

ADMINISTRATIVE AMENDMENT (PD) ADD2013-00083

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, North Brook Holdings, LLC filed an application for administrative approval to a Residential Planned Development, RPD on a project known as Stoneybrook North to be allowed to reconfigure the development tracts and add two more vehicular connections to Pritchett Parkway.

WHEREAS, the property is located at 9100 Sedgefield Rd North Fort Myers, 33917, and Pritchett Parkway, North Fort Myers, described more particularly as:

LEGAL DESCRIPTION: In Section 15, Township 43 South, Range 25 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in Resolution Number Z-02-070 (with no subsequent amendments); and

WHEREAS, the subject property is located in the Sub-Outlying Suburban and Wetlands Future Land Use Categories as designated by the Lee County Comprehensive Plan (Lee Plan); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development, RPD to to allow to reconfigure the development tracts and add two more vehicular connections to Pritchett Parkway is **APPROVED**, **subject to the following conditions:**

1. **All terms and conditions of Zoning Resolution Z-02-070 remain in full force and effect, except as amended herein.**
2. **Condition 1 of Resolution Z-02-070 is hereby amended to adopt a new Master Concept Plan. The Development must be in compliance with the amended one-page Master Concept Plan Stoneybrook North, one-page Stoneybrook North Littoral Planting Exhibit (EXHIBIT "E"), and one-page Littoral Planting Exhibit "F" Stoneybrook North attached to this action.**

3. Condition 2.a. of Resolution Z-02-070 is hereby amended as follows:

a. Schedule of Uses

Administrative Offices

Agriculture - SUBJECT TO Condition 24

Accessory uses and structures

Club, Private (Limited to Tract ~~K~~ L)

Food and beverage service, limited

Health Club and Spa

Parking lot, accessory

Rental or leasing establishment, Group I - limited to bicycles, tennis rackets and other small equipment for use by members of the private club

Specialty Retail Shop, Group I

Communication Tower - limited to one on the north side of Tract ~~K~~ L and limited to a maximum of 35 feet in height

Dwelling Unit - limited to a maximum of 1,275 units consisting of:

Conventional Single-family Residence

(May be constructed on all R-1 and ~~R-1A~~ residential tracts)

See Note 1.

Two-family attached (Limited to Tracts ~~I-1, I-2 &~~ J and K)

See Note 1.

Conventional Single-family Detached Residential lots located on the northern boundary of the project in Tracts ~~F-1 and F-3~~ F and G, must be no less than 7,500 square feet in area within 500 feet of the northern boundary.

Entrance Gate and Gatehouse, in compliance with §34-1748

Essential Services

Essential Service Facilities, Group I

Excavation, water retention

Fences, walls

Home occupation

Model Home, Model Unit and Model Display Group

Real Estate Sales Office (Temporary sales office limited to Tract ~~K~~ L and limited to the sale of lots or units within the development only)

Recreation Facilities, Personal

Recreation Facilities, Private on-site

Parking lot, accessory

Residential Accessory Uses

Signs, including one existing billboard located on the southwest side of Lake L1, all in compliance with LDC Chapter 30 except as approved by deviation

Temporary uses (§34-3041)

Note 1: Single-family dwelling units may be constructed on all R-1 and R-1A residential tracts. Two-family attached dwelling units may be constructed only on R-1A residential tracts (Tracts ~~I-1, I-2 and~~ J and K).

Condition 2.b. is amended to delete two-family attached from the Table for the Site Development Regulations.

4. Condition 4 of Resolution Z-02-070 is hereby amended:

The Tract M L recreational area must include at a minimum, one multi-purpose field, a playground and picnic area. Facilities for the safe passage of pedestrians cyclists from one side of Pritchett Parkway to the other as determined by the Director of Development Services at the time of local development order submittal must be provided.

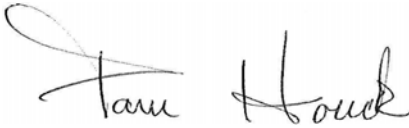
5. Condition 14 of Resolution Z-02-070 is hereby amended:

14. Prior to local development order approval, the development order plans must include littoral planting areas in substantial compliance with the "Stoneybrook North Littoral Planting Exhibit," ~~stamped "Received Apr 07 2003 Community Development,"~~ and attached as Exhibit C (named as Littoral Planting Exhibit (EXHIBIT "E")).

All lake littoral zones must be constructed as depicted in Cross-Section B-B. Littoral planting quantities must be consistent with the "Littoral Planting Exhibit, Stoneybrook North" ~~and accompanying table stamped "Received May 29 2003 Community Development,"~~ and attached as Exhibit C (named as Littoral Planting Exhibit "F" Stoneybrook North). The planting area along the northern ditch expansion must also provide native wetland plants installed three-feet on center.

6. If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Director may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.

DULY PASSED AND ADOPTED ON 11/13/2014

BY: 

Electronically Signed by
Pam Houck, Director
Division of Zoning
Department of Community Development

EXHIBITS:

- A. Sketch and Legal Description
- B. Revised Master Concept Plan
- C. Littoral Planting Exhibit (EXHIBIT "E") and Littoral Planting Exhibit "F" Stoneybrook North

SKETCH OF DESCRIPTIONS

OF
PARCELS OF LAND LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
(STONEBROOK NORTH)

LEGEND:

- O.R. INDICATES OFFICIAL RECORDS BOOK
- PG. INDICATES PAGE.
- P.O.B INDICATES POINT OF BEGINNING
- P.O.C. INDICATES POINT OF COMMENCEMENT
- R/W INDICATES RIGHT-OF-WAY
- (1) INDICATES CURVE NUMBER 1 FROM THE CURVE TABLE
- L1 INDICATES LINE NUMBER 1 FROM THE LINE TABLE
- SUBDIV. INDICATES SUBDIVISION

NOTES:

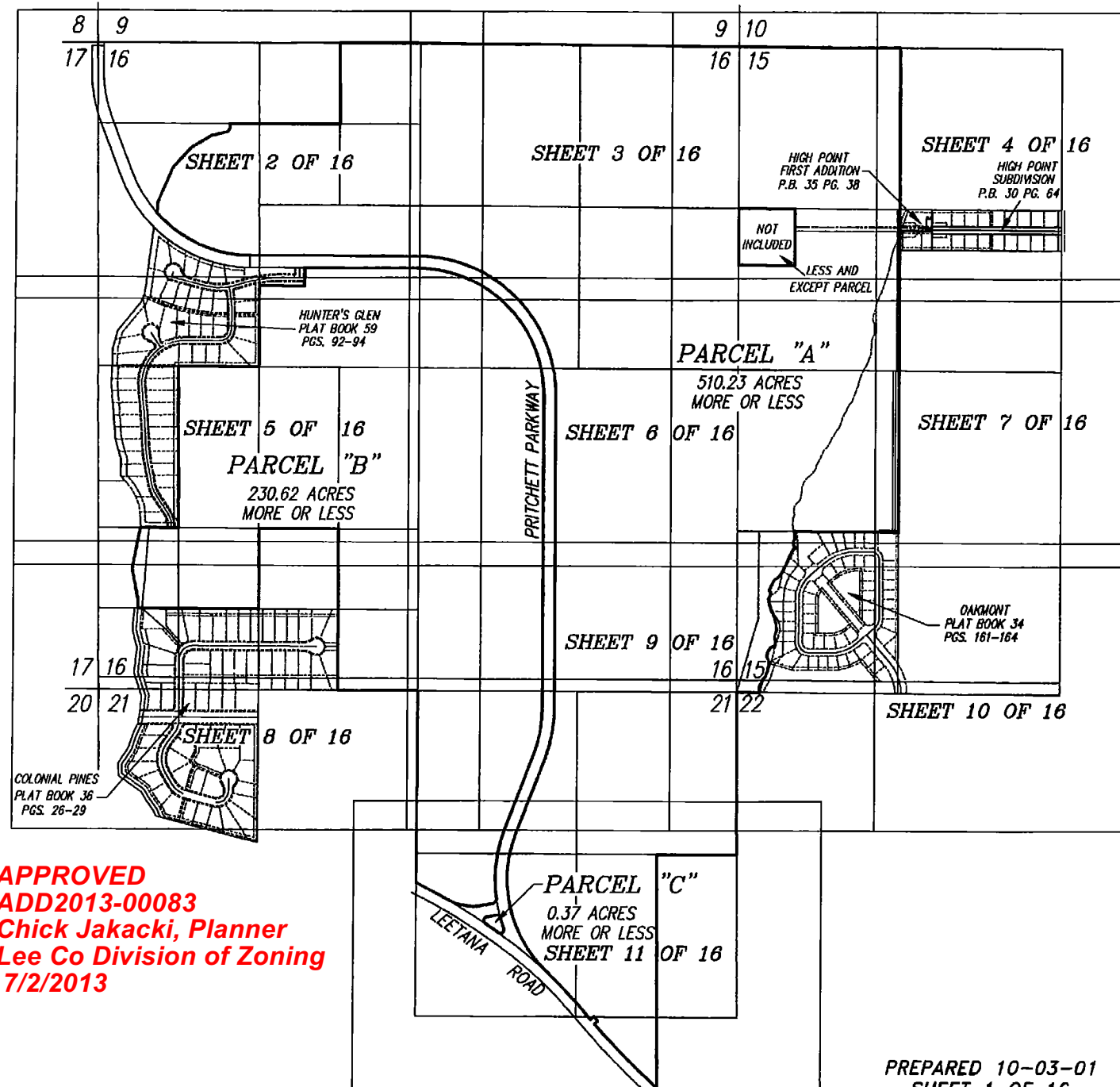
- 1.) PARCEL SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD.
- 2.) BEARINGS ARE BASID ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.89°29'37"E.
- 3.) PARCELS CONTAIN 741.22 ACRES MORE OR LESS.

SEE SHEETS 13 THROUGH 16
FOR DESCRIPTIONS.
THIS SKETCH OF DESCRIPTIONS
IS NOT A BOUNDARY SURVEY

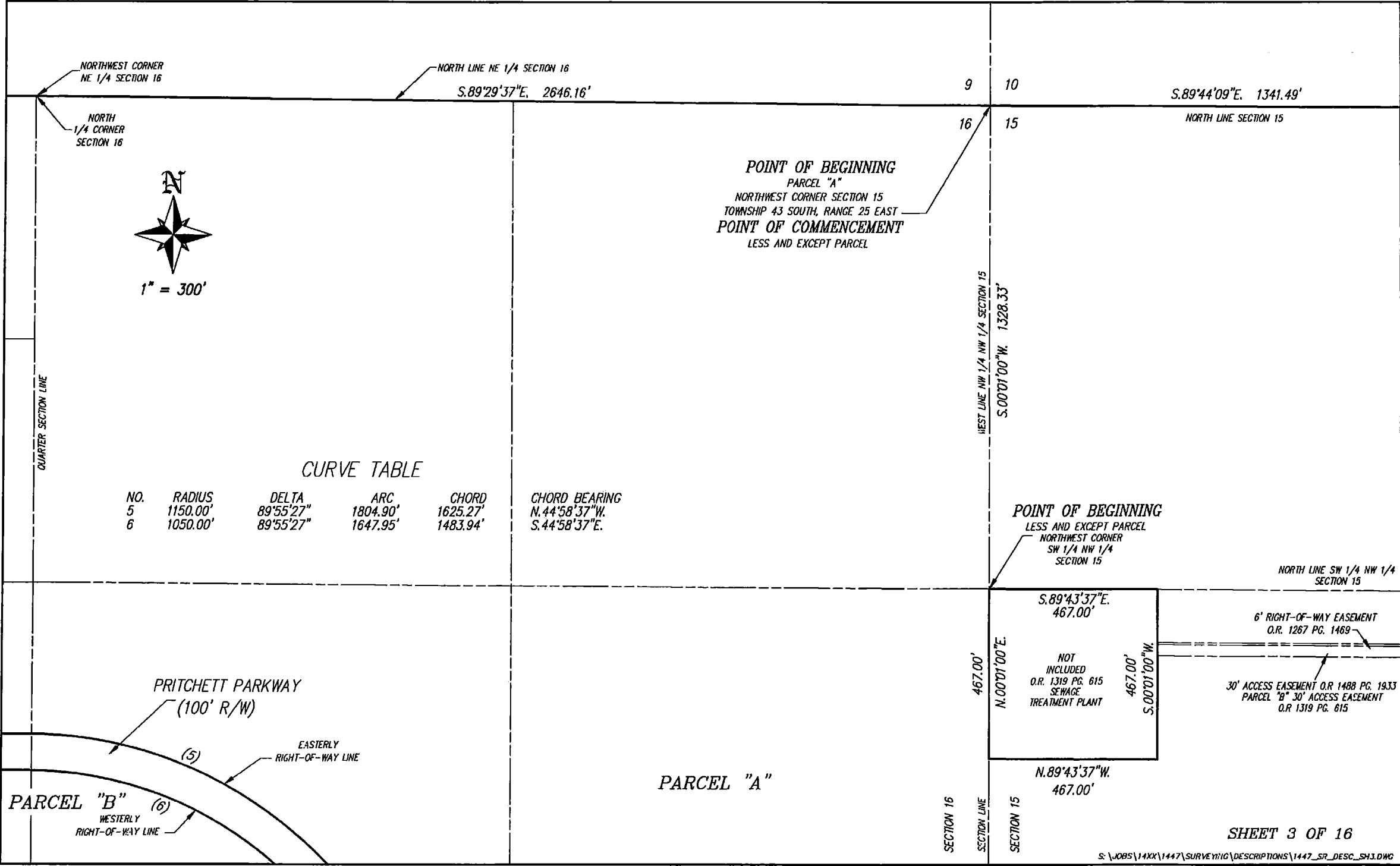
Richard M. Ritz
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

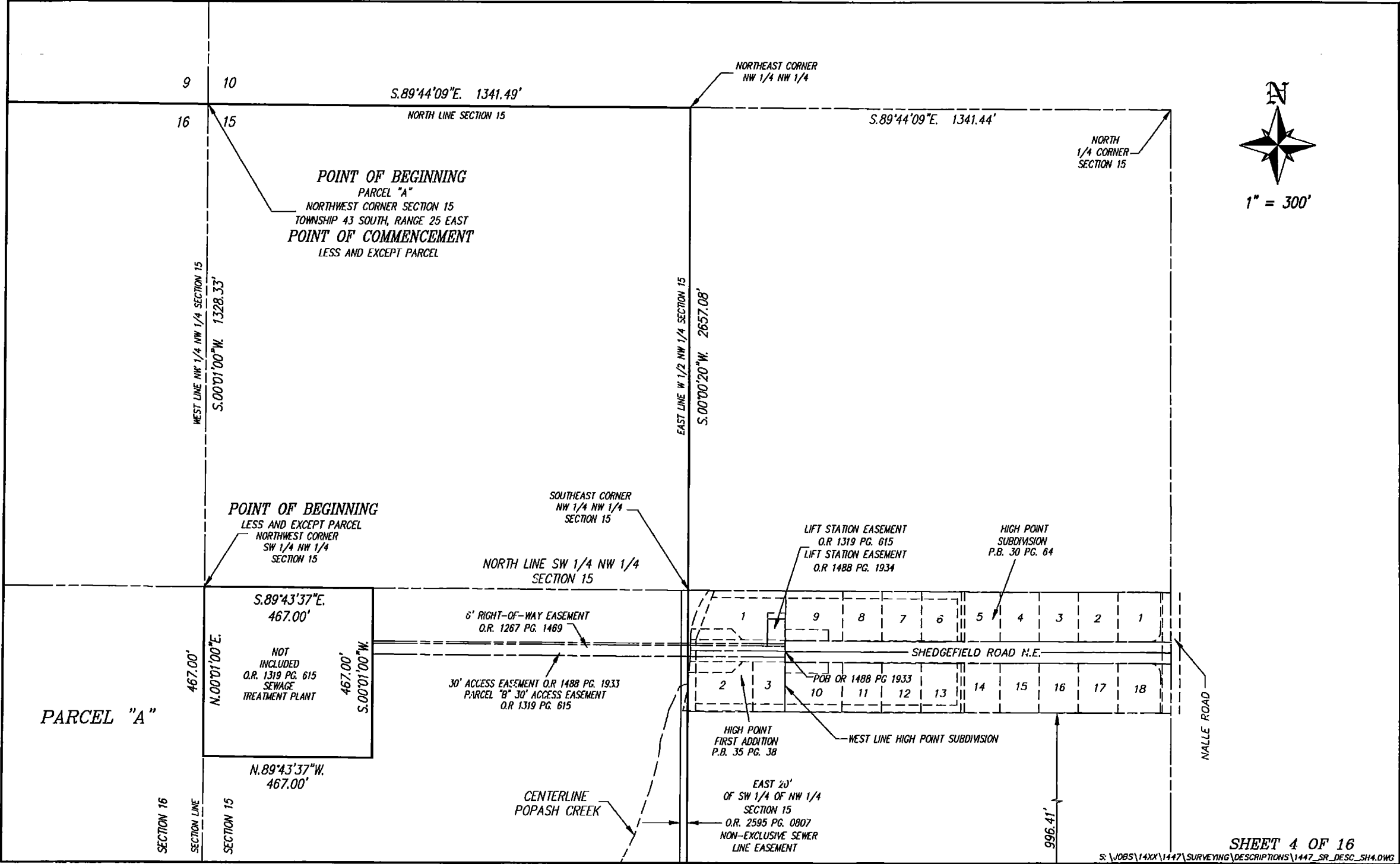
- THIS SKETCH OF DESCRIPTION IS NOT VALID
WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 10-03-01
SHEET 1 OF 16

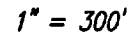


APPROVED
ADD2013-00083
Chick Jakacki, Planner
Lee Co Division of Zoning
7/2/2013





1" = 300'



WEST
1/4 CORNER
SECTION 16

WEST LINE NW 1/4 SECTION 16

WEST LINE SH. 1/4 SECTION 16

TRACT "C"

SOUTH LINE
W 1/2 NW 1/4
SW 1/4 SECTION 16
SOUTH LINE
HUNTER'S GLEN
SUBDIVISION
CENTERLINE
BAYSHORE
CREEK

WEST LINE
HUNTER'S GLEN

HUNTER'S GLEN
PLAT BOOK 59 PGS. 92-94

N.00°20'57"W. 1329.62'
EAST LINE HUNTER'S GLEN SUBDIVISION
EAST LINE W 1/2 NW 1/4 SW 1/4

40' DRAINAGE
EASEMENT

SOUTHEAST CORNER
W 1/2 NW 1/4 SW 1/4

SEE DETAIL B
SHEET 12 OF 16

S.89°48'18"E. 667.18'
NORTHWEST CORNER
E 1/2 NW 1/4 SW 1/4

SOUTH LINE
SW 1/4 NW 1/4
SECTION 16
SOUTH LINE
HUNTER'S GLEN
SUBDIVISION

NORTHWEST CORNER
NW 1/4 SE 1/4 SW 1/4

WEST LINE NW 1/4
SE 1/4 SW 1/4
S.0073'55"E.
664.68'

S. 89° 52' 09" E.
378.81'

**SOUTH LINE
HUNTER'S GLEN
SUBDIVISION**

**EAST LINE SW 1/4 NW 1/4
EAST LINE HUNTER'S
GLEN SUBDIVISION**

N.0073'55"W.
666.28'

30' DRAINAGE
EASEMENT

QUARTER SECTION LINE

- SOUTHEAST CORNER
SW 1/4 NW 1/4

N. 89° 49' 35" W. 664.45'

EAST LINE HUNTER'S
GLEN SUBDIVISION
- N.00°03'40"E.
150.55'

PRITCHETT PARKWAY
(100' R/W) —

WESTERLY
RIGHT-OF-WAY LINE

PARCEL "B"

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
6	1050.00'	89°55'27"	1647.95'	1483.94'	S.44°58'37"E.

NORTHEAST CORNER
NW 1/4 SE 1/4 SW 1/4

N.00°06'55"W.
664.54'
EAST LINE NW 1/4
SE 1/4 SW 1/4

SHEET 5 OF 16
S:\JOBS\14XX\1447\SURVEYING\1447_SR_DESC_SH5.DWG



SECTION 16

SECTION 15

SECTION 14

QUARTER SECTION LINE

EAST
1/4 CORNER
SECTION 16

CENTER OF
SECTION 16

PARCEL "B"

PARCEL "A"

O.R. 2137 PG. 2738
WARRANTY DEED
FIRST FLORIDA BANK, N.A.
TO LEE COUNTY
OCTOBER 11, 1989
(NEW COLLECTOR ROAD R/W)

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD
5	1150.00'	89°55'27"	1804.90'	1625.27'
6	1050.00'	89°55'27"	1647.95'	1483.94'

CHORD BEARING
N.44°58'37"W.
S.44°58'37"E.

CENTERLINE
POPASH CREEK

SOUTH LINE NW 1/4 SW 1/4 SECTION 15
N.89°40'00"W. 868.51'

N.89°40'00"W.

181.42'
WITNESS LINE
S.00°19'51"W.
718.79'

291.90'

CENTERLINE
POPASH CREEK

SEE DETAIL C
SHEET 12 OF 16

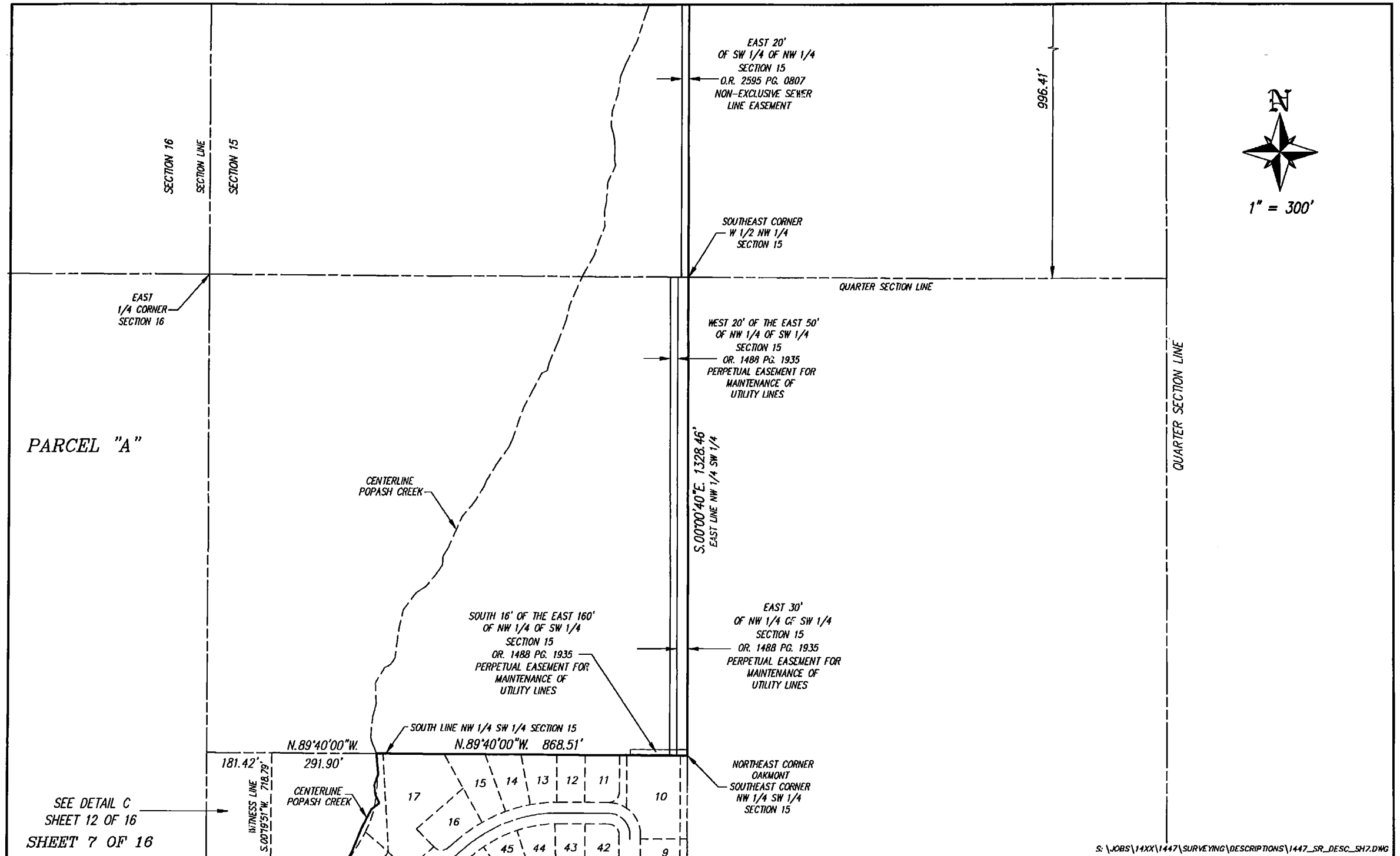
WESTERLY RIGHT-OF-WAY LINE
S.00°00'53"E. 2572.50'

PRITCHETT PARKWAY (100' R/W)

N.00°00'53"W. 2572.50'
EASTERLY RIGHT-OF-WAY LINE

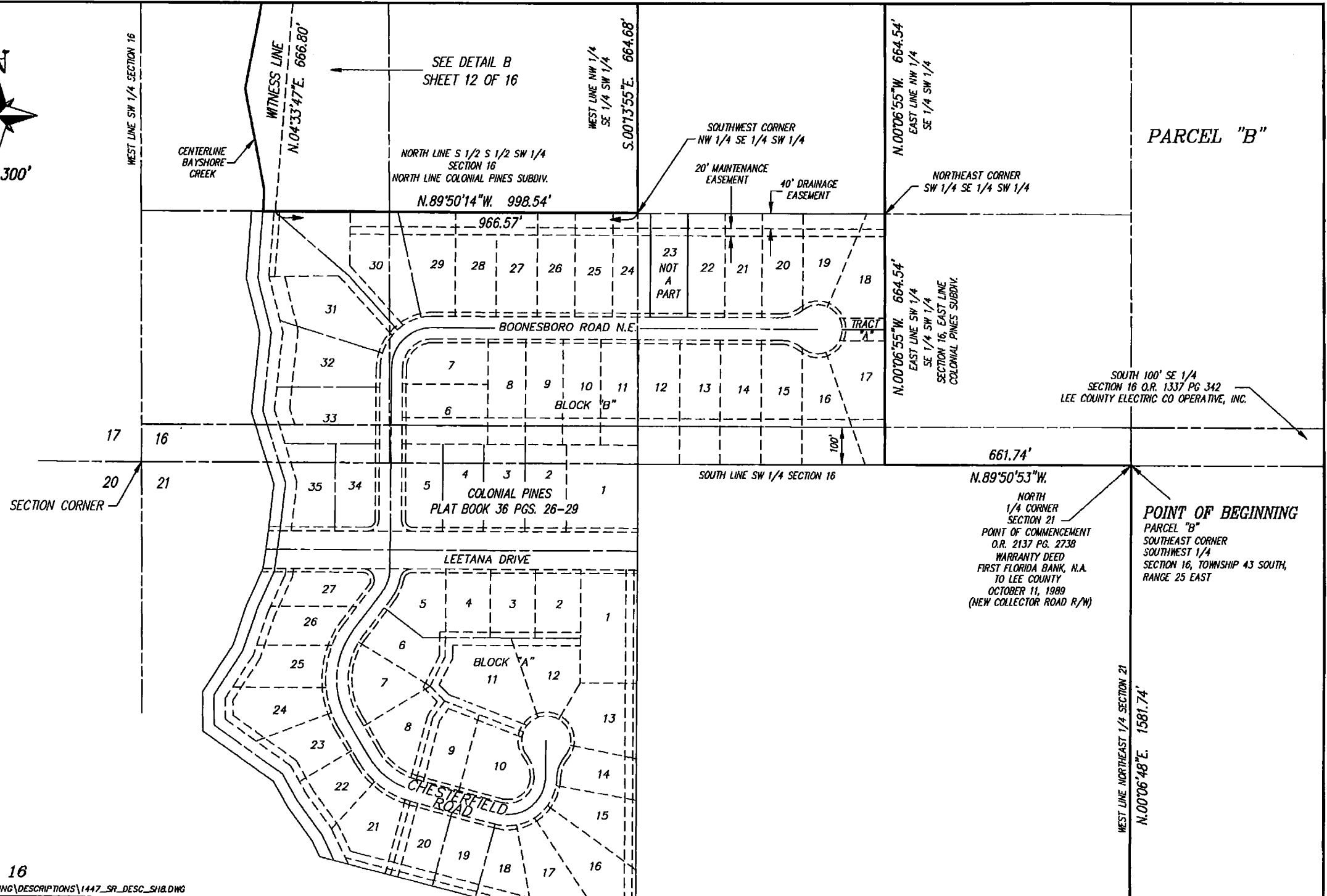
SHEET 6 OF 16

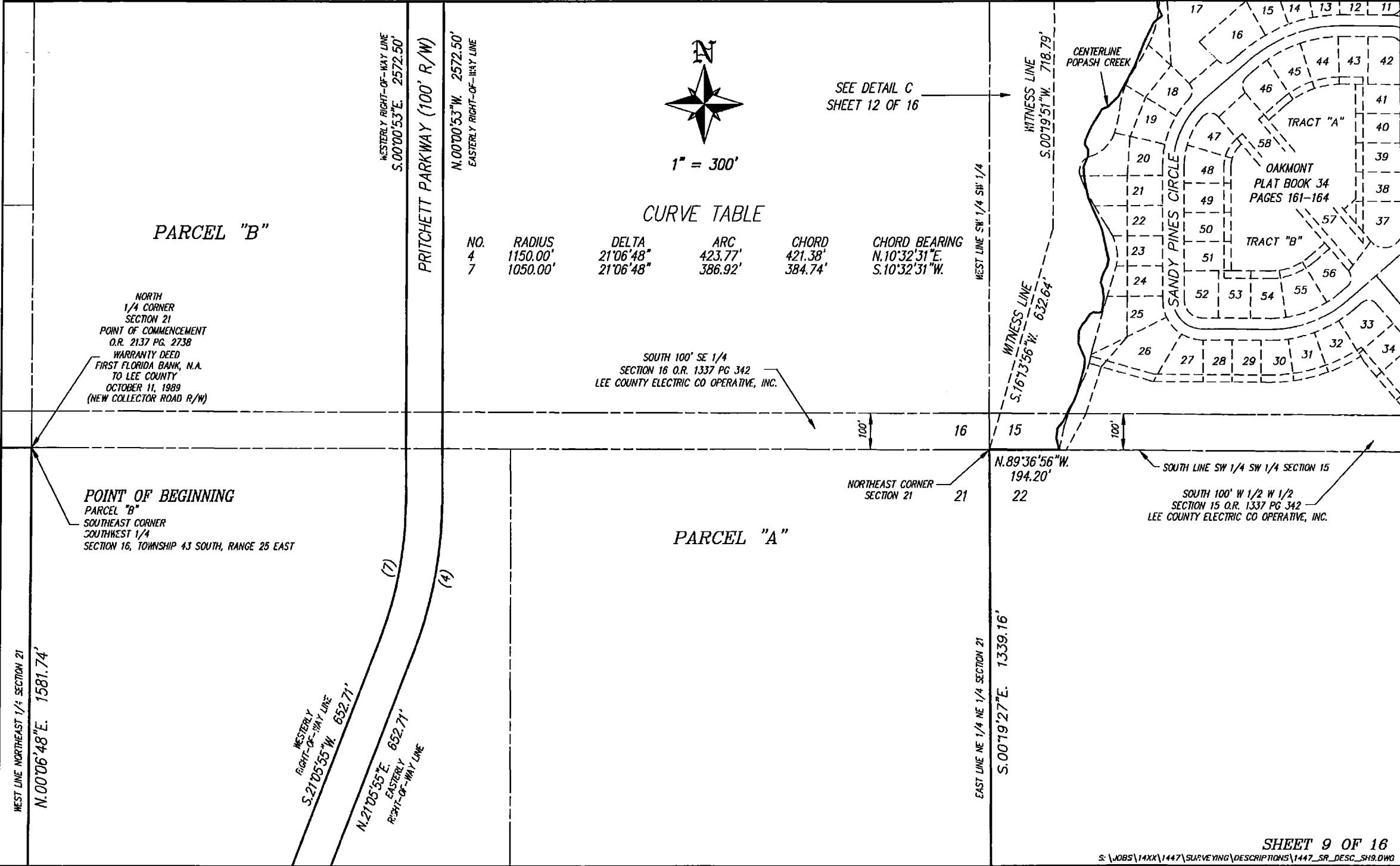
S:\JOBS\14XX\1447\SURVEYING\DESCRIPTIONS\1447_SR_DESC_SH6.DWG

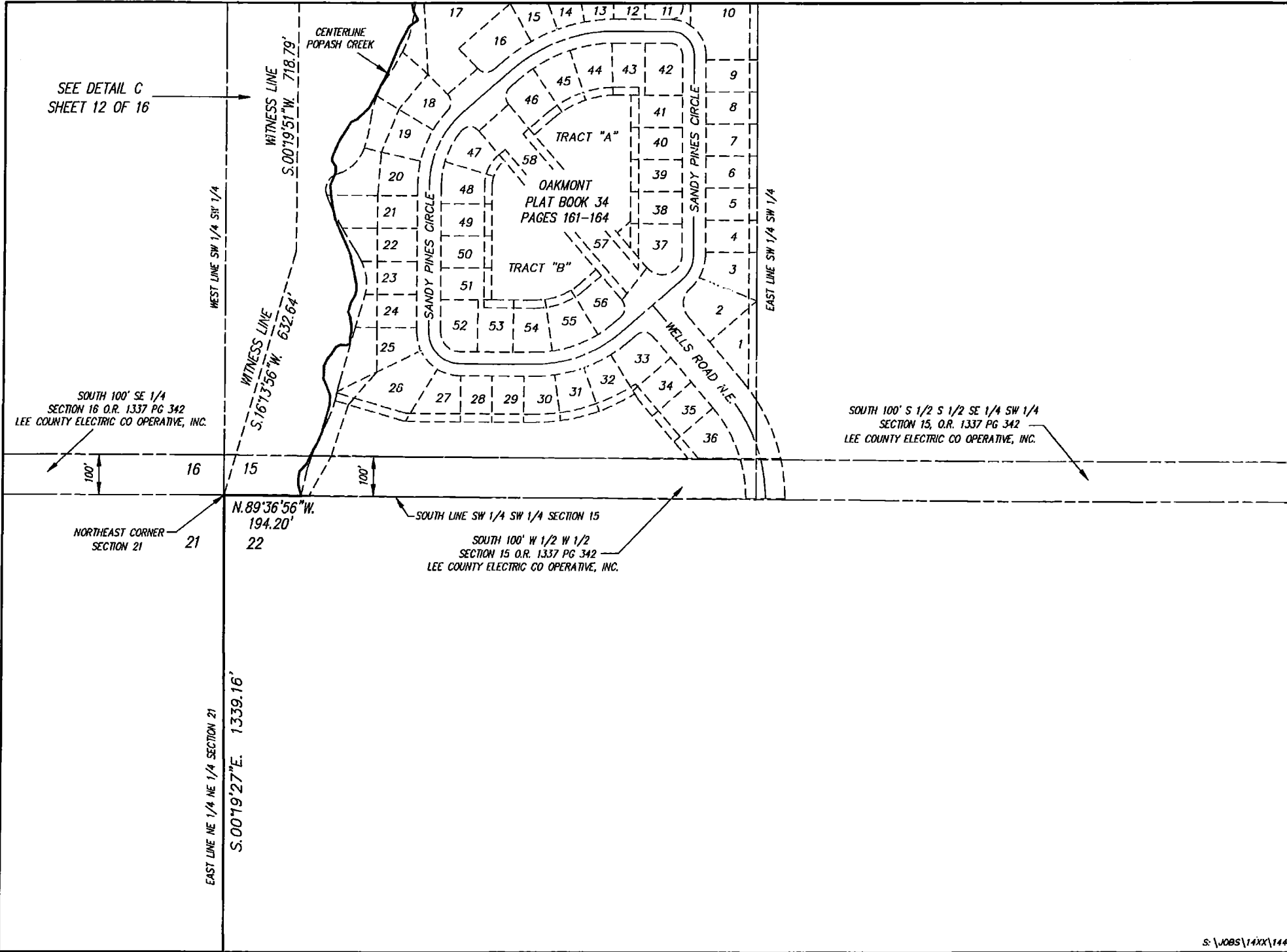


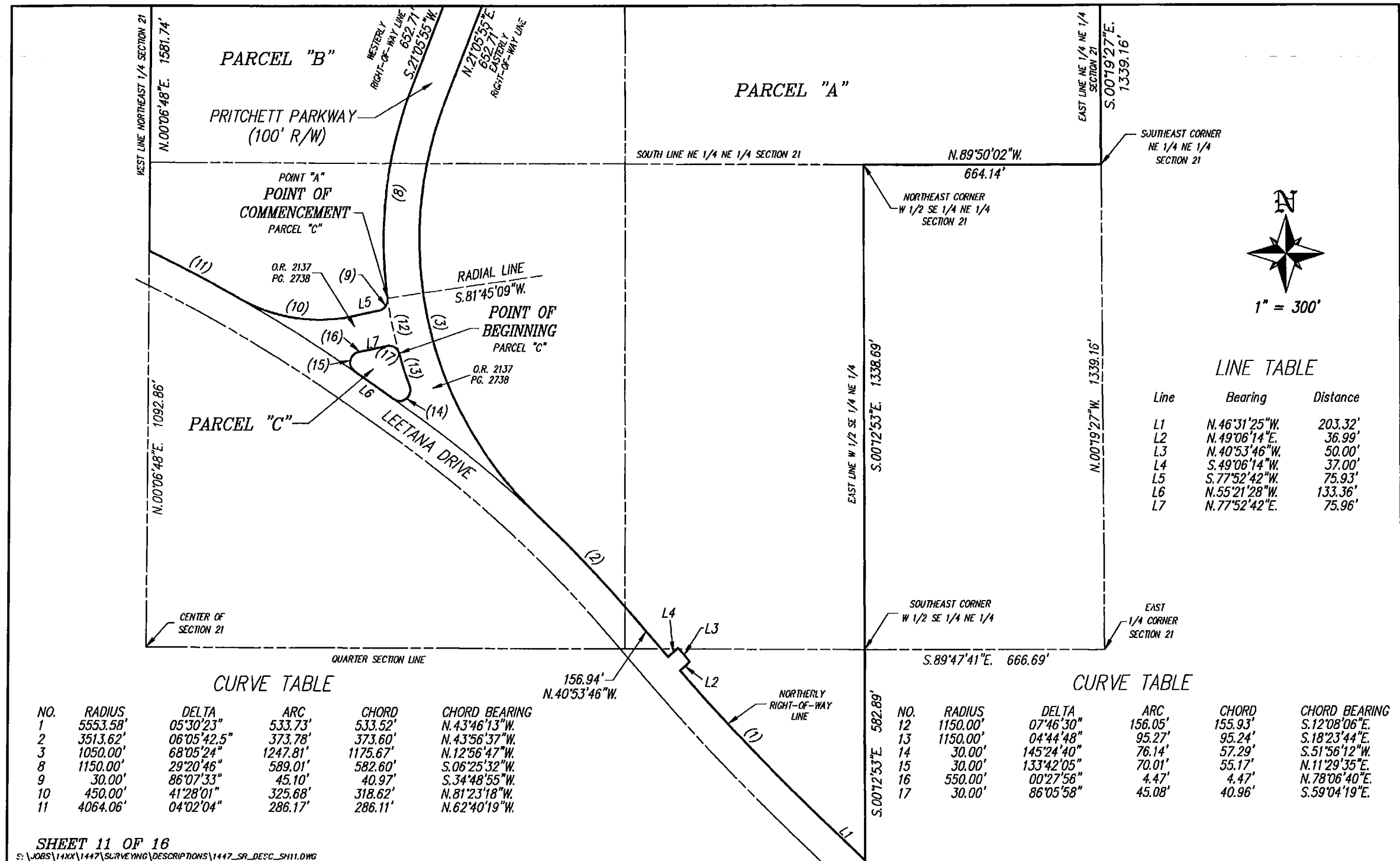


1" = 300'



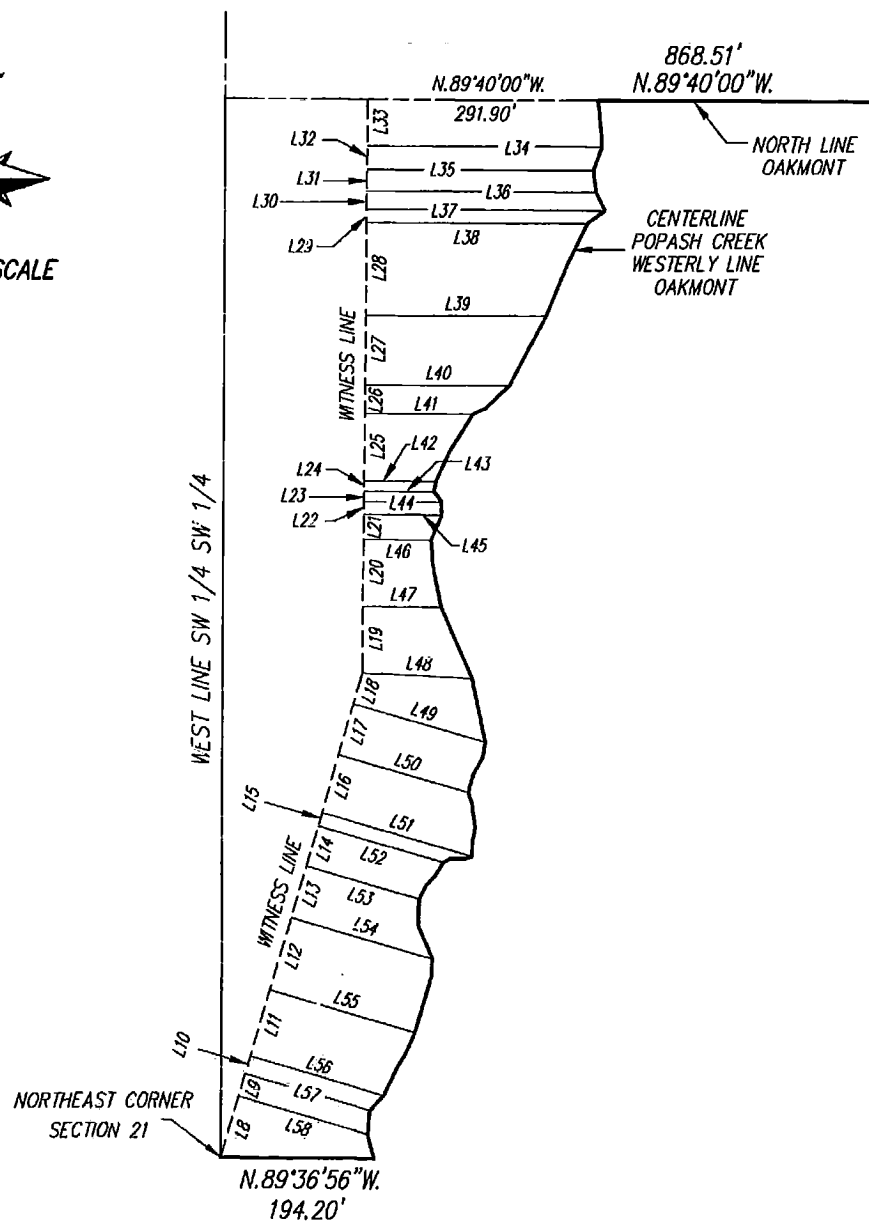








NOT TO SCALE



DETAIL C
NOT TO SCALE

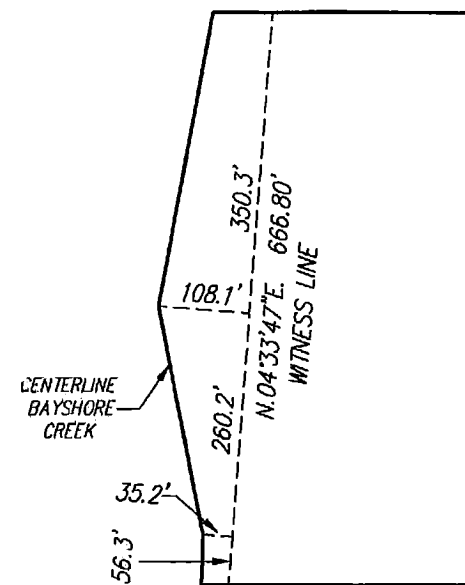
LINE TABLE

Line	Bearing	Distance
L8	N.16°13'56\"E.	79.4'
L9	N.16°13'56\"E.	29.6'
L10	N.16°13'56\"E.	23.1'
L11	N.16°13'56\"E.	86.7'
L12	N.16°13'56\"E.	94.4'
L13	N.16°13'56\"E.	67.3'
L14	N.16°13'56\"E.	52.6'
L15	N.16°13'56\"E.	17.2'
L16	N.16°13'56\"E.	75.4'
L17	N.16°13'56\"E.	66.6'
L18	N.16°13'56\"E.	40.3'
L19	N.00°19'51\"E.	83.1'
L20	N.00°19'51\"E.	83.7'
L21	N.00°19'51\"E.	31.8'
L22	N.00°19'51\"E.	16.0'
L23	N.00°19'51\"E.	12.6'
L24	N.00°19'51\"E.	13.2'
L25	N.00°19'51\"E.	84.6'
L26	N.00°19'51\"E.	35.8'
L27	N.00°19'51\"E.	87.0'
L28	N.00°19'51\"E.	116.4'
L29	N.00°19'51\"E.	16.7'
L30	N.00°19'51\"E.	22.7'
L31	N.00°19'51\"E.	27.4'
L32	N.00°19'51\"E.	29.4'
L33	N.00°19'51\"E.	58.4'
L34	S.89°40'09\"E.	297.3'
L35	S.89°40'09\"E.	286.4'
L36	S.89°40'09\"E.	289.9'
L37	S.89°40'09\"E.	301.4'
L38	S.89°40'09\"E.	279.0'
L39	S.89°40'09\"E.	227.1'
L40	S.89°40'09\"E.	181.1'
L41	S.89°40'09\"E.	135.2'
L42	S.89°40'09\"E.	89.7'
L43	S.89°40'09\"E.	88.0'
L44	S.89°40'09\"E.	97.6'
L45	S.89°40'09\"E.	97.8'
L46	S.89°40'09\"E.	84.3'
L47	S.89°40'09\"E.	97.7'
L48	S.87°00'59\"E.	137.8'
L49	S.73°46'04\"E.	172.6'
L50	S.73°46'04\"E.	169.4'
L51	S.73°46'04\"E.	196.7'
L52	S.73°46'04\"E.	164.5'
L53	S.73°46'04\"E.	148.4'
L54	S.73°46'04\"E.	185.7'
L55	S.73°46'04\"E.	191.1'
L56	S.73°46'04\"E.	176.0'
L57	S.73°46'04\"E.	164.7'
L58	S.73°46'04\"E.	170.2'

DETAIL SHEET



NOT TO SCALE



DETAIL B
NOT TO SCALE

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION
OF
PARCELS OF LAND
LYING IN
SECTIONS 15, 16 AND 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

TRACTS OR PARCELS OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 15, 16 AND 21 TOWNSHIP 43 SOUTH, RANGE 25 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL "A"

BEGINNING AT THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°44'09"E. ALONG THE NORTH LINE OF SAID SECTION 15 FOR 1341.49 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.00°00'20"W. ALONG THE EAST LINE OF SAID FRACTION FOR 2657.08 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.00°00'40"E. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 FOR 1328.46 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION THE SAME BEING THE NORTHEAST CORNER OF OAKMONT, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34 AT PAGES 161 THROUGH 164 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°40'00"W. ALONG THE SOUTH LINE OF SAID FRACTION AND THE NORTH LINE OF SAID OAKMONT FOR 868.51 FEET TO AN INTERSECTION WITH THE CENTERLINE OF POPASH CREEK AND THE WESTERLY LINE OF SAID OAKMONT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND SAID WESTERLY LINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15 THE SAME BEING THE SOUTHWEST CORNER OF SAID OAKMONT; THENCE N.89°36'56"W. ALONG SAID SOUTH LINE FOR 194.20 FEET TO THE NORTHEAST CORNER OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°19'27"E. ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21 FOR 1339.16 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.89°50'02"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 664.14 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 21; THENCE S.00°12'53"E. ALONG THE EAST LINE OF SAID FRACTION FOR 1338.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE CONTINUE S.00°12'53"E. 582.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.46°31'25"W. ALONG SAID NORTHERLY LINE FOR 203.32 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 5553.58 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 05°30'23.2" FOR 533.73 FEET; THENCE N.49°06'14"E. ALONG SAID NORTHERLY LINE FOR 36.99 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 50.00 FEET; THENCE S.49°06'14"W. ALONG SAID NORTHERLY LINE FOR 37.00 FEET; THENCE N.40°53'46"W. ALONG SAID NORTHERLY LINE FOR 156.94 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 3513.62 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 06°05'42.5" FOR 373.78 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 1050.00 FEET; THENCE

SHEET 13 OF 16

10511 Six Mile Cypress Pkwy, Suite 101, Ft Myers, Florida 333912 • (941) 939-5490 • Fax (941) 939-2923

NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°05'24" FOR 1247.81 FEET; THENCE N.21°05'55"E. ALONG SAID EASTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 423.77 FEET; THENCE N.00°00'53"W. ALONG SAID EASTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EASTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1804.90 FEET; THENCE N.89°56'20"W. ALONG SAID EASTERLY LINE FOR 1399.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47°47'50" FOR 875.93 FEET; TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE CREEK; THENCE NORTHEASTERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.89°59'47"E. ALONG SAID SOUTH LINE FOR 915.24 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE N.00°06'54"W. ALONG THE WEST LINE OF SAID FRACTION FOR 667.02 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID FRACTION; THENCE N.89°56'25"E. ALONG SAID NORTH LINE FOR 672.59 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE S.89°29'37"E. ALONG THE NORTH LINE OF SAID SECTION FOR 2646.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL

COMMENCING AT NORTHWEST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE S.00°01'00"W. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 FOR 1328.33 FEET TO THE POINT OF BEGINNING THE SAME BEING THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE S.89°43'37"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 467.00 FEET; THENCE S.00°01'00"W. FOR 467.00 FEET; THENCE N.89°43'37"W. FOR 467.00 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID FRACTION; THENCE N.00°01'00"E. ALONG THE WEST LINE OF SAID FRACTION FOR 467.00 FEET TO THE POINT OF BEGINNING.

PARCEL "A" CONTAINS 510.23 ACRES MORE OR LESS.

AND: PARCEL "B"

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.89°50'53"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 661.74 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 THE SAME BEING A POINT ON THE EAST LINE OF COLONIAL PINES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36 AT PAGES 26 THROUGH 29 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°06'55"W. ALONG SAID EAST LINE FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND SAID COLONIAL PINES; THENCE N.00°06'55"W. ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 FOR 664.54 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N.89°49'35"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 664.45 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE S.00°13'55"E. ALONG THE EAST LINE OF SAID FRACTION FOR 664.68 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION THE SAME BEING AN INTERSECTION WITH THE NORTH LINE OF SAID COLONIAL PINES; THENCE N.89°50'14"W. ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 16 AND THE NORTH LINE OF SAID COLONIAL PINES FOR 998.54 FEET TO AN INTERSECTION WITH THE CENTERLINE OF BAYSHORE

CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE TO AN INTERSECTION WITH THE SOUTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 16, THE SAME BEING THE SOUTH LINE OF HUNTER'S GLEN, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59 AT PAGES 92 THROUGH 94 OF THE PUBLIC RECORDS OF LEE COUNTY FLORIDA; THENCE S.89°49'35"E. ALONG SAID SOUTH LINE FOR 316.69 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND SAID HUNTER'S GLEN; THENCE N.00°20'57"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 1329.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16 AND SAID HUNTER'S GLEN; THENCE S.89°48'18"E. ALONG SAID SOUTH LINE FOR 667.18 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°13'55"W. ALONG THE EAST LINE OF SAID FRACTION AND SAID HUNTER'S GLEN FOR 666.28 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID HUNTER'S GLEN; THENCE S.89°52'09"E. ALONG SAID SOUTH LINE FOR 378.81 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID HUNTER'S GLEN; THENCE N.00°03'40"E. ALONG SAID EAST LINE FOR 150.55 FEET TO THE NORTHEAST CORNER OF SAID HUNTER'S GLEN, THE SAME BEING AN INTERSECTION WITH THE WESTERLY LINE OF PRITCHETT PARKWAY (100 FEET WIDE); THENCE S.89°56'20"E. ALONG SAID WESTERLY LINE FOR 942.66 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 89°55'27" FOR 1647.95 FEET; THENCE S.00°00'53"E. ALONG SAID WESTERLY LINE FOR 2572.50 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1050.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 21°06'48" FOR 386.92 FEET; THENCE S.21°05'55"W. ALONG SAID WESTERLY LINE FOR 652.71 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 29°20'46" FOR 589.01 FEET TO POINT "A" THE SAME BEING AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID PRITCHETT PARKWAY AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°07'33" FOR 45.10 FEET; THENCE S.77°52'42"W. ALONG SAID NORTHERLY LINE FOR 75.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 41°28'01" FOR 325.68 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF LEETANA DRIVE (86 FEET WIDE) AND A POINT OF REVERSE CURVE HAVING A RADIUS OF 4064.06 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 04°02'04" FOR 286.17 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 43 SOUTH, RANGE 25 EAST; THENCE N.00°06'48"E. ALONG SAID WEST LINE FOR 1581.74 FEET TO THE POINT OF BEGINNING.

PARCEL "B" CONTAINS 230.62 ACRES MORE OR LESS.

AND: PARCEL "C"

COMMENCING AT THE AFOREMENTIONED POINT "A" THE SAME BEING A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 1150.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S.81°45'09"W.; THENCE; SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07°46'30" FOR 156.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE AND THE WESTERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) THROUGH A CENTRAL ANGLE OF 04°44'48" FOR 95.27 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 145°24'40" FOR 76.14 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEETANA DRIVE (86 FEET WIDE); THENCE N.55°21'28"W. ALONG SAID NORTHERLY LINE FOR 133.36 FEET TO AN INTERSECTION WITH THE

SOUTHERLY RIGHT-OF-WAY LINE OF PRITCHETT PARKWAY (100 FEET WIDE) AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 133°42'05" FOR 70.01 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 550.00 FEET; THENCE EASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 00°27'56" FOR 4.47 FEET; THENCE N.77°52'42"E. ALONG SAID SOUTHERLY LINE FOR 75.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 86°05'58" FOR 45.08 FEET TO THE POINT OF BEGINNING.

PARCEL "C" CONTAINS 0.37 ACRES MORE OR LESS.

PARCELS CONTAIN 741.22 ACRES MORE OR LESS.

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

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 43 SOUTH, RANGE 25 EAST AS BEARING S.89°29'37"E.

DESCRIPTION PREPARED 10-03-01

S:\Jobs\14xx\1447\SURVEYING DESCRIPTIONS\1447_SR_DFSC_SKT.doc
S:\Jobs\14xx\1447\SURVEYING DESCRIPTIONS\1447_SR_DFSC_S11-S112.dwg

S:\J005\1447PH\ENGINEERING\CONCEPTS\1447-PH_LUP2.DWG 10/20/2014 2:34:37 PM STEVE JOHNSON
S:\J005\1447PH\ENGINEERING\CONCEPTS\1447-PH_LUP2.DWG 10/20/2014 2:34:37 PM STEVE JOHNSON

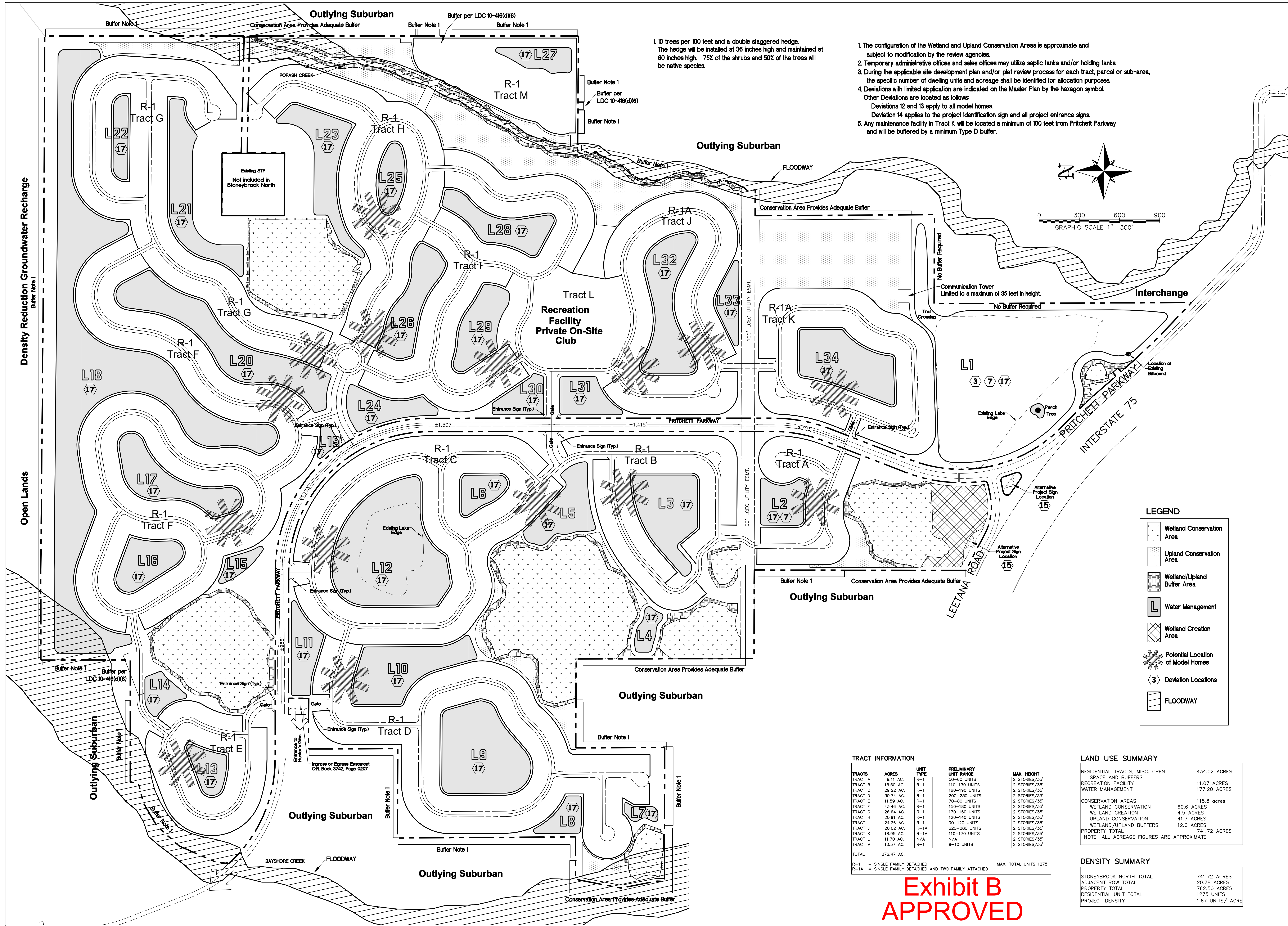


Exhibit B
APPROVED

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving the State of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5440 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

DATE	PROJECT	DRAWING	DESIGN	CHECKED	SCALE	SHEET
5/6/2014	1447	_MCP	EMH	EMH	1" = 500'	1

1 9/10/2014 REVISION SITE LAYOUT

NO. DATE REVISION DESCRIPTION

BY

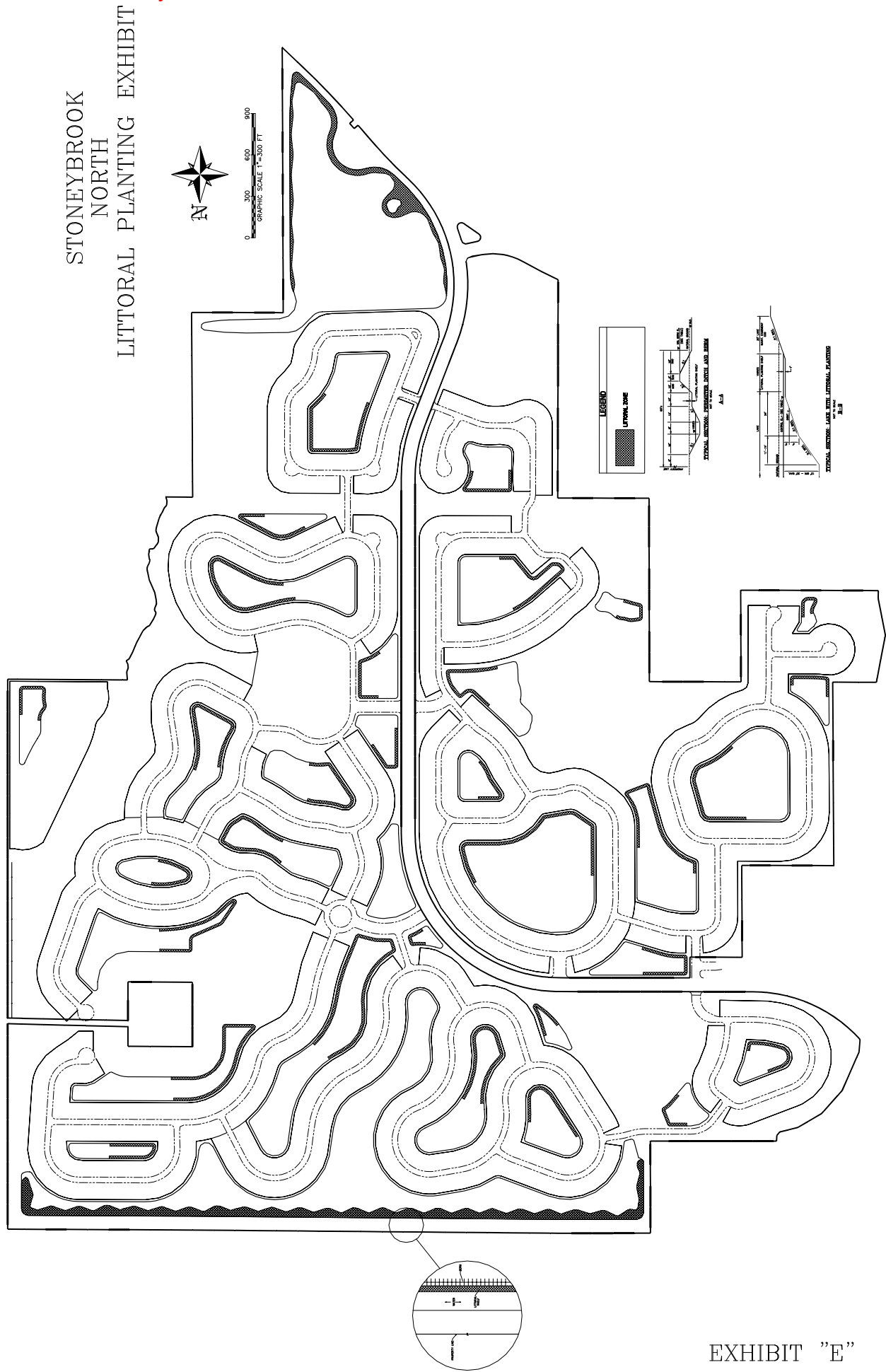
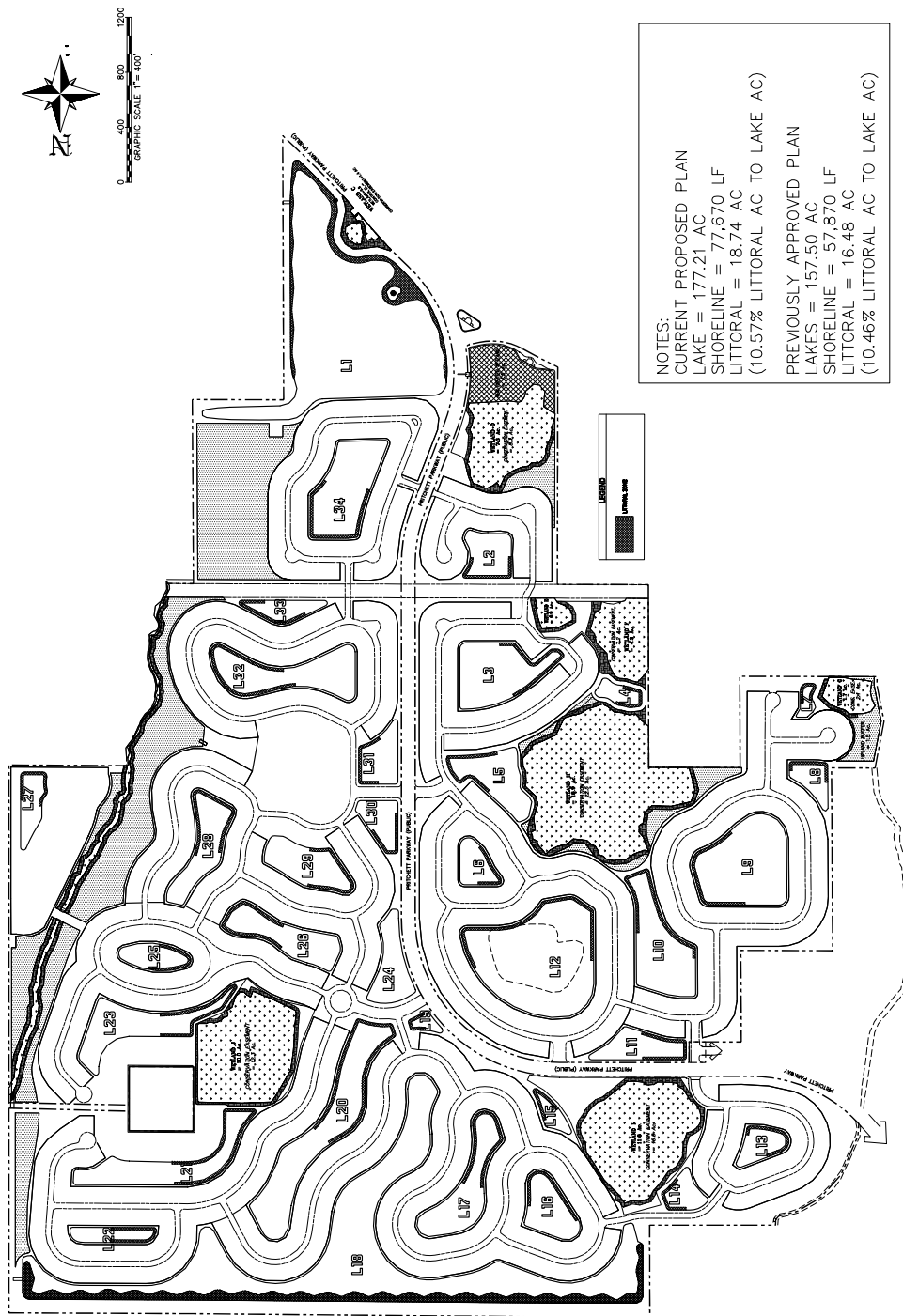


EXHIBIT C, ADD2013-00083



LAKE #	LAKE PERIMETER			LUTORAL AREA	PLANTS PRODUCED AT 1" O.C.
	LAKE AREA (AC)	LAKE PERIMETER (LF)	LUTORAL AREA (AC)		
1	30.21	6576	3.00	14,520	
2	2.40	1333	0.20	968	
3	5.59	2223	0.48	2,323	
4	1.01	899	0.10	484	
5	3.79	1933	0.38	1,839	
6	1.67	1089	0.15	726	
7	0.96	696	0.06	290	
8	1.41	1099	0.20	968	
9	8.38	2300	0.44	2,130	
10	5.93	2471	0.62	3,001	
11	2.57	1659	0.34	1,646	
12	13.8	3033	0.77	3,127	
13	1.66	1097	0.16	774	
14	1.41	1013	0.18	871	
15	0.90	932	0.21	1,016	
16	3.00	1444	0.34	1,646	
17	4.64	2480	0.56	2,710	
18	31.37	13499	5.10	24,684	
19	0.53	649	0.12	581	
20	9.05	4134	0.90	4,356	
21	5.38	3357	0.80	3,872	
22	1.31	1386	0.32	1,549	
23	5.00	3139	0.56	2,710	
*24	2.82	1752	*	*	
25	2.56	1196	0.18	871	
26	4.10	2143	0.40	1,936	
27	1.82	1362	0.20	968	
28	3.69	2147	0.37	1,791	
29	3.61	1702	0.37	1,791	
30	1.87	1198	0.18	871	
31	2.33	1358	0.25	1,210	
32	5.77	2797	0.64	3,098	
33	1.64	1389	0.16	774	
34	5.97	2185	0.51	2,468	
TOTAL	177.21	77,670	18.74	93,710	

* LAKE 24 IS AN IRRIGATION LAKE THAT IS NOT INCLUDED IN THE STORMWATER MANAGEMENT SYSTEM. NO LUTORAL

* LAKE 24 IS AN IRRIGATION LAKE THAT IS NOT INCLUDED IN THE STORMWATER MANAGEMENT SYSTEM. NO LITTORAL PLANTINGS ARE REQUIRED FOR LAKE 24.

NOTES:

CURRENT PROPOSED PLAN	PREVIOUSLY APPROVED PLAN
LAKE = 177.21 AC	LAKES = 157.50 AC
SHORELINE = 77,870 LF	SHORELINE = 57,870 LF
LITTORAL = 18.74 AC	LITTORAL = 16.48 AC
(10.57% LITTORAL AC TO LAKE AC)	(10.46% LITTORAL AC TO LAKE AC)

EXHIBIT "F"