RESOLUTION NUMBER Z-15-003

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

WHEREAS, Greenpointe Communities LLC filed an application on behalf of the property owners, RH Venture II, LLC and RH Venture III LLC, to amend the existing River Hall RPD and CPD zoning; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Laura B. Belflower, was advertised and held on January 14, 2015, January 15, 2015, and January 27, 2015. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before February 12, 2015; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2013-00003 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on June 3, 2015 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners 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 amend the existing River Hall RPD and CPD zoning to:

- Increase the maximum number of dwelling units from 1,999 to 2,695; and
- Allow two new uses (private on-site recreational facilities and townhouse/multi-family dwelling units) in the CPD area.

The property is located in the Suburban, Sub-Outlying Suburban, Rural and Wetlands 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.

SECTION B. CONDITIONS:

These conditions are a compilation of the River Hall development conditions approved under Resolution Z-05-051, ADD2006-00164, ADD2006-00173, ADD2007-00063, and ADD2007-00075 (herein "River Hall 1"), and Resolution Z-15-003, from DCI2013-00003 (herein "River Hall 2"). If a condition applies to a specific area, that area will be identified in the condition.

If no area is specifically identified, the condition is applicable throughout the River Hall boundaries.

The approval of Resolution Z-15-003 does not change the development rights or obligations for the areas of River Hall not included in DCI2013-000003.

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

1. Development of this project must be consistent with the five-page Master Concept Plan (MCP) for River Hall, stamped received FEB 06 2015 (Exhibit C), except as modified by the conditions below.

   The project is limited to a maximum of 45,000 square feet of commercial floor area and 2,695 residential units. See further Condition 5. The 696 dwelling units added by this resolution must be located in River Hall 2 only. No currently platted land within River Hall 2 may be replatted to increase density.

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

2. The following limits apply to the project and uses:

   a. **SCHEDULE OF USES**

   RESIDENTIAL, GOLF & AMENITY SITES
   Accessory Uses and Structures
   Administrative Office
   Club - country and private
   Consumption on Premises - limited to the clubhouse/amenity areas. No outdoor seating unless approved as a special exception (public hearing required)
   Dwelling Units single-family (R-1 or RMF-1), two-family attached (RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1)
   Entrance Gates and Gatehouse
   Essential Services
   Essential Services Facilities, Group I
   Excavation, Water Retention - No blasting and removal of excavated material off site is not permitted
   Fences and Walls
   Golf Course - 36 holes, golf maintenance facility, cart barn and related accessory uses to a golf course. (See Conditions 6 and 20 for additional requirements)
   Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)
   Golf Driving Range
   Golf Training Facility
   Model Home and Model Unit - must be in compliance with LDC §34-1954
   Model Display Center, must be in compliance with LDC §34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project

Parking Lot, Accessory
Parks, Group I (River Hall 1 only)
Real Estate Sales Office - limited to sales of lots, homes or units within the development, and must be located in the clubhouse, amenity or model unit sites
Recreational Facilities - Private, On-site only
Residential Accessory Uses - In compliance with LDC §622(c)42 and LDC Article VII Division 2
Signs, in compliance with LDC Chapter 30 (See Deviation 5)
Storage, Open, recreational vehicles, boats and similar items for residents only, (River Hall 1 only) limited to locations shown on the MCP attached to Resolution Z-05-051, if any, and must be shielded behind a continuous visual screening at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement (See Condition 19 for additional requirements)
Temporary Uses

TOWN CENTER (CPD)
Maximum 15,000 sf office and maximum 30,000 sf retail within the Town Center CPD parcel only
Accessory Uses and Structures
Administrative Office
Banks and Financial Establishments, Group I
Business Services, Group I
Consumption on Premises - Indoor only in conjunction with a Restaurant use only. No outdoor seating unless approved as a special exception (public hearing required)
Day Care Center, Adult & Child
Drive through in connection with any approved use except drugstore/pharmacy
Dwelling Units, limited to Townhouse and Multi-family, only in River Hall 2
EMS, Fire or Sheriff's Station
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - No blasting; Removal of excavated material off site not permitted
Food Stores, Group I
Hardware Store
Laundry or Dry Cleaning, Group I
Parking lot, accessory
Personal Services, Group I
Pharmacy/Drugstore - limited to one within a multi-occupancy complex only and no drive-through
Place of Worship, Religious Facilities
Real Estate Sales Office
Recreational Facilities - Private, On-site only (River Hall 2 only)
Repair Shop, Group I
Restaurant, Groups I, II, III
Specialty Retail Shops, Group I
Temporary Uses

ELEMENTARY SCHOOL SITE
Public Schools and Related Accessory Uses

b. **SITE DEVELOPMENT REGULATIONS**

Minimum Lot Area and Dimensions

Single-Family
Width: 45 feet
Lots 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records are permitted a minimum lot width of 44 feet. (ADD2006-00164)

Depth: 120 feet
Lots 26, 27, 28, 38, 55, 302, 303, 304, 305, 306, 307, 344, 345, 346, 347, and 348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum lot depth of 110 feet. (ADD2006-00173)

Lot Size: 5,400 sf

Multi-Family
Width: 75 feet
Depth: 100 feet
Lot Size: 10,000 sf

Commercial
Width: 200 feet
Depth: 100 feet
Lot Size: 20,000 sf

Minimum Perimeter Setbacks (for River Hall 2)

RPD – one-half the building height
CPD – the greater of 15 feet, one-half the building height, or the perimeter buffer (including the buffer required by LDC §10-416(d)(6)

Minimum Setbacks

Single Family

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet
Side - 5 feet. Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5-foot side setback of each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify

that the drainage for each lot is built in compliance with the typical lot grading detail provided.

Rear - 15 feet

Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum rear primary structure setback of 5 feet. (ADD2006-00173)

Water Body - 20 feet

Accessory - Per the LDC

Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may have a minimum rear accessory structure setback of 6 inches. (ADD2006-00173)

Two-Family Attached and Zero Lot Line

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet

Side - 0/5 feet. Side opposite the zero-lot-line or for two-family attached structures. Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5-foot side setbacks; or prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.

Rear - 15 feet

Water Body - 20 feet

Accessory - Per the LDC

Minimum Distance Between Buildings: 15 feet

Minimum building separation between Lots 117 and 154, 147 and 148, and 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records may be 11 feet. (ADD2006-00164)

Townhouse & Multi-family

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet

Side - N/A

Rear- 15 feet

Water Body - 20 feet

Accessory - Per the LDC

Minimum Distance Between Buildings - 20 feet

Clubhouse, Amenity & Golf Maintenance Buildings

Road -	Palm Beach Blvd 25 feet/Private Roads 20 feet
Side -	15 feet
Rear-	15 feet
Water Body -	20 feet
Accessory -	Per the LDC

Minimum Distance Between Buildings - 20 feet

Commercial

Road -	Palm Beach Blvd 25 feet/Private Roads 20 feet
Side -	15 feet
Rear -	20 feet
Water Body -	20 feet
Accessory -	Per the LDC

Minimum Distance Between Buildings - 20 feet

Maximum Lot Coverage

Single Family	60 percent
Two-Family Attached and Zero Lot Line	60 percent
Townhouse & Multi-family	60 percent
Clubhouse, Amenity & Golf Maintenance Buildings	60 percent
Commercial	45 percent

Maximum Height

Residential uses	45 feet/3 stories
Commercial uses	35 feet/3 stories
Recreational/Amenity sites	
on the perimeter of the property	35 feet/3 stories
on the interior of the project	60 feet/3 stories

c. **GOLF DRIVING RANGE**:

If the Golf Driving Range is open after daylight hours, all lighting must comply with LDC §34-936(g), be of the lowest intensity meeting life safety codes, and be shielded and directed away from adjacent residential areas.

3. The following conditions address environmental issues:

a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Prior to local development order approval, the location of the American Alligator Management Plan signage must be delineated on the development order plans for Division of

Environmental Sciences' review and approval. Warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.

b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan For Shulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Any revisions to the Tortoise Management Plan are subject to Environmental Sciences' review and approval.

c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999, must be revised for Division of Environmental Sciences' review and approval at the time of local development order submittal. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer in accordance with LDC Appendix H, or commit to a detailed relocation management plan. The developer demonstrates it is necessary to impact the burrows, the management proposal must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.

d. The developer must submit a detailed Scrub Jay Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999 and incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.

e. The developer must submit a detailed Sandhill Crane Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal.

f. Open space must be provided in accordance with the MCP. All individual tracts must provide a minimum of ten percent open space within the tract and may be met with private open space.

g. The developer must provide a minimum of 465 acres of indigenous preservation areas in substantial compliance with the MCP. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract to be developed.

h. Prior to local development order approval, the plans for any residential units on individual lots that abut a preserve must delineate a preserve boundary sign location at every other lot line and provide a detail of the sign for the Division of Environmental Sciences' Staff review and approval.

i. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. The developer must schedule an on-site preconstruction meeting with Division of Environmental Sciences' Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.

j. Existing development and River Hall 1 future development will meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. Prior to local development order approval for future development of lands within River Hall 2, a Protected Species Management Plan must be submitted revising the gopher tortoise and burrowing owl management plans to address the current conditions and update management techniques and required permits; include resident educational materials for the gopher tortoise, listed wading birds, and Florida scrub jay; as well as incorporate a large mammal management plan to limit potential negative human/wildlife interactions.

k. Prior to prescribed burn management activities occurring within the on-site preserve or on the adjacent Hickey's Creek Mitigation park (as notified by the CDD and/or park staff), the HOA of the development pods in River Hall 2 located adjacent to the easternmost preserve must notify these development pods residents of the scheduled prescribed burn activities and general education material on prescribed burn management activities must be provided. If covenants or deed restrictions are required for these development pods, the documents must include language requiring each deed holder will be informed of their purchase of a lot adjacent to an on-site preserve or public preserve land which is managed with prescribed burning and each deed holder will be presented with education material on prescribed burn management activities at the time of purchase.

4. The following recommendations are presented in order to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.

a. The developer must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

b. The developer must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.

c. If access to this development or any portions thereof, is through a security gate or similar device that is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC §34-1749.

d. The developer must cooperate with the Division of Public Safety/Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.

5. The following conditions are included to address Lee Plan consistency issues:

a. The total residential dwelling count within River Hall may not exceed 2,695 dwelling units. In accordance with the Lee Plan, maximum densities per the Future Land Use Categories are provided below:

TABLE

Future Land Use Category	Acreage	Density	Maximum Units Allowed per Future Land Use Category*
Suburban	71.5	6 du/ac	429
Sub-Outlying Suburban	585.6	2 du/ac	1,171
Rural	1,140.3	1 du/ac	1,140
Wetlands	181.0	.05 du/ac	9

* Density calculations assume all acreage is available for residential density calculations. Actual achievable numbers may be less.

The portion of the property within the Rural Future Land Use category must maintain densities of one dwelling unit per acre or less. No more than 1,140 dwelling units may be constructed in the Rural designated areas of the project.

b. In River Hall 1 – Densities may not be shifted between Future Land Use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.10 of the Lee Plan.

c. In River Hall 2 – If permitted by Lee Plan Policy 5.1.10, units may be shifted from River Hall 1 to River Hall 2.

d. Given the limited existing available Rural 2020 Planning Community Acreage Allocation at the time of rezoning, the available Rural allocation must be determined by the Planning Division prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1 (b), Acreage Allocation Table (per Lee Plan Policy 1.7.6). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1 (b). Adequate data and analysis to support this amendment must be submitted by the applicant at the time of the request for the Lee Plan amendment. Development in

excess of the current Table 1 (b) allocations will not be permitted until Table 1 (b) is amended accordingly.

6. The following conditions are included to address the golf course:

   a. The developer of the golf course must use fertilizers with a low leaching potential (slow release). The fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and

   b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program so that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.

   c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of applied pesticides and nutrients.

   d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those fertilizers into the groundwater.

   e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

   f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and that requires relatively low fertilizer use.

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County Planning Division. The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until the developer submits a revised management plan. If mitigation is necessary to address the pollution, the developer must implement a mitigation plan approved by Lee County.

7. Model units and homes are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and

b. All model sites must be designated on the development order plans; and

c. Prior to constructing model homes within this project, the lots upon which the model homes will be constructed will have been shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for River Hall (f/k/a Hawk's Haven) or the LDC, whichever applies. Should setback problems arise after construction of a model home, it will be the responsibility of the owner/developer to resolve the setback problem.

d. Hours of operation for model units and real estate sales within the model units are limited to Monday through Sunday, 8 a.m. through 8 p.m.

8. Construction traffic is prohibited on Hickey Creek Road.

9. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

10. Based on the intersection improvements identified in the applicant's TIS as being necessary for the project, a traffic signal is required at River Hall Parkway/State Road 80 intersection. Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. In the event the signal is not constructed within 12 months, issuance of local development order approvals (excluding development orders only authorizing construction of infrastructure) or building permits within River Hall 2 development, will not be granted until the signal is constructed. The Director of Community Development may authorize an extension, not to exceed six months, if the applicant demonstrates a good faith effort to complete the construction of the traffic signal. Please note that this condition placed by Lee County as part of this rezoning does not exempt the applicant from having to comply with the permit as approved by FDOT.

11. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

12. The developer is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the developer provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

13. If the developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wide enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and it must be installed according to the following density and size:

    a. Six trees per 100 linear feet - At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-112 inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees, may be used to meet the requirements of this enhanced buffer.

    b. 33 shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six

feet under normal growing conditions. If these "outparcels" come under the control of the developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required.

14. Vehicle access from the northern boundary of the subject property over and across Hickey Creek Road is prohibited.

15. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

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

17. All required buffers must utilize 100 percent native vegetation.

18. The school site is limited to a public school operated by the School District of Lee County.

19. Outdoor storage areas in River Hall 1 must be in compliance with §34-3001, *et seq*, of the Lee County LDC, with the additional requirements as outlined on page 2 of 2 of the MCP attached to Resolution Z-05-051, including a 200-foot perimeter setback and enhanced buffer.

20. A plan showing landscaping in accordance with page 2 of 2 of the approved MCP must be submitted and approved prior to the issuance of a development order for the golf course maintenance facility and amenity center.

21. Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard (State Road 80).

22. BUFFERS.
    a. A Type "C" or "F" buffer, as described in the LDC, must be provided in the River Hall 2 CPD "Town Center" portion bordering the agriculturally-zoned property to the east. This buffer will not include the existing conservation areas shown on the approved MCP.

    b. A Type "D" buffer must be added to the MCP on the "spine" Road for the commercial Town Center portion of the property, in accordance with the LDC.

23. Second Access

    a. Within 24 months of the date of this Zoning Resolution, the applicant will design, permit, and construct the secondary access to 75th Street West shown on Page 4 of the MCP. The design of the second driveway to the River Hall community must be shown as a part of the first local development order approval for any of the unplatted lands in the southern portion of the development. In the event the secondary access is not constructed within 24 months of the date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the

development has not exceeded the occupancy of 1,598 dwelling units, and the applicant demonstrates good faith progress on the design, permitting, and construction of the access. This requirement is contingent upon approval from the East County Water Control District (ECWCD) to cross the 50-foot-wide canal along the south side of River Hall. The County will work with the developer to obtain approval to cross the 50-foot-wide canal.

b. Upon construction of the second access to the River Hall community, access through the security gates must be provided to Lee County School District buses and to emergency vehicles.

24. Wall between River Hall and Portico (ADD2007-00063)
The construction of a wall along a portion of the southern and western property boundaries adjacent to the Portico Residential Planned Development (RPD) is subject to the following conditions:

a. The Development must be in compliance with the amended Master Concept Plan, dated APRIL 17, 2007, Master Concept Plan for ADD2007-00063.

b. Approval of this administrative amendment was contingent upon approval of ADD2007-00084 Portico, which was approved on May 14, 2007.

25. Within ninety (90) days of the effective date of this Resolution, the developer of lands within River Hall 2 must submit a request to the South Florida Water Management District (SFWMD) for a letter modification to the consumptive use permit for the project to reinstate the groundwater monitoring requirements that were not included in the 2013 permit renewal. These requirements include conditions 31, 32, and 33 of the original Permit No. 36-04006-W issued in 2006. If the SFWMD approves the requested modification, all monitoring reports filed with the SFWMD pursuant to the permit will also be simultaneously filed with the County's Department of Natural Resources.

26. The developer of lands within River Hall 2 must provide the ability for drainage from the ECWCD to pass through the project's surface water management system in order to lower flood stages within the ECWCD. The intent of this condition is to provide for a stormwater conveyance from the existing ECWCD canal along the southern boundary of River Hall during major storm events. This condition is not intended to require the construction of any physical improvements to the surface water management system within River Hall, but only to require access to and authority for the ECWCD to utilize the surface water management system within River Hall in accordance with its existing permit Documentation of compliance with this requirement will be provided by the developer to the County prior to issuance of any residential development orders for River Hall 2; provided, however, that this will not prohibit the issuance of development orders solely for the infrastructure improvements (including but not limited to sewer, water, and drainage) for the project.

27. The developer of lands within River Hall 2 must provide, at developer's expense, a temporary modular unit to be located on the River Hall sales facility parcel for use as a station for Lee County Emergency Medical Services (EMS). At a minimum, the modular

unit will provide office space, rest/sleeping area, shower and restroom facilities for EMS, along with a minimum of 4 dedicated parking spaces. Upon installation, the modular unit and parking spaces will be leased to the County for $10.00 per year, whereupon the County will be responsible for all costs of operation including, but not limited to, utilities, electricity, telecommunications, furniture, and maintenance. Within thirty (30) days after the effective date of this resolution, the developer will submit a development order application for the installation of the modular unit, and will diligently pursue issuance of the development order and move-on permit for the unit. The modular unit will be installed within ninety (90) days of receipt of all necessary permitting. The developer's obligation under this condition will expire upon the earlier of: (1) construction and issuance of a certificate of occupancy for the fire station on the parcel within River Hall owned by the Fort Myers Shores Fire District; or (2) five years after issuance of a certificate of occupancy for the modular unit.

28. The applicant will provide quarterly monitoring reports to the Director of Community Development on the status and progress of the traffic signal (Condition 10) and the southerly access point (Condition 23). A courtesy copy should be provided to the River Hall CDD and Master Homeowner's Association. The first quarterly monitoring report will be due three months after the date of this Resolution and will be submitted every three months thereafter until the signal is placed in operation by FDOT and the southerly access receives a certificate of completion from the County. Each monitoring report will identify the current status of the improvement through the design, permitting, and construction stages, and will identify any issues that may affect completion of the improvement within the time specified in its applicable zoning condition.

29. The developer of land within River Hall 2 must submit, with each development order, a cumulative land development summary table indicating the Future Land Use classification and the number of residential units, and square footage and acreage of commercial retail and commercial office.

SECTION C. DEVIATIONS:

The following deviations (1 through 5) have been previously approved by Resolution Z-05-051 or ADD2007-00075 and remain in effect as approved for both River Hall 1 and River Hall 2:

1. Deviation (1) sought relief from the LDC §10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist. This deviation was APPROVED.

2. Deviation (2) Withdrawn.

3. Deviation (3) sought relief from the LDC §10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks. This deviation was APPROVED.

4. Deviation (4) sought relief from the LDC §34-2194(b) requirement to provide a 25-foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits. This deviation was APPROVED.

5. Deviation (5) (ADD2007-00075) sought relief from LDC §30-152(2)c to allow a reduction in the minimum required setback for residential subdivision entrance signage from 15 feet to 5 feet from the right-of-way. This deviation was APPROVED subject to the following conditions:

   a. Entrance signs to subdivisions within the River Hall Country Club development must be in compliance with the Signage Exhibit, stamped received on April 11, 2007. The Signage Exhibit for ADD2007-0075 is APPROVED and adopted (Exhibit E). Rear setbacks for accessory structures on lots 302-307 and 344-348 must be at least 6 inches.

   b. Either a two-sided sign in a landscaped median OR two one-sided signs on either side of a project entrance within the River Hall Country Club will be allowed at the entrance to each residential development. All signs must be in accordance with Chapter 30 of the LDC.

The following Deviations have been requested as part of this amendment to the planned development zoning:

6. Deviation (6) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a side setback of 17 feet for the following existing platted lots: River Hall Country Club, Phase Two, Block K, Lots 29, 57, 76, and 77, as documented in Instrument No. 2006000409514. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

7. Deviation (7) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a setback of 20 feet for existing platted lots in River Hall Country Club Phase Two, Block K Lots 37-39, 54-57 & 65-77 as documented in Instrument No. 2006000409514, and Hampton Lakes at River Hall Phase One, Lots 102-134, as documented in Instrument No. 2005000153004. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

8. Deviation (8) WITHDRAWN.

9. Deviation (9) WITHDRAWN.

10. Deviation (10) seeks relief from the LDC §34-934 requirement that permits dwelling units within a CPD when there are at least 50,000 square feet or more of commercial uses, to allow dwelling units within the existing River Hall CPD which was permitted for 45,000

square feet of commercial uses. This deviation is APPROVED.

SECTION D. EXHIBITS:

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

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Protected Species Management Plan for Schulman Parcel (American Alligator Management Plan; Gopher Tortoise Management Plan; and Scrub Jay Management Plan)
Exhibit E: Signage Exhibit

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, specifically, Lee Plan Goals 5, and 21, Objectives 2.1, 2.2, 21.2, and 21.3, and Policies 1.1.11, 2.2.1, 5.1.2, 5.1.5, 21.1.3, 21.2.4, 21.3.1, and 135.9.5.

2. The request is consistent with the densities, intensities and general uses set forth in the Lee Plan.

3. With the granting of the requested deviations, the applicant has sufficiently demonstrated the request's compliance with the applicable provisions of the LDC. The weight of the evidence indicates the request meets the applicable planned development design requirements and will be able to meet the other applicable LDC requirements.

4. The request will be compatible with the surrounding area and the existing River Hall development. The proposed uses are consistent with the current approval and are appropriate in the requested locations.

5. The request will have minimal environmental impacts. The request area does not include any wetlands or preserve areas and will not negatively impact those in the existing River Hall or surrounding areas.

6. The transportation system is adequate to support the additional units. Approval of the request will not place an undue burden upon existing or planned transportation facilities. River Hall will be served by streets with the capacity to carry traffic generated by the additional development. With the conditioned improvements, the access and traffic flows will be sufficient to support the proposed development intensity.

7. Urban services are or will be available and adequate to serve the request.

8. The recommended conditions reasonably relate to the request's impacts on and provide sufficient safeguards for the public interests.

9. The recommended deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC.

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

John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Nay

DULY PASSED AND ADOPTED this 3rd day of June 2015.

ATTEST:
LINDA DOGGETT, CLERK

BY:_____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY:_____
Brian Hamman, Chair

BOARD OF COUNTY COMMISSIONERS
SEAL
LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

_____
Michael D. Jacob
Managing Assistant County Attorney
County Attorney's Office

Case No. DCI2013-00003

2015 JUN -3 PM 2:39
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Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION (REZONE AREA)

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S 1/2) of said Section 34 for 1,982.06 feet to an intersection with the Easterly line of the Record Plat "Cascades at River Hall, Phase 2", as recorded in Instrument No. 2005000166038, Public Records of Lee County, Florida; thence run the following Seventeen (17) courses along said Easterly Line: N00°44'13"W for 145.68 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 295.00 feet (delta 45°41'55") (chord bearing N20°27'40"E) (chord 229.10 feet) for 235.29 feet to a point of tangency; N02°23'18"W for 177.28 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 470.00 feet (delta 86°38'22") (chord bearing N45°42'28"W) (chord 644.90 feet) for 710.71 feet to a point of tangency; N89°01'39"W for 100.75 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 60.00 feet (delta 88°15'45") (chord bearing N44°53'47"W) (chord 83.56 feet) for 92.43 feet to a point of tangency; N00°45'54"W for 156.54 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 540.00 feet (delta 39°03'47") (chord bearing N20°17'48"W) (chord 361.07 feet) for 368.16 feet to a point of tangency; N39°49'41"W for 48.28 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 155.00 feet (delta 41°03'37") (chord bearing N19°17'53"W) (chord 108.72 feet) for 111.08 feet to a point of tangency; N01°13'55"E for 406.49 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 445.00 feet (delta 34°38'18") (chord bearing N16°05'14"W) (chord 264.95 feet) for 269.03 feet to a point of tangency; N33°24'23"W for 235.07 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 445.00 feet (delta 55°01'01") (chord bearing N60°54'53"W) (chord 411.07 feet) for 427.30 feet; N00°59'58"W for 386.31 feet, N89°00'08"E for 414.92 feet; and Northerly along an arc of a curve to the right of radius 800.00 feet (delta 07°26'15") (chord bearing N19°51'38"W) (chord 103.77 feet) for 103.85 feet to a point a point of tangency; thence run N16°08'30"W along said Easterly line and continuing along the Easterly line of the Record Plat "Cascades at River Hall, Phase 1", as recorded in Instrument No. 2005000166035, Public Records of Lee County, Florida for 429.10 feet to a point of curvature; thence run the following Six (6) Courses along said Easterly line of the Record Plat "Cascades at River Hall, Phase 1": Northwesterly along an arc of a curve to the left of radius 450.00 feet (delta 53°24'45") (chord bearing N42°50'53"W) (chord 404.47 feet) for 419.50 feet to a point of tangency; N69°33'15"W for 226.50 feet; N88°31'58"W for 453.33 feet; N02°37'49"W for 109.36 feet; N46°42'37"W for 46.66 feet and N37°23'07"W for 29.38 feet to an intersection with the West line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'33"W along said West line for 1,066.53 feet the Southwest corner of the Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section 27 ; thence run N00°49'17"W along the East line of said Fraction for 1,604.78 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 673.34 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 212.82 feet to an intersection with the Northerly line of a lands in described in Instrument No. 2009000187486, Lee County Records; thence run the following three (3) courses along said Northerly line: run S75°23'45"W for 219.05 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 35.00 feet (delta 16°09'14") (chord bearing S[illegible] chord 9.84 feet) for 9.87 feet to a point of tangency and S59°14'31"W for 187.94 feet

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Applicant's Legal Checked
by [illegible] Sept 16, 2013

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

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EXHIBIT A

DESCRIPTION (CONT.)

thence run S30°45'29"E for 73.42 feet to a point on a non-tangent curve and intersection with the Northerly line of a lands in described in Instrument No. 2009000187487, Lee County Records; thence run Westerly along said Northerly line and along an arc of a curve to the right of radius 68.00 feet (delta 66°05'52") (chord bearing S87°29'23"W) (chord 74.17 feet) for 78.45 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run along said Easterly right of way line the following two (2) courses: Southeasterly along an arc of a curve to the left of radius 450.00 feet (delta 26°59'24") (chord bearing S50°33'04"E) (chord 210.02 feet) for 211.98 feet to a point of reverse curvature and Southeasterly along an arc of a curve to the right of radius 430.00 feet (delta 09°11'27") (chord bearing S59°27'02"E) (chord 68.90 feet) for 68.98 feet to an intersection with the Southerly line of a lands in described in Instrument No. 2007000309267, Lee County Records; thence run the following three (3) courses along said Southerly line: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of curvature and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'58") (chord bearing N32°41'59"E) (chord 72.39 feet) for 76.48 feet to an intersection with said West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27: thence run S00°50'18"E along said West line for 60.93 feet to the Southwest corner of said Fraction; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E 1/2) of said Section 27; thence run S00°51'17"E along said West line for 2,065.72 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2072, Lee County Records; thence run the following eighteen (18) courses along said Northerly line: S89°09'06"W for 37.27 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left of radius 544.11 feet (delta 28°08'56") (chord bearing N29°19'43"W) (chord 264.63 feet) for 267.31 feet; Northerly along an arc of a curve to the right of radius 76.19 feet (delta 50°10'58") (chord bearing N18°17'17"W) (chord 64.62 feet) for 66.73 feet; Northerly along an arc of a curve to the left of radius 294.98 feet (delta 04°38'23") (chord bearing N04°29'11"E) (chord 23.88 feet) for 23.89 feet; S89°59'57"W for 290.94 feet; Southerly along an arc of a curve to the left of radius 366.19 feet (delta 02°13'10") (chord bearing S03°58'21"W) (chord 14.18 feet) for 14.19 feet; S69°32'12"W for 112.75 feet; Southwesterly along an arc of a curve to the left of radius 175.00 feet (delta 102°58'00") (chord bearing S52°06'04"W) (chord 273.85 feet) for 314.49 feet; S88°44'23"W for 23.42 feet; S71°47'56"W for 48.67 feet; S07°58'00"W for 35.55 feet; S03°55'13"E for 56.03 feet; S23°32'56"W for 47.94 feet; S33°25'14"W for 36.18 feet; S12°58'58"W for 61.88 feet; N86°33'52"W for 89.92 feet; S82°52'46"W for 49.35 feet and S84°07'47"W for 87.43 feet to an intersection with said Easterly right of way line of River Hall Parkway; thence run the following five (5) courses along said Easterly right of way line: Southeasterly along an arc of a curve to the left of radius 700.00 feet (delta 34°14'28") (chord bearing S52°26'02"E) (chord 412.14 feet) for 418.33 feet to a point of tangency; S69°33'15"E for 283.26 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 550.00 feet (delta 53°24'45") (chord bearing S42°50'53"E) (chord 494.36 feet) for 512.72 feet to a point of tangency; S16°08'30"E for 429.10 feet to a point of curvature and Southerly along an arc of a curve to the left of radius 700.00 feet (delta 02°04'24") (chord bearing S17°10'43"E) (chord 25.33 feet) for 25.33 feet to an intersection with North line of the of the former Seaboard All Florida Railroad right of way (100 feet wide) recorded in Deed Book 230, at Page 106, Lee County Records; thence run N89°00'08"E along said North line for 112.79 feet to an intersection with said West line of the East Half (E 1/2) of Section 27; thence run S00°51'15"E along said West line for 50.00 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide);

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thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36; thence run S00°16'51"E along the East line of the Northeast Quarter (NE 1/4) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36;thence run S89°12'27"W along the South line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING

LESS and EXCEPT the following described parcels:

Tract "I" of HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records.
Tract "D-10", Lot 69, Lot 71 and Lot 78, Block "E" of RIVER HALL COUNTRY CLUB, PHASE TWO, as recorded in Instrument Number 2006000409514, Lee County Records.

PARCEL 1:

Lots 5 through 18, Lot 24, Lots 55 through 59, Lots 61 through 79, Lots 82 through 84, and a portion of Tract "A", HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records being more particularly described as follows:

Beginning at the Easterly most corner of said Lot 56 run the following six (6) courses along the Northerly line of Tract "M" of said record plat: Southwesterly along an arc of a curve to the left of radius 89.14 feet (delta 04°31'15") (chord bearing S36°59'05"W) (chord 7.03 feet) for 7.03 feet; Southwesterly along an arc of a curve to the left of radius 2,152.18 feet (delta 03°07'17") (chord bearing S33°01'08"W) (chord 117.24 feet) for 117.25 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 227.87 feet (delta 48°52'23") (chord bearing S55°53'41"W) (chord 188.53 feet) for 194.37 feet to a point of compound curvature; Westerly along an arc of a curve to the right of radius 117.38 feet (delta 35°52'39") (chord bearing N81°43'48"W) (chord 72.31 feet) for 73.50 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 16.59 feet (delta 11°13'23") (chord bearing N69°24'10"W) (chord 3.25 feet) for 3.25 feet to a point of tangency and N69°25'47"W for 94.26 feet to the Southerly most corner of Lot 60 of said record plat; thence run the following five (5) courses along the Easterly, Northerly and Westerly line of said Lot 60: N29°18'19"E for 179.46 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 55.00 feet (delta 09°21'44") (chord bearing N10°06'10"W) (chord 8.98 feet) for 8.99 feet to a point to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 90.00 feet (delta 37°31'25") (chord bearing N24°11'00"W) (chord 57.89 feet) for 58.94 feet; S24°05'01"W for 22.31 feet; S29°18'19"W for 198.78 feet to an intersection with the Northerly line of said Tract "M"; thence run the following twelve (12) courses along said Northerly line: N50°41'57"W for 37.78 feet; N30°10'43"W for 58.54 feet; N78°42'40"W for 107.04 feet; N79°36'16"W for 158.97 feet; S45°25'54"W for 102.85 feet; N78°25'35"W for 187.89 feet; N27°41'18"W for 72.73 feet; N72°32'41"W for 56.71 feet; S31°16'35"W for 52.00 feet; S63°59'52"W for 67.89 feet; N78°47'42"W for 78.27 feet and N72°41'39"W for 56.56 feet to the Southerly most corner of Lot 80 of said record plat;

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thence run the following three (3) courses along the Easterly, Northerly and Westerly line of Lots 80 and 81 of said record plat: N01°45'25"W for 200.00 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 2,475.00 feet (delta 02°31'47") (chord bearing S86°58'41"W) (chord 109.27 feet) for 109.28 feet and S04°17'12"E for 169.75 feet to an intersection with said Northerly line of Tract "M"; thence run the following five (5) courses along said Northerly line and continuing along the Northerly line of Tract "E" of said record plat: N72°20'12"W for 43.37 feet; S27°46'54"W for 23.61 feet; N05°36'00"W for 16.78 feet; S83°54'52"W for 49.75 feet to a point of curvature and Westerly along an arc of a curve to the left of radius 455.00 feet (delta 06°19'56") (chord bearing S80°44'54"W) (chord 50.26 feet) for 50.29 feet to the Southerly most corner of said Lot 84; thence run N06°27'30"W along the Westerly line of said Lot 84 and the extension thereof for 208.38 feet to an intersection with the Northerly line of said Tract "A"; thence run the following two (2) courses along the Northerly line of said Tract "A": thence run N83°23'15"E for 58.42 feet to a point of curvature and Easterly along an arc of a curve to the right of radius 2,525.00 feet (delta 01°14'43") (chord bearing N84°00'36"E) (chord 54.87 feet) for 54.87 feet to the southwest corner of said Lot 5; thence run N05°22'03"W along the Westerly line of said Lot 5 for 151.00 feet to an intersection with the Southerly line of Tract "C" of said record plat; thence run Easterly along said Southerly line and along an arc of a curve to the right of radius 2,676.00 feet (delta 16°00'07") (chord bearing S87°21'59"E) (chord 744.94 feet) for 747.37 feet to the easterly most corner of said Lot 18; thence run S10°38'04"W along the Easterly line of said Lot 18 for 151.00 feet to an intersection with the Northerly line of said Tract "A": thence run the following three (3) courses along said Northerly line: Easterly along an arc of a curve to the right of radius 2,525.00 feet (delta 00°07'16") (chord bearing S79°18'18"E) (chord 5.34 feet) for 5.34 feet to a point of tangency; S79°14'39"E for 192.58 feet to a point of curvature and Easterly along an arc of a curve to the left of radius 225.00 feet (delta 30°22'46") (chord bearing N85°33'58"E) (chord 117.91 feet) for 119.30 feet to the Easterly most corner of Lot 23 of said record plat; thence run N19°37'25"W along the Easterly line of said Lot 23 for 153.38 feet to an intersection with said Southerly line of Tract "C"; thence run Northeasterly along said Southerly line and along an arc of a curve to the left of radius 80.00 feet (delta 22°16'45") (chord bearing N57°32'28"E) (chord 30.91 feet) for 31.11 feet to the Westerly most corner of Lot 25 of said record plat; thence run S44°34'58"E along the Southwesterly line of said Lot 25 and the extension thereof for 288.53 feet to an intersection with the Easterly line of said Tract "A"; thence run the following four (4) courses along said Easterly line: Southwesterly along an arc of a curve to the right of radius 100.00 feet (delta 04°05'01") (chord bearing S25°43'21"W) (chord 7.13 feet) for 7.13 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 12.00 feet (delta 70°42'34") (chord bearing S07°35'25"E) (chord 13.89 feet) for 14.81 feet to a point of tangency; S42°56'42"E for 27.72 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 90.00 feet (delta 37°31'25") (chord bearing S61°42'25"E) (chord 57.89 feet) for 58.94 feet to the westerly most corner of said Lot 55; thence run the following three (3) courses along the Northerly line of said Lot 55: N81°03'16"E for 36.46 feet; N83°15'36"E for 153.20 feet and Southerly along an arc of a curve to the right of radius 208.00 feet (delta 15°02'52") (chord bearing S12°27'23"E) (chord 54.47 feet) for 54.63 feet Northerly most corner of said Lot 56; thence run S50°45'18"E along the Northerly line of said Lot for 47.82 feet to the POINT OF BEGINNING.

PARCEL 2:

Lots 91 through 101, Lots 282 through 299 and a portion of Tract "A", HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records being more particularly described as follows:

Beginning at the Northeast corner of said Lot 101 run S08°44'5[illegible] 216.00 feet to a point on a curve;

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DESCRIPTION (CONT.)

thence run Westerly along an arc of a curve to the right of radius 1,821.00 feet (delta 03°07'08") (chord bearing N79°41'29"W) (chord 99.12 feet) for 99.13 feet; thence run S00°44'30"E along a non-radial line for 163.51 feet to a point on a curve; thence run Westerly along an arc of a curve to the right of radius 2,355.00 feet (delta 02°29'12") (chord bearing N79°46'45"W) (chord 102.20 feet) for 102.20 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 100.00 feet (delta 52°53'49") (chord bearing S75°00'56"W) (chord 89.08 feet) for 92.32 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 208.00 feet (delta 153°14'45") (chord bearing N54°48'35"W) (chord 404.71 feet) for 556.33 feet to a point of tangency; thence run N21°48'47"E for 116.64 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 314.00 feet (delta 64°32'52") (chord bearing N10°27'39"W) (chord 335.33 feet) for 353.74 feet; thence run N47°15'56"E along a radial line for 151.00 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the left of radius 465.00 feet (delta 11°09'10") (chord bearing N48°18'39"W) (chord 90.37 feet) for 90.51 feet; thence run S36°06'46"W along a radial line for 151.00 feet to a point on a curve; thence run Westerly along an arc of a curve to the left of radius 314.00 feet (delta 32°33'06") (chord bearing N70°09'47"W) (chord 176.00 feet) for 178.39 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 25.00 feet (delta 94°40'12") (chord bearing N39°06'14"W) (chord 36.77 feet) for 41.31 feet to a point of tangency; thence run N08°13'52"E for 213.53 feet to a point on a curve; thence run Easterly along an arc of a curve to the right of radius 504.56 feet (delta 01°09'55") (chord bearing S80°19'37"E) (chord 10.26 feet) for 10.26 feet; thence run S82°10'43"E along a non-tangent line for 39.30 feet; thence run S07°54'55"W for 26.43 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 525.00 feet (delta 40°23'04") (chord bearing S61°53'33"E) (chord 362.43 feet) for 370.04 feet; thence run N48°17'59"E along a radial line for 151.00 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 676.00 feet (delta 20°32'40") (chord bearing S31°25'40"E) (chord 241.10 feet) for 242.39 feet to a point of tangency; thence run S21°09'20"E for 143.40 feet; thence run N68°50'40"E for 80.95 feet; thence run S21°14'22"W for 88.38 feet; thence run S16°45'04"W for 111.77 feet to a point on a curve; thence run Easterly along an arc of a curve to the left of radius 1,605.00 feet (delta 07°19'41") (chord bearing S77°35'13"E) (chord 205.14 feet) for 205.28 feet to the POINT OF BEGINNING.

PARCEL 3:

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the North Quarter corner of said Section 36 run S00°50'27" E along the West line of the Northeast Quarter (NE ¼) for 19.08 feet; thence run N88°44'10" E for 18.72 feet to a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 191.69 feet (delta 34°04'55") (chord bearing N65°44'08" E) (chord 112.35 feet) for 114.03 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the right of radius 74.00 feet (delta 41°06'40") (chord bearing N68°39'12" E) (chord 51.97 feet) for 53.10 feet to a point of tangency; thence run N89°12'32" E for 121.52 feet; thence run N87°06'26" E for 46.35 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 392.24 feet (delta 21°23'35") (chord bearing N80°42'00" E) (chord 145.61 feet) for 146.46 feet; thence run S00°27'02" W along a non-tangent line for 89.58 feet; thence run S18°48'36" W for 1,071.91 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 312.00 feet (delta 18°03'19") (chord bearing S09°46'57" W) (chord 97.91 feet) for 98.32 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the right of radius 238.00 feet (delta 60°01'13") (chord bearing S30°45'54" W) (chord [illegible] feet) for [illegible] feet; thence run S29°13'30" E along a radial line for 137.00 feet to a point on a c[illegible]

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thence run Southwesterly along an arc of a curve to the right of radius 375.00 feet (delta 02°56'39") (chord bearing S62°14'49" W) (chord 19.27 feet) for 19.27 feet to a point of tangency; thence run S63°43'09" W for 516.94 feet; thence run N48°46'02" W for 214.19 feet; thence run S39°41'59" W for 151.00 feet; thence run S34°03'52" W for 55.47 feet; thence run S39°41'59" W for 86.33 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 850.00 feet (delta 03°52'46") (chord bearing S39°29'44" E) (chord 57.54 feet) for 57.55 feet; thence run S52°26'39" W along a radial line for 80.00 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 770.00 feet (delta 14°24'41") (chord bearing S30°21'00" E) (chord 193.17 feet) for 193.68 feet; thence run S83°37'00" W along a non-tangent line for 125.58 feet; thence run S87°12'03" W for 465.09 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 305.00 feet (delta 44°31'08") (chord bearing N70°32'23" W) (chord 231.07 feet) for 236.99 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 201.00 feet (delta 159°46'46") (chord bearing S51°49'48" W) (chord 395.76 feet) for 560.52 feet to a point of tangency; thence run S28°03'35" E for 350.17 feet; thence run S14°44'31" E for 159.92 feet; thence run S11°04'25" E for 164.34 feet to a point on a curve; thence run Westerly along an arc of a curve to the right of radius 640.00 feet (delta 14°34'52") (chord bearing S78°29'50" W) (chord 162.43 feet) for 162.87 feet to a point of tangency; thence run S85°47'16" W for 103.64 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 90.00 feet (delta 17°01'46") (chord bearing N85°41'51" W) (chord 26.65 feet) for 26.75 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 190.00 feet (delta 45°52'49") (chord bearing S79°52'37" W) (chord 148.11 feet) for 152.15 feet; thence run N33°03'48" W along a radial line for 61.34 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 94.00 feet (delta 108°32'55") (chord bearing N21°12'40" E) (chord 152.62 feet) for 178.09 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 270.00 feet (delta 22°36'21") (chord bearing N64°10'57" E) (chord 105.84 feet) for 106.53 feet to a point of compound curvature; thence run Northerly along an arc of a curve to the left of radius 102.00 feet (delta 110°26'44") (chord bearing N02°20'35" W) (chord 167.56 feet) for 196.62 feet to a point of tangency; thence run N57°33'57" W for 78.61 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the right of radius 195.00 feet (delta 60°21'14") (chord bearing S62°36'40" W) (chord 196.04 feet) for 205.41 feet; thence run S02°47'17" W along a radial line for 77.21 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 100.00 feet (delta 51°49'50") (chord bearing S23°07'38" E) (chord 87.41 feet) for 90.46 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46") (chord bearing S15°38'11" E) (chord 38.54 feet) for 40.81 feet to a point of tangency; thence run S17°46'12" W for 63.27 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 25.00 feet (delta 94°42'39") (chord bearing S65°07'32" W) (chord 36.78 feet) for 41.33 feet to a point of tangency; thence run N67°31'09" W for 136.47 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 100.00 feet (delta 32°45'36") (chord bearing N51°08'21" W) (chord 56.40 feet) for 57.18 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 97.00 feet (delta 67°43'27") (chord bearing N68°37'16" W) (chord 108.10 feet) for 114.65 feet to a point of tangency; thence run S77°31'00" W for 57.86 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 90.00 feet (delta 78°13'56") (chord bearing S38°24'02" W) (chord 113.56 feet) for 122.89 feet to a point of compound curvature; thence run Southeasterly along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing S21°36'38" E) (chord 97.72 feet) for 99.93 feet to a point of cusp; thence run N42°30'21" W for 260.38 feet; thence run S86°55'59" W for 507.21 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 175.00 feet (delta 23°42'43") (chord bearing N81°12'40" W) (chord 71.9[illegible]) for 7[illegible] feet to a point of tangency; thence run N69°21'19" W for 585.07 feet; thence run S33°12'19" [illegible] feet to a point on a curve;

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thence run Westerly along an arc of a curve to the left of radius 199.00 feet (delta 85°50'24") (chord bearing S80°17'07" W) (chord 271.03 feet) for 298.14 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 80.00 feet (delta 80°21'13") (chord bearing S77°32'31" W) (chord 103.22 feet) for 112.19 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 617.00 feet (delta 12°05'13") (chord bearing N68°19'29" W) (chord 129.92 feet) for 130.16 feet to a point of tangency; thence run N74°22'05" W for 69.19 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 333.00 feet (delta 28°18'26") (chord bearing N60°12'53" W) (chord 162.85 feet) for 164.52 feet to a point of tangency; thence run N46°03'40" W for 122.65 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 467.00 feet (delta 36°52'20") (chord bearing N64°29'50" W) (chord 295.38 feet) for 300.53 feet to a point of tangency; thence run N82°56'00" W for 141.12 feet; thence run S86°42'12" W for 25.00 feet; thence run S03°17'48" E for 328.28 feet; thence run S86°42'12" W for 80.00 feet to a point on a curve; thence run Southerly along an arc of a curve to the left of radius 440.00 feet (delta 02°08'51") (chord bearing S04°22'14" E) (chord 16.49 feet) for 16.49 feet; thence run S86°42'12" W along a non-tangent line for 467.07 feet to a point of curvature thence run Westerly along an arc of a curve to the right of radius 1,060.00 feet (delta 34°30'47") (chord bearing N76°02'25" W) (chord 628.90 feet) for 638.51 feet to a point of compound curvature; thence run Northwesterly along an arc of a curve to the right of radius 250.00 feet (delta 68°18'47") (chord bearing N24°37'38" W) (chord 280.73 feet) for 298.07 feet to a point of tangency; thence run N09°31'45" E for 74.54 feet; thence run N30°49'51" E for 249.11 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 220.00 feet (delta 52°51'01") (chord bearing N57°15'21" E) (chord 195.81 feet) for 202.93 feet; thence run S78°58'39" E along a non-tangent line for 65.57 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the right of radius 210.00 feet (delta 99°35'44") (chord bearing S29°10'47" E) (chord 320.78 feet) for 365.04 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 140.00 feet (delta 109°40'40") (chord bearing S34°13'15" E) (chord 228.91 feet) for 267.99 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 740.00 feet (delta 04°14'14") (chord bearing N88°49'19" E) (chord 54.71 feet) for 54.72 feet to a point of tangency; thence run N86°42'12" E for 132.26 feet; thence run N05°56'52" E for 237.29 feet; thence run N56°20'36" W for 152.66 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 205.00 feet (delta 50°04'41") (chord bearing N31°18'16" W) (chord 173.53 feet) for 179.18 feet to a point of tangency; thence run N06°15'55" W for 124.53 feet; thence run N27°16'52" W for 98.20 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 105.00 feet (delta 18°12'47") (chord bearing N18°10'29" W) (chord 33.24 feet) for 33.38 feet to a point of tangency; thence run N09°04'05" W for 116.79 feet; thence run N32°41'11" W for 43.10 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 65.00 feet (delta 94°24'55") (chord bearing N79°53'38" W) (chord 95.40 feet) for 107.11 feet to a point of tangency; thence run S52°53'54" W for 58.04 feet; thence run S48°30'36" W for 61.36 feet; thence run N19°19'23" W for 164.33 feet; thence run N28°32'48" E for 50.78 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 75.00 feet (delta 72°09'44") (chord bearing N64°37'40" E) (chord 88.34 feet) for 94.46 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 65.00 feet (delta 35°36'29") (chord bearing N82°54'17" E) (chord 39.75 feet) for 40.40 feet to a point of tangency; thence run N65°06'03" E for 59.44 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the right of radius 283.00 feet (delta 10°53'14") (chord bearing N25°08'05" W) (chord 53.69 feet) for 53.77 feet to a point of tangency; thence run N19°41'28" W for 224.63 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 387.00 feet (delta 16°56'50") (chord bearing N28°09'53" W) (chord 114.05 feet) for 114.47 feet; thence run S53°21'42" W along a radial line for 66.00 feet; thence run N01°26'15" W for 93.06 feet; thence run [illegible] feet to a point on a curve;

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thence run Northwesterly along an arc of a curve to the left of radius 580.00 feet (delta 20°04'37") (chord bearing N60°42'11" W) (chord 202.20 feet) for 203.24 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 470.00 feet (delta 23°02'27") (chord bearing N59°13'16" W) (chord 187.73 feet) for 189.00 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 700.00 feet (delta 48°28'37") (chord bearing N71°56'21" W) (chord 574.75 feet) for 592.26 feet to a point of tangency; thence run S83°49'20" W for 247.09 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 300.00 feet (delta 41°00'25") (chord bearing S63°19'08" W) (chord 210.16 feet) for 214.71 feet to a point of tangency; thence run S42°48'55" W for 86.85 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 313.00 feet (delta 132°03'02") (chord bearing N71°09'34" W) (chord 571.99 feet) for 721.38 feet to a point of tangency; thence run N05°08'03" W for 142.76 feet; thence run N38°34'30" W for 22.21 feet; thence run N10°27'10" W for 62.69 feet to a point on a curve; thence run Easterly along an arc of a curve to the left of radius 300.00 feet (delta 15°54'03") (chord bearing N71°35'48" E) (chord 82.99 feet) for 83.26 feet; thence run N08°48'59" W along a non-tangent line for 105.33 feet; thence run N41°34'28" W for 87.29 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 125.00 feet (delta 104°11'17") (chord bearing N10°31'11" E) (chord 197.26 feet) for 227.30 feet to a point of tangency; thence run N62°36'50" E for 68.76 feet; thence run N31°06'21" E for 60.17 feet to a point of cusp; thence run Southerly along an arc of a curve to the left of radius 45.00 feet (delta 95°29'04") (chord bearing S16°38'12" E) (chord 66.61 feet) for 74.99 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 130.87 feet (delta 74°23'38") (chord bearing N78°25'27" E) (chord 158.24 feet) for 169.93 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 70.00 feet (delta 58°13'55") (chord bearing N70°20'36" E) (chord 68.12 feet) for 71.14 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 83.48 feet (delta 100°27'26") (chord bearing N49°13'51" E) (chord 128.32 feet) for 146.36 feet to a point of tangency; thence run N00°59'52" W for 83.57 feet; thence run N89°00'08" E for 981.08 feet; thence run S00°59'52" E for 65.05 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 65.00 feet (delta 63°22'11") (chord bearing S32°40'57" E) (chord 68.28 feet) for 71.89 feet to a point of tangency; thence run S64°22'02" E for 278.74 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 65.00 feet (delta 66°12'09") (chord bearing N82°31'53" E) (chord 71.00 feet) for 75.10 feet to a point of tangency; thence run N49°25'49" E for 54.82 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the right of radius 190.00 feet (delta 45°33'43") (chord bearing N21°32'23" W) (chord 147.14 feet) for 151.09 feet to a point of tangency; thence run N01°14'28" E for 67.44 feet; thence run N89°00'08" E for 1,023.75 feet; thence run S34°03'00" E for 73.63 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 385.00 feet (delta 66°05'53") (chord bearing S01°00'03" E) (chord 419.92 feet) for 444.15 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 110.00 feet (delta 118°57'19") (chord bearing S27°25'46" E) (chord 189.51 feet) for 228.38 feet to a point of tangency; thence run S86°54'26" E for 216.69 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 240.00 feet (delta 36°52'22") (chord bearing N74°39'23" E) (chord 151.80 feet) for 154.45 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 1,160.00 feet (delta 24°46'31") (chord bearing N68°36'27" E) (chord 497.70 feet) for 501.59 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 100.00 feet (delta 26°58'22") (chord bearing N67°30'31" E) (chord 46.64 feet) for 47.08 feet to a point of tangency; thence run N54°01'20" E for 82.77 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 75.00 feet (delta 54°55'47") (chord bearing N26°33'26" E) (chord 69.18 feet) for 71.90 feet to a point of tangency; thence run N00°54'27" W for 72.80 feet to a point on a curve; thence run Northerly along an arc of a curve to the right of radius [illegible] (delta [illegible]°01'40") (chord bearing N21°54'55" E) (chord 18.98 feet) for 18.99 feet to a point on [illegible] curve.

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thence run Easterly along an arc of a curve to the right of radius 69.41 feet (delta 79°19'24") (chord bearing N68°43'56" E) (chord 88.61 feet) for 96.10 feet; thence run S89°50'27" E along a non-tangent line for 77.53 feet; thence run N00°23'46" W for 260.46 feet; thence run N89°00'08" E for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 50.00 feet; thence run N89°00'08"E for 1,787.98 feet; thence run S00°59'52"E for 120.20 feet; thence run S12°17'00"E for 39.38 feet; thence run S28°53'00"E for 92.79 feet; thence run S50°17'33"E for 51.98 feet; thence run N78°15'11"E for 53.67 feet; thence run S38°05'10"E for 152.77 feet; thence run N78°15'11"E for 46.09 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 90.00 feet (delta 54°06'42") (chord bearing N51°11'50"E) (chord 81.87 feet) for 85.00 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 55.00 feet (delta 139°38'20") (chord bearing S86°02'21"E) (chord 103.25 feet) for 134.04 feet to a point of tangency; thence run S16°13'10"E for 71.11 feet; thence run S86°30'38"E for 73.35 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 60.00 feet (delta 22°35'19") (chord bearing S75°12'58"E) (chord 23.50 feet) for 23.65 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 43.00 feet (delta 66°27'16") (chord bearing N82°51'03"E) (chord 47.12 feet) for 49.87 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 83.00 feet (delta 64°11'23") (chord bearing N81°43'07"E) (chord 88.20 feet) for 92.99 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 525.00 feet (delta 08°38'01") (chord bearing S70°30'12"E) (chord 79.03 feet) for 79.11 feet to a point reverse curvature; thence run Southeasterly along an arc of a curve to the right of radius 80.00 feet (delta 63°33'43") (chord bearing S43°02'21"E) (chord 84.27 feet) for 88.75 feet to an intersection with the North line of the Northwest Quarter (NW ¼) of said Section 36; thence run N89°12'44" E along the North line of said fraction for 14.42 feet to the POINT OF BEGINNING.

LESS and EXCEPT from Parcel 3 the following described parcels:

Tract "A-2" and Tract "C-1", RIVER HALL COUNTRY CLUB, PHASE TWO, recorded in Instrument Number 2006000409514, all recorded in the Public Records of Lee County, Florida.

And less and except from Parcel 3:

A portion of Tract "A", RIVER HALL COUNTRY CLUB, PHASE ONE, recorded in Instrument Number 2005000153068 and all of Tract "B-4", RIVER HALL COUNTRY CLUB, PHASE TWO, recorded in Instrument Number 2006000409514, all recorded in the Public Records of Lee County, Florida. being more particularly described as follows:

Beginning at the Easterly most corner of Tract "C-2" of said record plat, River Hall Country Club, Phase Two, run the following sixteen (16) courses along the Easterly line of said Tract "C-2": Northwesterly along an arc of a curve to the right of radius 1,040.00 feet (delta 03°26'40") (chord bearing N28°22'09"W) (chord 62.51 feet) for 62.52 feet to a point of tangency; N26°38'49"W for 149.77 feet to a point of cusp; Southerly along an arc of a curve to the right of radius 10.00 feet (delta 90°00'00") (chord bearing S18°21'11"W) (chord 14.14 feet) for 15.71 feet to a point of tangency; S63°21'11"W for 18.00 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 104.00 feet (delta 16°44'31") (chord bearing S54°58'55"W) (chord 30.28 feet) for 30.39 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 185.00 feet (delta 16°44'31") (chord bearing S54°58'55"W) (chord 53.86 feet) for 54.06 feet to a point of tangency; S63°21'11"W for 41.46 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 65.00 feet (delta 76°57'56") (chord bearing N78°09'51"W) (chord 80.90 feet) for 87.31 feet to a point of tangency;

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DESCRIPTION (CONT.)

N39°40'41"W for 346.93 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 65.00 feet (delta 66°02'56") (chord bearing N06°39'13"W) (chord 70.85 feet) for 74.93 feet to a point of tangency; N26°22'15"E for 137.99 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 112.00 feet (delta 11°39'27") (chord bearing N32°11'58"E) (chord 22.75 feet) for 22.79 feet to a point of tangency; N38°01'41"E for 25.21 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 138.00 feet (delta 12°53'35") (chord bearing N31°34'54"E) (chord 30.99 feet) for 31.05 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 10.00 feet (delta 96°25'26") (chord bearing N73°20'50"E) (chord 14.91 feet) for 16.83 feet to a point of cusp and Westerly along an arc of a curve to the left of radius 510.00 feet (delta 45°53'49") (chord bearing N81°23'21"W) (chord 397.70 feet) for 408.54 feet; thence run N14°20'16"W for 80.00 feet to an intersection with the Northerly line of said Tract "A"; thence run Southeasterly along the Northerly of said Tract "A" and along an arc of a curve to the right of radius 590.00 feet (delta 77°41'27") (chord bearing S65°29'33"E) (chord 740.12 feet) for 800.02 feet to a point of tangency; thence run S26°38'49"E for 433.02 feet to a point of curvature; thence run Southeasterly along the Northerly of said Tract "A" and along arc of a curve to the left of radius 960.00 feet (delta 03°43'55") (chord bearing S28°30'47"E) (chord 62.52 feet) for 62.53 feet; thence run S63°21'11"W for 80.16 feet to the POINT OF BEGINNING.

PARCEL 4:

Lots 58 through 64, Lot 91, Lots 105 through 128, Tract "D-13" and a portion of Tract "A-7", RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 64 run Westerly along an arc of a curve to the right of radius 507.00 feet (delta 00°14'28") (chord bearing N81°46'35" W) (chord 2.13 feet) for 2.13 feet to a point of tangency; thence run N81°39'21" W for 35.36 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 638.00 feet (delta 22°10'10") (chord bearing S87°15'34" W) (chord 245.33 feet) for 246.86 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 615.00 feet (delta 10°30'59") (chord bearing S66°31'54" W) (chord 112.72 feet) for 112.88 feet to a point of tangency; thence run S71°47'24" W for 70.09 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the left of radius 84.98 feet (delta 18°58'52") (chord bearing S62°17'23" W) (chord 28.02 feet) for 28.15 feet; thence run N19°58'28" W along a non-tangent line for 147.35 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the left of radius 180.00 feet (delta 54°34'11") (chord bearing S34°36'58" W) (chord 165.03 feet) for 171.44 feet to a point of tangency; thence run S07°19'52" W for 111.15 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 307.36 feet (delta 81°39'18") (chord bearing S48°25'26" W) (chord 401.90 feet) for 438.03 feet; thence run N89°31'51" W along a non-tangent line for 684.37 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 185.00 feet (delta 13°28'05") (chord bearing S83°44'07" W) (chord 43.39 feet) for 43.49 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 215.00 feet (delta 13°50'13") (chord bearing S83°55'11" W) (chord 51.80 feet) for 51.92 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 10.00 feet (delta 90°22'08") (chord bearing S45°39'14" W) (chord 14.19 feet) for 15.77 feet to a point of cusp; thence run N00°28'09" E for 250.82 feet; thence run S88°47'44" E for 210.92 feet; thence run N86°33'20" E for 95.24 feet; thence run N88°14'30" E for 122.16 feet; thence run S74°32'17" E for 86.16 feet; thence run S88°32'44" E for 140.39 feet; thence run S79°09'06" E for 64.22 feet; thence run N75°27'17" E for 54.79 feet; thence run N59°58'21" E for 75.99 feet; thence run N66°39'44" E for 66.32 feet; thence run [illegible] for 104.46 feet; thence run N01°33'44" W for 79.15 feet; thence run N19°06'25" E for 81.[illegible] feet;

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DESCRIPTION (CONT.)

thence run N23°27'18" E for 38.04 feet; thence run N59°50'47" E for 123.37 feet; thence run N10°55'02" E for 6.12 feet to a point on a curve; thence run Northeasterly along an arc of a curve to the right of radius 415.00 feet (delta 17°34'19") (chord bearing N63°00'14" E) (chord 126.78 feet) for 127.28 feet to a point of tangency; thence run N71°47'24" E for 70.06 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 285.00 feet (delta 44°19'39") (chord bearing N49°37'34" E) (chord 215.04 feet) for 220.49 feet; thence run S80°19'00" E along a non-tangent line for 200.63 feet to a point on a curve; thence run Southerly along an arc of a curve to the left of radius 230.00 feet (delta 10°55'34") (chord bearing S04°13'13" W) (chord 43.79 feet) for 43.86 feet; thence run N84°06'00" E along a non-tangent line for 145.78 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the left of radius 43.00 feet (delta 35°14'55") (chord bearing S36°13'33" E) (chord 26.04 feet) for 26.45 feet; thence run S36°09'00" W along a radial line for 24.42 feet; thence run S12°58'00" W for 161.00 feet; thence run S81°39'21" E for 30.64 feet; thence run S04°08'00" W for 137.37 feet to the POINT OF BEGINNING.

Total Rezone Area contains 1,227.85 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS2007) and are based on the East line of the Southeast Quarter (SE 1/4) of said Section 34 to bear N00°59'34"W.

9/12/13

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper Florida
Certificate No. 5949

L:\22955 - River Hall - Due Diligence\Survey\descriptions\22955SKRZ01.doc

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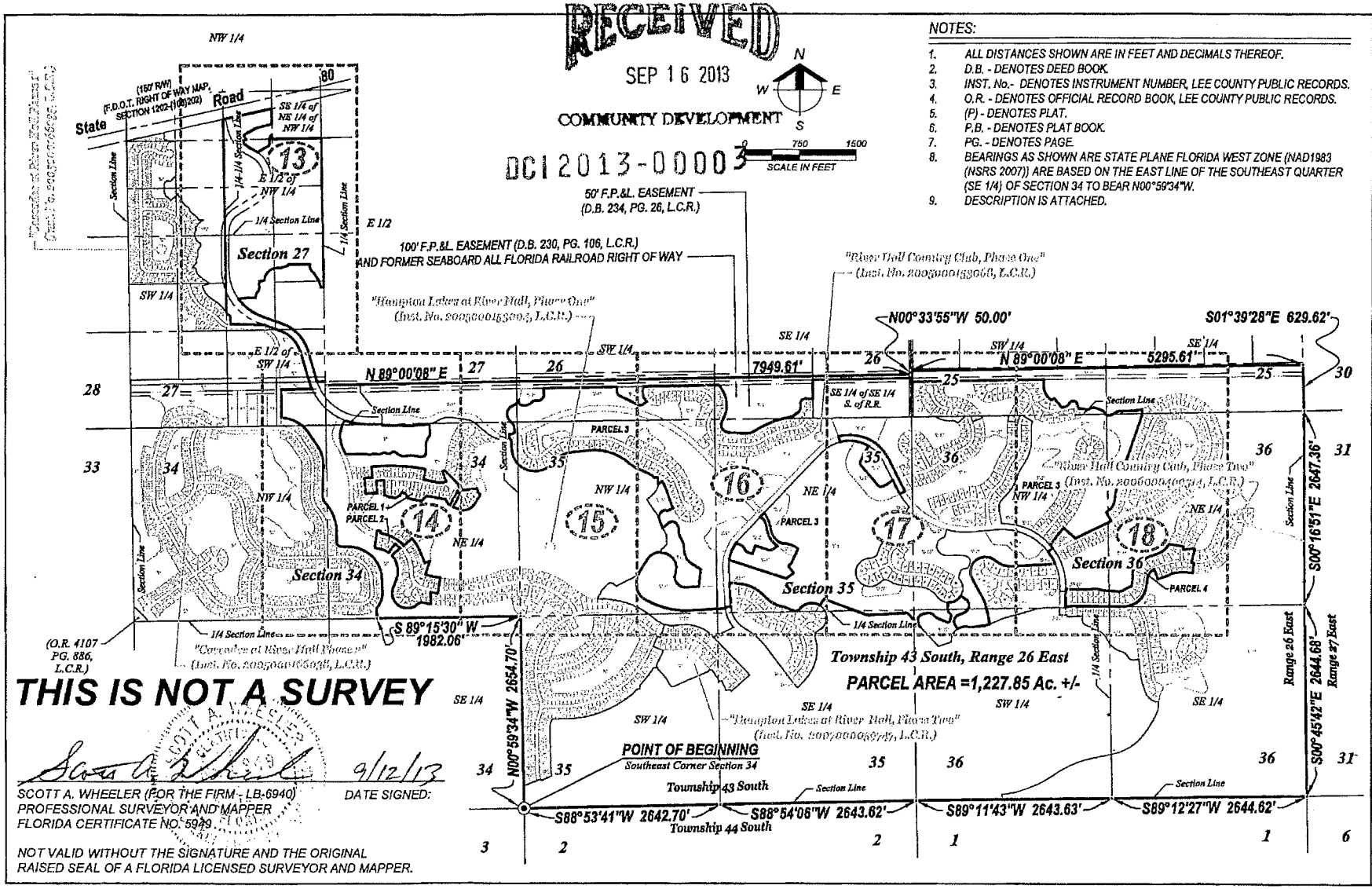
DCI2013-00003

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.B. - DENOTES DEED BOOK.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
7. PG. - DENOTES PAGE.
8. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34 TO BEAR N00°59'34"W.
9. DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

Scott A. Wheeler 9/12/13

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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

Barraco and Associates, Inc.
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LAND PLANNING - LANDSCAPE DESIGN
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FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1996 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23953-SKETCH.DWG
LAYOUT	12
LOCATION	P:\23953\D-NEW\SURVEY\15-SKETCH.DWG
PLOT DATE	THU, 9-12-2013 - 10:31 PM
PLOT BY	PETER CLOUD

DRAWING DATA

SURVEY DATE	09-06-2013
DRAWN BY	P. CLOUD
CHECKED BY	SAW
SCALE	1"=1000'
FIELD BOOK	

PLAN REVISIONS

SIGNATURE

RECORD AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23953	12 OF 18

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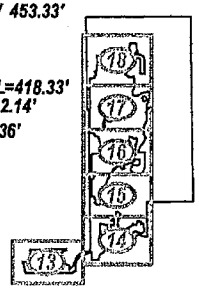
E
N S
W
0 200 400
SCALE IN FEET

Section 27
Township 43 South, Range 26 East

1/4 Section Line S00°51'17"E 2065.72'
S89°09'06"W 37.27'
R=544.11' Δ=28°08'56" L=267.31'
CH=N29°19'43"W 264.63'
R=550.00' Δ=53°24'45" L=512.72'
CH=S42°50'53"E 494.36'
1/4 Section Line
S16°08'30"E 429.10'
N16°08'30"W 429.10'
R=450.00' Δ=53°24'45" L=419.50'
CH=N42°50'53"W 404.47'
R=76.19' Δ=50°10'58" L=66.73' CH=N18°17'17"W 64.62'
R=294.98' Δ=4°38'23" L=23.89' CH=N04°29'11"E 23.88'
S89°59'57"W 290.94'
R=366.19' Δ=2°13'10" L=14.19'
CH=S03°58'21"W 14.18'
SW 1/4
(O.R. 4326, PG. 2072, L.C.R.)
E 1/2 of NW 1/4
NW 1/4
R=67.00' Δ=65°23'58" L=76.48'
CH=N32°41'59"E 72.39'
S69°32'12"W 112.75'
R=175.00' Δ=102°58'00" L=314.49'
CH=S52°06'04"W 273.85'
E 1/2 of SW 1/4
35.55'
S07°58'00"W 56.03'
S03°55'13"E 47.94'
S23°32'56"W
263.26'
S69°33'15"E
Parkway
N69°33'15"W 226.50'
"Cascades at River Hall Phase I"
(Inst. No. 2005000166035, L.C.R.)
N88°31'58"W 453.33'
R=700.00' Δ=34°14'28" L=418.33'
CH=S52°26'02"E 412.14'
N02°37'49"W 109.36'
N46°42'37"W 46.66'
N37°23'07"W 29.38'
N00°50'33"W 1066.53'
(O.R. 4326, PG. 1851, L.C.R.)
(Inst. No. 2005000169276, L.C.R.)
1/4-1/4 Section Line
N00°49'17"W 1604.78'
S00°50'18"E 658.74'
N88°54'52"E
1/4-1/4 Section Line
(S. 1/2 of SE 1/4 of NE 1/4 of NW 1/4)
R=35.00' Δ=16°09'14" L=9.87'
CH=S67°19'08"W 9.84'
(Inst. No. 2006000187486, L.C.R.)
SE 1/4 of NE 1/4 of NW 1/4
State
(F.D.O.T. RIGHT OF WAY MAP SECTION 12001-1106/29)
150'
S00°50'17"E 212.82'
Road
S75°23'45"W 219.05'
N77°10'14"E 673.34'
S59°14'31"W 187.94'
80
River
S30°45'29"E 73.42'
Hall
SE 1/4 of NW 1/4
N00°00'00"E 85.63'
N59°14'31"E 186.92'
R=430.00' Δ=9°11'27" L=68.98'
CH=S59°27'02"E 68.90'
(Inst. No. 2007000309267, L.C.R.)
R=450.00' Δ=26°59'24" L=211.98'
CH=S50°33'04"E 210.02'
(Inst. No. 2006000187487, L.C.R.)
R=68.00' Δ=66°05'52" L=78.45'
CH=S87°29'23"W 74.17'
(Inst. No. 2006000169275, L.C.R.)
(100' WIDE RIGHT OF WAY)
(SPINE ROAD)
1/4 Section Line
S88°44'23"W 23.42'
S71°47'56"W 48.67'
S33°25'14"W 36.18'
S12°58'58"W 61.88'
N86°33'52"W 89.92'
S82°52'46"W 49.35'
S84°07'47"W 87.43'

SHEET INDEX MAP
SCALE 1"=8000'



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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1995 · SURVEYING LB-696

PREPARED FOR
LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517

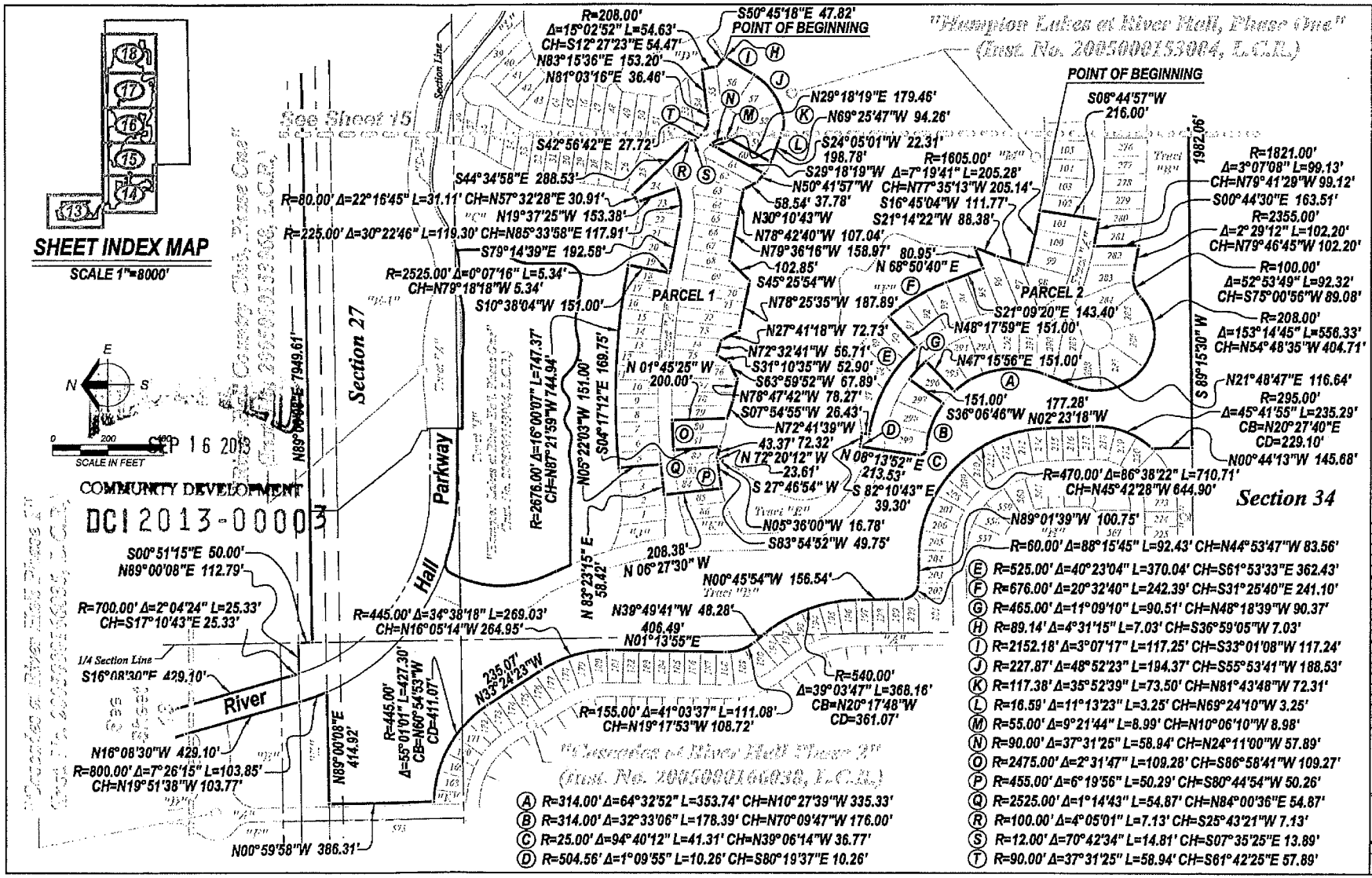
PROJECT DESCRIPTION
A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

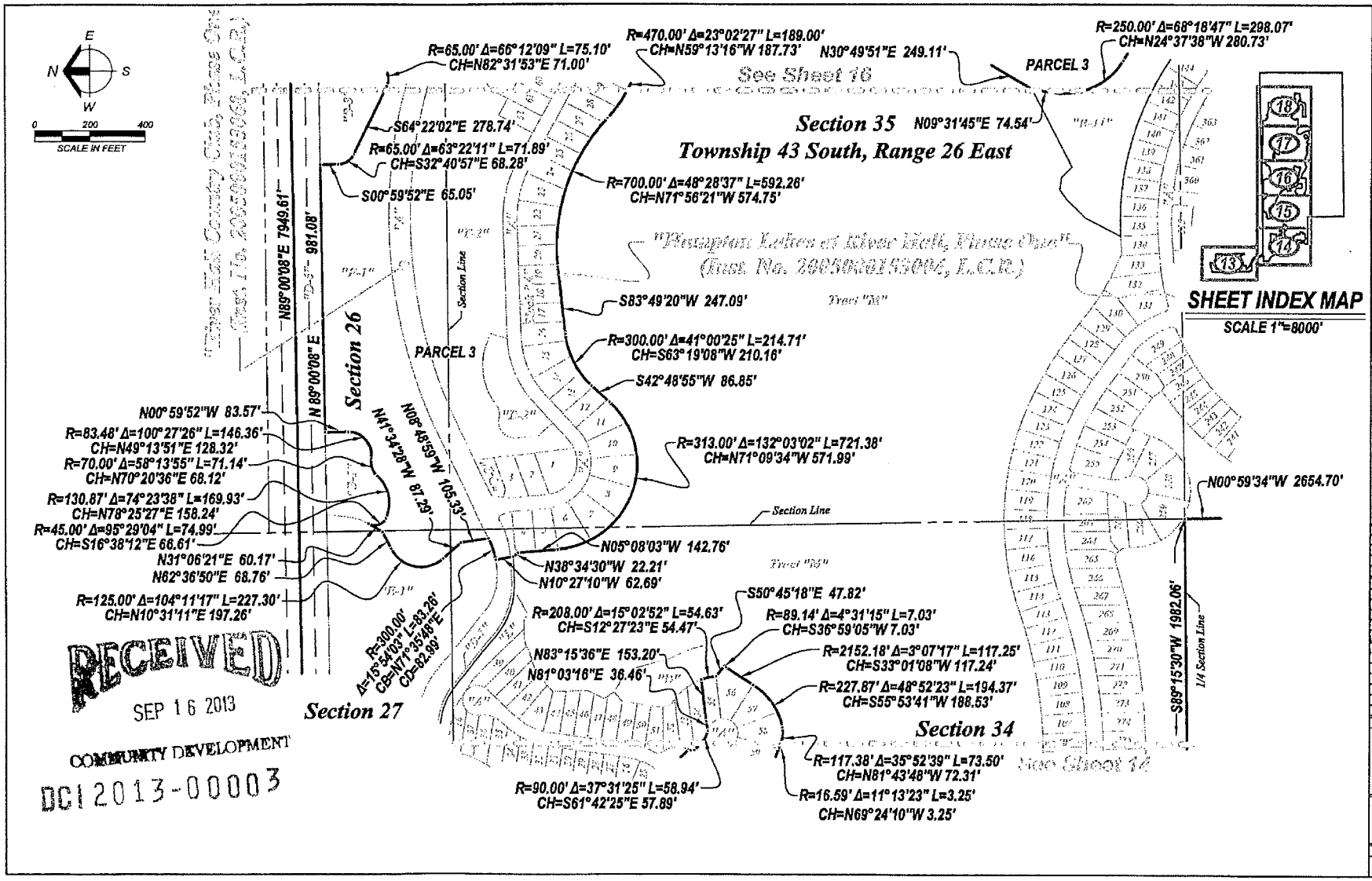
FILE NAME	22091MOD01.DWG
LAYOUT	13
LOCATION	J:\22091\DWG\SURVEY\D-SKETCH.DWG
PLOT DATE	THU 9-12-2013 - 12:34 PM
PLOT BY	PETER DUBEY
DRAWING DATA	
SURVEY DATE	06-06-2013
DRAWN BY	P. DUBEY
CHECKED BY	SAW
SCALE	1"=1000'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	
RE-ZONE AREA	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO	SHEET NUMBER
22091 06-13-16	13 OF 18



SEP 16 2013
COMMUNITY DEVELOPMENT
DCI2013-00003



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FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 2955 - SURVEYING LB-6840

PREPARED FOR

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ALVA, FLORIDA 33920
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FAX (239) 274-0517

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

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FILE NAME	2995-SPRCEL.DWG
LAYOUT	16
LOCATION	J:\2995\2-VD-SURVEY\SKETCH-FIL
PLOT DATE	THU, 9-12-2013 - 1:35 PM
PLOT BY	PETER DUSZYNSKI
DRAWING DATA	
SURVEY DATE	03-06-2013
DRAWN BY	P. DUSZYNSKI
CHECKED BY	N.P.B.
SCALE	1"=1000'
FIELD BOOK	
PLAT REVISIONS	

Section 35
Township 43 South, Range 26 East

N89°00'08"E 1325.98'

See Sheet 17

SE 1/4 of SE 1/4
S. of R.R.

Section Line

"River Hall Country Club, Phase Two"
(Inst. No. 2006000409514, L.C.R.)

N00°23'46"W 260.46'
S89°50'27"E 77.53'

R=75.00' Δ=54°55'47" L=71.90'
CH=N26°33'26"E 69.18'

N54°01'20"E 82.77'

R=100.00' Δ=26°58'22" L=47.08'
CH=N67°30'31"E 46.64'

R=1160.00' Δ=24°46'31" L=501.59'
CH=N68°36'27"E 497.70'

R=69.41' Δ=79°19'24" L=96.10'
CH=N68°43'56"E 88.61'

R=180.50' Δ=6°01'40" L=18.99'
CH=N21°54'55"E 18.98'

N00°54'27"W
72.80'

R=385.00'
Δ=66°05'53" L=444.15'
CB=S01°00'03"E
CD=419.92'

Section 26

S34°03'00"E 73.63'

N89°00'08"E 7949.61'

N89°00'08"E 1023.75'

R=240.00' Δ=36°52'22" L=154.45'
CH=N74°39'23"E 151.80'

S86°54'26"E 216.69'

R=110.00' Δ=118°57'19" L=228.38'
CH=S27°25'46"E 189.51'

"River Hall Country Club, Phase One"
(Inst. No. 2005000133065, L.C.R.)

PARCEL 3

1/4 Section Line

R=283.00'
Δ=10°53'14" L=53.77'
CB=N25°08'05"W
CD=53.69'

N19°41'28"W 224.63'

S53°21'42"W 66.00'

S89°41'00"W 44.92'

R=190.00' Δ=45°33'43" L=151.09'
CH=N21°32'23"W 147.14'

N01°14'28"E 67.44'

N49°25'49"E 54.82'

R=65.00' Δ=66°12'09" L=75.10'
CH=N82°31'53"E 71.00'

S64°22'02"E 278.74'

R=470.00' Δ=23°02'27" L=189.00'
CH=N59°13'16"W 187.73'

N69°21'19"W 585.07'

S33°12'19"W 103.92'

R=617.00' Δ=12°05'13" L=130.16'
CH=N68°19'29"W 129.92'

R=333.00' Δ=28°18'26" L=164.52'
CH=N60°12'53"W 162.85'

N46°03'40"W 122.65'

R=467.00' Δ=36°52'20" L=300.53'
CH=N64°29'50"W 295.38'

N82°56'00"W 141.12'

S86°42'12"W 25.00'

S03°17'48"E 328.28'

R=205.00'
Δ=50°04'41" L=179.18'
CB=N31°18'16"W
CD=173.53'

N 05°56'52" E
237.29'

132.26'
N 86°42'12" E

S 86°42'12" W
467.07'

152.66'
N 56°20'36" W

N 06°15'55" W 124.53'

98.20'

N 27°16'52" W

S 52°53'54" W
58.04'

61.36'
S 48°30'36" W

N 19°19'23" W
164.33'

N65°06'03"E 59.44'

N01°26'15"W 93.06'

R=580.00' Δ=20°04'37" L=203.24'
CH=N60°42'11"W 202.20'

N30°49'51"E 249.11'

N09°31'45"E 74.54'

See Sheet 16

"Hampton Lakes at River Hall, Phase One"
(Inst. No. 2004000133004, L.C.R.)

R=210.00'
Δ=99°35'44" L=365.04'
CB=S29°10'47"E
CD=320.78'

S78°58'39"E 65.57'

R=199.00' Δ=85°50'24" L=298.14'
CH=S80°17'07"W 271.03'

R=80.00' Δ=60°21'13" L=112.19'
CH=S77°32'31"W 103.22'

N74°22'05"W 69.19'

S86°42'12"W 80.00'

R=440.00' Δ=2°08'51" L=16.49'
CH=S04°22'14"E 16.49'

R=740.00' Δ=4°14'14" L=54.72'
CH=N88°49'19"E 54.71'

R=140.00'
Δ=109°40'40" L=267.99'
CH=S34°13'15"E 228.91'

R=1060.00'
Δ=34°30'47" L=638.51'
CB=N76°02'25"W
CD=628.90'

R=220.00' Δ=52°51'01" L=202.93'
CH=N57°15'21"E 195.81'

R=250.00' Δ=68°18'47" L=298.07'
CH=N24°37'38"W 280.73'

Tract "C-1"

Tract "D"

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Tract "Z-11"

E
N
S
W

0 200 400
SCALE IN FEET

SHEET INDEX MAP

SCALE 1"=8000'

(A) R=105.00' Δ=18°12'47" L=33.38'
CH=N18°10'29"W 33.24'

(B) R=65.00' Δ=94°24'55" L=107.11'
CH=N79°53'38"W 95.40'

(C) R=75.00' Δ=72°09'44" L=94.46'
CH=N64°37'40"E 88.34'

(D) R=65.00' Δ=35°36'29" L=40.40'
CH=N82°54'17"E 39.75'

(E) R=387.00' Δ=16°56'50" L=114.47'
CH=N28°09'53"W 114.05'

(1) N09°04'05"W 116.79'

(2) N32°41'11"W 43.10'

(3) N28°32'48"E 50.78'

RECEIVED
SEP 6 2013
COMMUNITY DEVELOPMENT
OCT 2013-00003

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
227 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2600
FORT MYERS, FLORIDA 33902-2600
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB 6443

PREPARED FOR

LandMar GROUP, LLC
3461 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

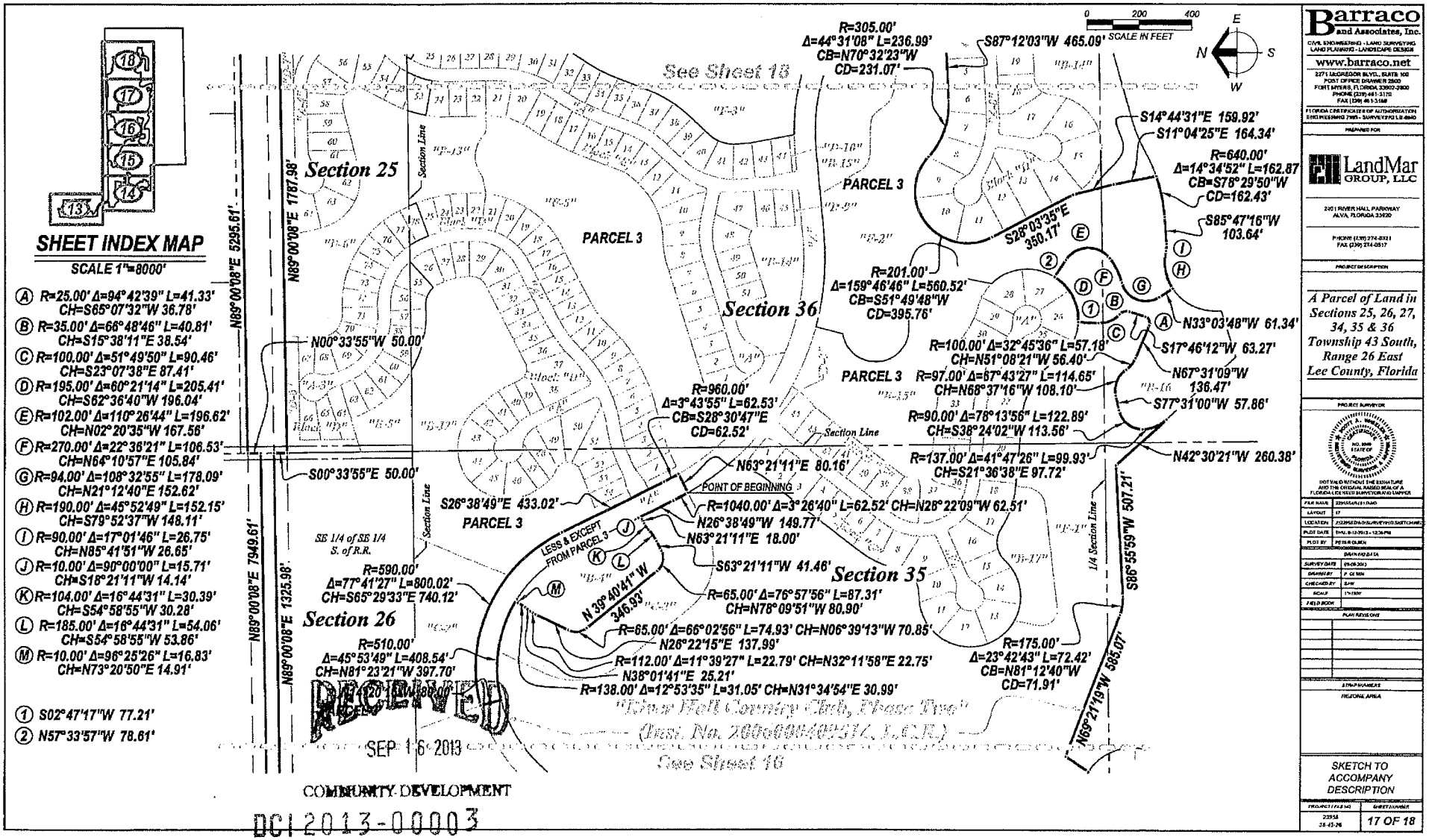
PROJECT SURVEYOR

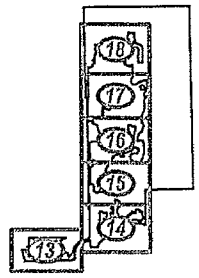
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	27H35&36PH1.DWG
LAYOUT	16
LOCATION	J:\PROJECTS\35-SURVEY\PH-35.SKETCHES
PLOT DATE	Thu, 9-12-2013 - 10:35 PM
PLOT BY	PETER GUEST
DRAWING DATA	
SURVEY DATE	09-06-2013
DRAWN BY	P. GUEST
CHECKED BY	SAM
SCALE	1"=1000'
FIELD BOOK	
PLAN REVISIONS	
STAMP NUMBER	
REZONE AREA	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT/FILE NO	SHEET NUMBER
27H35 35-12-25	16 OF 18

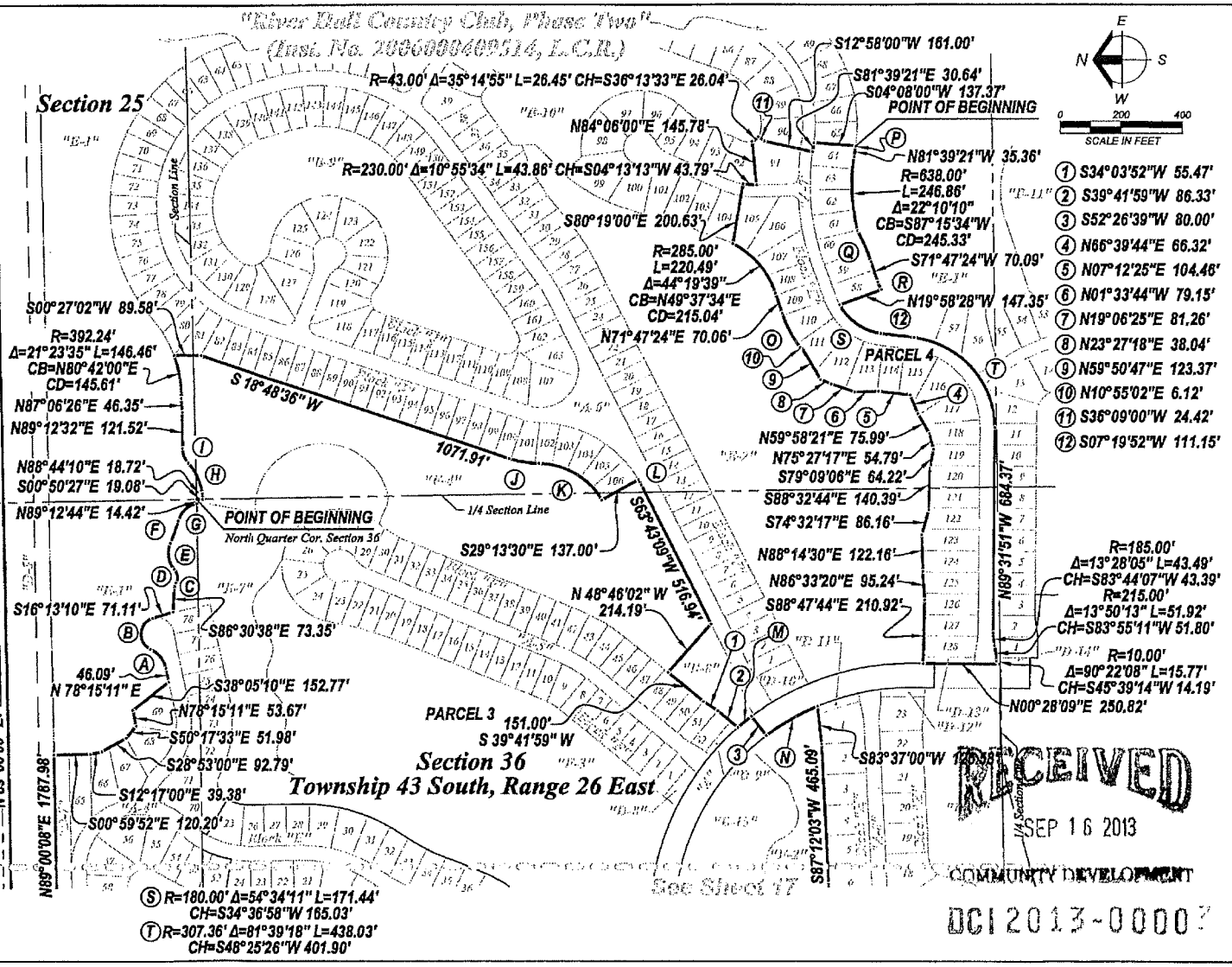

SHEET INDEX MAP
SCALE 1"=8000'
18
17
16
15
14
13
Ⓐ R=25.00' Δ=94°42'39" L=41.33' CH=S65°07'32"W 36.78'
Ⓑ R=35.00' Δ=66°48'46" L=40.81' CH=S15°38'11"E 38.54'
Ⓒ R=100.00' Δ=51°49'50" L=90.46' CH=S23°07'38"E 87.41'
Ⓓ R=195.00' Δ=60°21'14" L=205.41' CH=S62°36'40"W 196.04'
Ⓔ R=102.00' Δ=110°26'44" L=196.62' CH=N02°20'35"W 167.56'
Ⓕ R=270.00' Δ=22°36'21" L=106.53' CH=N64°10'57"E 105.84'
Ⓖ R=94.00' Δ=108°32'55" L=178.09' CH=N21°12'40"E 152.62'
Ⓗ R=190.00' Δ=45°52'49" L=152.15' CH=S79°52'37"W 148.11'
Ⓘ R=90.00' Δ=17°01'46" L=26.75' CH=N85°41'51"W 26.65'
Ⓙ R=10.00' Δ=90°00'00" L=15.71' CH=S18°21'11"W 14.14'
Ⓚ R=104.00' Δ=16°44'31" L=30.39' CH=S54°58'55"W 30.28'
Ⓛ R=185.00' Δ=16°44'31" L=54.06' CH=S54°58'55"W 53.86'
Ⓜ R=10.00' Δ=96°25'26" L=16.83' CH=N73°20'50"E 14.91'
① S02°47'17"W 77.21'
② N57°33'57"W 78.61'
0 200 400
SCALE IN FEET
E
N
S
W
See Sheet 15
See Sheet 16
Section 25
Section 26
Section 35
Section 36
PARCEL 3
LESS & EXCEPT FROM PARCEL 3
SE 1/4 of SE 1/4 S. of R.R.
POINT OF BEGINNING
Section Line
1/4 Section Line
N89°00'08"E 5295.61'
N89°00'08"E 1787.98'
N89°00'08"E 7949.61'
N89°00'08"E 1325.98'
S86°55'59"W 507.21'
N69°21'19"W 585.07'
R=305.00' Δ=44°31'08" L=236.99' CB=N70°32'23"W CD=231.07'
S87°12'03"W 465.09'
S14°44'31"E 159.92'
S11°04'25"E 164.34'
R=640.00' Δ=14°34'52" L=162.87 CB=S78°29'50"W CD=162.43'
S85°47'16"W 103.64'
S28°03'35"E 350.17'
R=201.00' Δ=159°46'46" L=560.52' CB=S51°49'48"W CD=395.76'
N33°03'48"W 61.34'
S17°46'12"W 63.27'
N67°31'09"W 136.47'
S77°31'00"W 57.86'
N42°30'21"W 260.38'
R=100.00' Δ=32°45'36" L=57.18' CH=N51°08'21"W 56.40'
R=97.00' Δ=67°43'27" L=114.65' CH=N68°37'16"W 108.10'
R=90.00' Δ=78°13'56" L=122.89' CH=S38°24'02"W 113.56'
R=137.00' Δ=41°47'26" L=99.93' CH=S21°36'38"E 97.72'
R=960.00' Δ=3°43'55" L=62.53' CB=S28°30'47"E CD=62.52'
N00°33'55"W 50.00'
S00°33'55"E 50.00'
S26°38'49"E 433.02'
N63°21'11"E 80.16'
R=1040.00' Δ=3°26'40" L=62.52' CH=N28°22'09"W 62.51'
N26°38'49"W 149.77'
N63°21'11"E 18.00'
S63°21'11"W 41.46'
R=590.00' Δ=77°41'27" L=800.02' CH=S65°29'33"E 740.12'
N 39°40'41" W 346.93'
R=65.00' Δ=76°57'56" L=87.31' CH=N78°09'51"W 80.90'
R=65.00' Δ=66°02'56" L=74.93' CH=N06°39'13"W 70.85'
N26°22'15"E 137.99'
R=112.00' Δ=11°39'27" L=22.79' CH=N32°11'58"E 22.75'
N38°01'41"E 25.21'
R=138.00' Δ=12°53'35" L=31.05' CH=N31°34'54"E 30.99'
R=510.00' Δ=45°53'49" L=408.54' CH=N81°23'21"W 397.70'
R=175.00' Δ=23°42'43" L=72.42' CB=N81°12'40"W CD=71.91'
"Tiburon Golf Country Club, Phase Two"
(Inst. No. 2000000040031, L.C.R.)
RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT
DCI2013-00003
Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3168
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-8040
PREPARED FOR
LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517
PROJECT DESCRIPTION
A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida
PROJECT SURVEYOR
NO. 3999 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER
DOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
FILE NAME 23953SKETCH1.DWG
LAYOUT 17
LOCATION J:\23953\DRAWINGS\SKETCHES\
PLOT DATE THU, 9-12-2013 - 12:36 PM
PLOT BY PETER QUEEN
DRAWING DATA
SURVEY DATE 09-08-2011
DRAWN BY P. QUEEN
CHECKED BY SPW
SCALE 1"=100'
FIELD BOOK
PLAN REVISIONS
STRAP NUMBERS
REGIONAL AREA
SKETCH TO ACCOMPANY DESCRIPTION
PROJECT / FILE NO. 23953
SHEET NUMBER 17 OF 18
28-43-26



SHEET INDEX MAP

SCALE 1"=8000'

Ⓐ R=90.00' Δ=54°06'42" L=85.00' CH=N51°11'50"E 81.87'
Ⓑ R=55.00' Δ=139°38'20" L=134.04' CH=S86°02'21"E 103.25'
Ⓒ R=60.00' Δ=22°35'19" L=23.65' CH=S75°12'58"E 23.50'
Ⓓ R=43.00' Δ=66°27'16" L=49.87' CH=N82°51'03"E 47.12'
Ⓔ R=83.00' Δ=64°11'23" L=92.99' CH=N81°43'07"E 88.20'
Ⓕ R=525.00' Δ=8°38'01" L=79.11' CH=S70°30'12"E 79.03'
Ⓖ R=80.00' Δ=63°33'43" L=88.75' CH=S43°02'21"E 84.27'
Ⓗ R=191.69' Δ=34°04'55" L=114.03' CH=N65°44'08"E 112.35'
Ⓘ R=74.00' Δ=41°06'40" L=53.10' CH=N68°39'12"E 51.97'
Ⓙ R=312.00' Δ=18°03'19" L=98.32' CH=S09°46'57"W 97.91'
Ⓚ R=238.00' Δ=60°01'13" L=249.32' CH=S30°45'54"W 238.07'
Ⓛ R=375.00' Δ=2°56'39" L=19.27' CH=S62°14'49"W 19.27'
Ⓜ R=850.00' Δ=3°52'46" L=57.55' CH=S39°29'44"E 57.54'
Ⓝ R=770.00' Δ=14°24'41" L=193.68' CH=S30°21'00"E 193.17'
Ⓞ R=415.00' Δ=17°34'19" L=127.28' CH=S63°00'14"W 126.78'
Ⓟ R=507.00' Δ=0°14'28" L=2.13' CH=N81°46'35"W 2.13'
Ⓠ R=615.00' Δ=10°30'59" L=112.88' CH=S66°31'54"W 112.72'
Ⓡ R=84.98' Δ=18°58'52" L=28.15' CH=S62°17'23"W 28.02'



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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 481-3168
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 1995 - SURVEYING LB 4840

PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0311
FAX (239) 274-0317

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

FILE NAME	23955REZONE.DWG
LAYOUT	18
LOCATION	J:\23955\DWG\SURVEYING\SKETCH REZ
PLOT DATE	THU, 9-12-2013 - 12:30 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	08-06-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAH
SCALE	1"=100'
FIELD BOOK	

PLAN REVISIONS

STAMP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT FILE (#)	SHEET NUMBER
23955 06-43-26	18 OF 18

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT

DCI2013-00007

Township 43 South Range 27 East

Section 35

Section 36

Section 26

Section 25

Section 34

Hickey Creek Road

Township 43 South Range 26 East

TOTAL AREA OF TRACT = 1,378.84 +/- Ac.

Township 43 South Range 25 East

State Road 82

DESCRIPTION (AS PROVIDED)

LEGEND:

(C)	CALCULATED	FOUND NAIL AS NOTED
CL	CENTERLINE	SET 5/8" IRON ROD WITH CAP STAMPED LBE-4
CONC	CONCRETE	SET 4"x4" CONC. MONUMENT STAMPED LB-4
C.M	CONCRETE MONUMENT	ACCP 6" NAIL WITH DISC STAMPED LB4414
COR.	CORNER	FOUND CONC. MONUMENT AS NOTED
(D)	DATED	FOUND IRON PIPE OR IRON ROD AS NOTED
D.B	HEAD WALL	DRAINAGE INLET
(E)	FOUND	DRAINAGE MANHOLE
I.P.	IRON PIPE	WITCHED FOR ROTATION
I.R	IRON ROD	LIGHT POLE
L.B	LICENSED BUSINESS	CONCRETE POWER POLE
L.C.P.	LEE COUNTY PROJECT	WOOD POWER POLE
(M)	MEASURED	ELEV. POLE
(P)	PLAT	ELEV. MANHOLE
P.K.	PARK	CABLE TV MARKER
P.B.	PLAT BOOK	FOUND CAPPED LINE MARKER
P.L.	PARTIAL LINE	TELEPHONE BOX
P.R.M.	PERMANENT REFERENCE MONUMENT	WELL
PROP.	PROPERTY	FIRE HYDRANT
R/W	RIGHT OF WAY	WATER VALVE
SEC	SECTION	

NAD 1983
FLORIDA STATE PLANE COORDINATE SYSTEM
(NGVD - 1929)

0 100 200 400
SCALE IN FEET

NOTES

1. DATE OF FIELD WORK: MAY 08, 2006.
2. THIS SURVEY DOES NOT SHOW ANY INFORMATION RELATING TO SUBDIVISION OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SURVEY WAS PREPARED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE ZONING OF ANY JURISDICTIONAL LAND EXCEPT AS SHOWN ON NOTED HEREON.
4. NO ON SITE UTILITY LOCATIONS WERE PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
5. ALL 24" TAGGED SHOWN ARE IN FEET AND DECIMALS THEREOF.
6. BEARING 'Z' REFERENCE MONTH AND AXIS STATE PLANE FOR THE FLORIDA WEST ZONE (NAD83 ADJUSTMENT) WAS ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 10 TO BEAR N00°49'07"E
7. NUMBERS DENOTE OTHER THAN THOSE SHOWN IS ARE REFERENCE LOCATIONS.
8. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
9. CONTOUR DATA OF 1991 FEMA SHOWN HEREON IS UNKNOWN.
10. THIS SURVEY IS PREPARED IN ACCORDANCE WITH A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE CORPORATION, COMMITMENT NO. [illegible], EFFECTIVE DATE, OCTOBER 1, 2006 AT 11:00 PM.
11. EXCEPT AS TO THE PLAT COMPLAINTS FOUND UPON MODIFICATION DATE, SEPTEMBER 18, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE AE (EL 8) AND ZONE X.

THIS SURVEY IS FOR THE BENEFIT OF:

I HEREBY CERTIFY THAT A SURVEY WAS DONE UNDER MY DIRECTION AND BELIEVE THE INFORMATION HEREON, STATEMENTS AND FIELD OF THE PLAT CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR OWNERSHIP. ABSTRACT NOT REVIEWED. AND EXCEPT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SCOTT L. WISER OR FOR THE FIRM: LANDMAR
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA
CERTIFICATE NO. 5165

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

RECEIVED

DOCUMENT CONTROL NUMBER:
DC12313-00003

PROJECT SIGNATURE

SCOTT L. WISER
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER
LS 5165

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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POST OFFICE DRAWER 2808
FORT MYERS, FLORIDA 33902-2808
PHONE (239) 481-1970
FAX (239) 481-5189

FILE NAME	[illegible]
DATE	[illegible]
LOCATION	[illegible]
PLOT DATE	[illegible]
PLOT BY	[illegible]
DRAWING DATA	
SURVEY DATE	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]
SCALE	[illegible]
PROJECT	[illegible]

PLANS REVIEWED

[illegible]	[illegible]

LandMar GROUP, LLC

2101 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0317

PROJECT DESCRIPTION

HAWK'S HAVEN

PART OF SECTIONS 25, 26, 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 & 27 EAST
LEE COUNTY, FLORIDA

STAMP NUMBER

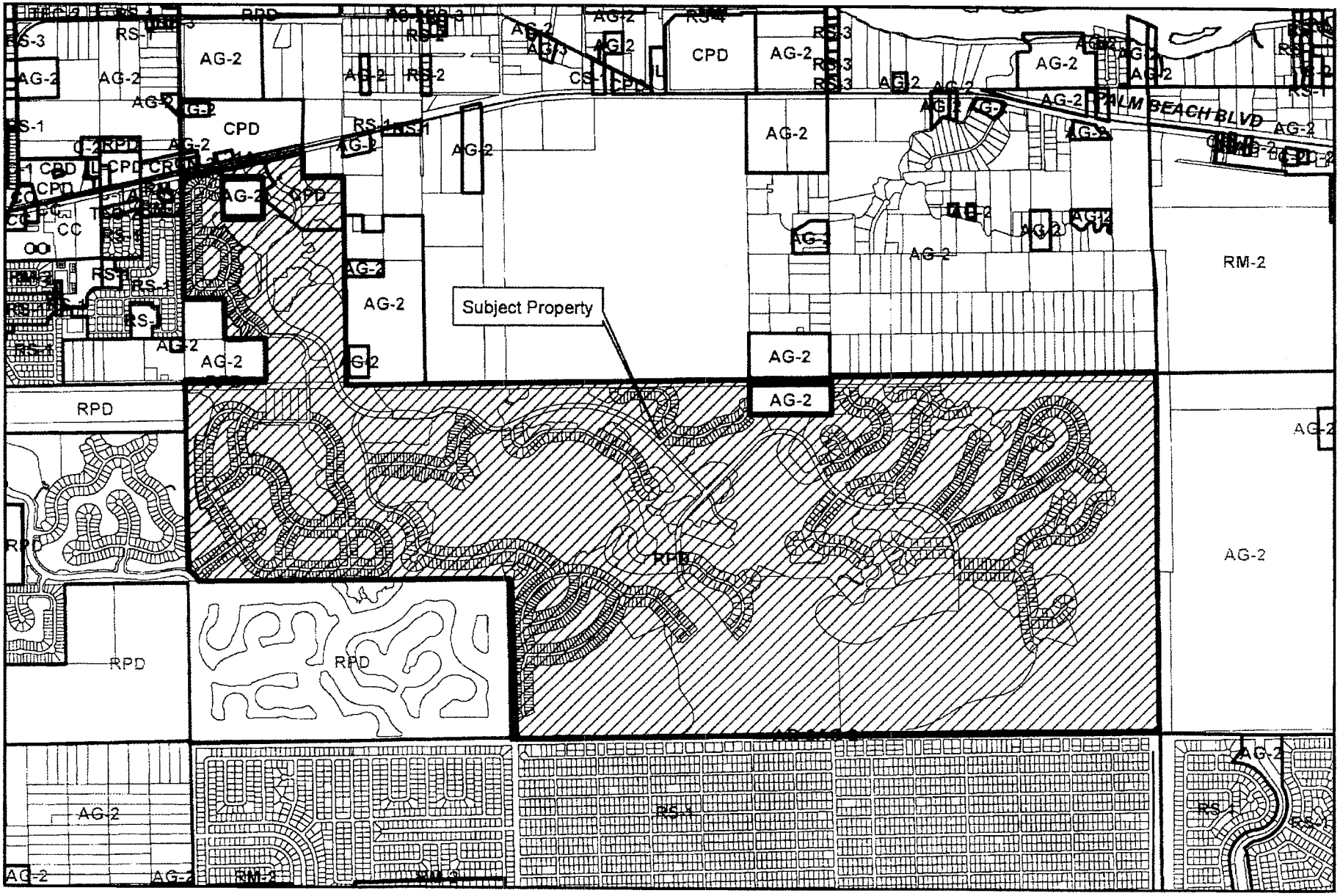
EXHIBIT
PH-3.D.1.
& D-7-A

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
21186	1 OF 1
25-43-26	

RIVER HALL

Zoning Map



N
W E

EXHIBIT B

0 1,0002,000 Feet

MASTER CONCEPT PLAN

FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS

HAWK'S HAVEN DEVELOPERS, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
(239) 274-0321
(239) 274-0517

PROJECT DATUM

FLORIDA STATE PLANE WEST ZONE (NAD1983/90)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING

HAWK'S HAVEN RPD

RECORD PLAT

APPROVED

FLOOD ZONE

ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0250B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 8) AND ZONE B.

STRAP NUMBERS

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	APPROVED	PERMIT NO. 36-04006-P
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. DOS2004-00138
LEE COUNTY DEPARTMENT OF HEALTH	APPROVED	PERMIT NO. 0125120-117 DSGP
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	APPROVED	PERMIT NO. 47040-084-DWC
F.D.O.T. CONNECTION PERMIT	N/A	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-
F.D.O.T. UTILITY PERMIT	N/A	-
ARMY CORPS OF ENGINEERS	N/A	-
F.D.E.P. NOTICE OF INTENT	ISSUED	PERMIT NO. FLR10Y480

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER
CARL A. BARRACO, P.E.

PROJECT MANAGEMENT
CHRIS VAN BUSKIRK

DESIGN ENGINEER
TIM GAVIN, P.E.

PROJECT SURVEYOR
SCOTT WHEELER, P.S.M.

LEAD DESIGN TECHNICIAN
WES KAYNE, E.I.

SITE PLANNING
JENNIFER SAPEN

DESIGN STAFF
TOM R. HOLMLUND

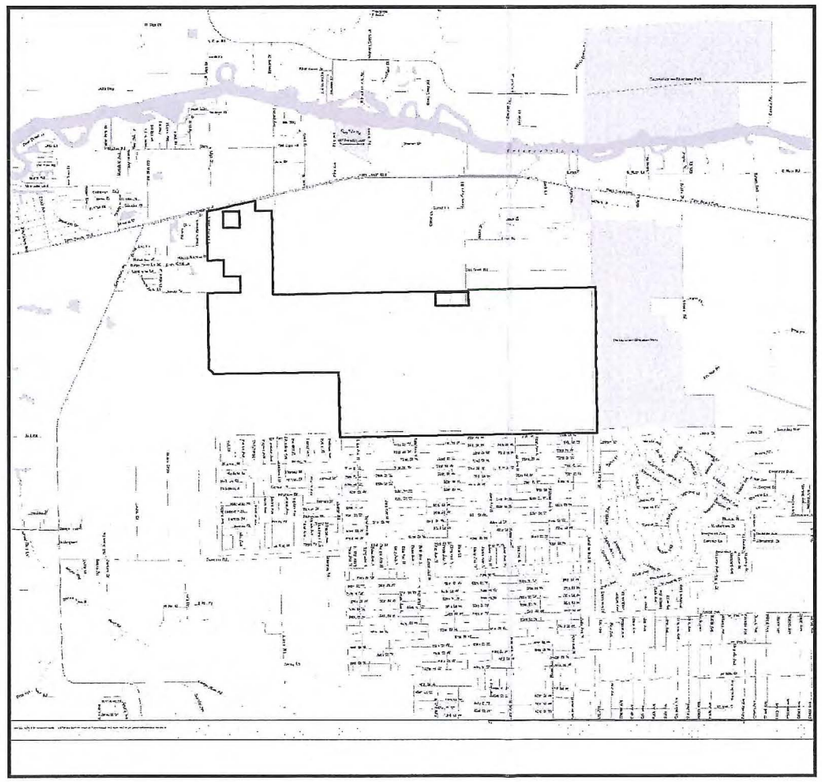
LANDSCAPE DESIGN

QUALITY CONTROL
TOM R. HOLMLUND

RECORD DRAWINGS

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION

N W E S

LOCATION MAP

0 1500 3000 6000
SCALE IN FEET

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	PREVIOUSLY APPROVED MASTER CONCEPT PLAN	B	21998Z02.DWG
3	PREVIOUSLY APPROVED TYPICAL SECTIONS	-	21998Z02.DWG
4	PROPOSED MASTER CONCEPT PLAN	B	21998Z03.DWG
5	PROPOSED DETAILS	-	21998Z04.DWG

Approved as Exhibit C
MCP Page 1 of 5
Resolution # Z-15-003

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21988A00.DWG

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DCI 2013-00003

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FAX (239) 461-3169
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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	21988Z01.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	FRI. 1-30-2015 - 8:39 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

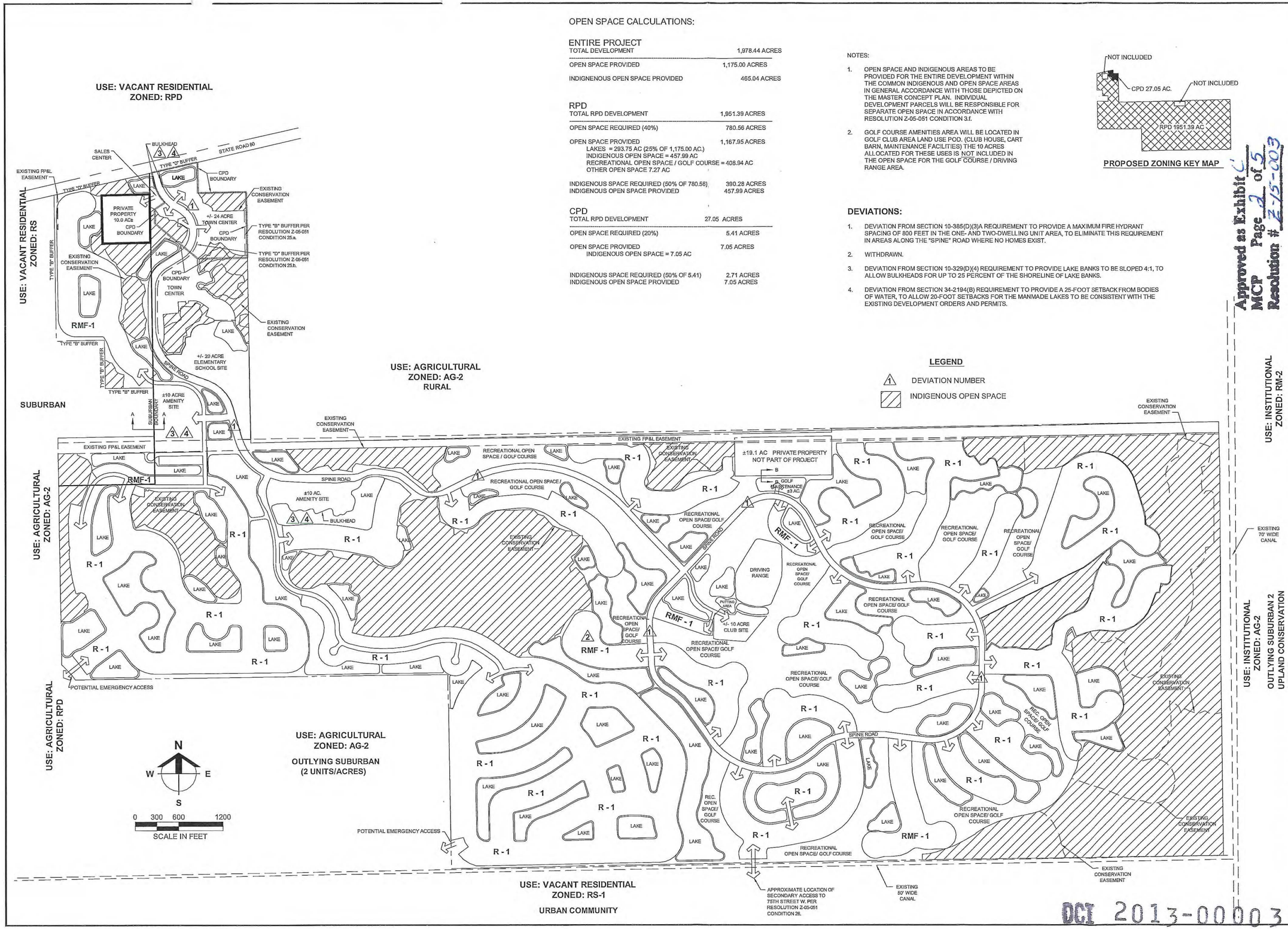
PLAN REVISIONS

3-20-13	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA
1-23-15	

PLAN STATUS

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
.	1



OPEN SPACE CALCULATIONS:

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGNENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED LAKES = 293.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.99 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC OTHER OPEN SPACE 7.27 AC	1,167.95 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

CPD

TOTAL RPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC	7.05 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.

PROPOSED ZONING KEY MAP

DEVIATIONS:

1. DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
2. WITHDRAWN.
3. DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.

LEGEND

1 DEVIATION NUMBER

INDIGENOUS OPEN SPACE

Approved as Exhibit C
MCP Page 2 of 5
Resolution # Z-15-003

DCI 2013-00003

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	21986Z02A.DWG
LOCATION	J:\21986\DWG\ZONING\2014 REZONE\
PLOT DATE	FRI. 1-30-2015 - 8:39 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 21986Z00.DWG

PLAN REVISIONS

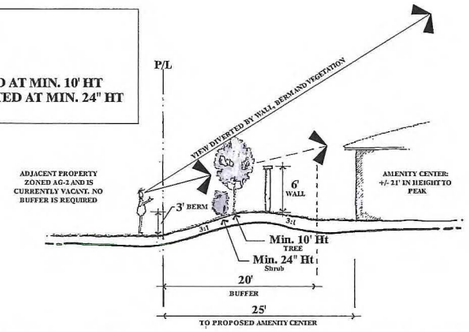
12-17-14	REVISED AMENDMENT AREA
1-23-15	

PLAN STATUS

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
.	2

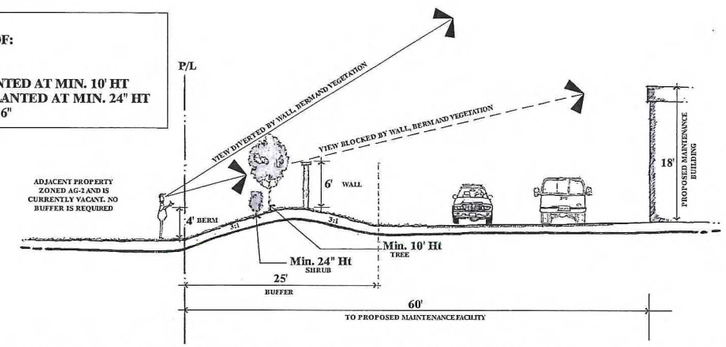
PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)

NTS

PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)

NTS

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MCP Page 3 of 5
Resolution # Z-15-003

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PREPARED FOR

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7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	21988Z02B.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	FRI. 1-30-2015 - 8:40 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

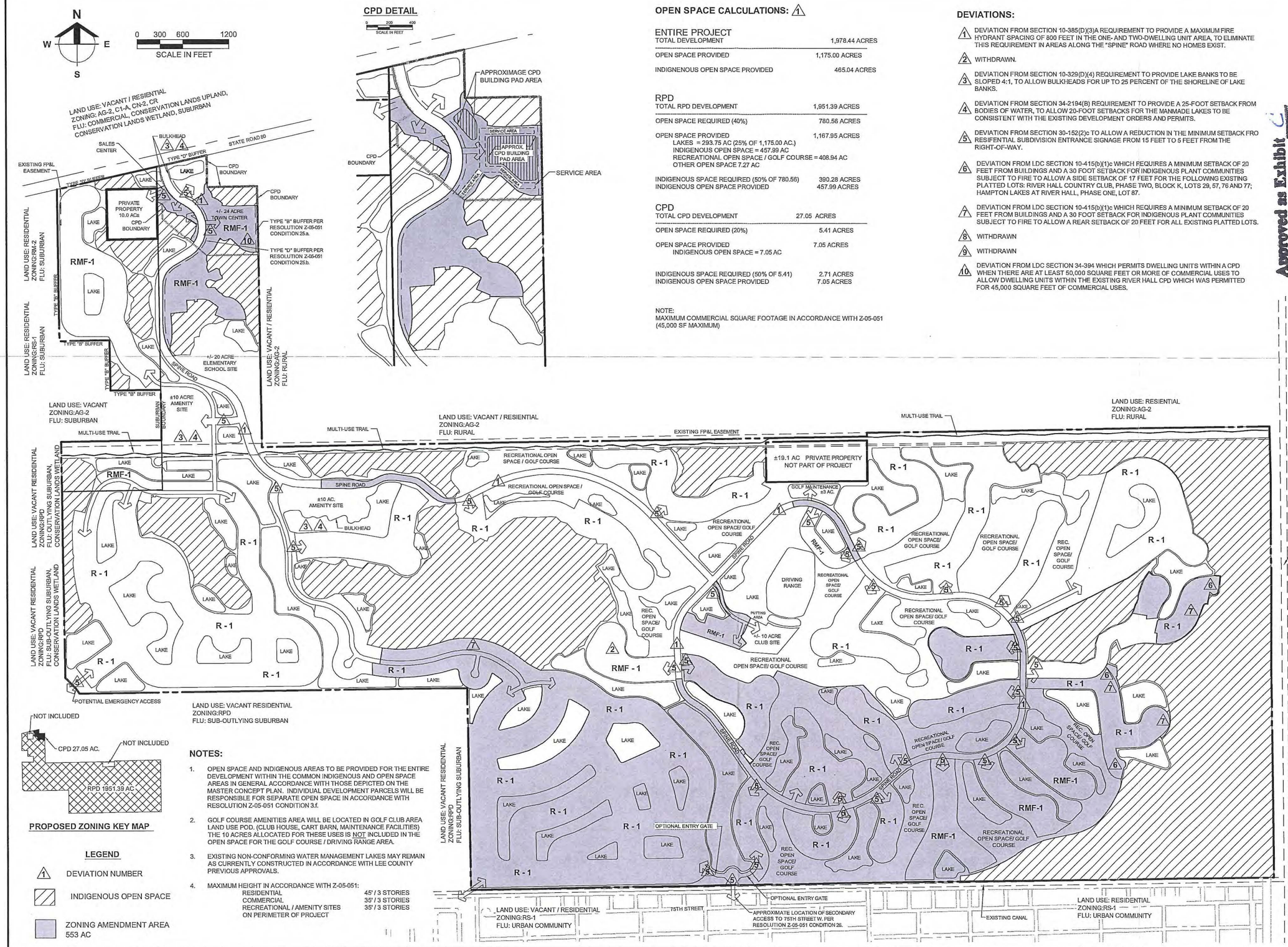
PLAN REVISIONS

12-17-14	REVISED AMENDMENT AREA
1-23-15	

PLAN STATUS

PREVIOUSLY APPROVED TYPICAL SECTIONS

PROJECT / FILE NO.	SHEET NUMBER
.	3



CPD DETAIL

OPEN SPACE CALCULATIONS: 1

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGNENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED LAKES = 293.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.99 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC OTHER OPEN SPACE 7.27 AC	1,167.95 ACRES
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TOTAL CPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC	7.05 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTE:
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051 (45,000 SF MAXIMUM)

DEVIATIONS:

1. DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
2. WITHDRAWN.
3. DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.
5. DEVIATION FROM SECTION 30-152(2)c TO ALLOW A REDUCTION IN THE MINIMUM SETBACK FRO RESIFENTIAL SUBDIVISION ENTRANCE SIGNAGE FROM 15 FEET TO 5 FEET FROM THE RIGHT-OF-WAY.
6. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 29, 57, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 87.
7. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
8. WITHDRAWN
9. WITHDRAWN
10. DEVIATION FROM LDC SECTION 34-394 WHICH PERMITS DWELLING UNITS WITHIN A CPD WHEN THERE ARE AT LEAST 50,000 SQUARE FEET OR MORE OF COMMERCIAL USES TO ALLOW DWELLING UNITS WITHIN THE EXISTING RIVER HALL CPD WHICH WAS PERMITTED FOR 45,000 SQUARE FEET OF COMMERCIAL USES.

Approved as Exhibit C
MCP Page 4 of 5
Resolution # Z-15-003

PROPOSED ZONING KEY MAP

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT IN ACCORDANCE WITH Z-05-051:

RESIDENTIAL	45' / 3 STORIES
COMMERCIAL	35' / 3 STORIES
RECREATIONAL / AMENITY SITES ON PERIMETER OF PROJECT	35' / 3 STORIES

LEGEND

1 DEVIATION NUMBER

INDIGENOUS OPEN SPACE

ZONING AMENDMENT AREA
553 AC

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FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

RECEIVED FEB 06 2015 COMMUNITY DEVELOPMENT

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FILE NAME	21998Z03.DWG
LOCATION	J:\21998\DWG\ZONING\2014 REZONE\
PLOT DATE	FRI. 1-30-2015 - 8:40 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 21998Z00.DWG

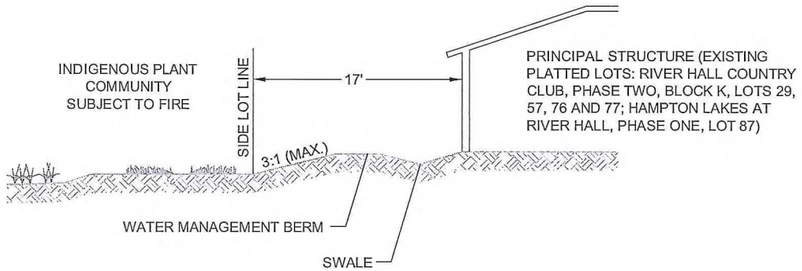
PLAN REVISIONS	
1-2-12	NOTE CHANGES
4-1-13	REVISED AMENDMENT AREA
7-19-13	NOTE CHANGES
9-12-13	REVISED AMENDMENT AREA
1-5-14	
1-23-15	REVISED PER HEX

PLAN STATUS

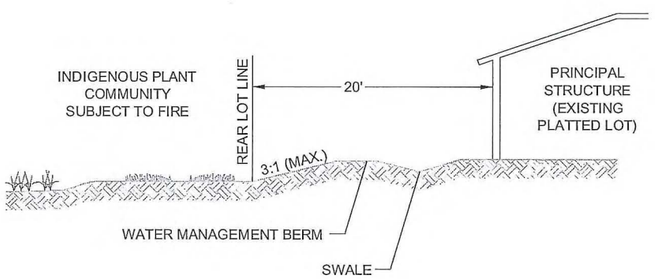
MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
.	4

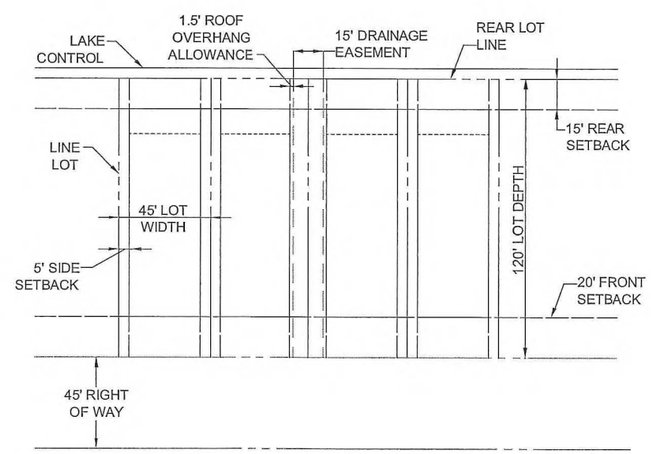
DCI 2013-00003



6 **DEVIATION 6 DETAIL**



7 **DEVIATION 7 DETAIL**



SINGLE FAMILY TYPICAL LOT DETAIL

SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH: 45 FEET

DEPTH: 120 FEET

LOT SIZE: 5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD: PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET

SIDE: 5 FEET, SEE CONDITION 2.b.i.

REAR: 15 FEET

WATERBODY: 20 FEET

ACCESSORY: 5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

2.b.i. STRUCTURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOOPS, WALLS, etc. MAY NOT BE LOCATED WITHIN THE REQUIRED 5-FOOT SIDE SETBACK OF EACH LOT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORD MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED.

Approved as Exhibit L
MCP Page 5 of 5
Resolution # Z-15-003

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DCI 2013-00003

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	21988Z04.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	FRI. 1-30-2015 - 8:40 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
3-20-13	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA
1-23-15	REVISED PER HEX

PLAN STATUS

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
.	5

RECEIVED
MAY 19 1999
PERMIT COUNTER

Protected Species Management Plan

For

Schulman Parcel

Sections 27,34,35,36, Township 43 South, Range 26 East

Prepared for:

Lee County Department of Community Development
Division of Planning / Environmental Sciences
1500 Monroe St.
P.O. Box 398
Ft. Myers, FL 33902-0398

Prepared By:

Consul-Tech Engineering, Inc.
24831 Old 41 Rd.
Bonita Springs, FL 34135

99 03-066 03 Z 01.01
PROJECT # 12
PROJECT TYPE

CONSUL-TECH ENGINEERING, INC.

- Consulting Engineers
- Land Planners
- Land Surveyors
- Transportation Engineers
- Environmental Engineers
- Construction Managers
- GPS & GIS Consultants
- Forensic Engineers

Respond To:

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(941) 947-0266
FAX (941) 947-1323
E-mail: bonita@consul-t.com

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South Dade
(305) 248-9444
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E-mail: cei@consul-t.com

April 13, 1999

Ms. Betsi Newton-Hiatt
Ms. Kim Trebatoski
Lee County Department of Community Development
Division of Planning / Environmental Sciences
P.O. Box 398
Fort Myers, Florida 33902

Re: Protected Species Management Plan
1775 Acre Schulman Parcel
CTE # 98-0408

Dear Ms. Newton & Ms. Trebatoski

Please accept this protected species management plan for the above referenced project as resubmittal for our rezoning application. Please note that these plans are based on best available information. As new information or agency input becomes available, it may become necessary to revise some management policies. Management details will be finalized and provided at the time of development order submittal.

In the meantime, we would appreciate any suggestions you may have which might contribute to the success and longevity of listed species on this parcel. Should you have any comments or question regarding this management plan, please feel free to contact me at (941) 947-0266.

Sincerely,

CONSUL-TECH ENGINEERING, INC.

Matthew Goff
Environmental Scientist

99-03-066.03 Z 01.01

Gopher Tortoise Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Gopher tortoise *(Gopherus polyphemus)* burrows were found in several pine flatwoods, palmetto prairie, and rangeland habitats on the property (please see location maps provided with Protected Species Survey Report). Management practices shall follow established guidelines as referenced in Florida Game and Freshwater Fish Commission Nongame Wildlife Program Technical Report No. 4: Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-Scale Development in Florida.The following items will address preservation of this species onsite:

1) Certain areas are to be preserved onsite in areas where gopher tortoises currently reside. Preserve location and acreage are available on the attached Master Concept plan (MCP). A permanent management commitment for the preserve area will be ensured by the filing of a conservation easement pursuant to F.S. 704.06.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to collect and relocate gopher tortoises from areas to be impacted to the onsite preserve areas. This permit will negate density requirements for preservation areas.

3) Collection and relocation of gopher tortoises from areas to be impacted will occur as per Florida Game and Freshwater Fish Commission guidelines taking into consideration nesting periods or other requirements. Capture of tortoises shall occur via the bucket trapping method, whereupon a five-gallon bucket will be buried at the burrow entrance. The bucket will be covered with a thin piece of paper overlain with soil and shall have a hole of no less than one inch at the bottom to insure proper drainage. Each bucket will be monitored at least once per day for at least 28 days. Buckets will be checked and tortoises/commensals released in the morning to allow for thermal considerations. Captured animals will be immediately released into the preserve area and evenly distributed throughout the site at either inactive or 'starter' burrows.

4) Each burrow will be destroyed after removal of gopher tortoises. Relocation will occur as close to construction dates as possible to prevent repatriation to areas slated for development. During construction, a wire fence shall be set two feet above and below the ground surrounding the preserve area to prevent tortoises from entering construction areas postrelocation. Excavation will be conducted by individuals experienced in such work.

5) Every effort will be made to prevent entombment of gopher tortoises as per Lee County requirements.

6) Land usage abutting preserve acreage shall be designated as golf course / low density housing to the greatest extent practicable (please refer to MCP). Efforts such as informational signing will be utilized to avoid / minimize impacts to the preserve.

99-03-066.03 Z 01.01

Florida Scrub Jay Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Additionally, a scrub jay specific spring survey was conducted between March22 - April 2, 1999 in order to better qualify jay utilization of the subject parcel. The results of these surveys demonstrate the following: 1) there appears to be no scrub jay nesting on-site, however, 2) territorial boundaries from two separate jay families do extend onto the subject parcel.

CTE staff realize that, according to the Florida Game and Freshwater Fish Commission (FGFWFC): Non-Game Wildlife Program's Technical Report No. 8: Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay, further surveys during foraging seasons (autumn) are required to accurately assess the scrub jay's habitat utilization on the site. Information regarding autumn acorn caching activities shall be integrated into the management strategy as it becomes available. The following activites are currently being planned to promote

Preservation measures shall be exclusively on-site. The following items will be used to address preservation of this species on-site:

1) Establishment of on-site satellite refuge. A refuge of approximately 80 acres is currently being planned in the southeast corner of Section 36 (please refer to Master Concept Plan for specific location). The preserve area is composed primarily of Type I habitat. Smaller areas of Type II habitat and wetlands occur within the preserve area as an artifact of site configuration This area shall serve as an outlying forage zone and dispersal corridor for scrub jays in the vicinity of the subject parcel. Current preserve area is strategically located so as to provide a continuous lanscape with the adjacent Hickey Creek Mitigation Park and maximal distance from major highways and other forms of human disturbance.

2) Commitment to the preserve area shall be demonstrated via the granting of a permanent conservation easement to the State of Florida.

3) Preserve area shall be managed in perpetuity to provide those habitat requirements essential to the well-being of scrub jay families. Final management activities to be provided in the development order submittal will address the following issues; A) financial responsibility, B) fire management program, C) placement of informational signage, D) prohibited property owner activities, E)preserve area fencing, F) appropriate landscaping considerations, G)preserve area monitoring.

99-03-066.03 Z 01.01

American Alligator Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Two American alligators *(Alligator mississippiensis)* were observed in the central herbaceous wetland areas located in Sections 35 and 36 on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

1) Available habitat (i.e. holds water year-round) for American Alligators on the subject site is currently restricted to two small artificial ponds. Construction of numerous lakes and deep-water areas on the subject site is anticipated (please see Master Concept Plan). These areas should significantly increase both the quality and quantity of habitat. Educational material such as signage and informational pamphlets will be strategically placed so as to discourage feeding and minimize interaction between residents and alligators.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

Wading Birds Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. The Lee County listed wading birds found onsite (non-nesting) were utilizing freshwater marsh areas (please see location maps provided with Protected Species Survey Report). Listed birds include little blue heron (*Egretta caerula*), tricolored heron (*Egretta tricolor*), wood stork (*Mycteria americana*) and the sandhill crane (*Grus canadensis pratensis*). The following items will address preservation of potential foraging and nesting habitats onsite:

1) Potential habitat areas to be preserved onsite include the following: 641-B thru 641-M, 643-A and 643-C thru 643-H. Educational material such as signage and imformational pamphlets will be utilized to minimize interaction between residents and the wading birds.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

Florida Burrowing Owl Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Florida burrowing owl (*Speotyto cunicularia floridana*) burrows were located in three of the pastures on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

1) Several golf course areas are to be developed onsite adjacent to currently active owl burrows and will provide suitable replacement habitat for the Florida burrowing owl.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to avoid accidental mortality and mititgate for impacts to burrows during construction in areas where owls are currently located. A take permit will be sought for each active burrow on the subject property.

3) No taking of active burrows will occur, i.e., nests with eggs or fledglings. If construction is to occur in the areas of the owl burrows while they are active, buffers of 150 feet in radius will be established and maintained in order to minimize disturbances around the burrows during this period. Buffers will be staked and roped off prior to initiating construction.

4) The burrows will be destroyed during periods when nests are generally considered inactive, that is from July 10 - February 15. Experienced CTE environmental staff will remove burrows by hand shoveling to ensure that no birds are harmed during the process.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

RECEIVED
APR 18 2007
PERMIT COUNTER

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE ¼) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W)(chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW ¼) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW ¼) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27 for 1,318.66 feet to the Southeast corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW ¼) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 2,020.27 feet to an intersection with the West line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction, being designated as POINT "A"; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 3,420.35 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B";

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Phone (239) 461-3170 • Fax (239) 461-316

ADD 2007-00075

EXHIBIT E

DESCRIPTION (Cont.)

thence run S00°16'51"E along the East line of the Northeast Quarter (NE ¼) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW ¼) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW ¼) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcels.

From the point designated as POINT "A" run S88°54'52"W along the South line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27 for 658.74 feet to the Northeast Corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 27 and POINT OF BEGINNING.

From said Point of Beginning run S00°49'17"E along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run S88°57'38"W along the South line of said Fraction for 658.93 feet to the Southwest Corner of said Fraction; thence run N00°48'16"W along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run N88°54'52"E along the North line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

AND

From the point designated as POINT "B" run S88°44'46"W along the South line of the Southeast Quarter (SE ¼) of said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25, run S89°12'44"W along the South line of the Southwest Quarter (SW ¼) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.

From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE ¼) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a Total Area of 1,978.44 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW 1/4) of said Section 34 to bear N00°49'55"W.

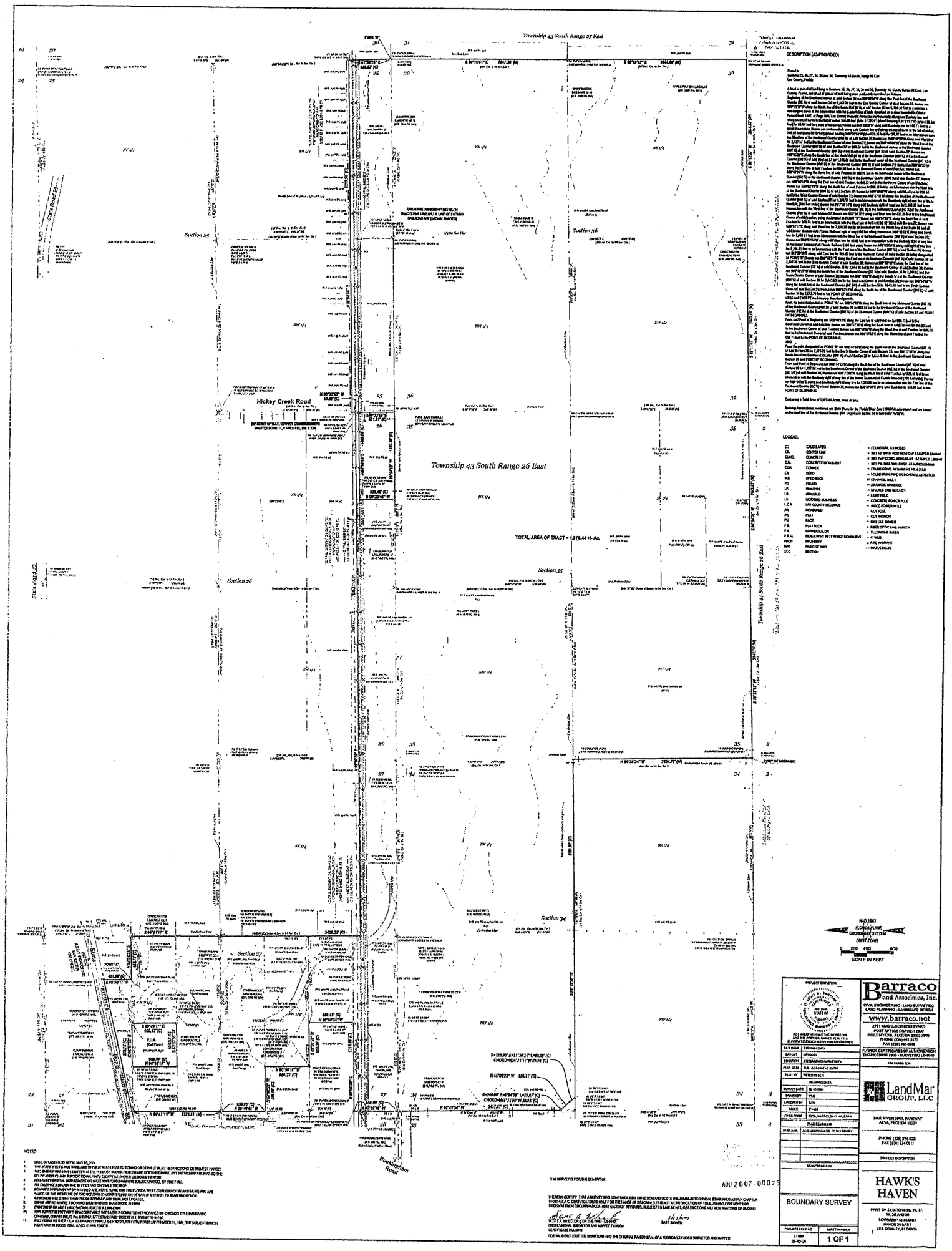
Applicant's Legal Checked
by Amy 24APRIL07

RECEIVED
APR 18 2007
PERMIT COUNTER

Scott A. Wheeler 4/17/07
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\21988 - Hawks Haven\DESC\21988S07desc.doc

ADD 2007-00075



DESCRIPTION (AS-PROVIDED)

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, being all of parcel of land being more particularly described as follows:
Beginning at the Southeast corner of said Section 36 run S89°59'54"W along the East line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,642.38 feet to the East-South Corner of said Section 36; thence run S89°59'28"W along the South line of the South Half (S 1/2) of said Section 36 for 1,308.62 feet to a point on a non-tangent curve; thence run northwesterly along said Easterly line of said Seminole Gulf Railway (Formerly Atlantic Coast Line Railroad) Grant, of Right-of-Way, Lee County, Florida, the following courses and distances: along said Easterly line and Easterly line and along an arc of curve to the left of radius 2,914.80 feet (delta 21°20'21") (chord bearing N08°20'10"W) for 1,086.18 feet; N 18°59'59"W for 1,000.00 feet to a point of tangency; thence run N01°55'27"W along said Easterly line for 1,170.17 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 2,914.80 feet (delta 18°14'32") (chord bearing N07°22'19"W) for 1,000.00 feet; thence run N16°49'11"W along said Easterly line for 1,000.00 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 2,914.80 feet (delta 18°14'32") (chord bearing N26°31'27"W) for 1,000.00 feet to the Intersection with the West line of the Southeast Quarter (SE 1/4) of said Section 25; thence run N00°06'32"E along said West line for 1,000.00 feet to the Southeast Corner of said Section 25; thence run N00°06'32"E along said West line of the Southeast Quarter (SE 1/4) of said Section 25 for 1,320.91 feet to the Intersection with the Southerly right of way line of Hickey Creek Road (R/W varies); thence run N89°59'28"E along said Southerly right of way line for 1,320.91 feet to the South-East Corner of said Section 25; thence run N89°59'28"E along said West line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,642.37 feet to the Southwest Corner of said Section 36; thence run N00°12'16"E along said West line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,642.37 feet to the West-North Corner of said Section 36; thence run N89°59'28"E along the North line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,642.37 feet to the West Quarter Corner of said Section 36; thence run N89°59'28"E along the North line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,642.37 feet to the Center-North Corner of said Section 36; thence run S00°12'16"W along the East line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,642.37 feet to the Center Corner of said Section 36; thence run S00°12'16"W along the East line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,642.37 feet to the East-South Corner of said Section 36; thence run S00°12'16"W along the East line of the Northeast Quarter (NE 1/4) of said Section 36 for 2,642.37 feet to the Intersection with the Northerly right of way line of Hickey Creek Road (R/W varies); thence run N89°59'28"E along said Northerly right of way line for 1,320.91 feet to the South-East Corner of said Section 25; thence run N89°59'28"E along said North line of the Southwest Quarter (SW 1/4) of said Section 30 for 2,642.37 feet to the Southwest Corner of said Section 30; thence run N89°59'28"E along said North line of the Southeast Quarter (SE 1/4) of said Section 30 for 2,642.37 feet to the South-West Corner of said Section 30; thence run N89°59'28"E along said North line of the Southwest Quarter (SW 1/4) of said Section 29 for 2,642.37 feet to the Center-West Corner of said Section 29; thence run N89°59'28"E along said North line of the Southeast Quarter (SE 1/4) of said Section 29 for 2,642.37 feet to the Center Corner of said Section 29; thence run N89°59'28"E along said North line of the Southwest Quarter (SW 1/4) of said Section 28 for 2,642.37 feet to the South-West Corner of said Section 28; thence run N89°59'28"E along said North line of the Southeast Quarter (SE 1/4) of said Section 28 for 2,642.37 feet to the South-East Corner of said Section 28; thence run N89°59'28"E along said North line of the Southwest Quarter (SW 1/4) of said Section 27 for 2,642.37 feet to the Center-West Corner of said Section 27; thence run N89°59'28"E along said North line of the Southeast Quarter (SE 1/4) of said Section 27 for 2,642.37 feet to the Center Corner of said Section 27; thence run N89°59'28"E along said North line of the Southwest Quarter (SW 1/4) of said Section 26 for 2,642.37 feet to the South-West Corner of said Section 26; thence run N89°59'28"E along said North line of the Southeast Quarter (SE 1/4) of said Section 26 for 2,642.37 feet to the South-East Corner of said Section 26; thence run N89°59'28"E along said North line of the Southwest Quarter (SW 1/4) of said Section 25 for 2,642.37 feet to the South-West Corner of said Section 25; thence run N89°59'28"E along said North line of the Southeast Quarter (SE 1/4) of said Section 25 for 2,642.37 feet to the South-East Corner of said Section 25; thence run N89°59'28"E along said North line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,642.37 feet to the Southeast Corner of said Section 36, thence run S00°12'16"W along the South line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,642.37 feet to the POINT OF BEGINNING.
LESS and EXCEPT the following described parcels.
From the point designated as POINT "B" run S89°59'28"W along the South line of the Northeast Quarter (NE 1/4) of the Northeast Quarter (NW 1/4) of said Section 27 for 660.74 feet to the Intersection Corner of the Northeast Quarter (NW 1/4) of said Section 27 and POINT OF BEGINNING.
From said Point of Beginning run S00°00'32"E along the East line of said Fractional Section 27 for 1,320.91 feet to the Southeast Corner of said Fractional Section; run S89°59'28"W along the South line of said Fractional Section 27 for 660.74 feet to the Southwest Corner of said Fractional Section; run N00°00'32"W along the West line of said Fractional Section 27 for 1,320.91 feet to the Northwest Corner of said Fractional Section; run N89°59'28"E along the North line of said Fractional Section 27 for 660.74 feet to the POINT OF BEGINNING.
AND
From the point designated as POINT "D" run S00°12'16"W along the South line of the Southwest Quarter (SE 1/4) of said Section 25 for 2,214.21 feet to the South Quarter Corner of said Section 25; run S89°12'16"W along the South line of the Southeast Quarter (SW 1/4) of said Section 25 for 2,642.37 feet to the Southeast Corner of said Section 26 for 2,642.42 feet to the Southeast Corner of Lot Section 26 and POINT OF BEGINNING.
From said Point of Beginning run S89°14'32"W along the South line of the Southwest Quarter (SE 1/4) of said Section 26 of 2,202.80 feet to the Southwest Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°17'54"W along the West line of said Fractional Section 26 for 330.00 feet to an intersection with the Southerly right of way line of the Atlantic Seaboard (Old Public Roadway) (100 foot wide); thence run N89°14'32"E along said Southerly right of way line for 1,320.00 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 26; thence run S00°17'54"E along said East line for 1,320.00 feet to the POINT OF BEGINNING.

Containing a Total Area of 1,379.44 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the east line of the Northeast Quarter (NE 1/4) of said Section 34 to bear S00°12'16"E.

LEGEND

(C)	CALCULATED	= FOUND NAIL AS NOTED
CL	CENTER LINE	= 5/8" IRON ROD WITH CAP STAMPED LB8040
CONC.	CONCRETE	= 5/8" IRON CONC. MONUMENT STAMPED LB8040
C.M.	CONCRETE MONUMENT	= 1/2" P.K. NAIL WITH DISC STAMPED LB8040
CONN.	CONNECT	= FOUND CONC. MONUMENT AS NOTED
(D)	DEED	= FOUND IRON PIPE OR IRON ROD AS NOTED
D.B.	DEED BOOK	= U. CHANGE, NAIL 1
FD	FOUND	= DRAINAGE MANHOLE
I.P.	IRON PIPE	= WITNESS LINE SECTION
I.R.	IRON ROD	= LIGHT POLE
L.B.	LICENSED BUSINESS	= CONCRETE POWER POLE
L.C.R.	LEE COUNTY RECORDS	= WOOD POWER POLE
(M)	MEASURED	= GUY POLE
(P)	PLAT	= GUY ANCHOR
PG	PAGE	= GALVANIC MARKER
P.B.	PLAT BOOK	= FIBER OPTIC LINE MARKER
P.O.	POINT OF BEGINNING	= TELEPHONE MARKER
P.R.M.	PERMANENT REFERENCE MONUMENT	= 4" WELL
PROP.	PROPERTY	= 2" FIRE HYDRANT
R/W	RIGHT OF WAY	= WATER VALVE
SEC	SECTION	

NOTES:

1. DATA, DIMENSIONS AND BEARINGS SHOWN ARE RECORD.
2. THIS SURVEY DOES NOT CONSIDER ANY RESTRICTIVE COVENANTS OR RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA.
4. NO INVESTIGATION, ABSTRACTING OR AGENT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
5. ALL DISTANCES SHOWN ARE METERS AND DECIMALS THEREOF.
6. BOUNDARY OF BUILDINGS AS SHOWN AND ARE BASED PLANE FOR THE FLORIDA WEST ZONE (FIELD MEASUREMENT) AND ARE
7. FENCES ARE NOT ON THE LINE OF THE PROPERTY BY QUARTER OF LESS THAN 0.5 FEET.
8. ALL DISTANCES SHOWN ARE BASED ON THE FLORIDA WEST ZONE (FIELD MEASUREMENT) AND ARE
9. ALL DISTANCES SHOWN ARE METERS AND DECIMALS THEREOF.
10. BOUNDARY OF BUILDINGS AS SHOWN AND ARE BASED PLANE FOR THE FLORIDA WEST ZONE (FIELD MEASUREMENT) AND ARE
11. FENCES ARE NOT ON THE LINE OF THE PROPERTY BY QUARTER OF LESS THAN 0.5 FEET.
12. NO INVESTIGATION, ABSTRACTING OR AGENT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
13. THIS SURVEY DOES NOT CONSIDER ANY RESTRICTIVE COVENANTS OR RESTRICTIONS ON SUBJECT PARCEL.
14. THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA.
15. NO INVESTIGATION, ABSTRACTING OR AGENT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
16. ALL DISTANCES SHOWN ARE METERS AND DECIMALS THEREOF.
17. BOUNDARY OF BUILDINGS AS SHOWN AND ARE BASED PLANE FOR THE FLORIDA WEST ZONE (FIELD MEASUREMENT) AND ARE
18. FENCES ARE NOT ON THE LINE OF THE PROPERTY BY QUARTER OF LESS THAN 0.5 FEET.
19. NO INVESTIGATION, ABSTRACTING OR AGENT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
20. THIS SURVEY DOES NOT CONSIDER ANY RESTRICTIVE COVENANTS OR RESTRICTIONS ON SUBJECT PARCEL.
21. THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA.

THIS SURVEY IS FOR THE BENEFIT OF:

ADD 2007-00075

I HEREBY CERTIFY THAT A SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 61G17-6 F.A.C. CERTIFICATION IS ONLY FOR THE PARTIES LISTED ABOVE AS BENEFITED. IT IS NOT A CERTIFICATION OF TITLE, FORMALLY AFFIRMED OR PRESUMED FROM THE EXAMINATION OF ABSTRACT NOT REVIEWED. SUBJECT TO EASEMENTS, RESTRICTIONS AND MORE OR LESS OF RECORD

SCOTT A. WHEELER FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5616

DATE SIGNED

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

PROJECT DIRECTOR

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE: (239) 461-3100
FAX: (239) 461-3108
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 2666 - SURVEYING LB-4040

FIELD WORK	[illegible]
DRAFT	[illegible]
DESIGN	[illegible]
PLOT DATE	[illegible]
PLOT BY	[illegible]

PREPARED FOR

LandMar GROUP, LLC
9401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-4021
FAX (239) 274-0017

SURVEY DATE	[illegible]
DRAWN BY	[illegible]
CHECKED BY	[illegible]
SCALE	[illegible]
FIELD BOOK	[illegible]
REVISIONS	[illegible]

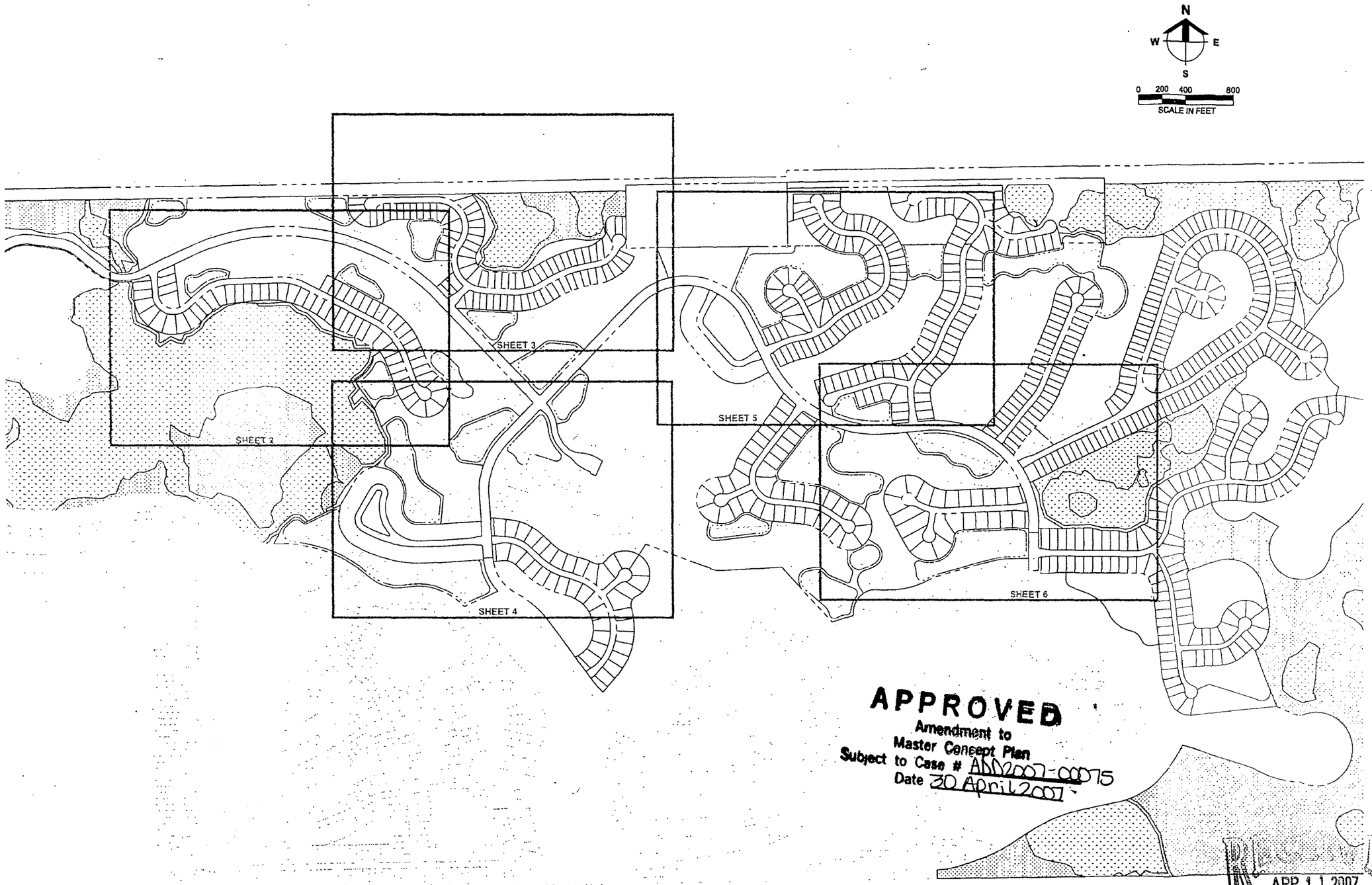
PROJECT DESCRIPTION

HAWK'S HAVEN

PART OF SECTIONS 25, 26, 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

BOUNDARY SURVEY

PROJECT FILE I.D.	SHEET NUMBER
21000	1 OF 1
3-4-2-26	



APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 April 2007

RECEIVED
APR 11 2007
ADD 2007-00075

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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3170
FAX (239) 481-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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LAYOUT	LAYOUT1
LOCATION	J:\22060\DWG\DONGC1\EXHIBITS\
PLOT DATE	THU, 4-5-2007 - 2:35 PM
PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21088A00.DWG

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

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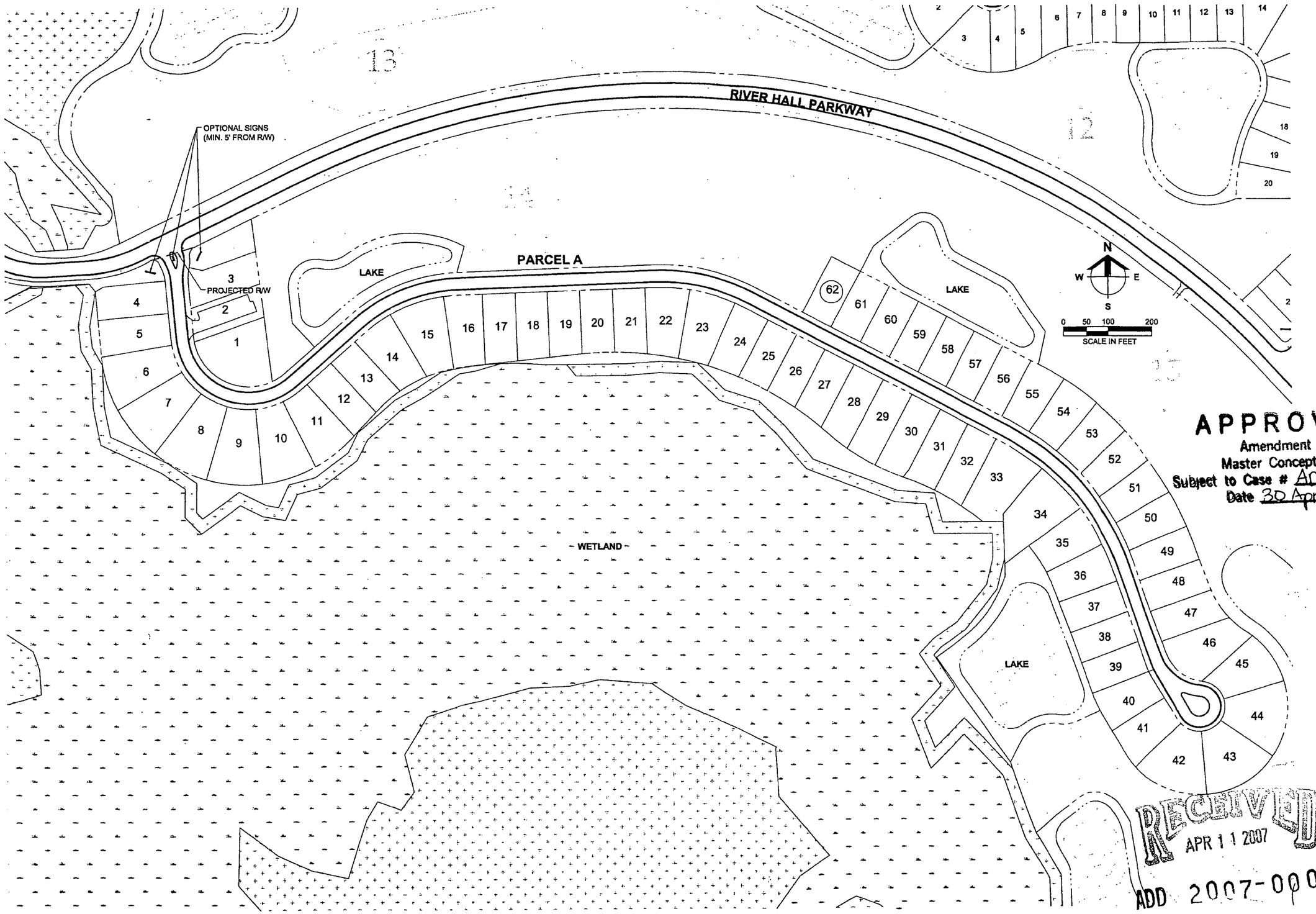

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
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LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21986A00.DWG

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

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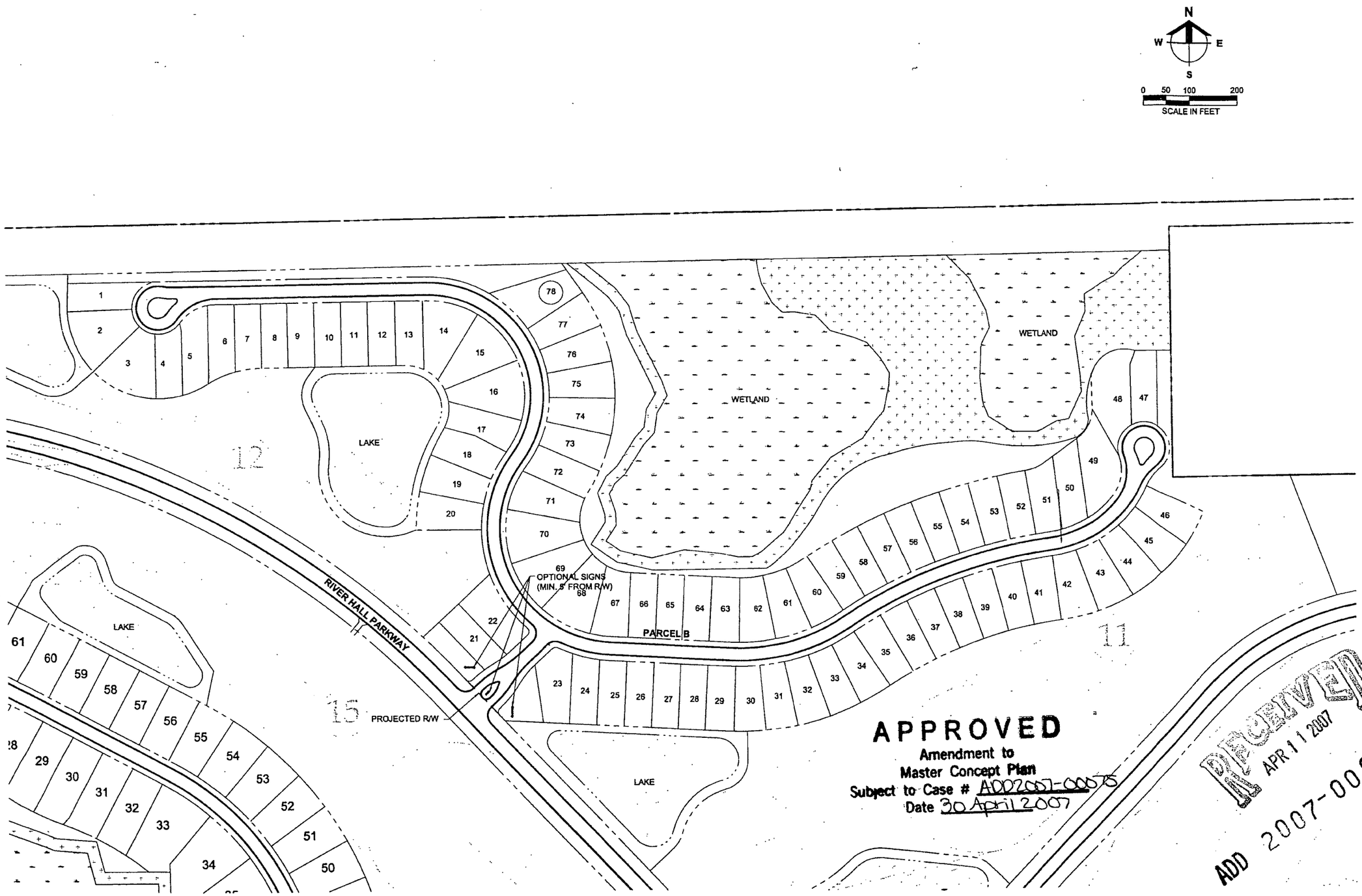

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POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-8940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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LOCATION	J:\22060\DWG\DCIGC1\EXHIBITS\
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PLOT BY	TARA HULSLANDER
DESIGN BY	-

CROSS REFERENCED DRAWINGS

BASEPLAN = 21968A00.DWG

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

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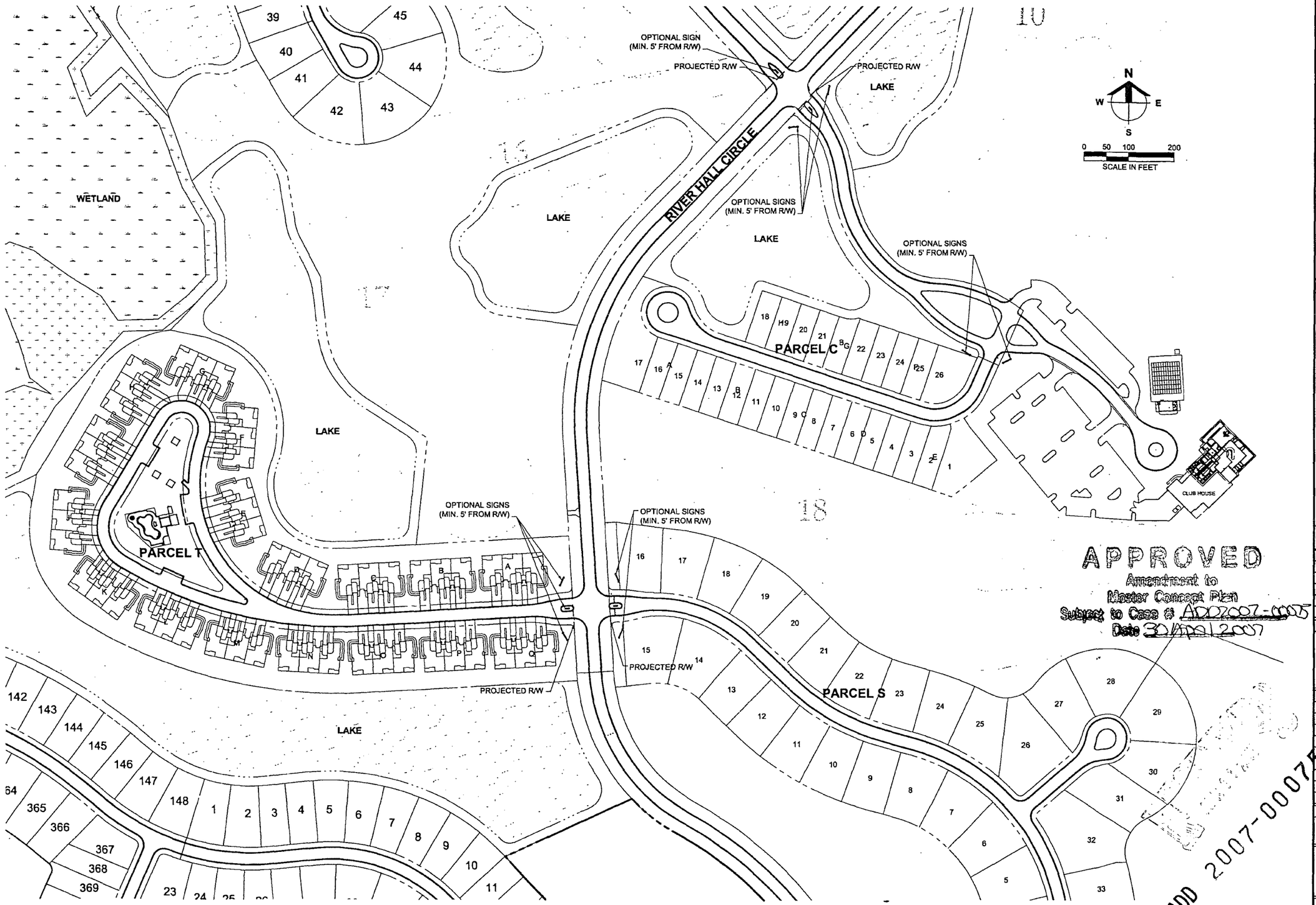

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PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21968A00.DWG

PLAN REVISIONS

PLAN STATUS

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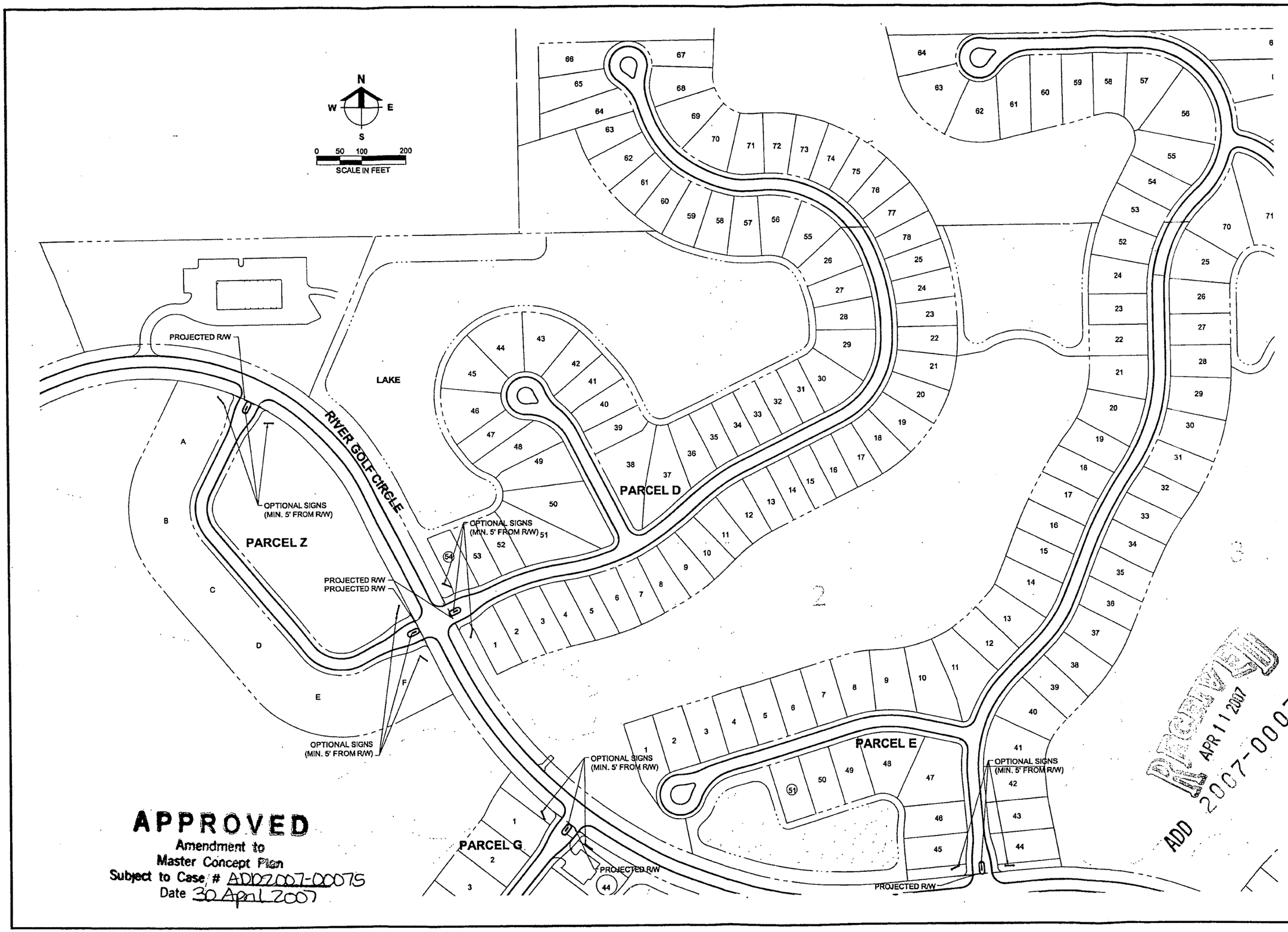

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 April 2007

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FAX (239) 461-3189
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PREPARED FOR

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ALVA, FLORIDA 33920

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FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 28 EAST
LEE COUNTY, FLORIDA

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PLOT DATE	THU, 4-5-2007 - 2:36 PM
PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21968A00.DWG

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

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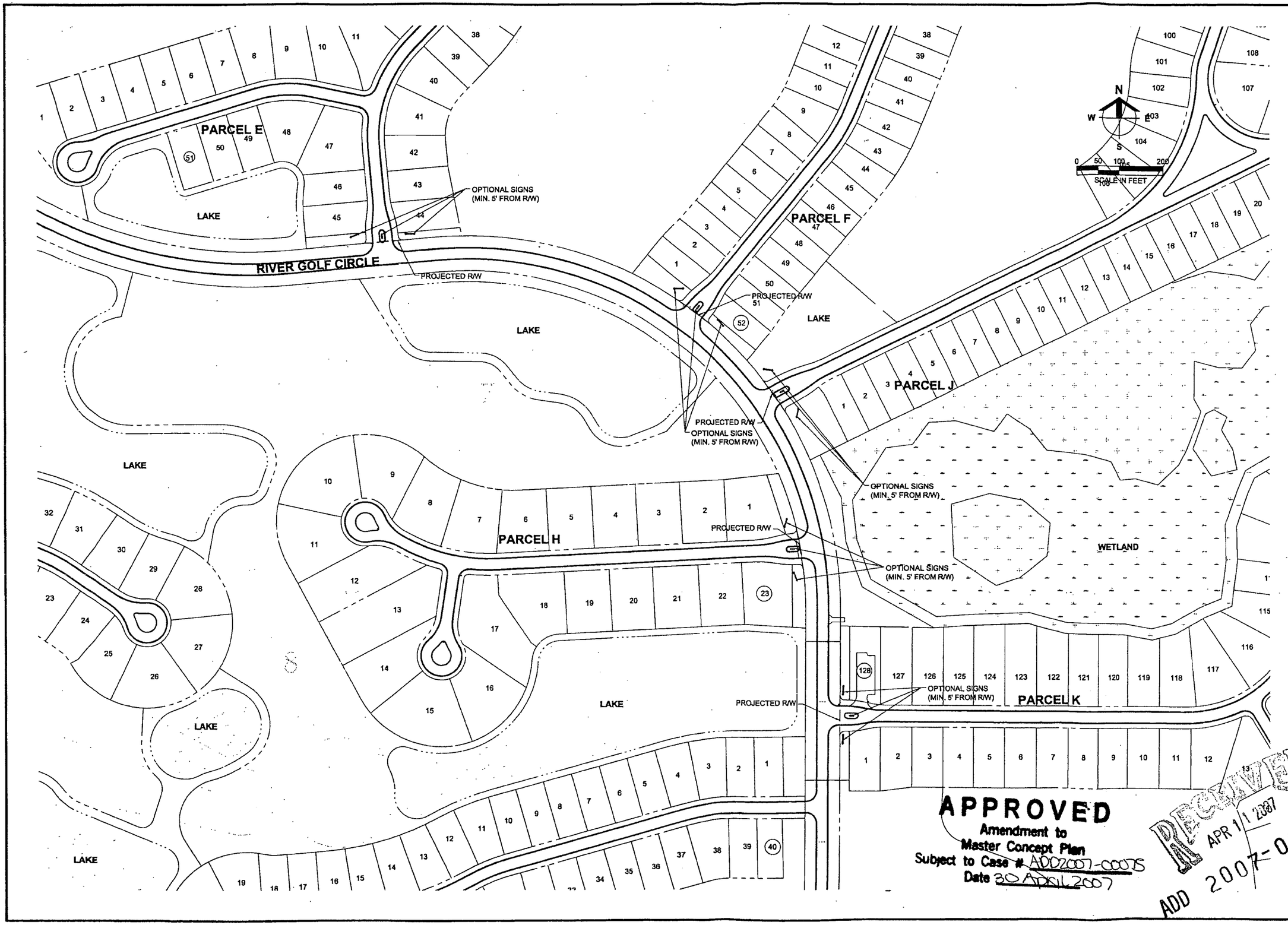

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 APRIL 2007

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PHONE (239) 461-3170
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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	SIGN-EXHIBIT_E.DWG
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LOCATION	J:\22060\DWG\DOGC1\EXHIBITS\
PLOT DATE	THU, 4-5-2007 - 2:36 PM
PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21968ADD.DWG

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	6

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR REQUEST FOR CONTINUANCE, WITHDRAWAL, OR REHEARING FOR UNINCORPORATED AREAS ONLY

REQUEST IS FOR (Refer to Page 2 for Special Notes):

☐ Continuance* ☒ Deferral ☐ Withdrawal ☐ Rehearing ☐ Withdrawal of Administrative Appeal
**Fee must be paid prior to the continuance hearing*

If a DEFERRAL OR CONTINUANCE is requested, please indicate:

Length of time: Indefinite
From: ☐ Hearing Examiner ☐ BOCC (must be submitted 5 calendar days prior to hearing)

1. Date of Scheduled Hearing: October 23, 2013
2. Applicant/Project Name: River Hall
3. Tracking/Hearing/Application Number: DCI2013-00003
4. Date Decision was Rendered (if applicable): N/A
5. Type of Application (check appropriate type):
   ☒ Rezoning ☐ Special Exception ☐ Variance ☐ Other
6. Reason for request (If rehearing is requested, see Special Notes on Page 2):
   To re-evaluate options in light of Board of County Commission's action on concurrent Plan Amendment

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

Russell P. Schropp
Signature Russell P. Schropp

Sept. 26, 2013
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 Sept. 26, 2013 (date) by Russell P. Schropp (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

MELISSA L. SHARNSKY
Commission # DD 910204
Expires November 2, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

Signature of Notary Public

RECEIVED
SEP 26 2013
ANH
COMMUNITY DEVELOPMENT

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF ~~LEE~~ ST. LUCIE

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED RICHARD C. LUNDY, WHO ON OATH SAYS THAT HE/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 34-236(b) OF THE LEE COUNTY LAND DEVELOPMENT CODE ON THE PROPERTY COVERED IN THE ZONING APPLICATION REFERENCED BELOW.

MEGAN M. JOHNSON
MY COMMISSION # EE 855576
EXPIRES: December 2, 2016
Bonded Thru Notary Public Underwriters

Megan M. Johnson
Signature of Notary Public

Megan M. Johnson
Printed Name

[SEAL]

December 2, 2016
Commission Expires

INSTRUCTIONS

(Section C.1.c., Lee County Administrative Code AC 2-8) A zoning sign must be posted on the parcel subject to any zoning application for a minimum of fifteen CALENDAR (15) days in advance of the Hearing Examiner's Public Hearing and maintained through the Board of County Commissioners Hearing, if any. This sign will be provided by the Zoning Division in the following manner:

a. Signs for case #**DCI2013-00013** must be posted by **Tuesday, January 7, 2014**.

b. The sign must be erected in full view of the public, not more than five (5) feet from the nearest street right-at-way or easement.

c. The sign must be securely affixed by nails, staples or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.

d. The applicant must make a good faith effort to maintain the sign in place, and readable condition until the requested action has been heard and a final decision rendered.

e. If the sign is destroyed, lost, or rendered unreadable, the applicant must report the condition to the Zoning Division, and obtain duplicate copies of the sign from the Zoning Division. The Division may require the applicant to erect additional signs where large parcels are involved with street frontages extending over considerable distances. If required, such additional signs must be placed not more than three hundred (300) feet apart. When a parcel abuts more than one (1) street, the applicant must post signs along each street. When a subject parcel does not front a public road, the applicant must post the sign at a point on a public road which leads to the property, and the sign must include a notation which generally indicates the distance and direction to the parcel boundaries and the dimensions of the parcel.

NOTE: AFTER THE SIGN HAS BEEN POSTED, THE AFFIDAVIT OF POSTING NOTICE SHOULD BE RETURNED NO LATER THAN THREE (3) WORKING DAYS BEFORE THE INITIAL HEARING DATE TO LEE COUNTY ZONING DIVISION, 1500 MONROE ST., FT. MYERS, FL 33901.

(Return the completed Affidavit below to the Zoning Division as indicated in previous paragraph.)

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Michael D Jacob, Asst County Attorney
Chick Jakacki, Zoning
Pam Houck, Zoning Director

FROM: Alvin Block, AICP

DATE: 09/20/2013

PROJECT NAME: RIVER HALL

CASE #: DCI2013-00003

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

Comments due to Alvin Block, AICP by 10/04/2013

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 09/20/2013

Barraco
and Associates, Inc.

www.barraco.net
Civil Engineers, Land Surveyors and Consultants

September 20, 2013

RECEIVED
SEP 20 2013
COMMUNITY DEVELOPMENT

DCI2013-00003

Mr. Alvin "Chip" Block, AICP
Principal Planner
Lee County Department of Community Development
Zoning Division
1500 Monroe Street
Fort Myers, FL 33901

Re: River Hall DCI2013-00003

Dear Mr. Block:

Attached please find four (4) 24" x 36" copies of the River Hall Boundary Survey, as requested, to assist in your review of the legal descriptions previously submitted.

If you should have any questions or require additional information, please advise.

Very truly yours,

BARRACO AND ASSOCIATES, INC.

Jennifer Sapen

JS/af
22955

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Michael D Jacob, Asst County Attorney
DS Reviewer - Becky Penfield
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

FROM: Alvin Block, AICP

DATE: 09/16/2013

PROJECT NAME: RIVER HALL

CASE #: DCI2013-00003

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

Comments due to Alvin Block, AICP by 09/30/2013

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 09/16/2013

MORRIS-DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916
(239) 337-3993 Office • (239) 337-3994 Fax
#LC26000330

LETTER OF TRANSMITTAL

TO: Lee County
Community Development Department
1500 Monroe Street
Fort Myers, FL 33901

DATE:	09-14-13	**MDA PROJECT NO.:**	12061
ATTENTION:	~~Matt Noble~~ Chip Block		
RE:	River Hall- DCI2013-00003		

We are sending you ☒ Attached ☐ Under separate cover VIA Hand Delivery the following items:

Copies	Date	No.	Description
5	09-14-13		Signed & Sealed Legal Description
5	09-14-13		Signed and Sealed Sketch
15	09-14-13		Master Concept Plan
3	09-14-13		CDD Resolution
1	09-14-13		Language Verification Letter

These are transmitted as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ For bids due _____ ☐ Prints returned after loan to M-DA

REMARKS: Should you have any questions or concerns please contact me.
Thank you.

COPY TO: File

SIGNED: Tina Ekblad

Tina Mayfield Ekblad, MPA, AICP, LEED AP
Director of Planning

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MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2891 Center Pointe Drive Unit 100 | Fort Myers, Florida 33916
Phone (239) 337-3993 | (866) 337-7341
www.morris-depew.com

September 16, 2013

Mr. Alvin Block, AICP
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: River Hall- DCI2013-00003
(MDA#12061)

Dear Mr. Block:

I have reviewed the language from your letter dated July 8th, 2013 regarding River Hall. I would offer a minor revision to accurately describe the planned development amendment request.

> Amend the existing Residential Planned Development, RPD and Commercial Planned Development, CDP zoning to increase the number of residential dwelling units in River Hall community by 1,000 and include additional recreational uses within the residential portion of the community.

The Comprehensive Plan has been found sufficient and is scheduled for a transmittal hearing at the Board of County Commissioners. Please schedule this case for the October meeting of the Lee County Hearing Examiner.

If you have any questions of concerns please feel free to contact me.

Sincerely yours,

Morris- Depew Associates

Tina Ekblad

Tina Mayfield Ekblad, MPA, AICP, LEED-AP BD+C
Planning Director

TME/lrh

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RESOLUTION 2013-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CHAIRMAN OF THE BOARD TO EXECUTE PLATS, SIGN PERMIT APPLICATIONS, EXECUTE CONVEYANCES AND OTHER REAL ESTATE DOCUMENTS, AND REPRESENT THE DISTRICT BEFORE GOVERNMENT AGENCIES; RATIFYING THE EXECUTION OF AN AFFIDAVIT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the River Hall Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the District was established for the purpose of planning, financing, establishing, acquiring, constructing, operating and maintaining infrastructure systems, facilities, and services to and for the lands within the District as reflected in the Engineer's Report ("Infrastructure Work"); and

WHEREAS, the District is required, from time to time, to execute plats for lands within its boundaries, to accept or provide conveyances of real property as set forth in the Engineer's Report and other documents, and to submit permit applications to various state, federal and/or local government entities, all in connection with the District's charter and activities; and

WHEREAS, the Board of Supervisors desires that the Chairman be authorized to sign permit applications, accept or execute conveyances of real property, execute plats, and other related real estate documentation provided that such actions have been reviewed and approved by the District's Engineer and legal counsel; and

WHEREAS, the District is also required, from time to time, to consult with various, state, federal and/or local government entities in order to express its position on various matters affecting the District; and

WHEREAS, in order to facilitate consistent communications between the District and other units of local government, the Board of Supervisors of the District desires to authorize the Board's Chairman to represent the District during consultations with various government entities and execute such documents to avoid delays in the furtherance of the District's charter and activities; and

WHEREAS, following consultation with District Counsel, the District Chairman executed an Affidavit for Public Hearing, attached hereto as **Exhibit A**, which was submitted to Lee County (the "Affidavit"), relating to the District's consent as landowner to various land use changes being proposed by the developer of the project being developed within the District, which changes do not impact the use of the lands owned by the District; and

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WHEREAS, Lee County has subsequently requested ratification of the Affidavit by the Board of Supervisors; and

WHEREAS, it is in the District's best interests and the District desires to ratify and confirm the Chairman's execution of the Affidavit.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Chairman of the District Board of Supervisors is hereby authorized to sign permit applications, accept or execute conveyances of real property, execute plats, and other related real estate or similar documentation provided that such actions have been reviewed and approved by the District's Engineer and legal counsel, when deemed necessary by the Chairman.

SECTION 3. The Chairman of the District Board of Supervisors is hereby authorized to represent the District during consultations with various government entities. Nothing herein is intended to prevent any member of the Board of Supervisors or District staff from expressing personal opinions or speaking on their own behalf, but rather to streamline effective and consistent communications in the absence of specific Board direction related to a particular matter or issue.

SECTION 4. The actions of the Chairman in executing and delivering the Affidavit are hereby determined to be in the best interests of the District and are hereby ratified, approved, and confirmed in all respects.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 14th day of August, 2013.

ATTEST:

Secretary

BOARD OF SUPERVISORS OF THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT

Chairman

Exhibit A: Affidavit of Public Hearing

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EXHIBIT A

PART 1 - AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Graydon E. Miars, as Chairman of the River Hall Community Development District, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

River Hall Community Development District
*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

Graydon E. Miars
(Typed or printed name)

Chairman
(title of signatory)

ELLEN JOHNSON
MY COMMISSION # EE 064559
EXPIRES: May 28, 2016
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 01/04/13 (date) by Graydon E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Ellen Johnson
Signature of person taking oath or affirmation

Ellen Johnson
Name typed, printed or stamped

Title or rank

Serial number, if any

Notes:

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

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

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Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION (REZONE AREA)

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S 1/2) of said Section 34 for 1,982.06 feet to an intersection with the Easterly line of the Record Plat "Cascades at River Hall, Phase 2", as recorded in Instrument No. 2005000166038, Public Records of Lee County, Florida; thence run the following Seventeen (17) courses along said Easterly Line: N00°44'13"W for 145.68 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 295.00 feet (delta 45°41'55") (chord bearing N20°27'40"E) (chord 229.10 feet) for 235.29 feet to a point of tangency; N02°23'18"W for 177.28 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 470.00 feet (delta 86°38'22") (chord bearing N45°42'28"W) (chord 644.90 feet) for 710.71 feet to a point of tangency; N89°01'39"W for 100.75 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 60.00 feet (delta 88°15'45") (chord bearing N44°53'47"W) (chord 83.56 feet) for 92.43 feet to a point of tangency; N00°45'54"W for 156.54 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 540.00 feet (delta 39°03'47") (chord bearing N20°17'48"W) (chord 361.07 feet) for 368.16 feet to a point of tangency; N39°49'41"W for 48.28 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 155.00 feet (delta 41°03'37") (chord bearing N19°17'53"W) (chord 108.72 feet) for 111.08 feet to a point of tangency; N01°13'55"E for 406.49 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 445.00 feet (delta 34°38'18") (chord bearing N16°05'14"W) (chord 264.95 feet) for 269.03 feet to a point of tangency; N33°24'23"W for 235.07 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 445.00 feet (delta 55°01'01") (chord bearing N60°54'53"W) (chord 411.07 feet) for 427.30 feet; N00°59'58"W for 386.31 feet, N89°00'08"E for 414.92 feet; and Northerly along an arc of a curve to the right of radius 800.00 feet (delta 07°26'15") (chord bearing N19°51'38"W) (chord 103.77 feet) for 103.85 feet to a point a point of tangency; thence run N16°08'30"W along said Easterly line and continuing along the Easterly line of the Record Plat "Cascades at River Hall, Phase 1", as recorded in Instrument No. 2005000166035, Public Records of Lee County, Florida for 429.10 feet to a point of curvature; thence run the following Six (6) Courses along said Easterly line of the Record Plat "Cascades at River Hall, Phase 1": Northwesterly along an arc of a curve to the left of radius 450.00 feet (delta 53°24'45") (chord bearing N42°50'53"W) (chord 404.47 feet) for 419.50 feet to a point of tangency; N69°33'15"W for 226.50 feet; N88°31'58"W for 453.33 feet; N02°37'49"W for 109.36 feet; N46°42'37"W for 46.66 feet and N37°23'07"W for 29.38 feet to an intersection with the West line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'33"W along said West line for 1,066.53 feet the Southwest corner of the Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section 27 ; thence run N00°49'17"W along the East line of said Fraction for 1,604.78 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 673.34 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 212.82 feet to an intersection with the Northerly line of a lands in described in Instrument No. 2009000187486, Lee County Records; thence run the following three (3) courses along said Northerly line: run S75°23'45"W for 219.05 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 35.00 feet (delta 16°09'14") (chord bearing S67°19'08"W) chord 9.84 feet) for 9.87 feet to a point of tangency and S59°14'31"W for 187.94 feet;

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thence run S30°45'29"E for 73.42 feet to a point on a non-tangent curve and intersection with the Northerly line of a lands in described in Instrument No. 2009000187487, Lee County Records; thence run Westerly along said Northerly line and along an arc of a curve to the right of radius 68.00 feet (delta 66°05'52") (chord bearing S87°29'23"W) (chord 74.17 feet) for 78.45 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run along said Easterly right of way line the following two (2) courses: Southeasterly along an arc of a curve to the left of radius 450.00 feet (delta 26°59'24") (chord bearing S50°33'04"E) (chord 210.02 feet) for 211.98 feet to a point of reverse curvature and Southeasterly along an arc of a curve to the right of radius 430.00 feet (delta 09°11'27") (chord bearing S59°27'02"E) (chord 68.90 feet) for 68.98 feet to an intersection with the Southerly line of a lands in described in Instrument No. 2007000309267, Lee County Records; thence run the following three (3) courses along said Southerly line: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of curvature and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'58") (chord bearing N32°41'59"E) (chord 72.39 feet) for 76.48 feet to an intersection with said West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27: thence run S00°50'18"E along said West line for 60.93 feet to the Southwest corner of said Fraction; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E 1/2) of said Section 27; thence run S00°51'17"E along said West line for 2,065.72 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2072, Lee County Records; thence run the following eighteen (18) courses along said Northerly line: S89°09'06"W for 37.27 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left of radius 544.11 feet (delta 28°08'56") (chord bearing N29°19'43"W) (chord 264.63 feet) for 267.31 feet; Northerly along an arc of a curve to the right of radius 76.19 feet (delta 50°10'58") (chord bearing N18°17'17"W) (chord 64.62 feet) for 66.73 feet; Northerly along an arc of a curve to the left of radius 294.98 feet (delta 04°38'23") (chord bearing N04°29'11"E) (chord 23.88 feet) for 23.89 feet; S89°59'57"W for 290.94 feet; Southerly along an arc of a curve to the left of radius 366.19 feet (delta 02°13'10") (chord bearing S03°58'21"W) (chord 14.18 feet) for 14.19 feet; S69°32'12"W for 112.75 feet; Southwesterly along an arc of a curve to the left of radius 175.00 feet (delta 102°58'00") (chord bearing S52°06'04"W) (chord 273.85 feet) for 314.49 feet; S88°44'23"W for 23.42 feet; S71°47'56"W for 48.67 feet; S07°58'00"W for 35.55 feet; S03°55'13"E for 56.03 feet; S23°32'56"W for 47.94 feet; S33°25'14"W for 36.18 feet; S12°58'58"W for 61.88 feet; N86°33'52"W for 89.92 feet; S82°52'46"W for 49.35 feet and S84°07'47"W for 87.43 feet to an intersection with said Easterly right of way line of River Hall Parkway; thence run the following five (5) courses along said Easterly right of way line: Southeasterly along an arc of a curve to the left of radius 700.00 feet (delta 34°14'28") (chord bearing S52°26'02"E) (chord 412.14 feet) for 418.33 feet to a point of tangency; S69°33'15"E for 283.26 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 550.00 feet (delta 53°24'45") (chord bearing S42°50'53"E) (chord 494.36 feet) for 512.72 feet to a point of tangency; S16°08'30"E for 429.10 feet to a point of curvature and Southerly along an arc of a curve to the left of radius 700.00 feet (delta 02°04'24") (chord bearing S17°10'43"E) (chord 25.33 feet) for 25.33 feet to an intersection with North line of the of the former Seaboard All Florida Railroad right of way (100 feet wide) recorded in Deed Book 230, at Page 106, Lee County Records; thence run N89°00'08"E along said North line for 112.79 feet to an intersection with said West line of the East Half (E 1/2) of Section 27; thence run S00°51'15"E along said West line for 50.00 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide);

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thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36; thence run S00°16'51"E along the East line of the Northeast Quarter (NE 1/4) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36;thence run S89°12'27"W along the South line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING

LESS and EXCEPT the following described parcels:

Tract "I" of HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records.
Tract "D-10", Lot 69, Lot 71 and Lot 78, Block "E" of RIVER HALL COUNTRY CLUB, PHASE TWO, as recorded in Instrument Number 2006000409514, Lee County Records.

PARCEL 1:

Lots 5 through 18, Lot 24, Lots 55 through 59, Lots 61 through 79, Lots 82 through 84, and a portion of Tract "A", HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records being more particularly described as follows:

Beginning at the Easterly most corner of said Lot 56 run the following six (6) courses along the Northerly line of Tract "M" of said record plat: Southwesterly along an arc of a curve to the left of radius 89.14 feet (delta 04°31'15") (chord bearing S36°59'05"W) (chord 7.03 feet) for 7.03 feet; Southwesterly along an arc of a curve to the left of radius 2,152.18 feet (delta 03°07'17") (chord bearing S33°01'08"W) (chord 117.24 feet) for 117.25 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 227.87 feet (delta 48°52'23") (chord bearing S55°53'41"W) (chord 188.53 feet) for 194.37 feet to a point of compound curvature; Westerly along an arc of a curve to the right of radius 117.38 feet (delta 35°52'39") (chord bearing N81°43'48"W) (chord 72.31 feet) for 73.50 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 16.59 feet (delta 11°13'23") (chord bearing N69°24'10"W) (chord 3.25 feet) for 3.25 feet to a point of tangency and N69°25'47"W for 94.26 feet to the Southerly most corner of Lot 60 of said record plat; thence run the following five (5) courses along the Easterly, Northerly and Westerly line of said Lot 60: N29°18'19"E for 179.46 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 55.00 feet (delta 09°21'44") (chord bearing N10°06'10"W) (chord 8.98 feet) for 8.99 feet to a point to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 90.00 feet (delta 37°31'25") (chord bearing N24°11'00"W) (chord 57.89 feet) for 58.94 feet; S24°05'01"W for 22.31 feet; S29°18'19"W for 198.78 feet to an intersection with the Northerly line of said Tract "M"; thence run the following twelve (12) courses along said Northerly line: N50°41'57"W for 37.78 feet; N30°10'43"W for 58.54 feet; N78°42'40"W for 107.04 feet; N79°36'16"W for 158.97 feet; S45°25'54"W for 102.85 feet; N78°25'35"W for 187.89 feet; N27°41'18"W for 72.73 feet; N72°32'41"W for 56.71 feet; S31°10'35"W for 52.90 feet; S63°59'52"W for 67.89 feet; N78°47'42"W for 78.27 feet and N72°41'39"W for 72.32 feet to the Southerly most corner of Lot 80 of said record plat;

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DESCRIPTION (CONT.)

thence run the following three (3) courses along the Easterly, Northerly and Westerly line of Lots 80 and 81 of said record plat: N01°45'25"W for 200.00 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 2,475.00 feet (delta 02°31'47") (chord bearing S86°58'41"W) (chord 109.27 feet) for 109.28 feet and S04°17'12"E for 169.75 feet to an intersection with said Northerly line of Tract "M"; thence run the following five (5) courses along said Northerly line and continuing along the Northerly line of Tract "E" of said record plat: N72°20'12"W for 43.37 feet; S27°46'54"W for 23.61 feet; N05°36'00"W for 16.78 feet; S83°54'52"W for 49.75 feet to a point of curvature and Westerly along an arc of a curve to the left of radius 455.00 feet (delta 06°19'56") (chord bearing S80°44'54"W) (chord 50.26 feet) for 50.29 feet to the Southerly most corner of said Lot 84; thence run N06°27'30"W along the Westerly line of said Lot 84 and the extension thereof for 208.38 feet to an intersection with the Northerly line of said Tract "A"; thence run the following two (2) courses along the Northerly line of said Tract "A": thence run N83°23'15"E for 58.42 feet to a point of curvature and Easterly along an arc of a curve to the right of radius 2,525.00 feet (delta 01°14'43") (chord bearing N84°00'36"E) (chord 54.87 feet) for 54.87 feet to the southwest corner of said Lot 5; thence run N05°22'03"W along the Westerly line of said Lot 5 for 151.00 feet to an intersection with the Southerly line of Tract "C" of said record plat; thence run Easterly along said Southerly line and along an arc of a curve to the right of radius 2,676.00 feet (delta 16°00'07") (chord bearing S87°21'59"E) (chord 744.94 feet) for 747.37 feet to the easterly most corner of said Lot 18; thence run S10°38'04"W along the Easterly line of said Lot 18 for 151.00 feet to an intersection with the Northerly line of said Tract "A": thence run the following three (3) courses along said Northerly line: Easterly along an arc of a curve to the right of radius 2,525.00 feet (delta 00°07'16") (chord bearing S79°18'18"E) (chord 5.34 feet) for 5.34 feet to a point of tangency; S79°14'39"E for 192.58 feet to a point of curvature and Easterly along an arc of a curve to the left of radius 225.00 feet (delta 30°22'46") (chord bearing N85°33'58"E) (chord 117.91 feet) for 119.30 feet to the Easterly most corner of Lot 23 of said record plat; thence run N19°37'25"W along the Easterly line of said Lot 23 for 153.38 feet to an intersection with said Southerly line of Tract "C"; thence run Northeasterly along said Southerly line and along an arc of a curve to the left of radius 80.00 feet (delta 22°16'45") (chord bearing N57°32'28"E) (chord 30.91 feet) for 31.11 feet to the Westerly most corner of Lot 25 of said record plat; thence run S44°34'58"E along the Southwesterly line of said Lot 25 and the extension thereof for 288.53 feet to an intersection with the Easterly line of said Tract "A"; thence run the following four (4) courses along said Easterly line: Southwesterly along an arc of a curve to the right of radius 100.00 feet (delta 04°05'01") (chord bearing S25°43'21"W) (chord 7.13 feet) for 7.13 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 12.00 feet (delta 70°42'34") (chord bearing S07°35'25"E) (chord 13.89 feet) for 14.81 feet to a point of tangency; S42°56'42"E for 27.72 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 90.00 feet (delta 37°31'25") (chord bearing S61°42'25"E) (chord 57.89 feet) for 58.94 feet to the westerly most corner of said Lot 55; thence run the following three (3) courses along the Northerly line of said Lot 55: N81°03'16"E for 36.46 feet; N83°15'36"E for 153.20 feet and Southerly along an arc of a curve to the right of radius 208.00 feet (delta 15°02'52") (chord bearing S12°27'23"E) (chord 54.47 feet) for 54.63 feet Northerly most corner of said Lot 56; thence run S50°45'18"E along the Northerly line of said Lot for 47.82 feet to the POINT OF BEGINNING.

PARCEL 2:

Lots 91 through 101, Lots 282 through 299 and a portion of Tract "A", HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records being more particularly described as follows:

Beginning at the Northeast corner of said Lot 101 run S08°44'57"W for 216.00 feet to a point on a curve;

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thence run Westerly along an arc of a curve to the right of radius 1,821.00 feet (delta 03°07'08") (chord bearing N79°41'29"W) (chord 99.12 feet) for 99.13 feet; thence run S00°44'30"E along a non-radial line for 163.51 feet to a point on a curve; thence run Westerly along an arc of a curve to the right of radius 2,355.00 feet (delta 02°29'12") (chord bearing N79°46'45"W) (chord 102.20 feet) for 102.20 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 100.00 feet (delta 52°53'49") (chord bearing S75°00'56"W) (chord 89.08 feet) for 92.32 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 208.00 feet (delta 153°14'45") (chord bearing N54°48'35"W) (chord 404.71 feet) for 556.33 feet to a point of tangency; thence run N21°48'47"E for 116.64 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 314.00 feet (delta 64°32'52") (chord bearing N10°27'39"W) (chord 335.33 feet) for 353.74 feet; thence run N47°15'56"E along a radial line for 151.00 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the left of radius 465.00 feet (delta 11°09'10") (chord bearing N48°18'39"W) (chord 90.37 feet) for 90.51 feet; thence run S36°06'46"W along a radial line for 151.00 feet to a point on a curve; thence run Westerly along an arc of a curve to the left of radius 314.00 feet (delta 32°33'06") (chord bearing N70°09'47"W) (chord 176.00 feet) for 178.39 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 25.00 feet (delta 94°40'12") (chord bearing N39°06'14"W) (chord 36.77 feet) for 41.31 feet to a point of tangency; thence run N08°13'52"E for 213.53 feet to a point on a curve; thence run Easterly along an arc of a curve to the right of radius 504.56 feet (delta 01°09'55") (chord bearing S80°19'37"E) (chord 10.26 feet) for 10.26 feet; thence run S82°10'43"E along a non-tangent line for 39.30 feet; thence run S07°54'55"W for 26.43 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 525.00 feet (delta 40°23'04") (chord bearing S61°53'33"E) (chord 362.43 feet) for 370.04 feet; thence run N48°17'59"E along a radial line for 151.00 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 676.00 feet (delta 20°32'40") (chord bearing S31°25'40"E) (chord 241.10 feet) for 242.39 feet to a point of tangency; thence run S21°09'20"E for 143.40 feet; thence run N68°50'40"E for 80.95 feet; thence run S21°14'22"W for 88.38 feet; thence run S16°45'04"W for 111.77 feet to a point on a curve; thence run Easterly along an arc of a curve to the left of radius 1,605.00 feet (delta 07°19'41") (chord bearing S77°35'13"E) (chord 205.14 feet) for 205.28 feet to the POINT OF BEGINNING.

PARCEL 3:

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the North Quarter corner of said Section 36 run S00°50'27" E along the West line of the Northeast Quarter (NE ¼) for 19.08 feet; thence run N88°44'10" E for 18.72 feet to a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 191.69 feet (delta 34°04'55") (chord bearing N65°44'08" E) (chord 112.35 feet) for 114.03 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the right of radius 74.00 feet (delta 41°06'40") (chord bearing N68°39'12" E) (chord 51.97 feet) for 53.10 feet to a point of tangency; thence run N89°12'32" E for 121.52 feet; thence run N87°06'26" E for 46.35 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 392.24 feet (delta 21°23'35") (chord bearing N80°42'00" E) (chord 145.61 feet) for 146.46 feet; thence run S00°27'02" W along a non-tangent line for 89.58 feet; thence run S18°48'36" W for 1,071.91 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 312.00 feet (delta 18°03'19") (chord bearing S09°46'57" W) (chord 97.91 feet) for 98.32 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the right of radius 238.00 feet (delta 60°01'13") (chord bearing S30°45'54" W) (chord 238.07 feet) for 249.32 feet; thence run S29°13'30" E along a radial line for 137.00 feet to a point on a curve;

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thence run Southwesterly along an arc of a curve to the right of radius 375.00 feet (delta 02°56'39") (chord bearing S62°14'49" W) (chord 19.27 feet) for 19.27 feet to a point of tangency; thence run S63°43'09" W for 516.94 feet; thence run N48°46'02" W for 214.19 feet; thence run S39°41'59" W for 151.00 feet; thence run S34°03'52" W for 55.47 feet; thence run S39°41'59" W for 86.33 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 850.00 feet (delta 03°52'46") (chord bearing S39°29'44" E) (chord 57.54 feet) for 57.55 feet; thence run S52°26'39" W along a radial line for 80.00 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 770.00 feet (delta 14°24'41") (chord bearing S30°21'00" E) (chord 193.17 feet) for 193.68 feet; thence run S83°37'00" W along a non-tangent line for 125.58 feet; thence run S87°12'03" W for 465.09 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 305.00 feet (delta 44°31'08") (chord bearing N70°32'23" W) (chord 231.07 feet) for 236.99 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 201.00 feet (delta 159°46'46") (chord bearing S51°49'48" W) (chord 395.76 feet) for 560.52 feet to a point of tangency; thence run S28°03'35" E for 350.17 feet; thence run S14°44'31" E for 159.92 feet; thence run S11°04'25" E for 164.34 feet to a point on a curve; thence run Westerly along an arc of a curve to the right of radius 640.00 feet (delta 14°34'52") (chord bearing S78°29'50" W) (chord 162.43 feet) for 162.87 feet to a point of tangency; thence run S85°47'16" W for 103.64 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 90.00 feet (delta 17°01'46") (chord bearing N85°41'51" W) (chord 26.65 feet) for 26.75 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 190.00 feet (delta 45°52'49") (chord bearing S79°52'37" W) (chord 148.11 feet) for 152.15 feet; thence run N33°03'48" W along a radial line for 61.34 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 94.00 feet (delta 108°32'55") (chord bearing N21°12'40" E) (chord 152.62 feet) for 178.09 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 270.00 feet (delta 22°36'21") (chord bearing N64°10'57" E) (chord 105.84 feet) for 106.53 feet to a point of compound curvature; thence run Northerly along an arc of a curve to the left of radius 102.00 feet (delta 110°26'44") (chord bearing N02°20'35" W) (chord 167.56 feet) for 196.62 feet to a point of tangency; thence run N57°33'57" W for 78.61 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the right of radius 195.00 feet (delta 60°21'14") (chord bearing S62°36'40" W) (chord 196.04 feet) for 205.41 feet; thence run S02°47'17" W along a radial line for 77.21 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 100.00 feet (delta 51°49'50") (chord bearing S23°07'38" E) (chord 87.41 feet) for 90.46 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46") (chord bearing S15°38'11" E) (chord 38.54 feet) for 40.81 feet to a point of tangency; thence run S17°46'12" W for 63.27 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 25.00 feet (delta 94°42'39") (chord bearing S65°07'32" W) (chord 36.78 feet) for 41.33 feet to a point of tangency; thence run N67°31'09" W for 136.47 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 100.00 feet (delta 32°45'36") (chord bearing N51°08'21" W) (chord 56.40 feet) for 57.18 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 97.00 feet (delta 67°43'27") (chord bearing N68°37'16" W) (chord 108.10 feet) for 114.65 feet to a point of tangency; thence run S77°31'00" W for 57.86 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 90.00 feet (delta 78°13'56") (chord bearing S38°24'02" W) (chord 113.56 feet) for 122.89 feet to a point of compound curvature; thence run Southeasterly along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing S21°36'38" E) (chord 97.72 feet) for 99.93 feet to a point of cusp; thence run N42°30'21" W for 260.38 feet; thence run S86°55'59" W for 507.21 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 175.00 feet (delta 23°42'43") (chord bearing N81°12'40" W) (chord 71.91 feet) for 72.42 feet to a point of tangency; thence run N69°21'19" W for 585.07 feet; thence run S33°12'19" W for 103.92 feet to a point on a curve;

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thence run Westerly along an arc of a curve to the left of radius 199.00 feet (delta 85°50'24") (chord bearing S80°17'07" W) (chord 271.03 feet) for 298.14 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 80.00 feet (delta 80°21'13") (chord bearing S77°32'31" W) (chord 103.22 feet) for 112.19 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 617.00 feet (delta 12°05'13") (chord bearing N68°19'29" W) (chord 129.92 feet) for 130.16 feet to a point of tangency; thence run N74°22'05" W for 69.19 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 333.00 feet (delta 28°18'26") (chord bearing N60°12'53" W) (chord 162.85 feet) for 164.52 feet to a point of tangency; thence run N46°03'40" W for 122.65 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 467.00 feet (delta 36°52'20") (chord bearing N64°29'50" W) (chord 295.38 feet) for 300.53 feet to a point of tangency; thence run N82°56'00" W for 141.12 feet; thence run S86°42'12" W for 25.00 feet; thence run S03°17'48" E for 328.28 feet; thence run S86°42'12" W for 80.00 feet to a point on a curve; thence run Southerly along an arc of a curve to the left of radius 440.00 feet (delta 02°08'51") (chord bearing S04°22'14" E) (chord 16.49 feet) for 16.49 feet; thence run S86°42'12" W along a non-tangent line for 467.07 feet to a point of curvature thence run Westerly along an arc of a curve to the right of radius 1,060.00 feet (delta 34°30'47") (chord bearing N76°02'25" W) (chord 628.90 feet) for 638.51 feet to a point of compound curvature; thence run Northwesterly along an arc of a curve to the right of radius 250.00 feet (delta 68°18'47") (chord bearing N24°37'38" W) (chord 280.73 feet) for 298.07 feet to a point of tangency; thence run N09°31'45" E for 74.54 feet; thence run N30°49'51" E for 249.11 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 220.00 feet (delta 52°51'01") (chord bearing N57°15'21" E) (chord 195.81 feet) for 202.93 feet; thence run S78°58'39" E along a non-tangent line for 65.57 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the right of radius 210.00 feet (delta 99°35'44") (chord bearing S29°10'47" E) (chord 320.78 feet) for 365.04 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 140.00 feet (delta 109°40'40") (chord bearing S34°13'15" E) (chord 228.91 feet) for 267.99 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 740.00 feet (delta 04°14'14") (chord bearing N88°49'19" E) (chord 54.71 feet) for 54.72 feet to a point of tangency; thence run N86°42'12" E for 132.26 feet; thence run N05°56'52" E for 237.29 feet; thence run N56°20'36" W for 152.66 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 205.00 feet (delta 50°04'41") (chord bearing N31°18'16" W) (chord 173.53 feet) for 179.18 feet to a point of tangency; thence run N06°15'55" W for 124.53 feet; thence run N27°16'52" W for 98.20 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 105.00 feet (delta 18°12'47") (chord bearing N18°10'29" W) (chord 33.24 feet) for 33.38 feet to a point of tangency; thence run N09°04'05" W for 116.79 feet; thence run N32°41'11" W for 43.10 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 65.00 feet (delta 94°24'55") (chord bearing N79°53'38" W) (chord 95.40 feet) for 107.11 feet to a point of tangency; thence run S52°53'54" W for 58.04 feet; thence run S48°30'36" W for 61.36 feet; thence run N19°19'23" W for 164.33 feet; thence run N28°32'48" E for 50.78 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 75.00 feet (delta 72°09'44") (chord bearing N64°37'40" E) (chord 88.34 feet) for 94.46 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 65.00 feet (delta 35°36'29") (chord bearing N82°54'17" E) (chord 39.75 feet) for 40.40 feet to a point of tangency; thence run N65°06'03" E for 59.44 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the right of radius 283.00 feet (delta 10°53'14") (chord bearing N25°08'05" W) (chord 53.69 feet) for 53.77 feet to a point of tangency; thence run N19°41'28" W for 224.63 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 387.00 feet (delta 16°56'50") (chord bearing N28°09'53" W) (chord 114.05 feet) for 114.47 feet; thence run S53°21'42" W along a radial line for 66.00 feet; thence run N01°26'15" W for 93.06 feet; thence run S89°41'00" W for 44.92 feet to a point on a curve;

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thence run Northwesterly along an arc of a curve to the left of radius 580.00 feet (delta 20°04'37") (chord bearing N60°42'11" W) (chord 202.20 feet) for 203.24 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 470.00 feet (delta 23°02'27") (chord bearing N59°13'16" W) (chord 187.73 feet) for 189.00 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 700.00 feet (delta 48°28'37") (chord bearing N71°56'21" W) (chord 574.75 feet) for 592.26 feet to a point of tangency; thence run S83°49'20" W for 247.09 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 300.00 feet (delta 41°00'25") (chord bearing S63°19'08" W) (chord 210.16 feet) for 214.71 feet to a point of tangency; thence run S42°48'55" W for 86.85 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 313.00 feet (delta 132°03'02") (chord bearing N71°09'34" W) (chord 571.99 feet) for 721.38 feet to a point of tangency; thence run N05°08'03" W for 142.76 feet; thence run N38°34'30" W for 22.21 feet; thence run N10°27'10" W for 62.69 feet to a point on a curve; thence run Easterly along an arc of a curve to the left of radius 300.00 feet (delta 15°54'03") (chord bearing N71°35'48" E) (chord 82.99 feet) for 83.26 feet; thence run N08°48'59" W along a non-tangent line for 105.33 feet; thence run N41°34'28" W for 87.29 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 125.00 feet (delta 104°11'17") (chord bearing N10°31'11" E) (chord 197.26 feet) for 227.30 feet to a point of tangency; thence run N62°36'50" E for 68.76 feet; thence run N31°06'21" E for 60.17 feet to a point of cusp; thence run Southerly along an arc of a curve to the left of radius 45.00 feet (delta 95°29'04") (chord bearing S16°38'12" E) (chord 66.61 feet) for 74.99 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 130.87 feet (delta 74°23'38") (chord bearing N78°25'27" E) (chord 158.24 feet) for 169.93 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 70.00 feet (delta 58°13'55") (chord bearing N70°20'36" E) (chord 68.12 feet) for 71.14 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 83.48 feet (delta 100°27'26") (chord bearing N49°13'51" E) (chord 128.32 feet) for 146.36 feet to a point of tangency; thence run N00°59'52" W for 83.57 feet; thence run N89°00'08" E for 981.08 feet; thence run S00°59'52" E for 65.05 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 65.00 feet (delta 63°22'11") (chord bearing S32°40'57" E) (chord 68.28 feet) for 71.89 feet to a point of tangency; thence run S64°22'02" E for 278.74 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 65.00 feet (delta 66°12'09") (chord bearing N82°31'53" E) (chord 71.00 feet) for 75.10 feet to a point of tangency; thence run N49°25'49" E for 54.82 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the right of radius 190.00 feet (delta 45°33'43") (chord bearing N21°32'23" W) (chord 147.14 feet) for 151.09 feet to a point of tangency; thence run N01°14'28" E for 67.44 feet; thence run N89°00'08" E for 1,023.75 feet; thence run S34°03'00" E for 73.63 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 385.00 feet (delta 66°05'53") (chord bearing S01°00'03" E) (chord 419.92 feet) for 444.15 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 110.00 feet (delta 118°57'19") (chord bearing S27°25'46" E) (chord 189.51 feet) for 228.38 feet to a point of tangency; thence run S86°54'26" E for 216.69 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 240.00 feet (delta 36°52'22") (chord bearing N74°39'23" E) (chord 151.80 feet) for 154.45 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 1,160.00 feet (delta 24°46'31") (chord bearing N68°36'27" E) (chord 497.70 feet) for 501.59 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 100.00 feet (delta 26°58'22") (chord bearing N67°30'31" E) (chord 46.64 feet) for 47.08 feet to a point of tangency; thence run N54°01'20" E for 82.77 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 75.00 feet (delta 54°55'47") (chord bearing N26°33'26" E) (chord 69.18 feet) for 71.90 feet to a point of tangency; thence run N00°54'27" W for 72.80 feet to a point on a curve; thence run Northerly along an arc of a curve to the right of radius 180.50 feet (delta 06°01'40") (chord bearing N21°54'55" E) (chord 18.98 feet) for 18.99 feet to a point on a non-tangent curve;

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DESCRIPTION (CONT.)

thence run Easterly along an arc of a curve to the right of radius 69.41 feet (delta 79°19'24") (chord bearing N68°43'56" E) (chord 88.61 feet) for 96.10 feet; thence run S89°50'27" E along a non-tangent line for 77.53 feet; thence run N00°23'46" W for 260.46 feet; thence run N89°00'08" E for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 50.00 feet; thence run N89°00'08"E for 1,787.98 feet; thence run S00°59'52"E for 120.20 feet; thence run S12°17'00"E for 39.38 feet; thence run S28°53'00"E for 92.79 feet; thence run S50°17'33"E for 51.98 feet; thence run N78°15'11"E for 53.67 feet; thence run S38°05'10"E for 152.77 feet; thence run N78°15'11"E for 46.09 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 90.00 feet (delta 54°06'42") (chord bearing N51°11'50"E) (chord 81.87 feet) for 85.00 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 55.00 feet (delta 139°38'20") (chord bearing S86°02'21"E) (chord 103.25 feet) for 134.04 feet to a point of tangency; thence run S16°13'10"E for 71.11 feet; thence run S86°30'38"E for 73.35 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 60.00 feet (delta 22°35'19") (chord bearing S75°12'58"E) (chord 23.50 feet) for 23.65 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 43.00 feet (delta 66°27'16") (chord bearing N82°51'03"E) (chord 47.12 feet) for 49.87 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 83.00 feet (delta 64°11'23") (chord bearing N81°43'07"E) (chord 88.20 feet) for 92.99 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 525.00 feet (delta 08°38'01") (chord bearing S70°30'12"E) (chord 79.03 feet) for 79.11 feet to a point reverse curvature; thence run Southeasterly along an arc of a curve to the right of radius 80.00 feet (delta 63°33'43") (chord bearing S43°02'21"E) (chord 84.27 feet) for 88.75 feet to an intersection with the North line of the Northwest Quarter (NW ¼) of said Section 36; thence run N89°12'44" E along the North line of said fraction for 14.42 feet to the POINT OF BEGINNING.

LESS and EXCEPT from Parcel 3 the following described parcels:

Tract "A-2" and Tract "C-1", RIVER HALL COUNTRY CLUB, PHASE TWO, recorded in Instrument Number 2006000409514, all recorded in the Public Records of Lee County, Florida.

And less and except from Parcel 3:

A portion of Tract "A", RIVER HALL COUNTRY CLUB, PHASE ONE, recorded in Instrument Number 2005000153068 and all of Tract "B-4", RIVER HALL COUNTRY CLUB, PHASE TWO, recorded in Instrument Number 2006000409514, all recorded in the Public Records of Lee County, Florida. being more particularly described as follows:

Beginning at the Easterly most corner of Tract "C-2" of said record plat, River Hall Country Club, Phase Two, run the following sixteen (16) courses along the Easterly line of said Tract "C-2": Northwesterly along an arc of a curve to the right of radius 1,040.00 feet (delta 03°26'40") (chord bearing N28°22'09"W) (chord 62.51 feet) for 62.52 feet to a point of tangency; N26°38'49"W for 149.77 feet to a point of cusp; Southerly along an arc of a curve to the right of radius 10.00 feet (delta 90°00'00") (chord bearing S18°21'11"W) (chord 14.14 feet) for 15.71 feet to a point of tangency; S63°21'11"W for 18.00 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 104.00 feet (delta 16°44'31") (chord bearing S54°58'55"W) (chord 30.28 feet) for 30.39 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 185.00 feet (delta 16°44'31") (chord bearing S54°58'55"W) (chord 53.86 feet) for 54.06 feet to a point of tangency; S63°21'11"W for 41.46 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 65.00 feet (delta 76°57'56") (chord bearing N78°09'51"W) (chord 80.90 feet) for 87.31 feet to a point of tangency;

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DESCRIPTION (CONT.)

N39°40'41"W for 346.93 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 65.00 feet (delta 66°02'56") (chord bearing N06°39'13"W) (chord 70.85 feet) for 74.93 feet to a point of tangency; N26°22'15"E for 137.99 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 112.00 feet (delta 11°39'27") (chord bearing N32°11'58"E) (chord 22.75 feet) for 22.79 feet to a point of tangency; N38°01'41"E for 25.21 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 138.00 feet (delta 12°53'35") (chord bearing N31°34'54"E) (chord 30.99 feet) for 31.05 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 10.00 feet (delta 96°25'26") (chord bearing N73°20'50"E) (chord 14.91 feet) for 16.83 feet to a point of cusp and Westerly along an arc of a curve to the left of radius 510.00 feet (delta 45°53'49") (chord bearing N81°23'21"W) (chord 397.70 feet) for 408.54 feet; thence run N14°20'16"W for 80.00 feet to an intersection with the Northerly line of said Tract "A"; thence run Southeasterly along the Northerly of said Tract "A" and along an arc of a curve to the right of radius 590.00 feet (delta 77°41'27") (chord bearing S65°29'33"E) (chord 740.12 feet) for 800.02 feet to a point of tangency; thence run S26°38'49"E for 433.02 feet to a point of curvature; thence run Southeasterly along the Northerly of said Tract "A" and along arc of a curve to the left of radius 960.00 feet (delta 03°43'55") (chord bearing S28°30'47"E) (chord 62.52 feet) for 62.53 feet; thence run S63°21'11"W for 80.16 feet to the POINT OF BEGINNING.

PARCEL 4:

Lots 58 through 64, Lot 91, Lots 105 through 128, Tract "D-13" and a portion of Tract "A-7", RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 64 run Westerly along an arc of a curve to the right of radius 507.00 feet (delta 00°14'28") (chord bearing N81°46'35" W) (chord 2.13 feet) for 2.13 feet to a point of tangency; thence run N81°39'21" W for 35.36 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 638.00 feet (delta 22°10'10") (chord bearing S87°15'34" W) (chord 245.33 feet) for 246.86 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 615.00 feet (delta 10°30'59") (chord bearing S66°31'54" W) (chord 112.72 feet) for 112.88 feet to a point of tangency; thence run S71°47'24" W for 70.09 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the left of radius 84.98 feet (delta 18°58'52") (chord bearing S62°17'23" W) (chord 28.02 feet) for 28.15 feet; thence run N19°58'28" W along a non-tangent line for 147.35 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the left of radius 180.00 feet (delta 54°34'11") (chord bearing S34°36'58" W) (chord 165.03 feet) for 171.44 feet to a point of tangency; thence run S07°19'52" W for 111.15 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 307.36 feet (delta 81°39'18") (chord bearing S48°25'26" W) (chord 401.90 feet) for 438.03 feet; thence run N89°31'51" W along a non-tangent line for 684.37 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 185.00 feet (delta 13°28'05") (chord bearing S83°44'07" W) (chord 43.39 feet) for 43.49 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 215.00 feet (delta 13°50'13") (chord bearing S83°55'11" W) (chord 51.80 feet) for 51.92 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 10.00 feet (delta 90°22'08") (chord bearing S45°39'14" W) (chord 14.19 feet) for 15.77 feet to a point of cusp; thence run N00°28'09" E for 250.82 feet; thence run S88°47'44" E for 210.92 feet; thence run N86°33'20" E for 95.24 feet; thence run N88°14'30" E for 122.16 feet; thence run S74°32'17" E for 86.16 feet; thence run S88°32'44" E for 140.39 feet; thence run S79°09'06" E for 64.22 feet; thence run N75°27'17" E for 54.79 feet; thence run N59°58'21" E for 75.99 feet; thence run N66°39'44" E for 66.32 feet; thence run N07°12'25" E for 104.46 feet; thence run N01°33'44" W for 79.15 feet; thence run N19°06'25" E for 81.26 feet;

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DESCRIPTION (CONT.)

thence run N23°27'18" E for 38.04 feet; thence run N59°50'47" E for 123.37 feet; thence run N10°55'02" E for 6.12 feet to a point on a curve; thence run Northeasterly along an arc of a curve to the right of radius 415.00 feet (delta 17°34'19") (chord bearing N63°00'14" E) (chord 126.78 feet) for 127.28 feet to a point of tangency; thence run N71°47'24" E for 70.06 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 285.00 feet (delta 44°19'39") (chord bearing N49°37'34" E) (chord 215.04 feet) for 220.49 feet; thence run S80°19'00" E along a non-tangent line for 200.63 feet to a point on a curve; thence run Southerly along an arc of a curve to the left of radius 230.00 feet (delta 10°55'34") (chord bearing S04°13'13" W) (chord 43.79 feet) for 43.86 feet; thence run N84°06'00" E along a non-tangent line for 145.78 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the left of radius 43.00 feet (delta 35°14'55") (chord bearing S36°13'33" E) (chord 26.04 feet) for 26.45 feet; thence run S36°09'00" W along a radial line for 24.42 feet; thence run S12°58'00" W for 161.00 feet; thence run S81°39'21" E for 30.64 feet; thence run S04°08'00" W for 137.37 feet to the POINT OF BEGINNING.

Total Rezone Area contains 1,227.85 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS2007) and are based on the East line of the Southeast Quarter (SE 1/4) of said Section 34 to bear N00°59'34"W.

Scott A. Wheeler 9/12/13

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper Florida
Certificate No. 5949

L:\22955 - River Hall - Due Diligence\Survey\descriptions\22955SKRZ01.doc

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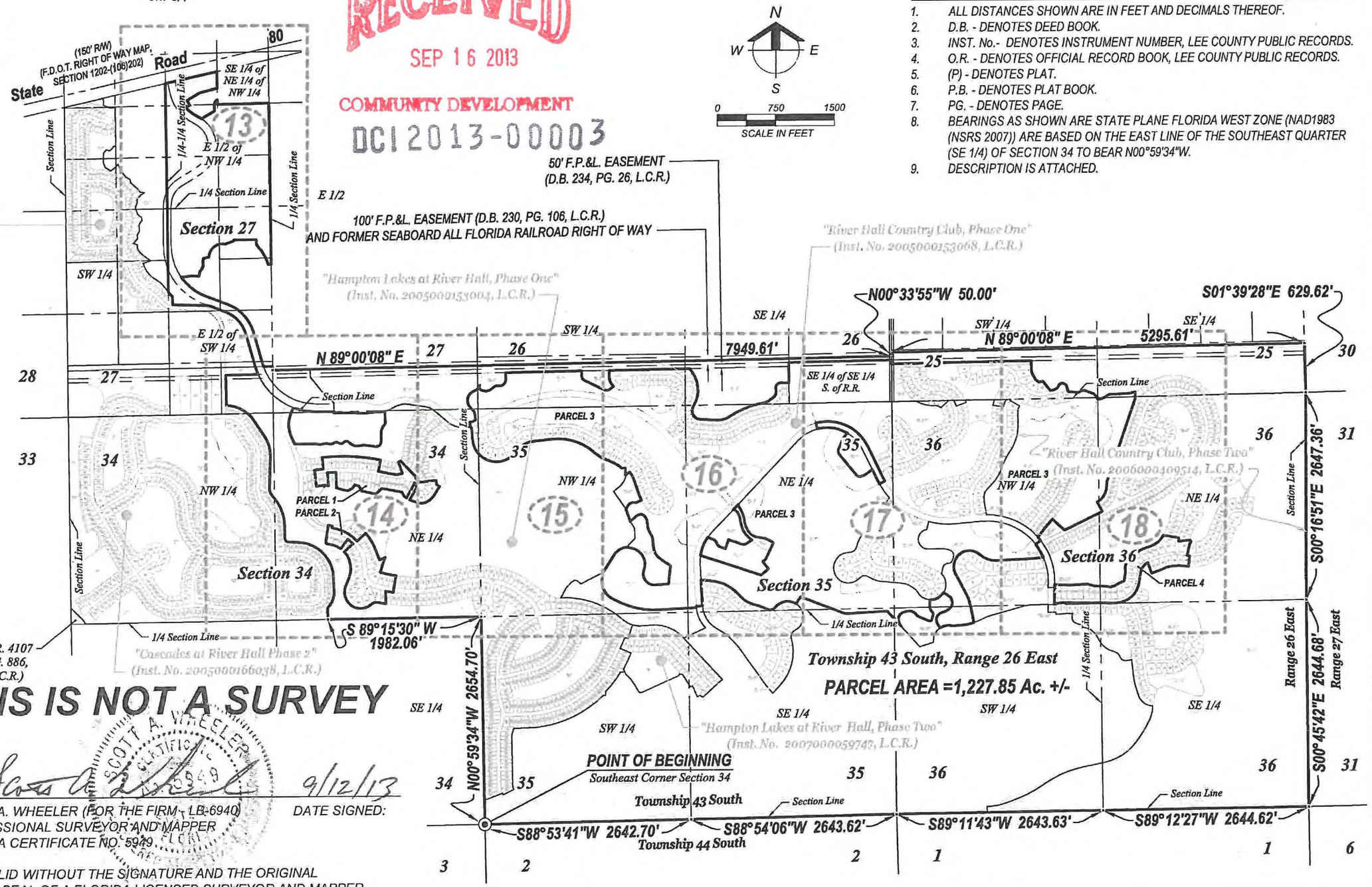
COMMUNITY DEVELOPMENT
DCI2013-00003

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.B. - DENOTES DEED BOOK.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
7. PG. - DENOTES PAGE.
8. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34 TO BEAR N00°59'34"W.
9. DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

Scott A. Wheeler 9/12/13

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-6121
FAX (239) 274-0517

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER CERTIFICATE NO. 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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PLOT DATE	THU, 9-12-2013 - 12:53 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	29-06-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23955 36-43-26	12 OF 18

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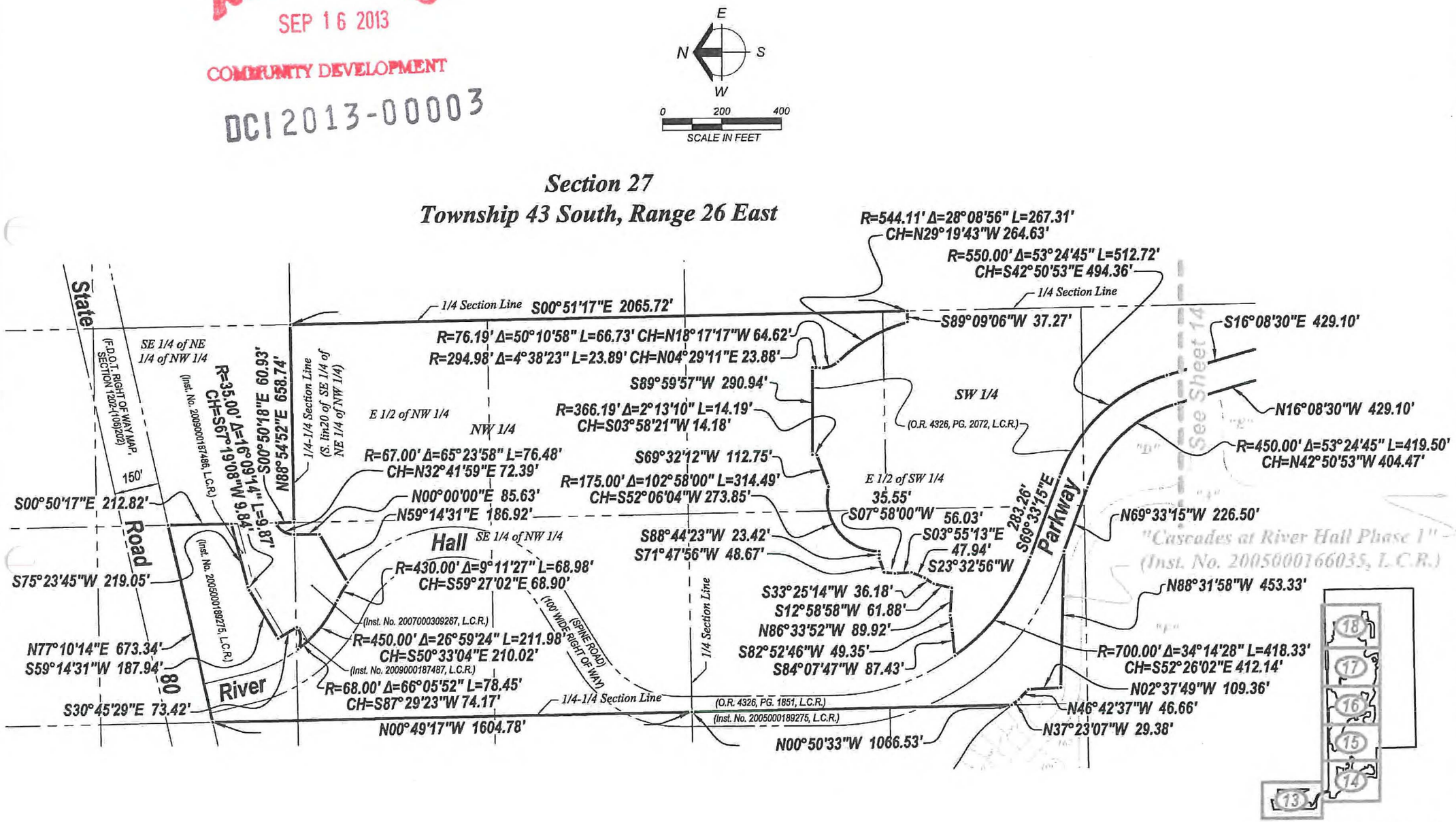
COMMUNITY DEVELOPMENT
DCI2013-00003



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LAND PLANNING - LANDSCAPE DESIGN
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PHONE (239) 461-3170
FAX (239) 461-3160
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER
CERTIFICATE
NO. 6943
STATE OF
FLORIDA
REGISTERED
PROFESSIONAL
SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-14-2011
DRAWN BY	F. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	
REZONE AREA	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
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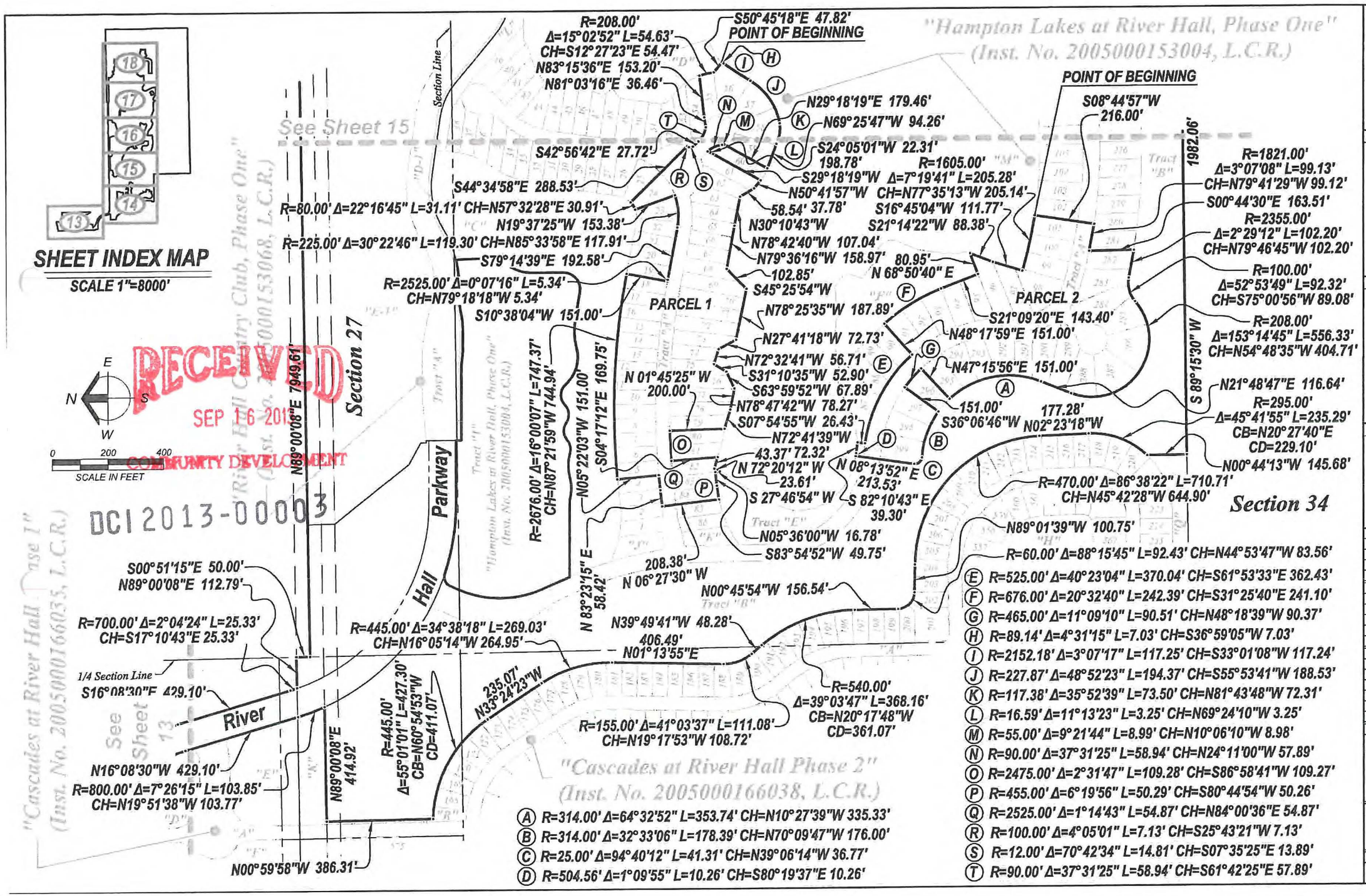

Barraco and Associates, Inc.
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-0740

PREPARED FOR

LandMar GROUP, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER, CERTIFICATE NO. 5749, STATE OF FLORIDA, REGISTERED SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-04-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=150'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT FILE NO.	SHEET NUMBER
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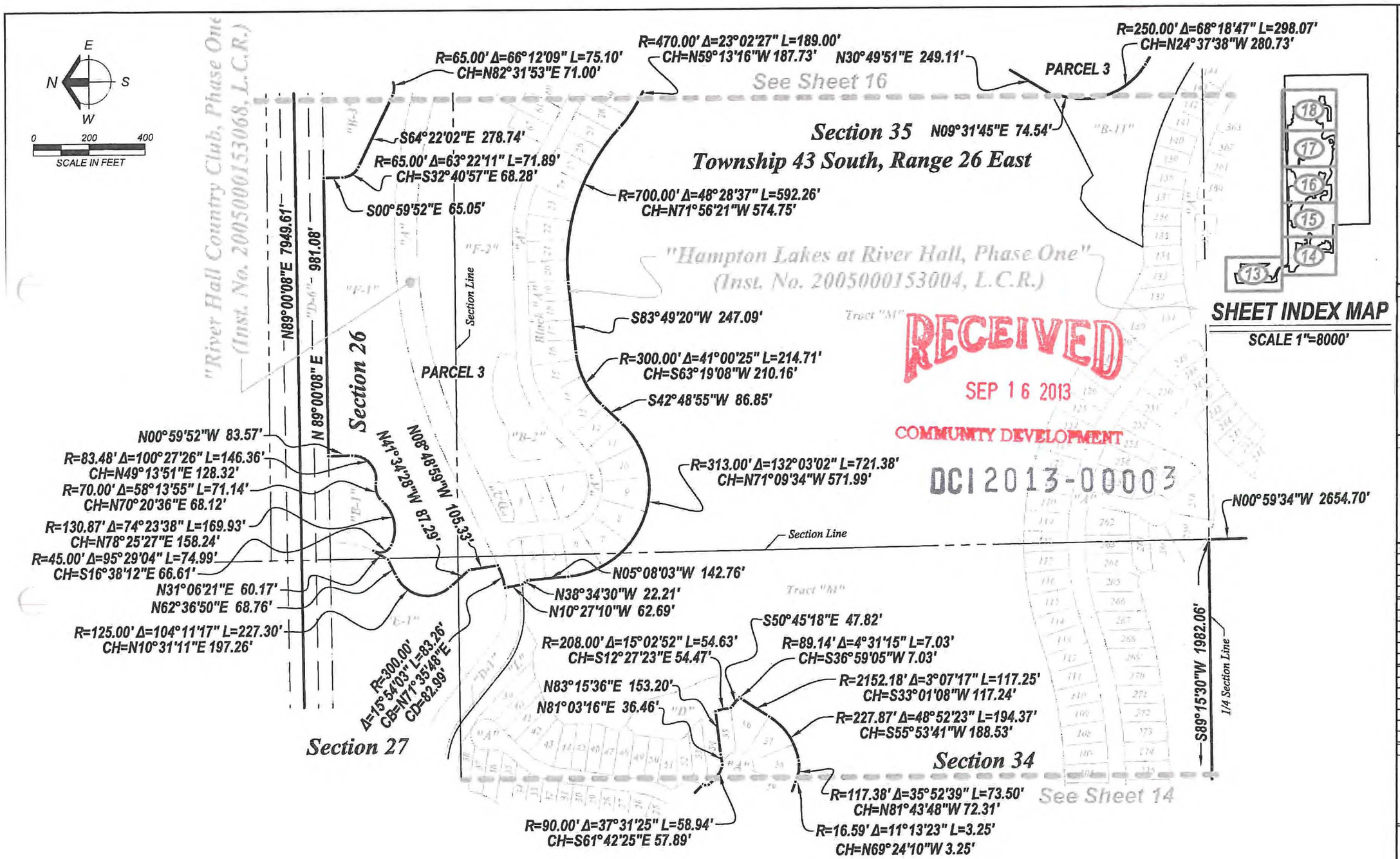

Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

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PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-0849

PREPARED FOR

LandMar GROUP, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER, P.S.M. CERTIFICATE NO. 5943 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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LAYOUT	15
LOCATION	J:\2295F DWG\LAND\SURVEYING\SKETCHES\Z
PLOT DATE	THU, 9-12-2013 - 12:0[illegible] PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-05-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1000'
FIELD BOOK	

PLAT REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22955 36-43-26	15 OF 18

Section 35
Township 43 South, Range 26 East

E
N S
W

0 200 400
SCALE IN FEET

N89°00'08"E 1325.98'

SE 1/4 of SE 1/4
S. of R.R.

Section Line

See Sheet 17

"River Hall Country Club, Phase Two"
(Inst. No. 2006000409514, L.C.R.)

N00°23'46"W 260.46'
S89°50'27"E 77.53'

R=75.00' Δ=54°55'47" L=71.90'
CH=N26°33'26"E 69.18'

N54°01'20"E 82.77'

R=100.00' Δ=26°58'22" L=47.08'
CH=N67°30'31"E 46.64'

R=1160.00' Δ=24°46'31" L=501.59'
CH=N68°36'27"E 497.70'

R=69.41' Δ=79°19'24" L=96.10'
CH=N68°43'56"E 88.61'

R=180.50' Δ=6°01'40" L=18.99'
CH=N21°54'55"E 18.98'

N00°54'27"W
72.80'

R=385.00'
Δ=66°05'53" L=444.15'
CB=S01°00'03"E
CD=419.92'

Section 26

S34°03'00"E 73.63'

N89°00'08"E 7949.61'

R=240.00' Δ=36°52'22" L=154.45'
CH=N74°39'23"E 151.80'

S86°54'26"E 216.69'

R=110.00' Δ=118°57'19" L=228.38'
CH=S27°25'46"E 189.51'

PARCEL 3

R=617.00' Δ=12°05'13" L=130.16'
CH=N68°19'29"W 129.92'

R=333.00' Δ=28°18'26" L=164.52'
CH=N60°12'53"W 162.85'

N46°03'40"W 122.65'

R=467.00' Δ=36°52'20" L=300.53'
CH=N64°29'50"W 295.38'

N82°56'00"W 141.12'

S86°42'12"W 25.00'

N69°21'19"W 585.07'

S33°12'19"W 103.92'

R=199.00' Δ=85°50'24" L=298.14'
CH=S80°17'07"W 271.03'

R=80.00' Δ=80°21'13" L=112.19'
CH=S77°32'31"W 103.22'

N74°22'05"W 69.19'

S86°42'12"W 80.00'

R=440.00' Δ=2°08'51" L=16.49'
CH=S04°22'14"E 16.49'

"Hampton Lakes at River Hall, Phase Two"
(Inst. No. 2007000059747, L.C.R.)

"River Hall Country Club, Phase One"
(Inst. No. 2005000153068, L.C.R.)

S03°17'48"E 328.28'

1/4 Section Line

R=205.00'
Δ=50°04'41" L=179.18'
CB=N31°18'16"W
CD=173.53'

N 05°56'52" E
237.29'

132.26'
N 86°42'12" E

S 86°42'12" W
467.07'

1/4 Section Line

R=740.00' Δ=4°14'14" L=54.72'
CH=N88°49'19"E 54.71'

R=140.00'
Δ=109°40'40" L=267.99'
CH=S34°13'15"E 228.91'

R=1060.00'
Δ=34°30'47" L=638.51'
CB=N76°02'25"W
CD=628.90'

R=220.00' Δ=52°51'01" L=202.93'
CH=N57°15'21"E 195.81'

R=250.00' Δ=68°18'47" L=298.07'
CH=N24°37'38"W 280.73'

N89°00'08"E 1023.75'

R=283.00'
Δ=10°53'14" L=53.77'
CB=N25°08'05"W
CD=53.69'

PARCEL 3

N19°41'28"W 224.63'

N65°06'03"E 59.44'

152.66'
N 56°20'36" W

N 06°15'55" W 124.53'

PARCEL 3

98.20'
N 27°16'52" W

S 52°53'54" W
58.04'

61.36'
S 48°30'36" W

N 19°19'23" W
164.33'

N30°49'51"E 249.11'

R=210.00'
Δ=99°35'44" L=365.04'
CB=S29°10'47"E
CD=320.78'

S78°58'39"E 65.57'

N09°31'45"E 74.54'

S53°21'42"W 66.00'

S89°41'00"W 44.92'

N01°26'15"W 93.06'

R=580.00' Δ=20°04'37" L=203.24'
CH=N60°42'11"W 202.20'

R=190.00' Δ=45°33'43" L=151.09'
CH=N21°32'23"W 147.14'

N01°14'28"E 67.44'

N49°25'49"E 54.82'

R=65.00' Δ=66°12'09" L=75.10'
CH=N82°31'53"E 71.00'

S64°22'02"E 278.74'

R=470.00' Δ=23°02'27" L=189.00'
CH=N59°13'16"W 187.73'

Section Line

See Sheet 15
"Hampton Lakes at River Hall, Phase One"
(Inst. No. 2005000153004, L.C.R.)

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT
DCI2013-00003

SHEET INDEX MAP

SCALE 1"=8000'

Ⓐ R=105.00' Δ=18°12'47" L=33.38'
CH=N18°10'29"W 33.24'

Ⓑ R=65.00' Δ=94°24'55" L=107.11'
CH=N79°53'38"W 95.40'

Ⓒ R=75.00' Δ=72°09'44" L=94.46'
CH=N64°37'40"E 88.34'

R=65.00' Δ=35°36'29" L=40.40'
CH=N82°54'17"E 39.75'

Ⓔ R=387.00' Δ=16°56'50" L=114.47'
CH=N28°09'53"W 114.05'

① N09°04'05"W 116.79'

② N32°41'11"W 43.10'

③ N28°32'48"E 50.78'

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LAND PLANNING - LANDSCAPE DESIGN
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2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7895 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 574-0321
FAX (239) 574-0517

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER
CERTIFICATE
NO. 5849
STATE OF
FLORIDA
PROFESSIONAL
SURVEYOR & MAPPER

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FILE NAME	23955NRZD1.DWG
LAYOUT	16
LOCATION	J:\23955\DWG\SURVEYING\SKETCH\R-2
PLOT DATE	THU, 9-12-2013 - 12:36 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-06-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1000'
FIELD BOOK	

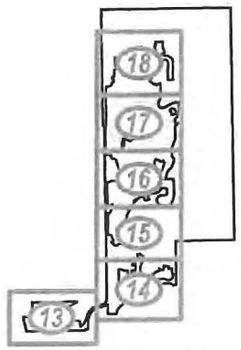
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23955 36-43-26	16 OF 18



SHEET INDEX MAP

SCALE 1"=8000'

Ⓐ R=25.00' Δ=94°42'39" L=41.33'
CH=S65°07'32"W 36.78'

Ⓑ R=35.00' Δ=66°48'46" L=40.81'
CH=S15°38'11"E 38.54'

Ⓒ R=100.00' Δ=51°49'50" L=90.46'
CH=S23°07'38"E 87.41'

Ⓓ R=195.00' Δ=60°21'14" L=205.41'
CH=S62°36'40"W 196.04'

Ⓔ R=102.00' Δ=110°26'44" L=196.62'
CH=N02°20'35"W 167.56'

Ⓕ R=270.00' Δ=22°36'21" L=106.53'
CH=N64°10'57"E 105.84'

Ⓖ R=94.00' Δ=108°32'55" L=178.09'
CH=N21°12'40"E 152.62'

Ⓗ R=190.00' Δ=45°52'49" L=152.15'
CH=S79°52'37"W 148.11'

Ⓘ R=90.00' Δ=17°01'46" L=26.75'
CH=N85°41'51"W 26.65'

Ⓙ R=10.00' Δ=90°00'00" L=15.71'
CH=S18°21'11"W 14.14'

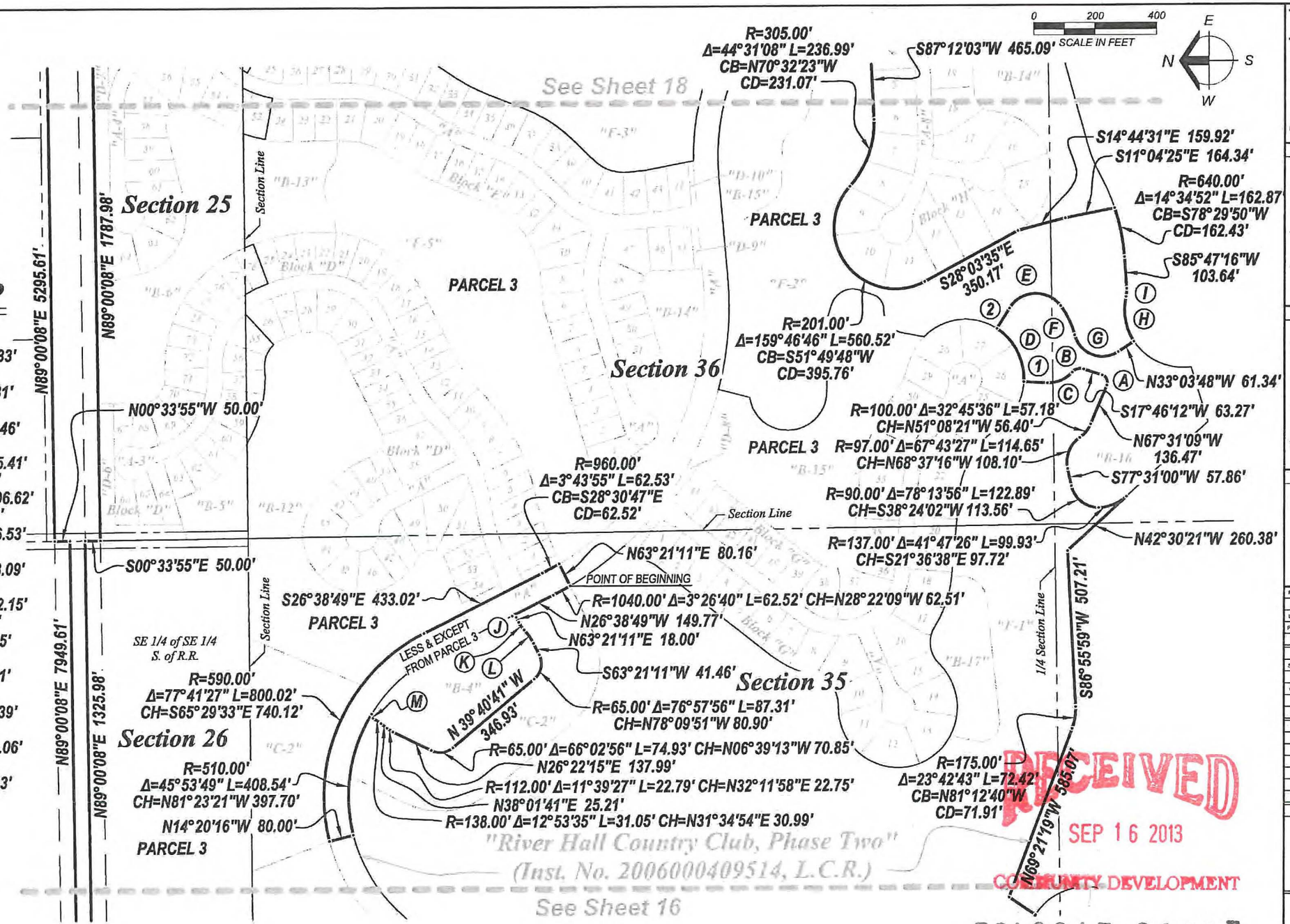
Ⓚ R=104.00' Δ=16°44'31" L=30.39'
CH=S54°58'55"W 30.28'

Ⓛ R=185.00' Δ=16°44'31" L=54.06'
CH=S54°58'55"W 53.86'

Ⓜ R=10.00' Δ=96°25'26" L=16.83'
CH=N73°20'50"E 14.91'

① S02°47'17"W 77.21'

② N57°33'57"W 78.61'



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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274 0121
FAX (239) 274-0517

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER III
CERTIFICATE
NO. 5949
STATE OF
FLORIDA
REGISTERED SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23955RH201.DWG
LAYOUT	17
LOCATION	J:\23955\DWG\SURVEYING\SKETCH\REZ
PLOT DATE	THU, 9-12-2013 - 12:59 PM
PLOT BY	PETER CLISEN
DRAWING DATA	
SURVEY DATE	09-06-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	

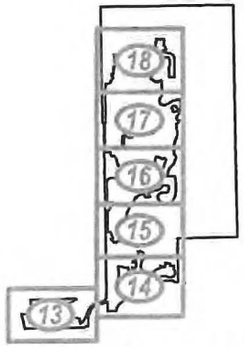
PLAN REVISIONS

STRAP NUMBER:

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

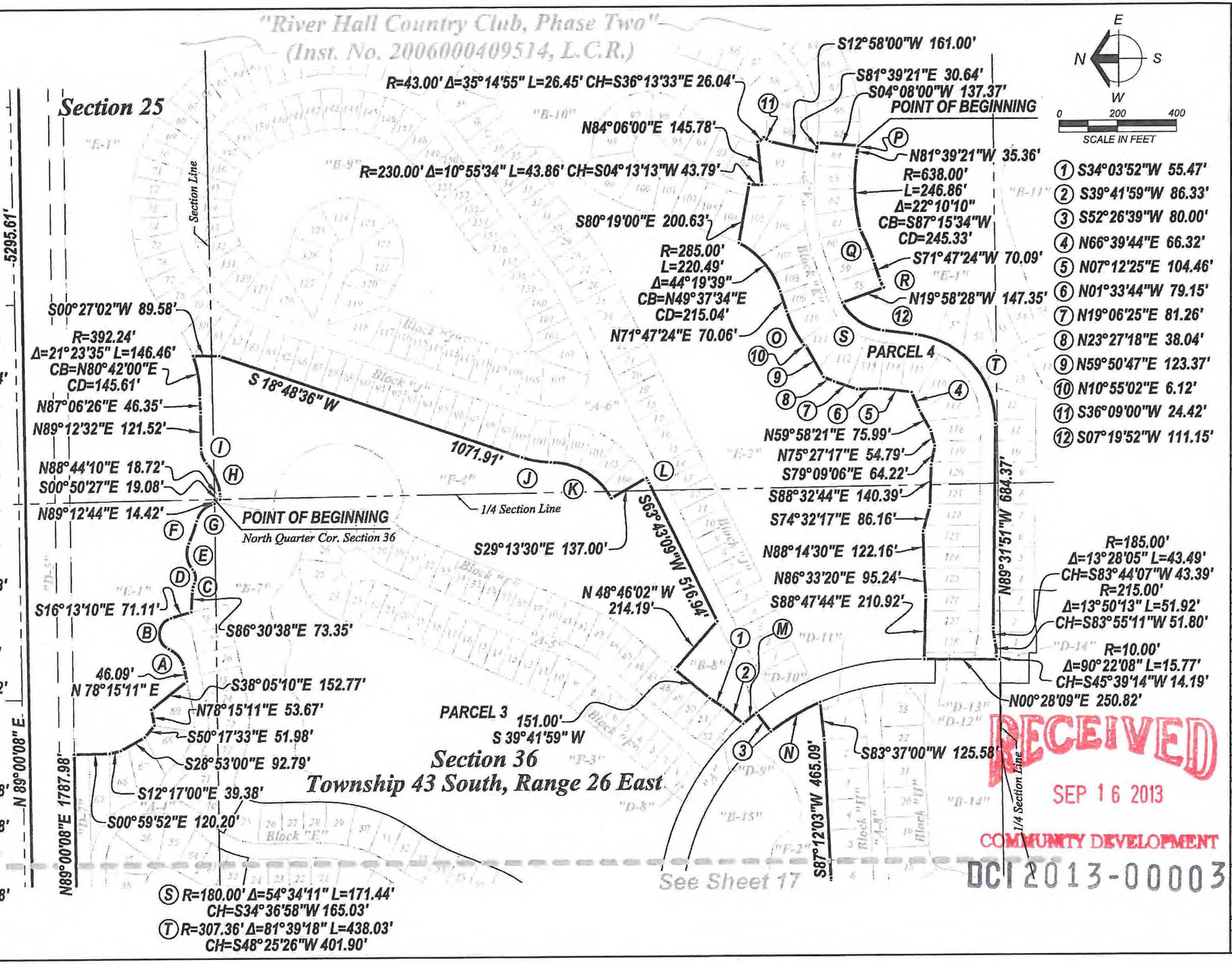
PROJECT / FILE NO.	SHEET NUMBER
23955 36-43-26	17 OF 18



SHEET INDEX MAP

SCALE 1"=8000'

(A) R=90.00' Δ=54°06'42" L=85.00' CH=N51°11'50"E 81.87'
(B) R=55.00' Δ=139°38'20" L=134.04' CH=S86°02'21"E 103.25'
(C) R=60.00' Δ=22°35'19" L=23.65' CH=S75°12'58"E 23.50'
(D) R=43.00' Δ=66°27'16" L=49.87' CH=N82°51'03"E 47.12'
(E) R=83.00' Δ=64°11'23" L=92.99' CH=N81°43'07"E 88.20'
(F) R=525.00' Δ=8°38'01" L=79.11' CH=S70°30'12"E 79.03'
(G) R=80.00' Δ=63°33'43" L=88.75' CH=S43°02'21"E 84.27'
(H) R=191.69' Δ=34°04'55" L=114.03' CH=N65°44'08"E 112.35'
(I) R=74.00' Δ=41°06'40" L=53.10' CH=N68°39'12"E 51.97'
(J) R=312.00' Δ=18°03'19" L=98.32' CH=S09°46'57"W 97.91'
(K) R=238.00' Δ=60°01'13" L=249.32' CH=S30°45'54"W 238.07'
(L) R=375.00' Δ=2°56'39" L=19.27' CH=S62°14'49"W 19.27'
(M) R=850.00' Δ=3°52'46" L=57.55' CH=S39°29'44"E 57.54'
(N) R=770.00' Δ=14°24'41" L=193.68' CH=S30°21'00"E 193.17'
(O) R=415.00' Δ=17°34'19" L=127.28' CH=S63°00'14"W 126.78'
(P) R=507.00' Δ=0°14'28" L=2.13' CH=N81°46'35"W 2.13'
(Q) R=615.00' Δ=10°30'59" L=112.88' CH=S66°31'54"W 112.72'
(R) R=84.98' Δ=18°58'52" L=28.15' CH=S62°17'23"W 28.02'



(1) S34°03'52"W 55.47'
(2) S39°41'59"W 86.33'
(3) S52°26'39"W 80.00'
(4) N66°39'44"E 66.32'
(5) N07°12'25"E 104.46'
(6) N01°33'44"W 79.15'
(7) N19°06'25"E 81.26'
(8) N23°27'18"E 38.04'
(9) N59°50'47"E 123.37'
(10) N10°55'02"E 6.12'
(11) S36°09'00"W 24.42'
(12) S07°19'52"W 111.15'

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COMMUNITY DEVELOPMENT
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FORT MYERS, FLORIDA 33902-2600
PHONE (239) 461-3170
FAX (239) 461-3199
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

R. SCOTT A. WHEELER CERTIFICATE NO. 5498 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	229-SSKR2010.DWG
LAYOUT	18
LOCATION	J:\2295\DWG\SURVEYING\SKETCHES\22
PLOT DATE	THU, 9-12-2013 - 12:36 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-16-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	

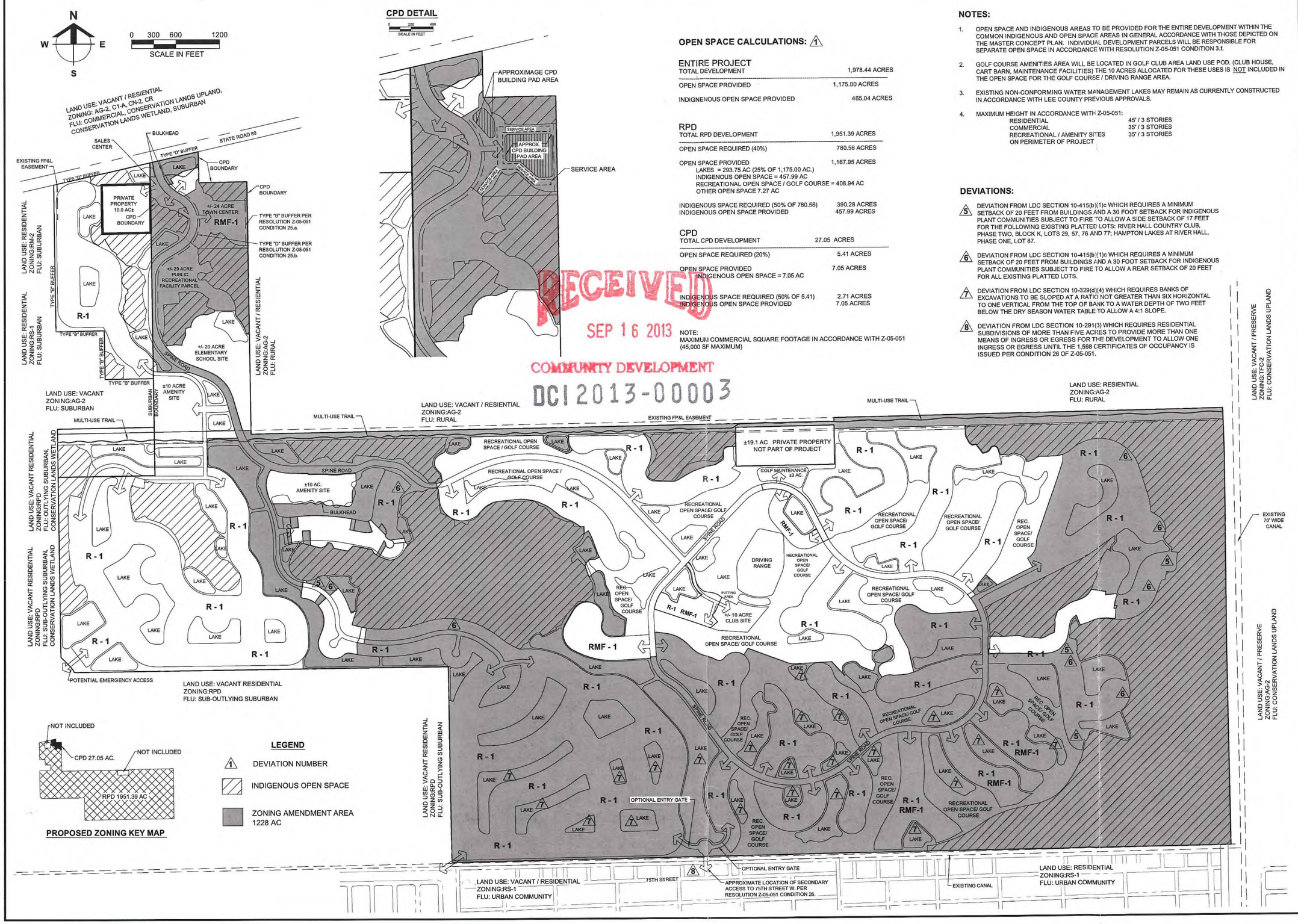
FLAH REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO	SHEET NUMBER
23955 36-43-26	18 OF 18



OPEN SPACE CALCULATIONS: 1

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGNENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED	1,167.95 ACRES
LAKES = 293.75 AC (25% OF 1,175.00 AC.)	
INDIGENOUS OPEN SPACE = 457.99 AC	
RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC	
OTHER OPEN SPACE 7.27 AC	
INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

CPD

TOTAL CPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED	7.05 ACRES
INDIGENOUS OPEN SPACE = 7.05 AC	
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTE:
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051 (45,000 SF MAXIMUM)

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT IN ACCORDANCE WITH Z-05-051:

RESIDENTIAL	45' / 3 STORIES
COMMERCIAL	35' / 3 STORIES
RECREATIONAL / AMENITY SITES ON PERIMETER OF PROJECT	35' / 3 STORIES

DEVIATIONS:

5. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 29, 57, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 87.
6. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
7. DEVIATION FROM LDC SECTION 10-329(d)(4) WHICH REQUIRES BANKS OF EXCAVATIONS TO BE SLOPED AT A RATIO NOT GREATER THAN SIX HORIZONTAL TO ONE VERTICAL FROM THE TOP OF BANK TO A WATER DEPTH OF TWO FEET BELOW THE DRY SEASON WATER TABLE TO ALLOW A 4:1 SLOPE.
8. DEVIATION FROM LDC SECTION 10-291(3) WHICH REQUIRES RESIDENTIAL SUBDIVISIONS OF MORE THAN FIVE ACRES TO PROVIDE MORE THAN ONE MEANS OF INGRESS OR EGRESS FOR THE DEVELOPMENT TO ALLOW ONE INGRESS OR EGRESS UNTIL THE 1,598 CERTIFICATES OF OCCUPANCY IS ISSUED PER CONDITION 26 OF Z-05-051.

Barraco and Associates, Inc.
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LAND PLANNING - LANDSCAPE DESIGN
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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

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FILE NAME	21988Z03.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	THU. 9-12-2013 - 2:56 PM
PLOT BY	JENNIFER SAPEN
DESIGN BY	TOM HOLMLUND

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

PLAN REVISIONS

1-2-12	NOTE CHANGES
4-1-13	REVISED AMENDMENT AREA
7-19-13	NOTE CHANGES
9-12-13	REVISED AMENDMENT AREA

PLAN STATUS

NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21854	4

MORRIS-DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916
(239) 337-3993 Office • (239) 337-3994 Fax
#LC26000330

LETTER OF TRANSMITTAL

TO:	Alvin Block, AICP Lee County Community Development 1500 Monroe Street Fort Myers, Florida 33901		
DATE:	07/31/13	**MDA PROJECT NO.:**	12061
ATTENTION:	Alvin Block, AICP		
RE:	River Hall DCI2013-00003		

We are sending you ☒ Attached ☐ Under separate cover VIA _____ the following items:

Copies	Date	No.	Description
1	07/31/13		Response to sufficiency letter

These are transmitted as checked below:

☒ For approval
☐ For your use
☐ As requested
☐ For review and comment
☐ For bids due _____

☐ Approved as submitted
☐ Approved as noted
☐ Returned for corrections

☐ Resubmit _____ copies for approval
☐ Submit _____ copies for distribution
☐ Return _____ corrected prints
☐ _____
☐ Prints returned after loan to M-DA

REMARKS: Should you have any questions or concerns please contact me.
Thank you.

COPY TO:

SIGNED: N. Fischer

Nicole Fischer Planning Technician

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
#LC26000330

July 31, 2013

Alvin Block, AICP
Lee County Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RE: River Hall – DCI2013-00003
(MDA#12061)

Dear Mr. Block:

I have reviewed the language from your letter dated April 23, 2013 regarding River Hall. I would offer a minor revision to accurately describe the planned development amendment request.

> Amend the existing Residential Planned Development, RPD and Commercial Planned Development, CPD zoning to increase the number of residential dwelling units in River Hall community by 1,000 and include additional recreational uses within the commercial and residential portion of the community.

The Comprehensive Plan has been found sufficient and is being scheduled for a public hearing at the Local Planning Agency. Please schedule this case for the October meeting of the Lee County Hearing Examiner.

If you have any questions or concerns please contact me.

Sincerely yours,

Morris-Depew Associates, Inc.

Tina Ekblad

Tina Mayfield Ekblad, MPA, AICP, LEED-AP BD+C
Planning Director

DCI2013-00003

RECEIVED
JUL 31 2013
CRC
COMMUNITY DEVELOPMENT

TME/nf

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUBSTANTIVE REVIEW
TRANSMITTAL SHEET

TO: Distribution
Michael D Jacob, Asst County Attorney
DS Reviewer - Becky Penfield
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

FROM: Alvin Block, AICP

DATE: 07/19/2013

PROJECT NAME: RIVER HALL

CASE #: DCI2013-00003

INFORMATION SUMMARY:

To update your file
_X_ Review and forward substantive comments **ASAP**.

Comments due to Alvin Block, AICP by 08/02/2013

Additional Comments:

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 07/22/2013

MORRIS-DEP / ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Metro Center 1
2891 Center Pointe Drive, Unit 100
Fort Myers, FL 33916
(239) 337-3993 Office • (239) 337-3994 Fax
#LC26000330

LETTER OF TRANSMITTAL

TO: Lee County
Zoning

RECEIVED
JUL 19 2013
COMMUNITY DEVELOPMENT

DATE:	07/19/2013	**MDA PROJECT NO.:**	12008
ATTENTION:	Chip Block		
RE:	Rezone for zoning application		

We are sending you ☒ Attached ☐ Under separate cover VIA _____ the following items:

Copies	Date	No.	Description
15	07/19/13		Rezone for zoning application

These are transmitted as checked below:

☒ For approval
☐ For your use
☐ As requested
☐ For review and comment
☐ For bids due _____

☐ Approved as submitted
☐ Approved as noted
☐ Returned for corrections

☐ Resubmit _____ copies for approval
☐ Submit _____ copies for distribution
☐ Return _____ corrected prints
☐ _____
☐ Prints returned after loan to M-DA

REMARKS: Should you have any questions or concerns please contact me.
Thank you.

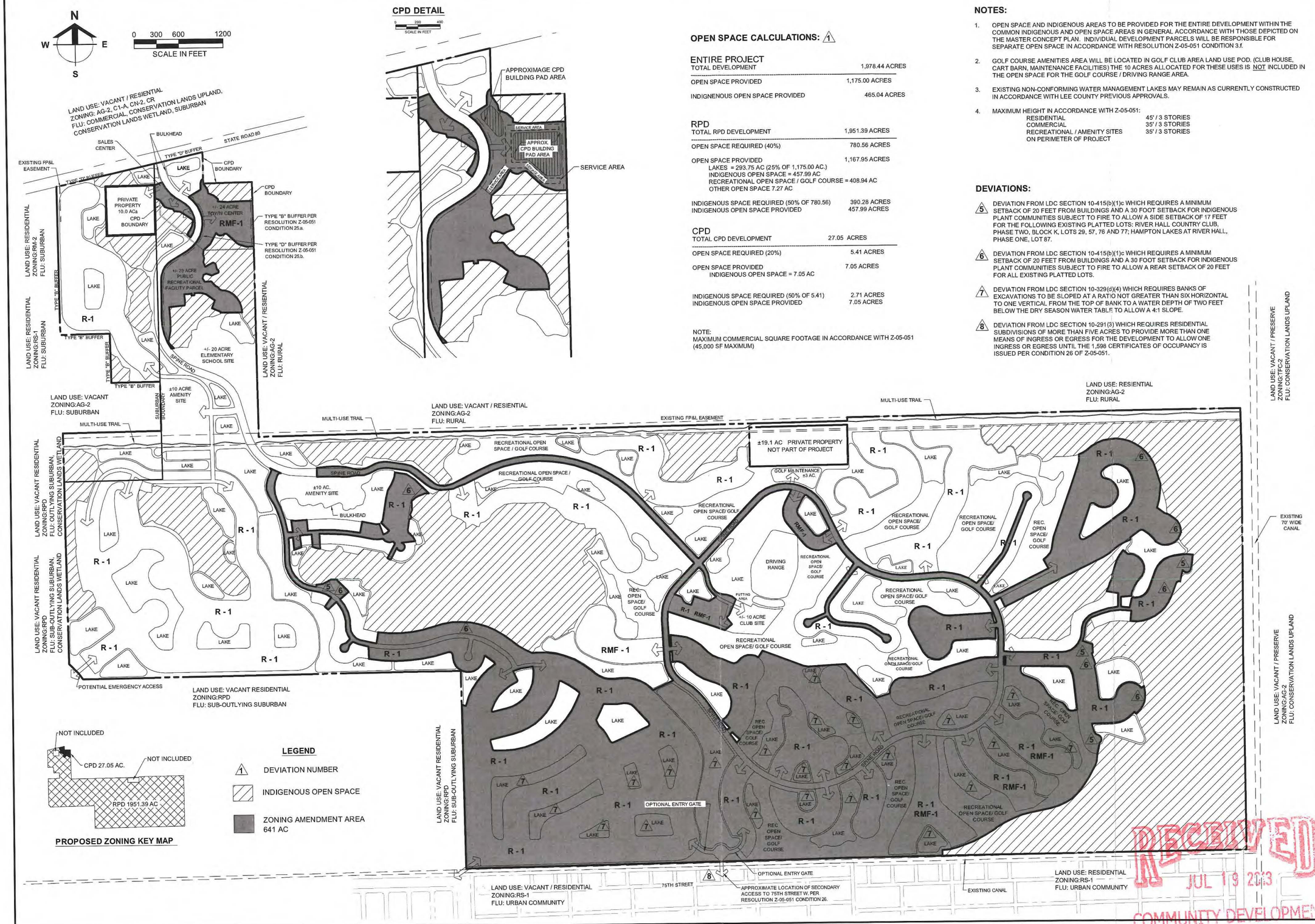
COPY TO:

SIGNED: N Fischer

Nicole Fischer Planning Technician

DCI2013-00003

DCI 2013-00003



CPD DETAIL

OPEN SPACE CALCULATIONS: 1

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGNENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED LAKES = 293.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.99 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC OTHER OPEN SPACE 7.27 AC	1,167.95 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

CPD

TOTAL CPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC	7.05 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTE:
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051 (45,000 SF MAXIMUM)

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT IN ACCORDANCE WITH Z-05-051:

RESIDENTIAL	45' / 3 STORIES
COMMERCIAL	35' / 3 STORIES
RECREATIONAL / AMENITY SITES ON PERIMETER OF PROJECT	35' / 3 STORIES

DEVIATIONS:

5. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 29, 57, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 87.
6. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
7. DEVIATION FROM LDC SECTION 10-329(d)(4) WHICH REQUIRES BANKS OF EXCAVATIONS TO BE SLOPED AT A RATIO NOT GREATER THAN SIX HORIZONTAL TO ONE VERTICAL FROM THE TOP OF BANK TO A WATER DEPTH OF TWO FEET BELOW THE DRY SEASON WATER TABLE TO ALLOW A 4:1 SLOPE.
8. DEVIATION FROM LDC SECTION 10-291(3) WHICH REQUIRES RESIDENTIAL SUBDIVISIONS OF MORE THAN FIVE ACRES TO PROVIDE MORE THAN ONE MEANS OF INGRESS OR EGRESS FOR THE DEVELOPMENT TO ALLOW ONE INGRESS OR EGRESS UNTIL THE 1,598 CERTIFICATES OF OCCUPANCY IS ISSUED PER CONDITION 26 OF Z-05-051.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
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FILE NAME	21988Z03.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	FRI. 7-19-2013 - 10:52 AM
PLOT BY	ANGELICA CARLEY
DESIGN BY	TOM HOLMLUND

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

PLAN REVISIONS	
1-2-12	NOTE CHANGES
4-1-13	REVISED AMENDMENT AREA
7-19-13	NOTE CHANGES

PLAN STATUS

NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21854	4

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DCI 2013-00003

Block, Alvin

From: Carrington, Gary (US - Retired) [gcarrington@deloitteretired.com]
Sent: Monday, June 24, 2013 6:31 AM
To: Dunn, Brandon; Block, Alvin
Cc: Joern Erdman; Karen Asfour; Paul Asfour
Subject: Morris / Depew letter

Mr. Brandon Dunn at bdunn@leegov.com
Mr. Chip Block at Ablock@leegov.com

Dear Mr. Dunn and Mr. Block:

I am responding on behalf of the Board of Directors, representing the owners, of the Ashton Oaks of River Hall Condominium Association, Inc., the only association within the River Hall Country Club community that has been turned over to the owners. We have received a copy of the letter from Morris / Depew regarding the proposed River Hall Comprehensive Plan (case number CPA2012-00001) and Planned Development (case number DCI2013-00003) Amendments proposed by GreenPointe Communities LLC and do not agree with many of the statements made or implied.

The second paragraph states "GreenPointe represents the owners of River Hall..." and proceeds to list the owners, from which the Ashton Oaks community is conspicuously missing. GreenPointe does not represent all the owners and the Ashton Oaks community does not support the amendment. In fact, the vast majority of our owners have signed the petition against the proposed amendments. Most of us believe the amendments will diminish the value of our homes and, in the long term, create significant traffic issues within and accessing our community.

Additionally, we are also members of the River Hall Country Club Homeowners Association Inc. and the Town Hall Amenities Center Association, Inc. To our knowledge no vote of the homeowners in these communities has been taken and many of the homeowners in these communities do not support the amendments. The implied statement that the homeowners in these communities support the amendment is misleading and incorrect. Yes, per their By-Laws, GreenPointe still controls those associations, but does not necessarily represent the opinions and concerns of the current homeowners.

If you have any questions regarding this matter, please fell free to contact me at gcarrington@deloitteretired.com or on my cell at (313) 919-5026.

Regards,
Gary T Carrington

Gary T Carrington
Director and Treasurer
Ashton Oaks at River Hall Condominium Association, Inc.

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Michael D Jacob, Asst County Attorney
DS Reviewer - Becky Penfield
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
Mike Harmon, Dev. Services (legal review)
Mike Pavese, Public Works
Pam Houck, Zoning Director

FROM: Alvin Block, AICP

DATE: 04/02/2013

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

PROJECT NAME: RIVER HALL

CASE #: DCI2013-00003

INFORMATION SUMMARY:

RESUBMITTAL

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

RESPONSE REQUIRED BY: 04/16/2013

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 04/04/2013

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
#LC26000330

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DCI 2013-00003

April 1, 2013

Mr. Alvin Block
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

RE: River Hall (MDA# 12061)
DCI2013-00003

Dear Mr. Block,

The purpose of this letter is to respond to the insufficiency comments from your February 2, 2013 correspondence regarding the above referenced Planned Development Amendment.

Since the initial submittal of the Planned Development Amendment Application, the applicant has held meetings with Lee County Staff and made revisions to the proposed amendment based on staff's comments. The area of the planned development amendment has been reduced to those lands owned by RH Venture II, LLC and RH Venture III, LLC. The internal roadways, owned and maintained by the Homeowners Associations, are included to demonstrate access only. No amendments to the roadways are proposed. Additional revisions have been made to address staff's comments regarding authorizations, deviations, traffic impacts, and location of the additional density.

LC Public Hearing for Zoning Action Checklist (Ord. 12-01)

1) Initiation of Application-Legal Requirements. An application for a rezoning, special exception, or variance may be initiated by a landowner, or his authorized agent, for his own property. Where there is more than one owner, either legal or equitable, then all owners must jointly initiate the application or petition. [34-201(a)(1)a.]

Staff in review of the application finds that the School District of Lee County is an owner within the development. However, staff cannot find that they have authorized the filing of the application. Please provide sufficient authorization from this owner to file this application on their behalf, in accordance with the Land Development Code.

Response:
The application is for a Planned Development Amendment to only certain portions of the existing River Hall Development. The land owned by the School District is not included in the Amendment area.

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1e) Where the fee owner is an association, the association or its governing body may appoint an agent to initiate the application on behalf of *the association. [34-201(a)(1)a.5.]*

Staff finds in the application documentation from three associations. However, these only direct the filing of the comprehensive plan amendment, not the zoning application. It will be necessary for sufficient documentation from all associations be provided in accordance with the Land Development Code demonstrating the applicant's right to have filed this Public Hearing Application.

Response:
The associations have directed the filing of "...comprehensive plan rezoning amendments..." The minutes of the meetings where the associations authorized these submittals are attached for reference. Authorizations from these Homeowners Associations are provided to satisfy the requirements of LDC Section 34-201(a)(1)c. It should be noted the Planned Development Amendment does not propose amendments that will affect the properties represented by these Associations.

1f) Where the property is a *condominium or* a *timeshare condominium,* as *defined and regulated in F.S. chs.* 718 *and* 721, *respectively, an application or petition may be initiated by one* of *two prescribed elements {see Item # 1f1 & #1f2 below}. [34-201(a)(1)b.]*

Staff is aware that there is at least one condominium association within the subject property. In review of the file, staff does not find the documentation required by LDC Section 34-301(a)(1)b. Please provide the documentation as required by this section of the Land Development Code.

Response:
The application is for a Planned Development Amendment to only certain portions of the existing River Hall Development. The Condominium Association is not included in the amendment area.

1g) Where the property is a *subdivision, an application or petition may be initiated by no less than* 75 *percent* of *the total number* of *lot or parcel owners and the homeowners' association, if applicable. [34-201(a)(1)c.]*

In review of this file, staff is not able to find sufficient documentation that the applicant can file this application in accordance with this section of the Land Development Code. Please direct staff to where this information may be found in the application, or please provide all of the information required by this Section.

Response:
The application for a Planned Development Amendment has been authorized by RH Venture II, LLC, RH Venture III, LLC. The Hampton Lakes at River Hall Homeowners Association, Inc, and River Hall Country Club Homeowners Association have provided authorization to allow the roadways to be included in the amendment for access only. The following Homeowners Associations support the PD Amendment request, Town Hall Amenities Center Association, Inc. and River Hall Community Development District.

The area affected by the PD Amendment is only those lands owned by RH Venture II, LLC and RH Venture III, LLC. The Roadways are included to demonstrate access only, no amendments are

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proposed. The land areas included in the PD Amendment request are owned by these entities by at least 75% and authorizations from the Home Owners Associations of these subdivisions have been provided as consistent with Section 34-201(a)(1)c of the Land Development Code.

2) Application Submittal and Official Receipt Procedure. The following application procedure and requirements apply to all public hearing applications for rezoning, special exceptions, and variances. [34-201(b)]

2b) No application for public hearing may be accepted unless it is presented on the official forms provided by the department or on County approved computer-generated forms containing the same information. [34-201(b)(2)]

The Application for Public Hearing is not the most current application form (updated 12/2012). Please execute and submit the most current application.

Response:
Please see the attached updated application.

2e) An Application for Public Hearing must be accompanied by Supplemental Form(s) which address the specific application requirements for Special Exception, Variance, Conventional Rezoning, Planned Development Rezoning & MCP Extension & Reinstatement requests, etc. {see LC Public Hearing Application Form Cover Sheet and Part 4.A.}. [34-201(b)(2)]

2e4) Supplement D *Form is required to be submitted for all Planned Development Rezoning request applications. [34-201(b)(2)]*

The submitted supplement is not the most current form. Please execute and submit the current Supplement D as part of this application.

Response:
Please see the attached updated application

3) Applicant's Statement. The applicant must sign a *statement under oath that he is the owner or authorized representative of the owner of the property and has full authority to secure the approval requested and to impose covenants and restrictions on the property* as a *result of the action approved by the County. [34-202(b)(1)b.]*

3b) Applicant is Authorized by Owner. If the applicant has been authorized by the owner(s) to represent them for this action, Affidavit Form A 1 *or Affidavit Form A2 {see LC Public Hearing Application Form Part 1.B. & Exhibit PH-1.B.2} or equivalent must be completed & submitted based upon the legal structure of the applicant. [34-202(b)(1)b.]*

Staff recognizes that the applicant has been authorized by a number of associations within this development. Please confirm that all associations have authorized the filing of this application If not, please submit the required documentation that provides their authorization to have filed.

Staff notes that the School District of Lee County is an owner within this development. However, the

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file contains no authorization on their part for the applicant to have filed the application.

Response:
The application is for a Planned Development Amendment to only certain portions of the existing River Hall Development. The land owned by the School District is not included in the Amendment area.

It should be noted that area affected by the PD Amendment is only those lands owned by RH Venture II, LLC and RH Venture III, LLC. Authorizations have been provided from these entities and are attached for reference. The Roadways are only included to demonstrate access, authorizations from the Homeowners Associations maintaining the roadways have been provided.

6) Disclosure of Ownership Interest. A Disclosure Form is required to provide a list of the names of all owners, stockholders and trust beneficiaries, (including percentages of interest) of the property {see LC Public Hearing Application Form Part 2.B. and Exhibit PH-2.B.1.}. [34-201(b)(2)a.; 34-202(a)(5); 34-202(b)(1)a.]

As noted previously, staff cannot verify in this application if all affected owners have granted or authorized the filing of this application. Please make sure all required documentation and authorizations have been filed in order for this application to proceed on to public hearing.

Response:
The area affected by the PD Amendment is only those lands owned by RH Venture II, LLC and RH Venture III, LLC. Authorizations have been provided from these entities and copies are attached for reference. The Roadways are only included to demonstrate access, authorizations from the Homeowners Associations maintaining the roadways have been provided.

15) Current Use of the Property. The application must list all of the current uses on the property {see LC Public Hearing Application Form, Part 3.1.1.} [34-202(a)(8); 34-202(b)(3)]

Staff finds that other uses exist on the subject property which have not been listed in the application. Please revise this information providing all of the current uses of the subject property.

Response:
The area affected by the PD Amendment is only those lands owned by RH Venture II, LLC and RH Venture III. LLC. These lands are currently vacant. A revised Application reflecting the appropriate current uses is attached for reference.

15a) Structure Affidavit. If buildings or structures exist on the property, an affidavit, signed by the property owner or specified contract purchaser, must be submitted stating whether the buildings and structures will be removed {see LC Public Hearing Application Form, Part 3.I.2.}. [34-202(b)(3)]

In accordance with this section, please provide the required structural affidavit.

Response:
The area affected by the PD Amendment is only those lands owned by RH Venture II, LLC and RH Venture III, LLC. These lands are currently vacant and do not include existing structures.

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38) Community Design Standards. If the property is located in Estero, Greater Pine Island, Page Park, Lehigh Acres, Caloosahatchee Shores, or North Fort Myers Planning Community/Community Plan Area, compliance with the special design requirements in LCLDC Chapter 33 must be demonstrated. [34-6; 34-202(a)(1); 33-52(c); 33-1083(a); 33-1202(d); 33-1411; 33-1480(d); 33-1531; 33-1536]

In review of the application materials, staff is not able to find a document that addresses this requirement. Please advise where this information has been provided, or as part of the resubmittal, please provide this required information.

Response:
Please see the attached narrative. The applicant agrees that future design and development within the amendment areas for the River Hall Development will abide by the Community Design Standards for the Caloosahatchee Shores Community.

44) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Zoning Action Checklist.

If you have questions concerning this portion of the checklist, please contact Chip Block at 239-533-8371.

LC Public Hearing for Planned Development Application-Supplement D Checklist (Ord 12-01)

2) Comprehensive Plan Amendments. If Lee Plan amendments are proposed as part of this application, they must be indicated and described on the Supplement D Form. [34-202(a)(8)] {See Supplement D, Part 1.A.}

In discussion with the Planning Division, they advise that there may be some difference in the area depicted for the Comprehensive Plan amendment and the subject zoning amendment. Please review the two for any difference(s) in the areas and please explain why there are any difference(s).

Response:
The applicant agrees with the assessment of the Planning Division that there are differences in the areas depicted for the Comprehensive Plan Amendment and the Zoning Amendment. The area subject to the Planned Development Amendment is reduced compared to the Comprehensive Plan Amendment. The Planned Development Amendment reflects only those development areas in which the applicant expects to locate the additional requested units. It should be noted that the roadways are included for the purposes of demonstrating access, not units. Authorizations from the Homeowners Associations maintaining the roadways have been provided.

7) *Environmental Issues. Certain property and environmental issues must be addressed and information provided (see Supplement D Form, Part 5.A.-5.D.). [34-202(a)(8)]*

Please refer to the Environmental Sciences portion of the checklist for comments.

10) Submittal Requirements. The following items must be submitted as part of any planned development Zoning Application. {See Supplement D Form, Part 7 for number of copies and other detailed requirements.} [34-373(a)(4)]

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10a) Public Hearing Application Form. Submit a Public Hearing Application Form (Application for Public Hearing for Zoning Action Form, OR, if a DRI with Rezoning, submit Application for Public Hearing for a DRI Form). [34-373(a)(1)]

The Application for Public Hearing is not the most current application (updated *12/2012).* Please execute and submit the most current application.

Response:
Please see the attached updated application

10k) 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 must be submitted. [34-373(a)(4)e.v.]

Please refer to the comments from Natural Resources.

10l) Narrative Compliance Statements. Narrative explanations as to how the proposed development complies with several elements must be submitted {see Item 10l1, Item 10l2, & Item 10l3 below}. [34-373(a)(5)]

10l2) Design Standards Compliance. A narrative explanation as to how the proposed development complies with the Design Standards set forth in LCLDC Section 34-411 must be submitted. [34-373(a)(5)]

In review of the application materials, staff has not been able to find a narrative addressing the Community Design Standards for Caloosahatchee Shores as provided for in Chapter 33. Please advise where this information has been provided, or as part of the resubmittal, please provide this required information.

Response:
Please see the attached narrative. The applicant agrees that future design and development within the amendment areas for the River Hall Development will abide by the Community Design Standards for the Caloosahatchee Shores Community.

11) Master Concept Plan, Non-PRFPD. A graphic illustration (Master Concept Plan) of the proposed development, clearly legible depicting the correct scale for the drawing showing & identifying the following information required by LCLDC Section 34-373(a)(6)a. through Section 34-373(a)(6)i. must be submitted in both 24" X 36" size and 11" X 17" size. [34-373(a)(6)] {See Item 11a-Item 11s below.}

11b) Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development must be shown on the Master Concept Plan. [34-373(a)(6)b.].

Please provide an explanation of the proposed "secondary access" along the southern boundary of the development. Is this expected to serve as the second means of access, as provided for in Chapter 10 of the Land Development Code?

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Response:
The secondary access is provided as a requirement of Resolution Z-05-051, Condition 26 that states:

"The MCP must be amended to include a 2nd <u>full access</u> that crosses the existing 50-foot-wide canal to the south to connect into the 75th Street West in Lehigh Acres. The developer may show the access at any location along the southern boundary of the property except where the MCP shows conservation easements. The developer is not obligated to construct this access until Lee County has issued a certificate of occupancy for 1,598 homes within the project. Responsibilities regarding improvement to the 75th Street West or other abutting Lehigh roads will be determined at the time the access is approved for construction. The County will work with the developer to obtain approval to bridge the 50-foot-wide canal."

By virtue of the requirements of this condition, which will continue to apply to the proposed amendment, it is expected that the access will meet the requirements of Chapter 10 of the Land Development Code.

At a meeting held on March 11, 2013 with Lee County staff, it was requested that the applicant include a deviation from the secondary access requirements of the land development code to address the lack of an access until the 1,598 certificate of occupancy was issued. This deviation has been added to the attached revised schedule of deviations and Master Concept Plan.

11b1) Lot Access. If a subdivision, the general location of all proposed internal street rights-of-way or easements & the general location of all points of vehicular ingress & egress from the proposed internal rights-of-way or easements into multiple family, commercial, or industrial use lots must be shown on the Master Concept Plan. [34-373(a)(6)b.]

Please revise the Master Concept Plan to provide for the general location(s) of vehicular ingress and egress from the proposed internal rights-of-way or easements into the multiple family lots/parcels as required by this Section.

Response:
The Master Concept Plan depicts the general access location into the multi-family development areas via arrows from the Spine Road. Please see the Master Concept Plan for reference.

11c) Lots. Where the subject property will be divided into lots or parcels, the plan must indicate the general location, configuration & approximate dimensions of the lots or parcels (including outparcels) as well as lot coverage, and the minimum proposed setbacks for principal structures must be shown on the Master Concept Plan. [34-373(a)(6)c.].

The proposed development has been described that it will be divided into lots or parcels. Please revise the Plan to indicate the general location, configuration, approximate dimensions of the lot or parcels as well as lot coverage, and the minimum proposed setbacks for principal structures in accordance with this Section.

Response:
The site development regulations, approved in Resolution Z-05-051 are not proposed to be changed as a result of the Planned Development Amendment.

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11e) Individual Development Areas. Individual development areas (i.e. residential, retail, office, manufacturing, mixed use-listed, etc.) must be clearly identified on the Master Concept plan with detail showing the following information {see item 11e1 thru Item 11e6 below}. [34-373(a)(6)d.]

11e2) Building Heights. The maximum height, in feet and number of habitable stories for each building must be shown on the Master Concept Plan. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the building. [34-373(a)(6)d.ii.]

The Master Concept Plan will need to be revised provide the information required by this section.

Response:
Please see the attached Master Concept Plan. It should be noted, the proposed Planned Development Amendment request is not seeking to change the existing approved building height.

11e3) Residential Dwelling Units. If residential, the maximum number of dwelling units by type must be shown on the Master Concept Plan. [34-373(a)(6)d.iii.]

The Master Concept Plan will need to be revised to provide the maximum number of dwelling units by type within each of the proposed development areas, in accordance with this Section.

Please advise where the additional 1,000 residential dwelling units will be expected to be built. Will the developer retain the rights to all of these units, or will some of the units be controlled by one or more of the associations within the overall development?

Response:
The additional 1,000 dwelling units are proposed to be allocated throughout the Amendment area, depicted on the MCP in gray shading. The developer will retain all rights to develop all of these units.

11e6) Commercial/Industrial Floor Area. If commercial or industrial, the type(s) of commercial and industrial and the total floor area of each type must be shown on the Master Concept Plan. [34-373(a)(6)d.vi.]

Please revise the Master Concept Plan to provide for the amount of commercial total floor area proposed within each of the development areas of the project, as required by this Section.

Response:
Please see the attached Master Concept Plan. It should be noted, the proposed Planned Development Amendment request is not seeking to amend the existing approved commercial square footage.

11f) Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions must be shown on the Master Concept Plan. [34-373(a)(6)e.]

Please revise the Master Concept Plan to provide the general location of the service areas as

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required by this Section.

Response:
Please see the revised attached Master Concept Plan.

11m) *Deviations. The location of any requested deviations must be shown on the Master Concept Plan, keyed to the schedule of deviations, including drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6)1.]*

As noted in the access portion of the checklist above, Zoning staff suggests the applicant discuss this application with the Development Services staff to determine if there is a need to add a deviation from the "two means of access" requirement of Chapter 10 for this project. Currently, the LDC provision requires two means of access and one of those cannot be through an emergency access. The project may have only one means of access.

Please revise the submitted Master Concept Plan to show the locations of the other previously approve deviations as required by this Section.

Response:
Resolution Z-05-051 requires the 'Secondary Access" to be a full access. The Planned Development Amendment does not propose to alter this condition. The previous approved deviations of Resolution Z-05-051 are contained on page 2 of the Master Concept Plan. Pages 2 and 3 reflect the existing approved MCP included in Z-05-051.

At a meeting on March 11, 2013 with Lee County staff, it was requested that the applicant request a deviation to address the lack of a secondary entrance until the 1,598 certificate of occupancy was issued. This deviation has been added to the Schedule of Deviations and Master Concept Plan.

11o) Community Design Standards. If the subject property is located in the Estero, Greater Pine Island, Page Park, Lehigh Acres, Caloosahatchee Shores, or North Fort Myers Planning Community/Community Plan Area, the owner/applicant will be required to demonstrate compliance with the special design requirements applicable to the specific community as outlined in LCLDC Chapter 33. [34-6]

Staff was not able to find this information in the current submittal. Please direct staff to where this information may be found. If it was not submitted, please provide this information as required by this Section.

Response:
Please see the attached narrative. The applicant agrees that future design and development within the amendment areas for the River Hall Development will abide by the Community Design Standards for the Caloosahatchee Shores Community.

12) Traffic Impact Statement. A traffic impact statement in a format and to the degree of detail required by a form furnished by the County and in conformance with the adopted Lee County Administrative Code, Traffic Impact Statement Guidelines for Planned Development Rezonings, AC-13-17, must be submitted. [34-373(a)(7)]

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Zoning staff requests clarification of the TIS, Development Parameters Summary. This notes that there are 550 "active adult" dwelling units. The application is not clear where these units are proposed to be developed. Also it will be necessary to further clarify the type of unit or assisted living unit as part of the zoning. Please make whatever changes are needed in the proposed Schedule of Uses and revised the Master Concept Plan to depict the general location of the proposed units.

Response:
The Cascades at River Hall is a permitted and partially developed community within River Hall that meets the requirements of an Active Adult Community. The development associated with this community occurred in accordance with the existing zoning and was approved via Development Orders 2004-00266 and 2004-00248. These development orders utilized a TIS that calculated trips based on 'Senior Adult Housing.' The Deed Restrictions and Covenants associated with the community are filed as Instrument #2005000166034, which establishes that permanent residents must be 55 and over.

It is important to note that the Planned Development Amendment does not include the subdivision known as the Cascades at River Hall. Authorization by the Cascades Homeowners Associations has not been provided to amend this portion of the MCP or the Schedule of Uses. The Cascades at River Hall was included in the TIS to demonstrate that the additional density requested as part of the planned development amendment and the existing density would not cause level of service impacts.

13) Schedule of Uses. A schedule of uses keyed to the Master Concept Plan {see item #11d, above} as well as a summary for the entire property including the following information must be submitted {see Item #13a thru Item #13c below}. [34-373(a)(8)]

13a) Types of Proposed Uses-Entire Site. The types of uses proposed for the entire site must be submitted. For projects with residential uses, the summary must include the types of proposed dwelling units. [34-373(a)(8)a.]

The application states the current use of the property is Residential and Vacant. It also does not note there is existing agricultural use within the development. The application does not include an agricultural affidavit. Finally, the Property Appraiser's records do not include an agricultural exemption on the subject property. Staff requests the applicant remove the use of "Agricultural Use" from the submitted Schedule of Uses.

Please advise if the applicant seeks to have all Temporary Uses as provided for in LDC Section 34-3041, et seq. If not, please further clarify which of the Temporary Uses are being sought as part of this planned development.

Response:
The PD Amendment has been requested for a portion of the River Hall Community. The applicant does not feel it is appropriate to eliminate these uses as they are existing approved uses for the entire River Hall Community. The applicant cannot attest that these uses do not exist in areas that are affected by the existing schedule of uses outside of the amendment area. The additional requested uses included in the PD Amendment are keyed to the Master Concept Plan as required.

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18) Phasing Plan. If the development is to be constructed in phases or if the traffic impact statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]

Does the developer anticipate this to be a Phased development? If so, please make sure a description of the Phasing program is submitted and all of the application materials are revised to reflect the proposed Phasing.

Response:
At this time, the Developer is not considering a Phased Development.

24) Miscellaneous items.

Please describe how irrigation within the proposed development will be handled. What will be the source(s) for the irrigation water?
Irrigation within River Hall is currently provided via a central distribution system. The source of irrigation water is ground water pursuant to South Florida Water Management District (SFWMD) Water Use Permit (WUP) Number 36-04006-W. Approval of the proposed application will not increase the irrigated area which is the basis of the referenced water use permit. In fact, it is possible the total irrigated area may decrease.

Has the developer determined which road(s) will be used for construction traffic, and if so please state which road(s) will be used?
The roads within the River Hall Community are currently utilized for construction related to the approved Development Orders. The Developer expects to continue to use the same entry and roadways.

Please refer to the attached comments from the School District.
The applicant notes the comments from the School District.

In reading through the application, there are some commitments or statements that the developer is willing to make regarding off-site improvements in the area. How can the County condition any off-site improvements as part of the zoning process?
The applicant has agreed to provide a multi-use path to its property boundaries and has stated that should the County desire, it will consider an agreement regarding off-site connections.

25) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Planned Development Application-Supplement D Checklist.

If you have any questions concerning this portion of the checklist, please contact Chip Block at 239-533-8371.

LC Environmental Sciences PD Application Sufficiency Checklist (Ord 12-01)

12h) Open Space Design Plan. Open space design plan delineating the indigenous preserves and/or native tree preservation areas as required per LCLDC Section 10-415(b) must be shown on the Master Concept Plan. [34-373(a)(6)g.]

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Substantive comment-Please note the protect species survey revealed clusters of occupied gopher tortoise habitat contiguous with existing preserve area. Is there an opportunity to redesign the residential pods in order to preserve some of this habitat and gopher tortoise burrows within the Recreational Open Space/Golf Course area?

Response: The response below was provided from Passarella and Associates.

The area referenced in the County's comment has been previously cleared and filled as part of the permitted development area. The gopher tortoises (*Gopherus polyphemus*) that are occupying the filled lots are feeding in the adjacent preserve area since the development area does not contain appropriate foraging species. As such, reconfiguration of the residential pods to preserve the gopher tortoise burrows within the filled lot area is not proposed. The preserve area is being managed to provide optimal habitat for gopher tortoises and is the area best suited to support the tortoises.

The protection of the gopher tortoises identified within the development footprint will be addressed per the approved Lee County Protected Species Management Plan dated May 2006. The gopher tortoise burrows will be excavated and the tortoises will be relocated to the 64.58± acre gopher tortoise preserve in the southeast portion of the site.

14a) Deviations-Details. The location of any requested deviations must be shown on the Master Concept Plan, keyed to the schedule of deviations, including drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6)1.]

Please note current approved plats depict a required 20-foot Drainage easement and the proposed MCP depict area of common open space between residential pods and preserves at some of the locations where deviation #5 is requested. Please clarify why the deviation is necessary at these locations. Please revise MCP if necessary for consistency with the deviation request

Response:

In a meeting held with Lee County Staff on March 11, 2013 this deviations was discussed. As a result the deviation has been revised to request two different setbacks based on the existing conditions of the platted community.

Deviation 5 now requests a 17ft side setback for River Hall Country Club Phase Two, Block K, Lots 29, 57, 76, and 77 as well as Hampton Lakes at River Hall Phase One Lot 87. These lots abut preserved upland areas and due to the existing development configuration are unable to provide the required 30ft setback. Please see the schedule of deviations for the history of development approval as compared to the approval of this requirement of the LDC.

Deviation 6 now requests a 20ft rear setback for the existing platted lots within the River Hall Community and included in the Planned Development Amendment. A majority of the platted lots abut upland preserve areas and due to the existing development configuration are unable to provide the required 30ft setback. Please see the schedule of deviations for the history of the development approval as compared to the approval of this requirement of the LDC.

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The attached Master Concept Plan has been revised to reflect this change in the deviation request.

14b) Deviation Documentation and Detail Drawings. Documentation including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. [34-412(a)]

Deviation #5 ES staff has the following substantive comments: Please note that the Fire District will review development plans at the time of permitting and will require structure setbacks to preserve areas. Has the applicant had any communication with the fire district indicating that a proposed 17-foot structure setback is acceptable?

Please note the on-site preserve management plans and the abutting Hickey's Creek Mitigation Park require fire as a management tool. Please clarify how providing a 17-foot structure setback to the vegetated preserve does not pose a threat to public health, safety and welfare.

Please indicate if and what wildfire hazard mitigation is proposed. (i.e. "firewise" communities) Please note the preserves are part the indigenous requirement, within conservation easements and are proposed for density; therefore, should not be cleared to provide defensible space.

Response:
In a meeting held with Lee County Staff on March 11, 2013 this deviations was discussed. As a result the deviation has been revised to request two different setbacks based on the existing conditions of the platted community.

Deviation 5 now requests a 17ft side setback for River Hall Country Club Phase Two, Block K, Lots 29, 57, 76, and 77 as well as Hampton Lakes at River Hall Phase One Lot 87. These lots abut preserved upland areas and due to the existing, approved development configuration are unable to provide the required 30ft setback. Please see the schedule of deviations for the history of development approval as compared to the approval of this requirement of the LDC.

Included in this response package is correspondence from Fire Chief Duncan indicating that the 20' setback on the existing lots is agreeable and any changes made to these lots will cause the new lot to have a 30' setback. In a phone call with the Fire Chief he also indicated he did not have any concerns with the request 17ft side yard setback.

19) Miscellaneous items.
Substantive comment-The Hickey's Creek mitigation park to the east. There may be some conditions with regards to notification of residents of the prescribe burn maintenance activities on abutting preserve lands.

Response:
The applicant notes this comment.

20) Contact. The Environmental Planner may be contacted regarding any questions on the LC Environmental Sciences Planned Development Application Sufficiency Checklist.

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Susie Derheimer, Environmental Planner
239-533-8158, sderheimer@leegov.com

LC ZTIS PO Application Sufficiency Checklist (Ord12-01)

DCI 2013-00003

2a) Trip generation must be based on the combination of uses shown in the Schedule of Uses on the Master Concept Plan which generates the highest total number of trips during the A.M. and P.M. peak hour of the adjacent street(s). [AC-13-17]

There appears to be nothing in the current zoning resolution or the proposed schedule of uses that would limit 550 dwelling units to a less intense senior adult housing use. Please clarify. If there is no intent to limit 550 of the units to senior adult housing with age restrictions and similar requirements, then the units need to be moved into the single family dwelling unit calculations.

Response:
The Senior Adult Housing is located in the Cascades Community within the River Hall Development. The Cascades community has been developed under DOS2004-00266 and DOS2004-00248, which utilized a TIS that calculated trips for Senior Adult Housing. The Deeds and Covenants recorded for this community are included in Instrument # 200500016634, which establish that permanent residents must be 55 and over.

It should be noted that the Cascades at River Hall is not included in the Planned Development Amendment. The Traffic Impact Statement submitted calculated the traffic of the entire River Hall Development to demonstrate that the additional 1,000 dwelling units requested with the existing approved density would not cause level of service impacts. Authorization by the Cascades Homeowners Association has not been provided to amend this portion of the MCP or the Schedule of Uses.

2a1) *Trip generation must be based on regression equations, where available. [AC-13-17]*

The peak hour of the generator was used for the Office uses in the "existing PD" and "proposed PD" trip generation. Please revise to reflect the peak hour of the adjacent street.

Response: Please see the attached responses from David Plummer & Associates, Inc.

2a2) Trip generation may be based on average generation rates where regression equations are not available or were approved in advance by the Director. [AC-13-17]

The average rate for the PM peak hour of the adjacent street should be utilized for the Office use due to the square footage being 15,000 square feet. Please revise.

Response: Please see the attached responses from David Plummer & Associates, Inc.

4) Background Traffic. The TIS must contain 100th highest hour traffic for the current year and for the year following the year in which the project is expected to be completed. [AC-13-17]

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The 2012 Lee County Concurrency Report was released prior to the date of the Applicant's TIS. Please revise the background traffic volumes to reflect the most recent Concurrency Report.

Additionally, Staff is not in agreement with breaking the link of SR 80 between SR 31 and Buckingham Road into two links. The turning movement count adjusted for peak season reflects 1,370 vehicles, so the Concurrency Report volume of 1,487 seems fairly reasonable for the conditions just west of Buckingham Road.

Why are there two sets of turning movement counts for both the SR 80/SR 31 and SR 80/Buckingham Road intersections with different volumes and the same date? It is confusing trying to figure out which counts represent which scenario.

Response: Please see the attached responses from David Plummer & Associates, Inc.

7) Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the A.M. or P.M. peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence. [AC-13-17]

The LOS analysis may require revisions based on previous comments.

Response: Please see the attached responses from David Plummer & Associates, Inc.

11) Contact. The Staff reviewer may be contacted with any questions relative to this LC ZTIS PD Application Sufficiency Checklist.

Please contact Rob Price at RPrice@leegov.com or 239-533-8355 with any questions regarding these comments.

LC Natural Resources Sufficiency Checklist (Ord 12-01)

1) Sufficiency Comments.

According to Lee County DNR's data base, a historical flow-way and small tributary named as "Olga Creek" run through northwestern portion of the project site and drains north toward Caloosahatchee River across SR 80. It is not clear whether or not these flow-way and creek capacity have been preserved by the already developed roads (Summersweet Dr and Ligustrum Ln) and houses. Please provide following to address this issue:

-Identify/explain local historical drainage pattern at this location at the vicinity of Olga Creek and provide the flow-way map.

-Describe what is the current condition and function of the flow-way and creek.

-Provide how they will be preserved (if not already been impacted by those structures) or restored.

Response: The response below was prepared by Barraco and Associates.

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An on-site meeting was held with County Staff on February 22, 2013 to inspect the existing Olga Creek tributary. As discussed during the meeting, Olga Creek is located outside of the proposed Comprehensive Plan Amendment (CPA) area. However, the existing structural measures which accommodate the flowway were inspected, including two (2) 20" x 45" elliptical culverts located under Ligustrum Lane within the Cascades site. In addition to the Olga Creek tributary, two other areas which convey existing offsite drainage were inspected and found to be in satisfactory condition. It was agreed during the on-site meeting that no adverse impacts to the existing offsite conveyances will result from the proposed CPA.

3) Contact. The Natural Resources reviewer may be contacted regarding any questions on the Natural Resources Checklist.

If you have any questions about this portion of the checklist, please contact Sam Lee at 239-533-8132.

I believe the meeting held with Lee County Staff on March 11, 2013 and the responses above, provide a clearer picture of the proposed development for the River Hall Community. If you have any additional question or concerns, please do not hesitate to contact me.

Sincerely,
MORRIS-DEPEW ASSOCIATES, INC.

Tina M. Ekblad

Tina M. Ekblad, MPA, AICP, LEED AP BD+C
Project Manager

Cc: Mr. Grady Miars
Mr. Roger Postlethwaite
Mr. Russell Schropp, Esq
File

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PART 1 - AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Graydon E. Miars, as President of Hampton Lakes at River Hall Homeowners Association, Inc., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Hampton Lakes at River Hall Homeowners Association, Inc.
*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

Graydon E. Miars
(Typed or printed name)

President
(title of signatory)

ELLEN JOHNSON
MY COMMISSION # EE 084559
EXPIRES: May 28, 2015
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was sworn to (or affirmed) and subscribed before me on January 4, 2013 (date) by Graydon E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of person taking oath or affirmation

Ellen Johnson
Name typed, printed or stamped

Title or rank

Serial number, if any

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

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

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PART 1 - AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Graydon E. Miars, as President of Town Hall Amenities Center Association, Inc., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Town Hall Amenities Center Association, Inc.
*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

Graydon E. Miars
(Typed or printed name)

President
(title of signatory)

ELLEN JOHNSON
MY COMMISSION # EE 084559
EXPIRES: May 28, 2015
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 01/04/13 (date) by Graydon E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Ellen Johnson
Signature of person taking oath or affirmation

Ellen Johnson
Name typed, printed or stamped

Title or rank

Serial number, if any

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

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

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PART 1 - AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Graydon E. Miars, as President of River Hall Country Club Homeowners Association, Inc., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

River Hall Country Club Homeowners Association, Inc.
*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

Graydon E. Miars
(Typed or printed name)

President
(title of signatory)

ELLEN JOHNSON
MY COMMISSION # EE 084559
EXPIRES: May 28, 2015
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 01/04/13 (date) by Graydon E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of person taking oath or affirmation

Ellen Johnson
Name typed, printed or stamped

Title or rank

Serial number, if any

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

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

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PART 1 - AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Graydon E. Miars, as Chairman of the River Hall Community Development District, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

River Hall Community Development District
*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

Graydon E. Miars
(Typed or printed name)

Chairman
(title of signatory)

ELLEN JOHNSON
MY COMMISSION # EE 084559
EXPIRES: May 28, 2015
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 01/04/13 (date) by Graydon E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Ellen Johnson
Signature of person taking oath or affirmation

Ellen Johnson
Name typed, printed or stamped

Title or rank

Serial number, if any

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

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

the MELROSE management partnership

TOWN HALL AMENTIES CENTER ASSOCIATION, INC.

Board Meeting Minutes

January 4th, 2013
1:40 PM

Welcome Center
2401 River Hall Parkway
Alva, FL 33920

MINUTES

Called to order at 1:40 P.M. by President, Grady Miars. A Quorum was established to hold the meeting. Directors present were: Robert Nelson and Grady Miars. Also present was Danielle Wright representing The Melrose Management Partnership, LLC, Managing Agent for the Association.

Robert Nelson, as Vice President, made a motion for the Board of Directors to approve the President, Grady Miars, to sign authorization required by Lee County in order for Green Pointe to continue with its comprehensive plan rezoning amendments as to the developable lands with River Hall.. This will not affect the use or nature of the common areas owned by the Homeowners Association, and is only a technical requirement by Lee County

Motion was seconded by Grady Miars. All present were in favor. Motion passed.

Motion to adjourn at 1:45 P.M. by Grady Miars. Motion seconded by Robert Nelson.

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Fax: 239-425-2042
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www.melrosemanagement.com

the MELROSE management partnership

Hampton Lakes at River Hall Homeowners Association, Inc.

Board Meeting Minutes

January 4th, 2013
1:35 PM

Welcome Center
2401 River Hall Parkway
Alva, FL 33920

MINUTES

Called to order at 1:35 P.M. by President, Grady Miars. A Quorum was established to hold the meeting. Directors present were: Robert Nelson and Grady Miars. Also present was Danielle Wright representing The Melrose Management Partnership, LLC, Managing Agent for the Association.

Robert Nelson, as Vice President, made a motion for the Board of Directors to approve the President, Grady Miars, to sign authorization required by Lee County in order for Green Pointe to continue with its comprehensive plan rezoning amendments as to the developable lands with River Hall. This will not affect the use or nature of the common areas owned by the Homeowners Association, and is only a technical requirement by Lee County.

Motion was seconded by Grady Miars. All present were in favor. Motion passed.

Motion to adjourn at 1:38 P.M. by Grady Miars. Motion seconded by Robert Nelson.

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River Hall Country Club Homeowners Association, Inc.

Board Meeting Minutes

January 4th, 2013
1:30 P.M.

Welcome Center
2401 River Hall Parkway
Alva, FL 33920

MINUTES

Called to order at 1:30 P.M. by President, Grady Miars. A Quorum was established to hold the meeting. Directors present were: Robert Nelson and Grady Miars. Also present was Danielle Wright representing The Melrose Management Partnership, LLC, Managing Agent for the Association.

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APPLICATION FOR PUBLIC HEARING FOR ZONING ACTION UNINCORPORATED AREAS ONLY

Applicant's Name: GreenPointe Communities, LLC

Project Name: River Hall

STRAP Number(s): See attached Exhibit PH-3.A.1

TYPE OF APPLICATION

- ☐ Special Exception **(attach Supplement A)**
- ☐ Variance **(attach Supplement B)**
- ☐ Conventional Rezoning **(attach Supplement C)**
- ☐ Planned Development (not a Compact Community PD) **(attach Supplement D)**
- ☒ Amendment to built Planned Development **(Supplement D may be required)**
- ☐ Private Recreational Facilities Planned Development (PRFPD) **(attach Supplement D)**
- ☐ Extension of a Master Concept Plan **(attach Supplement E)**
- ☐ Reinstatement of a Master Concept Plan **(attach Supplement F)**
- ☐ Limited Amendment to an Existing Mine Special Exception (non MEPD) Planned Development for either dewatering or an extension of the mine duration under LCLDC Section 12-121(j) **(attach Supplement G)**
- ☐ Compact Community Planned Development (CCPD) per LCLDC Section 32-501 et. seq. **(attach Supplement H)**
- ☐ DRI – with rezoning **(submit completed DRI Application Form {do not use this form} and Supplement D)**
- ☐ DRI – without rezoning **(submit completed DRI Application Form {do not use this form}**

Is this project located in one of the following planning community/community plan areas: Boca Grande, Caloosahatchee Shores, Captiva, North Captiva, Estero, Page Park, Palm Beach Boulevard, Buckingham, Pine Island, Lehigh Acres, or North Fort Myers?

☐ No

☒ Yes (If YES, please note PART 4.G. below for public information meeting summary document requirements.)

STAFF USE ONLY

Case Number: _____

Current Zoning: _____

Land Use Classification: _____

Planning Community/Community Plan Area: _____

Commission District: _____

Fee Amount: _____

Intake by: _____

LEE COUNTY
COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET)
FORT MYERS, FL 33902
PHONE (239) 533-8585

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PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: GreenPointe Communities, LLC
Address: 7807 Baymeadows Road East, Suite 205
City, State, Zip: Jacksonville, FL 32256
Phone Number: 352-799-9898 Fax Number: 239-851-3225
E-mail Address:

B. Relationship of Applicant to owner (check one):

☐ Applicant (including an individual or husband & wife) is the sole owner of the property. **[34-201(a)(1)a.1.]**
  ☐ **Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.1.** (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) **[34-202(b)(1)b. & c.]**

☒ **Applicant has been authorized by the owner(s) to represent them for this action.**
  ☒ **Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.1.** (for an individual) or **Exhibit PH-1.B.2** (for Corporation, etc.). (Please select the appropriate Affidavit Form {A1 or A2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. **[34-202(b)(1)b. & c.]**

☐ Applicant is a contract purchaser/vendee. **[34-202(b)(1)d.]**
  ☐ **Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.1.** (for an individual) or **Exhibit PH-1.B.2.** (for Corporation, etc.). (Please select the appropriate Affidavit Form {A-1 or A-2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. **[34-202(b)(1)b. & c.]**

☐ Application is County initiated. BOCC authorization is attached as **Exhibit PH-1.B.3**

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

1. Company Name: Morris-Depew Associates
   Contact Person: David W. Depew, PhD, AICP, LEED AP & Tina M. Ekblad, MPA, AICP, LEED AP
   Address: 291 Cleveland Avenue
   City, State, Zip: Fort Myers, Fl 33908
   Phone Number: 239.337.3993 Fax Number: 239.337.3994
   E-mail address: planning@m-da.com & tekblad@m-da.com

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

PART 2
PROPERTY OWNERSHIP

A. Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)a.1.]

1. **Name:**
   Address:
   City, State, Zip:
   Phone Number: Fax Number:
   E-mail address:

B. Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].

1. ☒ Disclosure of (Ownership) Interests Form is attached as **PH-2.B.1. [34-201(b)(2)]**

C. Multiple parcels:

1. ☒ Property owners list is attached as **Exhibit PH-2.C.1. [34-202(a)(5)]**
2. ☒ Property owners map is attached as **Exhibit PH-2.C.2. [34-202(a)(5)]**

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D. Confirmation of Ownership/Title Certification [34-202(a)(3)]

1. ☒ Title certification document is attached as **Exhibit PH-2.D.1. [34-202(a)(3)]**

E. Date property was acquired by present owner(s): 10/14/2010

PART 3
PROPERTY INFORMATION

Is this request specific to a particular tract of land? ☐ **NO** ☒ **YES.** If the answer is **YES**, please complete the following items.

A. STRAP Number(s): Please see Exhibit PH-2.C.1

B. Street Address of Property: Please see Exhibit PH-2.C.1

C. Legal Description

☒ **Legal description** (on 8½" x 11" paper) is attached as **Exhibit PH-3.C.1. [34-202(a)(1)]**
☒ **Sealed sketch** of the legal description is attached as **Exhibit PH-3.C.2. [34-202(a)(1)]**
☐ **Electronic version** of the legal description is attached as **Exhibit PH-3.C.3.**

D. Boundary Survey

☒ A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit PH-3.D.1. [34-202(a)(2)]**

☐ This is not a Planned Development Application and the property consists of one or more undivided platted lots in a F.S. Ch. 177 subdivision recorded in the Official Records of Lee County. A copy of the applicable Plat page(s) is attached as **Exhibit PH-3.D.2.** The Plat Book Number and the Page Number (or the Instrument Number) are provided as well as the Block Number and Lot Number (if applicable). **[34-202(a)(2)]**

E. Planning Community/Community Plan Area: [34-202(a)(10)] Caloosahatchee Shores

F. General Location of Property:

1. ☒ Area location map (for all applications other than Planned Developments) is attached as **Exhibit PH-3.F. [34-202(a)(4)]** {NOTE: For Planned Development Applications see Supplement **D. [34-373(a)(4)b.]**}
2. **Directions to property:**
   I-75 exit to 141 the East approximately 5.7 miles located to the south

G. Surrounding property owners:

1. ☒ List of surrounding property owners is attached as **Exhibit PH-3.G.1. [34-202(a)(6)]**
2. ☒ Map of surrounding property owners is attached as **Exhibit PH-3.G.2. [34-202(a)(7)]**
3. ☒ 2 sets of mailing labels are attached as **Exhibit PH-3.G.3. [34-202(a)(6)]**

H. Current Zoning of Property: RPD and CPD

1. ☒ Copies of all Zoning Resolutions and Zoning Approvals applicable to the subject property are attached as **Exhibit PH-3.H.1. [34-202(a)(8)]**

I. Current use(s) of the property:

1. ☒ Current use(s) of the property are:
   Vacant

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2. ☐ If buildings or structures exist on the property, an affidavit is required stating whether the buildings & structures will be removed or retained and specific details regarding any structures proposed to be retained. Attach as **Exhibit PH-3.I.2.** and entitle **"Structure Affidavit". [34-202(b)(3)]**
3. ☐ 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. Attach as **Exhibit PH-3.I.3.** and entitle **"Existing Agricultural Uses at Time of Zoning Application." [34-202(b)(7)]**

J. Land Use Classification:

Upland Conservation*	±264	Acres	13.3	% of Total
Wetland Conservation*	±153	Acres	7.7	% of Total
Sub-Outlying Suburban*	±870	Acres	43.9	% of Total
Wetlands*	±28	Acres	1.4	% of Total
Rural*	±584	Acres	29.5	% of Total
Suburban*	±79	Acres	3.9	% of Total

*Pending CPA2012-00001 Approval

K. 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)

L. Property Restrictions [34-202(b)(2)]

1. ☒ There are no deed restrictions or other covenants on this property that affect this request. **[34-202(b)(2)]**
2. ☐ Deed restrictions\ covenants that may affect this request are attached as **Exhibit PH-3.L .2. [34-202(b)(2)]**
3. ☐ A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached as **Exhibit PH-3.L.3 [34-202(b)(2)]**

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

1.	Width (average if irregular parcel):	±13,330	Feet		
2.	Depth (average if irregular parcel):	±4,550	Feet		
3.	Total area:	±1,978	Acres or square feet		
4.	Frontage on road or street:	±650	Feet on	Palm Beach Blvd/ SR 80	Street
	2nd Frontage on road or street:		Feet on		Street

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PART 4
ACTION REQUESTED

A. Action Requested [check applicable action(s)]

☐ Special Exception **(Attached is Supplement A)** for _____
☐ Variance **(Attached is Supplement B)** for _____
☐ Conventional Rezoning **(Attached is Supplement C)** from _____ to _____
☐ Planned Development Rezoning from _____ to _____
  ☐ DCI – Major **(Attached is Supplement D)**
  ☐ DCI – Minor **(Attached is Supplement D)**
  ☐ Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area **(Attached is Supplement D)**
☒ Planned Development Amendment **(Attached is Supplement D)**
☐ Extension of Master Concept Plan **(Attached is Supplement E)**
☐ Reinstatement of Master Concept Plan **(Attached is Supplement F)**
☐ Limited Amendment to an Existing Mine Special Exception or (non MEPD) Planned Development for either dewatering or an extension of the mine duration pursuant to LCLDC Section 12-121(j). **(Attached is Supplement G)**
☐ Compact Community Planned Development (CCPD) per LCLDC Section 32-501 et. seq. **(Attached is Supplement H)**

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B. Excavations/Blasting

- ☒ No blasting will be used in the excavation of lakes or other site elements.
- ☐ If blasting is proposed, Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information) is attached as **Exhibit PH-4.B [34-202(b)(6)]**

C. Bonus Density

- ☒ Not Applicable
- ☐ Bonus density will be used. Attached is a copy of the Bonus Density application showing calculations labeled as **Exhibit PH-4.C. [34-202(b)(5)]**

D. Hazardous Materials

- ☒ Not Applicable
- ☐ A Hazardous materials emergency plan is attached as **Exhibit PH-4.D [34-202(b)(4)]**

E. Mobile Home Park

- ☒ Not Applicable
- ☐ Request includes rezoning of a Mobile Home Park. Attached is **Exhibit PH-4.E [34-203(d)]**

F. Airport Zones & Lee County Port Authority 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 will be required. Attached is **Exhibit PH-4.F [34-1010]**

G. Planning Communities/Community Plan Area Requirements: A meeting summary document must be submitted for the required public informational session in the following communities: **[33-3; 34-6; 34-202(a)(10)]**

- ☐ Not Applicable
- ☐ **Estero Planning Community.** Attached is **Exhibit PH-4.G.1 [33-54(a)&(b); Lee Plan Policy 19.5.3]**
- ☐ **Captiva Planning Community (Captiva Island).** Attached is **Exhibit PH-4.G.2 [33-1612(a)&(b); Lee Plan Policy 13.1.7]**
- ☐ **North Captiva Community Plan area.** Attached is **Exhibit PH-4.G.3 [Lee Plan Policy 25.1.1]**
- ☐ **Boca Grande Planning Community.** Attached is **Exhibit PH-4.G.4 [Lee Plan Policy 22.1.5]**
- ☒ **Caloosahatchee Shores Community Plan area.** Attached is **Exhibit PH-4.G.5 [33-1482(a)&(b); Lee Plan Policy 21.6.3]**
- ☐ **Page Park Community Plan area.** Attached is **Exhibit PH-4.G.6 [33-1203(a) & (b); Lee Plan Policy 27.11.2]**
- ☐ **Palm Beach Boulevard Community Plan area.** Attached is **Exhibit PH-4.G.7 [Lee Plan Policy 23.5.2]**
- ☐ **Buckingham Planning Community.** Attached is **Exhibit PH-4.G.8 [Lee Plan Policy 17.7.2]**
- ☐ **Pine Island Planning Community.** Attached is **Exhibit PH-4.G.9 [33-1004(a) & (b); Lee Plan Policy 14.7.1]**
- ☐ **Lehigh Acres Planning Community.** Attached is **Exhibit PH-4.G.10 [33-1401(a)&(b); Lee Plan Policy 32.12.2]**
- ☐ **North Fort Myers Planning Community.** Attached is **Exhibit PH-4.G.11 [33-1532(a)&(b)]**

H. Waivers from Application Submission Requirements: The following waivers, approved by the Director of Zoning Services, are attached as **Exhibit PH-4.H [34-202(a)]**

Section Number	Name of Item
34-373(b)(1)	Surface Water Management Plan
34-373(b)(2)	Protected Species Survey

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

☒ **YES** (Please provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service. Label letter as **Exhibit PH 4-I.**) **[34-202(b)(8)]**

☐ **NO** (Please provide a narrative explaining why the connection to potable water and/or central sewer is not planned. Label explanation as **Exhibit PH 4-I.**) **[34-202(b)(8)]**

PART 5
SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

Number of Copies*				
Var. or Spe. Exc.	**Conv. Rez.**	**PDs**	**Exhibit Number**	**SUBMITTAL ITEMS**
1	3	15		Completed application for Public Hearing [34-201(b)]
1	1	1		Filing Fee - [34-202(a)(9)]

Var. or Spe. Exc.	**Conv. Rez.**	**PDs**	**SUP**	**SUPPLEMENTAL FORMS** (select applicable request/form)
1	0	0	SUP A	Special Exception request
1	0	0	SUP B	Variance request
0	3	0	SUP C	Conventional Rezoning request
0	0	15	SUP D	Planned Development Rezoning request
0	0	15	SUP D	Planned Development Amendment request
0	0	15	SUP D	PRFPD in Overlay Area Rezoning request
0	0	8	SUP E	Master Concept Plan Extension request
0	0	8	SUP F	Master Concept Plan Reinstatement request
0	0	15	SUP G	Limited Amendment to Special Exception or Planned Development request
0	0	15	SUP H	Compact Community Planned Development (CCPD) request

Var. or Spe. Exc.	**Conv. Rez.**	**PDs**	**Exhibit Number**	**SUBMITTAL ITEMS**
1	3	3	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	3	1	PH-1.B.3	BOCC authorization (if County initiated application)
1	3	15	PH-1.C.2	Additional Agents [34-202(b)(1)c.]
1	3	3	PH-2.B.1	Disclosure of Interest Form (multiple owners) [34-201(b)(2)a]
1	3	3	PH-2.C.1	Subject Property Owners list (if applicable) [34-202(a)(5)]
1	3	3	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
1	3	3	PH-2.D.1	Confirmation of Ownership/Title Certification [34-202(a)(3)]
1	3	15	PH-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
2	2	5	PH-3.C.1	Legal Description (8.5" x 11") **(2 originals required)** [34-202(a)(1)]
2	2	5	PH-3.C.2	Sealed Sketch of the Legal Description **(2 originals required)** [34-202(a)(1)]

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Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS *(continued)*
1	3	5	PH-3.D.1	Boundary Survey (tied to State Plane Coordinate System) **(2 originals required)** [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications (see Supplement D & Supplement H)} [34-373(a)(4)a.]}
1	3	N/A	PH-3.D.2	Copy of Recorded F.S. Ch. 177 Plat Page(s) (if applicable) [34-202(a)(1)]
1	3	0	PH-3.F	Area Location Map (8.5" by 11") pursuant to LCLDC Section 34-202(a)(4) (Non Planned Developments). {For Planned Developments see Supplements D, E, F, G & H. [34-202(a)(4)]}
0	0	15	PH-3.F	Area Location Map [34-202(a)(4)] {for Planned Developments - see Supplement D & Supplement H [34-373(a)(4)b]}
1	1	3	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1	1	3	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2	PH-3.G.3	Mailing labels [34-202(a)(6)]
1	1	3	PH-3.H.1	Zoning Resolutions and Zoning Approvals [34-202(a)8)]
1	3	3	PH-3.I.2.	Structure Affidavit (if applicable) [34-202(b)(3)]
1	3	3	PH-3.I.3.	Affidavit entitled "Existing Agricultural Uses at Time of Zoning Application" (if applicable) [34-202(b)(7)]
1	3	3	PH-3.L.2	Property Restrictions\Covenants (if applicable) [34-202(b)(2)]
1	3	3	PH-3.L.3	Narrative addressing effect of Deed Restrictions (if applicable) [34-202(b)(2)]
1	3	15	PH-4.B	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
0	0	4	PH-4.C	Bonus Density Application (if applicable) [34-202(b)(5)]
1	3	4	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	3	4	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	3	4	PH-4.F	LCPA Airport Zones & Tall Structures Permit Requirements (if applicable) [34-1001 et seq.]
1	3	4	PH-4.G.1	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Estero Planning Community (if applicable) [33-54; Lee Plan Policy 19.5.3]
1	3	4	PH-4.G.2	Summary of Public Informational Session for Rezoning Actions (including administrative deviations amending the approved master concept plan or other provisions of the applicable zoning resolution), Special Exception and Variance Applications located on Captiva Island within Captiva Planning Community (if applicable) [33-1612(a)&(b); Lee Plan Policy 13.1.7]
1	3	4	PH-4.G.3	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within North Captiva Community Plan area (if applicable) [Lee Plan Policy 25.1.1]
1	3	4	PH-4.G.4	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within Boca Grande Planning Community (if applicable) [Lee Plan Policy 22.1.5]
0	0	4	PH-4.G.5	Summary of Public Informational Session for Planned Development Applications located within Caloosahatchee Shores Community Plan area (if applicable) [Lee Plan Policy 21.6.3]

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Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS *(continued)*
1	3	4	PH-4.G.6	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Page Park Community Plan area (if applicable) [33-1203(a)&(b); Lee Plan Policy 27.11.2]
0	0	4	PH-4.G.7	Summary of Public Informational Session for Planned Development Applications located within Palm Beach Boulevard Community Plan area (if applicable) [Lee Plan Policy 23.5.2]
1	3	4	PH-4.G.8	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within or adjacent to the Buckingham Planning Community or with access to Buckingham Road (if applicable) [Lee Plan Policy 17.7.2]
1	3	4	PH-4.G.9	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Pine Island Planning Community (if applicable) [33-1004; Lee Plan Policy 14.7.1]
1	3	4	PH-4.G.10	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Lehigh Acres Planning Community (if applicable) [33-1401; Lee Plan Policy 32.12.2]
1	3	4	PH-4.G.11	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within North Fort Myers Planning Community (if applicable) [33-1532]
1	3	15	PH-4.H	Approved Waivers.(if applicable) [34-202(a)]
0	0	4	PH-4.I	Potable Water & Sanitary Sewer. If the answer to Item 4.I was YES, provide a letter from the appropriate utility entity indicating the utility entity's name and ability to provide service to support the proposed development. If the answer to Item 4.I was NO, a written explanation as to the reasons why connection will not be made must be submitted along with an explanation as to the means proposed to meet the water and sewer needs for the project. [34-202(b)(8)]

***At least one copy must be an original.**

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LEE COUNTY
SOUTHWEST FLORIDA

PUBLIC HEARING SUPPLEMENT D

ADDITIONAL REQUIRED INFORMATION FOR A PLANNED DEVELOPMENT APPLICATION UNINCORPORATED AREAS ONLY

Case Number:

Project Name: River Hall Planned Development Application

Applicant's Name: GreenPointe Communities, LLC

STRAP Number(s): See attached Exhibit PH-3.A.1

Planning Community/Community Plan Area: Caloosahatchee Shores

Note: If the project is for an action located in the Estero, Captiva, North Captiva, Boca Grande, Caloosahatchee Shores, Page Park, Palm Beach Boulevard, Buckingham, Pine Island, Lehigh Acres or North Fort Myers Planning Community/Community Plan Area, a public informational meeting must be conducted within the community and a meeting summary document must be submitted with this application. See Application for Public Hearing for Zoning Action Form, PART 4-G. Also note the requirement for compliance with specific Community Development Standards outlined in LCLDC Chapter 33. **[34-202(a)(10)]**

Brief Summary of Project:
The proposed amendment is to allow an additional 1,000 dweling units and additional uses within River Hall.

Application Type: Select one application type only.

- ☐ DRI (rezoning required)
- ☒ DCI-Major
- ☐ DCI-Minor
- ☐ DCI-Minor – Existing Development {See LCLDC Section 34-341(b)(2)d.1.}
- ☐ DCI-Minor – Amendment to approved Master Concept Plan {See LCLDC Section 34-341(b)(2)d.2. & Section 34-380(c)}
- ☐ Amendment to built Planned Development meeting DCI threshold {See LCLDC Section 34-373(c)}
- ☐ PRFPD in Private Recreational Facilities Overlay Area {See LCLDC Section 34-341(a)(2)}

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PART 1
GENERAL INFORMATION

A. Comprehensive Plan Amendments (check one):

☐ There are **NO** LEE Plan Amendments pending that could affect the future use of this property.

☒ The following LEE Plan Amendments **ARE** pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application):
CPA2012-00001 is pending. This application should be reviewed concurrently per FS163.3184(12)

B. Archaeological/Historical (check one):

☐ There are **NO** known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. **[34-373(a)(4)h.]**

☒ There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. Attached as **Exhibit D-1-B** is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. **[34-373(a)(4)h.]**

C. Public Transit (check one):

☒ Property is **NOT** within the Lee Tran public transit service area.

☐ Property is within the Lee Tran public transit service area. A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops must be provided. Label as **Exhibit D-1-C. [34-373(a)(g)]**

D. Density: PLEASE SEE THE ATTACHED SPREADSHEET

☐ There are no residential dwelling units proposed for this development.

☒ The property is located within one or more Future Land Use categories and {see Lee Plan Map 1, Page 6 of 8}:

☐ **IS within the Mixed Use Overlay**

☒ **IS NOT within the Mixed Use Overlay**

Density has been calculated in Part 3 of this application and is summarized below:

Intensive Development		Proposed dwelling units
Central Urban		Proposed dwelling units
Urban Community		Proposed dwelling units
Suburban		Proposed dwelling units
Outlying Suburban		Proposed dwelling units
Sub-Outlying Suburban		Proposed dwelling units
Rural		Proposed dwelling units
Outer Islands		Proposed dwelling units
Rural Community Preserve		Proposed dwelling units
Open Lands		Proposed dwelling units
Resource		Proposed dwelling units
Wetlands		Proposed dwelling units
New Community		Proposed dwelling units
University Community		Proposed dwelling units
Coastal Rural		Proposed dwelling units
TOTAL		**Proposed dwelling units**

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PART 2
TYPES OF LAND AREA ON PROPERTY

A.	**Gross Acres (total area within described parcel)**			**641**	**Acres**
	1.	Submerged land subject to tidal influence		_____ Acres	
	2. a.	Preserved freshwater wetlands	_____ Acres		
	b.	Impacted wetlands	_____ Acres		
	c.	Preserved saltwater wetlands	_____ Acres		
	d.	Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		_____ Acres	
	3.	R-O-W providing access to non-residential uses		_____ Acres	
	4.	Non-residential use areas (1) (2)		53 Acres	
B.	**Total area not eligible as gross residential acreage** (Items A.1. + A.3. + A.4.).			**53**	**Acres**
C.	**Gross residential acres. (A minus B)** (3)			**588**	**Acres**

D. Gross residential acres (by Land Use Category) PLEASE SEE THE ATTACHED SPREADSHEET

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.	Conservation – upland	_____ Acres
	b.	Conservation – 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)	_____ **Acres**

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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 3
RESIDENTIAL DEVELOPMENT
PRELIMINARY DENSITY CALCULATIONS
PLEASE SEE THE ATTACHED SPREADSHEET FOR CALCULATIONS

i. Complete only if living units are proposed in a Future Land Use Category.
ii. If more than one classification, calculations for each classification must be submitted.
iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Intensive Development Category

		Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 2, D.1.a.)	_____	x 14 equals	_____
b.	Total preserved freshwater wetlands acres (from Part 2, D.1.b.)	_____	x 14 equals	_____
c.	Total impacted wetlands acres (from Part 2, D.1.c.)	_____	x 1/20 equals	_____
d.	**Total Allowed Standard Units** (A.1.a. plus A.1.b. plus A.1.c.) (1)			_____
2.	**Bonus Units** (2)			
a.	Low-moderate-housing density			_____
b.	TDR units			_____
c.	Sub-total (A.2.a. plus A.2.b.)			_____
5.	**Total Permitted Units** (A.1.d. plus A.2.c.) (1)			_____

Notes:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
(2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

B. Central Urban Category

		Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 2, D.2.a.)	_____	x 10 equals	_____
b.	Total preserved freshwater wetlands acres (from Part 2, D.2.b.)	_____	x 10 equals	_____
c.	Total impacted wetlands acres (from Part 2, D.2.c.)	_____	x 1/20 equals	_____
d.	**Total Allowed Standard Units** (B.1.a. plus B.1.b. plus B.1.c.) (1)			_____
2.	**Bonus Units** (2)			
a.	Low-moderate-housing density			_____
b.	TDR units			_____
c.	Sub-total (B.2.a. plus B.2.b.)			_____
5.	**Total Permitted Units** (B.1.d. plus B.2.c.) (1)			_____

Notes:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
(2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

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C. Urban Community Category

		Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 2, D.3.a.)	_____	x 6 equals	_____
b.	Total preserved freshwater wetlands acres (from Part 2, D.3.b.)	_____	x 6 equals	_____
c.	Total impacted wetlands acres (from Part 2, D.3.c.)	_____	x 1/20 equals	_____
d.	**Total Allowed Standard Units** (C.1.a. plus C.1.b. plus C.1.c.) [1]			_____
2.	**Bonus Units** [2]			
a.	Low-moderate-housing density			_____
b.	TDR units			_____
c.	Sub-total (C.2.a. plus C.2.b.)			_____
5.	**Total Permitted Units** (C.1.d. plus C.2.c.) [1]			_____

Notes:
[1] Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
[2] If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

D. Suburban Category

		Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 2, D.4.a.)	_____	x 6 equals	_____
b.	Total preserved freshwater wetlands acres (from Part 2, D.4.b.)	_____	x 6 equals	_____
c.	Total impacted wetlands acres (from Part 2, D.4.c.)	_____	x 1/20 equals	_____
d.	**Total Permitted Units** (D.1.a. plus D.1.b. plus D.1.c.) [1]			_____

Notes:
[1] Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

E. Outlying Suburban Category

		Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 2, D.5.a.)	_____	x 3 equals	_____
b.	Total preserved freshwater wetlands acres (from Part 2, D.5.b.)	_____	x 3 equals	_____
c.	Total impacted wetlands acres (from Part 2, D.5.c.)	_____	x 1/20 equals	_____
d.	**Total Permitted Units** (E.1.a. plus E.1.b. plus E.1.c.) [1]			_____

Notes:
[1] Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

F. Sub-Outlying Suburban Category

		Max. standard density		Units
1.	**Standard Units**			
a.	Total upland acres (from Part 2, D.6.a.)	_____	x 2 equals	_____
b.	Total preserved freshwater wetlands acres (from Part 2, D.6.b.)	_____	x 2 equals	_____
c.	Total impacted wetlands acres (from Part 2, D.6.c.)	_____	x 1/20 equals	_____
d.	**Total Permitted Units** (F.1.a. plus F.1.b. plus F.1.c.) [1]			_____

Notes:
[1] Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

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G. Rural, Outer Island, Rural Community Preserve Categories

	Max. standard density		Units
1. Standard Units			
a. Total upland acres (from Part 2, D.7.a.)	_____	x 1 equals	_____
b. Total wetlands acres (from Part 2, D.7.b.)	_____	x 1/20 equals	_____
c. **Total Permitted Units** (G.1.a. plus G.1.b.)[1]			_____

Notes:
[1] In the Rural category located in Section 24, Township 43 south, Range 23 East and South of the Gator slough, the maximum density is 2.2.5 acres.
[2] Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

H. Conservation Category

	Max. standard density		Units
1. Standard Units			
a. Total upland acres (from Part 2, D.8.a.)	_____	x 2/1 equals	_____
b. Total wetlands acres (from Part 2, D.8.b.)	_____	x 2/1 equals	_____
c. **Total Permitted Units** (H.1.a. plus H.1.b.)[1]			_____

Notes:
[1] Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

I. Resource Category

	Max. standard density		Units
1. Standard Units			
a. Total upland acres (from Part 2, D.9.a.)	_____	x 1/10 equals	_____
b. Total wetlands acres (from Part 2, D.9.b.)	_____	x 1/20 equals	_____
c. **Total Permitted Units** (I.1.a. plus I.1.b.)[1]			_____

Notes:
[1] Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

J. Wetlands Category

	Max. standard density		Units
1. Standard Units			
a. Total wetlands acres (from Part 2.D.10.a)	_____	x 1/20 equals	_____
c. **Total Permitted Units** (J.1.a.)[1]			_____

Notes:
[1] Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

K. New Community Category

	Max. standard density		Units
1. Standard Units			
a. Total upland acres (from Part 2, D.11.a.)	_____	x 6 equals	_____
b. Total wetlands acres (from Part 2, D.11.b.)	_____	x 1/20 equals	_____
c. **Total Permitted Units** (K.1.a. plus K.1.b.)[1]			_____

Notes:
[1] Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

L. University Community Category

	Max. standard density		Units
1. Standard Units			
a. Total upland acres (from Part 2, D.12.a.)	_____	x 2.5 equals	_____
b. Total wetlands acres (from Part 2, D.12.b.)	_____	x 1/20 equals	_____
c. **Total Permitted Units** (L.1.a. plus L.1.b.)[1]			_____

Notes:
[1] Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

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M. Coastal Rural Category

		Max. standard density	Units
1. Standard Units			
a.	Total upland acres (from Part 2, D.13.a.)[1][2]	_____ x 1/10 equals	_____
b.	Total wetlands acres (from Part 2, D.13.b.)	_____ x 1/20 equals	_____
c.	**Total Permitted Units** (M1.a. plus M.1.b.)[3]		_____

Notes:

(1) The standard maximum density established by Policy 1.4.7 of the Lee Plan is one dwelling unit per ten acres (1 DU/10 acres); however, see LCLDC Sections 33-1057 and 34-3273 regarding nonconforming lots.

(2) Maximum densities may increase in accordance with LCLDC Table 33-1052. See General Instructions Part 3, below, and secure approval through Administrative Action Request for Increase in Standard Maximum Density for "Coastal Rural" in Greater Pine Island.

(3) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.

PART 4
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS

	Habitable Stories	Height	Total Floor Area (Square Feet)
A. Commercial			
1. Medical			
2. General Office		35'	15,000
3. Retail		35'	30,000
4. Other			
5. **TOTAL FLOOR AREA**			**45,000**

	Habitable Stories	Height	Total Floor Area
B. Industrial			
1. Under Roof			
2. Not Under Roof	NA		
3. **TOTAL FLOOR AREA**			

		Depth	Total Acres
C. Mining			
1. Area to be excavated	NA		

	Habitable Stories	Height	Total Beds/Units
D. Assisted Living Facilities			
1. Dependent Living Units			
2. Independent Living Units			
3. **TOTAL BEDS/UNITS**			

	Habitable Stories	Height	Total Rental Units
E. Hotels/Motels (Room Size)			
1. < 425 sq. ft.			
2. 426-725 sq. ft.			
3. 725 < sq. ft.			
4. **TOTAL UNITS**			

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PART 5
ENVIRONMENTAL ISSUES

A. **Topography:** Describe the range of surface elevations of the property:
Please see the attached response from Passarella and Associates.

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].
Please see the attached response from Passarella and Associates.

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 4.B. above will be protected by the completed project:
Please see the attached response from Passarella and Associates.

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
Please see the attached response from Passarella and Associates.

PART 6
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:
N/A

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:
   N/A
2. Quality of the effluent:
   N/A
3. Expected life of the facility:
   N/A
4. Who will operate and maintain the internal collection and treatment facilities:
   N/A
5. Receiving bodies or other means of effluent disposal:
   N/A

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

1. The location and approximate area of the spray fields:
   N/A
2. Current water table conditions:
   N/A
3. Proposed rate of application:
   N/A
4. Back-up system capacity:
   N/A

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PART 7 – SUBMITTAL REQUIREMENTS		
Copies* Required	**Exhibits**	**ITEM [LCLDC Section]**
		PUBLIC HEARING APPLICATION FORM
15		**Public Hearing Application Form (Application for Public Hearing for Zoning Action Form, OR, if a DRI with Rezoning, submit Application for Public Hearing for a DRI Form). [34-373(a)(1)]**
1		**Application Fee. [34-373(a)(2)]**
		DESCRIPTION OF EXISTING CONDITIONS
4	D-1-B	**Historical or Archaeological sites:** The nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be provided. **[34-373(a)(4)h.]**
15	D-1-C	**Public Transit.** A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. **[34-373(a)(4)g.]**
5	D-7-A	**A Boundary Survey**, prepared and sealed by a professional surveyor, that meets the minimum technical standards set forth in chapter 5J-17, F.A.C. The boundary survey must identify and depict all easements affecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection. **(2 originals required) [34-373(a)(4)a.]**
15	D-7-B	**Area Location Map** (on 8.5" x 11" paper). A map marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. **[34-373(a)(4)b.]**
15	D-7-C	**Existing Zoning and Current Land Uses.** A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet. **[34-373(a)(4)c.]**
15	D-7-D	**Aerial Photograph** with the site clearly delineated. **[34-373(a)(4)d.] Originals only - photocopies are not acceptable.**
4	D-7-E	**Soils Map.** 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. **[34-373(a)(4)e.i.]**
4	D-7-F	**FLUCCS Map.** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)e.ii.]**
4	D-7-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. **[34-373(a)(4)e.iii.]**
4	D-7-H	**Topographic Map.** A County topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)e.iv.]**
4	D-7-I	**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. **[34-373(a)(4)e.v.]**
		NARRATIVE COMPLIANCE STATEMENTS
15	D-7-J	**LEE Plan Compliance.** A narrative explanation as to how the proposed development complies with the LEE Plan. **[34-373(a)(5)]**
3	D-7-K	**Design Standards Compliance.** A narrative explanation as to how the proposed development complies with the Design Standards set forth in LCLDC Section 34-411 as well as the Community Design Standards as specified in LCLDC Chapter 33. **[34-373(a)(5); 34-202(a)(10)]**
3	D-7-L	**Decision-Making Compliance.** A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in LCLDC Sections 34-145(c)(2)a & e. and 34-145(d)(3). **[34-373(a)(5)]**

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		MASTER CONCEPT PLAN
2 & 15	D-7-M.1 (24X 36) & D-7-M.2 (11X17)	**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 - i. Copies of the Master Concept Plan must be provided in two sizes, 24" x 36" (2 copies), and 11" x 17" (15 copies - **2 originals required**) in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. {See Instructions, Part 7, below.} **[34-373(a)(6)]**
2 & 15	D-7-N.1 (24X36) & D-7.N.2 (11X17)	**Master Concept Plan, PRFPD :** A clearly legible and properly scaled drawing (Master Concept Plan) showing and identifying the information required by LCLDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24" x 36" (2 copies), and 11" x 17" (15 copies - **2 originals required**) in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. {See Instructions, Part 7, below.} **[34-941(g)]**
5	D-7-O	**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. **[34-373(a)(7)]** TIS is not required for an existing development. **[34-341(b)(2)d.1.]**
15	D-7-P	**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)]. **[34-373(a)(8)]**
15	D-7-Q	**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. The location of each requested deviation must be located/shown on the Master Concept Plan. Deviation documentation and detail drawings including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. **[34-373(a)(9); 34-412(a)]**
		ADDITIONAL REQUIREMENTS FOR MAJOR PDs
4	D-7-R	**Surface Water Management Plan** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1)a. - e. **[34-373(b)(1)]**
15	D-7-S	**Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
		ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS
4	D-7-T	**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. **[34-373(b)(2)]**
		ADDITIONAL REQUIREMENTS FOR AMENDMENTS TO BUILT PLANNED DEVELOPMENTS
4	D-7-U	**Proof of Notice to Other Property Owners.** 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. **[34-373(c)]**
		ADDITIONAL REQUIREMENTS FOR DRIs
15	D-7-V	**Binding letter of interpretation from DCA or a complete and sufficient ADA (See also Application for Public Hearing for DRI Form) [34-373(d)(2)]**
		ADDITIONAL EXHIBITS - PRFPDs
4	D-7-W	**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. **[34-941(d)(3)b.i.1)]**
15	D-7-X	**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. **[34-941(d)(3)d.]**
15	D-7-Y	**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. **[34-941(e)(5)f.iii.]**
15	D-7-Z	**Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
15+	D-7-AA	**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. **[34-941(g)(4)]**

*** At least one copy must be an original**

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River Hall Planned Development Amendment

SUPPLEMENT D.

PART 1 General Information

D. Density Calulation

Future Land Use Category	Acreage	Dwelling units/ acre	Dwelling units permitted
Suburban	±79	6 du/ac	474
Wetland	±28	1du/20 ac	1.4
Rural	±584	1du/1ac	583
Sub-Outlying Suburban	±870	2 du/ac	1,740
Conservation Wetland	±153	2 du/ac	306
Conservation Upland	±264	2du/ac	528
Total Dwelling Units			3,633
TOTAL DWELLING UNITS REQUESTED			**2,999**

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River Hall Planned Development Amendment
SUPPLEMENT D.
Part 2. Types of Land Area on the Property &
Part 3. Residential Development Preliminary Density Calculations

Future Land Use Category	Acreage	Dwelling units/acre	Dwelling units permitted
Suburban	79	6du/ac	474
Wetland	28	1du/20ac	1.4
Rural	584	1du/1ac	584
Sub-Outlying Suburban	870	2du/ac	1740
Conservation Wetland	153	2du/ac	306
Conservation Upland	264	2du/ac	528
Total Acres	1,978	**Total Dwelling Units**	3,633
		Requested Units (see Part 1 table)	2,999

The acreage and density listing above represents the entire River Hall Community per CPA2012-00001. The Planned Development Amendment requests for 1,000 of the additional dwelling units from CPA 2012-00001 to be applied to lands owned by RH Venture II, LLC and RH Venture III, LLC, which are the ±643 acres described in the attached legal descriptions. The roadways are included for access only. Authorizations from the Homeowners Associations that maintain the roadways are included.

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River Hall Community
CALOOSAHATCHEE SHORES DESIGN STANDARDS

The River Hall Community and proposed Comprehensive Plan Amendment and Planned Development Amendments are consistent with the Objectives and Policies of the Caloosahatchee Shores Community Plan and Land Development Regulations of Chapter 33 Sections 1491-1506. The existing architecture for the River Hall Community is Florida Vernacular, consistent with the required design style of the Caloosahatchee Shores Community. This style will continue throughout the development to ensure consistency and compatibility between the existing and future development within the community and surrounding neighborhoods.

The proposed Planned Development Amendment does not seek to increase the intensity of the existing Commercial Planned Development. Rather, additional uses are proposed to establish a commercial and civic node which aligns with an existing Commercial Future Land Use along Palm Beach Boulevard to establish a larger commercial node to serve area residents as well as the River Hall Community. The future commercial uses will be designed consistent with the land development regulations of the Caloosahatchee Shores Community. The requested residential, recreational, and civic uses within the existing Commercial Planned Development will promote a mix of uses in a manner consistent with the density and intensity limitations of the Caloosahatchee Shores Policies. The park, trailhead, and trails will provide linkages between the proposed commercial/civic node and the existing residential to connect this area and the community to Hickey's Creek and the adjacent residential communities to promote alternative modes of transportation and accessibility.

The requested Comprehensive Plan Amendment and Planned Development Amendment for the River Hall community meet the public needs identified in the Objectives and Policies of the Caloosahatchee Shores Community Plan and the design requirements of Land Development Code Chapter 33.

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River Hall Planned Development Amendment
SCHEDULE OF DEVIATIONS

DCI 2013-00003

The following deviations were approved via Resolution Z-05-051 and should carry forward through the Planned Development Amendment.

1. Deviation 1 sought relief from the LDC §10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist. This deviation was APPROVED.
2. Deviation 2 was Withdrawn
3. Deviation (3) sought relief from the LDC §10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks. This deviation was APPROVED.
4. Deviation (4) sought relief from the LDC §34-2194(b) requirement to provide a 25-foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits. This deviation was APPROVED.

The following deviations are new and requested as a part of this Planned Development Amendment application

5. Deviation from LDC Section 10-415(b)(1)c. which requires a minimum setback of 20 feet from buildings and a 30 foot setback for indigenous plant communities subject to fire to allow a side setback of 17 feet for the following existing platted lots: River Hall Country Club, Phase Two, Clock K, Lots 29, 57, 76, and 77; Hampton Lakes at River Hall, Phase One, Lot 87.

Justification: The River Hall Community was approved by the Board of County Commissioners for a Residential Planned Development on September 19, 2005. The development footprint and indigenous open space identified in the existing Master Concept Plan for the River Hall RPD are not being amended as part of this application. The setback requirements for indigenous communities were incorporated into the Land Development Code as part of Ordinance 05-14, approved August 23, 2005. At the time the Ordinance was approved, the River Hall RPD was in process and scheduled for a public hearing at the Board of County Commissioners. As a result, the existing development pattern of the River Hall Community was not required to provide the 30 foot indigenous setback. The approved side setback in Z-05-051 for the principal structure from the side lot line is 5'.

The requested 17' is for specific side setback locations within the existing platted portions of the River Hall Community where the side yard abuts an upland preserve. The requested setback provides the maximum distance available on the existing platted lot for emergency services vehicles and staff to access the indigenous habitat and yet allows the existing platted development and development tracts to remain consistent with the previously approved development plan. Should these parcels be replatted at a future time, the requested deviation would not be applicable.

6. Deviation from LDC Section 10-415(b)(1)c. which requires a minimum setback of 20 feet from buildings and a 30 foot setback for indigenous plant communities subject to fire to allow a setback of 20 feet.

Justification: The River Hall Community was approved by the Board of County Commissioners for a Residential Planned Development on September 19, 2005. The development footprint and indigenous open space identified in the existing Master Concept Plan for the River Hall RPD are not being amended as part of this application. The setback requirements for indigenous communities were incorporated into the Land Development Code as part of Ordinance 05-14, approved August 23, 2005. At the time the Ordinance was approved, the River Hall RPD was in process and scheduled for a public hearing at the Board of County Commissioners. As a result, the existing development pattern of the River Hall Community was not required to provide the indigenous setback. The approved setback in Z-05-051 for the principal structure from the rear setback is 15'.

The requested 20' is for the existing platted portions of the River Hall Community to address the existing conditions of the Community. This setback provides adequate distance for emergency services vehicles and staff to access the indigenous habitat and will allow the existing platted development and development tracts to remain consistent with the previously approved development plan. It is important to note that a substantial portion of the community, as defined by LDC §34-381(4), has approved Development Orders and is platted for residential development. Should these parcels be replatted at a future time, the requested deviation would not be applicable.

7. Deviation from LDC Section 10-329(d)(4) which requires banks of excavations to be sloped at a ratio not greater than six horizontal to one vertical from the top of bank to a water depth of two feet below the dry season water table to allow a 4:1 slope.

Justification: The slope requirements for the excavation bank slopes were incorporated into the Land Development Code as part of Ordinance 09-23, approved June 23, 2009, after the approval of the River Hall RPD on September 19, 2005. As a result, the existing slopes within the development provide a 4 to 1 slope. The requested 4:1 slope will allow a consistent and compatible development pattern to continue throughout the residential development. The deviation works within the existing physical conditions of the Residential Planned Development to enhance its economic feasibility and does not pose a threat to the public health safety and welfare.

8. Deviation from LDC Section 10-291(3) which requires residential subdivisions of more than five acres to provide more than one means of ingress or egress for the development to allow one ingress or egress until the 1,598 certificates of occupancy is issued per Condition 26 of Z-05-051.

Justification: The River Hall Community was approved by the Board of County Commissioners for a Residential Planned Development on September 19, 2005.

The requirement for residential development to provide more than one means of ingress or egress was incorporated into the Land Development Code as part of Ordinance 07-24, approved August 14, 2007. At the time the Ordinance was approved, the River Hall RPD was already approved. As a result, the River Hall Community does not provide a secondary access at this time. Rather, the Community is conditioned to provide a second access upon the issuance of the 1,598 certificate of occupancy per Condition 26 of Zoning Resolution Z-05-051.

The Planned Development Amendment Application does not propose to amend this condition. Per Lee County Staff, this deviation is requested to provide compliance with the current Land Development Code until the 1,598th certificate of occupancy is issued.

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From:	Tina Ekblad
To:	Tina Ekblad
Subject:	FW: River Hall deviation exhibit
Date:	Wednesday, March 27, 2013 2:12:33 PM

From: Duey Duncan [mailto:fmsfdchief@hotmail.com]
Sent: Wednesday, March 27, 2013 1:37 PM
To: Carl A. Barraco
Subject: RE: River Hall deviation exhibit

Carl, the 20' set back on existing lots is ok, any new lots should have the 30' set back.

David D Duncan
Fire Chief
Fort Myers Shores Fire Department
Phone 239-694-2833
Fax 239-694-3355

> From: CarlB@barraco.net
> To: fmsfdchief@hotmail.com
> CC: JenniferS@barraco.net
> Date: Wed, 27 Mar 2013 10:37:28 -0400
> Subject: FW: River Hall deviation exhibit
>
> Thanks for looking into this. The attached drawing shows in red the existing platted lots in questions which currently have a 17' side yard setback and all other existing platted lots currently have a 20" setback. All future lots will include a 30" setback.
>
> Please keep in mind, the adjacent preserve area is subject to a controlled burn program which will prohibit the buildup of fuel material. This is required for the rezone for new lots. Again this will not change the existing conditions. Thanks
>
> Carl A. Barraco, P.E.
> President
> Barraco and Associates, Inc.
> Civil Engineers ~ Land Surveyors ~ Planners
> 2271 McGregor Boulevard
> Fort Myers, FL 33901
> Phone: (239) 461-3170
> Fax: (239) 461-3169

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DAVID PLUMMER & ASSOCIATES, INC.

TRANSPORTATION • CIVIL • STRUCTURAL • ENVIRONMENTAL

Memorandum

To:	Robert Price, Lee County Department of Community Development
From:	Stephen Leung
Date:	March 21, 2013
RE:	**River Hall PDA – DCI2013-00003**
	ZTIS Sufficiency Response, #12570
cc:	Alvin Block, Tina Ekblad, Russell Shropp

This memorandum was prepared to address Lee County Department of Community Development, LC ZTIS PD Application Sufficiency Checklist (Ord12-01) review comments (dated February 1, 2013) in support of the above referenced Planned Development Amendment application.

A meeting between the applicant's representatives and staff was held on March 11, 2013 to discuss the insufficiency comments. As such, the following sufficiency response reflects the resolution of the issues discussed at that meeting.

Comment #1

2a) Trip generation must be based on the combination of uses shown in the Schedule of Uses on the Master Concept Plan which generates the highest total number of trips during the A. M. and P. M. peak hour of the adjacent street(s). [AC-13-17]

There appears to be nothing in the current zoning resolution or the proposed schedule of uses that would limit 550 dwelling units to a less intense senior adult housing use. Please clarify. If there is no intent to limit 550 of the units to senior adult housing with age restrictions and similar requirements, then the units need to be moved into the single family dwelling unit calculations.

Response

Please refer to the response to Comment 12) of the LC Public Hearing for Zoning Action Checklist (Ord. 12-01).

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Comment #2

2a 1) *Trip generation must be based on regression equations, where available. [AC-13-17]*

The peak hour of the generator was used for the Office uses in the "existing PO" and "proposed PO" trip generation. Please revise to reflect the peak hour of the adjacent street.

Response

The description of the "General Office Building" (LUC 710) land use in the Institute of Transportation, Trip Generation, 9th Edition indicates that,

> "The trip generation for the A.M. and P.M. peak hours of the generator typically coincided with the peak hours of the adjacent street traffic; therefore, only one A.M. peak hour and one P.M. peak hour, which represent both the peak hour of the generator and the peak hour of the adjacent street traffic, are shown for general office buildings."

Therefore, the general office use peak hour of generator trip rate is the same as the peak hour of the adjacent street traffic. The complete ITE general office use description is included as part of Appendix A.

No revision to the traffic analysis is necessary.

Comment #3

2a2) Trip generation may be based on average generation rates where regression equations are not available or were approved in advance by the Director. [A C-13-17]

The average rate for the PM peak hour of the adjacent street should be utilized for the Office use due to the square footage being 15,000 square feet. Please revise.

Response

The data range of the "General Office Building" (LUC 710) in the Institute of Transportation, Trip Generation, 9th Edition is between 6,000 square feet and 2,408,000 square feet. As such, the regression equation is appropriately applied to the proposed 15,000 square feet of office use.

It was explained by staff that for office use of less than 30,000 square feet, it was policy that the average rate rather than the equation is to be applied. As agreed, a comparison of the office use trip generation estimates based on the regression equation and average rate will be provided by the applicant, as shown below.

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General Office Use – Trip Generation Comparison				
ITE Trip Generation, 9th Edition	AM Peak Hour Inbound	AM Peak Hour Outbound	PM Peak Hour Inbound	PM Peak Hour Outbound
Regression Equation	36	6	16	79
Average Rate	20	3	3	19
Difference From Average Rate	+16 (+80%)	+3 (+100%)	+13 (+433%)	+60 (+316%)

Since the trip generation estimates resulting from the regression equation are considerably higher than those based on the average rate, the use of the regression equation is acceptable to staff as it provides for a "worst-case" condition. The ITE trip generation rates and calculations are included as part of Appendix A.

No revision to the traffic analysis is necessary.

Comment #4

4) Background Traffic. The TIS must contain 100th highest hour traffic for the current year and for the year following the year in which the project is expected to be completed. [A C-13-17]

The 2012 Lee County Concurrency Report was released prior to the date of the Applicant's TIS. Please revise the background traffic volumes to reflect the most recent Concurrency Report. Additionally, Staff is not in agreement with breaking the link of SR 80 between SR 31 and Buckingham Road into two links. The turning movement count adjusted for peak season reflects 1,370 vehicles, so the Concurrency Report volume of 1,487 seems fairly reasonable for the conditions just west of Buckingham Road.

Why are there two sets of turning movement counts for both the SR 80/SR 31 and SR 80/Buckingham Road intersections with different volumes and the same date? It is confusing trying to figure out which counts represent which scenario.

Response

As discussed with staff, the link analysis provided in Exhibits 3, 6 and 9 of the ZTIS have been revised to reflect the traffic volumes provided in the 2012 Lee County Concurrency Report. All roadway segment termini have been adjusted to be consistent with those identified in the concurrency report and included as part of Appendix B.

Exhibits 3 (Revised), 6 (Revised) and 9 (Revised) are attached. All roadways are expected to operate at or better than the adopted levels of standard, coincident with the proposed PDA.

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Furthermore, the two sets of turning movement counts for both the SR 80/SR 31 and SR 80/Buckingham Road intersections represent first, the peak hours established from the traffic count and second, the traffic volumes corresponding to the peak hour of the controlling intersection at SR 80/River Hall Parkway as indicated in the traffic analysis. Both peak hour summaries are provided for documentation purposes.

Comment #5

7) Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the A. M. or P. M. peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence. [AC-13-17]

The LOS analysis may require revisions based on previous comments.

Response

Please refer to the response to Comment #4 above.

If further clarification or information is required, please do not hesitate to call.

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EXHIBIT 3 (Revised)
RIVER HALL PD AMENDMENT
EXISTING 2012 TRAFFIC CONDITIONS
DIRECTIONAL PEAK HOUR, PEAK SEASON

LEE COUNTY

ROADWAY	FROM	TO	2035 FSUTMS Cost Feasible Plan Network A Node	B Node	(1) # of Lanes	(2) LOS Std	Lee County Station #/ PCS #	BACKGROUND TRAFFIC (3) AADT Count 2002 Beginning Year	2010 End Year	(6) Annual Growth Rate	(7) 2011-2012 Growth Factor	(2) 2011 Peak Dir. Volume	(10) 2011 BG w/o River Hall Peak Dir. Traffic	(11) 2012 K(100) Peak Dir. Volume	RIVER HALL TRAFFIC Existing Development (12) Existing External Trip Assign. %	(13) Existing In/Out Split	(14) Existing Peak Dir. Volume	Total Development (18) 2023 Peak Dir. Volume	2023 External Trip Assign. %	TOTAL TRAFFIC (19) 2023 K(100) Peak Dir. Volume	(2) (20) Directional Service Volume @ LOS C	Project Traffic as % of SV @ LOS C	(21) Project Significant Impact (=/> 10%) (Y/N?)	LEVEL OF SERVICE (2) Directional Service Volume @ LOS Standard	2023 K(100) D(100) V/C Dir1	LOS Dir1	Needed # of Lanes	Needed Improve-ment
										8	1					113												
BUCKINGHAM RD.	Immokalee Rd. (SR 82)	Gunnery Rd.	9480	9510	2LU	E	232 / 11	3300	5700	9.09%	1.09091	287	283	309	7.8%	0.49	4	4	7.8%	313	570	0.7%	N	970	0.32	B	2	Add 0 L
	Gunnery Rd.	Orange River Blvd.	9223	9228	2LU	E	11 / 11	6900	8400	2.72%	1.02717	109	95	98	26.3%	0.49	14	14	26.3%	112	570	2.5%	N	970	0.12	A	2	Add 0 L
	Orange River Blvd.	Palm Beach Blvd. (SR 80)	9380	9420	2LU	E	11 / 11	6900	8400	2.72%	1.02717	428	407	418	37.5%	0.49	21	21	37.5%	439	570	3.7%	N	970	0.45	C	2	Add 0 L
CEMETERY RD.	Buckingham Rd.	Higgins Ave.	9675	9785	2LC	E	486 / 11	3400	5400	7.35%	1.07353	257	256	275	1.1%	0.49	1	1	1.1%	276	800	0.1%	N	860	0.32	B	2	Add 0 L
NORTH RIVER RD.	SR 31	Francklin Lock Rd.	8606	8911	2LN	E	348 / 5	2500	1400	-5.50%	1.01000	142	138	139	7.1%	0.51	4	4	7.1%	143	650	0.6%	N	1120	0.13	A	2	Add 0 L
	Franklin Lock Rd.	Broadway	9694	9807	2LN	E	346 / 5	2500	1400	-5.50%	1.01000	142	141	142	2.6%	0.51	1	1	2.6%	143	650	0.2%	N	1120	0.13	A	2	Add 0 L
ORANGE RIVER BLVD.	Palm Beach Blvd. (SR 80)	Staley Rd.	7888	8168	2LU	E	353 / 11	7800	8000	0.32%	1.00321	366	365	366	1.1%	0.51	1	1	1.1%	367	570	0.2%	N	970	0.38	C	2	Add 0 L
	Staley Rd.	Buckingham Rd.	9074	9223	2LU	E	352 / 11	5600	7300	3.79%	1.03795	347	341	354	10.4%	0.51	6	6	10.4%	360	570	1.1%	N	970	0.37	C	2	Add 0 L
68TH ST. W.	Cemetery Rd.	Project Entrance	9803	9919	2LC	E	n/a	3400	5400 (4)	7.35%	1.07353	257	257	276	0.0%	0.49	0	0	0.0%	276	800	0.0%	N	860	0.32	B	2	Add 0 L
	Project Entrance	East	9805	10098	2LC	E	n/a	3400	5400 (4)	7.35%	1.07353	257	257	276	0.0%	0.51	0	0	0.0%	276	800	0.0%	N	860	0.32	B	2	Add 0 L
SR 31	Palm Beach Blvd. (SR 80)	Bayshore Rd. (SR 78)	8618	8619	2LN	E	391 / 11	8500	7700 (5)	-1.18%	1.01000	428	422	426	11.2%	0.51	6	6	11.2%	432	780	0.8%	N	1320	0.33	B	2	Add 0 L
	Bayshore Rd. (SR 78)	Charlotte County Line	2548	8604	2LN	E	392 / 11	5300	4600 (5)	-1.65%	1.01000	216	210	212	9.8%	0.51	6	6	9.8%	218	780	0.8%	N	1320	0.17	B	2	Add 0 L
SR 80	I-75	SR 31	8572	8619	6LD	D	5	25000	25900	0.45%	1.00450	1500	1487	1494	24.2%	0.49	13	13	24.2%	1,507	2940	0.4%	N	2940	0.51	B	4	Add 0 L
	SR 31	Buckingham Rd.	8619	8686	4LD	D	360 / 5	27900	30400 (5)	1.12%	1.01120	1487	1467	1483	35.5%	0.49	20	20	35.5%	1,503	1960	1.0%	N	1960	0.77	B	4	Add 0 L
	Buckingham Rd.	Werner Blvd.	9596	9762	4LD	D	362 / 5	16800	20900 (5)	3.05%	1.03051	1058	1009	1040	88.6%	0.49	49	49	88.6%	1,089	2350	2.1%	N	3350	0.33	B	2	Add 0 L
	Werner Blvd.	Joel Blvd.	10611	11035	4LD	C	362 / 5	16800	20900 (5)	3.05%	1.03051	766	761	784	8.0%	0.51	5	5	8.0%	789	2350	0.2%	N	2350	0.34	A	2	Add 0 L

FOOTNOTES:

(1) 2012-2014 Existing plus Committed number of lanes.
(2) 2012 Lee County Concurrency Report.
(3) 2011 Lee County Traffic Count Report.
(4) Traffic data not available - Cemetary Road traffic data assumed.
(5) 2010 AADT count not available - 2009 AADT count was extended to represent 2010 AADT.
(6) Linear growth rate calculated for data between 2002 and 2010.
(7) Growth factor reflects linear growth between 2011 and 2023 - A minimum 1.0% annual growth rate is applied if the calculated annual growth rate is less than 1.0%.
(8) SR 80 segment from SR 31 to Buckingham Road was divided into 2 segments to better reflect actual traffic conditions. This segment volume was estimated based on the average of the preceeding and proceeding segment count station data.
(9) SR 80 segment from Buckingham Road to Werner Drive was divided into 2 segments to better reflect actual traffic conditions. This segment volume was estimated based on the average of the preceeding and proceeding segment volume.
(10) Existing 2011 Background Traffic Without River Hall = Lee County 2012 Concurrenty Report of 2011 100th Highest Hour Volume (2) - Existing Development Traffic (14).
(11) Total 2023 Background Traffic = 2011 non-River Hall Project Traffic (6) x 2011-2023 Growth Factor (5).
(12) Existing development external Project trip assignment percentage based on: (a) 2012 TM Counts at River Hall Parkway; and (b) 2035 FSUTMS trip assignment per River Hall CPA analysis - Adjusted to reflect no secondary access to the south.
(13) Inbound and Outbound TM Counts at River Hall Parkway conducted on October 30, 2012 - Reflective of existing 307 single-family homes and 18-hole golf course/club house - Project inbound/outbound split corresponds to peak direction of road segment.
(14) Existing development external trips.
(15) Intentionally left blank.
(16) Intentionally left blank.
(17) Intentionally left blank.
(18) Total River Hall external trips = Existing development external trips (14).
(19) 2023 Total traffic = 2023 Background traffic (11) + Total River Hall Traffic (18)
(20) Link-Specific Service Volumes on Arterials In Lee County (2010 DATA) - June, 2011.
(21) Significant impact determination of Project traffic at 10% SV consumption at LOS C per Lee County ZTIS requirements.

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EXHIBIT 6 (Revised)
RIVER HALL PD AMENDMENT
FUTURE 2023 TRAFFIC CONDITIONS WITH APPROVED PD
DIRECTIONAL PEAK HOUR, PEAK SEASON

LEE COUNTY

ROADWAY	FROM	TO	2035 FSUTMS Cost Feasible Plan Network A Node	B Node	(1) # of Lanes	(2) LOS Std	Lee County Station #/ PCS #	BACKGROUND TRAFFIC (3) AADT Count 2002 Beginning Year	2010 End Year	(6) Annual Growth Rate	(7) 2011-2023 Growth Factor	(2) 2011 Peak Dir. Volume	(10) 2011 BG w/o River Hall Peak Dir. Traffic	(11) 2023 K(100) Peak Dir. Volume	RIVER HALL TRAFFIC Existing Development (12) Existing External Trip Assign. %	(13) Existing In/Out Split	(14) Existing Peak Dir. Volume	Future Remaining Development (15) Future Exteranl Trip Assign. %	(16) Future External n/Out Split	(17) Future Peak Dir. Volume	Total Development (18) 2023 Peak Dir. Volume	2023 External Trip Assign. %	TOTAL TRAFFIC (19) 2023 K(100) Peak Dir. Volume	(2) (20) Directional Service Volume @ LOS C	Project Traffic as % of SV @ LOS C	(21) Project Significant Impact (=/> 10%) (Y/N?)	LEVEL OF SERVICE (2) Directional Service Volume @ LOS Standard	2023 K(100) D(100) V/C Dir1	LOS Dir1	Needed # of Lanes	Needed Improve-ment
										8	12					113			976													
BUCKINGHAM RD.	Immokalee Rd. (SR 82)	Gunnery Rd.	9480	9510	2LU	E	232 / 11	3300	5700	9.09%	2.09091	287	283	592	7.8%	0.49	4	4.9%	0.59	28	32	5.2%	624	570	5.6%	N	970	0.64	D	2	Add 0 L
	Gunnery Rd.	Orange River Blvd.	9223	9228	2LU	E	11 / 11	6900	8400	2.72%	1.32609	109	95	126	26.3%	0.49	14	13.9%	0.59	79	93	15.0%	219	570	16.3%	Y	970	0.23	B	2	Add 0 L
	Orange River Blvd.	Palm Beach Blvd. (SR 80)	9380	9420	2LU	E	11 / 11	6900	8400	2.72%	1.32609	428	407	540	37.5%	0.49	21	26.6%	0.59	152	173	27.6%	713	570	30.4%	Y	970	0.74	D	2	Add 0 L
CEMETERY RD.	Buckingham Rd.	Higgins Ave.	9675	9785	2LC	E	486 / 11	3400	5400	7.35%	1.88235	257	256	482	1.1%	0.49	1	1.1%	0.59	6	7	1.1%	489	800	0.9%	N	860	0.57	B	2	Add 0 L
NORTH RIVER RD.	SR 31	Francklin Lock Rd.	8606	8911	2LN	E	348 / 5	2500	1400	-5.50%	1.12000	142	138	155	7.1%	0.51	4	3.4%	0.41	14	18	3.9%	173	650	2.8%	N	1120	0.15	B	2	Add 0 L
	Franklin Lock Rd.	Broadway	9694	9807	2LN	E	346 / 5	2500	1400	-5.50%	1.12000	142	141	158	2.6%	0.51	1	2.1%	0.41	8	9	2.1%	167	650	1.4%	N	1120	0.15	A	2	Add 0 L
ORANGE RIVER BLVD.	Palm Beach Blvd. (SR 80)	Staley Rd.	7888	8168	2LU	E	353 / 11	7800	8000	0.32%	1.03846	366	365	379	1.1%	0.51	1	1.3%	0.41	5	6	1.3%	385	570	1.1%	N	970	0.40	C	2	Add 0 L
	Staley Rd.	Buckingham Rd.	9074	9223	2LU	E	352 / 11	5600	7300	3.79%	1.45536	347	341	496	10.4%	0.51	6	10.1%	0.41	41	47	10.1%	543	570	8.2%	N	970	0.56	C	2	Add 0 L
68TH ST. W.	Cemetery Rd.	Project Entrance	9803	9919	2LC	E	n/a	3400	5400 (4)	7.35%	1.88235	257	257	484	0.0%	0.49	0	1.0%	0.59	6	6	0.9%	490	800	0.8%	N	860	0.57	B	2	Add 0 L
	Project Entrance	East	9805	10098	2LC	E	n/a	3400	5400 (4)	7.35%	1.88235	257	257	484	0.0%	0.51	0	0.7%	0.41	3	3	0.6%	487	800	0.4%	N	860	0.57	B	2	Add 0 L
SR 31	Palm Beach Blvd. (SR 80)	Bayshore Rd. (SR 78)	8618	8619	2LN	E	391 / 11	8500	7700 (5)	-1.18%	1.12000	428	422	473	11.2%	0.51	6	13.3%	0.41	54	60	13.1%	533	780	7.7%	N	1320	0.40	C	2	Add 0 L
	Bayshore Rd. (SR 78)	Charlotte County Line	2548	8604	2LN	E	392 / 11	5300	4600 (5)	-1.65%	1.12000	216	210	235	9.8%	0.51	6	11.1%	0.41	45	51	10.9%	286	780	6.5%	N	1320	0.22	B	2	Add 0 L
SR 80	I-75	SR 31	8572	8619	6LD	D	5	25000	25900	0.45%	1.05400	1500	1487	1567	24.2%	0.49	13	13.6%	0.59	77	90	14.5%	1,657	2940	3.1%	N	2940	0.56	B	4	Add 0 L
	SR 31	Buckingham Rd.	8619	8686	4LD	D	360 / 5	27900	30400 (5)	1.12%	1.13441	1487	1467	1664	35.5%	0.49	20	27.4%	0.59	156	176	28.1%	1,840	1960	9.0%	N	1960	0.94	B	4	Add 0 L
	Buckingham Rd.	Werner Blvd.	9596	9762	4LD	D	362 / 5	16800	20900 (5)	3.05%	1.36607	1058	1009	1378	88.6%	0.49	49	58.2%	0.59	332	381	60.9%	1,759	2350	16.2%	Y	3350	0.53	C	4	Add 0 L
	Werner Blvd.	Joel Blvd.	10611	11035	4LD	C	362 / 5	16800	20900 (5)	3.05%	1.36607	766	761	1040	8.0%	0.51	5	31.3%	0.41	127	132	28.4%	1,172	2350	5.6%	N	2350	0.50	B	4	Add 0 L

FOOTNOTES:

(1) 2012-2014 Existing plus Committed number of lanes.
(2) 2012 Lee County Concurrency Report.
(3) 2011 Lee County Traffic Count Report.
(4) Traffic data not available - Cemetary Road traffic data assumed.
(5) 2010 AADT count not available - 2009 AADT count was extended to represent 2010 AADT.
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(10) Existing 2011 Background Traffic Without River Hall = Lee County 2012 Concurrenty Report of 2011 100th Highest Hour Volume (2) - Existing Development Traffic (14).
(11) Total 2023 Background Traffic = 2011 non-River Hall Project Traffic (6) x 2011-2023 Growth Factor (5).
(12) Existing development external Project trip assignment percentage based on: (a) 2012 TM Counts at River Hall Parkway; and (b) 2035 FSUTMS trip assignment per River Hall CPA analysis - Adjusted to reflect no secondary access to the south.
(13) Inbound and Outbound TM Counts at River Hall Parkway conducted on October 30, 2012 - Reflective of existing 307 single-family homes and 18-hole golf course/club house - Project inbound/outbound split corresponds to peak direction of road segment.
(14) Existing development external trips.
(15) Remaining development external Project trip assignment percentage based on 2035 FSUTMS trip assignment per River Hall CPA analysis - Adjusted to reflect 3.5% distribution of River Hall traffic to secondary access.
(16) Project inbound/outbound split corresponds to peak direction of road segment.
(17) Remaining trip generation based on OTISS (ITE Trip Generation, 9th Edition) with NCHRP 684 Mixed-Use Trip Capture Rates.
(18) Total River Hall external trips = Existing development external trips (14) + Remaining development external trips (17).
(19) 2023 Total traffic = 2023 Background traffic (11) + Total River Hall Traffic (18)
(20) Link-Specific Service Volumes on Arterials In Lee County (2010 DATA) - June, 2011.
(21) Significant impact determination of Project traffic at 10% SV consumption at LOS C per Lee County ZTIS requirements.

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EXHIBIT 9 (Revised)
RIVER HALL PD AMENDMENT
FUTURE 2023 TRAFFIC CONDITIONS WITH PD AMENDMENT
DIRECTIONAL PEAK HOUR, PEAK SEASON

LEE COUNTY

ROADWAY	FROM	TO	MPO FSUTMS Network A Node	MPO FSUTMS Network B Node	(1) # of Lanes	(2) LOS Std	Lee County Station #/ PCS #	BACKGROUND TRAFFIC (3) AADT Count 2002 Beginning Year	(3) AADT Count 2010 End Year	(6) Annual Growth Rate	(7) 2011-2023 Growth Factor	(2) 2011 Peak Dir. Volume	(10) 2011 BG w/o River Hall Peak Dir. Traffic	(11) 2023 K(100) Peak Dir. Volume	RIVER HALL TRAFFIC Existing Development (12) Existing External Trip Assign. %	(13) Existing In/Out Split	(14) Existing Peak Dir. Volume	Future Remaining Development (15) Future Exteranl Trip Assign. %	(16) Future External n/Out Split	(17) Future Peak Dir. Volume	Total Development (18) 2023 Peak Dir. Volume	2023 External Trip Assign. %	TOTAL TRAFFIC (19) 2023 K(100) Peak Dir. Volume	(2) (20) Directional Service Volume @ LOS C	Project Traffic as % of SV @ LOS C	(21) Project Significant Impact (=/> 10%) (Y/N?)	LEVEL OF SERVICE (2) Directional Service Volume @ LOS Standard	2023 K(100) D(100) V/C Dir1	LOS Dir1	Needed # of Lanes	Needed Improve-ment
										8	12					113			1656													
BUCKINGHAM RD.	Immokalee Rd. (SR 82)	Gunnery Rd.	9480	9510	2LU	E	232 / 11	3300	5700	9.09%	2.09091	287	283	592	7.8%	0.49	4	4.9%	0.60	49	53	5.1%	645	570	9.3%	N	970	0.66	D	2	Add 0 L
	Gunnery Rd.	Orange River Blvd.	9223	9228	2LU	E	11 / 11	6900	8400	2.72%	1.32609	109	95	126	26.3%	0.49	14	13.9%	0.60	139	153	14.6%	279	570	26.8%	Y	970	0.29	B	2	Add 0 L
	Orange River Blvd.	Palm Beach Blvd. (SR 80)	9380	9420	2LU	E	11 / 11	6900	8400	2.72%	1.32609	428	407	540	37.5%	0.49	21	26.6%	0.60	266	287	27.2%	827	570	50.4%	Y	970	0.85	E	2	Add 0 L
CEMETERY RD.	Buckingham Rd.	Higgins Ave.	9675	9785	2LC	E	486 / 11	3400	5400	7.35%	1.88235	257	256	482	1.1%	0.49	1	1.1%	0.60	11	12	1.1%	494	800	1.5%	N	860	0.57	B	2	Add 0 L
NORTH RIVER RD.	SR 31	Francklin Lock Rd.	8606	8911	2LN	E	348 / 5	2500	1400	-5.50%	1.12000	142	138	155	7.1%	0.51	4	3.4%	0.40	22	26	3.7%	181	650	4.0%	N	1120	0.16	B	2	Add 0 L
	Franklin Lock Rd.	Broadway	9694	9807	2LN	E	346 / 5	2500	1400	-5.50%	1.12000	142	141	158	2.6%	0.51	1	2.1%	0.40	14	15	2.1%	173	650	2.3%	N	1120	0.15	B	2	Add 0 L
ORANGE RIVER BLVD.	Palm Beach Blvd. (SR 80)	Staley Rd.	7888	8168	2LU	E	353 / 11	7800	8000	0.32%	1.03846	366	365	379	1.1%	0.51	1	1.3%	0.40	9	10	1.3%	389	570	1.8%	N	970	0.40	C	2	Add 0 L
	Staley Rd.	Buckingham Rd.	9074	9223	2LU	E	352 / 11	5600	7300	3.79%	1.45536	347	341	496	10.4%	0.51	6	10.1%	0.40	66	72	10.1%	568	570	12.6%	Y	970	0.59	C	2	Add 0 L
68TH ST. W.	Cemetery Rd.	Project Entrance	9803	9919	2LC	E	n/a	3400	5400 (4)	7.35%	1.88235	257	257	484	0.0%	0.49	0	1.0%	0.60	10	10	0.9%	494	800	1.3%	N	860	0.57	B	2	Add 0 L
	Project Entrance	East	9805	10098	2LC	E	n/a	3400	5400 (4)	7.35%	1.88235	257	257	484	0.0%	0.51	0	0.7%	0.40	5	5	0.6%	489	800	0.6%	N	860	0.57	B	2	Add 0 L
SR 31	Palm Beach Blvd. (SR 80)	Bayshore Rd. (SR 78)	8618	8619	2LN	E	391 / 11	8500	7700 (5)	-1.18%	1.12000	428	422	473	11.2%	0.51	6	13.3%	0.40	88	94	13.2%	567	780	12.1%	Y	1320	0.43	C	2	Add 0 L
	Bayshore Rd. (SR 78)	Charlotte County Line	2548	8604	2LN	E	392 / 11	5300	4600 (5)	-1.65%	1.12000	216	210	235	9.8%	0.51	6	11.1%	0.40	73	79	11.0%	314	780	10.1%	Y	1320	0.24	B	2	Add 0 L
SR 80	I-75	SR 31	8572	8619	6LD	D	5	25000	25900	0.45%	1.05400	1500	1487	1567	24.2%	0.49	13	13.6%	0.60	135	148	14.1%	1,715	2940	5.0%	N	2940	0.58	B	4	Add 0 L
	SR 31	Buckingham Rd.	8619	8686	4LD	D	360 / 5	27900	30400 (5)	1.12%	1.13441	1487	1467	1664	35.5%	0.49	20	27.4%	0.60	273	293	27.8%	1,957	1960	14.9%	Y	1960	1.00	C	4	Add 0 L
	Buckingham Rd.	Werner Blvd.	9596	9762	4LD	D	362 / 5	16800	20900 (5)	3.05%	1.36607	1058	1009	1378	88.6%	0.49	49	58.2%	0.60	580	629	59.8%	2,007	2350	26.8%	Y	3350	0.60	C	4	Add 0 L
	Werner Blvd.	Joel Blvd.	10611	11035	4LD	C	362 / 5	16800	20900 (5)	3.05%	1.36607	766	761	1040	8.0%	0.51	5	31.3%	0.40	206	211	29.4%	1,251	2350	9.0%	N	2350	0.53	B	4	Add 0 L

FOOTNOTES:

(1) 2012-2014 Existing plus Committed number of lanes.
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APPENDIX A

ITE, Trip Generation, 9th Edition
General Office Building (LUC 710)
Equations/Rates and Calculations

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General Office Building
(710)

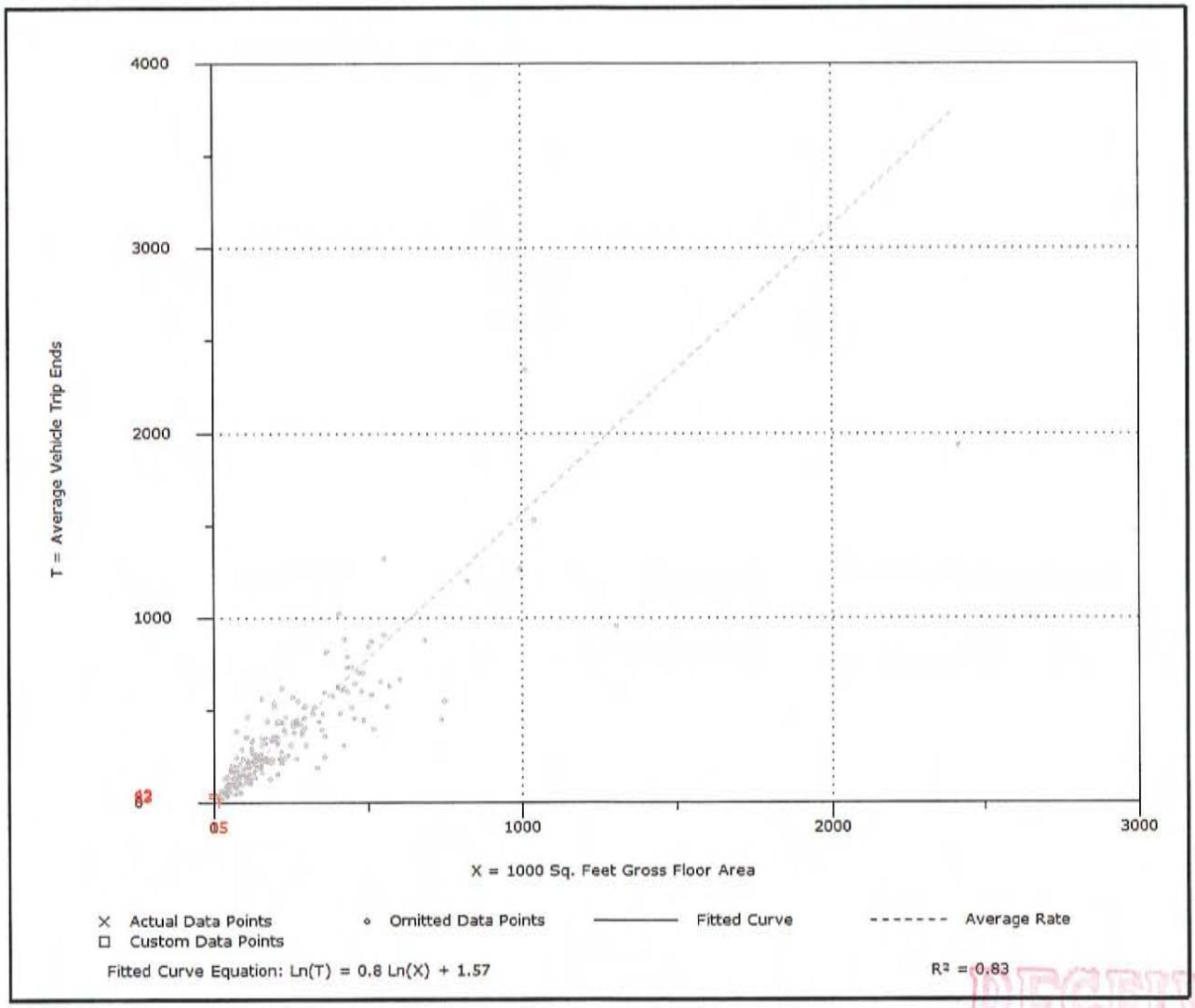
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Floor Area**
On a: **Weekday**
A.M. Peak Hour of Generator

Number of Studies: 218
Average 1000 Sq. Feet GFA: 222
Directional Distribution: 88% entering, 12% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.56	0.60 - 5.98	1.40

Data Plot and Equation



Trip Generation, 9th Edition

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Period Setting

Analysis Name:	AM Peak Hour		
Project Name:	River Hall Rezoning - Sufficiency Response I	**No:**	#12570
Date:	3/20/2013	**City:**	
State/Province:	FL	**Zip/Postal Code:**	
Country:	Lee County	**Client Name:**	
Analyst's Name:	DPA	**Edition:**	9th

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
710 - General Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday, A.M. Peak Hour of Generator	Best Fit (LOG)	36	6	42
710 - General Office Building - 1	1000 Sq. Feet Gross Floor Area	15	Weekday, A.M. Peak Hour of Generator	Average	20	3	23

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
710 - General Office Building	0 %	36	0 %	6
710 - General Office Building - 1	0 %	20	0 %	3

Internal Trips

710 - General Office Building

Exit 6	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	**Entry** 20
Entry 36	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	**Exit** 3

710 - General Office Building - 1

710 - General Office Building

	Total Trips	Internal Trips		External Trips
		710 - General Office Building - 1	Total	
Entry	36 (100%)	0 (0%)	0 (0%)	36 (100%)
Exit	6 (100%)	0 (0%)	0 (0%)	6 (100%)
Total	42 (100%)	0 (0%)	0 (0%)	42 (100%)

710 - General Office Building - 1

	Total Trips	Internal Trips		External Trips
		710 - General Office Building	Total	
Entry	20 (100%)	0 (0%)	0 (0%)	20 (100%)
Exit	3 (100%)	0 (0%)	0 (0%)	3 (100%)
Total	23 (100%)	0 (0%)	0 (0%)	23 (100%)

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External Trips

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General Office Building
(710)

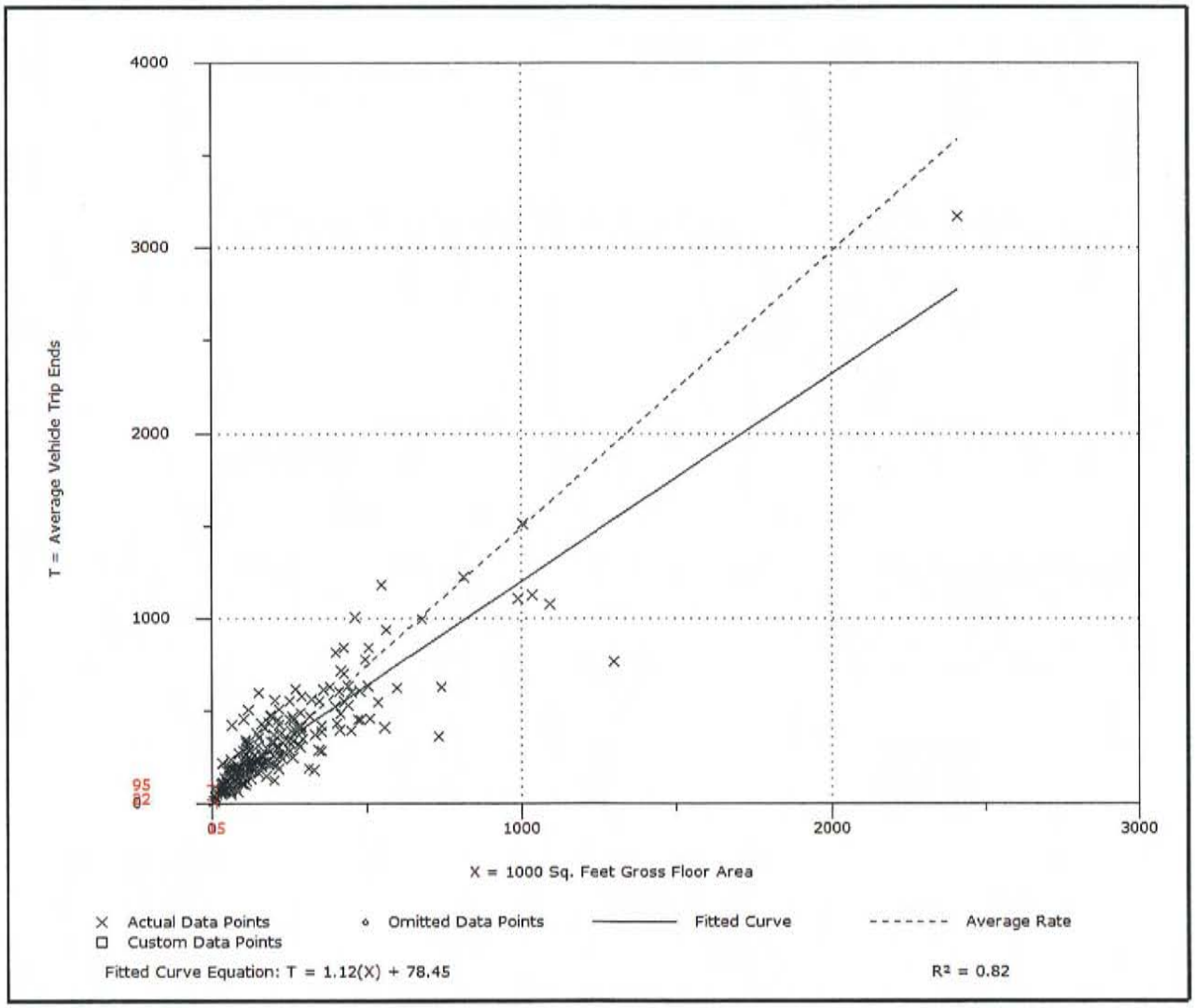
Average Vehicle Trip Ends vs: **1000 Sq. Feet Gross Floor Area**
On a: **Weekday**
P.M. Peak Hour of Generator

Number of Studies: 236
Average 1000 Sq. Feet GFA: 215
Directional Distribution: 17% entering, 83% exiting

Trip Generation per 1000 Sq. Feet Gross Floor Area

Average Rate	Range of Rates	Standard Deviation
1.49	0.49 - 6.39	1.37

Data Plot and Equation



Trip Generation, 9th Edition

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Period Setting

Analysis Name:	PM Peak Hour		
Project Name:	River Hall Rezoning - Sufficiency Response I	**No:**	#12570
Date:	3/20/2013	**City:**	
State/Province:	FL	**Zip/Postal Code:**	
Country:	Lee County	**Client Name:**	
Analyst's Name:	DPA	**Edition:**	9th

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
710 - General Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday, P.M. Peak Hour of Generator	Best Fit (LIN)	16	79	95
710 - General Office Building - 1	1000 Sq. Feet Gross Floor Area	15	Weekday, P.M. Peak Hour of Generator	Average	3	19	22

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
710 - General Office Building	0 %	16	0 %	79
710 - General Office Building - 1	0 %	3	0 %	19

Internal Trips

710 - General Office Building

Exit 79	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry 3
Entry 16	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit 19

710 - General Office Building - 1

710 - General Office Building

	Total Trips	Internal Trips		External Trips
		710 - General Office Building - 1	Total	
Entry	16 (100%)	0 (0%)	0 (0%)	16 (100%)
Exit	79 (100%)	0 (0%)	0 (0%)	79 (100%)
Total	95 (100%)	0 (0%)	0 (0%)	95 (100%)

710 - General Office Building - 1

	Total Trips	Internal Trips		External Trips
		710 - General Office Building	Total	
Entry	3 (100%)	0 (0%)	0 (0%)	3 (100%)
Exit	19 (100%)	0 (0%)	0 (0%)	19 (100%)
Total	22 (100%)	0 (0%)	0 (0%)	22 (100%)

External Trips

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APPENDIX B

2012 Lee County Concurrency Report

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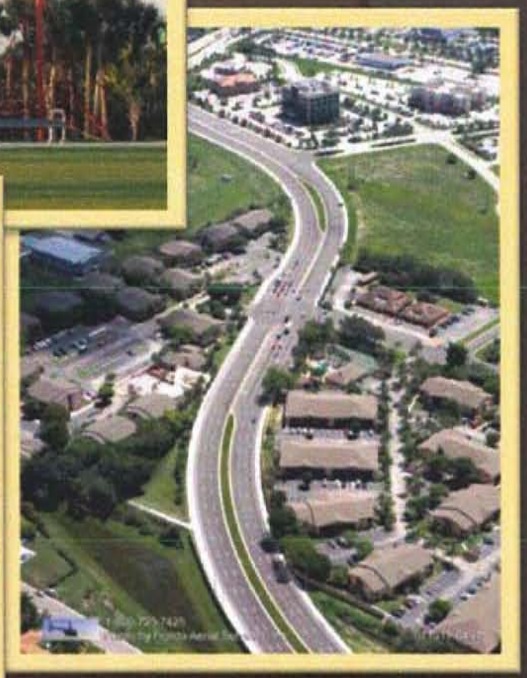
dpa EXCEEDING CLIENT EXPECTATIONS



2012

LEE COUNTY CONCURRENCY REPORT

DCI 2013-00003

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,410	E	971	E	971	E	974		03200
BRANTLEY RD*	SUMMERLIN RD	US 41	2LU	E	860	B	116	B	126	B	144		03300
BRIARCLIFF DR	US 41	TRIPLE CROWN CT	2LU	E	860	B	201	B	201	B	224		03400
BROADWAY (ALVA)	PALM BEACH BL (SR 80)	NORTH RIVER RD	2LU	E	860	B	181	B	181	B	181		03500
BROADWAY (ESTERO)	LOGAN AVE	US 41	2LU	E	860	B	161	B	161	B	202		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	970	B	287	B	288	B	319		03700
BUCKINGHAM RD*	GUNNERY RD	ORANGE RIVER BL	2LU	E	970	A	109	A	110	A	110		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	970	C	428	C	428	F	1,129		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,190	C	563	C	563	C	589	4 Ln design & ROW acquisition underway	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,190	B	288	B	288	B	378		04000
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,800	D	1,616	D	1,616	D	1,616		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,800	C	1,304	C	1,304	C	1,316		04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,840	D	873	D	873	D	924		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,050	B	448	B	448	B	462	4 Ln design underway by FDOT	04500
CAPE CORAL BR RD	DEL PRADO BL	McGREGOR BL	4L	E	4,000	C	2,497	C	2,497	C	2,497	Toll Plaza under construction	04600
CAPTIVA RD*	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	B	265	B	266	B	266	Constrained v/c = 0.31	04700
CEMETERY RD*	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	B	257	B	258	B	258		04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,830	B	98	B	98	B	143	Port Authority maintained	04900
COCONUT RD	SPRING CREEK RD	US 41	2LN	E	860	B	350	B	498	C	647	No count since 2007	05000
COCONUT RD	US 41	THREE OAKS PKWY	4LD	E	1,830	B	444	B	444	B	463		05030
COLLEGE PKWY*	McGREGOR BL	WINKLER RD	6LD	E	2,810	E	1,831	E	1,831	E	1,832		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,810	E	1,812	E	1,812	E	1,895		05200
COLLEGE PKWY*	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,810	E	2,371	E	2,371	E	2,394		05300
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,810	E	1,597	E	1,597	E	1,620		05400
COLONIAL BL*	McGREGOR BL	SUMMERLIN RD	6LD	E	2,580	F	2,628	F	2,628	F	2,628		05500
COLONIAL BL	SUMMERLIN RD	US 41	6LD	E	2,580	F	2,922	F	2,922	F	2,922		05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,580	F	2,621	F	2,621	F	2,621		05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,580	F	3,283	F	3,283	F	3,283	N. Airport Rd. Ext. in 2012/13	05800
COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	E	3,320	C	2,148	C	2,148	C	2,150		05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,320	F	3,442	F	3,442	F	3,442		06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	E	3,320	F	3,839	F	3,839	F	3,839	6 Ln construction underway	06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	2,960	B	1,826	B	1,826	B	1,826	6 Ln construction underway	06200
COLUMBUS BL*	SR 82	MILWAUKEE BL	2LU	E	860	B	84	B	87	B	90		06300

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ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	B	264	B	264	B	291		15600
MAPLE DR*	SUMMERLIN RD	2nd AVE	2LU	E	860	B	77	B	77	B	77		15700
McGREGOR BL	TOLL PLAZA	JONATHAN HBR DR	4LD	E	1,960	B	892	B	892	B	918		15800
McGREGOR BL*	JONATHAN HBR DR	SUMMERLIN RD	4LD	E	1,960	B	909	B	910	B	910		15900
McGREGOR BL*	SUMMERLIN RD	KELLY RD	4LD	E	1,960	B	523	B	537	B	607		16000
McGREGOR BL	KELLY RD	SAN CARLOS BL	4LD	E	1,960	B	906	B	906	B	944		16100
McGREGOR BL (SR 867)	GLADIOLUS DR	IONA LOOP	4LD	E	1,960	C	1,290	C	1,290	C	1,298		16200
McGREGOR BL (SR 867)	IONA LOOP	PINE RIDGE RD	4LD	E	1,960	C	1,381	C	1,381	C	1,487		16300
McGREGOR BL (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	E	1,960	D	1,919	D	1,919	F	2,031		16400
McGREGOR BL (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,960	C	1,641	C	1,641	C	1,649		16500
McGREGOR BL (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	E	900	C	828	C	829	C	839	Constrained v/c = 0.92	16600
McGREGOR BL (SR 867)	WINKLER RD	TANGLEWOOD BL	2LN	E	900	F	1,225	F	1,225	F	1,225	Constrained v/c = 1.36; Summerlin 6 Ln completed in 2011	16700
McGREGOR BL (SR 867)	TANGLEWOOD BL	COLONIAL BL	2LN	E	900	F	1,156	F	1,156	F	1,160	Constrained v/c = 1.28	16800
METRO PKWY (SR 739)	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,980	C	471	C	479	C	684		16900
METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	E	1,980	C	1,192	C	1,210	C	1,302		17000
METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	E	1,980	C	1,333	C	1,333	C	1,387		17100
METRO PKWY (SR 739)	DANLEY DR	COLONIAL BL	4LD	E	1,980	C	1,377	C	1,377	C	1,445		17200
METRO PKWY (SR 739)	COLONIAL BL	WINKLER AVE	4LD	E	1,760	C	799	C	799	C	799		17300
METRO PKWY (SR 739)	WINKLER RD	WAREHOUSE ST	4LD	E	1,760	C	714	C	714	C	714		17400
METRO PKWY (SR 739)	WAREHOUSE ST	HANSON ST	2LN	E	940	C	556	C	556	C	632		17500
MILWAUKEE BL*	HOMESTEAD	ALEX BELL BL	2LU	E	860	B	99	B	101	B	101		17600
MILWAUKEE BL*	ALEX BELL BL	COLUMBUS BL	2LU	E	860	B	94	B	96	B	368		17700
MOODY RD*	HANCOCK BR PKWY	PONDELLA RD	2LU	E	860	B	181	B	182	B	182		17800
NALLE GRADE RD	SLATER RD	NALLE RD	2LU	E	860	B	102	B	103	B	103		17900
NALLE RD	BAYSHORE RD	NALLE GRADE RD	2LU	E	860	B	126	B	126	B	145		18000
NEAL RD*	ORANGE RIVER BL	BUCKINGHAM RD	2LU	E	860	B	86	B	86	B	86		18100
NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,120	A	142	A	143	B	262		18200
NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY	2LN	E	1,120	A	142	A	142	B	253		18300
NORTH RIVER RD	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,120	A	90	A	92	A	105		18400
OLGA RD*	SR 80 W	SR 80 E	2LU	E	860	B	81	B	81	B	81		18900
ORANGE GROVE BL*	LOCHMOOR CC	INLET DR	2LU	E	860	B	458	B	458	C	515		19000

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ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
ORANGE GROVE BL*	INLET DR	HANCOCK BR PKWY	4LD	E	1,830	B	458	B	458	B	589		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	366	C	366	C	376		19300
ORANGE RIVER BL*	STALEY RD	BUCKINGHAM RD	2LU	E	970	B	347	B	347	C	403		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	380	C	380	C	399	4 Ln design & ROW acquisition underway	19800
PALM BEACH BL (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	E	1,980	C	1,165	C	1,165	C	1,172		19900
PALM BEACH BL (SR 80)	ORTIZ AVE	I-75	6LD	E	3,000	C	1,245	C	1,246	C	1,302		20000
PALM BEACH BL (SR 80)	I-75	SR 31	6LD	D	2,940	B	1,500	B	1,502	B	1,828		20100
PALM BEACH BL (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	1,960	B	1,487	B	1,490	B	1,668		20200
PALM BEACH BL (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	3,020	B	1,058	B	1,059	C	1,897		20300
PALM BEACH BL (SR 80)	WERNER DR	JOEL BL	4LD	C	2,350	A	766	A	766	A	832		20330
PALM BEACH BL (SR 80)	JOEL BLVD	HENDRY COUNTY LINE	4LD	C	2,350	A	690	A	690	A	827		20400
PALOMINO RD*	DANIELS PKWY	PENZANCE BL	2LU	E	860	B	208	B	211	B	231		20500
PARK MEADOW DR*	SUMMERLIN RD	US 41	2LU	E	860	B	133	B	135	B	136		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	545	D	546	D	638	Constrained in part v/c = 0.57; Bridge construction underway	20900
PINE ISLAND RD (SR 78)	BURNT STORE RD	CHIQUITA BL	2LN	C	940	B	677	B	678	B	679		21000
PINE ISLAND RD (SR 78)	CHIQUITA BL	SANTA BARBARA BL	4LD	C	2,020	C	1,770	C	1,770	C	1,770		21100
PINE ISLAND RD (SR 78)	SANTA BARBARA BL	DEL PRADO BL	4LD	C	2,020	F	2,026	F	2,027	F	2,036		21200
PINE ISLAND RD (SR 78)	DEL PRADO BL	BARRETT RD	4LD	E	2,020	B	1,308	B	1,309	B	1,309		21300
PINE ISLAND RD (SR 78)	BARRETT RD	US 41	4LD	E	2,020	B	1,231	B	1,231	B	1,330		21400
PINE ISLAND RD (SR 78)	US 41	BUSINESS 41	4LD	E	1,520	D	1,359	D	1,359	D	1,359		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	213	B	417		21700
PINE RIDGE RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	B	265	B	265	B	265		21800

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ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2011 100th HIGHEST HR		EST 2012 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	B	192	B	287	C	531		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	C	685	C	695	F	952		22000
PLANTATION RD	IDLEWILD ST	COLONIAL BL	4LD	E	1,830	B	473	B	473	B	473		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,940	C	835	C	835	C	835		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,940	C	1,148	C	1,148	C	1,225		22200
PONDELLA RD	US 41	BUSINESS 41	4LD	E	1,940	C	1,054	C	1,054	C	1,057		22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	B	72	B	72	B	466		22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	B	89	B	89	B	89		22500
RICH RD*	SLATER RD	PRITCHETT PKWY	2LU	E	860	B	54	B	54	B	54		22600
RICHMOND AVE*	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	B	70	B	74	B	93		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	B	56	B	64	B	64		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	B	92	B	92	B	127		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,120	C	1,040	C	1,040	D	1,064	Constrained in part v/c = 0.93	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,900	C	1,116	C	1,116	C	1,304		23100
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LN	E	1,060	B	763	B	763	C	773		23180
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,300	C	763	C	763	C	819		23200
SAN CARLOS BL (SCP)*	US 41	THREE OAKS PKWY	2LN	E	860	B	166	B	167	B	167		23230
SANIBEL BL*	US 41	LEE BL	2LN	E	860	B	359	B	359	B	371		23260
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	B	260	B	266	B	282		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	2,060	C	1,695	C	1,695	C	1,706	Metro Pkwy 6 Ln construction underway	23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	2,060	C	1,202	C	1,221	C	1,392		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,960	B	729	B	786	B	909	4 Ln under construction	23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,870	B	682	B	682	B	682		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,720	B	682	B	682	B	682		23900
SLATER RD	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	B	313	B	313	B	320		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	860	C	607	C	607	C	608		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,320	B	428	B	429	B	431		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,320	B	216	B	217	B	225		24300
STALEY RD	ORANGE RIVER BL	LUCKETT RD	2LU	E	860	B	176	B	177	B	202		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	275	B	282	D	628		24500
STRINGFELLOW RD*	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	C	565	C	593	D	727		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	494	C	497	D	632		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	173	B	175	B	265		24800

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363.80 Ac. **RH VENTURE II, LLC**

AUTHORIZED BY:
ROGER POSTLETHWAITE, VICE PRESIDENT

207.96 Ac. **RH VENTURE III, LLC**

AUTHORIZED BY:
ROGER POSTLETHWAITE, VICE PRESIDENT

48.00 Ac. **RIVER HALL COUNTRY CLUB H.O.A.**

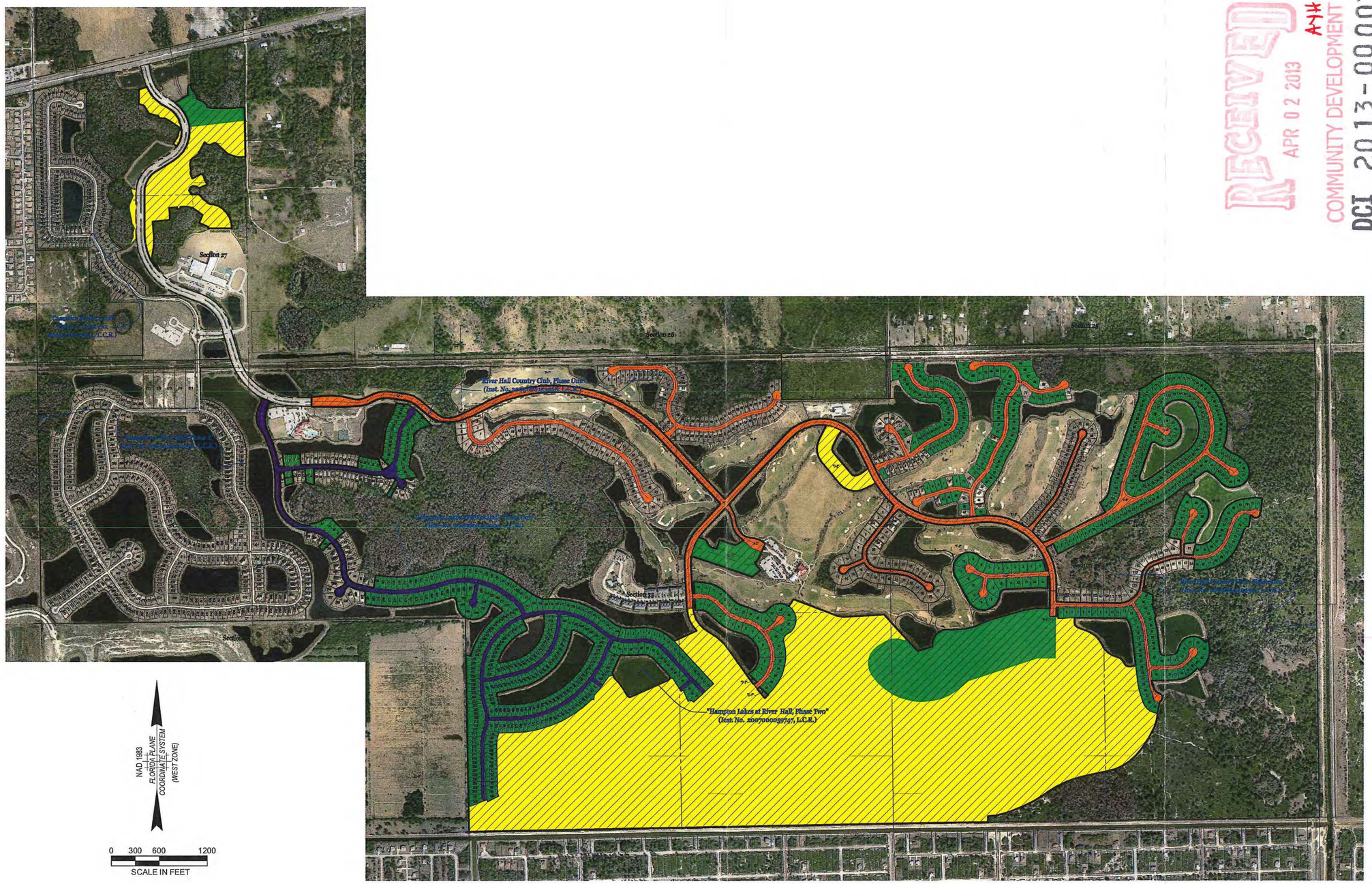
AUTHORIZED BY:
GRAYDON E. MIARS, PRESIDENT

21.70 Ac. **HAMPTON LAKES AT RIVER HALL H.O.A.**

AUTHORIZED BY:
GRAYDON E. MIARS, PRESIDENT

NOTE: AREAS SHOWN ARE ONLY FOR THE PORTION OF EACH OWNERSHIP THAT FALLS WITHIN THE AMENDMENT AREA.

641.46 Ac. **PROPOSED PLANNED DEVELOPMENT AMENDMENT AREA**



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Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

Exhibit of

RIVER HALL

A Parcel of Land in
Sections 25, 26, 27, 34, 35 & 36
Township 43 South, Range 26 East
Lee County, Florida

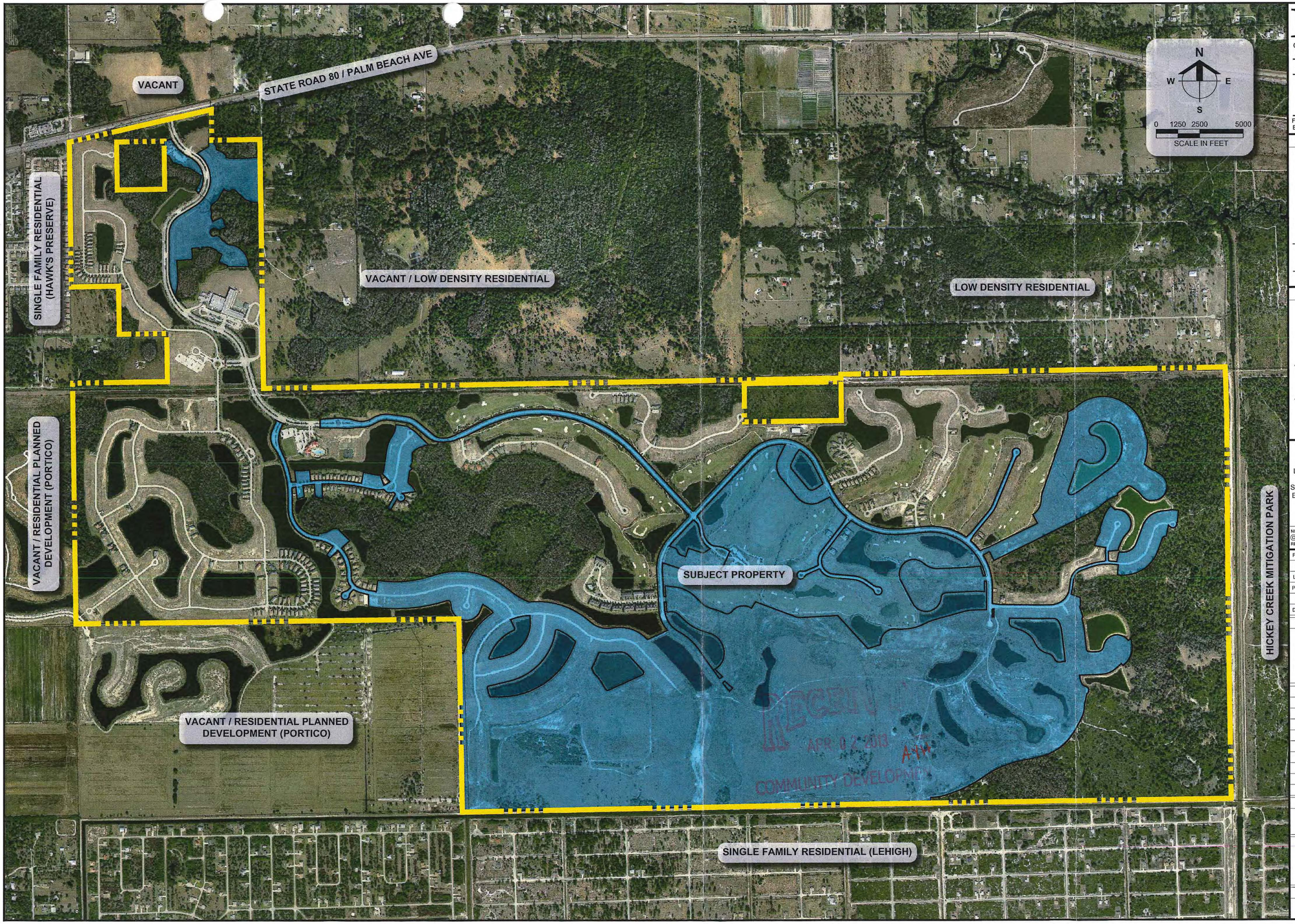
THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

FILE NAME	22951X06.DWG
LAYOUT	PDA
LOCATION	J:\22951\DWG\SURVEYING\EXHIBITS\
PLOT DATE	MON. 4-1-2013 - 1:04 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	04-01-2013
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=600'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	

OWNERSHIP AND AUTHORIZATION EXHIBIT

PLANNED DEVELOPMENT AMENDEMENT

PROJECT / FILE NO.	SHEET NUMBER
22951 25-43-26	1 OF 1



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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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SUITE 205
JACKSONVILLE, FL 32256

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FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	AERIAL.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	MON. 4-1-2013 - 1:40 PM
PLOT BY	JENNIFER SAPEN
DESIGN BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4-1-13	REVISED AMENDMENT AREA

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COMMUNITY DEVELOPMENT

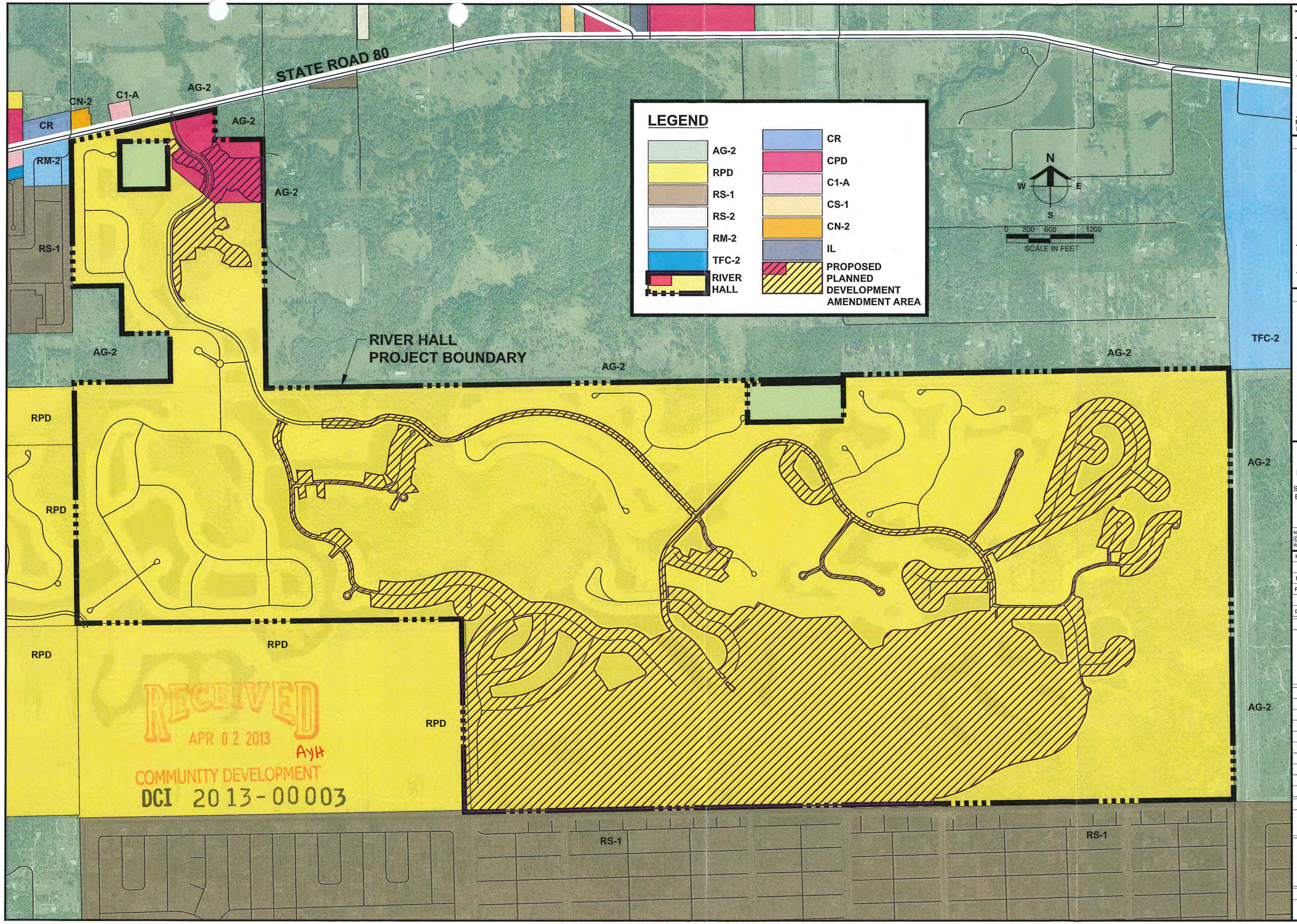
PLAN STATUS

NOT FOR CONSTRUCTION

PROJECT AERIAL AND EXISTING LAND USE MAP

PROJECT / FILE NO.	SHEET NUMBER
21854	1

DCI 2013-00003



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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	ZONING - CURRENT-9-16-12.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	MON. 4-1-2013 - 1:30 PM
PLOT BY	JENNIFER SAPEN
DESIGN BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

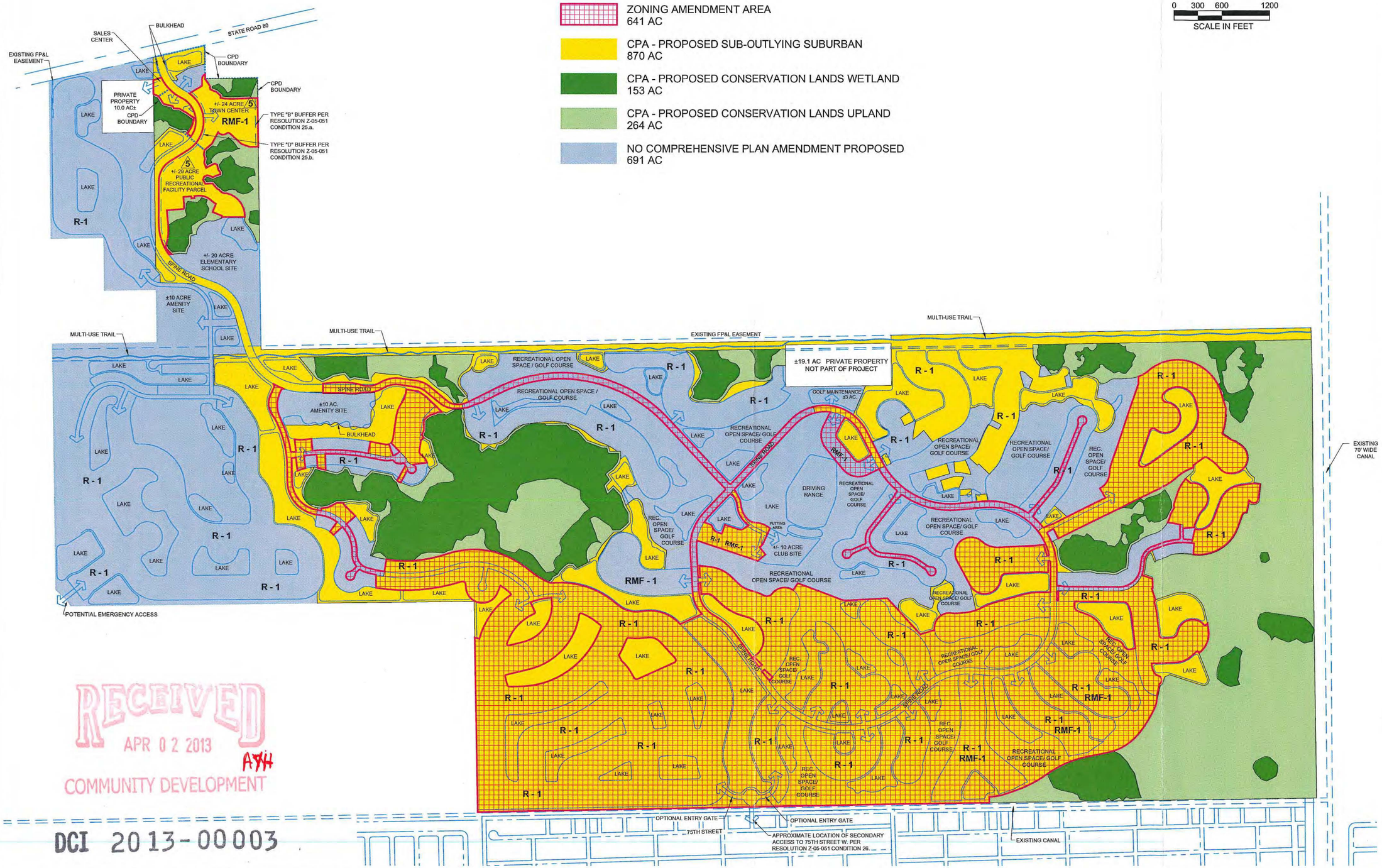
4-1-13	REVISED AMENDMENT AREA

PLAN STATUS

NOT FOR CONSTRUCTION

EXISTING ZONING MAP

PROJECT / FILE NO.	SHEET NUMBER
21854	1



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PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	MCP-CPA-OVERLAY.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	MON. 4-1-2013 - 1:43 PM
PLOT BY	JENNIFER SAPEN
DESIGN BY	TOM HOLMLUND

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

PLAN REVISIONS

4-1-13	REVISED CPA AND PD AREAS

PLAN STATUS

ZONING AND CPA EXHIBIT WITH MCP OVERLAY

PROJECT / FILE NO.	SHEET NUMBER
21854	

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COMMUNITY DEVELOPMENT

DCI 2013-00003

MASTER CONCEPT PLAN
FOR
RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
HAWK'S HAVEN DEVELOPERS, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
(239) 274-0321
(239) 274-0517

PROJECT DATUM
FLORIDA STATE PLANE WEST ZONE (NAD1983/90)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING
HAWK'S HAVEN RPD

RECORD PLAT
APPROVED

FLOOD ZONE
ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0250B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 8) AND ZONE B.

STRAP NUMBERS

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	APPROVED	PERMIT NO. 36-04006-P
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. DOS2004-00138
LEE COUNTY DEPARTMENT OF HEALTH	APPROVED	PERMIT NO. 0125120-117 DSGP
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	APPROVED	PERMIT NO. 47040-084-DWC
F.D.O.T. CONNECTION PERMIT	N/A	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-
F.D.O.T. UTILITY PERMIT	N/A	-
ARMY CORPS OF ENGINEERS	N/A	-
F.D.E.P. NOTICE OF INTENT	ISSUED	PERMIT NO. FLR10Y480

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER
CARL A. BARRACO, P.E.

PROJECT MANAGEMENT
CHRIS VAN BUSKIRK

DESIGN ENGINEER
TIM GAVIN, E.I.

PROJECT SURVEYOR
SCOTT WHEELER, P.S.M.

LEAD DESIGN TECHNICIAN
MATT MIKOVIC, E.I.

SITE PLANNING
JENNIFER PARKER

DESIGN STAFF
MATT MIKOVIC, E.I.

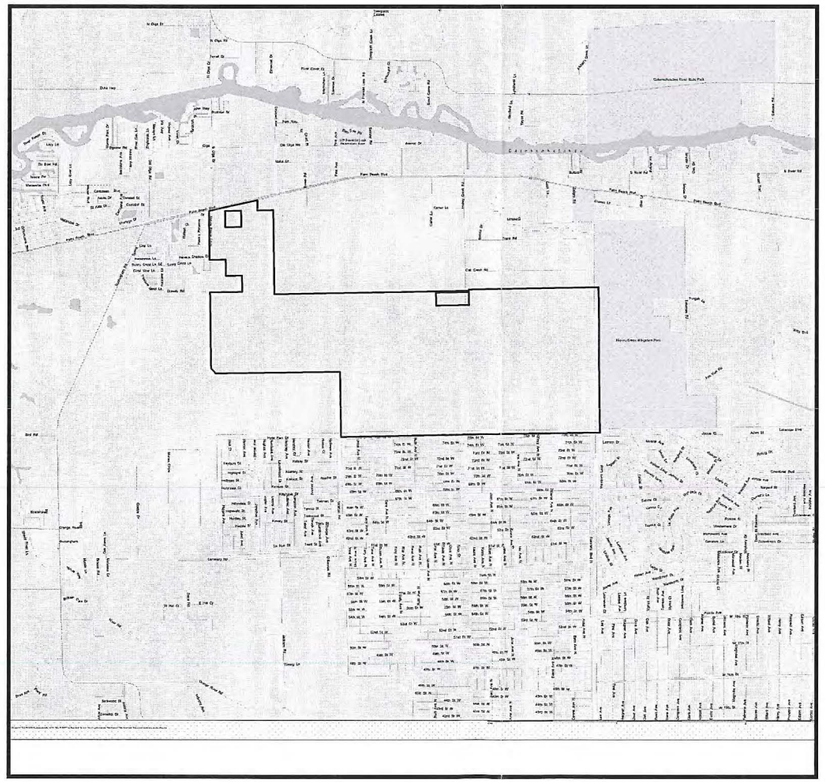
LANDSCAPE DESIGN

QUALITY CONTROL
TOM R. HOLMLUND

RECORD DRAWINGS

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION

N
W E
S

VICINITY MAP

0 1500 3000 6000
SCALE IN FEET

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	PREVIOUSLY APPROVED MASTER CONCEPT PLAN	B	21998Z02.DWG
3	PREVIOUSLY APPROVED TYPICAL SECTIONS	-	21998Z02.DWG
4	PROPOSED MASTER CONCEPT PLAN	B	21998Z03.DWG
5	PROPOSED DETAILS	-	21998Z04.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21988A00.DWG

THESE PLANS ARE A COMPONENT OF THE CONTRACT DOCUMENTS FOR THE REFERENCED PROJECT. TECHNICAL SPECIFICATIONS AND ANY SUPPLEMENTS TO THE CONTRACT DOCUMENTS SHOULD BE REVIEWED FOR MATERIAL, CONSTRUCTION, TESTING AND PERMIT REQUIREMENTS PRIOR TO BIDDING. THIS PLAN SET IS NOT RELEASED FOR CONSTRUCTION UNLESS SPECIFICALLY INDICATED SO IN THE "PLAN STATUS" PORTION OF THE TITLE BLOCK. CONTRACTOR SHALL VERIFY THAT HE HAS THE LATEST PLANS WHICH HAVE BEEN APPROVED AND ACCEPTED BY THE OWNER PRIOR TO CONSTRUCTION.

PLAN STATUS

EXHIBIT
D-7-M.1 & D-7-M.2-2

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PREPARED FOR

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7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	21988Z01.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	FRI. 3-22-2013 - 7:54 AM
PLOT BY	JENNIFER SAPEN
DESIGN BY	GREGG LATHROP

CROSS REFERENCED DRAWINGS
MASTER = BAI-COVER-1.DWG

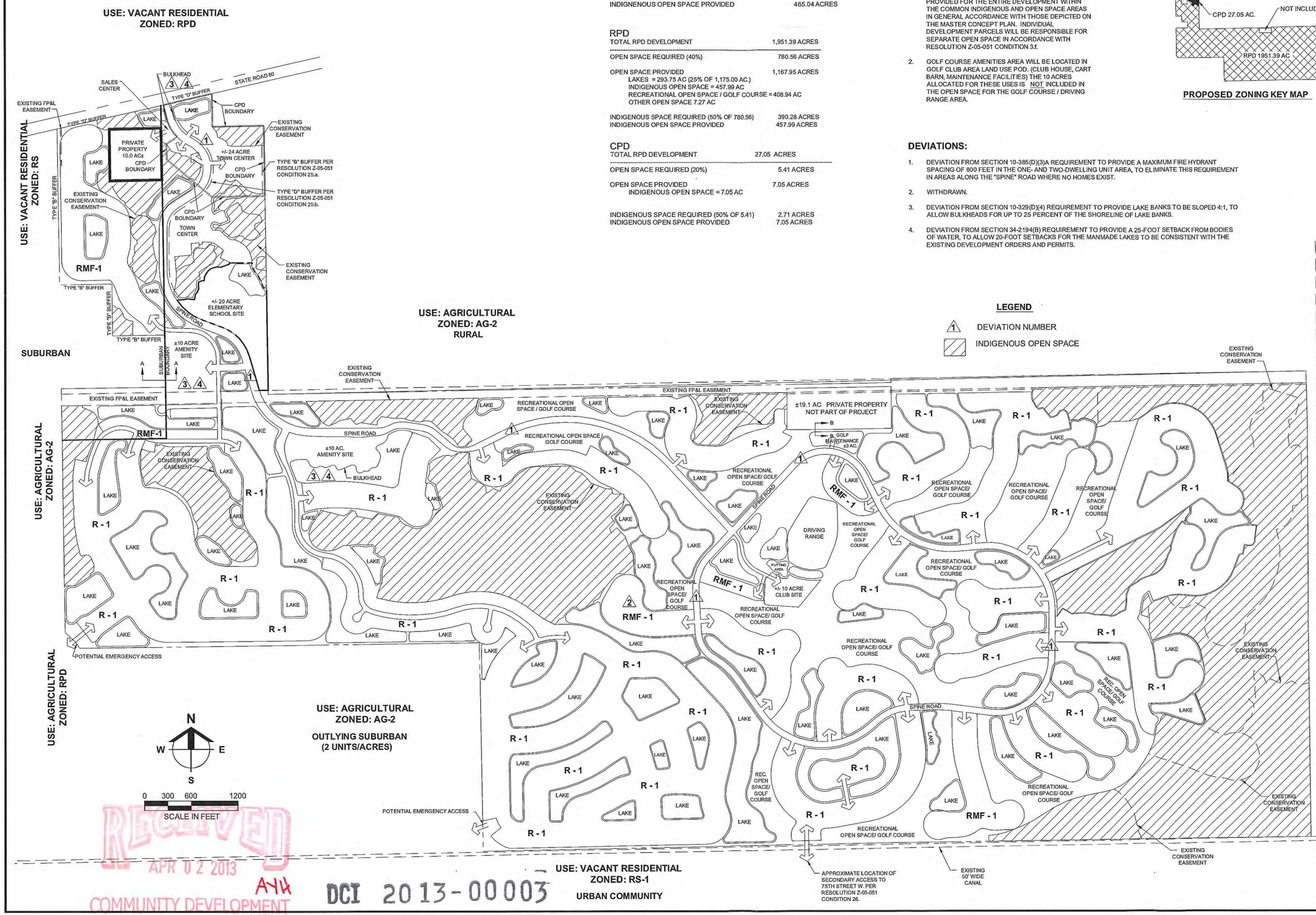
PLAN REVISIONS

3-20-13	REVISED AMENDMENT AREA

PLAN STATUS
EXHIBIT
D-7-M.1 & D-7-M.2-2

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
21988	1



OPEN SPACE CALCULATIONS:

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGNENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD

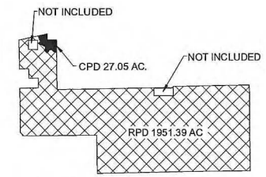
TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED LAKES = 293.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.99 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC OTHER OPEN SPACE 7.27 AC	1,167.95 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

CPD

TOTAL RPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC	7.05 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.



PROPOSED ZONING KEY MAP

DEVIATIONS:

1. DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
2. WITHDRAWN.
3. DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.

LEGEND

△1 DEVIATION NUMBER

INDIGENOUS OPEN SPACE

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	21988Z02A.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	WED. 1-2-2013 - 3:43 PM
PLOT BY	JENNIFER SAPEN
DESIGN BY	TOM HOLMLUND

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

PLAN REVISIONS

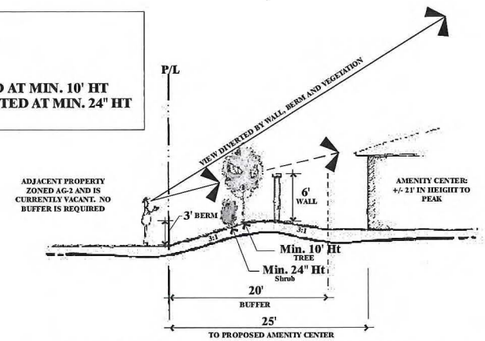
PLAN STATUS

EXHIBIT
D-7-M.1 & D-7-M.2-2

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21988	2

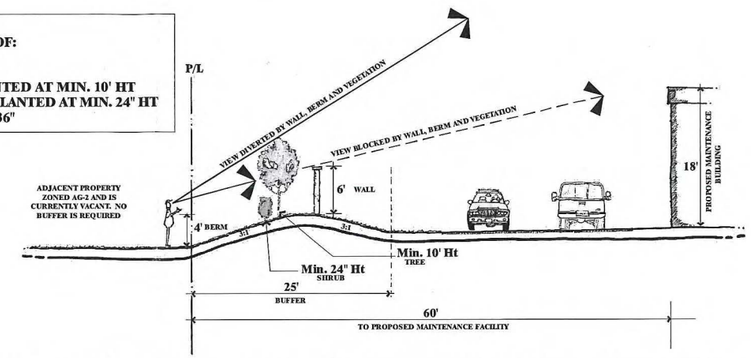
PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)

NTS

PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)

NTS

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FILE NAME	21988Z02B.DWG
LAYOUT	LAYOUT 1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	WED, 1-2-2013 - 3:43 PM
PLOT BY	JENNIFER SAPEN
DESIGN BY	AUTHOR

CROSS REFERENCED DRAWINGS

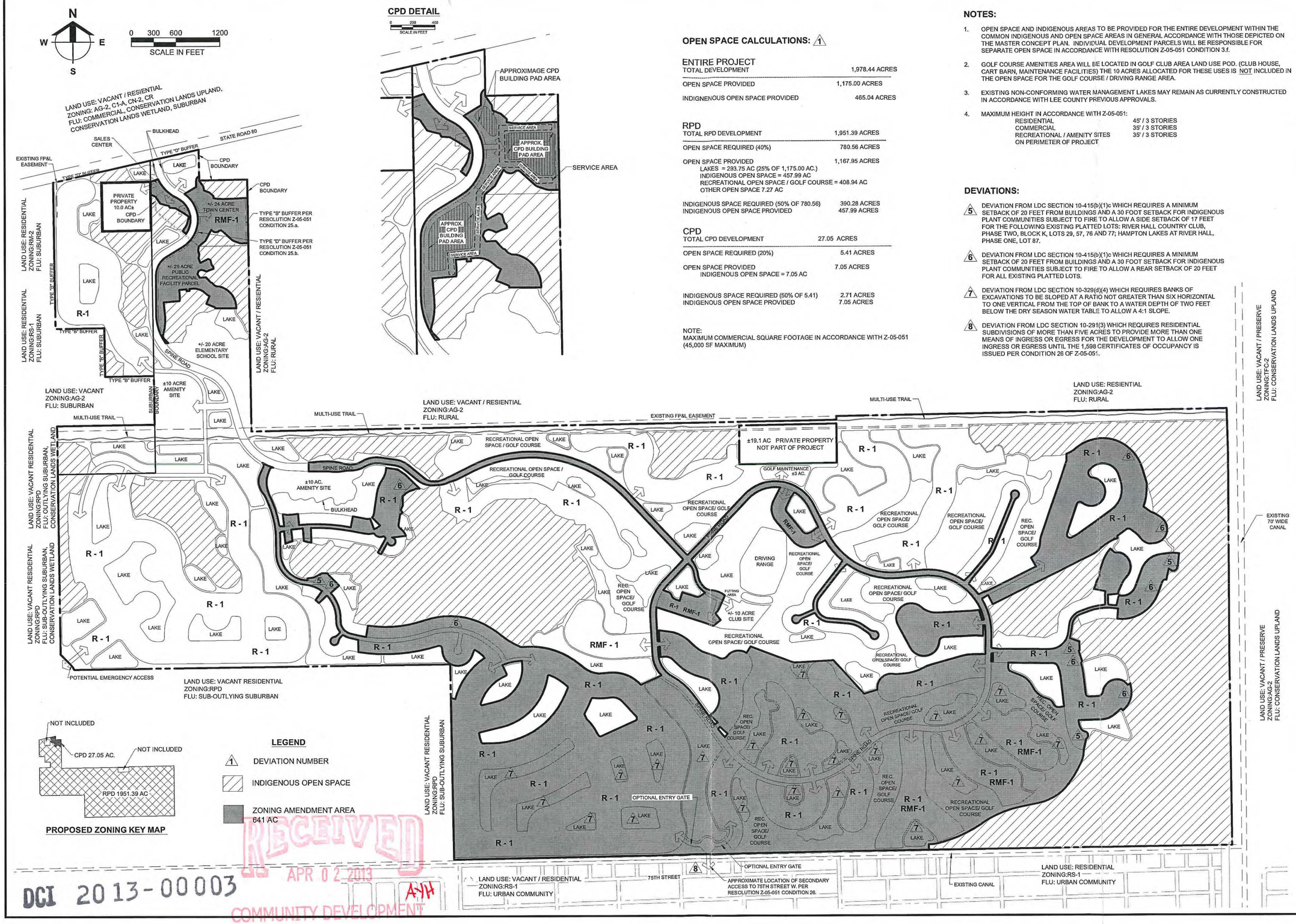
PLAN REVISIONS

PLAN STATUS

EXHIBIT
D-7-M.1 & D-7-M.2-2

PREVIOUSLY APPROVED TYPICAL SECTIONS

PROJECT / FILE NO.	SHEET NUMBER
21988	3



CPD DETAIL

OPEN SPACE CALCULATIONS: 1

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGNENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,951.39 ACRES
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CPD

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OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC	7.05 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTE:
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051 (45,000 SF MAXIMUM)

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT IN ACCORDANCE WITH Z-05-051:

RESIDENTIAL	45' / 3 STORIES
COMMERCIAL	35' / 3 STORIES
RECREATIONAL / AMENITY SITES ON PERIMETER OF PROJECT	35' / 3 STORIES

DEVIATIONS:

5. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 29, 57, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 87.
6. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
7. DEVIATION FROM LDC SECTION 10-329(d)(4) WHICH REQUIRES BANKS OF EXCAVATIONS TO BE SLOPED AT A RATIO NOT GREATER THAN SIX HORIZONTAL TO ONE VERTICAL FROM THE TOP OF BANK TO A WATER DEPTH OF TWO FEET BELOW THE DRY SEASON WATER TABLE TO ALLOW A 4:1 SLOPE.
8. DEVIATION FROM LDC SECTION 10-291(3) WHICH REQUIRES RESIDENTIAL SUBDIVISIONS OF MORE THAN FIVE ACRES TO PROVIDE MORE THAN ONE MEANS OF INGRESS OR EGRESS FOR THE DEVELOPMENT TO ALLOW ONE INGRESS OR EGRESS UNTIL THE 1,598 CERTIFICATES OF OCCUPANCY IS ISSUED PER CONDITION 26 OF Z-05-051.

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7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

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FILE NAME	21988203.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	MON. 4-1-2013 - 1:34 PM
PLOT BY	JENNIFER SAPEN
DESIGN BY	TOM HOLMLUND

CROSS REFERENCED DRAWINGS
BASEPLAN = 21988200.DWG

PLAN REVISIONS

1-2-12	NOTE CHANGES
4-1-13	REVISED AMENDMENT AREA

PLAN STATUS
NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21854	4

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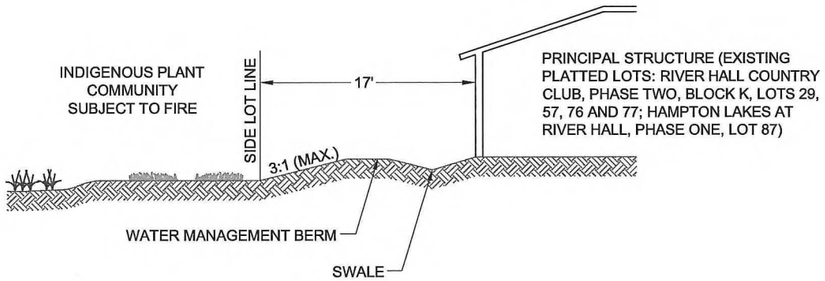
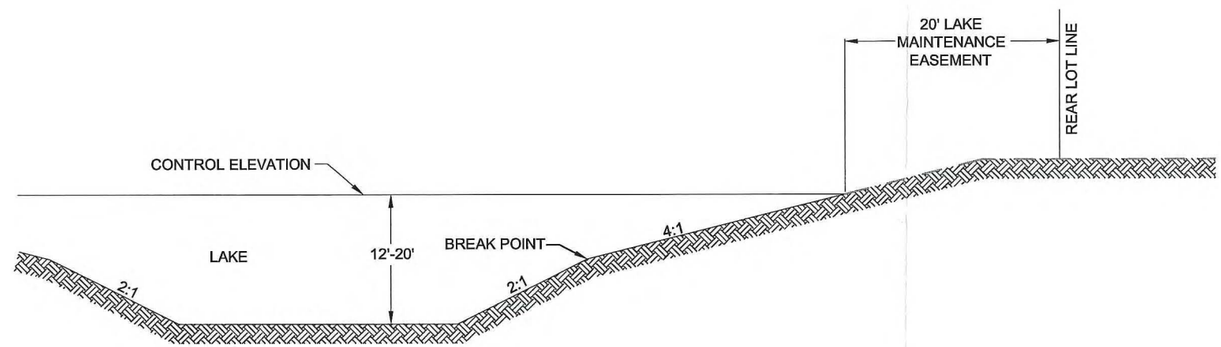
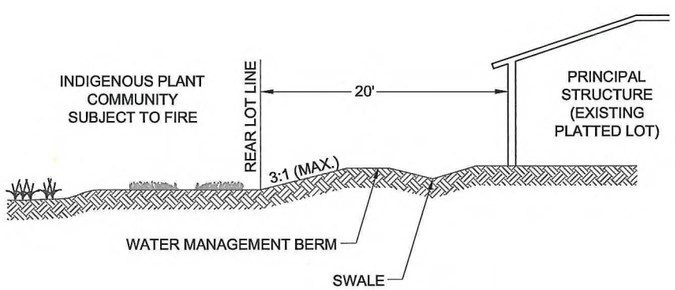


5 **DEVIATION 5 DETAIL**



7 **DEVIATION 6 DETAIL**



6 **DEVIATION 5 DETAIL**

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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
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JACKSONVILLE, FL 32256

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FILE NAME	21988Z04.DWG
LAYOUT	LAYOUT 1
LOCATION	J:\21988\DWG\ZONING\2012 REZONE\
PLOT DATE	THU, 3-28-2013 - 12:02 PM
PLOT BY	JENNIFER SAPEN
DESIGN BY	AUTHOR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

3-20-13	REVISED AMENDMENT AREA

PLAN STATUS

EXHIBIT
D-7-M.1 & D-7-M.2-2

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
21988	5

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and Associates, Inc.
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Civil Engineers, Land Surveyors and Planners

DESCRIPTION (REZONE AREA)

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Containing a total of 641.46 acres, more or less.

4/1/13
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\22955 - River Hall - Due Diligence\Survey\descriptions\22955SKRZ01.doc

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COMMUNITY DEVELOPMENT

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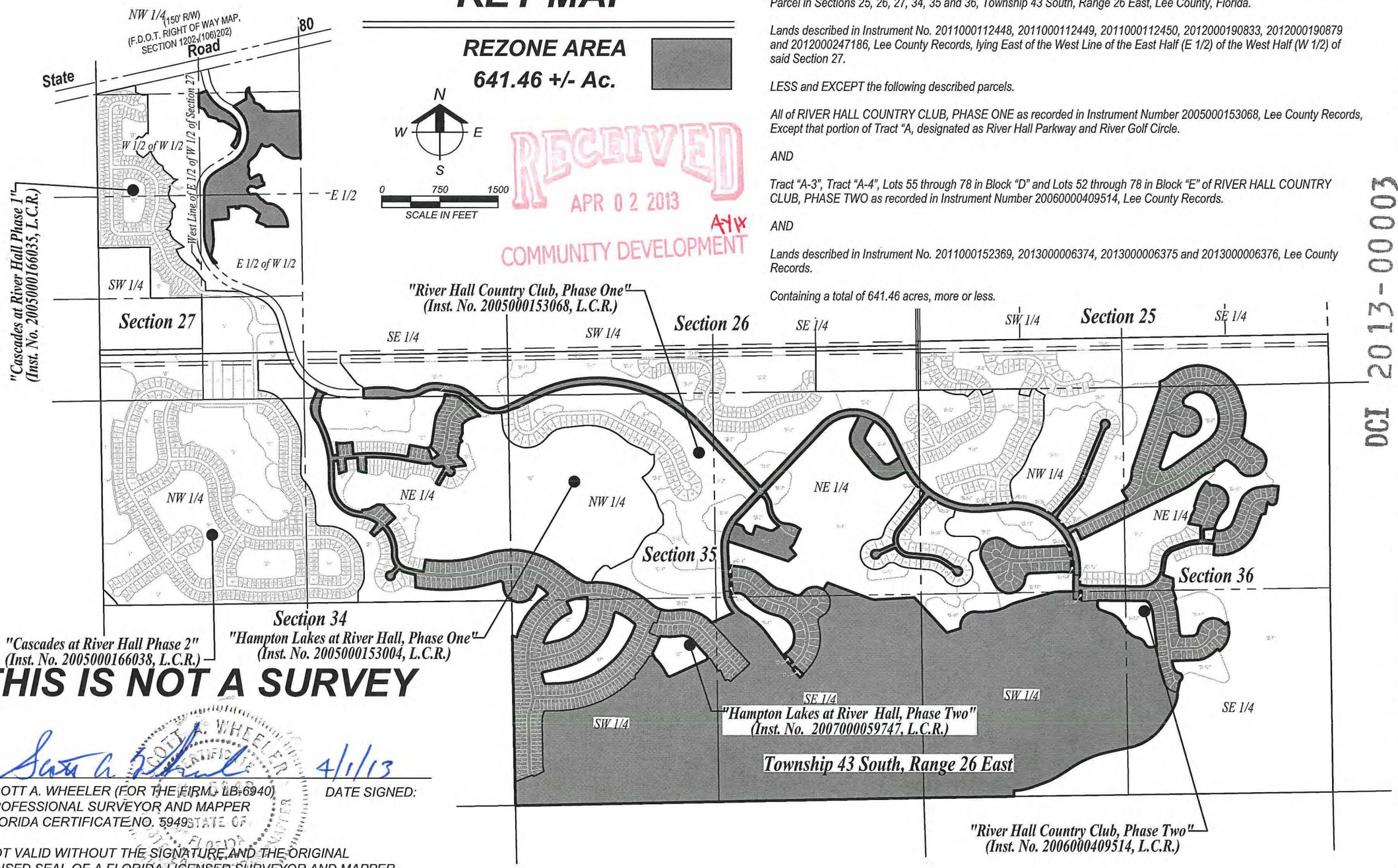
Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

KEY MAP

REZONE AREA

641.46 +/- Ac.



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Scott A. Wheeler 4/1/13

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER CERTIFICATE NO. 5949 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	22955SKRZ01.DWG
LAYOUT	REZONE AREA
LOCATION	J:\22955\DWG\SURVEYING\SKETCH\REZ
PLOT DATE	MON. 4-1-2013 - 12:16 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	04-01-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22955 36-43-26	1 OF 1

INST. NO. 2011000112448, L.C.R. =

INST. NO. 2011000112449, L.C.R. =

INST. NO. 2011000112450, L.C.R. =

INST. NO. 2012000190833, L.C.R. =

INST. NO. 2012000190879, L.C.R. =

INST. NO. 2012000247186, L.C.R. =

INST. NO. 2011000152369 L.C.R.
INST. NO. 2013000006374, L.C.R.=
INST. NO. 2013000006375, L.C.R.
INST. NO. 2013000006376, L.C.R.

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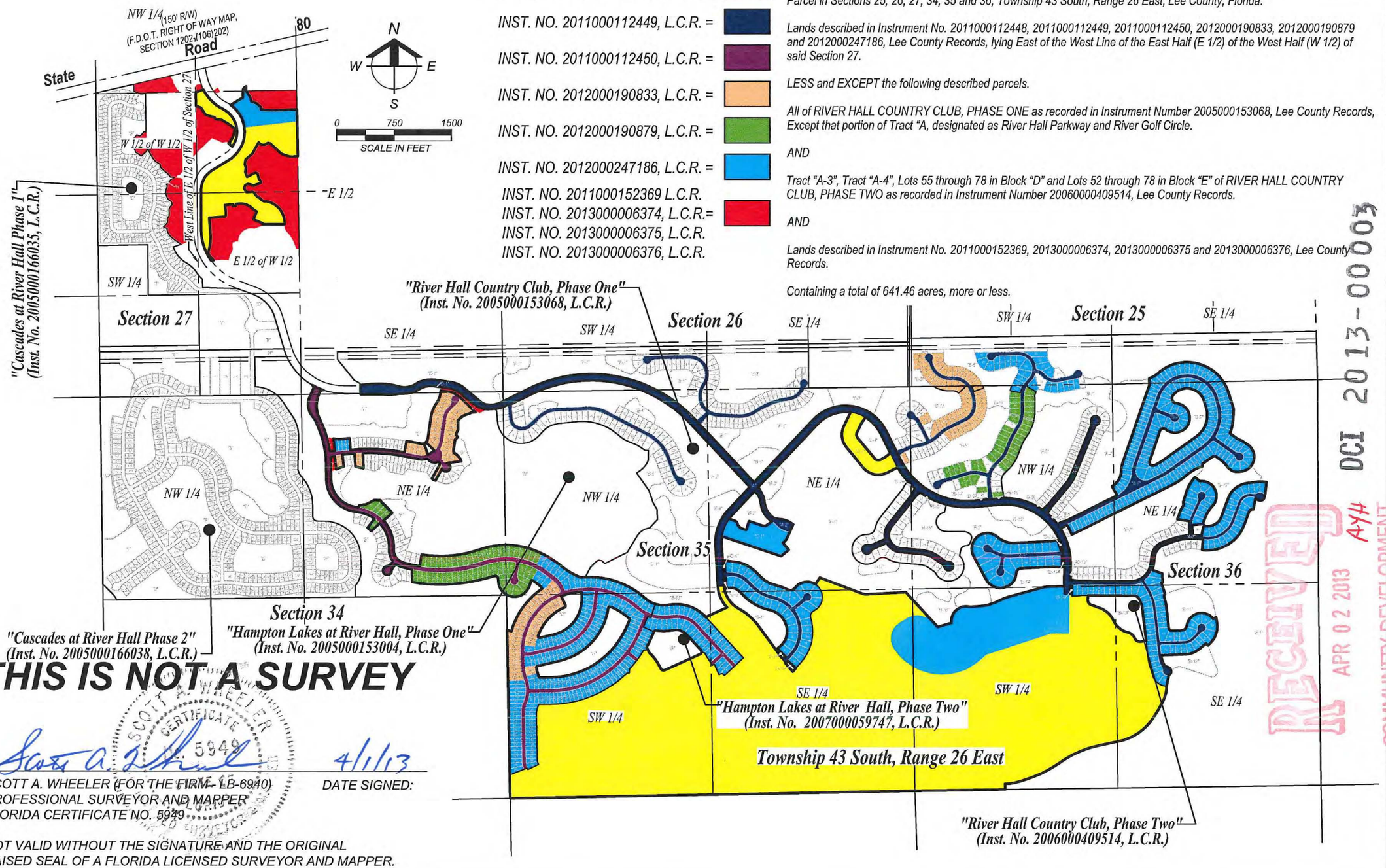

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LAYOUT	REZONE WITH DEEDS
LOCATION	J:\22955\DWG\SURVEYING\SKETCH\REZO
PLOT DATE	MON. 4-1-2013 - 12:16 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	04-01-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22955 36-43-26	1 OF 1

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A44
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Civil Engineers, Land Surveyors and Planners

DESCRIPTION (REZONE AREA)

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DCI 2013-00003

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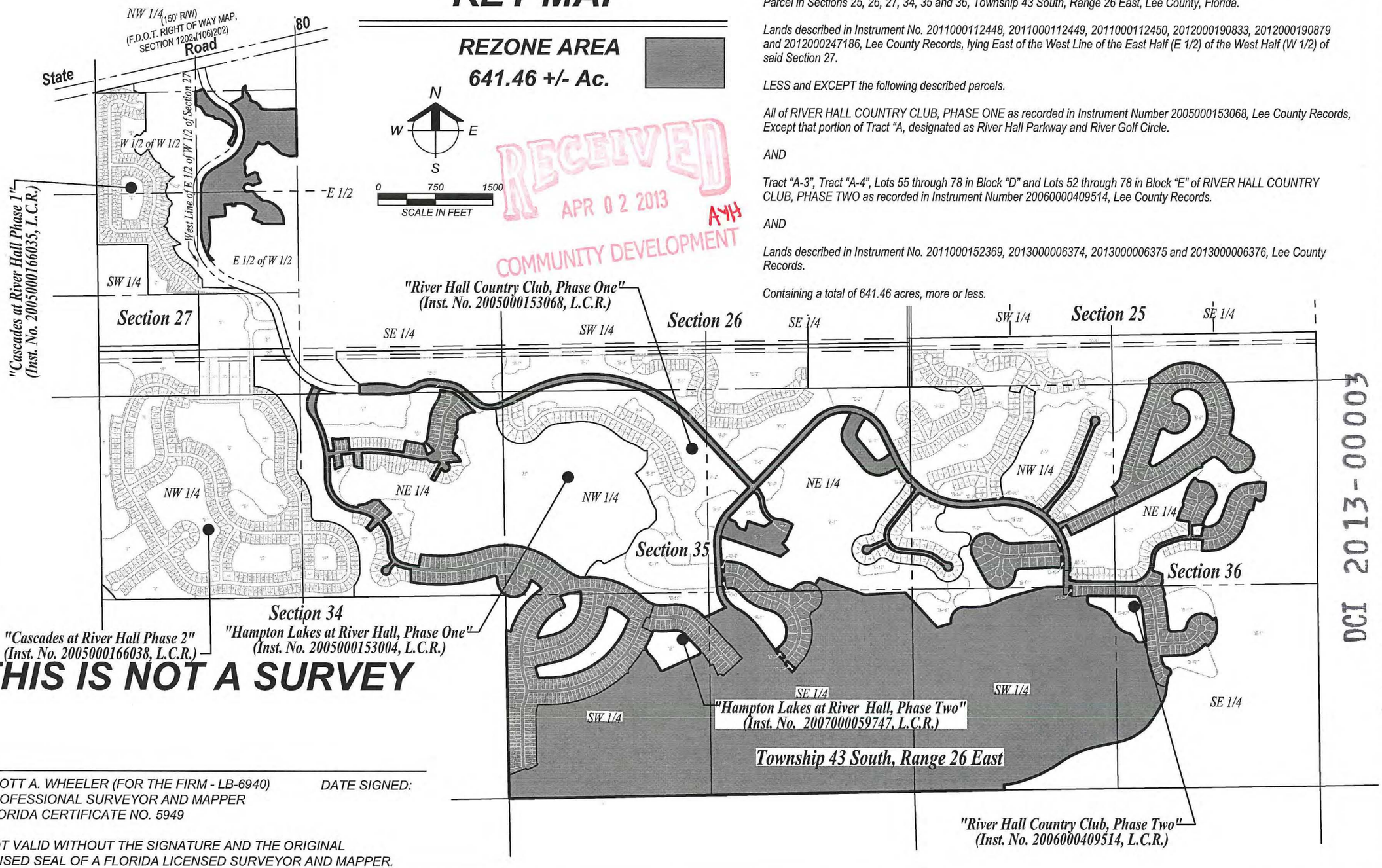
KEY MAP

REZONE AREA

641.46 +/- Ac.



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PREPARED FOR

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PHONE (239) 274-0321
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FILE NAME	22955SKRZ01.DWG
LAYOUT	REZONE AREA
LOCATION	J:\22955\DWG\SURVEYING\SKETCH\REZO
PLOT DATE	MON. 4-1-2013 - 12:16 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	04-01-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22955 36-43-26	1 OF 1

INST. NO. 2011000112448, L.C.R. =

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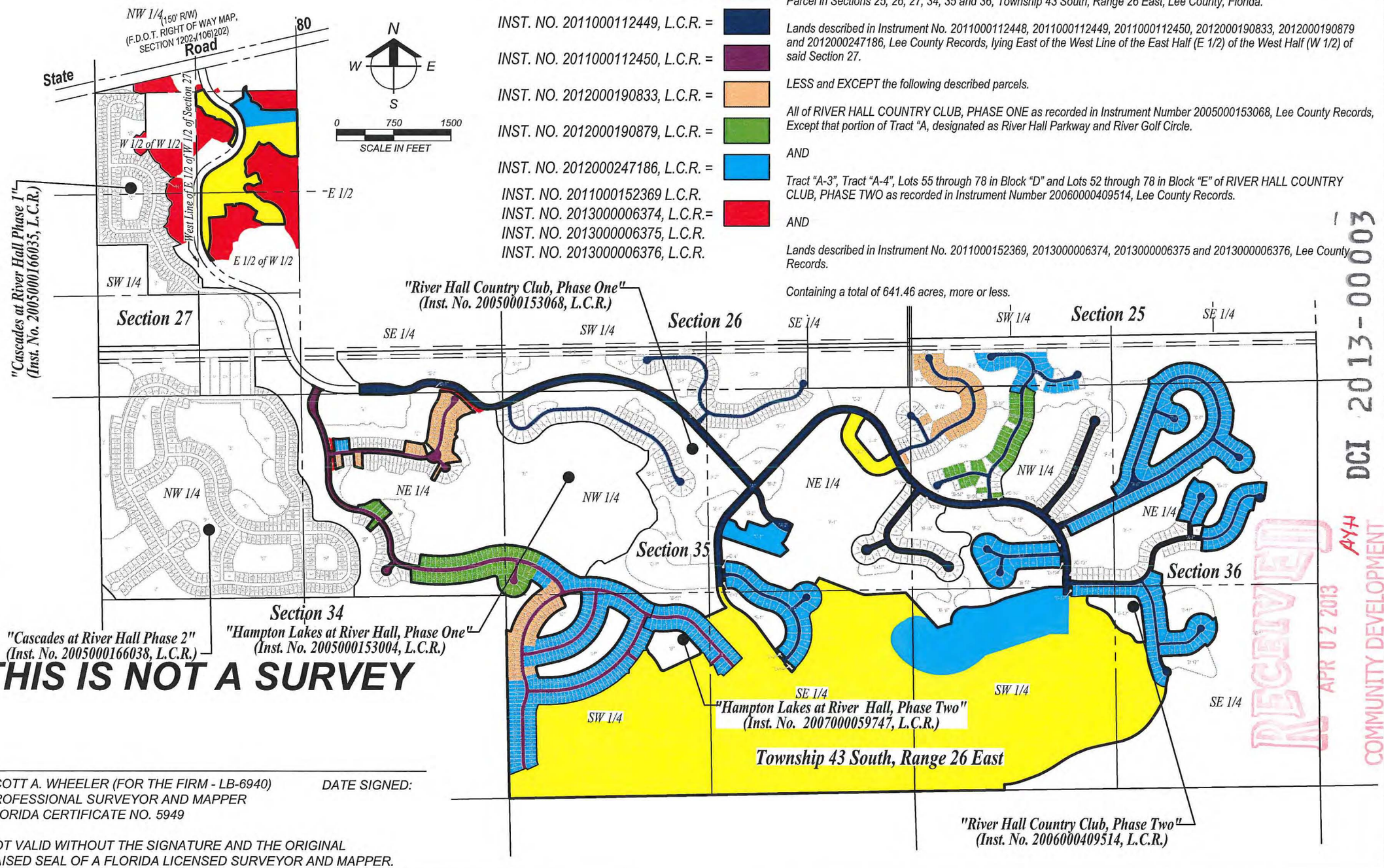

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LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Tammy Hall
District Four

Frank Mann
District Five

Doug Meurer
Interim County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

Writer's Direct Dial Number: 239-533-8371

February 1, 2013

TINA M. EKBLAD
MORRIS-DEPEW ASSOC., INC.
2914 CLEVELAND AVE.
FORT MYERS, FL 33901

Re: RIVER HALL
DCI2013-00003 - PDA Application (PD Amendment)

Dear TINA M. EKBLAD :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

In order to accomplish an efficient sufficiency review process, staff will be scheduling a meeting to discuss the insufficiency comments in person prior to the resubmittal of the application.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Alvin Block

Alvin Block, AICP
Principal Planner

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Sam Lee, Natural Resources
Robert Price, TIS Reviewer
Jamie Princing, DCD Administration
Michael D Jacob, Assistant County Attorney
Becky Penfield, Development Review
STEVE REZNITSKY
DCI Zoning File
DCI Working File

LC Public Hearing for Zoning Action Checklist (Ord. 12-01)

1) Initiation of Application-Legal Requirements. An application for a rezoning, special exception, or variance may be initiated by a landowner, or his authorized agent, for his own property. Where there is more than one owner, either legal or equitable, then all owners must jointly initiate the application or petition. [34-201(a)(1)a.]

Staff in review of the application finds that the School District of Lee County is an owner within the development. However, staff cannot find that they have authorized the filing of the application. Please provide sufficient authorization from this owner to file this application on their behalf, in accordance with the Land Development Code.

1e) Where the fee owner is an association, the association or its governing body may appoint an agent to initiate the application on behalf of the association. [34-201(a)(1)a.5.]

Staff finds in the application documentation from three associations. However, these only direct the filing of the comprehensive plan amendment, not the zoning application. It will be necessary for sufficient documentation from all associations be provided in accordance with the Land Development Code demonstrating the applicant's right to have filed this Public Hearing Application.

1f) Where the property is a condominium or a timeshare condominium, as defined and regulated in F.S. chs. 718 and 721, respectively, an application or petition may be initiated by one of two prescribed elements {see Item # 1f1 & #1f2 below}. [34-201(a)(1)b.]

Staff is aware that there is at least one condominium association within the subject proeprty. In review of the file, staff does not find the dcoumentation required by LDC Section 34-301(a)(1)b. Please provide the documentation as required by this section of the Land Development Code.

1g) Where the property is a subdivision, an application or petition may be initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' association, if applicable. [34-201(a)(1)c.]

In review of this file, staff is not able to find sufficient documentation that the applicant can file this application in accordance with this section of the Land Development Code. Please direct staff to where this information may be found in the application, or please provide all of the information required by this Section.

2) Application Submittal and Official Receipt Procedure. The following application procedure and requirements apply to all public hearing applications for rezoning, special exceptions, and variances. [34-201(b)]

2b) No application for public hearing may be accepted unless it is presented on the official forms provided by the department, or on County approved computer-generated forms containing the same information. [34-201(b)(2)]

The Application for Public Hearing is not the most current application form (updated 12/2012). Please execute and submit the most current application.

2e) An Application for Public Hearing must be accompanied by Supplemental Form(s) which address the specific application requirements for Special Exception, Variance, Conventional Rezoning, Planned Development Rezoning & MCP Extension & Reinstatement requests, etc. {see LC Public Hearing Application Form Cover Sheet and Part 4.A.}. [34-201(b)(2)]

2e4) Supplement D Form is required to be submitted for all Planned Development Rezoning request applications. [34-201(b)(2)]

The submitted supplement is not the most current form. Please execute and submit the current Supplement D as part of this application.

3) Applicant's Statement. The applicant must sign a statement under oath that he is the owner or authorized representative of the owner of the property and has full authority to secure the approval requested and to impose covenants and restrictions on the property as a result of the action approved by the County. [34-202(b)(1)b.]

3b) Applicant is Authorized by Owner. If the applicant has been authorized by the owner(s) to represent them for this action, Affidavit Form A1 or Affidavit Form A2 {see LC Public Hearing Application Form Part 1.B. & Exhibit PH-1.B.2} or equivalent must be completed & submitted based upon the legal structure of the applicant. [34-202(b)(1)b.]

Staff recognizes that the applicant has been authorized by a number of associations within this development. Please confirm that all associations have authorized the filing of this application If not, please submit the required documentation that provides their authorization to have filed.

Staff notes that the School District of Lee County is an owner within this development. However, the file contains no authorization on thier part for the applicant to have filed the application.

6) Disclosure of Ownership Interest. A Disclosure Form is required to provide a list of the names of all owners, stockholders and trust beneficiaries, (including percentages of interest) of the property {see LC Public Hearing Application Form Part 2.B. and Exhibit PH-2.B.1.}. [34-201(b)(2)a.; 34-202(a)(5); 34-202(b)(1)a.]

As noted previously, staff cannot verify in this application if all affected owners have granted or authorized the filing of this applciation. Please make sure all required documentation and authorizations have been filed in order for this application to proceed on to public hearing.

15) Current Use of the Property. The application must list all of the current uses on the property {see LC Public Hearing Application Form, Part 3.I.1.} [34-202(a)(8); 34-202(b)(3)]

Staff finds that other uses exist on the subject property which have not been listed in the application. Please revise this information providing all of the current uses of the subject property.

15a) Structure Affidavit. If buildings or structures exist on the property,an affidavit, signed by the property owner or specified contract purchaser, must be submitted stating whether the buildings and structures will be removed {see LC Public Hearing Application Form, Part 3.I.2.}. [34-202(b)(3)]

In accordance with this section, please provide the required structural affidavit.

38) Community Design Standards. If the property is located in Estero, Greater Pine Island , Page Park, Lehigh Acres, Caloosahatchee Shores, or North Fort Myers Planning Community/Community Plan Area, compliance with the special design requirements in LCLDC Chapter 33 must be demonstrated. [34-6; 34-202(a)(1); 33-52(c); 33-1083(a); 33-1202(d); 33-1411; 33-1480(d); 33-1531; 33-1536]

In review of the application materials, staff is not able to find a document that addresses this requirement. Please advise where this information has been provided, or as part of the resubmittal, please provide this required information.

44) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Zoning Action Checklist.

If you have questions concerning this portion of the checklist, please contact Chip Block at 239-533-8371.

LC Public Hearing for Planned Development Application-Supplement D Checklist (Ord 12-01)

2) Comprehensive Plan Amendments. If Lee Plan amendments are proposed as part of this application, they must be indicated and described on the Supplement D Form. [34-202(a)(8)] {See Supplement D, Part 1.A.}

In discussion with the Planning Division, they advise that there may be some difference in the the area depicted for the Comprehensive Plan amendment and the subject zoning amendment. Please review the two for any difference(s) in the areas and please explain why there are any difference(s).

7) Environmental Issues. Certain property and environmental issues must be addressed and information provided (see Supplement D Form, Part 5.A. - 5.D.). [34-202(a)(8)]

Please refer to the Environmental Sciences portion of the checklist for comments.

10) Submittal Requirements. The following items must be submitted as part of any planned development Zoning Application. {See Supplement D Form, Part 7 for number of copies and other detailed requirements.} [34-373(a)(4)]

10a) Public Hearing Application Form. Submit a Public Hearing Application Form (Application for Public Hearing for Zoning Action Form, OR, if a DRI with Rezoning, submit Application for Public Hearing for a DRI Form). [34-373(a)(1)]

The Application for Public Hearing is not the most current application (updated 12/2012). Please execute and submit the most current application.

10k) 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 must be submitted. [34-373(a)(4)e.v.]

Please refer to the comments from Natural Resources.

10l) Narrative Compliance Statements. Narrative explanations as to how the proposed development complies with several elements must be submitted {see Item 10l1, Item 10l2, & Item 10l3 below}. [34-373(a)(5)]

10l2) Design Standards Compliance. A narrative explanation as to how the proposed development complies with the Design Standards set forth in LCLDC Section 34-411 must be submitted. [34-373(a)(5)]

In review of the application materials, staff has not been able to find a narrative addressing the Community Design Standards for Calosahatchee Shores as provided for in Chapter 33. Please advise where this information has been provided, or as part of the resubmittal, please provide this required information.

11) Master Concept Plan, Non-PRFPD. A graphic illustration (Master Concept Plan) of the proposed development, clearly legible depicting the correct scale for the drawing showing & identifying the following information required by LCLDC Section 34-373(a)(6)a. through Section 34-373(a)(6)i. must be submitted in both 24" X 36" size and 11" X 17" size. [34-373(a)(6)] {See Item 11a - Item 11s below.}

11b) Access. The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development must be shown on the Master Concept Plan.[34-373(a)(6)b.].

Please provide an explanation of the proposed "secondary access" along the southern boundrary of the development. Is this expected to serve as the second means of access, as provided for in Chapter 10 of the Land Development Code?

11b1) Lot Access. If a subdivision, the general location of all proposed internal street rights-of-way or easements & the general location of all points of vehicular ingress & egress from the proposed internal rights-of-way or easements into multiple family, commercial, or industrial use lots must be shown on the Master Concept Plan. [34-373(a)(6)b.]

Please revise the Master Concept Plan to provide for the general location(s) of vehicular ingress and egress from the proposed internal rights-of-way or easements into the multiple family lots/parcels as required by this Section.

11c) Lots. Where the subject property will be divided into lots or parcels, the plan must indicate the general location, configuration & approximate dimensions of the lots or parcels (including outparcels) as well as lot coverage, and the minimum proposed setbacks for principal structures must be shown on the Master Concept Plan. [34-373(a)(6)c.].

The proposed development has been described that it will be divided into lots or parcels. Please revise the Plan to indicate the general location, configuration, approximate dimensions of the lot or parcels as well as lot coverage, and the minimum proposed setbacks for principal structures in accordance with this Section.

11e) Individual Development Areas. Individual development areas (i.e. residential, retail, office, manufacturing, mixed use-listed, etc.) must be clearly identified on the Master Concept plan with detail showing the following information {see item 11e1 thru Item 11e6 below}. [34-373(a)(6)d.]

11e2) Building Heights. The maximum height, in feet and number of habitable stories for each building must be shown on the Master Concept Plan. If parking under the buildings is proposed, the number of stories proposed for parking must be indicated and included in the total maximum height of the building. [34-373(a)(6)d.ii.]

The Master Concept Plan will need to be revised provide the information required by this section.

11e3) Residential Dwelling Units. If residential, the maximum number of dwelling units by type must be shown on the Master Concept Plan. [34-373(a)(6)d.iii.]

The Master Concept Plan will need to be revised to provide the maximum number of of dwelling units by type within each of the proposed development areas, in accordance with this Section.

Please advise where the additional 1,000 residential dwelling units will be expected to be built. Will the developer retain the rights to all of these units, or will some of the units be controlled by one or more of the associations within the overall development?

11e6) Commercial/Industrial Floor Area. If commercial or industrial, the type(s) of commercial and industrial and the total floor area of each type must be shown on the Master Concept Plan. [34-373(a)(6)d.vi.]

Please revise the Master Concept Plan to provide for the amount of commercial total floor area proposed within each of the development areas of the project, as required by this Section.

11f) Service Areas. The general location of service areas for delivery of goods or services must be shown for all developments that are not residential subdivisions must be shown on the Master Concept Plan. [34-373(a)(6)e.]

Please revise the Master Concept Plan to provide the general location of the service areas as required by this Section.

11m) Deviations. The location of any requested deviations must be shown on the Master Concept Plan, keyed to the schedule of deviations, including drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6)l.]

As noted in the access portion of the checklist above, Zoning staff suggests the applicant discuss this application with the Development Services staff to determine if there is a need to add a deviation from the "two means of access" requirement of Chapter 10 for this project. Currently, the LDC provision requires two means of access and one of those cannot be through an emergency access. The project may have only one means of access.

Please revise the submitted Master Concept Plan to show the locations of the other previously approve deviations as required by this Section.

11o) Community Design Standards. If the subject property is located in the Estero, Greater Pine Island, Page Park, Lehigh Acres, Caloosahatchee Shores, or North Fort Myers Planning Community/Community Plan Area, the owner/applicant will be required to demonstrate compliance with the special design requirements applicable to the specific community as outlined in LCLDC Chapter 33. [34-6]

Staff was not able to find this information in the current submittal. Please direct staff to where this information may be found. If it was not submitted, please provide this information as required by this Section.

12) Traffic Impact Statement. A traffic impact statement in a format and to the degree of detail required by a form furnished by the County and in conformance with the adopted Lee County Administrative Code, Traffic Impact Statement Guidelines for Planned Development Rezonings, AC-13-17, must be submitted. [34-373(a)(7)]

Zoning staff requests clarification of the TIS, Development Parameters Summary. This notes that there are 550 "active adult" dwelling units. The application is not clear where these units are proposed to be developed. Also it will be necessary to further clarify the type of unit or assisted living unit as part of the zoning. Please make whatever changes are needed in the proposed Schedule of Uses and revised the Master Concept Plan to depict the general location of the proposed units.

13) Schedule of Uses. A schedule of uses keyed to the Master Concept Plan {see item #11d, above} as well as a summary for the entire property including the following information must be submitted {see Item #13a thru Item #13c below}. [34-373(a)(8)]

13a) Types of Proposed Uses-Entire Site. The types of uses proposed for the entire site must be submitted. For projects with residential uses, the summary must include the types of proposed dwelling units. [34-373(a)(8)a.]

The application states the current use of the property is Residential and Vacant. It also does not note there is existing agricultural use within the development. The application does not include an agricultural affidavit. Finally, the Property Appraiser's records do not include an agricultural exemption on the subject property. Staff requests the applicant remove the use of "Agricultural Use" from the submitted Schedule of Uses.

Please advise if the applicant seeks to have all Temporary Uses as provided for in LDC Section 34-3041, et seq. If not, please further clarify which of the Temporary Uses are being sought as part of this planned development.

18) Phasing Plan. If the development is to be constructed in phases or if the traffic impact statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]

Does the developer anticipate this to be a Phased development? If so, please make sure a description of the Phasing program is submitted and all of the application materials are revised to reflect the proposed Phasing.

24) Miscellaneous items.

Please describe how irrigation within the proposed development will be handled. What will be the source(s) for the irrigation water?

Has the developer determined which road(s) will be used for construction traffic, and if so please state which road(s) will be used?

Please refer to the attached comments from the School District.

In reading through the application, there are some commitments or statements that the developer is willing to make regarding off-site improvements in the area. How can the County condition any off-site improvments as part of the zoning process?

25) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Planned Development Application-Supplement D Checklist.

If you have any questions concerning this portion of the checklist, please contact Chip Block at 239-533-8371.

LC Environmental Sciences PD Application Sufficiency Checklist (Ord 12-01)

12h) Open Space Design Plan. Open space design plan delineating the indigenous preserves and/or native tree preservation areas as required per LCLDC Section 10-415(b) must be shown on the Master Concept Plan. [34-373(a)(6)g.]

Substantive comment- Please note the protect species survey revealed clusters of occupied gopher tortoise habitat contiguous with existing preserve area. Is there an opportunity to redesign the residential pods in order to preserve some of this habitat and gopher tortoise burrows within the Recreational Open Space/Golf Course area?

14a) Deviations-Details. The location of any requested deviations must be shown on the Master Concept Plan, keyed to the schedule of deviations, including drawings demonstrating the effect the requested deviations will have on the site plan. [34-373(a)(6)l.]

Please note current approved plats depict a required 20-foot Drainage easement and the proposed MCP depict area of common open space between residential pods and preserves at some of the locations where deviation #5 is requested. Please clarify why the deviation is necessary at these locations. Please revise MCP if necessary for consistency with the deviation request.

14b) Deviation Documentation and Detail Drawings. Documentation including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. [34-412(a)]

Deviation #5 ES staff has the following substantive comments:
Please note that the Fire District will review development plans at the time of permitting and will require structure setbacks to preserve areas. Has the applicant had any communication with the fire district indicating that a proposed 17-foot structure setback is acceptable?

Please note the on-site preserve management plans and the abutting Hickey's Creek Mitigation Park require fire as a management tool. Please clarify how providing a 17-foot structure setback to the vegetated preserve does not pose a threat to public health, safety and welfare.

Please indicate if and what wildfire hazard mitigation is proposed. (i.e. "firewise" communities) Please note the preserves are part the indigenous requirement, within conservation easements and are proposed for density; therefore, should not be cleared to provide defensible space.

19) Miscellaneous items.

Substantive comment-The Hickey's Creek mitigation park to the east. There may be some conditions with regards to notification of residents of the prescribe burn maintenance activities on abutting preserve lands.

20) Contact. The Environmental Planner may be contacted regarding any questions on the LC Environmental Sciences Planned Development Application Sufficiency Checklist.

Susie Derheimer, Environmental Planner
239-533-8158
sderheimer@leegov.com

LC ZTIS PD Application Sufficiency Checklist (Ord12-01)

2a) Trip generation must be based on the combination of uses shown in the Schedule of Uses on the Master Concept Plan which generates the highest total number of trips during the A.M. and P.M. peak hour of the adjacent street(s). [AC-13-17]

There appears to be nothing in the current zoning resolution or the proposed schedule of uses that would limit 550 dwelling units to a less intense senior adult housing use. Please clarify. If there is no intent to limit 550 of the units to senior adult housing with age restrictions and similar requirements, then the units need to be moved into the single family dwelling unit calculations.

2a1) Trip generation must be based on regression equations, where available. [AC-13-17]

The peak hour of the generator was used for the Office uses in the "existing PD" and "proposed PD" trip generation. Please revise to reflect the peak hour of the adjacent street.

2a2) Trip generation may be based on average generation rates where regression equations are not available or were approved in advance by the Director. [AC-13-17]

The average rate for the PM peak hour of the adjacent street should be utilized for the Office use due to the square footage being 15,000 square feet. Please revise.

4) Background Traffic. The TIS must contain 100th highest hour traffic for the current year and for the year following the year in which the project is expected to be completed. [AC-13-17]

The 2012 Lee County Concurrency Report was released prior to the date of the Applicant's TIS. Please revise the background traffic volumes to reflect the most recent Concurrency Report.

Additionally, Staff is not in agreement with breaking the link of SR 80 between SR 31 and Buckingham Road into two links. The turning movement count adjusted for peak season reflects 1,370 vehicles, so the Concurrency Report volume of 1,487 seems fairly reasonable for the conditions just west of Buckingham Road.

Why are there two sets of turning movement counts for both the SR 80/SR 31 and SR 80/Buckingham Road intersections with different volumes and the same date? It is confusing trying to figure out which counts represent which scenario.

7) Level of Service Analysis. The TIS for projects generating more than 100 net new trips during the A.M. or P.M. peak hour of the adjacent street must contain an analysis of the Level of Service for all links within the area of influence. [AC-13-17]

The LOS analysis may require revisions based on previous comments.

11) Contact. The Staff reviewer may be contacted with any questions relative to this LC ZTIS PD Application Sufficiency Checklist.

Please contact Rob Price at RPrice@leegov.com or 239-533-8355 with any questions regarding these comments.

LC Natural Resources Sufficiency Checklist (Ord 12-01)

1) Sufficiency Comments.

According to Lee County DNR's data base, a historical flow-way and small tributary named as "Olga Creek" run through northwestern portion of the project site and drains north toward Caloosahatchee River across SR 80. It is not clear whether or not these flow-way and creek capacity have been preserved by the already developed roads (Summersweet Dr and Ligustrum Ln) and houses. Please provide following to address this issue:

- Identify/explain local historical drainage pattern at this location at the vicinity of Olga Creek and provide the flow-way map.

- Describe what is the current condition and function of the flow-way and creek.

- Provide how they will be preserved (if not already been impacted by those structures) or restored.

3) Contact. The Natural Resources reviewer may be contacted regarding any questions on the Natural Resources Checklist.

If you have any questions about this portion of the checklist, please contact Sam Lee at 239-533-8132.

THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN HUFF
LONG RANGE PLANNER
239-479-5661
DAWNMHU@LEESCHOOLS.NET

RECEIVED
JAN 25 2013
COMMUNITY DEVELOPMENT

MARY FISCHER
CHAIRMAN, DISTRICT 1

DON H. ARMSTRONG
VICE CHAIRMAN, DISTRICT 4

JEANNE S. DOZIER
DISTRICT 2

CATHLEEN O'DANIEL MORGAN
DISTRICT 3

THOMAS SCOTT
DISTRICT 5

JOSEPH BURKE, ED.D.
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

January 23, 2013

Alvin Block, AICP
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

RE: River Hall
Case # DCI2013-00003

Dear Mr. Block:

This letter is in response to your request dated January 11, 2013 for River Hall sufficiency comments in reference to the educational impact. This development is located in the East Choice Zone, Sub Zone E2.

This development is approved and consists of 1,999 single family units. This request is to add an additional 1,000 single family units. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single family the generation rate is .299 and further broken down into the following, .150 for elementary, .072 for middle and .077 for high. A total of 299 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. Currently within the School District, there are sufficient seats available to serve this need.

However, there is a concern as to one of the schedule of uses being "Consumption on Premises". Florida Statute 562.45(2) (a) prohibits on-premise consumption of alcoholic beverages within 500' of a public school, except for restaurants deriving at least 51% of gross revenues from the sales of food and nonalcoholic beverages. The only exception to this is if the County approves the location as promoting the public health, safety and general welfare of the community. Section 34-1264 of the Lee County Land Development Code indicates that the Director of the Department of Community Development may administratively approve such a use or that the applicant may instead apply for such use as a special exception. It is not clear as to the location that will provide Consumption on Premises therefore, at this time; the School District finds this request insufficient.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 479-5661.

Sincerely,

Dawn Huff, Long Range Planner

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY	Lee School District
NAME/CASE NUMBER	River Hall/DCI2013-00003
OWNER/AGENT	RH Golf, LLC
ITEM DESCRIPTION	Adding 1000 Single Family Units East CSA, sub area E2
LOCATION	St. Rd 80 East of Buckingham Rd.
CURRENT FLU	Rural
CURRENT ZONING	RPD

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
1,000	0	0

	Student Generation Rates			
STUDENT GENERATION	**SF**	**MF**	**MH**	**Projected Students**
Elementary School	0.15			150.00
Middle School	0.072			72.00
High School	0.077			77.00

Source: Lee County School District, January, 2013 letter

CSA SCHOOL NAME 2016/17	**CSA Capacity (1)**	**CSA Projected Enrollment (2)**	**CSA Available Capacity**	**Projected Impact of Project**	**Available Capacity W/Impact**	**LOS is 100% Perm FISH Capacity**	**Adjacent CSA Available Capacity w/Impact**
East CSA, Elementary	14,266	13,293	973	150	823	94%	
East CSA, Middle	5,898	4,876	1,022	72	950	84%	
East CSA, High	6,568	5,463	1,105	77	1028	84%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the first three (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the first three (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Dawn Huff, Long Range Planner

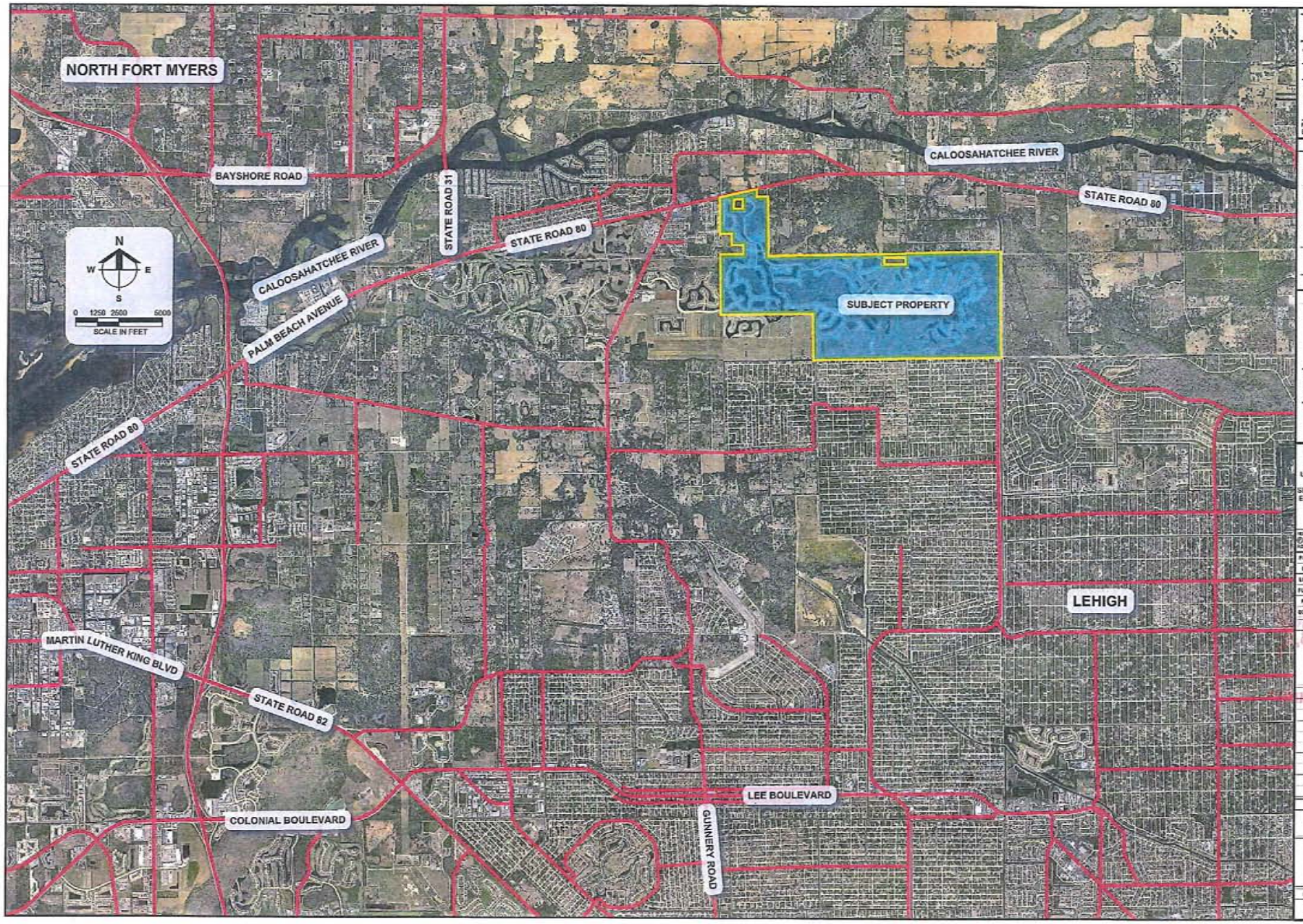
LEE COUNTY
SOUTHWEST FLORIDA

COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION

Date:	February 1, 2013
Case Number:	DCI2013-00003
Case Name:	RIVER HALL
Request:	Amend the existing Residential Planned Development, RPD zoning to increase the number of residential dwelling units in the River Hall community by 1,000 and include additional recreational uses within the commercial portion of the community.
Location:	I-75 exit 141, head east approximately 5.7 miles and the property is located to the south, Fort Myers Shores Planing Community, Lee County, FL.
Location Map:	SEE REVERSE
PROPERTY OWNER'S REPRESENTATIVE:	TINA M. EKBLAD MORRIS-DEPEW ASSOC., INC. 239-337-3993
Lee County Planner:	Alvin Block, AICP 239-533-8371

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Zoning Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/533-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.



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LAND PLANNING - LANDSCAPE DESIGN

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PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6049

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7007 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-100
FAX (904) 928-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
* NOT FOR CONSTRUCTION *

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FILE NAME	LOCATION BWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DESIGN\LAND\21-RECORD\
PLOT DATE	TUE, 12-11-2012 - 9:04 AM
PLOT BY	JEFF GAGNO
DESIGN BY	JENNIFER SAFER

CROSS REFERENCED DRAWINGS

JAN 11 2013
COMMUNITY DEVELOPMENT

PLAN REVISIONS

PLAN STATUS

EXHIBIT
D-1-B

AERIAL LOCATION MAP

PROJECT / FILE NO.	SHEET
21988	1

2013-00000

25-43-26-00-00119.0050
DRAKE JOHN P + TIFFANY F
17950 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00119.0070
MORRIS CHARLES + SHERYL W
17630 OAK CREEK ROAD
ALVA, FL 33920

25-43-26-00-00119.0090
WILES PAUL H + DEBORAH
17600 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00119.0100
BARR JOHN
17650 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00119.0130
MCCRARY SHIRLEY C
4412 BRUSH HILL RD
NASHVILLE, TN 37216

25-43-26-00-00119.0140
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17930 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00119.0150
SCHWARTZ HOLLY A +
4135 YARMOUTH CT
NORTH FORT MYERS, FL 33903

25-43-26-00-00119.0160
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17750 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00119.0190
CISNERO DAISY +
714 MOORE AVE
LEHIGH ACRES, FL 33972

25-43-26-00-00119.0200
ECKERT MARGARET +
17690 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00119.0210
HAMILTON DOUGLAS E
17780 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00119.0240
HAMILTON CONSTANCE TR
17800 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00119.0250
HAMILTON DOUGLAS E + KIMBERLY
17780 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00122.0020
ALI AHMED +
17140 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00122.002A
SMITH DOROTHY J +
17180 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00122.002B
MCNAMEE JOHN +
17160 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00122.0040
WALLER ALICIA C
17270 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00122.0050
KOHL MAUD H EST
17310 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00122.0060
MANGAN ALAN J
17240 OAK CREEK DR
ALVA, FL 33920

25-43-26-00-00122.0080
LUCKEY OSCAR I +
17200 OAK CREEK RD
ALVA, FL 33920

All data is current at time of printing and subject to change without notice.

25-43-26-00-00122.0150
SCHWARTZ HOLLY A +
4135 YARMOUTH CT
NORTH FORT MYERS, FL 33903

25-43-26-00-00122.0170
BUSH DAVID + CHRISTIE A
17470 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00122.0180
HUTSON GLENN G + CATHERINE A
17460 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00122.0240
WALLIN DAVID T + KIMBERLY M
17450 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00122.0300
DANIELS JOHN K +
17370 OAK CREEK RD
ALVA, FL 33920

25-43-26-00-00122.0310
MYOSKY LEONARD J + AGNES C
17340 OAK CREEK RD
ALVA, FL 33920

25-43-26-03-00D05.00CE
RIVER HALL CDD
119 S MONROE ST STE 300
TALLAHASSEE, FL 32301

26-43-26-00-00001.0000
AMTEL FARM INC
RUNG
2500 EDWARDS DR
FORT MYERS, FL 33901

26-43-26-00-00010.0000
HICKEY CREEK PARTNERS LLC
RUSS ARPASI
PO BOX 248
SCALY MOUNTAIN, NC 28775

26-43-26-00-00010.0010
FLORIDA POWER + LIGHT CO
PROPERTY TAX-PSX-JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408

26-43-26-00-00010.0020
HICKEY CREEK PARTNERS LLC
PO BOX 248
SCALY MOUNTAIN, NC 28775

26-43-26-00-00011.0020
STRAYHORN GUY R PER REP
PO BOX 1288
FORT MYERS, FL 33902

27-43-26-00-00001.0020
SCHARFMAN MICHAEL + GLORIA
1280 BLUFFS CIR
DUNEDIN, FL 34698

27-43-26-00-00001.0060
CARTER TALLY G COTR +
2211 LINWOOD AVE
ALVA, FL 33920

27-43-26-00-00001.006E
RITCHEY RONALD M
6750 DANIELS RD
NAPLES, FL 34109

27-43-26-00-00001.0080
AMTEL FARM INC
RUNG
2500 EDWARDS DR
FORT MYERS, FL 33901

27-43-26-00-00002.0000
TRIPLE NICKEL INVESTMENT
PO BOX 1503
FORT MYERS, FL 33902

27-43-26-00-00003.0000
R + D CATTLE COMPANY LLC
302 KNIGHTS RUND AVE STE 100
TAMPA, FL 33602

27-43-26-00-00003.0020
RH VENTURE I LLC
7807 BAYMEADOWS RD E STE 205
JACKSONVILLE, FL 32256

27-43-26-00-00004.0000
HOFMEISTER SCOTT L +
108 BARBARA ST
LOUISVILLE, CO 80027

All data is current at time of printing and subject to change without notice.

27-43-26-00-00006.0030
BJZ LLC
9592 WINDSOR CLUB CIR
FORT MYERS, FL 33905

27-43-26-00-00007.0000
WALKER ROBERT E
15930 OLD OLGA RD
ALVA, FL 33920

27-43-26-00-00007.0010
DENOVA PROSPERO
15460 PALM BEACH BLVD
ALVA, FL 33920

27-43-26-00-00008.0000
BROWN JACQUELINE E L/E
15590 KARANAN DR
ALVA, FL 33920

27-43-26-00-00011.0000
CARTER TALLEY + MARTHA CO-TR
10117 COUNTY RD 56
WOODLAND, AL 36280

27-43-26-00-00011.0020
ALLEN JAMES C JR + CYNTHIA C
2371 LINWOOD AVE
ALVA, FL 33920

27-43-26-00-00011.0030
HITCHCOCK MARK T + NORA
2501 LINWOOD AVE
ALVA, FL 33920

27-43-26-00-00011.0040
CARTER RYAN KEITH
13110 HICKORY GROVE CT
FORT MYERS, FL 33905

27-43-26-00-00011.0060
ALLEN JAMES C JR + CYNTHIA C
2371 LINWOOD AVE
ALVA, FL 33920

27-43-26-00-00011.0070
ROBERTS DEREK G +
54 CRABAPPLE LN
ASHEVILLE, NC 28804

27-43-26-00-00011.0080
CARTER JACOB D
5125 BARON ST
LEHIGH ACRES, FL 33971

27-43-26-00-00018.0000
RN TRIUMPH INVESTMENTS GRP
2835 SW 82ND AVE
MIAMI, FL 33155

27-43-26-00-00019.0000
ROUNSIFER WILLIAM CHARLES SR
PO BOX 50354
FORT MYERS, FL 33994

27-43-26-00-00020.0000
CASTO GEORGE R +
15850 RIVERCREEK CT
ALVA, FL 33920

27-43-26-00-00021.0040
P + T FARMS LLC
15980 OLD OLGA RD
ALVA, FL 33920

28-43-26-00-00007.0000
ADKINS DAVID + LINDA E
2385 S OLGA DR
FORT MYERS, FL 33905

28-43-26-00-00007.0010
JOHN J DAVIS FORT MYERS LLC
2612 HIBISCUS PL
FORT LAUDERDALE, FL 33301

28-43-26-00-00007.0020
ADKINS DAVID + LINDA E
2385 S OLGA DR
FORT MYERS, FL 33905

28-43-26-00-00012.001A
FOUNTAIN JEFFREY A +
14991 DRAWDY RD
FORT MYERS, FL 33905

28-43-26-00-00012.001C
JAMES JOSEPH M +
14991 DRAWDY RD
FORT MYERS, FL 33905

All data is current at time of printing and subject to change without notice.

28-43-26-00-00012.0020
SELF DOROTHY CHANEY +
14941 DRAWDY RD
FORT MYERS, FL 33905

28-43-26-00-00012.0040
SPURLOCK JAMES M + KAREN S
14891 DRAWDY RD
FORT MYERS, FL 33905

28-43-26-00-00013.0000
COMERICA BANK
JOHN REGAN-MAIL CODE 3205
PO BOX 75000
DETROIT, MI 48275

28-43-26-00-00014.0000
COMERICA BANK
JOHN REGAN-MAIL CODE 3205
PO BOX 75000
DETROIT, MI 48275

28-43-26-12-00000.0010
CURCIO THOMAS H
1525 WEYBRIDGE CIR
NAPLES, FL 34110

28-43-26-12-00000.0020
BURNETT VICTOR R JR TR +
2393 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0030
DONATO SALVATORE +TRACY
2392 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0040
DEUTSCHE BANK NATL TRUST CO TR
CHRISTOPHER HAWKINS
1819 FIFTH AVE N
BIRMINGHAM, AL 35203

28-43-26-12-00000.0050
BEDRA CHRISTINE
2412 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0060
GILLRATH KLAUS + MARGIT TR +
5154 CREEKSIDE TRL
SARASOTA, FL 34243

28-43-26-12-00000.0070
HERNANDEZ OTONIEL VAZQUEZ
2432 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0080
SCRIVNER JAMES E + APRIL A
2442 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0090
DECHAT PETE
326 FAWN LAKE PKWY
SPOTSYLVANIA, VA 22551

28-43-26-12-00000.0100
COBA MAYRA
2581 4TH AVE SE
NAPLES, FL 34117

28-43-26-12-00000.0110
GRANT DERREL
22252 WATERSIDE DR
BOCA RATON, FL 33428

28-43-26-12-00000.0120
CASAMENTO MARK A
2819 SUN VALLEY
CARY, IL 60013

28-43-26-12-00000.0130
FEDERAL NATIONAL MORTGAGE ASSN
3185 S CONWAY RD STE E
ORLANDO, FL 32812

28-43-26-12-00000.0140
CALES PAUL E II + NEVIN
2502 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0150
HOWARD BOBBY + MAZIE
2512 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0160
GROSE STEVEN L
PO BOX 978
HARTVILLE, OH 44632

28-43-26-12-00000.0170
TAYLOR ELIZABETH +
2532 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0180
BENDLER GARY
2542 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0190
BELANGER DONALD L
9549 GLADIOLUS PRESERVE CIR
FORT MYERS, FL 33908

28-43-26-12-00000.0200
CALDERON DONNA + ISRAEL
523 MATARES DR
PUNTA GORDA, FL 33950

28-43-26-12-00000.0210
STEVENS LINDA A + DWAYNE S
2572 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0220
KAPLAN LISA
2582 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0230
ROBERTS LEONARD + LEONIE
8441 SW 144TH ST
MIAMI, FL 33158

28-43-26-12-00000.0240
A + L FORT MYERS HOMES LLC
7 PINE HILL CT
DAYTON, NJ 08810

28-43-26-12-00000.0250
ALLEN WAYNE
2612 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0260
PRASAD MAHADEO P + MAHONIE
2622 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0270
MOISE FRANCELOT + KELITHA
18781 SW 41ST ST
MIRAMAR, FL 33029

28-43-26-12-00000.0280
MIRANDA JOSE +
2642 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0290
MORRISON CHRISTOPHER T
2652 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0370
JACKSON ROY L
2673 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0390
CHIPPAS JASON
2633 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0400
GARRET ESTONNA M
2623 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0410
KOPRIVA CHARLES + TAMARA
1956 POLLY CT
SANDWICH, IL 60548

28-43-26-12-00000.0420
GREEN PAUL + SHELLEY
2603 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0430
SHANE MARY E + ROBERT
2763 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0440
ELLIS CHRISTOPHER
PO BOX 476
FORT MYERS, FL 33902

All data is current at time of printing and subject to change without notice.

28-43-26-12-00000.0450
DUVALL MICHAEL + CAMMY
2743 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0460
MILLER MICHAEL R SR + IVELISSE
2733 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0470
LEWIS JEFFREY
2723 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0480
CARROLAN JOHN JR
2713 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0490
TULLY JOSEPH L +
2754 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.0500
UMAR HUMMAIR
430 NW 87TH DR APT 204
PLANTATION, FL 33324

28-43-26-12-00000.0510
RANGEL LEOPOLD ORTIZ +
15080 HAWKS SHADOW DR
FORT MYERS, FL 33905

28-43-26-12-00000.1180
ROACH BRIAN W +
15081 HAWKS SHADOW DR
FORT MYERS, FL 33905

28-43-26-12-00000.1190
JOYCE WILLIAM J III + STACEY A
15091 HAWKS SHADOW DR
FORT MYERS, FL 33905

28-43-26-12-00000.1200
DRAPER HEATH A + BRANDI S
15101 HAWKS SHADOW DR
FORT MYERS, FL 33905

28-43-26-12-00000.1210
DASCOLI MICHAEL A
18512 SW 55TH ST
MIRAMAR, FL 33029

28-43-26-12-00000.1220
WESTERDALE BARBARA +PAUL D TR
2583 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1230
PHAM TRAM T
2573 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1240
YEAGER BART W + ANDREA S
2563 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1250
TIMPNER PHILIP + TINA
2553 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1260
DASCOLI MICHAEL A
18512 SW 55TH ST
MIRAMAR, FL 33029

28-43-26-12-00000.1270
SCOTT MARY E TR
2533 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1280
HART RAYMOND H
2523 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1290
GRANT DERREL A
22252 WATERSIDE DR
BOCA RATON, FL 33428

28-43-26-12-00000.1300
LAUTENBACH PETER
13361 MARQUETTE BLVD
FORT MYERS, FL 33905

28-43-26-12-00000.1310
MAXEY ROBERT D + RENEE L
2493 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1320
ARMSTRONG GLORIA + DONALD +
2483 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1330
BIDDLE HAROLD A TR +
2473 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1340
WOJCIECHOWSKI MARIA BELEN
2463 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1350
HILLMAN RICHARD S + GWENDOLYN
2453 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1360
SINDONE JOSEPH
14960 HAWKS WATCH PL
FORT MYERS, FL 33905

28-43-26-12-00000.1370
GIST CARL + BRENDA
2480 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1380
MACIAS MARIA I +
2490 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1390
ALEXANDER ROBERT J + ANN K
171 DIX HILLS RD
HUNTINGTON STATION, NY 11746

28-43-26-12-00000.1400
NETZMAN SUSAN J
2510 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1410
DOOGARSINGH DAREN A
917 SE 14TH TER
CAPE CORAL, FL 33990

28-43-26-12-00000.1420
WISSLER JON + JANELLE
2530 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1430
GOMEZ AYDEH YASSIN
2540 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1440
HAWKS PRESERVE HOMEOWNERS
530 CONSTRUCTION LN
LEHIGH ACRES, FL 33936

28-43-26-12-00000.1450
WEINTRAUB MELISSA
149 SW 28TH TER
CAPE CORAL, FL 33914

28-43-26-12-00000.1460
JOHNSON ELMER B + GWENDOLYN TR
2570 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1700
WOLK RICHARD + PATRICIA
2389 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1710
PAINTER SIDNEY R + CASEY L
2400 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1720
FRANCIS CATHERINE
2410 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1730
TALAVERA NADIA
2420 HAWKS PRESERVE DR
FORT MYERS, FL 33905

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28-43-26-12-00000.1740
TURNER JULES E + MARCY E
2430 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1750
NATELLA KEVIN
2440 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1760
VICTOR CHITRA G PAUL
2450 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1770
WERNER COY A + VICKY L
2460 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-00000.1780
WALKER ROBERT
15930 OLD OLGA RD
ALVA, FL 33920

28-43-26-12-00000.1790
EMORY STACIA
2433 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1800
LUPPINO SALVATORE
2423 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1810
ASSAM BRUCE L
PO BOX 410970
MELBOURNE, FL 32941

28-43-26-12-00000.1820
MELTON HARRY D + TERESA J
2403 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1830
BURNETT VICTOR R + CECELIA TR
2393 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1840
JOHNSON WENDELL G +
2383 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1850
GRIFFIN STACI L
2373 NATURE POINTE LOOP
FORT MYERS, FL 33905

28-43-26-12-00000.1860
COATS ARNOLD H +
2380 HAWKS PRESERVE DR
FORT MYERS, FL 33905

28-43-26-12-0000A.00CE
HAWKS PRESERVE HOMEOWNER ASSN
PO BOX 1058
LEHIGH ACRES, FL 33970

28-43-26-12-0000C.00CE
HAWKS PRESERVE HOMEOWNER ASSN
PO BOX 1058
LEHIGH ACRES, FL 33970

28-43-26-12-0000D.00CE
HAWKS PRESERVE HOMEOWNER ASSN
PO BOX 1058
LEHIGH ACRES, FL 33970

28-43-26-12-0000R.00CE
HAWKS PRESERVE HOMEOWNER ASSN
PO BOX 1058
LEHIGH ACRES, FL 33970

33-43-26-00-00002.0010
COMERICA BANK
JOHN REGAN-MAIL CODE 3205
PO BOX 75000
DETROIT, MI 48275

33-43-26-00-00004.0000
LEE COUNTY HOMES ASSOCIATES
STE 300
1600 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323

33-43-26-01-00000.0510
TAYLOR WOODROW COMMUNITIES
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

All data is current at time of printing and subject to change without notice.

33-43-26-01-00000.0520
TAYLOR WOODROW COMMUNITIES
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.0530
TAYLOR WOODROW COMMUNITIES
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.0540
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.0550
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.0560
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.0570
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.0580
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.0590
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.0600
TAYLOR WOODROW COMMUNITIES
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.0610
TAYLOR WOODROW COMMUNITIES
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.0620
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.0630
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1360
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1370
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1380
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1390
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1400
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1410
TAYLOR WOODROW COMMUNITIES
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1420
TAYLOR WOODROW COMMUNITIES
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1430
TAYLOR WOODROW COMMUNITIES
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

All data is current at time of printing and subject to change without notice.

33-43-26-01-00000.1440
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1450
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1460
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1470
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1480
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1490
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1500
TAYLOR WOODROW COMMUNITIES
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1510
TAYLOR WOODROW COMMUNITIES
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1520
TAYLOR WOODROW COMMUNITIES
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1530
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1540
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1550
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1560
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1570
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1580
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1680
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1690
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-00000.1700
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

33-43-26-01-0000D.00CE
PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON, FL 34202

33-43-26-01-0000G.00CE
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-0000H.00CE
PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON, FL 34202

33-43-26-01-0000K.00CE
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-000RD.01CE
PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON, FL 34202

33-43-26-01-00LKA.0090
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

33-43-26-01-00LKA.0100
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

34-43-26-00-00001.0000
TAYLOR WOODROW COMMUNITIES AT
501 N CATTLEMEN RD STE 100
SARASOTA, FL 34232

34-43-26-00-00001.0050
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

34-43-26-00-00001.0080
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

34-43-26-00-00001.0090
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

34-43-26-00-00001.0100
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

34-43-26-00-00001.0110
PORTICO CDD
RIZZETTA + CO INC
3434 COLWELL AVE STE 200
TAMPA, FL 33614

01-44-26-01-00001.0010
BUISSON JOSEPH A + MARIE
1887 VAUXHALL ST NW
PALM BAY, FL 32907

01-44-26-01-00001.0020
HABITAT FOR HUMANITY OF LEE
1288 N TAMIAMI TRL
NORTH FORT MYERS, FL 33903

01-44-26-01-00001.0030
NEWMAN CAROLYN
7318 BENT CREEK DR
TEMPERANCE, MI 48182

01-44-26-01-00002.0010
SAFCHILD INVESTMENTS LLC
1875 CENTURY PARK E STE 1040
LOS ANGELES, CA 90067

01-44-26-01-00002.0020
GOLASIEWICZ MAREK + MARIA J
7502 LAURA AVE N
LEHIGH ACRES, FL 33971

01-44-26-01-00002.0030
LUULY LLC
DORAGH LAW FIRM PL
1705 COLONIAL BLVD STE B4
FORT MYERS, FL 33907

01-44-26-01-00002.0040
CORAL PARADISE INC
CALZADA INDEPENDENCIA
SUR NO 770 ALTOS
44100 GUADALAJARA JALISCO,
MEXICO

01-44-26-01-00002.0050
DALBERRY KAREN
4733 N PINE ISLAND RD
SUNRISE, FL 33351

01-44-26-01-00002.0060
GEORGE BARRY S
3889 APPLE VALLEY DR
HOWARD, OH 43028

01-44-26-01-00003.0010
KIRKPATRICK WILLIAM J JR
1710 ALDEN ST
GLENWOOD, FL 32722

01-44-26-01-00003.0020
ADAMSON DERRICK + KATHLEEN
3340 NW 177TH TER
OPA LOCKA, FL 33056

01-44-26-01-00003.0030
ADAMSON DERRICK + KATHLEEN
3340 NW 177TH TER
CAROL CITY, FL 33056

01-44-26-01-00003.0040
LEHIGH INVESTMENT GROUP LLC
20900 NE 30TH AVE STE 514
AVENTURA, FL 33180

01-44-26-01-00003.0050
HAMAKER ALEXANDRA V
12810 RIPPLEWOOD LN
HOUSTON, TX 77015

01-44-26-01-00003.0060
LEIGHL INVESTMENTS LLC
1318 LAFAYETTE ST
CAPE CORAL, FL 33904

01-44-26-01-00004.0010
S S T N V
ITALIELEI 29
2000 ANTWERPEN,
BELGIUM

01-44-26-01-00004.0020
NAVEA CYNTHIA V
APT 1301
4328 SUMMIT CREEK BLVD
ORLANDO, FL 32837

01-44-26-01-00004.0030
MOSKOWITZ ISIDOR TR
3831 OTTAWA LN
HOLLYWOOD, FL 33026

01-44-26-01-00004.0040
TRAVIS WILLIAM RUSSELL
2903 W PRICE AVE
TAMPA, FL 33611

01-44-26-01-00004.0050
GRIECO KAREN
829 SW 47TH TER APT 202
CAPE CORAL, FL 33914

01-44-26-01-00004.0060
NOLL JACKY
17 ROUTE DE DESSENHEIM
68740 RUSTENHART,
FRANCE

01-44-26-01-00005.0010
BIONCI JOSEPH G + LINDA
126 OAK RIDGE RD
CLIFTON, NJ 07013

01-44-26-01-00006.0010
TAYLOR BONNIE L
8986 TERWILLIGERSRIDGE DR
CINCINNATI, OH 45249

01-44-26-01-00006.0020
INTERNATIONAL SYSTEMS INC
2311 SCONSET RD STE 2B
WILMINGTON, DE 19810

01-44-26-01-00006.0030
LARHONDA MCCALL VALEKA
3009 75TH ST W
LEHIGH ACRES, FL 33971

01-44-26-01-00006.0040
LOUISSAINT LUCIA
3007 75TH ST W
LEHIGH ACRES, FL 33971

01-44-26-01-00006.0050
CHRISTOFOR ALEXANDER
26 GOLDEN HILL ST
NORWALK, CT 06854

01-44-26-01-00006.0060
MULHERN MILDRED M
MIKE MULHERN
201 S HOUCKSVILLE RD
HAMPSTEAD, MD 21074

01-44-26-01-00006.0070
DINATALI LUIGI
VIALE CARAVAGGIO 47
48020 LIDO ADRIANO RA,
ITALY

01-44-26-01-00009.0010
CONLEY ROBERT M + LISA MARIE
2915 75TH ST W
LEHIGH ACRES, FL 33971

01-44-26-01-00009.0020
CHENKOV YANCHO CHENKOV
1681 NW 70TH AVE APT 220
PLANTATION, FL 33313

01-44-26-01-00009.0030
KUSALBA FLORENCE
366F CHESTERFIELD CT
LAKEWOOD, NJ 08701

01-44-26-01-00009.0050
KHAN ZULAIKA LYSTRA
240 SE 46TH ST
CAPE CORAL, FL 33904

01-44-26-01-00009.0060
LEHIGH INVESTMENT GROUP LLC
20900 NE 30TH AVE STE 514
AVENTURA, FL 33180

01-44-26-01-00009.0070
FABBRINI GLADYS CAROL
12 COMET CT
PALM COAST, FL 32137

01-44-26-01-00009.0080
J + B PROPERTY GROUP INC
3351 N 40TH ST
HOLLYWOOD, FL 33021

01-44-26-05-00040.0010
PROIA ANNA 2/3 +
1214 SE 47TH ST UNIR 312
CAPE CORAL, FL 33904

01-44-26-05-00041.0010
HOERR JUANITA M
3848 LAUREL VALLEY BLVD
ZEPHYRHILLS, FL 33542

01-44-26-05-00041.0020
KARMAZIN BORIS + YEVGENIYA +
2 BIRCH DR
HEWLETT, NY 11557

01-44-26-05-00041.0030
LEHIGH INVESTMENT GROUP LLC
20900 NE 30TH AVE STE 514
AVENTURA, FL 33180

01-44-26-05-00041.0040
MACMILLAN ROBERT
220 PROSPECT HILL RD
WALTHAM, MA 02451

01-44-26-05-00041.0050
MCILVAIN W R JR + BONNIE K
26564 CARPENTER ROAD
MILTON, DE 19968

01-44-26-05-00042.0010
BROWN ROY + REGINA
5080 OBANNON RD
FORT MYERS, FL 33905

01-44-26-05-00042.0020
BROWN ROY + REGINA
5080 OBANNON RD
FORT MYERS, FL 33905

01-44-26-05-00042.0030
BROWN ROY + REGINA
5080 OBANNON RD
FORT MYERS, FL 33905

01-44-26-05-00042.0040
CRUZ RADAMES
7501 IDA AVE N
LEHIGH ACRES, FL 33971

01-44-26-05-00043.0010
PARKER LEISURE HOLDINGS LLC
15521 BLACKHAWK DR
FORT MYERS, FL 33912

01-44-26-05-00043.0020
COUNCELL B KEITH
3004 EL DORADO BLVD N
CAPE CORAL, FL 33993

01-44-26-05-00043.0030
DANDRADE DENISE
432 E 116TH ST #4B
NEW YORK, NY 10029

All data is current at time of printing and subject to change without notice.

01-44-26-05-00043.0040
COUNTS ISAAC J + MARLENE
9691 LAWHON LN
NORTH FORT MYERS, FL 33917

01-44-26-05-00043.0050
LIVERPOOL KEVIN
133 TRESSER BLVD APT 14C
STAMFORD, CT 06901

01-44-26-05-00043.0060
SOLOMON RODNEY + COLLEEN J
5405 SKYLINE BLVD
CAPE CORAL, FL 33914

01-44-26-05-00043.0070
BANKS GERALD S + KELLY A
1209 SADDLETOP RIDGE
BATAVIA, OH 45103

01-44-26-05-00043.0080
LABINE ARMOSE + CHERYL
204 S JACKSON
LOWELL, MI 49331

01-44-26-05-00044.0010
SMITH DONALD E III
2704 75TH ST W
LEHIGH ACRES, FL 33971

01-44-26-05-00044.0020
LIVERPOOL MARK
50 LAWRENCE AVE APT C
BEDFORD HILLS, NY 10507

01-44-26-05-00044.0030
ROGERS COLEMAN
12686 WINDY WILLOWS DR N
JACKSONVILLE, FL 32225

01-44-26-05-00044.0040
JORDAN FINANCIAL LLP
479 S BEACH RD
HOBE SOUND, FL 33455

01-44-26-05-00045.0010
FORCOS RALUCA
920 CORAL RIDGE DR APT 204
POMPANO BEACH, FL 33071

01-44-26-05-00045.0020
LEHIGH INVESTMENT GROUP LLC
20900 NE 30TH AVE STE 514
AVENTURA, FL 33180

01-44-26-05-00045.0030
HABITAT FOR HUMANITY OF LEE
1288 N TAMIAMI TRL
NORTH FORT MYERS, FL 33903

01-44-26-05-00045.0040
BROWN CRAIG W TR
15281 TWELVE MILE RD
ROSEVILLE, MI 48066

01-44-26-05-00046.0010
DIONNE LOIS E TR
3335 W WATER ST
PORT HURON, MI 48060

01-44-26-05-00046.0020
STRAWSER JAMES E + KAREN L
7502 ELAINE AVE N
LEHIGH ACRES, FL 33971

01-44-26-05-00046.0030
CLARK TREVOR S
13281 SW 8TH ST
DAVIE, FL 33325

01-44-26-05-00046.0040
AUSTIN JEFFREY C + DIANE
368 TIRRELL HILL RD
GOFFSTOWN, NH 03045

01-44-26-05-00047.0010
SUNS PENINSULA CORPORATION
1395 BRICKELL AVE STE 660
MIAMI, FL 33131

01-44-26-05-00048.0010
PE LIVING TRUST
414 NW 11TH TER
FORT MYERS, FL 33993

01-44-26-05-00048.0020
MICHAELIS HANS-HERMAN + HELGA
AM KNICK 7
29690 GILTEN,
GERMANY

All data is current at time of printing and subject to change without notice.

01-44-26-05-00048.0030
HEYDER SHYLEE ANN
2815 75TH ST W
LEHIGH ACRES, FL 33971

01-44-26-05-00048.0040
BOWMAN ROBERT L +
12441 MCGREGOR PALMS DR
FORT MYERS, FL 33908

01-44-26-05-00048.0050
ENTRUST IRA SW FLORIDA LLC
GARY R KING
2725 SW 22ND PL
CAPE CORAL, FL 33914

01-44-26-05-00048.0060
FRANZOSA ROBERT + M LOUISE
71 MOUNTAIN ASH DR
KINGSTON, MA 02364

01-44-26-05-00048.0070
FRANZOSA ROBERT + M LOUISE
71 MOUNTAIN ASH DR
KINGSTON, MA 02364

01-44-26-05-00048.0080
HORNBERGER NORVIN D
7555 NW 19TH DR
PEMBROKE PINES, FL 33024

01-44-26-05-00048.0090
MORROW JAMES W
2108 PRESIDIO AVE
MODESTO, CA 95355

01-44-26-05-00048.0100
BUILDERS GRADE LLC
NATIONAL REGISTERED AGENTS INC
160 GREENTREE DR STE 101
DOVER, DE 19904

01-44-26-05-00051.0010
VANDEMUNT NEIL
PO BOX 533
PICTURE BUTTE, AB T0K 1V0
CANADA

01-44-26-05-00051.0020
MACHADO HEINAN JR +
PO BOX 495
MAYAGUEZ, PR 00681

01-44-26-05-00051.0030
FARIAS MIGUEL JOSE
8766 NW 139TH ST
MIAMI LAKES, FL 33018

01-44-26-05-00051.0040
VANWAGNER ROBERT
6040 LACOTA AVE
FORT MYERS, FL 33905

01-44-26-05-00051.0050
FLORA PROPERTY INVESTMENTS LLC
PO BOX 500152
MARATHON, FL 33050

01-44-26-05-00051.0060
CADENAS JOSE G
4625 SW 112TH PL
MIAMI, FL 33165

01-44-26-05-00051.0070
LARC INC
2570 HANSON ST
FORT MYERS, FL 33901

01-44-26-05-00051.0080
PREMIER PROPERTIES OF
4235 SE 20TH PL C505
CAPE CORAL, FL 33904

01-44-26-05-00051.0090
PREMIER PROPERTIES OF
4235 SE 20TH PL C505
CAPE CORAL, FL 33904

01-44-26-05-00051.0100
TARPON IV LLC
18305 BISCAYNE BLVD STE 400
AVENTURA, FL 33160

01-44-26-05-00051.0110
KELLY H + LILLIAN
WILLIAM L WALK
5381 TOWNLINE RD
LEWISTON, MI 49756

01-44-26-05-00051.0120
SQUEO NICHOLAS SERGIO
834 HOPKINS HILL RD
WEST GREENWICH, RI 02817

All data is current at time of printing and subject to change without notice.

01-44-26-05-00054.0010
HARITOS GUS
2701 W CARMON AVE
CHICAGO, IL 60625

01-44-26-05-00054.0020
HARRIS WESTON C +
801 N 70TH TER
HOLLYWOOD, FL 33024

01-44-26-05-00054.0030
ALLISON DEBORAH
PO BOX 246113
PEMBROKE PINES, FL 33024

01-44-26-05-00054.0040
DAVIS ROBERT
3113 INLET RD
VIRGINIA BEACH, VA 23454

01-44-26-05-00054.0050
PINERO JUAN CARLOS +
2611 75TH ST W
LEHIGH ACRES, FL 33971

01-44-26-05-00054.0060
RETAJCZYK LAUREL J
13 SPRUCE RUN RD
CLINTON, NJ 08809

01-44-26-05-00054.0070
TRAPP LAURENCE J SR
PO BOX 20052
SPRINGFIELD, IL 62708

01-44-26-05-00054.0080
CRUZ JOSE LUIS + ELIZABETH
7980 NW 175TH ST
HIALEAH, FL 33015

01-44-26-05-00054.0090
DUGGAN MARY HELEN
607 W MAYWOOD AVE
PEORIA, IL 61604

01-44-26-05-00054.0100
BARTON DANIEL
2606 GRACE DR
FORT LAUDERDALE, FL 33316

01-44-26-05-00054.0110
GUDVANGEN RYAN
2600 74TH ST W
LEHIGH ACRES, FL 33971

01-44-26-05-00054.0120
ENTREPRO RENTAL PROPERTY LLC
GUTTENMACHER + BOHATCH
2600 S DOUGLAS RD PH 8
CORAL GABLES, FL 33134

01-44-26-05-00054.0130
COMMOSIOUNG DUKE
PO BOX 840031
PEMBROKE PINES, FL 33084

01-44-26-05-00054.0140
GIBBONS MICHAEL J TR +
3131 PALMETTO CT
TRENTON, MI 48183

01-44-26-05-00054.0150
GIBBONS MICHAEL J TR +
3131 PALMETTO CT
TRENTON, MI 48183

01-44-26-05-00054.0160
HAMES PATRICK LEE 1/3 +
PO BOX 1229
KENAI, AK 99611

01-44-26-05-00054.0170
ECHEVARRIA BALBINO R
3845 SW 103RD AVE # C203
MIAMI, FL 33165

01-44-26-05-00054.0180
MORAN JAMES A
2614 74TH ST W
LEHIGH ACRES, FL 33971

01-44-26-05-00054.0190
OLESKY EDWARD R
6001 LAKE TRAFFORD RD
IMMOKALEE, FL 34142

01-44-26-05-00054.0200
REYES GEORGE E + IDALIA
8401 SW 149TH DR
MIAMI, FL 33158

All data is current at time of printing and subject to change without notice.

01-44-26-09-00089.0010
NEWMAN HOLDINGS LLC
3850 NORTH 40TH AVE
HOLLYWOOD, FL 33021

01-44-26-09-00089.0020
NATL CREDIT UNION ADMIN BOARD
STE 5100
4807 SPICEWOOD SPRINGS RD
AUSTIN, TX 78759

01-44-26-09-00090.0010
PATEL KANTILAL
3558 RUNNING CEDAR TRL
HIGH POINT, NC 27265

01-44-26-09-00090.0020
SANTORO A + FILOMENA
1945 W RIVER DR
PENNSAUKEN, NJ 08110

01-44-26-09-00090.0030
MCDONALD DONALD P + ADELE
26 HARTFORD AVE
STATEN ISLAND, NY 10310

01-44-26-09-00090.0040
RAIA ANGELINA
3329 WILLIS DR
BIRMINGHAM, AL 35243

01-44-26-09-00091.0010
NGUYEN DUC
1611 CHARNITA COURT
VIENNA, VA 22182

01-44-26-09-00091.0020
POPELLA ANNABELL
6711 EAGLE TREE CT
NORTH FT MYERS, FL 33917

01-44-26-09-00091.0030
VANDEMUNT NEIL
PO BOX 533
PICTURE BUTTE, AB T0K 1V0
CANADA

01-44-26-09-00091.0040
BUILDERS GRADE LLC
160 GREENTREE DR STE 101
DOVER, DE 19904

01-44-26-09-00092.0010
KHALIFE ANTONIO
1207 HALSTEAD DR
PHOENIX, AZ 85023

01-44-26-09-00092.0020
NGUYEN DUC
1611 CHARNITA CT
VIENNA, VA 22182

01-44-26-09-00092.0030
BABCOCK NORMAN J JR
7772 S SPRUCE ST
CENTENNIAL, CO 80112

01-44-26-09-00092.0040
COORE TREVOR +
21 HEAVRIN CT
NOTTINGHAM, MD 21236

01-44-26-09-00093.0010
VERTU RBS REFERENCE WALDRON
SPYGLASS LIMITED ST STE 14
BOURNE BUSINESS CENTER
MILLBORNE ST CARLISLE CA3 5XF,
UNITED KINGDOM

01-44-26-09-00093.001A
TREJO DANIEL +
7500 ALYNE AVE N
LEHIGH ACRES, FL 33971

01-44-26-09-00094.0010
BYRD SAMANTHIA MORESE
2529 75TH ST W
LEHIGH ACRES, FL 33971

01-44-26-09-00094.0020
RICARDO RAUL E +
104 SE 45TH TER
CAPE CORAL, FL 33904

01-44-26-09-00094.0030
VERTU RBS REFERENCE WALDRON
SPYGLASS LIMITED ST STE 14
BOURNE BUSINESS CENTER
MILLBORNE ST CARLISLE CA3 5XF,
UNITED KINGDOM

01-44-26-09-00094.0040
MANGIPUDI KONDALARAO
AVNASH KHANNA
1243 NACHEZ TRACE APT C
MARIETTA, GA 30008

01-44-26-09-00094.0050
POE JEROME E + CONSTANCE S
19618 PAVER BARNES RD
MARYSVILLE, OH 43040

01-44-26-09-00094.0060
EVENS PETER + KATRINA
469 HURLEY RD
WESTPORT, NY 12993

01-44-26-09-00094.0070
ARNOLD BARRY C
2439 LINDEN AVE
ATCO, NJ 08004

01-44-26-09-00094.0080
MATTHEWS DENISE A
PO BOX 752204
DAYTON, OH 45475

01-44-26-09-00094.0090
COOPER RILEY L + SHEILA A
3526 SUNFLOWER WAY
FORT COLLINS, CO 80521

01-44-26-09-00094.0100
SUN PROPERTY VENTURES LLC
2110 PONDELLA RD
CAPE CORAL, FL 33909

01-44-26-09-00094.0110
COLLINS LANCE W
PO BOX 3422
NORTH FORT MYERS, FL 33918

01-44-26-09-00094.0120
SIMONSON LEE + BRENDA
504 MORGAN DR
LEWISTON, NY 14092

01-44-26-09-00094.0130
GOODING TERRENCE NARESH
18531 OCEAN MIST DR
BOCA RATON, FL 33498

01-44-26-09-00094.0140
BRUNN BERNHARD + ANDREA +
2524 74TH ST W
LEHIGH ACRES, FL 33971

01-44-26-09-00094.0150
NAUS GARY R JR +
53495 MEADOW CREEK DR
NEW BALTIMORE, MI 48047

01-44-26-09-00094.0160
GRDR-LEHIGH ACRES LLC
20227 ISLAND ESTATE DR
GROSSE ILE, MI 48138

01-44-26-09-00097.0010
JONES DENNIS
17362 VALLYBROOK AVE
PORT CHARLOTTE, FL 33954

01-44-26-09-00097.0020
LEHIGH INVESTMENT GROUP LLC
20900 NE 30TH AVE STE 514
AVENTURA, FL 33180

01-44-26-09-00097.0030
SCOTT THELMA R
9650 BOULDER ST
MIRAMAR, FL 33025

01-44-26-09-00097.0040
VERTU RBS REFERENCE V0010
SPYGLASS LIMITED SUITE 14
BOURNE BUSINESS CENTER
MILLBORNE ST CARLISLE CA3 5XF,
UNITED KINGDOM

01-44-26-09-00097.0050
BAUER CHARLES W + MARTHA R
227 SW 31ST AVE
CAPE CORAL, FL 33991

01-44-26-09-00097.0060
MEADOR MICHAEL
5337 TEAK WOOD DR
NAPLES, FL 34119

01-44-26-09-00097.0070
GOKHALE SHRIPAD B + SHUBHADA S
8017 BRANCH HOLLOW TRL
FORT WORTH, TX 76123

01-44-26-09-00097.0080
PARHAM GEORGE R + DORIS B
6435 CABIN CREEK RD
HURLOCK, MD 21643

01-44-26-09-00097.0090
VALANTASIS NANCY
1425 NEWFOUND HARBOR DR
MERRITT ISLAND, FL 32952

01-44-26-09-00097.0100
TAYLOR WILLIAM O JR + SHEILA
18437 FLAMINGO RD
FORT MYERS, FL 33967

01-44-26-09-00097.0110
SINGH CHRISTINA H
PO BOX 124
MINEOLA, NY 11501

01-44-26-09-00097.0120
KUCHARSKI THADDEUS + LORRAINE
2508 74TH ST W
LEHIGH ACRES, FL 33971

01-44-26-09-00097.0130
ZAMBETIS SHIRLEY ANN
5340 LINGER PL
YOUNGSTOWN, OH 44514

01-44-26-09-00097.0140
SHOTKIN MICHAEL + IRENE
40599 PAISLEY CIR
NOVI, MI 48377

02-44-26-01-00001.0010
BAUMGARTNER KYLE
3612 75TH ST W
LEHIGH ACRES, FL 33971

02-44-26-01-00001.0020
REPETTI MARIA
2050 ARUBA AVE
FORT MYERS, FL 33905

02-44-26-01-00001.0030
RAMOS ABEL Y + MARIA E
601 SARA AVE S
LEHIGH ACRES, FL 33976

02-44-26-01-00001.0050
HATT STEVEN P + NANCY D
3604 75TH ST W
LEHIGH ACRES, FL 33971

02-44-26-01-00001.0060
JENDE NOLA LEA TR
7100 ESTERO BLVD #1003
FORT MYERS BEACH, FL 33931

02-44-26-01-00001.0070
MARSZ INVESTMENTS LLC
17240 NORTHWAY CIR
BOCA RATON, FL 33496

02-44-26-01-00003.0030
BLOODWORTH BURNETT S TR EST
UNIT 106
13511 STRATFORD PLACE CIR
FORT MYERS, FL 33919

02-44-26-01-00003.0040
SMITH WAYNE T + JOAN C
19 MCKINLEY AVE
LEHIGH ACRES, FL 33936

02-44-26-01-00004.0010
ERNANDES CARLOS + ELENA
401 WOODSIDE AVE
VERMILION, OH 44089

02-44-26-01-00004.0020
JOLIVETTE ARTHUR + THELMA TR
92 LONGWOOD CT
MARRERO, LA 70072

02-44-26-01-00004.0030
JOLIVETTE ARTHUR + THELMA TR
92 LONGWOOD CT
MARRERO, LA 70072

02-44-26-01-00004.0040
GROVES NEVA JOAN
121 STONEHOUSE DR
LYNCHBURG, VA 24502

02-44-26-01-00005.0010
ROSENQUIST OLIVER C +
10 OAKVIEW DR
ASHFORD, CT 06278

02-44-26-01-00005.0020
FARRI MELINDA E TR
11642 PLANTATION PRESERVE CIR
FORT MYERS, FL 33966

02-44-26-01-00006.0010
JULIANO MANUEL S JR + FE M TR
16 KAITLYN CT
ALISO VIEJO, CA 92656

02-44-26-01-00006.0020
TOSCANO SANTO + JACQUELINE
4 FEATHERLY CT
NEW CITY, NY 10956

02-44-26-01-00006.0030
TOSCANO SANTO + JACQUELINE
4 FEATHERLY CT
NEW CITY, NY 10956

02-44-26-01-00006.0040
TOSCANO SANTO + JACQUELINE
4 FEATHERLY CT
NEW CITY, NY 10956

02-44-26-01-00006.0050
TOSCANO SANTO + JACQUELINE
4 FEATHERLY CT
NEW CITY, NY 10956

02-44-26-01-00006.0060
CARTER RICK L + LINDA J
8375 DAVIS RD
CELINA, OH 45822

02-44-26-01-00006.0070
LEHIGH INVESTMENT GROUP LLC
20900 NE 30TH AVE STE 514
AVENTURA, FL 33180

02-44-26-01-00006.0080
MORRISON RONALD W
856 ROSEDALE RD
VENICE, FL 34293

02-44-26-01-00006.0090
TAYLOR HILDA EST
TYRONE TAYLOR
3001 DRAKE CT
EVANS, GA 30809

02-44-26-01-00006.0100
SHIMAMOTO AYISHA
1-8-30 TENMABASHI OAP TWR 1ST
MBE-121 KITA-KU
OSAKA-SHI OSAKA 530-6001,
JAPAN

02-44-26-01-00006.0110
RAMOS ANGEL E + MARELYS
15907 JERALD RD
LAUREL, MD 20707

02-44-26-01-00006.0120
CAMACHO WILLIAM H
2871 GOLDEN GATE BLVD E
NAPLES, FL 34120

02-44-26-01-00006.0130
TUTTLE JAMES A
28 HAPPY LN
FAIRVIEW, WV 26570

02-44-26-01-00006.0140
RODRIGUEZ RAFAEL J + DIANA M
5900 HANNA AVE N
LEHIGH ACRES, FL 33971

02-44-26-01-00009.0010
YUELLS DAVID H
37 BALLSTON AVE
PAWTUCKET, RI 02861

02-44-26-01-00009.0020
KOTSOUR KARINA
13817 CEDAR RD APT 205
CLEVELAND, OH 44118

02-44-26-01-00009.0030
IAFM LLC
540 N MAIN AVE
SIOUX CENTER, IA 51250

02-44-26-01-00009.0040
RAMSEY JENNIFER
45 WICKIFFE DR
NAPLES, FL 34110

02-44-26-01-00009.0050
L + P HOLDINGS LLC
11509 CLAYTON ST
THORNTON, CO 80233

02-44-26-01-00009.0060
MARKO MARIA
4845 18TH AVE SE
NAPLES, FL 34117

02-44-26-01-00009.0070
STRICKLER STEVEN J + HOLLY TR
10600 SHARON DR
NORTH FORT MYERS, FL 33917

02-44-26-01-00009.0080
RAYBORN SAM
8145 GULL LN
FORT MYERS, FL 33967

02-44-26-01-00009.0090
REES JILL
2101 CHADWICK CT
BOYNTON BEACH, FL 33436

02-44-26-01-00009.0100
KARIAN-SIMS OF FLORIDA LLC
2 BRIARWOOD CIR # 202
HOLLYWOOD, FL 33024

02-44-26-01-00009.0110
HABITAT FOR HUMANITY OF LEE
1288 N TAMIAMI TRL
NORTH FORT MYERS, FL 33903

02-44-26-01-00009.0120
ANTMAR HOLDINGS LLC
1908 DEERCREST LN
NORTHBROOK, IL 60062

02-44-26-01-00009.0130
OBRIEN W M + ALICE
12720 CRONSTON AVE
BELLE HARBOR, NY 11694

02-44-26-01-00009.0140
LEHIGH INVESTMENT GROUP LLC
20900 NE 30TH AVE STE 514
AVENTURA, FL 33180

02-44-26-01-00009.0150
ROSENBERG PAUL + DONITA CO TR
31516 AVENUE G
BIG PINE KEY, FL 33043

02-44-26-01-00009.0160
ROSENBERG PAUL + DONITA CO TR
31516 AVENUE G
BIG PINE KEY, FL 33043

02-44-26-05-00040.0010
WILKES TAMARA
7501 SUSAN AVE N
LEHIGH ACRES, FL 33971

02-44-26-05-00041.0010
VAN ZANT JAMES G
PO BOX 602
WILLIAMSON, WV 25661

02-44-26-05-00041.0020
PARIAG GOODWIN J + SUSAN A
81 NW 189TH ST
MIAMI, FL 33169

02-44-26-05-00041.0030
PARIAG GOODWIN J + SUSAN A
81 NW 189TH ST
MIAMI, FL 33169

02-44-26-05-00041.0040
HARRIOTT BYRON
3363 SPANISH MOSS TER APT 4
LAUDERHILL, FL 33319

02-44-26-05-00042.0010
MYERS MARSHALL M + BETTY F
PO BOX 1710
EUREKA, MT 59917

02-44-26-05-00042.0020
LANE MYRTLE M
KAREN LANE EXEC
126 VARSITY CIR
ALTAMONTE SPRINGS, FL 32714

02-44-26-05-00042.0030
RUIZ FORTUNATO J
2500 RITA AVE N
LEHIGH ACRES, FL 33971

02-44-26-05-00042.0040
NOTESTINE PHILIP S
28 OXTON CIR
PINEHURST, NC 28374

02-44-26-05-00043.0010
NICKEL GEORGE B +
1103 OBSERVATORY DR
ORLANDO, FL 32818

All data is current at time of printing and subject to change without notice.

02-44-26-05-00043.0020
GOLD IN NAPLES INC
580 11TH ST NORTH
NAPLES, FL 34102

02-44-26-05-00043.0030
GOLD IN NAPLES INC
580 11TH ST NORTH
NAPLES, FL 34102

02-44-26-05-00043.0040
FLORIDA PALM HOLDINGS LLC
1835 NE MIAMI GARDENS DR # 378
MIAMI, FL 33179

02-44-26-05-00044.0010
FLEURY FREDERICK A +
2610 MONTGOMERY AVE NW
WARREN, OH 44485

02-44-26-05-00044.0020
FLEURY FREDERICK A +
2610 MONTGOMERY AVE NW
WARREN, OH 44485

02-44-26-05-00045.0010
HARVEY ENID M
5735 PEMBROKE RD
HOLLYWOOD, FL 33023

02-44-26-05-00045.0020
RAMKUMAR PAPAS + RUNKMANSE
980 39TH ST SW
NAPLES, FL 34117

02-44-26-05-00046.0010
WITTMAN SHIRLEY M
6973 RIDGE MANOR AVE
SAN DIEGO, CA 92120

02-44-26-05-00046.0020
ZOHAR ENTERPRISES INC
SALIM
PO BOX 398706
MIAMI, FL 33239

02-44-26-05-00046.0030
COHEN DAN
5150 RIDGE RD
CAZENOVIA, NY 13035

02-44-26-05-00046.0040
PIERCE MICHAEL +
169 SAGAMORE ST
SOUTH HAMILTON, MA 01982

02-44-26-05-00046.0050
SCHULTZ LAWRENCE H + WANDA G
9208 AUTUMN ROSE NE
ALBUQUERQUE, NM 87113

02-44-26-05-00046.0060
STREETY ASTELLA
19155 ILENE ST
DETROIT, MI 48221

02-44-26-05-00046.0070
WILSON MARTHA K
1709 S KENMORE DR
EVANSVILLE, IN 47714

02-44-26-05-00046.0080
KEOHANE M
16650 MCGREGOR BLVD # 103
FORT MYERS, FL 33908

02-44-26-05-00046.0090
HABITAT FOR HUMANITY OF LEE
1288 N TAMIAMI TRL
NORTH FORT MYERS, FL 33903

02-44-26-05-00046.0100
ALAM EDITH
37 BROADWAY
AMENIA, NY 12501

02-44-26-05-00046.0110
COOK GARY B
159 FRANCIS PARKER RD
GEORGETOWN, SC 29440

02-44-26-05-00046.0120
CASTRO JAVIER L
KENNEDY NORTE EDIFICIO PLAZA
CENTER OFICINA 82-803
GUAYAQUIL,
ECUADOR

02-44-26-05-00046.0130
RODRIGUEZ BENNY A +
296 COVERT ST APT 1R
BROOKLYN, NY 11237

02-44-26-05-00046.0140
HERNANDEZ NILZA R
724 ROUND TABLE DR
LAS VEGAS, NV 89110

02-44-26-05-00046.0150
HALLER FREDERICK R + SALLY N
103 BERROW
WILLIAMSBURG, VA 23188

02-44-26-05-00046.0160
SORENSEN LASSE F + MARYJANE B
PO BOX 442
DE SOTO, IL 62924

02-44-26-05-00046.0170
SORENSEN LASSE F + MARYJANE B
PO BOX 442
DE SOTO, IL 62924

02-44-26-05-00046.0180
298 ATLANTIC LLC
224 93RD ST
BROOKLYN, NY 11209

02-44-26-05-00046.0190
MILLER SUSAN E
3416 74TH ST W
LEHIGH ACRES, FL 33971

02-44-26-05-00046.0200
SUGIHARA HIROKO +
1295 SHERWOOS DR
CONCORD, CA 94521

02-44-26-05-00049.0010
LACHIANA JOSEPH
7101 HANKS LN
MARION, IL 62959

02-44-26-05-00049.0020
JEREMIAHS INTERNATIONAL
289 34TH ST N
SAINT PETERSBURG, FL 33713

02-44-26-05-00049.0030
LOWENHAUPT MARGARET
LEWIS M TURBYFILL
311 9TH ST
BLACK MOUNTAIN, NC 28711

02-44-26-05-00049.0040
LOWENHAUPT MARGARET
LEWIS M TURBYFILL
311 9TH ST
BLACK MOUNTAIN, NC 28711

02-44-26-05-00049.0050
1937 FLORIDA INC
1079 BROUGHTON LN
NEWMARKET, ON L3X 2L6
CANADA

02-44-26-05-00049.0060
1937 FLORIDA INC
1079 BROUGHTON LN
NEWMARKET, ON L3X 2L6
CANADA

02-44-26-05-00049.0070
BACKUS TRUST 1986
17090 W 343RD ST
PAOLA, KS 66071

02-44-26-05-00049.0080
LEHIGH LAND PARTNERS LLC
255 S ORANGE AVE STE 960
ORLANDO, FL 32801

02-44-26-05-00049.0090
LEHIGH INVESTMENT GROUP LLC
20900 NE 30TH AVE STE 514
AVENTURA, FL 33180

02-44-26-05-00049.0100
CALAFATIS NICHOLAS
165 CHICHESTER RD
EDMONTON
LONDON N99DF,
UNITED KINGDOM

02-44-26-05-00049.0110
KONCHAN KENNETH J
7545 CREEKWOOD DR
NORTH ROYALTON, OH 44133

02-44-26-05-00049.0120
FABIAN AGNES
14530 LAKE OLIVE DR
FORT MYERS, FL 33919

02-44-26-05-00049.0130
WIC FLORENCE
7025 OAT LN
NORTH LITTLE ROCK, AR 72118

02-44-26-05-00049.0140
KRUG CATHERINE
4601 FITZHUGH AVE
RICHMOND, VA 23230

02-44-26-05-00049.0150
KRUG CATHERINE
4601 FITZHUGH AVE
RICHMOND, VA 23230

02-44-26-05-00049.0160
1937 FLORIDA INC
1079 BROUGHTON LN
NEWMARKET, ON L3X 2L6
CANADA

02-44-26-05-00049.0170
SHAMOUELIAN RAHMATOLLAH
10390 WILSHORE BLVD APT 801
LOS ANGELES, CA 90024

02-44-26-05-00049.0180
FIGUEROA VICTOR A
EXT VILLA CAPARRA
D11 CALLE ROMA
GUAYNABO, PR 00966

02-44-26-05-00049.0190
MCCARTHY GEORGE W JR
15 BEECH HILL RD
SCARSDALE, NY 10583

02-44-26-05-00049.0200
SWEENEY PATRICK J JR
RAY V HAZER III
41 RIFLE CT
WINFIELD, MO 63389

02-44-26-09-00080.0010
GUERRINI WILLIAM H + JANICE
1104 W 2ND ST
SPRING VALLEY, IL 61362

02-44-26-09-00080.0020
HARVEY ENID M
5735 PEMBROKE RD
HOLLYWOOD, FL 33023

02-44-26-09-00081.0010
ALI MUHAMMAD
1623 SE 9TH TER
CAPE CORAL, FL 33990

02-44-26-09-00081.0020
HUGHES LEO P
7501 PAT AVE N
LEHIGH ACRES, FL 33971

02-44-26-09-00082.0010
PETERSON ERIK
20482 SWECKER FARM PL
POTOMAC FALLS, VA 20165

02-44-26-09-00083.0010
JEHLEN RICHARD ARTHUR +
3430 YUKON DR
PORT CHARLOTTE, FL 33948

02-44-26-09-00083.0020
CASTRO RAFAEL +
PO BOX 421395
MIAMI, FL 33242

02-44-26-09-00083.0030
OCARROLL JOHN + BARBARA
117 BUSSELL RD
STATESVILLE, NC 28625

02-44-26-09-00083.0040
WEIDNER ARLETTE +
THERESA MIX
251 ROBERTSVILLE RD
PUNXSUTAWNEY, PA 15767

02-44-26-09-00083.0050
NEVIS FOUR LLC
PMB 5999
2711 CENTERVILLE RD STE 120
WILMINGTON, DE 19808

02-44-26-09-00083.0060
FARO INTERNATIONAL GROUP LLC
920 HONEYBEE DR
NAPLES, FL 34120

02-44-26-09-00083.0070
FANA PETROLEUM LLC
4484 34TH ST
ORLANDO, FL 32811

02-44-26-09-00083.0080
KUSHNER DAVID + MARIE
1235 NW 19TH TER
DELRAY BEACH, FL 33445

All data is current at time of printing and subject to change without notice.

02-44-26-09-00083.0090
LANE DIANE JOCELYN
14 BLUEBELL DR
NEWCASTLE-UNDER LYME
ST53UD STAFFORDSHIRE,
UNITED KINGDOM

02-44-26-09-00083.0100
HENKE VACATION RENTALS
3003 SE 22ND PL
CAPE CORAL, FL 33904

02-44-26-09-00083.0110
SARDINA JODIANN
70 OAK LN
STATEN ISLAND, NY 10312

02-44-26-09-00083.0120
SARDINA DOMINICK
70 OAK LN
STATEN ISLAND, NY 10312

02-44-26-09-00084.0010
ATALA FULVIO
4041 NW 28TH ST
MIAMI, FL 33142

02-44-26-09-00084.0020
BUDINICH MARIO TR
1008 MARYLAND AVE
CROYDON, PA 19021

02-44-26-09-00084.0030
BUDINICH MARIO TR
3218 PIERCE ST
HOLLYWOOD, FL 33021

02-44-26-09-00084.0040
BUILDERS GRADE LLC
NATL REGISTERED AGENTS INC
160 GREENTREE DR STE 101
DOVER, DE 19904

02-44-26-09-00084.0050
HO STEVE + THU THU VU
103 JOHNSTON PL
CLINTON, MS 39056

02-44-26-09-00084.0060
FOWLER DONALD L EST
LELA FOWLER
PO BOX 88
STATE LINE, IN 47982

02-44-26-09-00084.0070
SUN PROPERTY VENTURES LLC
2110 PONDELLA RD
CAPE CORAL, FL 33909

02-44-26-09-00084.0080
GORDON KENNETH + CECILE
55 LEYLAND CYPRESS WAY
COVINGTON, GA 30014

02-44-26-09-00084.0090
GLAAB PAUL EDWARD TR +
275 BIG VALLEY SPUR
GEORGETOWN, TX 78633

02-44-26-09-00084.0100
HABITAT FOR HUMANITY OF LEE
1288 N TAMIAMI TRL
NORTH FORT MYERS, FL 33903

02-44-26-09-00084.0110
HARKINS JAMES T
HELEN H SCHICK
1409 MASSACHUSETTS AVE
SOMERS POINT, NJ 08244

02-44-26-09-00084.0120
LEHIGH INVESTMENT GROUP LLC
20900 NE 30TH AVE STE 514
AVENTURA, FL 33180

02-44-26-09-00084.0130
GREER GOLDIE D TR
PO BOX 411835
MELBOURNE, FL 32941

02-44-26-09-00084.0140
BARDINELLA JOSE
860 NE 158TH ST
N MIAMI BEACH, FL 33162

02-44-26-09-00084.0150
WALES KAREN U
PO BOX 3089
POINT PLEASANT BORO, NJ 08742

02-44-26-09-00084.0170
DIAZ BEATRIZ
113 AVENUE G
KEY WEST, FL 33040

02-44-26-09-00084.0180
TAYLOR CLYDE DAVIS
813 EASTWOOD ST
HOLMEN, WI 54636

02-44-26-09-00084.0190
TAYLOR C B + MARGARET
MARGARET FLAURNOY
2202 TWIN SPRINGS RD
DECORAH, IA 52101

02-44-26-09-00084.0200
MOKSNES MARK + PAMELA
9381 KIOWA TRL
CHANHASSEN, MN 55317

02-44-26-09-00087.0010
VANDERBILT DEVELOPMENT GRP LLP
STE 200
1004 COLLIER CENTER WAY
NAPLES, FL 34110

02-44-26-09-00087.0020
ORRELL NADINE A
5302 ROSSER RD
STONE MOUNTAIN, GA 30087

02-44-26-09-00087.0030
VALENTIN D + ANGELICA
HANCE M + HAYDEE
2897 OCONNELL DR
KISSIMMEE, FL 34741

02-44-26-09-00087.0040
ACTION PROPERTIES OF
6340 ARC WAY
FORT MYERS, FL 33966

02-44-26-09-00087.0050
FERNANDEZ MAYRA E +
2210 SW 67TH LN
MIRAMAR, FL 33023

02-44-26-09-00087.0060
CLARKE KENNETH
8589 SW 22ND CT
MIRAMAR, FL 33025

02-44-26-09-00087.0070
ROWLAND LEO + JANE
5822 SAINT ANGELA DR
CHARLESTON, SC 29418

02-44-26-09-00087.0080
RADISH DANIEL A + KYLE M
2008 FARMINGTON TURN
WESTLAKE, OH 44145

02-44-26-09-00087.0090
STMB-FLA LLC
100 TECHNECENTER DR STE 200
MILFORD, OH 45150

02-44-26-09-00087.0100
STMB-FLA LLC
100 TECHNECENTER DR STE 200
MILFORD, OH 45150

02-44-26-09-00087.0110
PADRON FRANCISCO J JR +
7604 SW 129TH CT
MIAMI, FL 33183

02-44-26-09-00087.0120
THIRTLE MARCY
1915 SE 29TH LN
CAPE CORAL, FL 33904

02-44-26-09-00087.0130
SANCHEZ MARILU
26 SMYRNA DR
DEBARY, FL 32713

02-44-26-09-00087.0140
JONES GEORGE T + MERCEDEES
3124 74TH ST W
LEHIGH ACRES, FL 33971

02-44-26-09-00087.0150
BUILDERS GRADE LLC
NATL REGISTERED AGENTS INC
160 GREENTREE DR STE 101
DOVER, DE 19904

02-44-26-09-00087.0160
LEHIGH INVESTMENT GROUP LLC
20900 NE 30TH AVE STE 514
AVENTURA, FL 33180

02-44-26-09-00090.0010
GIANNOMOROS KOSTAS + PANAYIOTA
8280 NW 98TH AVE
TAMARAC, FL 33321

All data is current at time of printing and subject to change without notice.

02-44-26-09-00090.0020
HABITAT FOR HUMANITY OF LEE
1288 N TAMIAMI TRL
NORTH FORT MYERS, FL 33903

02-44-26-09-00090.0030
CREWS CASEY W
155 KEIBER CT
STATEN ISLAND, NY 10314

02-44-26-09-00090.0040
YEMYASHEV SARA
2122 BERGEN AVE
BROOKLYN, NY 11234

02-44-26-09-00090.0050
2012 LOT PIONEER LLC
2512 14TH ST W
LEHIGH ACRES, FL 33971

02-44-26-09-00090.0060
HOWARD JOSEPH G + LINDA J
623 SW 53RD TER
CAPE CORAL, FL 33914

02-44-26-09-00090.0070
HEITKAMP MARK CARL
7922 RIO GRANDE DR
CLEVES, OH 45002

02-44-26-09-00090.0080
HALE PHILLIP M + LINDA L
3100 74TH ST W
LEHIGH ACRES, FL 33971

02-44-26-09-00090.0090
HABITAT FOR HUMANITY OF LEE
1288 N TAMIAMI TRL
NORTH FORT MYERS, FL 33903

02-44-26-09-00090.0100
MAYFIELD G K + MARIE
PO BOX 304
OKOLONA, MS 38860

02-44-26-09-00090.0110
MAYFIELD G K + MARIE
PO BOX 304
OKOLONA, MS 38860

02-44-26-09-00090.0120
PAINE CARL W +
3108 74TH ST W
LEHIGH ACRES, FL 33971

02-44-26-09-00090.0130
MORRISON STEVE + JANE
2840 SW 36TH TER
CAPE CORAL, FL 33914

02-44-26-09-00090.0140
CLARK JOHN P + MARY B
PO BOX 112
VICTORIA, IL 61485

03-44-26-04-00016.0120
PLEDGER CINDY
1304 BARNSDALE ST
LEHIGH ACRES, FL 33936

03-44-26-04-00016.0130
FREEMAN ALTHEA
4500 NW 39TH ST
LAUDERDALE LAKES, FL 33319

03-44-26-04-00016.0150
GRANA CHARLES F
3704 HYDE PARK DR
FORT MYERS, FL 33905

03-44-26-04-00016.0160
RITCHIE SHAUN E
3911 LITTLE CREEK DR
FORT MYERS, FL 33905

03-44-26-04-00019.0010
BERRY JAMES KEN EST
9135D SW 20TH PL
DAVIE, FL 33324

03-44-26-04-00019.0210
BEDELL DOUGLAS
16961 CAROLYN LN
FORT MYERS, FL 33917

03-44-26-04-00019.0220
PEREIRA ARMINDA + ILIDIO
62 WOODBURY DR
PALM COAST, FL 32164

All data is current at time of printing and subject to change without notice.

03-44-26-04-00020.0010
BULLOCK ROBERT J + BARBARA E
JANET REIMER
26 DAYMAN CRT
KITCHENER, ON N2M 2Z9
CANADA

03-44-26-04-00020.0020
BULLOCK ROBERT J + BARBARA E
JANET REIMER
26 DAYMAN CRT
KITCHENER, ON N2M 2Z9
CANADA

03-44-26-04-00020.0030
STEFAN JOSEPH
1435 LEXINGTON ST
SANTA CLARA, CA 95050

03-44-26-04-00020.0040
LUULY LLC
DORAGH LAW FIRM PL
1705 COLONIAL BLVD STE B4
FORT MYERS, FL 33907

30-43-27-00-00001.0020
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

31-43-27-00-00001.0020
LEE COUNTY
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31-43-27-00-00001.0030
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LEHIGH ACRES, FL 33936

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FORT MYERS BEACH, FL 33932

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PHAN PHONG +
11231 STEVESTON HWY
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CANADA

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All data is current at time of printing and subject to change without notice.

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FT MYERS FL 33901

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FT. MYERS FL 33912

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BARRACO AND ASSOCIATES, INC.
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STE 100
FT MYERS FL 33901

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ORLANDO FL 32804

GREENPOINTE COMMUNITIES
7807 BAYMEADOWS RD EAST
SUITE 205
JACKSONVILLE FL 32256

STEVE REZNITSKY
CASCADES AT RIVER HALL HOA, VP
3207 APPLE BLOSSOM DR.
ALVA FL 33920

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Email List Report

Friday, February 01, 2013
10:27:14 AM

Community	Name	Association
Fort Myers Shores	Jim Mathisen	East Lee County Council
Fort Myers Shores	Clarence Bowman	Morse Shores Civic Association
Fort Myers Shores	Jim Green	Jim Green Realty
Fort Myers Shores	Ron Inge	Inge and Associates, Inc.
Fort Myers Shores	Ann Pierce	Local Planning Agency Member

5

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Michael D Jacob, Asst County Attorney
DS Reviewer - Becky Penfield
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
Mike Harmon, Dev. Services (legal review)
Mike Pavese, Public Works
Pam Houck, Zoning Director

FROM: Alvin Block, AICP

DATE: 01/11/2013

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

PROJECT NAME: RIVER HALL

CASE #: DCI2013-00003

INFORMATION SUMMARY:

NEW SUBMITTAL

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

RESPONSE REQUIRED BY: 01/25/2013

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 01/15/2013

APPLICATION FOR PUBLIC HEARING FOR ZONING ACTION UNINCORPORATED AREAS ONLY

LEE COUNTY
SOUTHWEST FLORIDA

Applicant's Name: GreenPoint Communities, LLC

Project Name: River Hall

STRAP Number(s): Multiple strap numbers, please see attached Exhibit PH-3.A.1

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TYPE OF APPLICATION

- ☐ Special Exception **(attach Supplement A)**
- ☐ Variance **(attach Supplement B)**
- ☐ Conventional Rezoning **(attach Supplement C)**
- ☐ Planned Development (not a Compact Community PD) **(attach Supplement D)**
- ☒ Amendment to built Planned Development **(Supplement D may be required)**
- ☐ Private Recreational Facilities Planned Development (PRFPD) **(attach Supplement D)**
- ☐ Extension of a Master Concept Plan **(attach Supplement E)**
- ☐ Reinstatement of a Master Concept Plan **(attach Supplement F)**
- ☐ Limited Amendment to an Existing Mine Special Exception (non MEPD) Planned Development for either dewatering or an extension of the mine duration under LCLDC Section 12-121(j) **(attach Supplement G)**
- ☐ Compact Community Planned Development (CCPD) per LCLDC Section 32-501 et. seq. **(attach Supplement H)**
- ☐ DRI – with rezoning **(submit completed DRI Application Form {do not use this form} and Supplement D)**
- ☐ DRI – without rezoning **(submit completed DRI Application Form {do not use this form}**

Is this project located in one of the following planning community/community plan areas: Boca Grande, Caloosahatchee Shores, Captiva, North Captiva, Estero, Page Park, Palm Beach Boulevard, Buckingham, Pine Island, Lehigh Acres, or North Fort Myers?

☐ No

☒ Yes (If YES, please note PART 4.G. below for public information meeting summary document requirements.)

STAFF USE ONLY

Case Number: DCI2013-00003
Current Zoning: RPD
Land Use Classification: Rural
Planning Community/Community Plan Area: Fort Myers Shores/ Caloosahatchee Shores

Commission District: 5
Fee Amount: 5,000.00
Intake by: AE

LEE COUNTY
COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET)
FORT MYERS, FL 33902
PHONE (239) 533-8585

DCI 2013-00003

PART 1
APPLICANT/AGENT INFORMATION

A. Name of Applicant: GreenPointe Communities, LLC
Address: 7807 Baymeadows Rd. East, Suite 205
City, State, Zip: Jacksonville, FL 32256
Phone Number: 352-799-9898 Fax Number: 239-851-3225
E-mail Address:

B. Relationship of Applicant to owner (check one):

☐ Applicant (including an individual or husband & wife) is the sole owner of the property. **[34-201(a)(1)a.1.]**
  ☐ **Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.1.** (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) **[34-202(b)(1)b. & c.]**

☒ **Applicant has been authorized by the owner(s) to represent them for this action.**
  ☒ **Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.1.** (for an individual) or **Exhibit PH-1.B.2** (for Corporation, etc.). (Please select the appropriate Affidavit Form {A1 or A2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. **[34-202(b)(1)b. & c.]**

☐ Applicant is a contract purchaser/vendee. **[34-202(b)(1)d.]**
  ☐ **Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.1.** (for an individual) or **Exhibit PH-1.B.2.** (for Corporation, etc.). (Please select the appropriate Affidavit Form {A-1 or A-2} from the suggested forms in Part 1 Exhibits attached hereto.) See Guide and Explanatory Notes for PART 1 below. **[34-202(b)(1)b. & c.]**

☐ Application is County initiated. BOCC authorization is attached as **Exhibit PH-1.B.3**

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

1. Company Name: Morris-Depew Associates, Inc.
   Contact Person: David W. Depew & Tina M. Ekblad
   Address: 2914 Cleveland Avenue
   City, State, Zip: Fort Myers, FL 33901
   Phone Number: 239-337-3993 Fax Number: 239-337-3994
   E-mail address: planning@m-da.com, tekblad@m-da.com

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

PART 2
PROPERTY OWNERSHIP

A. Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)a.1.]

1. **Name:**
   Address:
   City, State, Zip:
   Phone Number: Fax Number:
   E-mail address:

B. Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].

1. ☒ Disclosure of (Ownership) Interests Form is attached as **PH-2.B.1. [34-201(b)(2)]**

C. Multiple parcels:

1. ☒ Property owners list is attached as **Exhibit PH-2.C.1. [34-202(a)(5)]**
2. ☒ Property owners map is attached as **Exhibit PH-2.C.2. [34-202(a)(5)]**

D. Confirmation of Ownership/Title Certification [34-202(a)(3)]

1. ☒ Title certification document is attached as **Exhibit PH-2.D.1. [34-202(a)(3)]**

E. Date property was acquired by present owner(s): 10/14/2010

PART 3
PROPERTY INFORMATION

Is this request specific to a particular tract of land? ☐ **NO** ☒ **YES.** If the answer is **YES**, please complete the following items.

A. STRAP Number(s): Shown in **Exhibit PH-2.C.1**

B. Street Address of Property: Please see Exhibit PH-2.C.1

C. Legal Description

☒ **Legal description** (on 8½" x 11" paper) is attached as **Exhibit PH-3.C.1. [34-202(a)(1)]**
☒ **Sealed sketch** of the legal description is attached as **Exhibit PH-3.C.2. [34-202(a)(1)]**
☒ **Electronic version** of the legal description is attached as **Exhibit PH-3.C.3.**

D. Boundary Survey

☒ A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit PH-3.D.1. [34-202(a)(2)]**

☐ This is not a Planned Development Application and the property consists of one or more undivided platted lots in a F.S. Ch. 177 subdivision recorded in the Official Records of Lee County. A copy of the applicable Plat page(s) is attached as **Exhibit PH-3.D.2.** The Plat Book Number and the Page Number (or the Instrument Number) are provided as well as the Block Number and Lot Number (if applicable). **[34-202(a)(2)]**

E. Planning Community/Community Plan Area: [34-202(a)(1)] Caloosahatchee Shores

F. General Location of Property:

1. ☒ Area location map (for all applications other than Planned Developments) is attached as **Exhibit PH-3.F. [34-202(a)(4)]** {NOTE: For Planned Development Applications see Supplement **D. [34-373(a)(4)b.]**}
2. **Directions to property:**
   I-75 exit 141 Then East approximately 5.7 miles located to the South

G. Surrounding property owners:

1. ☒ List of surrounding property owners is attached as **Exhibit PH-3.G.1. [34-202(a)(6)]**
2. ☒ Map of surrounding property owners is attached as **Exhibit PH-3.G.2. [34-202(a)(7)]**
3. ☒ 2 sets of mailing labels are attached as **Exhibit PH-3.G.3. [34-202(a)(6)]**

H. Current Zoning of Property: Residential Planned Development and Commercial Planned Development

1. ☒ Copies of all Zoning Resolutions and Zoning Approvals applicable to the subject property are attached as **Exhibit PH-3.H.1. [34-202(a)(8)]**

I. Current use(s) of the property:

1. ☒ Current use(s) of the property are:
   Residential and Vacant

2. ☐ If buildings or structures exist on the property, an affidavit is required stating whether the buildings & structures will be removed or retained and specific details regarding any structures proposed to be retained. Attach as **Exhibit PH-3.I.2.** and entitle **"Structure Affidavit". [34-202(b)(3)]**
3. ☐ 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. Attach as **Exhibit PH-3.I.3.** and entitle **"Existing Agricultural Uses at Time of Zoning Application." [34-202(b)(7)]**

J. Land Use Classification:

Upland Conservation*	± 272	Acres	13.7	% of Total
Wetland Conservation*	± 153	Acres	7.7	% of Total
Sub-Outlying Suburban*	± 853	Acres	43.1	% of Total
Wetlands*	± 38	Acres	1.9	% of Total
Rural*	± 583	Acres	29.4	% of Total
Suburban*	± 79	Acres	3.9	% of Total

*Pending CPA2012-00001 Approval

K. 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)

L. Property Restrictions [34-202(b)(2)]

1. ☒ There are no deed restrictions or other covenants on this property that affect this request. **[34-202(b)(2)]**
2. ☐ Deed restrictions\ covenants that may affect this request are attached as **Exhibit PH-3.L .2. [34-202(b)(2)]**
3. ☐ A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached as **Exhibit PH-3.L.3 [34-202(b)(2)]**

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

1.	Width (average if irregular parcel):	±13,330	Feet		
2.	Depth (average if irregular parcel):	± 4,550	Feet		
3.	Total area:	± 1,978	Acres or square feet		
4.	Frontage on road or street:	± 650	Feet on	Palm Beach Blvd. / SR 80	Street
	2nd Frontage on road or street:	-	Feet on	-	Street

PART 4
ACTION REQUESTED

A. Action Requested [check applicable action(s)]

☐ Special Exception **(Attached is Supplement A)** for _____
☐ Variance **(Attached is Supplement B)** for _____
☐ Conventional Rezoning **(Attached is Supplement C)** from _____ to _____
☐ Planned Development Rezoning from _____ to _____
  ☐ DCI – Major **(Attached is Supplement D)**
  ☐ DCI – Minor **(Attached is Supplement D)**
  ☐ Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area **(Attached is Supplement D)**
☒ Planned Development Amendment **(Attached is Supplement D)**
☐ Extension of Master Concept Plan **(Attached is Supplement E)**
☐ Reinstatement of Master Concept Plan **(Attached is Supplement F)**
☐ Limited Amendment to an Existing Mine Special Exception or (non MEPD) Planned Development for either dewatering or an extension of the mine duration pursuant to LCLDC Section 12-121(j). **(Attached is Supplement G)**

☐ Compact Community Planned Development (CCPD) per LCLDC Section 32-501 et. seq. **(Attached is Supplement H)**

B. Excavations/Blasting

☒ No blasting will be used in the excavation of lakes or other site elements.

☐ If blasting is proposed, Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information) is attached as **Exhibit PH-4.B [34-202(b)(6)]**

C. Bonus Density

☒ Not Applicable

☐ Bonus density will be used. Attached is a copy of the Bonus Density application showing calculations labeled as **Exhibit PH-4.C. [34-202(b)(5)]**

D. Hazardous Materials

☒ Not Applicable

☐ A Hazardous materials emergency plan is attached as **Exhibit PH-4.D [34-202(b)(4)]**

E. Mobile Home Park

☒ Not Applicable

☐ Request includes rezoning of a Mobile Home Park. Attached is **Exhibit PH-4.E [34-203(d)]**

F. Airport Zones & Lee County Port Authority 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 will be required. Attached is **Exhibit PH-4.F [34-1010]**

G. Planning Communities/Community Plan Area Requirements: A meeting summary document must be submitted for the required public informational session in the following communities: **[33-3; 34-6; 34-202(a)(10)]**

☐ Not Applicable

☐ **Estero Planning Community.** Attached is **Exhibit PH-4.G.1 [33-54(a)&(b); Lee Plan Policy 19.5.3]**

☐ **Captiva Planning Community.** Attached is **Exhibit PH-4.G.2 [Lee Plan Policy 13.1.7]**

☐ **North Captiva Community Plan area.** Attached is **Exhibit PH-4.G.3 [Lee Plan Policy 25.1.1]**

☐ **Boca Grande Planning Community.** Attached is **Exhibit PH-4.G.4 [Lee Plan Policy 22.1.5]**

☒ **Caloosahatchee Shores Community Plan area.** Attached is **Exhibit PH-4.G.5 [33-1482(a)&(b); Lee Plan Policy 21.6.3]**

☐ **Page Park Community Plan area.** Attached is **Exhibit PH-4.G.6 [33-1203(a) & (b); Lee Plan Policy 27.11.2]**

☐ **Palm Beach Boulevard Community Plan area.** Attached is **Exhibit PH-4.G.7 [Lee Plan Policy 23.5.2]**

☐ **Buckingham Planning Community.** Attached is **Exhibit PH-4.G.8 [Lee Plan Policy 17.7.2]**

☐ **Pine Island Planning Community.** Attached is **Exhibit PH-4.G.9 [33-1004(a) & (b); Lee Plan Policy 14.7.1]**

☐ **Lehigh Acres Planning Community.** Attached is **Exhibit PH-4.G.10 [33-1401(a)&(b); Lee Plan Policy 32.12.2]**

☐ **North Fort Myers Planning Community.** Attached is **Exhibit PH-4.G.11 [33-1532(a)&(b)]**

H. Waivers from Application Submission Requirements: The following waivers, approved by the Director of Zoning Services, are attached as **Exhibit PH-4.H [34-202(a)]**

Section Number	Name of Item
34-373(b)(1)	Surface Water Management Plan
34-373(b)(2)	Protected Species Survey

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

☒ **YES** (Please provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service. Label letter as **Exhibit PH 4-I.**) **[34-202(b)(8)]**

☐ **NO** (Please provide a narrative explaining why the connection to potable water and/or central sewer is not planned. Label explanation as **Exhibit PH 4-I.**) **[34-202(b)(8)]**

PART 5
SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

Number of Copies*				
Var. or Spe. Exc.	**Conv. Rez.**	**PDs**	**Exhibit Number**	**SUBMITTAL ITEMS**
1	3	15		Completed application for Public Hearing [34-201(b)]
1	1	1		Filing Fee - [34-202(a)(9)]

Var. or Spe. Exc.	**Conv. Rez.**	**PDs**	**SUP**	**SUPPLEMENTAL FORMS** (select applicable request/form)
1	0	0	SUP A	Special Exception request
1	0	0	SUP B	Variance request
0	3	0	SUP C	Conventional Rezoning request
0	0	15	SUP D	Planned Development Rezoning request
0	0	15	SUP D	Planned Development Amendment request
0	0	15	SUP D	PRFPD in Overlay Area Rezoning request
0	0	8	SUP E	Master Concept Plan Extension request
0	0	8	SUP F	Master Concept Plan Reinstatement request
0	0	15	SUP G	Limited Amendment to Special Exception or Planned Development request
0	0	15	SUP H	Compact Community Planned Development (CCPD) request

Var. or Spe. Exc.	**Conv. Rez.**	**PDs**	**Exhibit Number**	**SUBMITTAL ITEMS**
1	3	3	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	3	1	PH-1.B.3	BOCC authorization (if County initiated application)
1	3	15	PH-1.C.2	Additional Agents [34-202(b)(1)c.]
1	3	3	PH-2.B.1	Disclosure of Interest Form (multiple owners) [34-201(b)(2)a]
1	3	3	PH-2.C.1	Subject Property Owners list (if applicable) [34-202(a)(5)]
1	3	3	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
1	3	3	PH-2.D.1	Confirmation of Ownership/Title Certification [34-202(a)(3)]
1	3	15	PH-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
2	2	5	PH-3.C.1	Legal Description (8.5" x 11") **(2 originals required)** [34-202(a)(1)]
2	2	5	PH-3.C.2	Sealed Sketch of the Legal Description **(2 originals required)** [34-202(a)(1)]

Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS *(continued)*
1	3	5	PH-3.D.1	Boundary Survey (tied to State Plane Coordinate System) **(2 originals required)** [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications (see Supplement D & Supplement H)} [34-373(a)(4)a.]}
1	3	N/A	PH-3.D.2	Copy of Recorded F.S. Ch. 177 Plat Page(s) (if applicable) [34-202(a)(1)]
1	3	0	PH-3.F	Area Location Map (8.5" by 11") pursuant to LCLDC Section 34-202(a)(4) (Non Planned Developments). {For Planned Developments see Supplements D, E, F, G & H. [34-202(a)(4)]}
0	0	15	PH-3.F	Area Location Map [34-202(a)(4)] {for Planned Developments - see Supplement D & Supplement H [34-373(a)(4)b]}
1	1	3	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1	1	3	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2	PH-3.G.3	Mailing labels [34-202(a)(6)]
1	1	3	PH-3.H.1	Zoning Resolutions and Zoning Approvals [34-202(a)8)]
1	3	3	PH-3.I.2.	Structure Affidavit (if applicable) [34-202(b)(3)]
1	3	3	PH-3.I.3.	Affidavit entitled "Existing Agricultural Uses at Time of Zoning Application" (if applicable) [34-202(b)(7)]
1	3	3	PH-3.L.2	Property Restrictions\Covenants (if applicable) [34-202(b)(2)]
1	3	3	PH-3.L.3	Narrative addressing effect of Deed Restrictions (if applicable) [34-202(b)(2)]
1	3	15	PH-4.B	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
0	0	4	PH-4.C	Bonus Density Application (if applicable) [34-202(b)(5)]
1	3	4	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	3	4	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	3	4	PH-4.F	LCPA Airport Zones & Tall Structures Permit Requirements (if applicable) [34-1001 et seq.]
1	3	4	PH-4.G.1	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Estero Planning Community (if applicable) [33-54; Lee Plan Policy 19.5.3]
1	3	4	PH-4.G.2	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within Captiva Planning Community (if applicable) [Lee Plan Policy 13.1.7]
1	3	4	PH-4.G.3	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within North Captiva Community Plan area (if applicable) [Lee Plan Policy 25.1.1]
1	3	4	PH-4.G.4	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within Boca Grande Planning Community (if applicable) [Lee Plan Policy 22.1.5]
0	0	4	PH-4.G.5	Summary of Public Informational Session for Planned Development Applications located within Caloosahatchee Shores Community Plan area (if applicable) [Lee Plan Policy 21.6.3]

Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS *(continued)*
1	3	4	PH-4.G.6	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Page Park Community Plan area (if applicable) [33-1203(a)&(b); Lee Plan Policy 27.11.2]
0	0	4	PH-4.G.7	Summary of Public Informational Session for Planned Development Applications located within Palm Beach Boulevard Community Plan area (if applicable) [Lee Plan Policy 23.5.2]
1	3	4	PH-4.G.8	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within or adjacent to the Buckingham Planning Community or with access to Buckingham Road (if applicable) [Lee Plan Policy 17.7.2]
1	3	4	PH-4.G.9	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Pine Island Planning Community (if applicable) [33-1004; Lee Plan Policy 14.7.1]
1	3	4	PH-4.G.10	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Lehigh Acres Planning Community (if applicable) [33-1401; Lee Plan Policy 32.12.2]
1	3	4	PH-4.G.11	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within North Fort Myers Planning Community (if applicable) [33-1532]
1	3	15	PH-4.H	Approved Waivers.(if applicable) [34-202(a)]
0	0	4	PH-4.I	Potable Water & Sanitary Sewer. If the answer to Item 4.I was YES, provide a letter from the appropriate utility entity indicating the utility entity's name and ability to provide service to support the proposed development. If the answer to Item 4.I was NO, a written explanation as to the reasons why connection will not be made must be submitted along with an explanation as to the means proposed to meet the water and sewer needs for the project. [34-202(b)(8)]

***At least one copy must be an original.**

RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

LEE COUNTY
SOUTHWEST FLORIDA

REQUEST FOR SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings, Development Orders, Limited Review Development Orders and other Administrative Action Applications where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS
(indicate the appropriate application type)

PRE2012-00252

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- ☐ Public Hearing - General Requirements **(34-202)**
- ☐ Public Hearing - Mining Excavation Planned Development **(12-110)**
- ☒ Public Hearing - Additional Requirements for:
  - ☐ Development of Regional Impact **(34-203(a))**
  - ☒ Planned Developments **(34-203(b))**
  - ☐ Planned Development Amendment **(34-203(b))**
  - ☐ Master Concept Plan Extension **(34-381(c))**
  - ☐ Master Concept Plan Reinstatement **(34-381(d))**
  - ☐ Rezonings Other than Planned Developments **(34-203(c))**
  - ☐ Mobile Home Park **(34-203(d))**
  - ☐ Special Exceptions **(34-203(e))**
  - ☐ Variances **(34-203(f))**
  - ☐ Limited Amendment to Existing Mine Zoning Approval **[12-121(j)]**
  - ☐ Compact Community Planned Development **(32-502)**
  - ☐ Private Recreational Facilities Planned Development **(34-941(g))**
- ☐ Development Order - Submittal Requirements **(10-152)**
  - ☐ Application Form and Contents **(10-153)**
  - ☐ Additional Required Submittals **(10-154)**
- ☐ Limited Review Development Order – Submittal Requirements **(10-152)**
  - ☐ Required Submittals **(10-175)**
- ☐ Administrative Action Application Requirements **[34-204(a)]**

State the Type of Administrative Application: _____

PLEASE PRINT OR TYPE:

STRAP Number: Various strap numbers, please see attached Exhibit
Name of Project: River Hall Planned Development

Name of Agent: Morris-Depew Associates, Inc. David W. Depew & Tina M. Ekblad
Street Address: 2914 Cleveland Avenue
City, State, Zip: Fort Myers, FL 33901
Phone Number: 239-337-3993 Fax Number: 239-337-3994
Email Address: planning@m-da.com
tekblad@m-da.com

Name of Applicant*: Greenpoint Communities LLC
Street Address: 7807 Baymeadows Rd. East Suite 205
City, State, Zip: Jacksonville, FL 32256
Phone Number: 325-799-9898 Fax Number: 239-851-3225
Email Address: gmiars@greenpointllc.com

3-54326-0300-F01 0000

Exhibit PH-4.H DCI 2013-00003

*If applicant is not the owner, a letter of authorization from the owner must be submitted.

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

	Section Number	Requirement
#1	34-373(a)(4)e.i.	Soil Maps
#2	34-373(a)(4)e.ii.	FLUCCS Map
#3	34-373(a)(4)e.iii.	Rare & Unique Upland Habitat Map
#4	34-373(a)(4)e.iv.	Topographic Map
#5	34-373(a)(4)e.v.	Existing and Historic Flow-Ways Map
#6	34-373(b)(1)	Surface Water Management Plan
#7	34-373(b)(2)	Protected Species Survey
#8		
#9		

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

Please see attached sheet

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

Signature of Applicant — Date: 11/2/2012

FOR STAFF USE ONLY

DIRECTOR'S DECISION: ☑ Request Approved 6 + for Partial of 7 ☒ Request Denied 1, 2, 4 + 5

Comments: Per attached

Director Signature — Date: Dec. 12, 2012

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

LEE COUNTY

Case Activity Listing

Case #: PRE2012-00252

12/12/2012
2:36:49PM

Description	Activity Enter Date	Target Date	Activity Completed Date	Status	Assigned To	Done By	Notes
Submittal Waiver Request	11/2/2012		11/2/2012	DONE		AME	
Development Services Comments	11/2/2012						
Zoning Comments	11/2/2012		11/7/2012	APPR		AHB	#6. 34-373(b)(1), Surface Water Management Plan: APPROVED
Environmental Review Comments	11/2/2012	12/12/2012	12/12/2012	DONE	SMD	SMD	Susie Derheimer cc: Becky Sweigert The site contains indigenous preserves and conservation easement areas. Current site conditions including soils, topo, flowway and FLUCCS mapping are required. The site is not within the coastal planning area therefore the rare and unique habitat map is not applicable. The last documented protected species survey (PSS) was performed in ±2004. The LDC Section 10-473(a) states are valid for five years from the date of approval. The proposed application is requesting to amendment the development footprint therefore ES staff will require a current PSS of the development footprint area located in the southern portion of site which has not yet obtained development order approval for vertical construction. The PSS must also include specific surveys for gopher tortoise and documentation of any burrowing owl activity. ES staff will waive the PSS for the remainder of the site upon the following conditions: 1. The PD amendment does not propose to reduce the location and amount of the current approved Indigenous preserve and Conservation Easement Areas; and 2. The PD amendment does not propose to reduce the amount of Recreational Open Space/Golf Course Area; and 3. The PD application proposes no or only minimal site design change to the current approved residential pod and Recreational Open Space/Golf Course configuration. Therefore, ES staff recommends denial of the waiver request for items #1, 2, 4, and 5 AND partial approval of the #7 as directed above.
Final Document Imported	11/2/2012		11/7/2012	DONE		DXC	
File Closed - DONE	11/7/2012		11/7/2012	DONE		DXC	

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
#LC26000330

River Hall Planned Development Amendment
Additional Agents

Mr. Russell P. Schropp, Esq
Henderson Franklin Starnes and Holt, P.A.
PO Box 280
Fort Myers, FL 33902
Ph: 239-344-1280
Fx: 239-344-1535
E: Russell.schropp@henlaw.com

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David Plummer Associates, Inc
2149 McGregor Boulevard
Fort Myers, FL 33901
Ph: 239-332-2617
Fx: 239-332-2645
E: Stephen.leung@dplummer.com

Carl Barraco, PE
Barraco and Associates, Inc.
2271 McGregor Boulevard
Suite 100
Fort Myers, FL 33901
Ph: 239-461-3170
Fx: 239-461-3170
E: CarlB@barraco.net

Kenneth Passarella
Passarella and Associates, Inc
13620 Metropolis Avenue
Suite 200
Fort Myers, FL 33912

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DCI 2013-00003

the MELROSE management partnership

Hampton Lakes at River Hall Homeowners Association, Inc.

Board Meeting Minutes

January 4th, 2013
1:35 PM

Welcome Center
2401 River Hall Parkway
Alva, FL 33920

MINUTES

Called to order at 1:35 P.M. by President, Grady Miars. A Quorum was established to hold the meeting. Directors present were: Robert Nelson and Grady Miars. Also present was Danielle Wright representing The Melrose Management Partnership, LLC, Managing Agent for the Association.

Robert Nelson, as Vice President, made a motion for the Board of Directors to approve the President, Grady Miars, to sign authorization required by Lee County in order for Green Pointe to continue with its comprehensive plan rezoning amendments as to the developable lands with River Hall. This will not affect the use or nature of the common areas owned by the Homeowners Association, and is only a technical requirement by Lee County.

Motion was seconded by Grady Miars. All present were in favor. Motion passed.

Motion to adjourn at 1:38 P.M. by Grady Miars. Motion seconded by Robert Nelson.

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COMMUNITY DEVELOPMENT

DCI 2013-00003

2401 River Hall Parkway • Alva, FL 33920
Phone: 239-425-2041 • 800-647-0055
Fax: 239-425-2042
Daytona Beach • Fort Myers • Jacksonville • Orlando • Palm Harbor • Sarasota • Tampa • Port Charlotte
www.melrosemanagement.com

the MELROSE management partnership

River Hall Country Club Homeowners Association, Inc.

Board Meeting Minutes

January 4th, 2013
1:30 P.M.

Welcome Center
2401 River Hall Parkway
Alva, FL 33920

MINUTES

Called to order at 1:30 P.M. by President, Grady Miars. A Quorum was established to hold the meeting. Directors present were: Robert Nelson and Grady Miars. Also present was Danielle Wright representing The Melrose Management Partnership, LLC, Managing Agent for the Association.

Robert Nelson, as Vice President, made a motion for the Board of Directors to approve the President, Grady Miars, to sign authorization required by Lee County in order for Green Pointe to continue with its comprehensive plan rezoning amendments as to the developable lands with River Hall.. This will not affect the use or nature of the common areas owned by the Homeowners Association, and is only a technical requirement by Lee County.

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www.melrosemanagement.com

the MELROSE management partnership

TOWN HALL AMENTIES CENTER ASSOCIATION, INC.

Board Meeting Minutes

January 4th, 2013
1:40 PM

Welcome Center
2401 River Hall Parkway
Alva, FL 33920

MINUTES

Called to order at 1:40 P.M. by President, Grady Miars. A Quorum was established to hold the meeting. Directors present were: Robert Nelson and Grady Miars. Also present was Danielle Wright representing The Melrose Management Partnership, LLC, Managing Agent for the Association.

Robert Nelson, as Vice President, made a motion for the Board of Directors to approve the President, Grady Miars, to sign authorization required by Lee County in order for Green Pointe to continue with its comprehensive plan rezoning amendments as to the developable lands with River Hall.. This will not affect the use or nature of the common areas owned by the Homeowners Association, and is only a technical requirement by Lee County

Motion was seconded by Grady Miars. All present were in favor. Motion passed.

Motion to adjourn at 1:45 P.M. by Grady Miars. Motion seconded by Robert Nelson.

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MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
#LC26000330

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I AM AUTHORIZED BY THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. AND HENDERSON, FRANKLIN, STARNES & HOLT P.A. HAVE BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCELS IN ALL MATTERS PERTAINING TO A LEE COUNTY RESIDENTIAL PLANNED DEVELOPMENT APPLICATION REQUEST. THIS AUTHORITY TO REPRESENT OUR INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE RESIDENTIAL PLANNED DEVELOPMENT APPLICATION REQUEST SUBMITTED ON OUR BEHALF BY MORRIS-DEPEW ASSOCIATES, INC. AND HENERSON FRANKLIN STARNES & HOLT P.A.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# : SEE ATTACHED OWNERSHIP REPORT

RH Venture II, LLC, a Florida limited liability company

APPLICANT NAME

By: _____

Roger Postlethwaite, Vice President

SIGNATURE

RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21 day of November, 2012, by Roger Postlethwaite, as Vice President of RH Venture III, LLC, on behalf of the company, who is personally known to me or has produced _____ as identification and did not take an oath.

My Commission Expires:

Notary Public State of Florida
Laura Zur Gersbeck
My Commission EE044636
Expires 01/03/2015

(Seal)

Laura Zur Gersbeck

Notary Public

Laura Zur Gersbeck

Notary Printed Name

2914 Cleveland Avenue, Fort Myers, Florida 33901 Telephone: (239) 337-3993 Fax: (239) 337-3994
327 Office Plaza, Suite 202, Tallahassee, Florida 32301 Telephone: (850) 224-6688 Fax: (850) 224-6689
408 West University Avenue, Suite PH, Gainesville, Florida 32601 Telephone: (352) 378-3450 Fax: (352) 379-0385
Toll Free: (866) 337-7341

DCI 2013-00003

PART 1 - AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Roger Postlethwaite (name), as Vice President (title) of RH Venture II, LLC (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

RH Venture II, LLC
*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

Roger Postlethwaite
(Typed or printed name)

Vice President
(title of signatory)

RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to (or affirmed) and subscribed before me on November 21, 2012 (date) by Roger Postlethwaite (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Laura Zur Gersbeck
Signature of person taking oath or affirmation

Laura Zur Gersbeck
Name typed, printed or stamped

Notary Public
Title or rank

Serial number, if any

Notary Public State of Florida
Laura Zur Gersbeck
My Commission EE044636
Expires 01/03/2015

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.*

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. See attached Exhibit PH-3.A.1 **CASE NO.** _____

1. Please identify the owners of the property subject to the application. The list must include all individuals, corporations, companies, trusts, or partnerships who have an interest in the property (fee simple, tenancy by the entirety, tenancy in common, or joint tenancy). Also, indicate the percentage of ownership that each owner or entity has in the property. This Disclosure must fully identify the individual persons who have an interest in the property or the legal entities that have an ownership in the property. For additional space, you may attach a separate breakdown of the structures of all legal entities that have an ownership interest in the property owner. See Example given at the bottom of this Disclosure form.

Name and Address	Percentage of Ownership
RH Venture II, LLC, a Florida limited liability company	100%
c/oGreenPointe Communities, LLC	
7807 Baymeadows Road East, Suite 205	
Jacksonville, FL 32256	

2. For each property owner listed under paragraph 1 above that is a CORPORATION of LIMITED LIABILITY COMPANY, list the officers, managers, managing members and stockholders for each corporation or company and the percentage of stock or membership interest owned by each shareholder or member. If that corporation is owned by another corporation, then you must list the officers and stockholders for each corporation that has an ownership interest in the corporation and the percentage of stock owned by each shareholder of that corporation. Listing the officers, directors, or managers is not sufficient. Providing a list of individuals and legal entities holding an ownership interest in a publicly traded company is not required.

Name and Address	Percentage of Stock
River Hall Investment Group, LLC, a Delaware limited liability company	100%
c/o GreenPointe Communities, LLC	
7807 Baymeadows Road East , Suite 205	
Jacksonville, FL 32256	
(See Exhibit Ph-2.B.1-Attachment B for the owners of this entity.)	

3. For each property owner listed under paragraph 1 above that is a TRUSTEE, list the trustee and primary beneficiaries of the trust with percentage of interest. If a beneficiary of the trust is another trust, the individual trustee, and beneficiaries and percentage of interest for that trust must also be provided. A list of contingent beneficiaries is not required.

Name and Address	Percentage of Interest

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COMMUNITY DEVELOPMENT

DCI 2013-00003

4. For each property owner listed under paragraph 1 above that is a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners. If the general or limited partners are not individuals, but are corporations, companies, trusts, partnerships, or limited partnerships, you must further identify the ownership of those entities as provided in each section of this Disclosure.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE for the subject property, whether contingent on this application or not, list the names of the contract purchasers below, including all individuals and legal entities that are the contract purchasers, including all officers, managers, members, stockholders, beneficiaries, or partners as required in each section above.

Name and Address	Percentage of Stock

Date of Contract:_____

6. If any contingency clause or contract terms involve additional parties, list all individuals and legal entities subject to that contingency clause or contract, including all officers, managers, members, stockholders, beneficiaries, or partners as required in each section above.

Name and Address	Percentage of Stock

Example:
The property is owned by John Doe and ABC Corporation. Each have a 50% interest. The officers, directors and ownership interests of ABC Corporation must also be identified. If ABC Corporation was owned by Betty Smith, Barney Doe, and the John Doe, Trust. In addition to Betty and Barney, the Disclosure must also include the individual trustee and primary beneficiaries of the John Doe trust. This identification must continue to occur until the complete ownership structure of all legal entities has been broken down into all individual persons having an ownership interest in each legal entity.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of public hearing, a supplemental disclosure of interest form must be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature

Roger Postlethwaite
(Typed or printed name)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 11/21/2012 (date) by Roger Postlethwaite (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of Notary Public

Notary Public State of Florida
Laura Zur Gersbeck
My Commission EE044636
Expires 01/03/2015

Laura Zur Gersbeck
Printed Name of Notary Public

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MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
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LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I AM AUTHORIZED BY THE AUTHORIZED REPRESENTATIVE OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. AND HENDERSON, FRANKLIN, STARNES & HOLT P.A. HAVE BEEN AUTHORIZED TO REPRESENT US FOR THE BELOW REFERENCED PARCELS IN ALL MATTERS PERTAINING TO A LEE COUNTY RESIDENTIAL PLANNED DEVELOPMENT APPLICATION REQUEST. THIS AUTHORITY TO REPRESENT OUR INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE RESIDENTIAL PLANNED DEVELOPMENT APPLICATION REQUEST SUBMITTED ON OUR BEHALF BY MORRIS-DEPEW ASSOCIATES, INC. AND HENERSON FRANKLIN STARNES & HOLT P.A.

STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# : SEE ATTACHED OWNERSHIP REPORT

RH Venture III, LLC, a Florida limited liability company

APPLICANT NAME

By: _____

Roger Postlethwaite, Vice President

SIGNATURE

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STATE OF FLORIDA

COUNTY OF DUVAL

DCI 2013-00003

The foregoing instrument was acknowledged before me this 21 day of November, 2012, by Roger Postlethwaite, as Vice President of RH Venture III, LLC, on behalf of the company, who is personally known to me or has produced _____ as identification and did not take an oath.

My Commission Expires:

Laura Zur Gersbeck

Notary Public

(Seal) Notary Public State of Florida
Laura Zur Gersbeck
My Commission EE044636
Expires 01/03/2015

Laura Zur Gersbeck

Notary Printed Name

2914 Cleveland Avenue, Fort Myers, Florida 33901 Telephone: (239) 337-3993 Fax: (239) 337-3994
327 Office Plaza, Suite 202, Tallahassee, Florida 32301 Telephone: (850) 224-6688 Fax: (850) 224-6689
408 West University Avenue, Suite PH, Gainesville, Florida 32601 Telephone: (352) 378-3450 Fax: (352) 379-0385
Toll Free: (866) 337-7341

PART 1 - AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Roger Postlethwaite (name), as Vice President (title) of RH Venture III, LLC (company), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

RH Venture III, LLC
*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

Roger Postlethwaite
(Typed or printed name)

Vice President
(title of signatory)

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COMMUNITY DEVELOPMENT

STATE OF FLORIDA
COUNTY OF DUVAL

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Laura Zur Gersbeck
Signature of person taking oath or affirmation

Laura Zur Gersbeck
Name typed, printed or stamped

Notary Public
Title or rank

Serial number, if any

Notary Public State of Florida
Laura Zur Gersbeck
My Commission EE044636
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Notes:

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DCI 2013-00003

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

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COMMUNITY DEVELOPMENT

STRAP NO. See attached Exhibit PH-3.A.1 **CASE NO.** _____

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Name and Address	Percentage of Ownership
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c/oGreenPointe Communities, LLC	
7807 Baymeadows Road East, Suite 205	
Jacksonville, FL 32256	

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Name and Address	Percentage of Interest

DCI 2013-00003

4. For each property owner listed under paragraph 1 above that is a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners. If the general or limited partners are not individuals, but are corporations, companies, trusts, partnerships, or limited partnerships, you must further identify the ownership of those entities as provided in each section of this Disclosure.

Name and Address	Percentage of Ownership

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Name and Address	Percentage of Stock

Date of Contract:_____

6. If any contingency clause or contract terms involve additional parties, list all individuals and legal entities subject to that contingency clause or contract, including all officers, managers, members, stockholders, beneficiaries, or partners as required in each section above.

Name and Address	Percentage of Stock

Example:
The property is owned by John Doe and ABC Corporation. Each have a 50% interest. The officers, directors and ownership interests of ABC Corporation must also be identified. If ABC Corporation was owned by Betty Smith, Barney Doe, and the John Doe, Trust. In addition to Betty and Barney, the Disclosure must also include the individual trustee and primary beneficiaries of the John Doe trust. This identification must continue to occur until the complete ownership structure of all legal entities has been broken down into all individual persons having an ownership interest in each legal entity.

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Signature

Roger Postlethwaite
(Typed or printed name)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 11/21/2012 (date) by Roger Postlethwaite (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Laura Zur Gersbeck
Signature of Notary Public

Notary Public State of Florida
Laura Zur Gersbeck
My Commission EE044636
Expires 01/03/2015

Laura Zur Gersbeck
Printed Name of Notary Public

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EXHIBIT PH-2.B.1-ATTACHMENT B
OWNERSHIP INTERESTS*

River Hall Investment Group, LLC -- Members:

RH Venture I, LLC a Florida limited liability company	4.99%
GreenPointe Communities, LLC a Florida limited liability company	0.01%
River Hall Recovery Acquisition, LLC a Delaware limited liability company *(owned 100% by publicly-traded company)*	95.0%

RH Venture I, LLC – Members:

Edward E. Burr	49.95%
Carnace M. Orender	49.95%
GreenPointe Communities, LLC a Florida limited liability company	00.1%

GreenPointe Communities, LLC – Members:

GreenPointe Holdings, LLC a Florida limited liability company	80%
Graydon E. Miars	20%

GreenPointe Holdings, LLC – Members:

Edward E. Burr	99%
Monique A. Burr Family Trust	01%

Monique A. Burr Family Trust – Beneficiaries:
Edward E. Burr
Minor children of Edward and Monique Burr

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---

*Addresses are all:
c/o GreenPointe Communities, LLC
7807 Baymeadows Road East, Suite 205
Jacksonville, FL 32256

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PART 1 - AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Graydon E. Miars, as President of Hampton Lakes at River Hall Homeowners Association, Inc., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Hampton Lakes at River Hall Homeowners Association, Inc.
*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

Graydon E. Miars
(Typed or printed name)

President
(title of signatory)

ELLEN JOHNSON
MY COMMISSION # EE 084559
EXPIRES: May 28, 2015
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was sworn to (or affirmed) and subscribed before me on January 4, 2013 (date) by Graydon E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Ellen Johnson
Signature of person taking oath or affirmation

Ellen Johnson
Name typed, printed or stamped

Title or rank

Serial number, if any

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

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

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PART 1 - AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Graydon E. Miars, as Chairman of the River Hall Community Development District, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

River Hall Community Development District
*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

Graydon E. Miars
(Typed or printed name)

Chairman
(title of signatory)

ELLEN JOHNSON
MY COMMISSION # EE 084559
EXPIRES: May 28, 2015
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 01/04/13 (date) by Graydon E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Ellen Johnson
Signature of person taking oath or affirmation

Ellen Johnson
Name typed, printed or stamped

Title or rank

Serial number, if any

Notes:

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EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:
DCI 2013-00003

PART 1 - AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Graydon E. Miars, as President of River Hall Country Club Homeowners Association, Inc., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

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River Hall Country Club Homeowners Association, Inc.
*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

Graydon E. Miars
(Typed or printed name)

President
(title of signatory)

ELLEN JOHNSON
MY COMMISSION # EE 084559
EXPIRES: May 28, 2015
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 01/04/13 (date) by Graydon E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Ellen Johnson
Signature of person taking oath or affirmation

Ellen Johnson
Name typed, printed or stamped

Title or rank

Serial number, if any

**Notes:*

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- *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."*
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EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

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PART 1 - AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Graydon E. Miars, as President of Town Hall Amenities Center Association, Inc., swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Town Hall Amenities Center Association, Inc.
*Name of Entity (corporation, partnership, LLP, LC, etc.)

Signature

Graydon E. Miars
(Typed or printed name)

President
(title of signatory)

ELLEN JOHNSON
MY COMMISSION # EE 084559
EXPIRES: May 28, 2015
Bonded Thru Notary Public Underwriters

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 01/04/13 (date) by Graydon E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Signature of person taking oath or affirmation

Ellen Johnson
Name typed, printed or stamped

Title or rank

Serial number, if any

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
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- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

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No Events | No Name History | Submit

Detail by Entity Name

Florida Limited Liability Company

GREENPOINTE COMMUNITIES, LLC

Filing Information

Document Number	L08000065559
FEI/EIN Number	263303023
Date Filed	07/07/2008
State	FL
Status	ACTIVE
Effective Date	07/07/2008

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Principal Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE FL 32256 US

Changed 04/04/2012

Mailing Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE FL 32256 US

Changed 04/04/2012

Registered Agent Name & Address

FELDMAN, DONNA J
19321-C US HWY 19, N
STE 600
CLEARWATER FL 33764 US

Name Changed: 04/04/2012

Address Changed: 04/04/2012

Manager/Member Detail

Name & Address

Title MGRM

GREENPOINTE HOLDINGS, LLC
7807 BAYMEADOWS ROAD, EAST STE #205
JACKSONVILLE FL 32256 US

Title PRES

BURR, EDWARD E
7807 BAYMEADOWS ROAD, EAST STE #205
JACKSONVILLE FL 32256 US

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Exhibit PH-2.B.1

Title VP

POSTLETHWAITE, ROGER
7807 BAYMEADOWS ROAD, EAST STE #205
JACKSONVILLE FL 32256 US

Annual Reports

Report Year	Filed Date
2010	01/27/2010
2011	03/08/2011
2012	04/04/2012

Document Images

04/04/2012 -- ANNUAL REPORT	View image in PDF format
03/08/2011 -- ANNUAL REPORT	View image in PDF format
01/27/2010 -- ANNUAL REPORT	View image in PDF format
05/06/2009 -- ANNUAL REPORT	View image in PDF format
07/07/2008 -- Florida Limited Liability	View image in PDF format

Note: This is not official record. See documents if question or conflict.

Previous on List Next on List Return To List

Entity Name Search

No Events **No Name History**

Submit

;#Krp h#;#Frqwdfw#kv#;#Grfxp hqw#Vhdufkhv#;#H0Ilqq;#Vhuylfhv#;#Irup v#;#Khos#;#

Frs|uljkwL #dqg#Sulydf|#Srdflhv
Vwdwh#r#Iorulgd/#Ghsdup hqw#r#Vwdwh

Exhibit PH-2.B.1

River Hall Organizational Chart

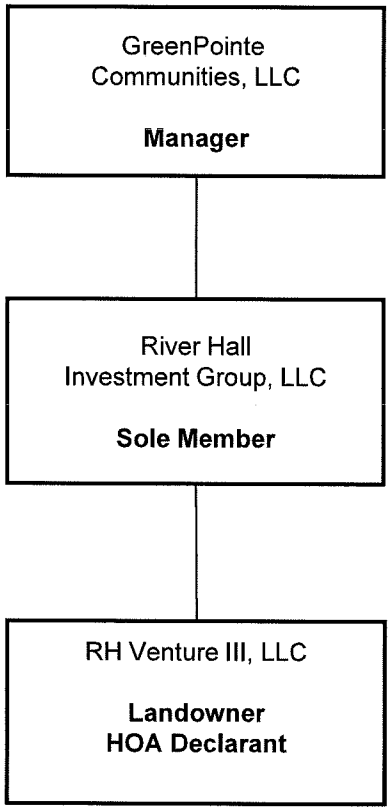


Exhibit PH-2.B.1

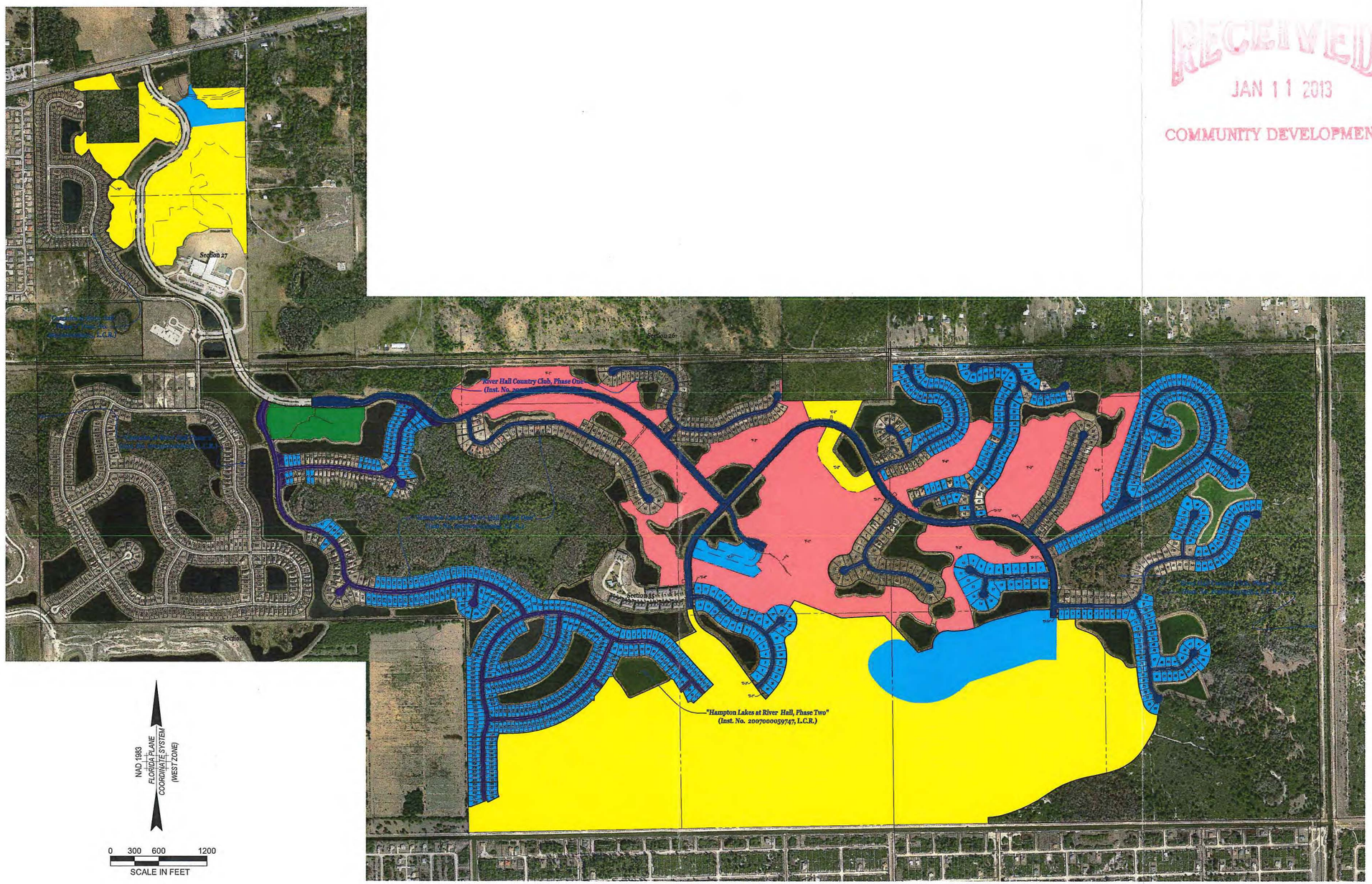
AREA = 406.67 Ac. **RH VENTURE II, LLC**
(INST. No. 2011000112448, L.C.R.)

AREA = 235.47 Ac. **RH VENTURE III, LLC**
(INST. No. 2012000117987, L.C.R.)
(INST. No. 2012000190833, L.C.R.)
(INST. No. 2012000190879, L.C.R.)

AREA = 175.38 Ac. **RH GOLF, LLC**
(INST. No. 2011000112451, L.C.R.)

AREA = 11.20 Ac. **RH VENTURE THC, LLC**
(INST. No. 2011000112454, L.C.R.)

NOTE: INST. No. 2012000117987, L.C.R. INCLUDES LOT 78 IN BLOCK E, RIVER HALL COUNTRY CLUB PHASE I, BUT WAS PREVIOUSLY SOLD PER INST. No . 2011000014851 TO ANDERSON TRUST). NOT IN INCLUDED IN AREA.



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COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

Exhibit of

RIVER HALL

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

SCOTT A. WHEELER CERTIFICATE NO. 5949 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	22951X02.DWG
LAYOUT	2012 OCTOBER
LOCATION	J:\22951\DWG\SURVEYING\EXHIBITS\
PLOT DATE	TUE, 10-9-2012 - 10:35 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	10-09-2012
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=600'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	

OWNERSHIP EXHIBIT
OCTOBER 2012

PROJECT / FILE NO.	SHEET NUMBER
22951 25-43-26	1 OF 1

DCI 2013-00003

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
#LC26000330

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COMMUNITY DEVELOPMENT

River Hall Community
PROJECT SUMMARY

GreenPointe Communities is seeking to increase the available residential density within the River Hall community by 1,000 dwelling units and include additional recreational uses within the Commercial portion of the community. To accomplish these goals, a Comprehensive Plan Amendment and Planned Development Amendment are being request concurrently. The community is approximately ±1,978 acres, located along Palm Beach Boulevard in the Caloosahatchee Shores Planning Community.

River Hall is currently approved through Resolution Z-05-051 for 1,999 dwelling units, a golf course, public school, and 45,000 square feet of commercial uses. Multiple Development Orders have been approved for the site infrastructure, golf course, school, amenities, and approximately 1,450 dwelling units. As a result, the site has been mostly cleared, graded, and public utilities and roadways have been installed. There are approximately 296 acres of internal lakes and 461 acres of wetland and upland preserves throughout the property.

Comprehensive Plan Amendment

A Future Land Use Map and Text Amendment are requested under CPA2012-00001, to remove ±1,278 acres of the subject property from the Rural and Wetlands Future Land Use Categories and re-designate this portion of the property as Conservation Upland, Conservation Wetland, and Sub-Outlying Suburban. The existing Suburban Future Land Use will remain and lands not under the representation of GreenPointe Communities will not be transferred. Therefore, these areas are not included in the Comprehensive Plan Amendment request.

Future Land Use	Rural	Wetland	Wetland Conservation	Upland Conservation	Sub-Outlying Suburban
Current Acres ±	1,065	213	--	--	--
Proposed Acres ±	--	--	153	272	853

Amending the Future Land Use to a portion of the property to Sub-Outlying Suburban will allow a maximum density of two dwelling units per acre and recreational uses on approximately ±853 on the Sub-Outlying Suburban portion of the property. The proposed text amendment will allow for the density associated with the ±272 acres of Upland Conservation to be transferred to the contiguous Sub-Outlying Suburban Uplands.

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Existing FLU	Acreage	Dwelling units/ acre	Dwelling units permitted
Suburban	±79	6 du/ac	474
Wetland	±251	1du/10 ac	25
Rural	±1,648	1 du/1 ac	1,648
TOTAL DWELLING UNITS PERMITTED			**2,147**

Proposed FLU	Acreage	Dwelling units/ acre	Dwelling units permitted
Sub-Outlying Suburban	±853	2 du/ac	1,706
Conservation Wetland	±153	1 du/10 ac	15.3
Conservation Upland	±272	2du/ac**	544
Rural	±583	1 du/1 ac	583
Wetland	±38	1du/10 ac	3.8
Suburban	±79	6 du/ac	474
TOTAL DWELLING UNITS PERMITTED			**3,326**

The existing development footprint will be utilized for the additional density which will promote the clustering of residential density and uses to improve the efficient use of the land and existing utilities. In addition, 272 acres will be placed into the Conservation Upland Category and 153 acres will be placed into the Conservation Wetland category. This change will provide additional protection for the natural resources located with the community, ensuring they are maintained, protected, and conserved in perpetuity.

The proposed Text Amendment will revise Policy 5.1.10 to allow density from Future Land Use Categories within a proposed project to be allocated across the property. The amendment will also allow lands preserved in the Upland Conservation Future Land Use Category and placed into a conservation easement by the required Planned Development to reallocate density from these areas to contiguous developable lands at the rate of the requested Sub-Outlying Suburban Future Land Use Category. The River Hall Community has existing Suburban, Rural, and Wetland Future Land Uses, together with the Proposed Future Land Uses the River Hall Community has a maximum density of 3,326. This density will be limited at 2,999 by the concurrent Planned Development Amendment request.

These amendments promote infill development and will provide a transition from the existing adjacent residential developments to the south and west of the community to the rural and conservation land uses to the north and east. The additional recreational uses proposed will provide recreational and civic opportunities within the existing Commercial Planned Development portion of the property. A trailhead and trail are also proposed to connect these areas to a proposed trail along the northerly perimeter of the property which will ultimately

connect to Hickey's Creek Mitigation Park and the adjacent residential communities. These uses will be open to residents of the surrounding area as well as the River Hall Community.

The proposed Future Land Use Amendment is not contiguous across the subject property as a result of River Hall being an existing, partially built subdivision. The proposed amendment leaves the Rural Future Land Use Category in place for the existing privately owned development areas within the River Hall Community. As an alternative to this proposal, Lee County could support a Future Land Use Amendment to change the Rural Future Land Use to Sub-Outlying Suburban, providing a contiguous Future Land Use Category for the River Hall Community. This amendment could be undertaken in conjunction with the requested amendment by GreenPointe Communities or at a later time.

The Comprehensive Plan Amendment application is currently under review by Lee County staff. The Planned Development Amendment is requested concurrently, per Chapter 163.3184(12) of Florida Statute, to establish the density limit of 2,999 dwelling units and other details related to the recreational and civic uses, which are not necessary to include in a Comprehensive Plan Amendment.

Planned Development Amendment

An amendment is requested to the River Hall Planned Development to promote infill within the existing development footprint and create a well-designed community with a mix of uses that support the needs and demands of the area's residents – the definition of a Suburban Place. The proposal will integrate the various land uses, facilitate transportation options and provide opportunities for walking, biking, and riding. The proposal will concentrate the requested density within the existing development footprint of the community owned by RH Venture II, LLC and RH Venture III, LLC, which are represented by GreenPointe Communities. The portions of the community included in the Planned Development Amendment are limited further than the Comprehensive Plan Amendment and are demonstrated on the Master Concept Plan by the gray shading.

The proposed Planned Development Amendment would allow for the River Hall Community to utilize the additional density requested via the proposed Comprehensive Plan Amendment while establishing the maximum number of dwelling units at 2,999. Collectively, the community is eligible for the following density with CPA2012-00001.

Future Land Use Category	Acreage	Dwelling units/ acre	Dwelling units permitted
Suburban	±79	6 du/ac	474
Wetland	±38	1du/10 ac	3.8
Rural	±583	1 du/1 ac	583
Sub-Outlying Suburban	±853	2 du/ac	1,706
Conservation Wetland	±153	1 du/10 ac	15.3
Conservation Upland	±272	2du/ac**	544
TOTAL DWELLING UNITS PERMITTED			**3,326**

** Per the proposed Text Amendment to Policy 5.1.10

The proposed PD Amendment requests an additional 1,000 dwelling units to be developed within the community, for a total residential density of 2,999 dwelling units. This is significantly less than the maximum allowable density of 3,326 and as demonstrated by the table below, the request does not utilize density from the property's wetlands or conservation wetland areas.

Future Land Use Category	Acreage	Dwelling units/ acre	Dwelling units permitted
Suburban	±79	6 du/ac	474
Wetland	±38	1du/10 ac	--
Rural	±583	1du/1ac	583
Sub-Outlying Suburban	±853	2 du/ac	1,706
Conservation Wetland	±153	1 du/10 ac	--
Conservation Upland	±272	2du/ac	544
Total Dwelling Units			3,307
TOTAL DWELLING UNITS REQUESTED			**2,999**

The proposed request promotes the logical extension of the adjacent, existing residential development pattern in this urbanized portion of the county, and will permit infill development of the subject property, which is served by existing public infrastructure. The previously approved open space, height and property development regulations relating to lot size of Z-05-051 will not be amended by this request.

In addition to requesting an increase in the residential density, the proposed PD Amendment also requests additional recreational uses and public amenities within the River Hall Community. Multi-family residential and Parks have been added to the uses requested within the Commercial Planned Development to encourage a mix of uses. These additional uses will create a commercial and civic node that provide commercial, residential, and civic recreational uses to the residents of the surrounding area as well as the River Hall Community. This area will include a trailhead and trails which will connect this node to the proposed trail along the northerly perimeter of the property. The trail is proposed to connect to Hickey's Creek Mitigation Park and GreenPointe Communities intends to work with Lee County to provide a connection through the adjacent residential subdivisions to Buckingham Road. This trail will

improve non-vehicular linkages of the surrounding properties and uses while promoting the expansion of the County's trail system.

Together the proposed applications provide quality infill development directed toward an existing community to promote the contiguous development of land adjacent to existing infrastructure while maintaining and protecting natural resources and working to create connections to surrounding uses for all area residents.

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
#LC26000330

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COMMUNITY DEVELOPMENT

River Hall Planned Development Amendment
CALOOSAHATCHEE SHORES MEETING SUMMARY

On September 6, 2012 at 6 pm a community meeting was held at the River Hall Town Center, 3089 River Hall Parkway. The meeting was organized with the Caloosahatchee Shores Community leaders to present the proposed Comprehensive Plan and Planned Development Amendments prior to the initial submittal of the applications.

Lee County Staff Member Alvin "Chip" Block was in attendance with approximately 20 to 25 members of the community. A sign-in sheet is attached with contact information for those residents that agreed to provide their contact information.

Representatives from GreenPointe Communities, Morris-Depew Associates, Barraco and Associates, David Plummer and Associates, and Henderson, Franklin, Starnes, and Holt were in attendance to a provide an overview of the proposed amendments and answer any questions residents had.

There was much discussion about the finished product of the community and question relating to the number of units constructed within the community already. The attached handout was provided to the residents in attendance. The meeting adjourned at approximately 8pm.

DCI 2013-00003

9-6-2012 SIGN-IN: RIVER HALL

NAME	TELEPHONE	EMAIL
Alvin "Chip" Block	239-533-8371	blockahd@LEE Gov.com
JANET TRIPP		Janet Tripp2009@Comcast.net
Janet Jones	239-728-3311	alvadogan@gmail.com
RICHARD & PATRICIA KORF	239-3968636	PAT2DENVER@yahoo.com
Ruby Daniels	239-728-3292	rubydaniels@embarqmail.com
Ken Brefflo	239-826-5690	KBDF2@MSN.com
Paul Moreno	239-400-0453	pmoreno@[illegible]
Jim Green	728 5481	JIMG@jimgreenrealty.com
Gloria Moff	481-0421	
BOB REIGE	481-0421	BASELINESURVEY@comcast
Deidre Heindl	693-6263	info@fortmyersshores.org
ED KIMBALL	694-7822	KIMPEAK@NETZERO.com
Steve Brodkin	470-3475	steveB239@aol.com
Marianne Visco	691-1259	eclectic[illegible]@yahoo.com
Jerry Kaemmerer	4107270	JerryK2029@Comcast.net
Jim GIEDEMAN	694 5987	JimGIED@YAHOO
ROSALIE PRESTARRI	220-9623	
David Duncan	694-2833	FMSFDChief@Hotmail.com

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COMMUNITY DEVELOPMENT

DCI 2013-00003

Exhibit PH-4.G.5

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River Hall
Proposed Lee Plan Amendments
9-6-2012

Proposal:

1) Re-designate 'Upland Preserve' to 'Conservation Lands – Uplands'
2) Confirm 'Wetlands' designation with legal descriptions
3) Confirm School and Commercial area designations; add park facilities into commercial area
4) Re-designate 'Rural' areas to 'Sub-Outlying Suburban' – 2 units per acre maximum density
5) Establish trail connections to Hickey's Creek

Background:

The proposal will keep the development footprint exactly as it now stands. The golf course will stay the same as will the roadways, lakes, and development tracts. The increased density will be fit into the existing development footprint with no loss of green space, wetlands, preservation areas, or site amenities. There will be no increase in height or change in community character. The proposal is to process a rezoning request concurrently with the comprehensive plan amendment application so that all developer commitments can be honored and re-adopted as part of the joint request.

Benefits:

1) Establishes upland preserves as formally protected under the Lee Plan as Conservation Lands
2) Proposal will add a trailhead and trail connection along the northerly perimeter of the site to connect to Hickey's Creek
3) Proposal will provide additional park and recreational opportunities in commercially designated area that will be open to the public
4) Park to be maintained by CDD
5) More efficient utilization of utilities and infrastructure
6) Florida style of architecture to be maintained
7) Infill development using existing facilities rather than new growth
8) Commercial/park/trailhead development aligns with commercial development to the north creating a civic/community node
9) Mobility options will be explored as part of amendment and rezoning process to reduce traffic impacts
10) Utilization of physical features rather than property boundaries for establishment of land use boundaries
11) Connections between commercial, residential and civic uses are being improved through non-vehicular linkages

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COMMUNITY DEVELOPMENT

ADMINISTRATIVE AMENDMENT (PD) ADD2007-00075

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Hawk Haven Golf Course Developers, LLC c/o Grady Miars filed an application for administrative approval to a Residential Planned Development on a project known as River Hall Country Club **for a deviation from LDC Sec. 30-152(2)c to allow a reduction in the minimum required setback for residential subdivision entrance signage from 15 feet to 5 feet from the Right-Of-Way** on property located in the River Hall community, described more particularly as:

LEGAL DESCRIPTION: In Section 35, Township 43 South, Range 26 East, Lee County, Florida:

SEE ATTACHED THREE-PAGE "EXHIBIT A"

WHEREAS, the property was originally rezoned in case number 99-03-066.03z01.01 (with subsequent amendments in case numbers DCI2004-00054, ADD2006-00164, ADD2006-00173, ADD2004-00067a); and

WHEREAS, the subject property is located in the Rural Future Land Use Category as designated by the Lee Plan; and

WHEREAS, Hawks Haven Golf Course Developers, LLC, the owner of the subject property has authorized Shellie Johnson to act as agent on the case for administrative approval; and

WHEREAS, the applicant has requested an administrative amendment to a Residential Planned Development for a deviation from LDC Sec. 30-152(2)c to allow a reduction in the minimum required setback from the minimum required 15 feet to allow 5 feet from the Right-Of-Way for an internal residential subdivision entrance signage; and

WHEREAS, the River Hall Country Club development consists of three phases; and

WHEREAS, Phase 1 was approved under Development Order # DOS2004-00330; and

WHEREAS, Phase 2 was approved under Development Order # DOS2005-00182; and

WHEREAS, Phase 3 is in the design stage at this time and has not been submitted for Local Development Order approval; and

WHEREAS, the approved Development Orders for Phase 1 & Phase 2 each included the proposed entrance and signage features; and

DCI 2013-00003

WHEREAS, the applicant has provided a six-page signage exhibit depicting each location for the three "optional signs" at a minimum of 5 feet from the right-of-way; and

WHEREAS, a copy of the signage exhibit is attached as "Attachment A;" and

WHEREAS, the signage exhibit indicates three sign possibilities for each entrance; and

WHEREAS, the applicant has indicated that either a two-sided median sign or two one-sided signs on each side of the entrance will be constructed; and

WHEREAS, the possible sign in the center of each entrance is to be located within a curbed and landscaped median; and

WHEREAS, the roadways in River Hall Country Club will be privately owned and maintained by the Homeowner's Association; and

WHEREAS, no public traffic will have access to the private roadways; 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 **for a deviation from LDC Sec. 30-152(2)c to allow a reduction in the minimum required setback from 15 feet to 5 feet from the Right-Of-Way for residential subdivision entrance signage** is **APPROVED, subject to the following conditions:**

1. **Entrance signs to subdivisions within the River Hall Country Club development must be in compliance with the attached Signage Exhibit, stamped received on April 11, 2007. The Signage Exhibit for ADD2007-0075 is hereby APPROVED and adopted. A reduced copy is attached hereto as "Attachment A."**

2. **Either a two-sided sign in a landscaped median OR two one-sided signs on either side of a project entrance within the River Hall Country Club will be allowed at the entrance to each residential development. All signs must be in accordance with Chapter 30 of the Land Development Code.**

3. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as herein amended.**

DULY SIGNED this 30th day of April, A.D., 2007.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

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PERMIT COUNTER

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE ¼) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W)(chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW ¼) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW ¼) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27 for 1,318.66 feet to the Southeast corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW ¼) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 2,020.27 feet to an intersection with the West line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction, being designated as POINT "A"; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 3,420.35 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B";

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Phone (239) 461-3170 • Fax (239) 461-3169

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DESCRIPTION (Cont.)

thence run S00°16'51"E along the East line of the Northeast Quarter (NE ¼) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW ¼) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW ¼) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.
LESS and EXCEPT the following described parcels.
From the point designated as POINT "A" run S88°54'52"W along the South line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27 for 658.74 feet to the Northeast Corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 27 and POINT OF BEGINNING.
From said Point of Beginning run S00°49'17"E along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run S88°57'38"W along the South line of said Fraction for 658.93 feet to the Southwest Corner of said Fraction; thence run N00°48'16"W along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run N88°54'52"E along the North line of said Fraction for 658.74 feet to the POINT OF BEGINNING.
AND
From the point designated as POINT "B" run S88°44'46"W along the South line of the Southeast Quarter (SE ¼) of said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25, run S89°12'44"W along the South line of the Southwest Quarter (SW ¼) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.
From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE ¼) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a Total Area of 1,978.44 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW 1/4) of said Section 34 to bear N00°49'55"W.

Applicant's Legal Checked
by 24APRIL07

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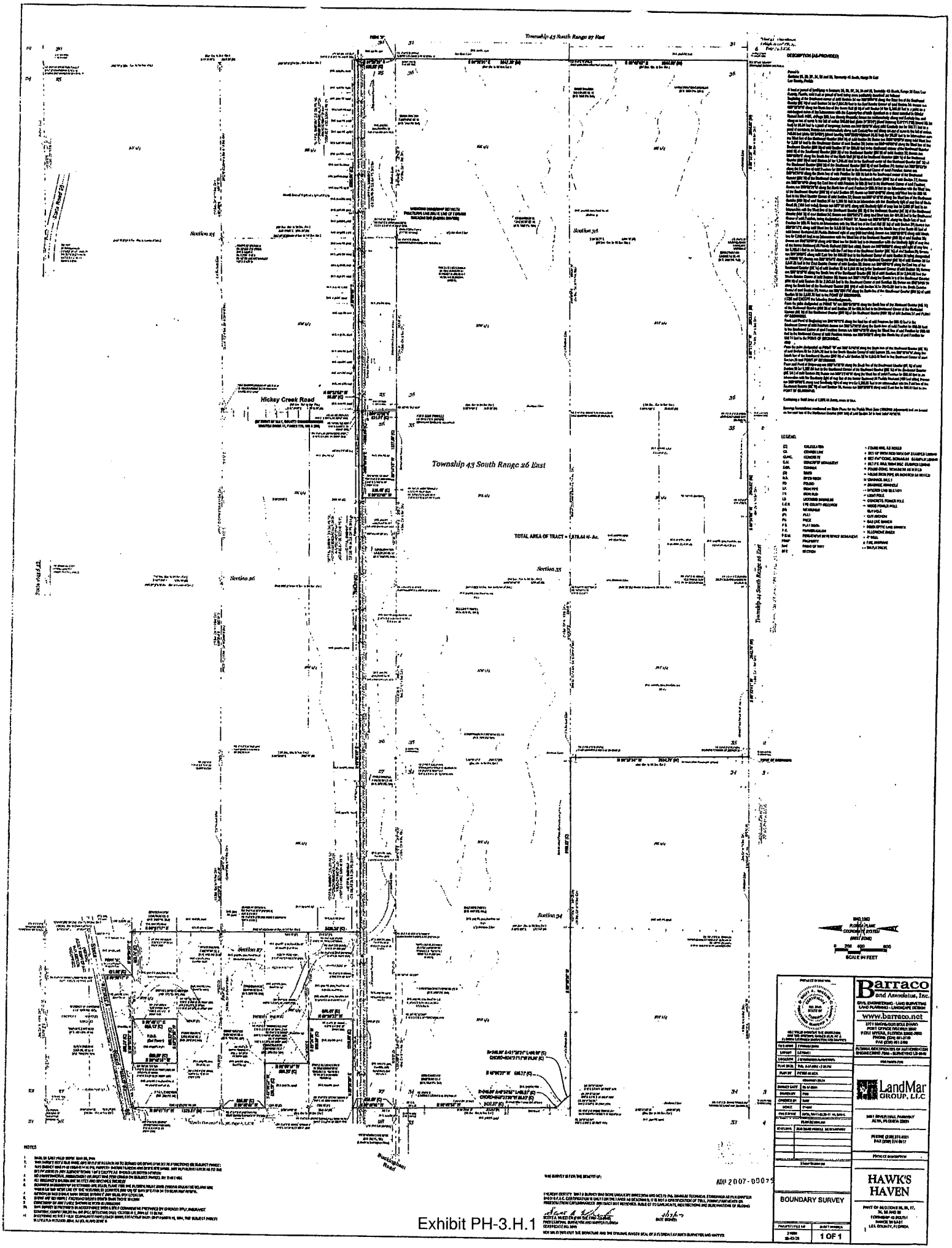
APR 18 2007
PERMIT COUNTER

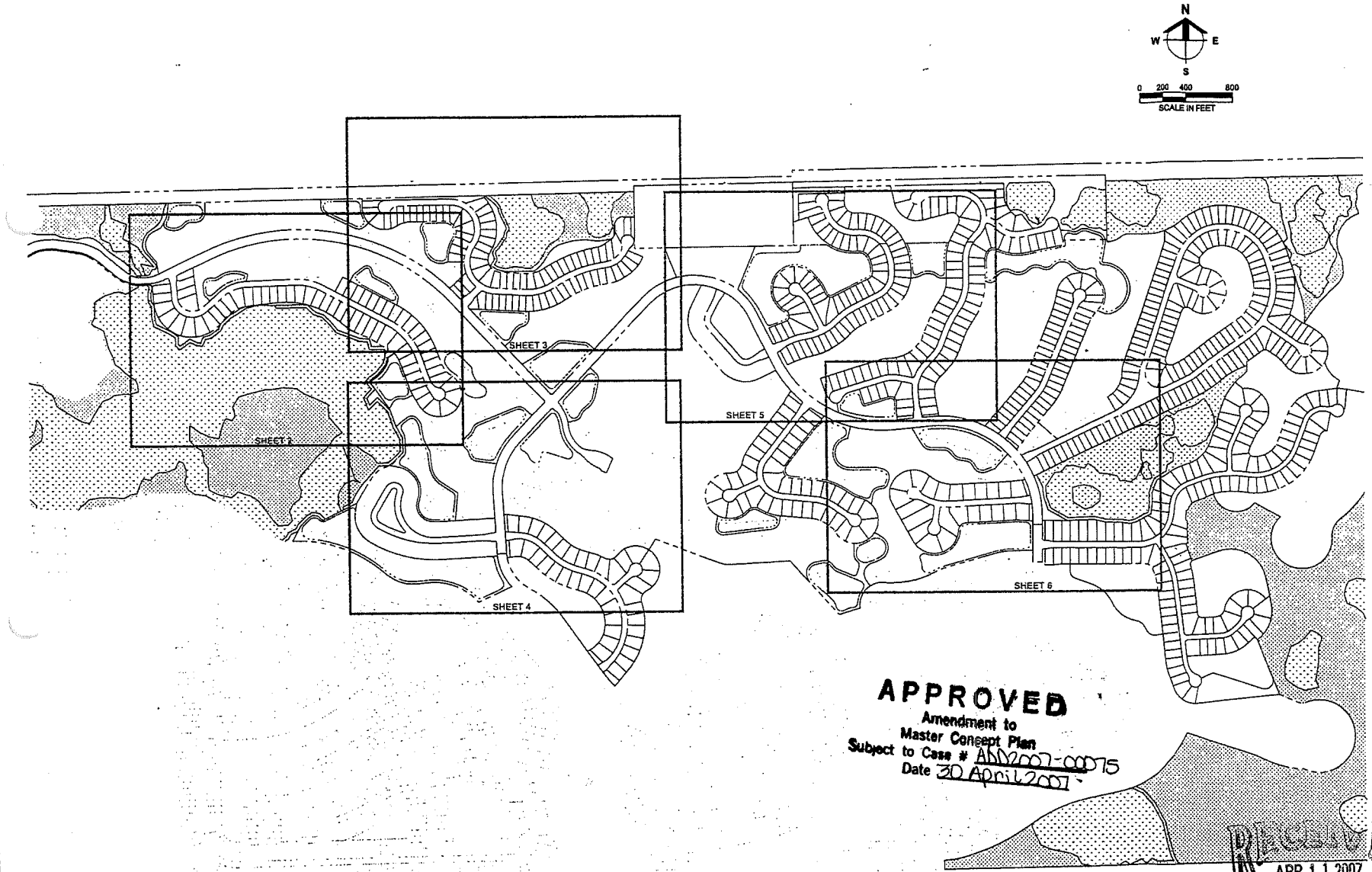
Scott A. Wheeler 4/17/07
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\21988 - Hawks Haven\DESC\21988S07desc.doc

ADD 2007-00075


Township 43 South Range 27 East
Township 43 South Range 26 East
Township 44 South Range 26 East
Hickey Creek Road
Section 35
Section 36
Section 26
Section 27
Section 34
TOTAL AREA OF TRACT = 1,878.44 +/- Ac.
DESCRIPTION (AS-PROVIDED)
LEGEND
SCALE IN FEET
Barraco and Associates, Inc.
www.barraco.net
LandMar GROUP, LLC
HAWK'S HAVEN
BOUNDARY SURVEY
1 OF 1
ADD 2007-00075
Exhibit PH-3.H.1

ATTACHMENT A



APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 April 2007

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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3189
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-8940

PREPARED FOR
HAWK'S HAVEN GOLF DEVELOPERS, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517
LandMar GROUP, LLC

PROJECT DESCRIPTION
RIVER HALL COUNTRY CLUB
PHASE 1
FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1
PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

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BASEPLAN = 21186ACD.DWG

PLAN REVISIONS

PLAN STATUS
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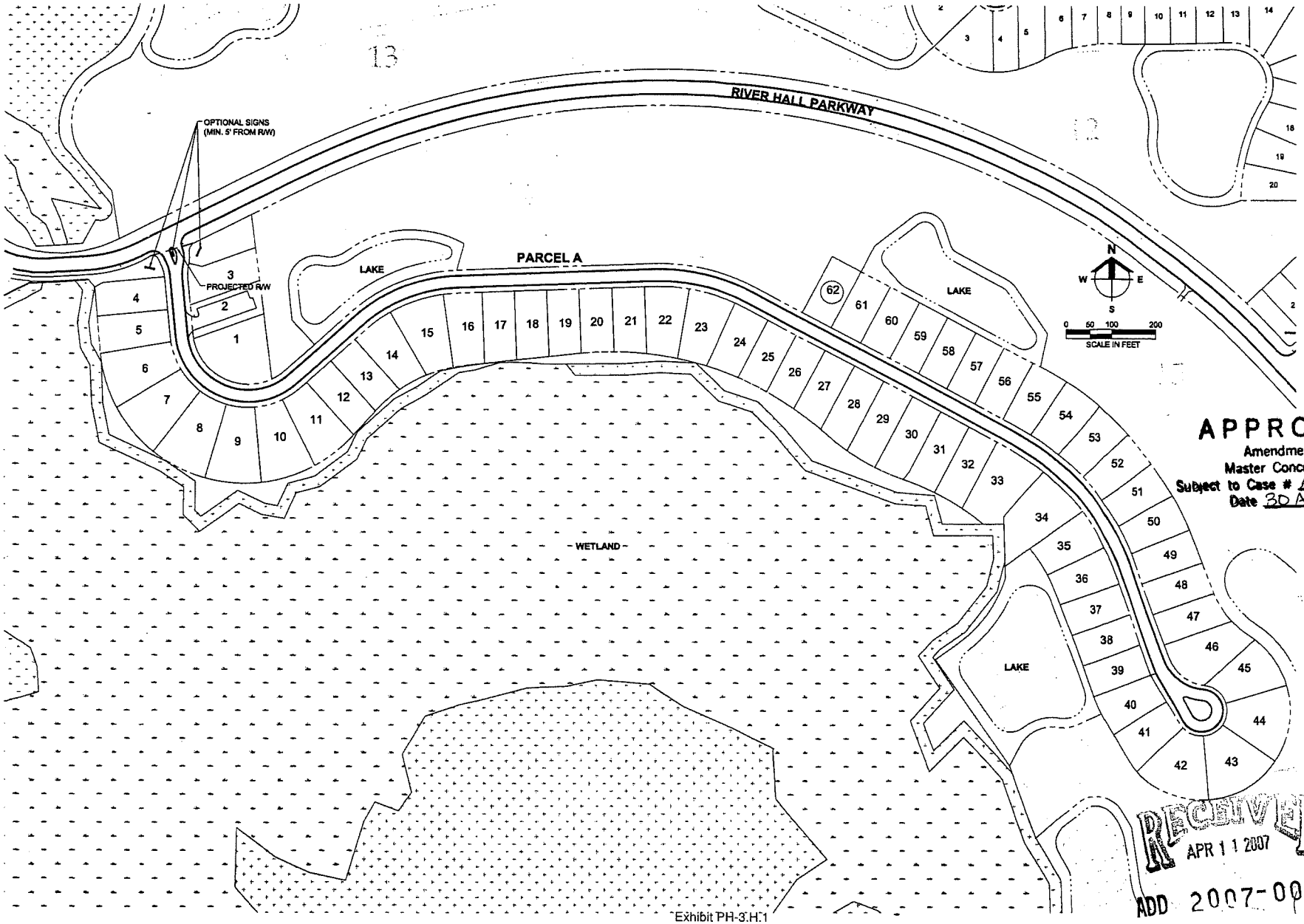

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Subject to Case # ADD2007-00075
Date 30 April 2007

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FAX (239) 481-3158
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7985 - SURVEYING LB-5840

PREPARED FOR

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FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

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DESIGN BY	

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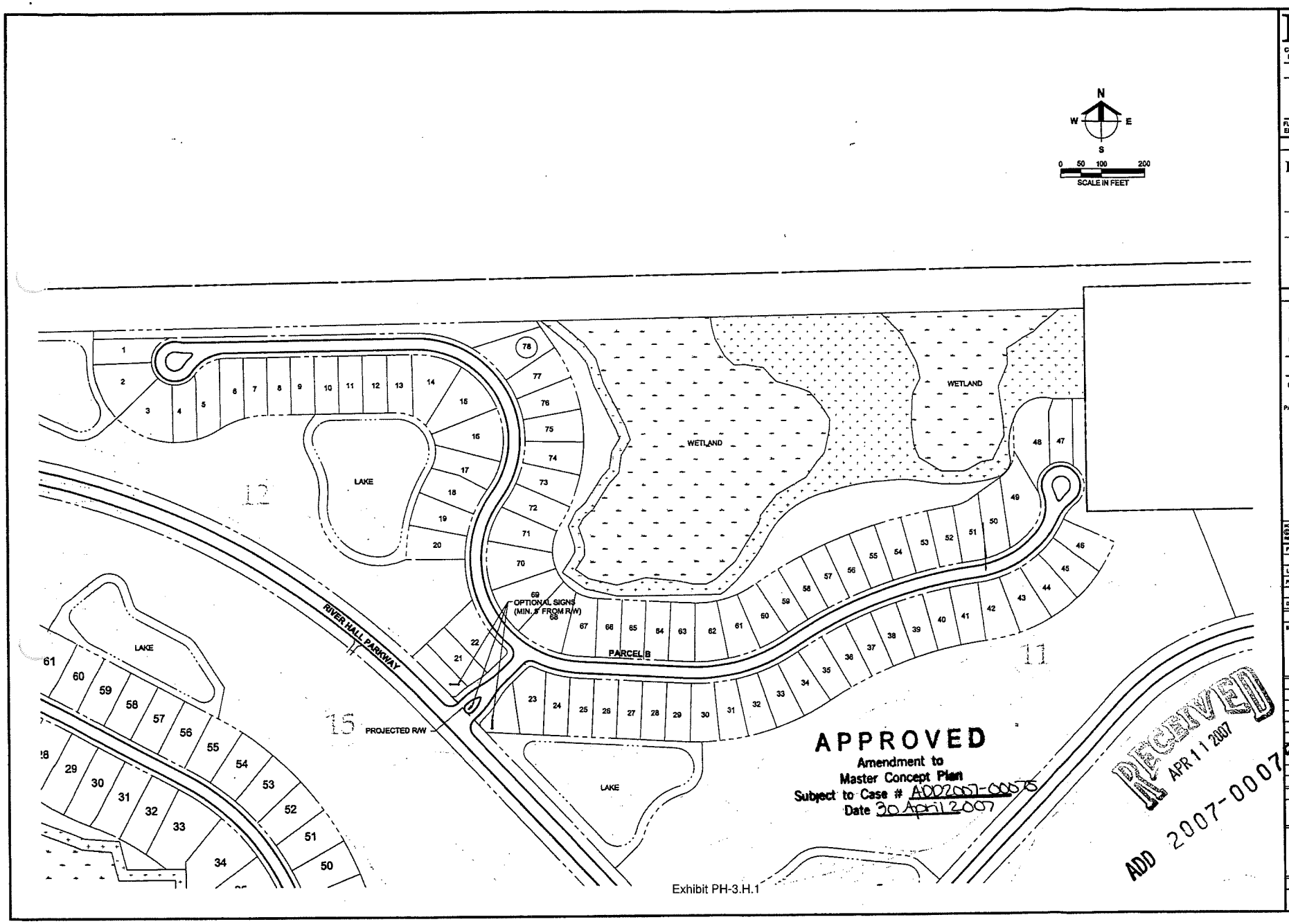

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FAX (239) 461-3189

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
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DESIGN BY	

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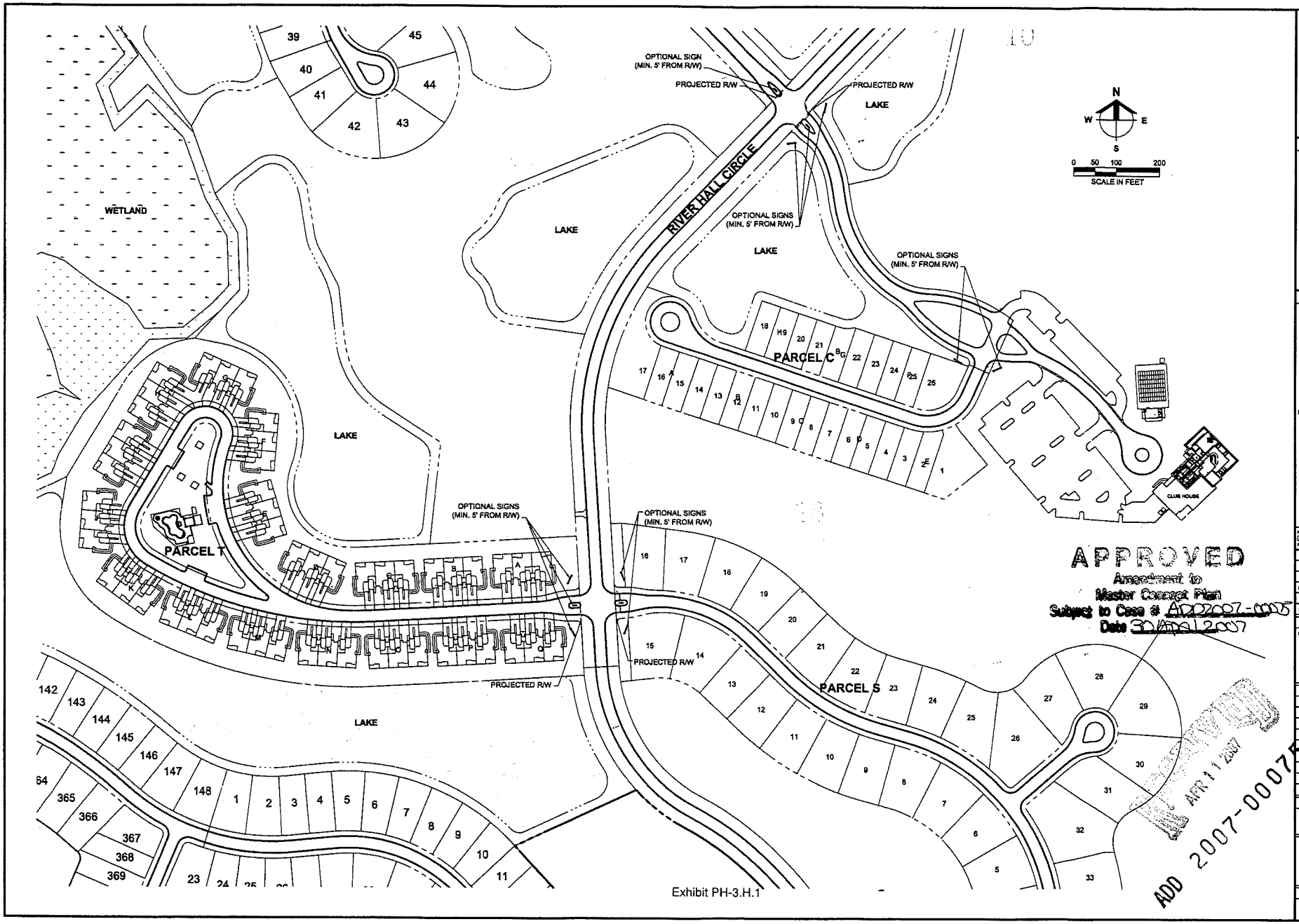

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 April 2007

APR 11 2007
ADD 2007-00075

Exhibit PH-3.H.1

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PHONE (239) 461-3170
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ENGINEERING 7993 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

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ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
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PLOT BY	TARA HULSLANDER
DESIGN BY	

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BASEPLAN = 21686ACD.DWG

PLAN REVISIONS

PLAN STATUS

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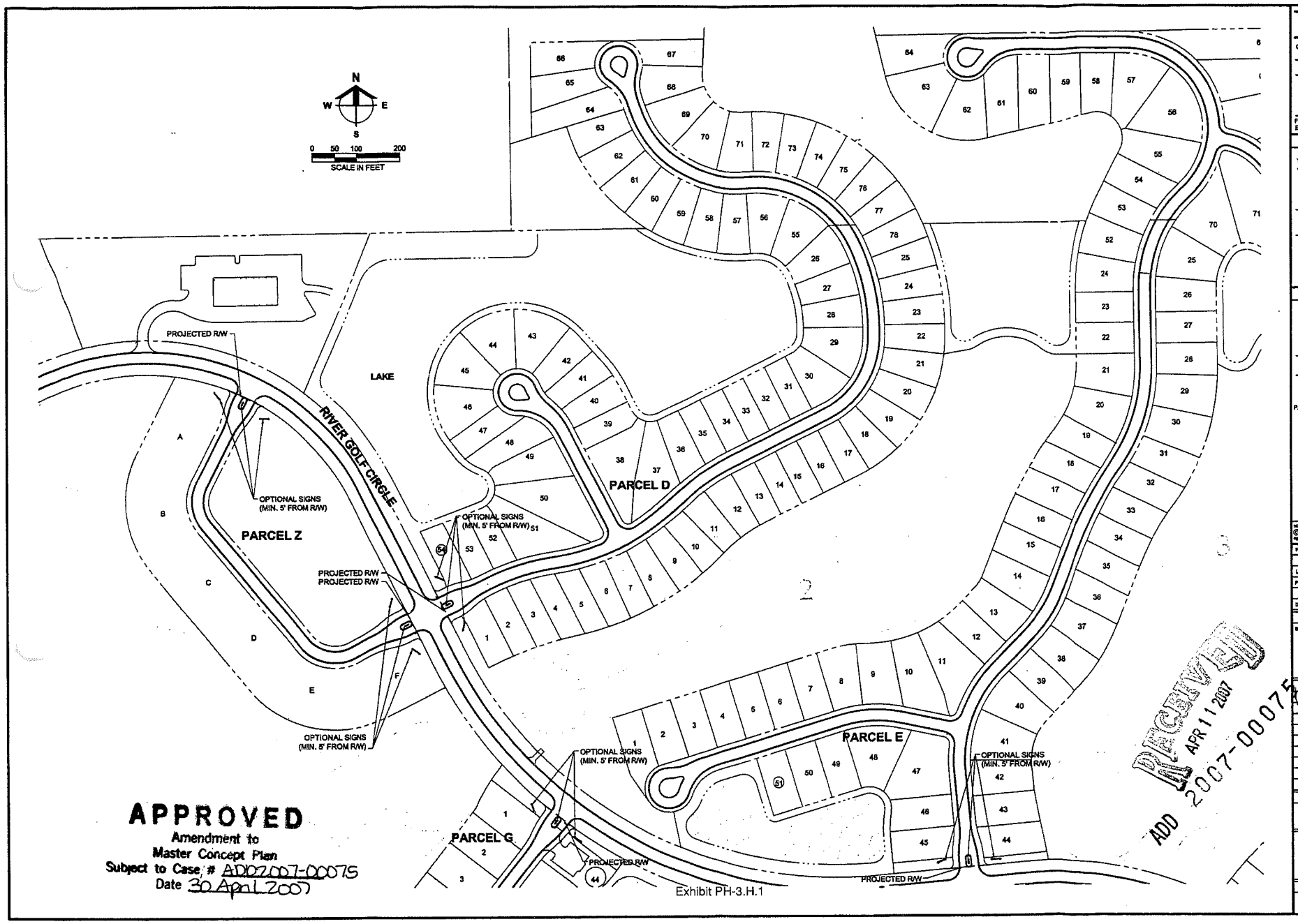

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CIVIL ENGINEERING - LAND SURVEYING
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PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6840

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21966ADD.DWG

PLAN REVISIONS

PLAN STATUS

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SIGNAGE EXHIBIT

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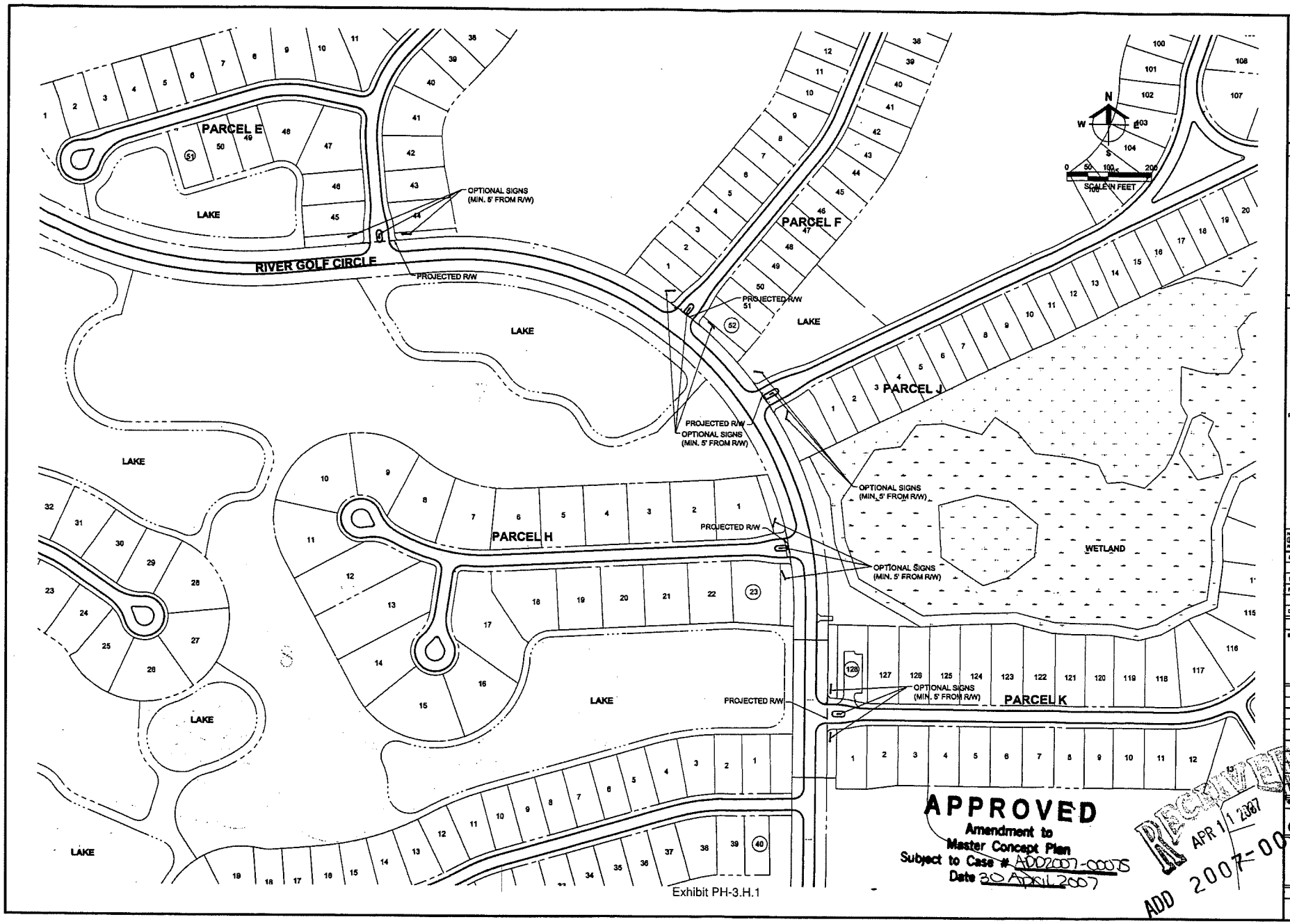

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2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7993 - SURVEYING LB-3940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
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FILE NAME	SIGN-EXHIBIT_E.DWG
LAYOUT	LAYOUT1
LOCATION	J:\22060\DWG\DOGC\NOVABITS\
PLOT DATE	THU 4-5-2007 - 2:38 PM - -
PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21986A00.DWG

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	6

RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Cayo Pelon, LLC., filed an application for administrative approval to a Planned Unit Development on a project known as Gateway for district modification from Neighborhood/Community Convenience District to Town Center District on approximately 12.94 acres located at the northeast corner of the intersection of Gateway Blvd. and Grifffin Drive within Gateway pursuant to Lee County Ordinance 85-015, described more particularly as:

LEGAL DESCRIPTION: In Section 07, Township 45 South, Range 26 East, Lee County, Florida:

See legal description attached hereto as Attachment "A"

WHEREAS, the property was originally rezoned in case number 85-01-01-DRI (with subsequent amendments in case numbers 95-02-124.04Z, 95-02-124.13A 10.01, 95-02-124.13A 11.01, 95-02-124.13A 12.01, 95-02-124.13A 13.01, 95-02-124.13A 14.01, 95-02-124.13A 16.01, 95-02-124.13A 17.01 and 95-02-124.13A 18.01, 95-02-124.13A 19.01, 95-02-124.13A 20.1, 95-02-124.13A 21.01, DCI2000-00074, ADD2001-00044, ADD2000-00067, ADD2001-00071, ADD2003-00116, and ADD2004-00162); and

WHEREAS, the subject property is zoned PUD and is subject to Lee County Ordinance No. 85-15, (Gateway PUD Ordinance) as amended;

WHEREAS, Ordinance No. 85-15, as amended (Section 3.02.05.D) permits minor administrative amendments to approved Master Area Plans, provided the modification does not increase the overall traffic impact or external impact of the Area; and

WHEREAS, the applicant has requested a use district change from Neighborhood/Community Convenience District to Town Center District; and

WHEREAS, the proposed district change is labeled Town Center, Modification "K", on the attached plan; and

WHEREAS, the use district change from the Neighborhood/Community Convenience District to Town Center District does not increase the overall traffic impact or increase the external impacts of the Area; 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 Planned Unit Development is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, entitled "Gateway Areas 1&2" dated July 7, 2002 and stamped received by the Permit Counter on November 2, 2005. Master Concept Plan for ADD2005-00218 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **The Development must be in compliance with ordinance 85-15, as amended.**

3. **The terms and conditions of the original zoning resolution and any subsequent amendments remain in full force and effect.**

4. **Dwelling units and non-residential square footage authorized for development are limited to those previously approved for development.**

DULY SIGNED this 13th day of December, A.D., 2005.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

ATTACHMENT A

RECEIVED
NOV 2 3 2005
ZONING

ADD2005-00218

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 7, TOWNSHIP 45 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "A", GATEWAY PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGES 59 THROUGH 66, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CIRCULAR CURVE, CONCAVE NORTHERLY, WHOSE RADIUS POINT BEARS N.00°51'27"E., A DISTANCE OF 4,725.00 FEET THEREFROM; THENCE RUN WESTERLY, ALONG THE NORTHERLY RIGHT-OF-WAY OF GRIFFIN DRIVE TRACT "E", HAVING A 150.00 FOOT WIDE RIGHT-OF-WAY, GATEWAY PHASE 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 PAGES 59 THROUGH 66 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4,725.00 FEET, THROUGH A CENTRAL ANGLE OF 00°04'23", SUBTENDED BY A CHORD OF 6.03 FEET AT A BEARING OF N.89°06'21"W., FOR A DISTANCE OF 6.03 FEET TO THE END OF SAID CURVE; THENCE RUN N.89°04'09"W., ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID GRIFFIN DRIVE FOR A DISTANCE OF 439.95 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 84°14'54", SUBTENDED BY A CHORD OF 40.24 FEET AT A BEARING OF N.46°56'42"W., FOR A DISTANCE OF 44.11 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GATEWAY BOULEVARD, HAVING A 150.00 FOOT WIDE RIGHT-OF-WAY; THENCE RUN N.04°49'15"W., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GATEWAY BOULEVARD, FOR A DISTANCE OF 907.76 FEET; THENCE RUN N.85°10'45"E., FOR A DISTANCE OF 224.00 FEET; THENCE RUN N.04°49'15"W., FOR A DISTANCE OF 310.05 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY DEVONSHIRE LAKES DRIVE, TRACT "A", GATEWAY PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 65 THROUGH 70 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THENCE RUN N.83°02'36"E. ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID DEVENSHIRE LAKES DRIVE FOR A DISTANCE OF 273.66 FEET TO A POINT ON THE WESTERLY BOUNDARY OF GATEWAY PHASE 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 54 PAGES 15 THROUGH 23 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S.05°53'20"E., ALONG THE WESTERLY BOUNDARY OF SAID GATEWAY PHASE 14, FOR A DISTANCE OF 135.43 FEET; THENCE RUN S.04°49'15"E. ALONG THE WESTERLY BOUNDARY OF SAID GATEWAY PHASE 14, FOR A DISTANCE OF 364.99 FEET; THENCE RUN N.85°10'45"E. ALONG THE WESTERLY BOUNDARY OF SAID GATEWAY PHASE 14, FOR A DISTANCE OF 30.73 FEET; THENCE RUN S.04°49'15"E., ALONG THE WESTERLY BOUNDARY OF SAID GATEWAY PHASE 14, FOR A DISTANCE OF 265.00 FEET; THENCE RUN S.16°04'36"W., ALONG THE WESTERLY BOUNDARY OF SAID GATEWAY PHASE 14, FOR A DISTANCE OF 168.21 FEET; THENCE RUN S.04°49'15"E., ALONG THE WESTERLY BOUNDARY OF SAID GATEWAY PHASE 14, FOR A DISTANCE OF 380.00 FEET; TO THE POINT OF BEGINNING; CONTAINING 12.943 ACRES, MORE OR LESS.

Applicant's Legal Checked
by [illegible] 28 NOV 05

RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

RESOLUTION NUMBER Z-05-051

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

WHEREAS, Hawk's Haven Developers, L.L.C., filed an application on behalf of the property owner, Levitt and Sons at Hawk's Haven, L.L.C., and The School District of Lee County, to rezone a 1,978.44± acre parcel from Residential Planned Development (RPD) and Agricultural (Ag-2) to Residential Planned Development/Commercial Planned Development (RPD/CPD) in reference to River Hall (f/k/a Hawks' Haven RPD); and

WHEREAS, a public hearing was advertised and held on June 15, 2005, before the Lee County Zoning Hearing Examiner Diana Parker, who gave full consideration to the evidence in the record for Case #DCI2004-00054; and

WHEREAS, a second public hearing was advertised and held on September 19, 2005, 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 a 1,978.44± acre parcel from RPD and AG-2 to RPD/CPD, to add 181 acres, 401 dwelling units, an elementary school site, and a town center consisting of a maximum of 45,000 square feet of commercial uses to the Hawk's Haven RPD, Zoning Resolution #Z-99-056. The request consists of a total of 1,999 dwelling units (single- and multi-family) with a golf course, a public school, and a maximum of 15,000 square feet of office and 30,000 square feet of retail uses. Maximum building heights are 45 feet (three stories) for residential uses, 35 feet (two stories) for commercial uses, and 60 feet (three stories) for recreational uses. No development blasting is requested. The property is located in the Rural (1,647.55 acres), Suburban (79.47 acres), and Wetlands (251.42 acres) Future Land Use Categories. The legal description is set forth in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. Development of this project must be consistent with the two-page Master Concept Plan (MCP) entitled "RIVER HALL: Formerly known as Hawk's Haven", stamped received January 6, 2006, last revised January 3, 2006, except as modified by the conditions below. 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.

2. The following limits apply to the project and uses:

   a. SCHEDULE OF USES

   RESIDENTIAL, GOLF & AMENITY SITES

   Accessory Uses and Structures
   Administrative Office
   Agricultural Uses - See Conditions 3.h and 8.
   Club - country and private
   Consumption on Premises - limited to the clubhouse/amenity areas. No outdoor seating unless approved as a special exception (public hearing required).
   Dwelling Units - maximum of 1,999 units to be comprised of single-family (R-1 or RMF-1), two-family attached (RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1)

   Densities may not be shifted between future land use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.11 of the Lee Plan.
   Entrance Gates and Gatehouse
   Essential Services
   Essential Services Facilities, Group I
   Excavation, Water Retention - No blasting and removal of excavated material off site is not permitted.
   Fences and Walls
   Golf Course - 36 holes, golf maintenance facility, cart barn and related accessory uses to a golf course. (See Condition 23 for additional requirements)
   Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)
   Golf Driving Range
   Golf Training Facility
   Model Home and Model Unit - must be in compliance with LDC §34-1954
   Model Display Center, must be in compliance with LDC §34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project.
   Parking Lot, Accessory
   Parks, Group I
   Real Estate Sales Office - limited to sales of lots, homes or units within the development, and must be located in the clubhouse, amenity or model

unit sites.
Recreational Facilities - Private, On-site only
Residential Accessory Uses - In compliance with LDC §622(c)42 and LDC Article VII Division 2.
Signs, in compliance with LDC Chapter 30
Storage, Open, recreational vehicles, boats and similar items for residents only, limited to locations shown on the MCP and must be shielded behind a continuous visual screening at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement. (See Condition 22 fo additional requirements)
Temporary Uses

TOWN CENTER (CPD)

Maximum 15,000 sf office and maximum 30,000 sf retail within the Town Center CPD parcel only.
Accessory Uses and Structures
Administrative Office
Agricultural Uses - See Condition 3.h and 8.
Banks and Financial Establishments, Group I
Business Services, Group I
Consumption on Premises - Indoor only in conjunction with a Restaurant use only. No outdoor seating unless approved as a special exception (public hearing required).
Day Care Center, Adult & Child
Drive-though in connection with any approved use except drugstore/pharmacy
EMS, Fire or Sheriff's Station
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - No blasting; Removal of excavated material off site not permitted.
Food Stores, Group I (may sell food and non-food products)
Hardware Store
Laundry or Dry Cleaning, Group I
Parking lot, accessory
Personal Services, Group I
Pharmacy/Drugstore - limited to one with a multi-occupancy complex only and no drive-through.
Place of Worship, Religious Facilities
Real Estate Sales Office
Repair Shop, Group I
Restaurant, Groups I, II, III
Specialty Retail Shops, Group I
Temporary Uses

ELEMENTARY SCHOOL SITE

Public Schools and Related Accessory Uses

b. SITE DEVELOPMENT REGULATIONS

Minimum Lot Area and Dimensions - Single-Family

Width:	45 feet
Depth:	120 feet
Lot Size:	5,400 sf

Minimum Lot Area and Dimensions - Multi-Family

Width:	75 feet
Depth:	100 feet
Lot Size:	10,000 sf

Minimum Lot Area and Dimensions - Commercial

Width:	200 feet
Depth:	100 feet
Lot Size:	20,000 sf

Minimum Setbacks

Single Family

Road -	Palm Beach Blvd 25 feet/Private Roads 20 feet
Side -	5 feet, See Condition 2.b.i.
Rear-	15 feet
Water Body -	20 feet
Accessory -	Per the LDC

Maximum Lot Coverage - 60 percent

2.b.i. Structures, including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc. may not be located within the required 5-foot side setback of each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the *typical lot grading detail* provided.

Two-Family Attached and Zero Lot Line

Road -	Palm Beach Blvd 25 feet/Private Roads 20 feet
Side -	0/5 feet, See Condition 2.b.ii.

Rear - 15 feet
Water Body - 20 feet
Accessory - Per the LDC

Minimum Distance Between Buildings: 15 feet

Maximum Lot Coverage - 60 percent

2.b.ii. Side opposite zero-lot-line or two-family attached structure. Structures, including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc. may not be located within the required 5-foot side setbacks; or prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the *typical lot grading detail* provided.

Townhouse & Multi-family

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet
Side - N/A
Rear- 15 feet
Water Body - 20 feet
Accessory - Per the LDC

Minimum Distance Between Buildings - 20 feet

Maximum Lot Coverage - 60 percent

Clubhouse, Amenity & Golf Maintenance Buildings

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet
Side - 15 feet
Rear- 15 feet
Water Body - 20 feet
Accessory - Per the LDC

Minimum Distance Between Buildings - 20 feet

Maximum Lot Coverage - 60 percent

Commercial

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet
Side - 15 feet
Rear - 20 feet
Water Body - 20 feet
Accessory - Per the LDC

Minimum Distance Between Buildings - 20 feet

Maximum Lot Coverage - 45 percent

Maximum Height

45 feet/3 stories for Residential uses
35 feet/3 stories for Commercial uses
35 feet/3 stories for Recreational/Amenity sites on the perimeter of the subject property

Recreational/Amenity sites on the interior of the project may be 60 feet/three stories

c. GOLF DRIVING RANGE:

If the Golf Driving Range is open after daylight hours, all lighting must comply with LDC §34-936(g), be of the lowest intensity meeting life safety codes, and be shielded and directed away from adjacent residential areas.

3. The following conditions address environmental issues:

a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 incorporated into this resolution of approval as Exhibit D. Prior to local development order approval, the location of the American Alligator Management Plan signage must be delineated on the development order plans for Division of Environmental Sciences' review and approval. Warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.

b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan For Shulman Parcel" counter stamped May 19, 1999 incorporated into this resolution of approval as Exhibit D. Any revisions to the Tortoise Management Plan are subject to Environmental Sciences' review and approval.

c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999, must be revised for Division of Environmental Sciences' review and approval at the time of local development order submittal. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer in accordance with LDC Appendix H, or commit to a detailed relocation management plan. The developer demonstrates it is necessary to impact the burrows, the management proposal must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.

d. The developer must submit a detailed Scrub Jay Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999 and incorporated into this resolution of approval as Exhibit D. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.

e. The developer must submit a detailed Sandhill Crane Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal.

f. Open space must be provided in accordance with the MCP. All individual tracts must provide a minimum of ten percent open space within the tract and may be met with private open space.

g. The developer must provide a minimum of 465 acres of indigenous preservation areas in substantial compliance with the MCP. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract to be developed.

h. The developer must barricade all indigenous preservation areas to exclude cattle grazing within 60 days of approval of the planned development by the Board of County Commissioners.

i. Prior to local development order approval, the plans for any residential units on individual lots that abut a preserve must delineate a preserve boundary sign location at every other lot line and provide a detail of the sign for the Division of Environmental Sciences' Staff review and approval.

j. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. The developer must schedule an on-site preconstruction meeting with Division of Environmental Sciences' Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.

4. The following recommendations are presented in order to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.

a. The developer must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the

risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

b. The developer must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.

c. If access to this development or any portions thereof, is through a security gate or similar device that is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC §34-1749.

d. The developer must cooperate with the Division of Public Safety/Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.

5. The following conditions are included to address Lee Plan consistency issues:

a. The portion of the property within the Rural future land use category must maintain densities of one dwelling unit per acre or less. No more than 1,648 dwelling units may be constructed in the Rural designated areas of the project.

b. Given the limited existing available Rural 2020 Planning Community Acreage Allocation, at the time of rezoning, the available Rural allocation must be determined by the Planning Division prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1 (b), Acreage Allocation Table (per Lee Plan Policy 1.7.6). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1 (b). Adequate data and analysis to support this amendment must be submitted by the applicant at the time of the request for the Lee Plan amendment. Development in excess of the current Table 1 (b) allocations will not be permitted until Table 1 (b) is amended accordingly.

6. The following conditions are included to address the golf course:

a. The developer of the golf course must use fertilizers with a low leaching potential (slow release). The fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and

b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program so that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.

c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state *to* use restricted pesticides and experienced in the principles of IPM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and that requires relatively low fertilizer use.

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County Planning Division. The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until the developer submits a revised management plan. If mitigation is necessary to address the pollution, the developer must implement a mitigation plan approved by Lee County.

7. Model units and homes are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and

b. All model sites must be designated on the development order plans; and

c. Prior to constructing model homes within this project, the lots upon which the model homes will be constructed will have been shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for River Hall (f/k/a Hawk's Haven) or the LDC, whichever applies. Should setback problems arise after construction of a model

home, it will be the responsibility of the owner/developer to resolve the setback problem.

d. Hours of operation for model units and real estate sales within the model units are limited to Monday through Sunday, 8 a.m. through 8 p.m.

8. AGRICULTURAL USES: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit E attached hereto, may continue until approval of a local development order for the area of the project containing those uses.

b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.

c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:

i. Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:

(1) the date the agricultural uses ceased;

(2) the legal description of the property subject to the development order approval;

(3) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,

(4) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.

ii. Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.

9. Construction traffic is prohibited on Hickey Creek Road.

10. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

11. Approval of this zoning request does not address access onto S.R. 80, since Lee County has no jurisdiction over that roadway. The developer must pursue this access approval with the Florida Department of Transportation (FDOT). Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

12. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

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

14. The developer is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the developer provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

15. If the developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wide enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and it must be installed according to the following density and size:

a. Six trees per 100 linear feet - At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-1/2 inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees, may be used to meet the requirements of this enhanced buffer.

b. 33 shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six feet under normal growing conditions. If these "outparcels" come under the control of the developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required.

16. Vehicle access from the northern boundary of the subject property over and across Hickory Creek Road is prohibited.

17. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

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

19. All required buffers must utilize 100 percent native vegetation.

20. Upon passage of this Zoning Resolution, Zoning Resolution #Z-99-056 and Administrative Amendment ADD2004-00067 are null and void.

21. The school site is limited to a public school operated by the School District of Lee County.

22. Outdoor storage areas must be in compliance with §34-3001, *et seq*, of the Lee County LDC, with the additional requirements as outlined on page 2 of 2 of the attached MCP, including a 200-foot perimeter setback and enhanced buffer.

23. A plan showing landscaping in accordance with page 2 of 2 of the approved MCP must be submitted and approved prior to the issuance of a development order for the golf course maintenance facility and amenity center.

24. Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard (State Road 80).

25. BUFFERS.

a. A Type "B" buffer must be added to the MCP for the "Town Center" portion bordering agriculturally-zoned property to the east, in accordance with the LDC.

This buffer will not include the existing conservation areas shown on the approved MCP.

b. A Type "D" buffer must be added to the MCP on the "spine" Road for the commercial Town Center portion of the property, in accordance with the LDC.

26. The MCP must be amended to include a 2nd full access that crosses the existing 50-foot-wide canal to the south to connect into 75th Street West in Lehigh Acres. The developer may show the access at any location along the southern boundary of the property except where the MCP shows conservation easements. The developer is not obligated to construct this access until Lee County has issued a certificate of occupancy for 1,598 homes within the project. Responsibilities regarding improvements to 75th Street West or other abutting Lehigh roads will be determined at the time the access is approved for construction. The County will work with the developer to obtain approval to bridge the 50-foot-wide canal.

27. 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.

The developer may obtain the necessary development orders when the project meets Lee County Concurrency requirements. This approval may require either road improvements or a reduction in requested intensity and density.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist. This deviation is APPROVED.

2. Deviation (2) Withdrawn.

3. Deviation (3) seeks relief from the LDC §10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks. This deviation is APPROVED.

4. Deviation (4) seeks relief from the LDC §34-2194(b) requirement to provide a 25-foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

Exhibit A.1: Legal description of the overall property
Exhibit A.2: Legal description of the CPD property
Exhibit A.3: Legal description of the RPD property
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: The Master Concept Plan stamped Received January 6, 2006, last revised January 3, 2006
Exhibit D: Protected Species Management Plan for Schulman Parcel (American Alligator Management Plan; Gopher Tortoise Management Plan; and Scrub Jay Management Plan)
Exhibit E: Affidavit of bona fide agricultural uses

The applicant has indicated that the STRAP numbers for the property are: 25-43-26-00-00121.0000, 26-43-26-00-00011.0000, 26-43-26-00-00011.0010, 27-43-26-00-00003.0010, 27-43-26-00-00003.0020, 27-43-26-00-00016.0000, 34-43-26-00-00001.0010, 34-43-26-00-00001.0020, 36-43-26-00-00001.0000, 35-43-26-00-00001.0010, 35-43-26-00-00001.0000, 35-43-26-00-00002.0000.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

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

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

   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 satisfies the following criteria:

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

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.

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.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner Hall and, upon being put to a vote, the result was as follows:

Robert P. Janes	Absent
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 19th day of September 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: Michele B. Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Tammara Hall, Chairwoman

Approved as to form by:

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

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Legal Description

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:
Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 2,654.70 feet tot he East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W) (chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW 1/4) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27 for 1,316.66 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW 1/4) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along the Southerly right of way line for 2,020.27 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction, being designated as POINT "A"; thence run

N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 3,420.35 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B"; thence run S00°16'51"E along the East line of the Northeast Quarter (NE 1/4) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.62 feet to the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2,643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcels:

From the point designated as POINT "A" run S88°54'52"W along the South line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 for 858.74 feet to the Northeast Corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 and POINT OF BEGINNING.

From said Point of Beginning run S00°49'17"E along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run S88°57'38"W along the South line of said Fraction for 658.93 feet to the Southwest Corner of said Fraction; thence run N00°48'16"W along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run N88°54'52"E along the North line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

AND

From the point designated as POINT "B" run S88°44'46" along the South line of the Southeast Quarter (SE 1/4) for said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25, run S89°12'44"W along the South line of the Southwest Quarter (SW 1/4) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.

From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE 1/4) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to

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an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a Total Area of 1,978.44 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW 1/4) of said Section 34 to bear N00°49'55"W.

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Barraco and Associates, Inc.

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Civil Engineers, Land Surveyors and Planners

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DESCRIPTION
Parcel in
Section 27, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W ½) of said Section 27 for 1322.39 feet to the Southeast corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27 and the POINT OF BEGINNING.

From said Point of Beginning continue S00°51'17"E along said East line for 897.03 feet; thence run S89°08'43"W for 678.49 feet to an intersection with the Northwesterly line of Conservation Easement CE-5, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run N50°41'11"W leaving said Northwesterly line for 752.69 feet; thence run N00°49'17"W for 199.39 feet to an intersection with the Northerly line of Conservation Easement CE-2, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run N56°53'01"E leaving said Northerly line for 164.06 feet to a point on a non-tangent curve and intersection with the Westerly right of way line of a Proposed Road described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run northwesterly along an arc of curve to the right of radius 550.00 feet (delta 31°54'17") (chord bearing N28°46'55"W) (chord 302.32 feet) for 306.26 feet to a point of tangency; thence run N12°49'46"W along said Westerly right of way line for 146.41 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 641.66 feet to an intersection with the West line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

Containing 27.05 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the East line of the West Half (W 1/2) of said Section 27 to bear S00°51'17"E.

Applicant's Legal Checked by Lgm 5/27/2005.

5/20/05

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 6929

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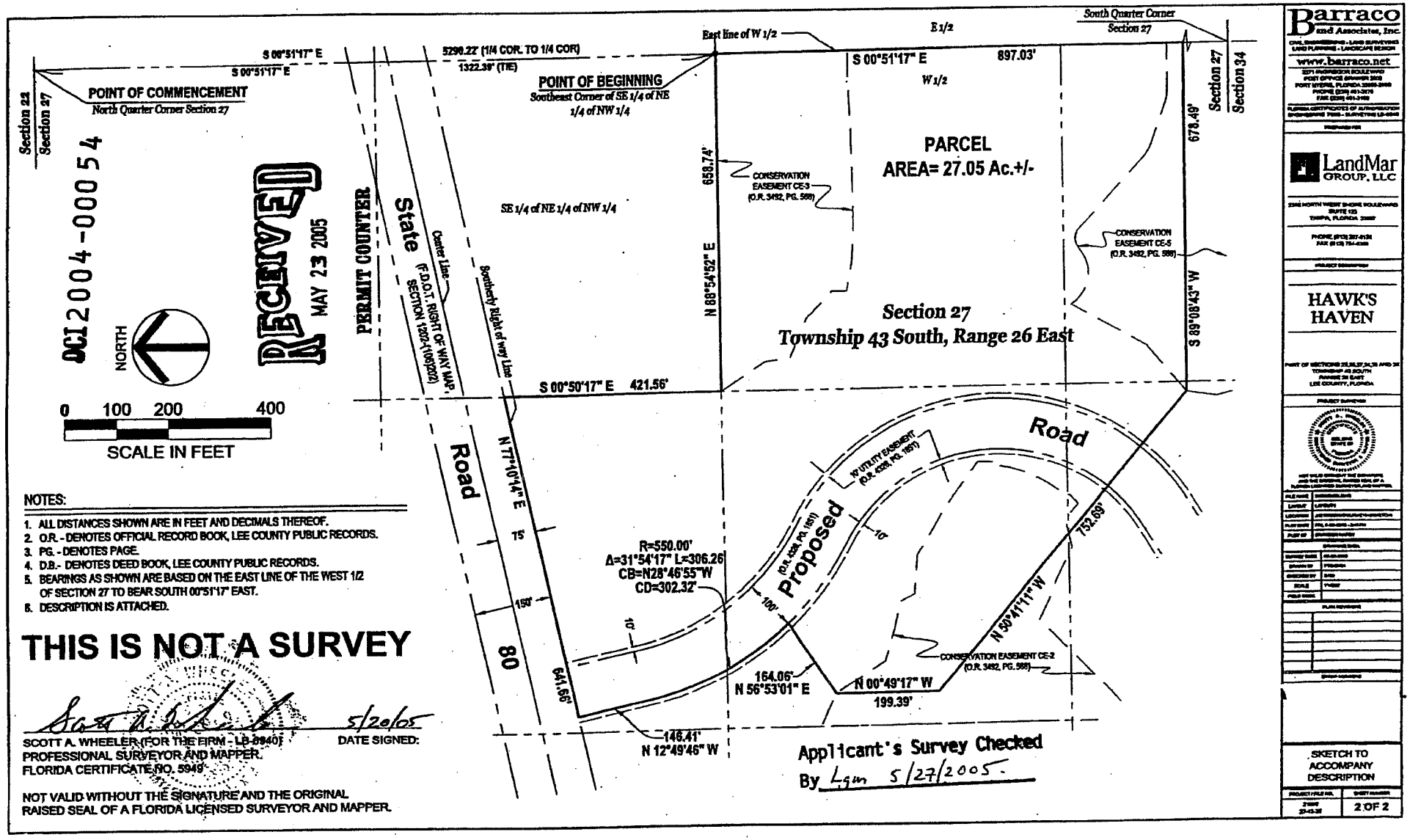

EXHIBIT A.2
PAGE 2 OF 2

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Civil Engineers, Land Surveyors and Planners

DESCRIPTION
RPD

Parcel in
Sections 25, 26, 27 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE ¼) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W)(chord 28.95 feet) for 28.97 feet to and intersection with the West line of the Northwest Quarter (NW ¼) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW ¼) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27 for 1,318.66 feet to the Southeast corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction, being designated as POINT "A"; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW ¼) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 1,378.61 feet; thence run S12°49'46"E for 146.41 feet to a point of curvature; thence run southeasterly along an arc of curve to the left of radius 550.00 feet (delta 31°54'17") (chord bearing S28°46'55"E)(chord 302.32 feet) for 306.26 feet;

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DESCRIPTION (Cont.)

thence run S56°53'01"W for 164.63 feet; thence run S00°49'17"E for 199.08 feet; thence run S50°41'11"E for 752.69 feet; thence run N89°08'43"E for 678.49 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 2,523.31 feet to an intersection with the North line of the South 50 feet of the former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B"; thence run S00°16'51"E along the East line of the Northeast Quarter (NE ¼) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW ¼) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2,643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW ¼) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcels.

From the point designated as POINT "A" run N00°50'10"W along the East line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) Southwest Quarter (SW ¼) of the of said Section 27 for 660.23 feet to the Southeast Corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 27 ; thence run N00°48'16"W along the East line of said Fraction for 659.60 to the Southwest Corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 27 and the POINT OF BEGINNING.

From said Point of Beginning run N00°48'16"W along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run N88°54'52"E along the North line of said Fraction for 658.74 feet to the Northeast Corner of said Fraction; thence run S00°49'17"E along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run S88°57'38"W along the South line of said Fraction for 658.93 feet to the POINT OF BEGINNING.

AND

LESS and EXCEPT the following described parcel.

From the point designated as POINT "B" run S88°44'46"W along the South line of the Southeast Quarter (SE ¼) of said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25; thence run S89°12'44"W along the South line of

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DESCRIPTION (Cont.)

the Southwest Quarter (SW ¼) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.
From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE ¼) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a Total Area of 1951.39 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW 1/4) of said Section 34 to bear N00°49'55"W.

1/6/06

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

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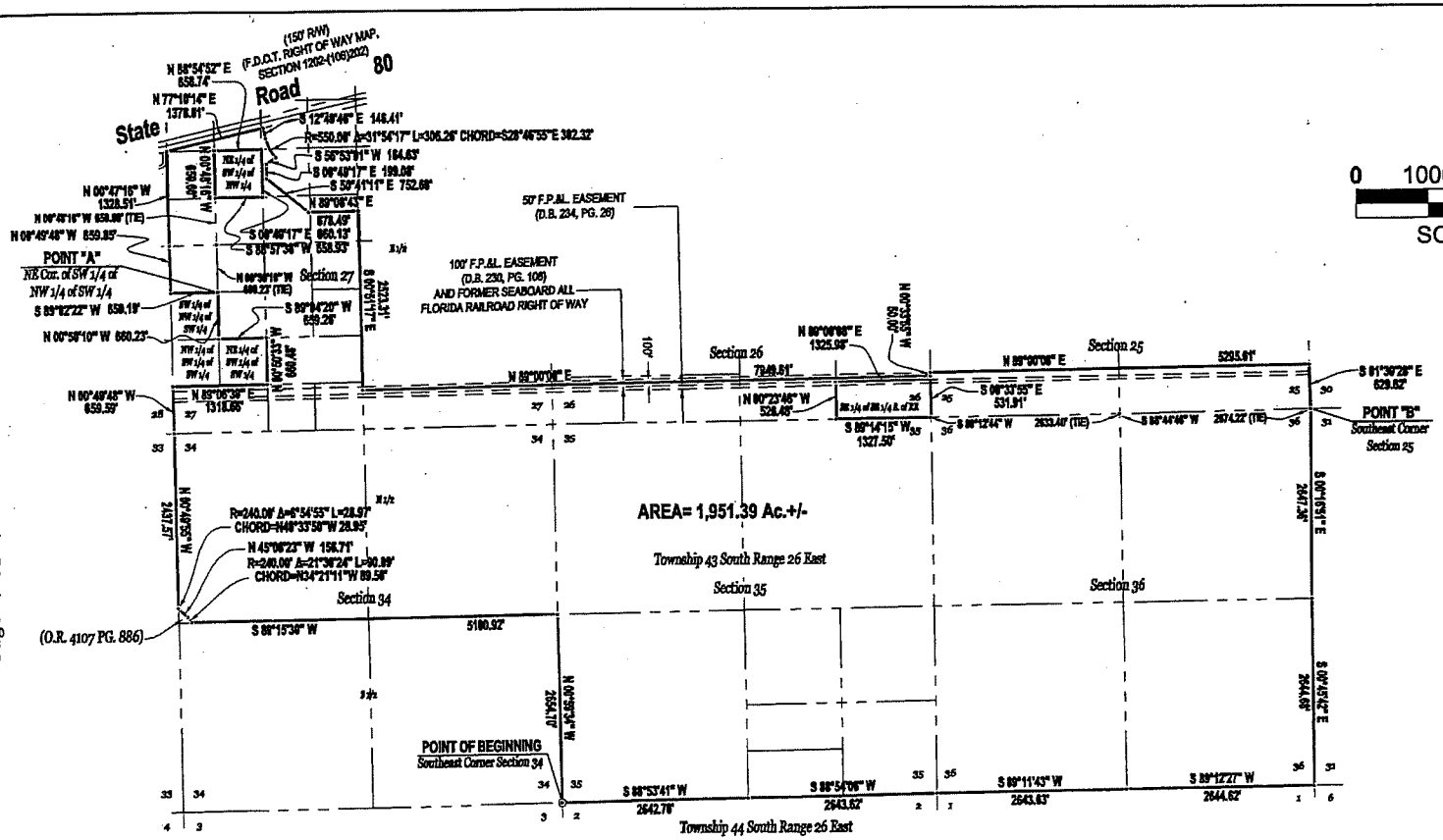
Exhibit A.3
Page 4 of 4



THIS IS NOT A SURVEY

Scott A. Wheeler 1/6/06

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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

Exhibit PH-3.H.1

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
3. PG. - DENOTES PAGE.
4. D.B.- DENOTES DEED BOOK, LEE COUNTY PUBLIC RECORDS.
5. BEARINGS AS SHOWN ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34 TO BEAR NORTH 00°49'55" WEST.
6. DESCRIPTION IS ATTACHED.

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LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3182
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7998 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC

3991 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-2221
FAX (239) 274-0877

PROJECT DESCRIPTION

HAWK'S HAVEN

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	
LAYOUT	LAYOUT1
LOCATION	
PLOT DATE	
PLOT BY	
DRAWING DATA	
SURVEY DATE	
DRAWN BY	
CHECKED BY	
SCALE	
FIELD BOOK	

PLAN REVISIONS

SHEET NUMBERS

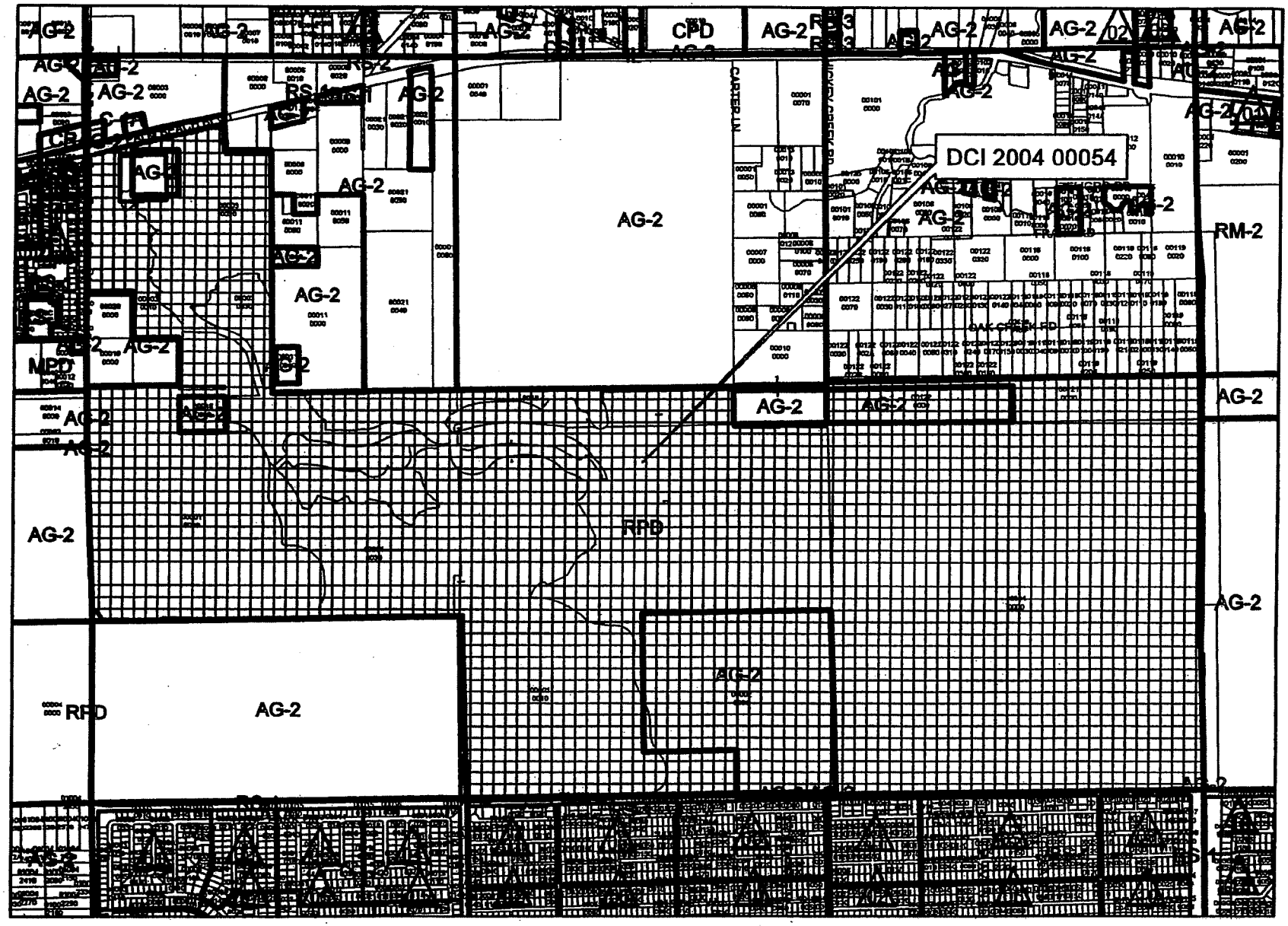
SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
21000 25-43-26	4 OF 4

DCI2004-00054 RIVER HALL RPD/CPD (FKA HAWK'S HAVEN)

5/12/2005

EXHIBIT B

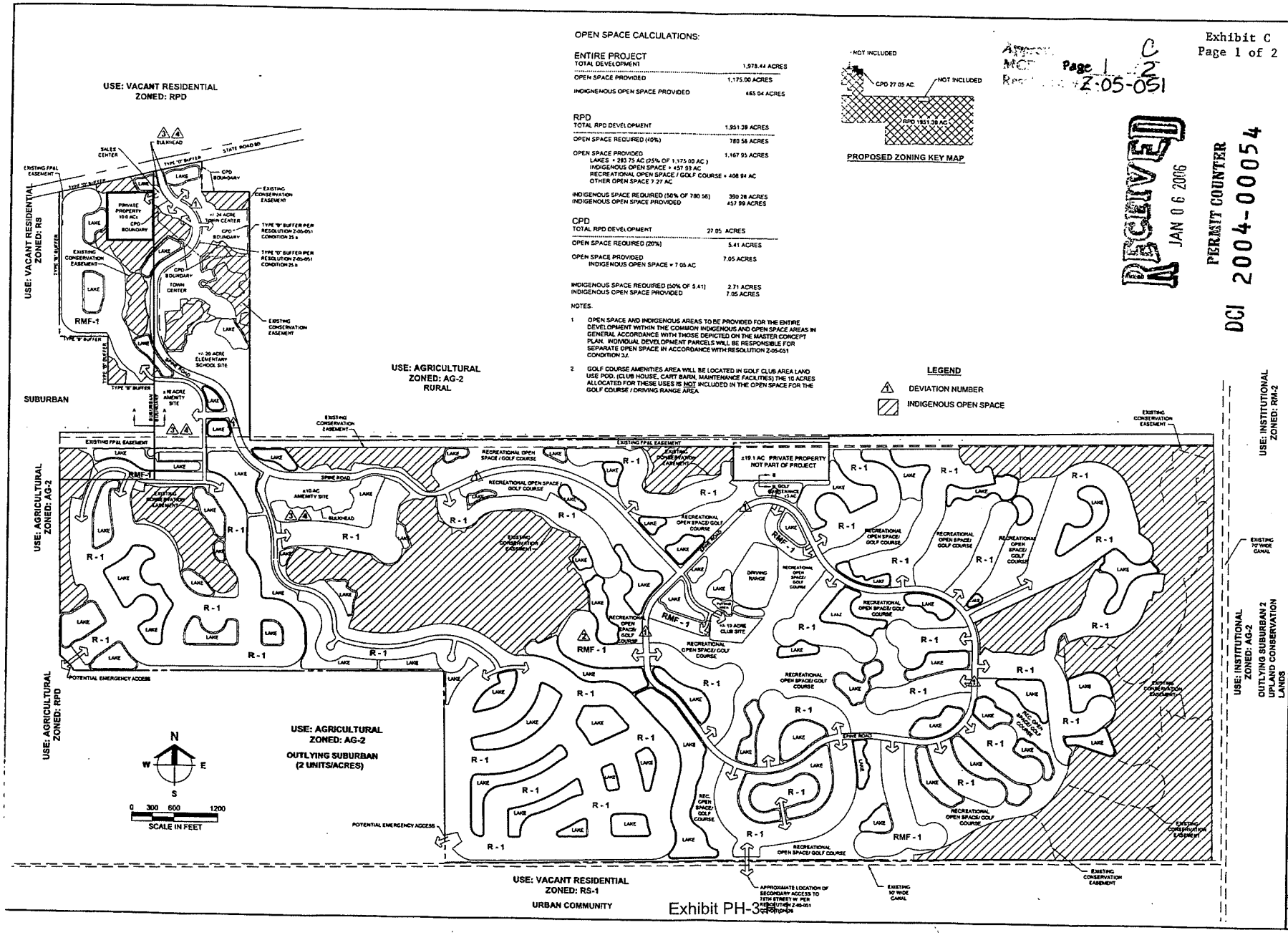


N
W E
S

2,200 1,100 0 2,200 Feet

Page 1 of 2

Z-05-051



OPEN SPACE CALCULATIONS:

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGNENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED LAKES = 283.75 AC (25% OF 1,175.00 AC) INDIGENOUS OPEN SPACE = 457.99 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC OTHER OPEN SPACE 7.27 AC	1,167.95 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.56) INDIGENOUS OPEN SPACE PROVIDED	390.28 ACRES 457.99 ACRES

CPD

TOTAL RPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC	7.05 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41) INDIGENOUS OPEN SPACE PROVIDED	2.71 ACRES 7.05 ACRES

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.d.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.

PROPOSED ZONING KEY MAP

LEGEND

- DEVIATION NUMBER
- INDIGENOUS OPEN SPACE

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DCI 2004-00054

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
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FILE NAME	21988203A.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\ZONING\REZONE11
PLOT DATE	THU, 1-3-2006 - 2:01 PM
PLOT BY	TOM HOLMLUND
DESIGN BY	TOM HOLMLUND

CROSS REFERENCED DRAWINGS
BASEPLAN = 21988200.DWG

PLAN REVISIONS

5-17-06	ADD CPD BOUNDARY
1-3-2006	COUNTY COMMENTS

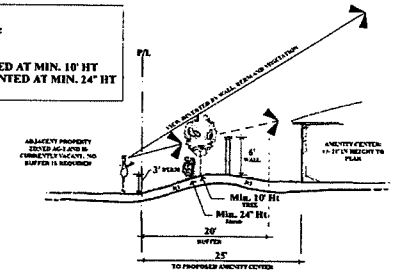
PLAN STATUS
APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN
EXHIBIT C

PROJECT / FILE NO	SHEET NUMBER
21988	1 OF 2

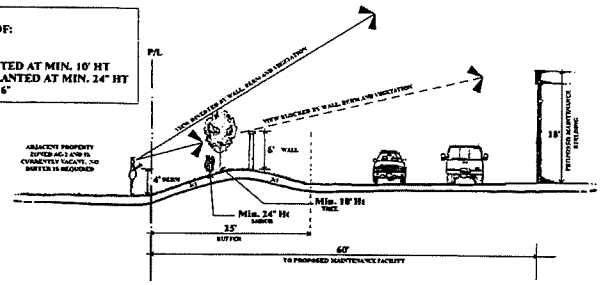
Exhibit C
Page 2 of 2
Approved as Exhibit C
MCP Page 2 of 2
Resolution #Z-05-051

PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS

DCI 2004-00054

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PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	21988ZCB.DWG
LAYOUT	LAYOUT 1
LOCATION	J:\21988\DWG\ZONING\REZONE\1\
PLOT DATE	THU, 1-5-2006 - 2:01 PM
PLOT BY	TOM HOLMLUND
DESIGN BY	AUTHOR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS
APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

TYPICAL
SECTIONS
EXHIBIT C

PROJECT / FILE NO.	SHEET NUMBER
21988	2 OF 2

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PERMIT COUNTER

Protected Species Management Plan

For

Schulman Parcel

Sections 27,34,35,36, Township 43 South, Range 26 East

Prepared for:

Lee County Department of Community Development
Division of Planning / Environmental Sciences
1500 Monroe St.
P.O. Box 398
Ft. Myers, FL 33902-0398

Prepared By:

Consul-Tech Engineering, Inc.
24831 Old 41 Rd.
Bonita Springs, FL 34135

99 03-066 03 Z 01.01
PROJECT # 12
PROJECT TYPE

CONSUL-TECH ENGINEERING, INC.

- Consulting Engineers
- Land Planners
- Land Surveyors
- Transportation Engineers
- Environmental Engineers
- Construction Managers
- GPS & GIS Consultants
- Forensic Engineers

Respond To:

Bonita Springs
24831 Old 41 Road
Bonita Springs, FL 34135
(941) 947-0266
FAX (941) 947-1323
E-mail: bonita@consul-t.com

Other Offices:

Corporate/Pompano Beach
(954) 785-8400
FAX (954) 785-5923
E-mail: corp@consul-t.com

Ft. Pierce
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FAX (561) 467-9350
E-mail: pierce@consul-t.com

Jacksonville
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FAX (904) 276-3102
E-mail: jackson@consul-t.com

Miami
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FAX (305) 599-3143
E-mail: mia@consul-t.com

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FAX (407) 423-0085
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Pembroke Pines
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FAX (954) 436-7742
E-mail: pines@consul-t.com

South Dade
(305) 248-9444
FAX (305) 248-3644
E-mail: cei@consul-t.com

April 13, 1999

Ms. Betsi Newton-Hiatt
Ms. Kim Trebatoski
Lee County Department of Community Development
Division of Planning / Environmental Sciences
P.O. Box 398
Fort Myers, Florida 33902

Re: Protected Species Management Plan
1775 Acre Schulman Parcel
CTE # 98-0408

Dear Ms. Newton & Ms. Trebatoski

Please accept this protected species management plan for the above referenced project as resubmittal for our rezoning application. Please note that these plans are based on best available information. As new information or agency input becomes available, it may become necessary to revise some management policies. Management details will be finalized and provided at the time of development order submittal.

In the meantime, we would appreciate any suggestions you may have which might contribute to the success and longevity of listed species on this parcel. Should you have any comments or question regarding this management plan, please feel free to contact me at (941) 947-0266.

Sincerely,

CONSUL-TECH ENGINEERING, INC.

Matthew Goff
Environmental Scientist

99-03-066.03 Z 01.01

Gopher Tortoise Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Gopher tortoise *(Gopherus polyphemus)* burrows were found in several pine flatwoods, palmetto prairie, and rangeland habitats on the property (please see location maps provided with Protected Species Survey Report). Management practices shall follow established guidelines as referenced in Florida Game and Freshwater Fish Commission Nongame Wildlife Program Technical Report No. 4: Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-Scale Development in Florida.The following items will address preservation of this species onsite:

1) Certain areas are to be preserved onsite in areas where gopher tortoises currently reside. Preserve location and acreage are available on the attached Master Concept plan (MCP). A permanent management commitment for the preserve area will be ensured by the filing of a conservation easement pursuant to F.S. 704.06.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to collect and relocate gopher tortoises from areas to be impacted to the onsite preserve areas. This permit will negate density requirements for preservation areas.

3) Collection and relocation of gopher tortoises from areas to be impacted will occur as per Florida Game and Freshwater Fish Commission guidelines taking into consideration nesting periods or other requirements. Capture of tortoises shall occur via the bucket trapping method, whereupon a five-gallon bucket will be buried at the burrow entrance. The bucket will be covered with a thin piece of paper overlain with soil and shall have a hole of no less than one inch at the bottom to insure proper drainage. Each bucket will be monitored at least once per day for at least 28 days. Buckets will be checked and tortoises/commensals released in the morning to allow for thermal considerations. Captured animals will be immediately released into the preserve area and evenly distributed throughout the site at either inactive or 'starter' burrows.

4) Each burrow will be destroyed after removal of gopher tortoises. Relocation will occur as close to construction dates as possible to prevent repatriation to areas slated for development. During construction, a wire fence shall be set two feet above and below the ground surrounding the preserve area to prevent tortoises from entering construction areas postrelocation. Excavation will be conducted by individuals experienced in such work.

5) Every effort will be made to prevent entombment of gopher tortoises as per Lee County requirements.

6) Land usage abutting preserve acreage shall be designated as golf course / low density housing to the greatest extent practicable (please refer to MCP). Efforts such as informational signing will be utilized to avoid / minimize impacts to the preserve.

99-03-066.03 Z 01.01

Florida Scrub Jay Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Additionally, a scrub jay specific spring survey was conducted between March22 - April 2, 1999 in order to better qualify jay utilization of the subject parcel. The results of these surveys demonstrate the following: 1) there appears to be no scrub jay nesting on-site, however, 2) territorial boundaries from two separate jay families do extend onto the subject parcel.

CTE staff realize that, according to the Florida Game and Freshwater Fish Commission (FGFWFC): Non-Game Wildlife Program's Technical Report No. 8: Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay, further surveys during foraging seasons (autumn) are required to accurately assess the scrub jay's habitat utilization on the site. Information regarding autumn acorn caching activities shall be integrated into the management strategy as it becomes available. The following activites are currently being planned to promote

Preservation measures shall be exclusively on-site. The following items will be used to address preservation of this species on-site:

1) Establishment of on-site satellite refuge. A refuge of approximately 80 acres is currently being planned in the southeast corner of Section 36 (please refer to Master Concept Plan for specific location). The preserve area is composed primarily of Type I habitat. Smaller areas of Type II habitat and wetlands occur within the preserve area as an artifact of site configuration This area shall serve as an outlying forage zone and dispersal corridor for scrub jays in the vicinity of the subject parcel. Current preserve area is strategically located so as to provide a continuous lanscape with the adjacent Hickey Creek Mitigation Park and maximal distance from major highways and other forms of human disturbance.

2) Commitment to the preserve area shall be demonstrated via the granting of a permanent conservation easement to the State of Florida.

3) Preserve area shall be managed in perpetuity to provide those habitat requirements essential to the well-being of scrub jay families. Final management activities to be provided in the development order submittal will address the following issues; A) financial responsibility, B) fire management program, C) placement of informational signage, D) prohibited property owner activities, E)preserve area fencing, F) appropriate landscaping considerations, G)preserve area monitoring.

99-03-066.03 Z 01.01

American Alligator Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Two American alligators (*Alligator mississippiensis*) were observed in the central herbaceous wetland areas located in Sections 35 and 36 on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

1) Available habitat (i.e. holds water year-round) for American Alligators on the subject site is currently restricted to two small artificial ponds. Construction of numerous lakes and deep-water areas on the subject site is anticipated (please see Master Concept Plan). These areas should significantly increase both the quality and quantity of habitat. Educational material such as signage and informational pamphlets will be strategically placed so as to discourage feeding and minimize interaction between residents and alligators.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

Wading Birds Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. The Lee County listed wading birds found onsite (non-nesting) were utilizing freshwater marsh areas (please see location maps provided with Protected Species Survey Report). Listed birds include little blue heron (*Egretta caerula*), tricolored heron (*Egretta tricolor*), wood stork (*Mycteria americana*) and the sandhill crane (*Grus canadensis pratensis*). The following items will address preservation of potential foraging and nesting habitats onsite:

1) Potential habitat areas to be preserved onsite include the following: 641-B thru 641-M, 643-A and 643-C thru 643-H. Educational material such as signage and imformational pamphlets will be utilized to minimize interaction between residents and the wading birds.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

Florida Burrowing Owl Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Florida burrowing owl (*Speotyto cunicularia floridana*) burrows were located in three of the pastures on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

1) Several golf course areas are to be developed onsite adjacent to currently active owl burrows and will provide suitable replacement habitat for the Florida burrowing owl.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to avoid accidental mortality and mititgate for impacts to burrows during construction in areas where owls are currently located. A take permit will be sought for each active burrow on the subject property.

3) No taking of active burrows will occur, i.e., nests with eggs or fledglings. If construction is to occur in the areas of the owl burrows while they are active, buffers of 150 feet in radius will be established and maintained in order to minimize disturbances around the burrows during this period. Buffers will be staked and roped off prior to initiating construction.

4) The burrows will be destroyed during periods when nests are generally considered inactive, that is from July 10 - February 15 . Experienced CTE environmental staff will remove burrows by hand shoveling to ensure that no birds are harmed during the process.

99-03-066.03 Z 01.01

AFFIDAVIT

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

BEFORE ME this day appeared JAMES P. HARVEY, who, being first duly sworn, proposes and says:

1. He is the Vice-President of Hawk's Haven Developers, L.L.C., the applicant for rezoning in Case DCI2004-00054.

2. A portion of the subject property is currently being used, and historically has been used, for cattle grazing. A sketch showing the areas in question is attached as Exhibit "A".

FURTHER, AFFIANT SAYETH NAUGHT.

DONE AND EXECUTED THIS 7 DAY OF SEPTEMBER, 2004.

James P. Harvey

The foregoing instrument was acknowledged before me this 7th day of SEPTEMBER, 2004 by JAMES P. HARVEY, who is personally known to me [✓], or has produced _____ as identification [___], and did/did not take an oath.

My Commission Expires:

Notary Public

DEBORAH M. O'HERN

Printed Name

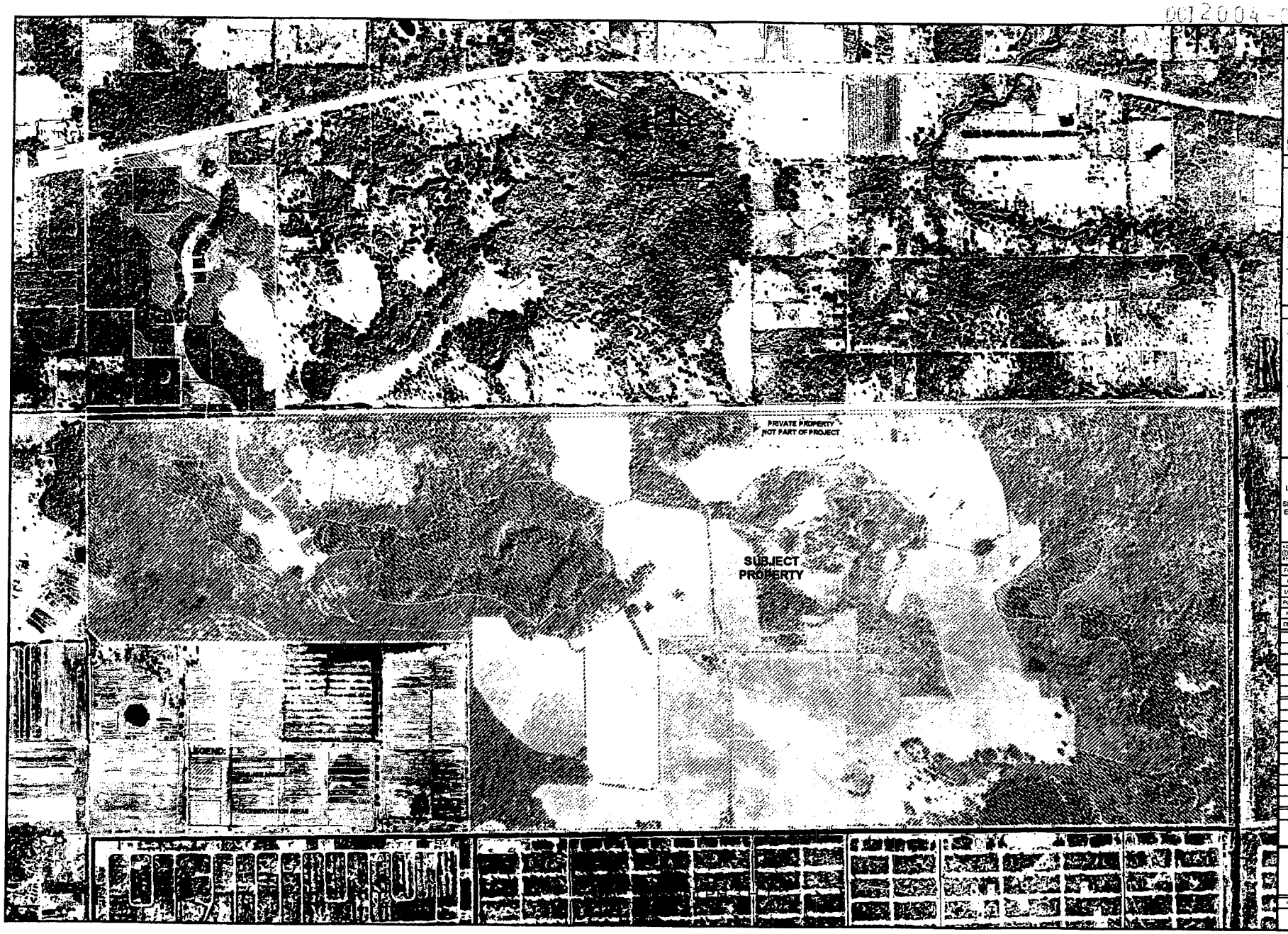
Deborah M O'Hern
My Commission DD046976
Expires August 01, 2005

OCT 26 2004

PERMIT COUNTER

DCI2004-00054

Exhibit PH 2011
EXHIBIT E



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LAND PLANNING - LANDSCAPE DESIGN
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PHONE (239) 481-3170
FAX (239) 481-2169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

LandMar GROUP, LLC
2202 NORTH WEST SHORE BOULEVARD
SUITE 125
TAMPA, FLORIDA 33607
PHONE (813) 207-0138
FAX (813) 784-4988

HAWK'S HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	21988AG_USE.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\EXHIBITS\
PLOT DATE	MON, 3 JUL 2006 - 9:31 AM
PLOT BY	TODD VANN
DESIGN BY	GREGG LATHROP
SHEET 1	BASELINE / ZONING CRITERIA
SHEET 2	
SHEET 3	
SHEET 4	
SHEET 5	
SHEET 6	

PLAN REVISIONS

PLAN STATUS

HAWKS HAVEN CDD

AG USE EXHIBIT

PROJECT NUMBER	SHEET NUMBER
21988	A

DCI2004-00054

RECEIVED MAR 3 1 2005

Legal Description

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:
Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 2,654.70 feet tot he East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W) (chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW 1/4) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27 for 1,316.66 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW 1/4) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along the Southerly right of way line for 2,020.27 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction, being designated as POINT "A"; thence run

N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 3,420.35 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B"; thence run S00°16'51"E along the East line of the Northeast Quarter (NE 1/4) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.62 feet to the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2,643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcels:

From the point designated as POINT "A" run S88°54'52"W along the South line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 for 858.74 feet to the Northeast Corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 and POINT OF BEGINNING.

From said Point of Beginning run S00°49'17"E along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run S88°57'38"W along the South line of said Fraction for 658.93 feet to the Southwest Corner of said Fraction; thence run N00°48'16"W along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run N88°54'52"E along the North line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

AND

From the point designated as POINT "B" run S88°44'46" along the South line of the Southeast Quarter (SE 1/4) for said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25, run S89°12'44"W along the South line of the Southwest Quarter (SW 1/4) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.

From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE 1/4) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to

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an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a Total Area of 1,978.44 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW 1/4) of said Section 34 to bear N00°49'55"W.

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DCI2004-00054

MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY

DATE: January 13, 2006

TO: Carmen Solome
Executive Assistant to
Chairwoman Tammara Hall

FROM: Dawn E. Perry-Lehnert
Assistant County Attorney

RE: BOCC ZONING RESOLUTION FROM THE SEPTEMBER 19, 2005 MEETING
RIVER HALL, fka Hawk's Haven RPD
RESOLUTION Z-05-051

Attached is an original resolution adopted by the Board at the September 19, 2005, zoning meeting. This resolution has been reviewed and approved as to form and is ready for the Chairwoman's signature. After the Chairwoman signs the resolution, please forward it to the Minutes Department for attestation and further processing.

Please note, the delay of this submission for the Chairwoman's signature is due to required revisions to the approved Master Concept Plan (MCP) by the project applicant. Lee County Land Development Code, Section 34-377(b)(6), requires the project's MCP conform to the Board's approval. Consequently, changes had to be made to the MCP before the resolution could be signed.

Thank you for your assistance with respect to the above. Should you have any questions, please do not hesitate to contact me.

DPL/amp
Attachment

cc: Jamie Princing, DCD, Zoning
Lisa Pierce, Minutes Department

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COMMUNITY DEVELOPMENT

RESOLUTION NUMBER Z-99-056

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

WHEREAS, Matthew D. Uhle, Esquire, filed an application on behalf of the property owner, William Schulman, Trustee, Calverton Links, to rezone a parcel from Agricultural (AG-2) to Residential Planned Development (RPD) in reference to Hawk's Haven; and

WHEREAS, a public hearing was advertised and held on August 18, 1999 before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #99-03-066.03Z 01.01; and

WHEREAS, a second public hearing was advertised and held on October 18, 1999 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 1,797.45± total acres of land from AG-2 to RPD to permit a maximum of 1,598 dwelling units in a mix of housing types, within a golf course community. Buildings are not to exceed 35 feet in height within a maximum of three stories. The property is located in the Rural, Suburban and Wetlands Land Use Category and described in attached Exhibit A. The request is APPROVED in accordance with the conditions and deviations specified in Sections B and C.

SECTION B. CONDITIONS:

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Hawk's Haven," stamped received July 15, 1999, last revised 07/02/99, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (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.

2. The following limits apply to the project and uses:

   a. **Schedule of Uses**

      Accessory Uses and Structures
      Administrative Office

DCI 2013-00003 10/18/99

Agricultural Uses (cattle raising in undeveloped phases prior to development and nursery operations for plantings used on-site only)
Club - country and private
Consumption on Premises - limited to one in the clubhouse area
Dwelling Units - maximum of 1,598 units to be comprised of single-family, two-family attached, townhouse, multiple-family, zero-lot-line units (**densities may not be shifted between land use categories unless a new public hearing occurs and the provisions of Policy 5.1.11 of the Lee Plan are followed.**
Entrance Gates and Gatehouse
Excavation, Water Retention
Fences and Walls
Golf Course
Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)
Golf Driving Range
Golf Training Facility
Model Home and Model Unit - must be in compliance with LDC §34-1954 only,
Model Display Center, must be in compliance with LDC § 34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project
Parks, Group I
Real Estate Sales Office - limited to sales of lots, homes or units within the development, except as may be permitted in§ 34-1951 *et seq*. The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding ten years from the date the Certificate of Occupancy for the sales office is issued [if Deviation (2) is approved, otherwise the Real Estate Sales Office use is valid for five years from the date the Certificate of Occupancy for the sales office is issued]. The director may grant one 2-year extension at the same location.
Recreational Facilities - Private, On-site only
Residential Accessory Uses - In compliance with LDC §622(c)42 and LDC Article VII, Division 2
Signs, in compliance with LDC Chapter 30
Storage, Open, recreational vehicles, boats and similar items for residents only, limited to locations shown on the MCP and must be shielded behind a continuous visual screening at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement

b. **Site Development Regulations** - Limited to the standards shown in Attachment B, except that a minimum of 20 feet will be maintained for stacking in driveways.

Maximum Height: Three stories, or 45 feet, whichever is the lesser amount

c. **Commercial uses are limited to the following:**

If the Golf Driving Range is open after daylight hours, all lighting must comply with LDC §34-936(g), be of the lowest intensity meeting life safety codes, and shielded and directed away from any adjacent residential area.

3. The following conditions address environmental issues:

a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 is hereby adopted. Prior to local development order approval, the location of the American alligator management plan signage must be delineated on the development order plans for Division of Planning, Environmental Sciences review and approval. The warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.

b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan For Shulman Parcel" counter stamped May 19, 1999 is hereby adopted. If gopher tortoises are moved out of harm's way utilizing the "bucket trapping method," all buckets must be checked for tortoises a minimum of three times a day. An alternative method of tortoise relocation may be proposed (with details) at the time of local development order submittal. Any revisions to the tortoise management plan are subject to Division of Planning, Environmental Sciences review and approval.

c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel" counter stamped May 19, 1999 must be revised for Division of Planning, Environmental Sciences staff review and approval at the time of local development order submittal. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer per LDC Appendix H, or commit to a detailed relocation management plan. Should the Applicant demonstrate it is necessary to impact the burrows, the management proposal must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.

d. A final detailed scrub jay management plan must be provided to the Division of Planning, Environmental Sciences for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel" counter stamped May 19, 1999. The finalized scrub jay management plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.

e. Open space must be provided per the open space table on the MCP counter

stamped July 15, 1999. The open space table provides 643.9 acres of preserve area and lakes. The golf course tract provides 531 acres of open space. All individual tracts, excluding tracts of single-family lots greater than 6,500 square feet, must provide a minimum of 10 percent open space within the tract. Individual tract open space may be met with private open space.

f. Indigenous open space must be provided per the "Impact and Mitigation Plan" dated February 22, 1999 revised May 5, 1999. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract being developed.

g. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. An on-site preconstruction meeting must be held with Division of Planning/Environmental Sciences Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.

4. The following recommendations are presented in order to mitigate future hurricane damage and/or loss of life, as well as to ensure compliance with comprehensive plan objectives.

a. The Applicant must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

b. The Applicant must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.

c. If access to this development or any portions thereof, is through a security gate or similar device, which is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC § 34-1749.

d. The Developer must cooperate with the Division of Public Safety/Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the Developer, so long as the choice adequately mitigates the adverse impacts.

5. The following conditions are included to address Lee Plan consistency issues:

   a. The portion of the property within the Rural future land use category must maintain densities of one dwelling unit per acre or less. No more than 1,499 dwelling units may be constructed in the Rural designated areas of the project.

   b. Given the limited existing available Rural 2020 Planning Community Acreage Allocation at the time of rezoning, the available Rural allocation must be determined by the Planning Division, prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1(b), Acreage Allocation Table (per Lee Plan Policy 1.7.6). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1(b). Adequate data and analysis to support this amendment must be submitted by the Applicant at the time of the request for the Lee Plan amendment. Development in excess of the current Table 1(b) allocations will not be permitted until Table 1(b) is amended accordingly.

6. The following conditions are included to address concerns about the golf course:

   a. Fertilizers with a low leaching potential (slow release) must be used, must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and

   b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan which includes an integrated pest management (IPM) program and a nutrient management program such that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. No turf managed areas (including fairways, tees, and greens) are permitted within 35 feet of wetlands or preserve areas. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.

c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The Developer must submit the test results with the monitoring report to the Lee County Planning Division. The monitoring program will be established and operated at the expense of the Developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the

application of fertilizers, herbicides or pesticides to the golf course, the application must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.

7. Model units and homes are permitted in compliance with the following conditions:

   a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and

   b. All model sites must be designated on the development order plans; and

   c. Prior to constructing model homes within Hawk's Haven, the lots upon which the model homes will be constructed will have been shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for Hawk's Haven or the LDC, whichever applies. Should setback problems arise after construction of a model home, it will be the responsibility of the owner/developer to resolve the setback problem.

   d. Dry models are prohibited.

8. In addition to the single access from S.R. 80, the developer must submit for review and subsequent approval, a plan that demonstrates whether there is a need for an emergency access to the project prior to the approval of any development orders for dwelling units after the first 584 units have been approved. If an emergency access is deemed to be necessary, documents must be submitted with the plan that demonstrate the project's legal ability to provide emergency access. The emergency access, if deemed to be necessary, will provide a connection to Buckingham Road. Any road used for emergency access must be constructed or improved to the degree required for the use of emergency vehicles. If it is determined that no emergency access is needed, the Applicant will meet the provision of LDC §10-291(3) LDC with the single access from S.R. 80.

9. Bona fide agricultural uses that are now in existence may continue until the development commences. However, no development activity of any kind may occur on the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemption or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.

10. Construction traffic must enter and exit this project from S.R. 80 until 200 units have been constructed in the project. Thereafter, construction access may be permitted from Buckingham Road (if the Applicant has maintained such an access). In no event, will construction traffic be permitted on Hickey Creek Road.

11. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

12. Approval of this zoning request does not address access onto S.R. 80, since Lee County has no jurisdiction over that roadway. The Developer must pursue this access approval with the Florida Department of Transportation (FDOT). Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

13. Approval of this rezoning does not give the Developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

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

15. The applicant is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the applicant provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the applicant/developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

16. If the Developer constructs structures other than conventional single-family homes within 100 feet of any of the "out parcels," the Developer must provide a 25-foot-wide enhanced vegetative buffer completely around the out parcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to any vertical construction and it must be installed according to the following density and size:

    a. Six trees per 100 linear feet - At installation, trees must be a minimum of 12 to 14 feet tall, with a 2½-inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees may be used to meet the requirements of this enhanced buffer.

    b. Thirty-three shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six feet under normal growing conditions.

    If these "out parcels" come under the control of the Developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required.

17. Vehicle access from the northern boundary of the subject property over and across Hickory Creek Road is prohibited.

SECTION C. DEVIATIONS:

Deviation (1) seeks relief from the LDC §10-385(d)(3)(a) requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the spine road where no homes exist. This deviation is PARTIALLY APPROVED to allow the placement of a hydrant at the midpoint of each section along the "spine" road only where no homes will exist. For purposes of this Deviation, "section" is defined as the distance along the spine roadway between intersection roadways, measured along and from the roadway centerlines.

Deviation (2) seeks relief from the LDC §34-934, Note 23 requirement limiting the operation of a Real Estate Sales Office to five years, to allow the Sales Office to operate for a period of ten years to coincide with the expected buildout of the project. This deviation is APPROVED.

SECTION D. EXHIBITS:

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

Exhibit A: The legal description and STRAP number of the property.
Exhibit B: The Master Concept Plan
Exhibit C: Zoning Map

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The requested zoning, as conditioned:

   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; and

   d. will not adversely affect environmentally critical areas or natural resources.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the development will be served by streets with the capacity to carry the traffic the development generates.

4. The proposed use or mix of uses is appropriate at the subject location.

5. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest.

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

7. The requested deviations:

   a. enhance the achievement of the objectives of the planned development;

   b. preserve and promote the general intent of LDC Chapter 34 to protect the public health, safety and welfare.

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

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner John E. Manning, seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

Ray Judah	AYE
John E. Albion	AYE
John E. Manning	AYE
Douglas R. St. Cerny	AYE
Andrew Coy	AYE

DULY PASSED AND ADOPTED this 18th day of October, 1999.

ATTEST:
CHARLIE GREEN, CLERK

BY: Ruth Frymier
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Ray Judah
Chairman

Approved as to form by:

10/19/99
County Attorney's Office

MINUTES OFFICE

Ruth Frymier

FILED OCT 21 1999

EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 976, PAGE 551-554, LEE COUNTY PUBLIC RECORDS, LYING SOUTH OF STATE ROAD 80, ALL IN TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1: THE NW-1/4, OF THE SW-1/4, OF THE NW-114, OF SECTION 27, SUBJECT TO AN EASEMENT TO FLORIDA POWER & LIGHT, AS DESCRIBED IN DEED BOOK 208, PAGE 67, LEE COUNTY RECORDS.

PARCEL NO. 2: THE NE-1/4, OF THE NE-1/4, OF THE SW-1/4, OF SECTION 27.

PARCEL NO. 5: THE S-1/2, OF THE S-1/2, OF THE SE-1/4, OF SECTION 25, LYING SOUTH OF THE FORMER (NOW ABANDONED) SEABOARD AIRLINE RAILROAD COMPANY RIGHT-OF-WAY, SUBJECT TO A 50' EASEMENT TO FLORIDA POWER AND LIGHT AS DESCRIBED IN DEED BOOK 234, PAGE 26, LEE COUNTY RECORDS.

PARCEL NO. 6: ALL THAT PART OF THE S-1/2, OF THE SW-1/4, OF THE SE-1/4, AND THE S-1/2, OF THE S-1/2, OF THE SW-1/4, OF SECTION 26, WHICH LIES SOUTH OF THE FORMER (NOW ABANDONED) SEABOARD ALL FLORIDA RAILROAD COMPANY RIGHT-OF-WAY, SUBJECT TO A 50' EASEMENT TO FLORIDA POWER AND LIGHT AS DESCRIBED IN DEED BOOK 234, PAGE 26, LEE COUNTY RECORDS.

PARCEL NO. 7:

(A) ALL THAT PART OF THE S-1/2, OF THE S-1/2, OF THE SE-1/4, OF SECTION 27, WHICH LIES SOUTH OF THE FORMER (NOW ABANDONED) SEABOARD AIRLINE RAILROAD COMPANY RIGHT-OF-WAY.

(B) THAT PART OF THE S-1/2, OF THE SW-1/4, OF THE SW-1/4, OF SECTION 27, WHICH LIES SOUTH OF THE FORMER (NOW ABANDONED) SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY, IN SECTION 27.

(C) THE SE-1/4, OF THE SE-1/4, OF THE SW-1/4, IN SECTION 27, LESS THE FORMER (NOW ABANDONED) SEABOARD ALL FLORIDA RAILROAD COMPANY RIGHT-OF-WAY, SUBJECT TO A 50' EASEMENT TO FLORIDA POWER AND LIGHT AS DESCRIBED IN DEED BOOK 234, PAGE 26, LEE COUNTY RECORDS AND SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 8: THAT PORTION OF THE NW-1/4, OF THE NW-1/4, OF SECTION 27, LYING

SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80.

PARCEL NO.9: THAT PORTION OF THE W-1/2, OF THE NE-1/4, OF THE NW-1/4 OF SECTION 27, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80, SUBJECT TO A 70' LATERAL DITCH EASEMENT LEFT OF STATION 595+20, AS DESCRIBED IN DEED BOOK 175, PAGE 445.

PARCEL NO. 10: THE N-1/2, OF THE SE-1/4, OF THE NW-1/4, OF SECTION 27, SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 11:

(A) THE SE-1/4, OF THE SE-1/4, OF THE NW-1/4, OF SECTION 27, LESS THAT PORTION OF SECTION 27, ALONG THE EAST LINE OF THE WEST ONE-HALF THEREOF, TO THE SOUTH LINE OF THE SE-1/4, OF THE SE-1/4, OF THE NW-1/4, THEREOF; DEDICATED AS A PUBLIC COUNTY ROAD.

(B) THE SW-1/4, OF THE SE-1/4, OF THE NW-1/4, OF SECTION 27, SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 12: THE S-1/2, OF THE SW-1/4, OF THE NW-1/4, OF SECTION 27.

PARCEL NO. 13: THE N-1/2, OF THE NW-1/4, OF THE SW-1/4, OF SECTION 27.

PARCEL NO. 14: THE SE-1/4, OF THE NW-1/4, OF THE SW-1/4, OF SECTION 27.

PARCEL NO. 15: THE W-1/2, OF THE NE-1/4, OF THE SW-1/4, OF SECTION 27, SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 16: THE SE-1/4, OF THE NE-1/4, OF THE SW-1/4, OF SECTION 27, SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 17: THE N-1/2, OF THE SE-1/4, OF THE SW-1/4, OF SECTION 27, SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 18: THAT PORTION OF THE S-1/2, OF THE SW-1/4, OF THE SW-1/4, OF SECTION 27, NORTH OF THE SEABOARD ALL FLORIDA RAILROAD COMPANY RIGHT-OF-WAY.

PARCEL NO. 19: THE N-1/2 OF SECTION 34.

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PARCEL NO. 20: THE N-1/2 AND THE SW-1/4 AND THE S-1/2, OF THE SW-1/4, OF THE SE-1/4, IN SECTION 35.

PARCEL NO. 21: ALL OF SECTION 36.

AND FROM OFFICIAL RECORDS BOOK 843, PAGES 855-861, BY THE QUIT CLAIM DEED IN OFFICIAL RECORDS BOOK 976, PAGE 549, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE FOLLOWING DESCRIBED LAND:

PARCEL NO. 22: NORTH 50 FEET OF RAILROAD RIGHT-OF-WAY FROM WEST LINE OF SECTION 27 TO CENTER LINE OF SECTION 27.

PARCEL NO. 24: THAT PORTION OF THE ABANDONED SEABOARD AIR LINE RAILROAD COMPANY RIGHT-OF-WAY BETWEEN FORT MYERS AND ALVA, FLORIDA, LYING AND BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 26 EAST; AND THE SOUTHERLY 50 FEET OF SAID RIGHT-OF-WAY LYING IN SECTIONS 26 AND 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST.

CONTAINING 1,797.449 ACRES.

SUBJECT TO THE FOLLOWING:

(a) THE PROPERTY HEREIN IS SUBJECT TO AN EASEMENT TO THE FLORIDA POWER & LIGHT COMPANY RECORDED IN DEED BOOK 280, PAGE 67, LEE COUNTY PUBLIC RECORDS, AND UTILITY EASEMENTS TO FLORIDA POWER & LIGHT COMPANY RECORDED IN DEED BOOK 234, PAGE 26, DEED BOOK 234, PAGE 28, DEED BOOK 262, PAGE 143, DEED BOOK 230, PAGE 106, AS MODIFIED BY AMENDMENT TO RIGHT-OF-WAY AGREEMENT FILED NOVEMBER 15, 1956, IN MISC. BOOK 43, PAGE 37 AND THE UNRECORDED EASEMENT DATED JANUARY 16, 1958.

(b) OUTFALL DITCHES AS SET FORTH IN DEEDS TO THE STATE OF FLORIDA RECORDED IN DEED BOOK 175, PAGE 445, AND DEED BOOK 175, PAGE 492, LEE COUNTY PUBLIC RECORDS, WHICH AFFECT PARCEL NOS. 8, 9 AND 10 HEREIN.

(c) RIGHT-OF-WAY FOR ROAD TWENTY (20) FEET WIDE ALONG SOUTH AND WEST SIDE OF THE TRACT DESCRIBED HEREIN, WHICH AFFECTS PARCEL NO. 11

(d) EASEMENT RESERVATION AS SET FORTH IN DEED FROM N. H. HUNTER et al TO LEE-DADE PROPERTIED, INC., DATED NOVEMBER 15, 1956, RECORDED IN DEED BOOK 263, PAGE 186, INVOLVING A ONE SQUARE ACRE PARCEL IN THE SW CORNER OF THE N-1/2 OF SECTION 34, WHICH AFFECTS PARCEL NO. 19 HEREIN.

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(e) EASEMENT FOR INGRESS AND EGRESS THROUGH SECTION 27 FROM ROUTE 80 TO THE NORTH LINE OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST BY MARTIN BLUM AND BEN M. BELON, AS TRUSTEES, AND EMMETT J. KELLY AND A. DOUGLAS GRACE, JR., AS TRUSTEES, RECORDED IN OFFICIAL RECORD BOOK 843, PAGE 862, LEE COUNTY PUBLIC RECORDS.

(f) 100 FOOT EASEMENT ROAD ALONG SECTIONS 28 AND 33 BOUNDARY FROM BUCKINGHAM-OLGA ROAD TO EAST LINE OF SECTIONS 289 AND 33. (FROM DEED BOOK 263, PAGE 186, LEE COUNTY PUBLIC RECORDS)

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

27-43-26-00-00003.0000, 25-43-26-00-00121.0000, 34-43-26-00-00001.0010, 35-43-26-00-00001.0000, 36-43-26-00-00001.0000 and 26-43-26-00-00011.0000

ZONING MAP

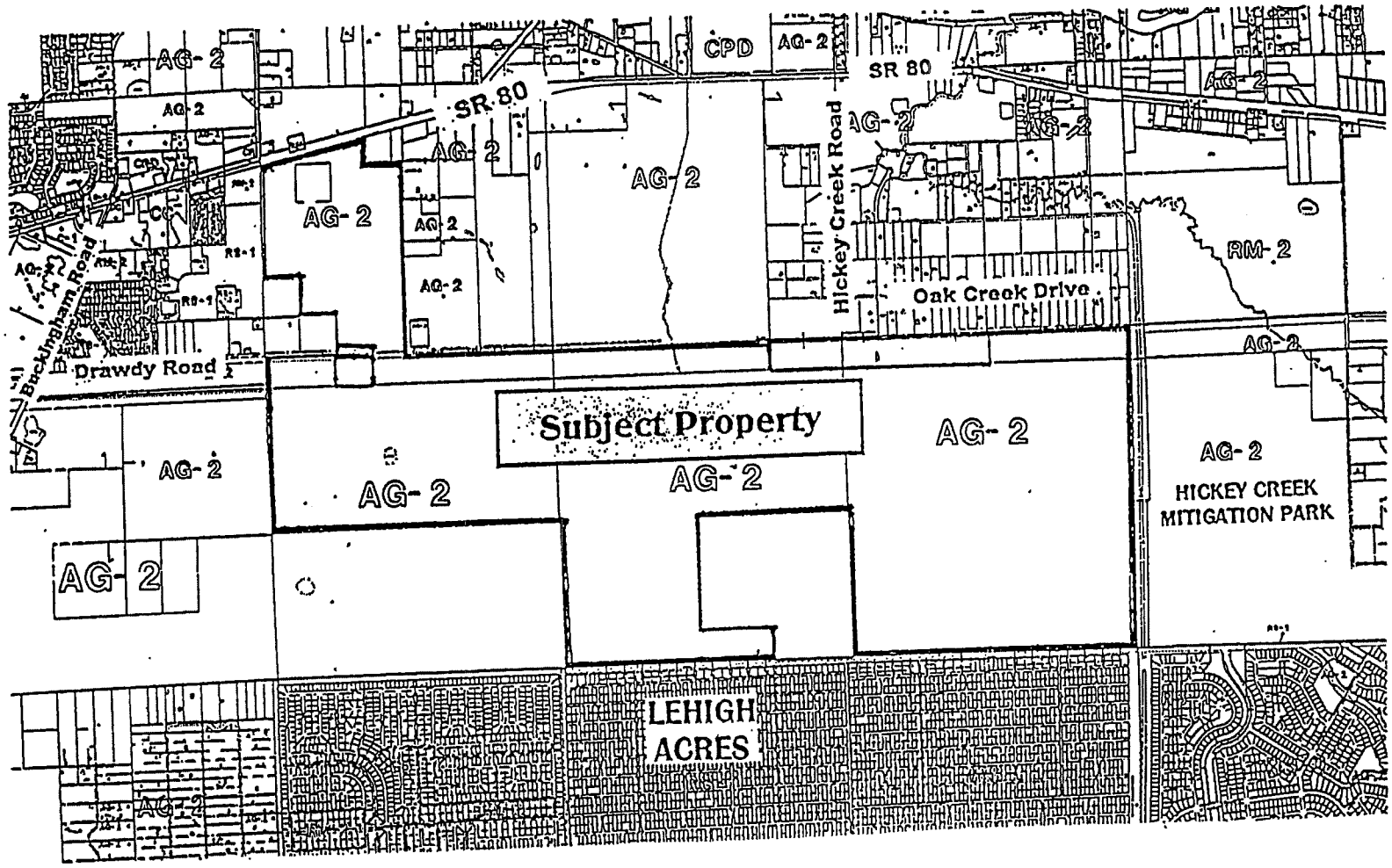

EXHIBIT C

Exhibit PH-3.H.1

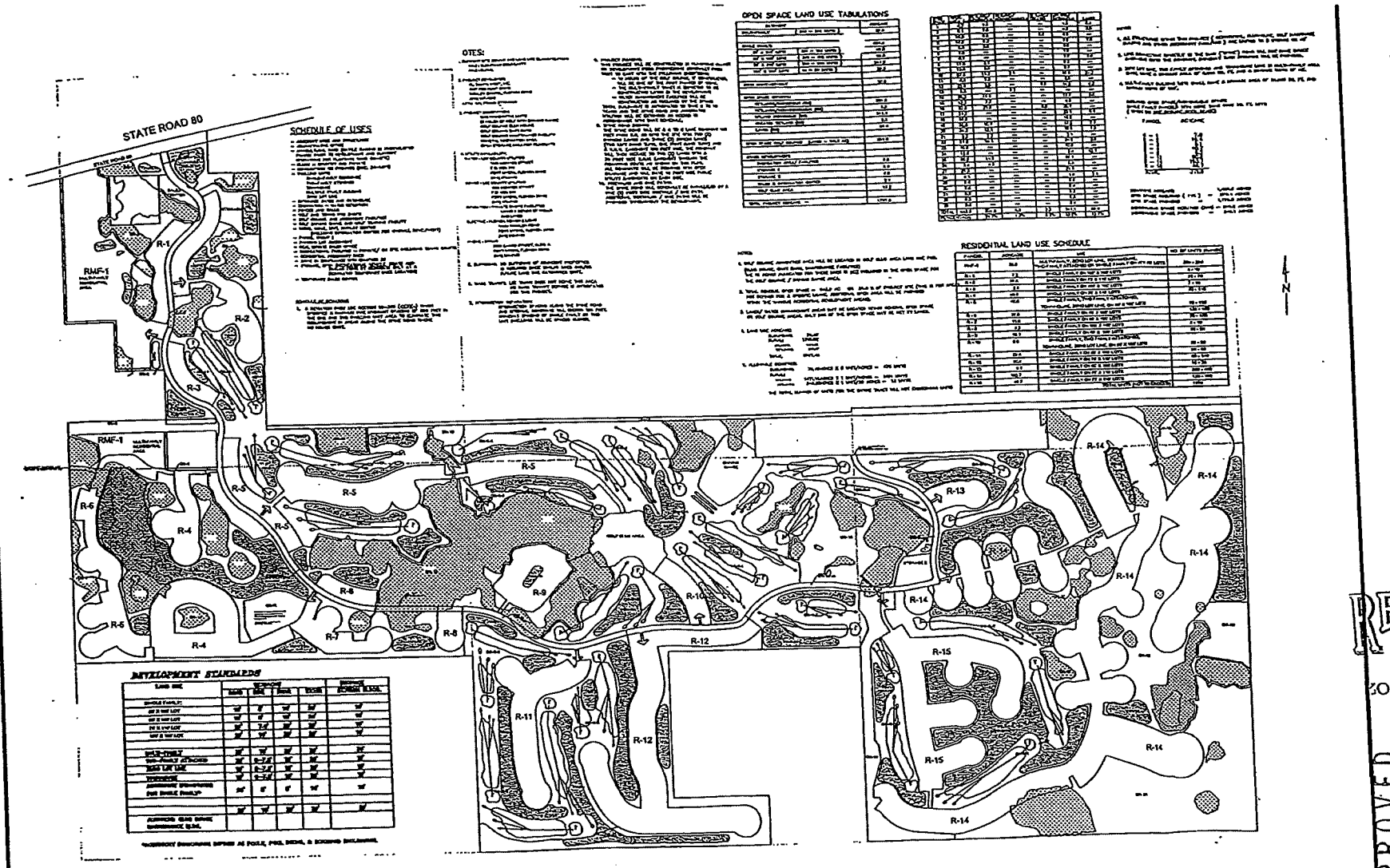

EXHIBIT IV-E

PROJECT TYPE

PROJECT #

CONSUL-TECH ENGINEERING, INC.

SULLIVAN

Exhibit PH-3.H.1

FL. TAMPA WEST, INC.
5307 FOX HUNT DRIVE

HAWK'S HAVEN
LEE COUNTY, FLORIDA
SECTIONS 27, 34, 35, 36, TOWNSHIP 43S, RANGE 26E

98-262-SP

1"=400'

APPROVED
Master Concept Plan
Site Plan #99-056 Page 1 of 1
subject to conditions in Resolution 99-06-083
Zoning Case #99-03-066.03Z 01.01

RECEIVED
JUL 15 1999
ZONING COUNTER

PROJECT # 99 03-066-03 Z 01.01
PROJECT TYPE 12

EXHIBIT "B"