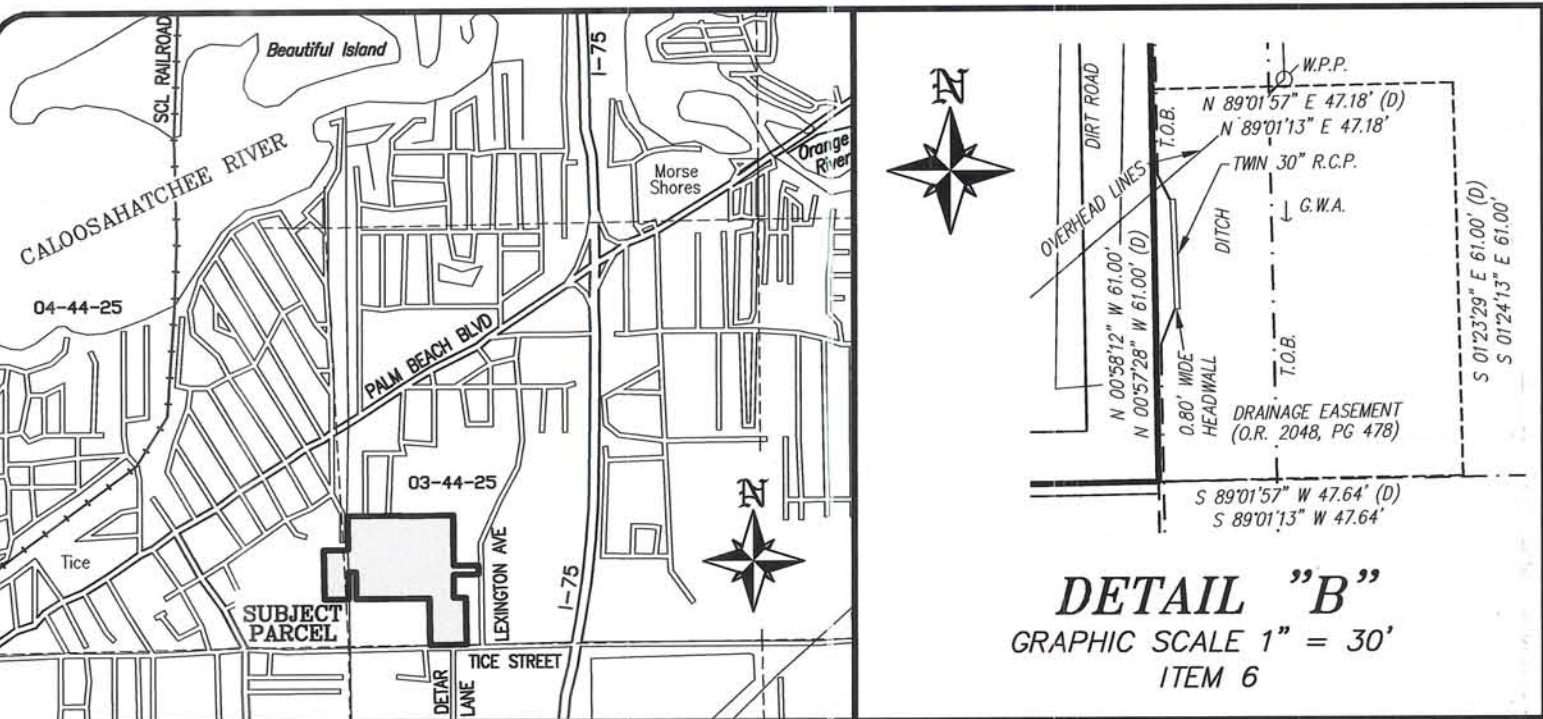
SCALE 1"=120'

SHEET 1

OF 1

FILE NO. (S-T-R)

3 & 4-24-25

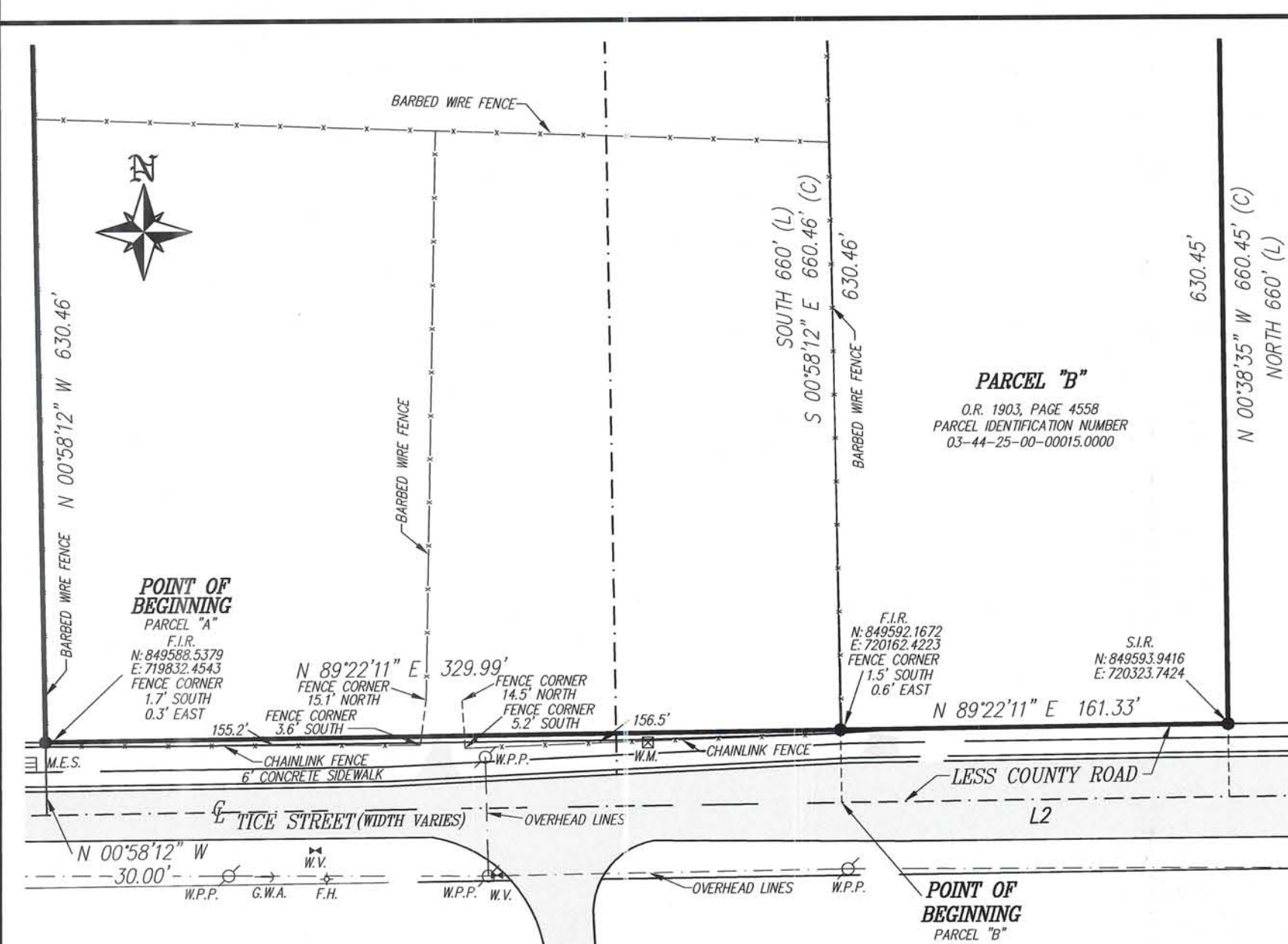


VICINITY MAP

NOT TO SCALE

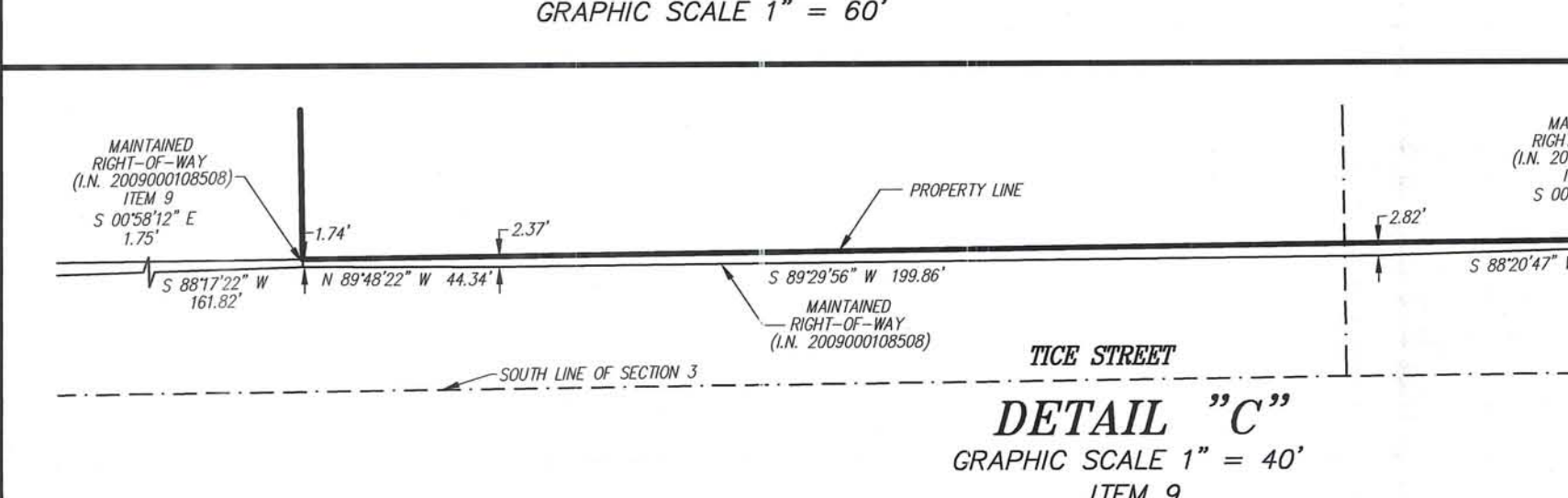
LEGEND:

- PGS. INDICATES PAGE
- FND. INDICATES FOUND
- I.R. INDICATES IRON ROD
- EL. INDICATES ELEVATION
- R.R. INDICATES RAIL ROAD
- P.B. INDICATES PLAT BOOK
- C. INDICATES CENTERLINE
- (D) INDICATES DESCRIPTION
- C.B. INDICATES CATCH BASIN
- ENG. INDICATES ENGINEERING
- F.H. INDICATES FIRE HYDRANT
- W.M. INDICATES WATER METER
- W.V. INDICATES WATER VALVE
- T.O.B. INDICATES TOP OF BANK
- I.D. INDICATES IDENTIFICATION
- INC. INDICATES INCORPORATED
- G.W.A. INDICATES GUY WIRE ANCHOR
- S.M.H. INDICATES SANITARY MANHOLE
- W.P.P. INDICATES WOOD POWER POLE
- A.S. INDICATES EXISTING ELEVATION
- C.O.P. INDICATES EDGE OF PAVEMENT
- L.B. INDICATES LICENSED BUSINESS
- D.S. INDICATES DRAINAGE EASEMENT
- L.S. INDICATES LICENSED SURVEYOR
- PVC INDICATES POLYVINYL CHLORIDE
- I.N. INDICATES INSTRUMENT NUMBER
- C.M. INDICATES CONCRETE MONUMENT
- M.E.S. INDICATES MITERED END SECTION
- P.E. INDICATES PROFESSIONAL ENGINEER
- P.U.E. INDICATES PUBLIC UTILITY EASEMENT
- O.R. INDICATES OFFICIAL RECORDS BOOK
- T.S.R. INDICATES TELEPHONE SERVICE RISER
- L.L.C. INDICATES LIMITED LIABILITY COMPANY
- R.L.S. INDICATES REGISTERED LAND SURVEYOR
- R.C.P. INDICATES REINFORCED CONCRETE PIPE
- G.I.S. INDICATES GEOGRAPHIC INFORMATION SYSTEM
- P.R.M. INDICATES PERMANENT REFERENCE MONUMENT
- (P) INDICATES BEARING AND/OR DISTANCE PER PLAT
- (L) INDICATES BEARING AND/OR DISTANCE PER LEGAL
- (C) INDICATES "STATE PLANE COORDINATES" WEST ZONE 1983/90 ADJUSTMENT
- (C) INDICATES BEARING AND/OR DISTANCE PER CALCULATION
- S.I.R. INDICATES SET 5/8" IRON ROD, BANKS ENG. LB 6690
- F.I.R. INDICATES FOUND 5/8" IRON ROD, BANKS ENG. LB 6690
- NGVD 29 INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929



DETAIL "A"

GRAPHIC SCALE 1" = 60'



DETAIL "C"

GRAPHIC SCALE 1" = 40'

ITEM 9

