LEE COUNTY, FLORIDA
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING DIVISION
STAFF REPORT

TYPE OF CASE: PLANNED DEVELOPMENT/DCI
CASE NUMBER: DCI2013-00003
HEARING EXAMINER DATE: January 14, 2015

I. APPLICATION SUMMARY

A. Applicant: Green Point Communities, LLC in reference to River Hall

B. Request: Amend the existing River Hall (fka Hawks' Haven) Residential Planned Development (RPD) and Commercial Planned Development (CPD) zoning to increase the maximum number of dwelling units within River Hall from 1,999 to 2,695, for an increase of 696 dwelling units, and to permit Recreational Facilities, Private On-Site, and townhouse and multi-family dwelling units in the CPD portion of the community.

C. Location: The subject property is located 5.7 miles east of I-75 exit 141 and south of SR 80 in the Fort Myers Shores Planning Community, Lee County, FL. (District #5)

D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property and Road Classification:

Land Use Designation: Rural and Wetlands
(CPA2012-01 was transmitted to the State by the Board of County Commissioners (BOCC) on October 22, 2014 to change portions of the property to Conservation Lands Wetlands, Conservation Lands Uplands, and Sub-Outlying Suburban.)

Current Zoning: Residential Planned Development (RPD) and Commercial Planned Development (CPD)

Current Use: (overall River Hall development) residential, public school, golf course, and vacant commercial and residential. Of the 1,999 dwelling units approved, approximately 324 units have been constructed to date.

Road Classification: State Road 80, Palm Beach Boulevard, arterial

E. Surrounding Zoning and Land Use:

Zoning & Land Use	Future Land Use
North: AG-2, large lot residential, vacant (North of SR 80 at River Hall Pkwy. Vacant CPD zoned land)	Rural & Wetlands Commercial & Conservation Lands Wetlands & Uplands
East: Canal, then AG-2, Hickey Creek Mitigation Park	Conservation Lands Upland and Wetland

South:	RS-1, developed and undeveloped single family lots	Urban Community
West:	RM-2 and RS-1, single family; AG-2, large lot single family; RPD, single family and vacant lots	Suburban, Outlying Suburban and Sub-Outlying Suburban

F. Size of Property: Parcel to be amended: 553 acres (as of December 17, 2014)
Original planned development: 1,978± acres.

II. RECOMMENDATION:

Staff recommends APPROVAL of the applicant's requested amendments with conditions. Staff includes Attachment C to this report providing a proposed codification of the conditions and actions for the entire planned development as part of any approval.

Findings and Conclusions:
Based upon an analysis of the application and the standards for approval of planned development rezonings, staff offers the following findings and conclusions for consideration:

1. The applicant has proved entitlement to the amendment of the Residential Planned Development (RPD) and Commercial Planned Development (CPD) zoning by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations. (Lee Plan Goals, Objectives and Policies: Policy 1.1.5., Policy 1.4.1, Objective 1.5., Policy 1.5.1., Policy 1.1.11., Objective 2.2, Policy 2.2.1, Goal 5, Objective 5.1, Policy 5.1.1, 5.1.2, 5.1.5, Goal 21, Objective 21.3, Objective 21.6, and Policy 21.6.3)

2. The requested amendment of the existing RPD and CPD zoning, as conditioned:

   a) is consistent with the densities, intensities and general uses set forth in the Lee Plan finding that the transmitted amendments to the Lee County Comprehensive Plan for CPA2012-01 accommodate the development as proposed. (Policies 1.1.5, 1.4.1, 1.5.1, and 1.1.11.)

   b) is compatible with existing or planned uses in the surrounding area finding that the proposed density is similar to surrounding land uses and the resulting lot sizes within the development remain consistent with the existing lots within the development and no changes to the approved lot sizes have been proposed as part of the planned development amendments; and (Lee Plan Policy 5.1.5)

3. The proposed amendment is expected to impact the intersection of SR 80 and River Hall Parkway. Conditions to satisfy the requirement to signalize this intersection and provide a second means of access will address the impacts placed upon existing transportation facilities. As conditioned, the proposed development will be served by streets with the capacity to carry traffic generated by the development.

4. As conditioned, urban services will be available and adequate to support the development. (Lee Plan Objective 2.2 and Policy 2.2.1.)

5. The proposed mix of uses, as conditioned, remains appropriate at the subject location.

6. The recommended conditions to the master concept plan and other applicable regulations provide sufficient safeguards to the public interest.

7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

8. The deviations, as conditioned:

   a) enhance the planned development; and

   b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

III. BACKGROUND INFORMATION AND ANALYSIS:

Introduction/Synopsis

This application seeks to amend the existing Residential Planned Development, RPD and Commercial Planned Development, CPD zoning within a portion of River Hall. The subject property is located on Palm Beach Boulevard, State Route 80, 5.7 miles east of I-75.

The overall River Hall development is located on 1,978 acres and the current zoning approval allows 1,999 units; 15,000 square feet of office; and 30,000 square feet of retail use. The requested zoning amendment is to allow 696 additional dwelling units, add residential units in the Town Center, and add Recreational Facilities, Private On-Site, and townhouse and multi-family dwelling units to the CPD portion of the planned development.

The applicant has applied for a Comprehensive Plan amendment. During the course of the transmittal hearing for CPA2012-01 on October 22, 2014, the applicant described it was their intent to have a maximum of 2,850 dwelling units, representing an increase of 851 units (not the originally requested 1,000 units as part of the planned development zoning application) over the existing allowed unit count within the planned development. The applicant indicated the proposed additional units will be constructed within the development footprint that has already been approved, with no impacts to existing or approved conservation areas or community amenities.

Recent actions by the River Hall Community Development District (CDD) withdrew their authorization on CDD owned lands that had been included as part of the comprehensive plan amendment and zoning amendment applications.

As a result of this action, the applicant resubmitted their Zoning application materials on December 17, 2014. The Zoning application is now for 553 acres. The applicant advises the changes proposed in CPA2012-01 result in a maximum yield of 2,749 units within the entire River Hall development. Their zoning amendment requests a maximum dwelling unit cap at 2,695 and is reflected in the applicant's proposed changes to the zoning conditions in Attachment E. The resubmitted materials include:

- Revised 5-sheet Master Concept Plan;
- Revised sketches and legal descriptions for the areas within River Hall subject to the amendment;
- Proposed revisions to the zoning conditions;
- Revised Project Summary and comprehensive plan analysis;
- Updated Traffic Impact Statement; and
- Updated application forms and supporting documentation.

The applicant supplemented their recommended conditions by adding by e-mail (Attachment E) a condition addressing Emergency Medical Services.

Zoning History

On October 18, 1999, Residential Planned Development (RPD) zoning was adopted in Resolution Z-99-056 for a project named Hawk's Haven. The approval allowed development of up to 1,598 dwelling units on 1,797.45 acres.

On September 19, 2005, the original Hawk's Haven project, plus an additional 181 acres, was rezoned to Residential Planned Development (RPD) and Commercial Planned Development (CPD) zoning by adoption of Zoning Resolution Z-05-051. This new project was named River Hall. The zoning approval allows a maximum of 1,999 dwelling units; 15,000 square feet of office, and 30,000 square feet of retail on 1,978.44± acres.

Master Concept Plan (MCP)

The MCP is a 5 sheet plan (stamped received on December 17, 2014). The MCP shows the full River Hall development, with the 553 acre amendment area shaded to distinguish it from the remaining portion of the development, on Sheet 4.

The Master Concept Plan shows the general locations for residential, lakes, and vehicular circulation areas. The residential areas are divided into R-1 and RMF-1 designated areas. Dwelling unit types of single-family detached, two-family attached, and zero-lot-line would be allowed in both the R-1 or RMF-1 areas, while townhouse and multiple-family units would only be allowed in the RMF-1 areas.

The Schedule of Uses adds Recreation Facilities, Private on-site to "Residential, Golf, & Amenity", and within the Town Center (CPD) the application adds Dwelling Units: townhouse or multiple family and Recreation Facilities, Private on-site.

There is no change to the proposed access to the community. Both the current and proposed Master Concept Plan show two means of access: one to SR 80 - Palm Beach Boulevard and the second south to 75th Street West. Additionally, two potential emergency access points are shown: one in the southwest portion of the development and the other being a connection of Great Laurel Court (within River Hall) to Portico Boulevard (within the Portico development)

Deviations

The applicant has requested the following deviations be added as part of this amendment to the planned development zoning:

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.

This zoning application only amends the zoning for the legally described property as part of DCI2013-00003. Some of the above lots are located outside of the legally described area of the amendment and staff does not recommend approval for those lots. Staff recommends approval of the deviation for only those lots within the legally described area, as provided for in the recommended Conditions and Deviations (Attachment C).

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 for all existing lots.

This zoning application only amends the zoning for the legally described property as part of DCI2013-00003. Not all of the existing lots within the development are within the legally described area of the amendment. Staff recommends approval of this deviation for those specific lots as contained in the recommended Conditions and Deviations (Attachment C).

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.

Staff is not aware where this deviation would be applied within the legally described parcels of this application, DCI2013-00003. The deviation cannot be approved outside of the legally described boundary of this amendment. Staff also does not support the granting of this deviation. The lakes may be abutting or nearby to single family homes within the development. Staff cannot support the granting of this increase in slope as it may not preserve and promote the general intent of Chapter 34 of the LDC to protect the public health, safety and welfare.

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 onto State Route 80.

Staff does not support the granting of this deviation. The LDC requirement does not require two means of access to State Route 80 and therefore this deviation is not needed. As offered by the applicant, a second means of access will be provided within 24 months of the action approving this amendment.

Deviation from LDC Section 34-934 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.

Staff does not object to the granting of this deviation. Approval would help achieve the planned development and would not be expected to adversely impact the general intent of Chapter 34 to protect the public health, safety and welfare.

Development of Regional Impact (DRI)
The DRI thresholds have been reviewed for this project, by County staff with the assistance of the Regional Planning Council and the Department of Economic Opportunity. The proposed residential is 89.87% of the residential threshold of 3,000 units (proposed 2,696 units). The retail is 7.5% of the shopping center threshold of 400,000 square feet (proposed 30,000 square feet). Finally, the office is 5.0% of the general office threshold of 300,000 square feet (proposed 15,000 square feet). The sum of the percentages is 102.37%, below the 160% threshold for a Development of Regional Impact.

Lee County Comprehensive Plan (Lee Plan)
Concurrent with the proposed amendment to the existing RPD and CPD zoning, the applicant has filed an amendment the Lee County Comprehensive Plan, CPA2012-01. The BoCC voted on October 22, 2014 to transmit the following amendments to the State Land Planning Agency:

> Amend the future land use category of 1,064 acres of land within the Rural Future land Use category and 223 acres within the wetlands Future land Use Category to 153 acres of Conservation Lands Wetlands, 264 acres of Conservation Lands Uplands and 870 acres of Sub-Outlying Suburban.
>
> Adopt Policy 5.1.11 to allow density from lands designated as Conservation Lands Uplands to be relocated to contiguous developable uplands at the same underlying density as the developable uplands.
>
> Amend Policy 21.1.5 to cap the density of the River Hall development at 2,850 dwelling units.
>
> Also amend Table 1(b), Year 2030 Allocations, to adjust the acreage allocations for the Fort Myers Shores Planning Community to provide an allocation for the Sub-Outlying Suburban future land use category by lowering the allocation to the Rural future land use category.

Subsequent to the Transmittal, the plan amendment application has been revised, reducing the acreage and number of units. This revised zoning request has been reviewed based upon the revised comprehensive plan amendment. The pending comprehensive plan amendment and this rezoning request will be heard by the Board on the same day.

The surrounding future land use categories consist of Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Commercial, Rural, Conservation Lands (Uplands and Wetlands), and Wetlands.

The lands to the south of the subject property are designated Urban Community and are within Lehigh Acres. The Urban Community lands within Lehigh Acres have been subdivided into ¼ acre single-family parcels and are primarily zoned RS-1. There are

intermittent single-family homes developed in the area adjacent to the proposed amendment.

The Suburban and Outlying Suburban lands are located near the northwest corner of the subject property and consist of single-family homes in RPD and RS-1 zoning districts. The approved density of these residential developments ranges between 2 and 4 units per acre. The Sub-Outlying Suburban lands are located near the southwest corner of the subject property and consist of vacant property that has been zoned for residential development (RPDs). These lands include two separate projects known as Buckingham 320 (DCI2004-00090) and Portico (DCI2004-00031). Buckingham 320 and Portico were approved with 2 dwelling units per acre.

Commercial lands are located on the north side of State Route 80, directly across from the River Hall entrance, River Hall Parkway. The property in the Commercial future land use category is vacant and was recently rezoned from AG-2 to Commercial Planned Development (CPD), DCI2012-00059, Olga Square. This rezoning approved approximately 371,000 square feet of various commercial uses. Also located to the north are Rural lands that are zoned AG-2 and are currently vacant or developed with single-family homes.

Lands in the Conservation Lands future land use category are located to the east in the Hickey's Creek Mitigation Park. It is anticipated that the Conservation Lands will remain substantially in their natural state.

In review of the current Lee County Comprehensive Plan, staff provides the following Lee Plan Policies for consideration:

The overall River Hall development is currently designated with the following future land use categories on the Future Land Use Map of the Lee County Comprehensive Plan: Suburban, Rural, Wetlands. The Lee Plan provides the following description for each of these future land use categories.

> **POLICY 1.1.5:** The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed. (Amended by Ordinance No. 94-30)
>
> **POLICY 1.4.1:** The Rural areas are to remain predominantly rural--that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre). (Added by Ordinance No. 97-17, Amended by Ordinance No. 98-09, 00-22, 07-12, 10-20)
>
> **OBJECTIVE 1.5: WETLANDS.** Designate on the Future Land Use Map those lands that are identified as Wetlands in accordance with F.S. 373.019(17) through the use of the

unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended in F.S. 373.4211. (Amended by Ordinance No. 94-30)

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan. (Amended by Ordinance No. 94-30)

The concurrent Lee Plan amendment, as revised, would change approximately 586 acres of Rural lands to Sub-Outlying Suburban within the River Hall development. Sub-Outlying Suburban lands are described as follows:

POLICY 1.1.11: The Sub-Outlying Suburban areas are residential areas that are predominantly low-density development. Generally the requisite infrastructure needed for higher density development is not planned or in place. It is intended that these areas will develop at lower residential densities than other Future Urban Areas and are placed within communities where higher densities are incompatible with the surrounding area and where there is a desire to retain a low-density community character. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

The Lee Plan gives direction as to development timing and the provision of public services as provided below:

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance. (Amended by Ordinance No. 94-30, 00-22)

POLICY 2.2.1: Rezonings and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare. (Amended by Ordinance No. 94-30, 00-22)

The subject property is currently served by potable water and sanitary sewer. Lee County Utilities reports they have sufficient capacity to serve the development. The School District of Lee County reports they currently have sufficient seats to serve the potential 292 school-aged children expected to be generated by the development (based on the originally requested 1000 dwelling units). The Fort Myers Shores Fire and Rescue District owns land within the development for the future use of a fire station. The District also has a fire station west of this site on Palm Beach Boulevard. Lee County EMS maintains an EMS station west of this property along Palm Beach Boulevard, however Lee County EMS has indicated difficulty in meeting required response times. Resolution to this is discussed later in this report. The property is served by the Lee County Sheriff.

The Lee Plan requires that development is compatible with the surrounding land uses. There are no proposed changes to buffers, commercial development intensity, residential and commercial property development regulations, and additional development will not occur outside of existing areas currently planned for development within the community. Surrounding areas are not expected to be further impacted by this development due to these reasons. This is consistent with Lee Plan Goal 5, Objective 5.1, and Policies 5.1.1, 5.1.2, and 5.1.5.

The River Hall development is within the Fort Myers Shores Planning Community, and Goal 21 of the Lee Plan addresses the planning efforts in Caloosahatchee Shores in which River Hall is located.

> **GOAL 21: CALOOSAHATCHEE SHORES:** To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1, page 2 of 8 in the Appendix. (Added by Ordinance No. 03-21)
>
> **OBJECTIVE 21.3: RESIDENTIAL USES:** Lee County will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space. (Added by Ordinance No. 03-21)

The proposed additional dwelling units will occur within the already disturbed areas of the project with no further encroachment of development on neighboring uses. The amendment does introduce a new dwelling unit type within the existing commercial area of the development. Expansion of residential into the Town Center is appropriate offering the opportunity for mixed use development as identified in Goal 21.

> **OBJECTIVE 21.6: PUBLIC PARTICIPATION.** Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals. (Added by Ordinance No. 03-21)
>
> **POLICY 21.6.3:** The owner or agent of a requested Lee Plan amendment or zoning action (planned development, conventional rezoning, special exception, or variance requests) within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in the public information session. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the public information session; and a proposal for how the applicant will respond to any issues that were raised.
> (Added by Ordinance No. 03-21, Amended by Ordinance No. 11-24)

The applicant has held several public informational meetings. The meetings were conducted on September 6, 2012 (Attachment I). Another meeting, according to the applicant, was held during the annual home owner's association meeting in January, 2013. Finally on April 17, 2014, the applicant held two other informational meetings: the first with the owners within the River Hall development and the second with owners and concerned citizens who live outside of the River Hall Development.

Smart Growth

The proposed development, as with the current development approvals, has a mix of land uses including residential, commercial, public facilities (school) and recreational uses. Proposed commercial is found at the entrance to the development, capturing trips that might leave the development for services or goods. A mix of housing opportunities is achievable with single family and multiple family dwelling units allowed. On both sides of River Hall Parkway, prior to the entrance gate/gatehouse there are existing sidewalks.

Neighborhood Compatibility

Zoning staff has prepared the following to provide information on the lot sizes (internal and external) and densities (external). The application proposes no changes to the approved property development regulations. The project currently permits a minimum lot size of 5,400 square feet for single family residential and 10,000 square feet for multiple-family residential. The following provides information on internal and surrounding lot sizes.

Internal to the River Hall development, staff finds:

Cascades, Phase 1 has platted single family lots ranging from 5,400 to over 10,000 square feet.

Cascades, Phase 2 has platted single family lots ranging from 6,500 to over 67,000 square feet (5 lots ranging in size from 64,000 to over 67,000 square feet), many range from 6,500 to 9,500 square feet.

Hampton Lakes @ River Hall Phase 1 has platted single family lots ranging from 7,580 to 20,600 square feet with many being in the 8,000 to 10,000 square foot range.

River Hall Country Club, Phase One has platted single family lots ranging in area from 7,400 to 18,000 square feet.

River Hall Country Club, Phase Two has platted single family lots ranging in area from 7,300 to 24,000 square feet, with many in the range of 8,000 to 10,000 square feet.

South of the River Hall development, across a 100 foot wide canal, are single family lots within Lehigh Acres. These lots are zoned RS-1. Staff estimates the average density for this area of Lehigh Acres is 3.1 units per acre and the lot sizes range from 10,800 to 21,000 square feet.

North of the River Hall development properties range in size from hundreds of acres to 1.25 acres, with many being about 2.5 acres. These properties consist of agricultural, single family homes, and vacant land uses.

West of the River Hall development is mixed development consisting of subdivisions and individual parcels. These individual parcels are zoned AG-2 and range in area from 1 to tens of acres. These parcels are vacant or used for agricultural and single family residential. The following projects abut River Hall:

Hawks Preserve: a single family subdivision with platted lot sizes ranging from 8,000 to 13,000 square feet (many of the lots are around 9,000 square feet). The Hawks Preserve subdivision (based on the subdivision plat, has 81.42 acres with 186 lots and 6 tracts (right-of-way, recreation area, retention and lake maintenance, and utility easement). Gross residential density is 2.28 units per acre.

Portico: This development is partially platted. Those platted lots range in area from 9,100 to 18,500 square feet, with most lots between 9,000 and 11,000 square feet. The zoning (adopted by Resolution Z-04-080) allowed 1,178 units on the 589 acre parcel, a gross density of 2 units per acre.

Hemingway Pointe: This is a vacant, but zoned parcel north of the Portico Development. This is zoned RPD (adopted by Resolution Z-06-085) and allows the development of 225 multiple-family units on 75.1 acres, a gross density of 2.996 units per acre.

Environmental Issues

The full report from Environmental Sciences may be found as Attachment L to this Staff Report. The following provides a summary of their report.

The current 1,978 acre River Hall Community site contains 270.7 acres indigenous uplands, 180.99 acres jurisdictional state and federal wetlands and 13.51 acres jurisdictional federal only wetlands for a total of 465.2 acres of required preserve on the site. The jurisdictional wetlands were approved in permits issued by the South Florida Water Management District and US Army Corp (ACOE).

Current protected species surveys for Lee County listed species meeting the requirements of LDC Section 10-473 were conducted by Passarella & Associates, Inc. December 4, 6, 7, and 11 2012, on the previously cleared and undeveloped lands (FLUCCS 740) located within the RPD amendment area. These surveys indicate four Lee County protected species were found within the survey area including gopher tortoise, burrowing owl, little blue heron, and bald eagle (Haliaeetus Leucocephalus). A total of 61 gopher tortoise burrows, 16 burrowing owl burrows (3 owls observed), two little blue herons, and 1 bald eagle were identified. The bald eagle was observed perched on a pine snag, no nest or nesting activity was observed or has been documented on or immediately adjacent to the subject site. The applicant proposes the protection of the gopher tortoises, burrowing owls, and little blue herons to be addressed as per the Lee County Protected Species Management Plans dated May 2006 approved through previous development orders. The gopher tortoises will be relocated on-site and

burrowing owl burrows removed as per the required Florida Fish and Wildlife Conservation Commission (FWC) permits.

County Staff conducted a site inspection on February 8, 2013 verifying the FLUCCS map and results of the Protected Species Survey.

The application is requesting to add residential units within previously cleared and undeveloped lands currently re-occupied by gopher tortoise and burrowing owls. This area is also adjacent to documented gopher tortoise, burrowing owl, American alligator, Florida Sandhill crane, listed wading birds, and Florida Scrub jay preserved indigenous habitat. Current approvals provide habitat management plans for these species, but resident educational materials are only provided for the American alligator and burrowing owl. Therefore, ES staff finds the gopher tortoise and burrowing owl management plans will need to be revised to address the current conditions and update management techniques and required permits. Species management plans will also need to be revised to provide educational materials to residents on the gopher tortoise, listed wading birds and Florida scrub jay.

The River Hall Community preserve areas provide suitable habitat for and is located within the secondary zone of the Florida panther (Felis concolor) and secondary range of the Florida black bear (Ursus americanus). Hickey's Creek Mitigation Park which abuts this property to the east has documented panther and black bear utilization. Increasing the number of units in River Hall next to the preserves will increase the potential for negative human/wildlife inter-action, and were similarly expressed by the Florida Fish and Wildlife Conservation Commission in December 9, 2014. ES staff recommends prior to development of the additional residential units the River Hall Community should also provide large mammal management plans with educational materials.

ES staff recommends that Environmental Conditions 3.a-e. from the previous zoning action (Resolution Z-05-51, as amended) be brought forward and remain in full force and effect. Additional conditions have been also offered to recognize current approved species management plans for the existing development and address the species issues of the proposed amendment area.

The Master Concept Plan depicts the addition of residential units and does not propose to reduce the common open space acreage as approved in Zoning Resolution Z-05-051.

The application does not propose any changes to the existing approved wetland and upland preserve areas and/or conservation easements and the preserve areas are not part of the amendment acreage.

New deviations 5 and 6 have been requested from LDC Section 10-415(b)(1)(c.) building setbacks to the preserve at locations depicted on the MCP. The applicant has provided an email from the Fire Chief at Fort Myers Shores Fire Department stating that the request may occur on existing platted lots only but that any new lots should have the required 30-foot setback. ES staff does not object to the deviation requests as long as it is only for existing platted lots subject to this zoning amendment and have recommended conditions to reflect these requirements and the need for residents to be notified of prescribed burn activities that may occur with on-site and adjacent public preserves.

Transportation

Lee County DOT reports (see Attachment F) this request seeks to increase the number of residential units by 696, to a total of 2,695 dwelling units. Lee County DOT has no objection to the application.

Attachment K is the full report from Development Services staff. In summary, the proposed amendment to the Comprehensive Plan will result in an increase in external traffic by 32% in the AM peak hour, by 28% in the PM peak hour, and by 26% over the course of the entire day.

The Applicant performed a Level of Service analysis on the County roadway network based on the proposed amendment to the River Hall planned development. The traffic analysis indicates a 2021 planning level analysis for zoning purposes. Based on the Applicant's roadway segment analysis, the traffic on SR 80 will operate within the adopted Level of Service standards in 2021. However, the analysis indicates that the intersection of SR 80 and River Hall Parkway will fail under buildout conditions without the construction of a traffic signal at the intersection. A traffic signal warrant analysis dated April 22, 2014 performed by the FDOT Traffic Operation Division indicates a traffic signal is now warranted at this intersection. The Applicant is now required to move forward with satisfying the special provisions indicated in Part 5 of the connection permit. Staff has proposed a condition to provide for the signalization of this intersection.

A current condition of the zoning approval requires the construction of a second access to the River Hall community prior to the issuance of the certificate of occupancy for the 1,598th dwelling unit. In the recent December 17, 2014 revised application resubmittal for this rezoning, the Applicant proposed a revised set of conditions of approval, including a proposed revision to the second access condition. Staff would support a condition that expedites the construction of the secondary access to the River Hall Community, with some minor adjustments, as offered in the recommended conditions.

The proposed second access would be gated serving only the residents and guests of the community. The applicant, however, has indicated they would allow access into the community for the School District of Lee County to help reduce fuel costs and vehicle miles travelled, and to Lee County Fire/EMS emergency vehicles.

Urban Services

The River Hall project is currently connected to potable water and sanitary sewer. If approved, when additional development is sought through the local development order process the utilities will be reviewed to make sure that adequate capacity exists to support the development.

Fort Myers Shores Fire and Rescue District maintains a fire station to the west about 2.5 to 3 miles along Pam Beach Boulevard. The Fort Myers Shores Fire District also owns a 2.25 acre site located on the east River Hall Parkway, south of Palm Beach Boulevard, but this property is currently vacant.

The closest EMS station is about 4.5 miles west of River Hall on Palm Beach Boulevard. Lee County EMS provided a response as part of the Comprehensive Plan amendment stating response times to the River Hall development were projected to be between 7:00 minutes to reach the development and 17:00 minutes to reach the far end of the development. (By Ordinance response times are required to be 8:59 minutes or less).

The applicant has proposed a condition to provide a temporary onsite facility for EMS services until a proposed fire station can be built to provide permanent facilities.

According to the LeeSplnS mapping system the development is within the Bravo Patrol District for the Lee County Sheriff's Office.

Public Transit does not extend out to the entrance to this development along Palm Beach Boulevard. The closest transit stop is at the northeast corner of Palm Beach Boulevard and Buckingham Road. (Attachment G)

The Lee County Library system maintains a branch library at 2421 Buckingham Road (east side of the road), about 600 feet south of the intersection of Palm Beach Boulevard.

The School District of Lee County reports (Attachment J) currently within the School District, there are sufficient seats available. The District does raise a concern with the potential for Consumption on Premises (COP) of alcoholic beverages in the CPD zoned portion and the proximity to the School. The Master Concept Plan shows the location of the commercial building area is over 900 feet from the closest portion of the School District property, meeting the requirements of the LDC §34-1264(b)(1). No deviations have been sought from the County requirements requiring separation of any COP sought in the CPD from churches, schools, day care facility, or residential.

IV. SUBJECT PROPERTY:

The applicant indicates there are numerous and varied STRAP numbers which are on file and available for inspection at the Department of Community Development, 1500 Monroe St., Ft. Myers, FL.

V. ATTACHMENTS:

A. Expert Witness Information
B. Maps of Property, Zoning, Future Land Use, and Aerial
C. Proposed Staff Conditions and Deviations
D. Master Concept Plan
E. Applicant's Cover Letter, Combined Exhibits, Proposed Conditions and Deviations with Justifications, E-Mail regarding proposed EMS Condition
F. Memorandum from Lee County DOT
G. Letter to Applicant from Lee County Transit
H. Letter to Applicant from Lee County Utilities
I. Public Informational Meeting
J. Letter from the School District of Lee County
K. Memorandum from Development Services
L. Memorandum from Environmental Sciences
M. Legal Description

cc: Applicant
County Attorney
Zoning File

LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Case Number: DCI2013-00003
Project Name: River Hall
Hearing Examiner Date: January 14, 2014

Alvin Block AICP, Principal Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Susie Derheimer, Planner, Environmental Sciences, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Robert Price, Senior Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brandon Dunn, Principal Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Attachment A

RIVER HALL
DCI2013-00003

ATTACHMENT B

Legend

- Subject Property
- Lee County Zoning

N
W E
S

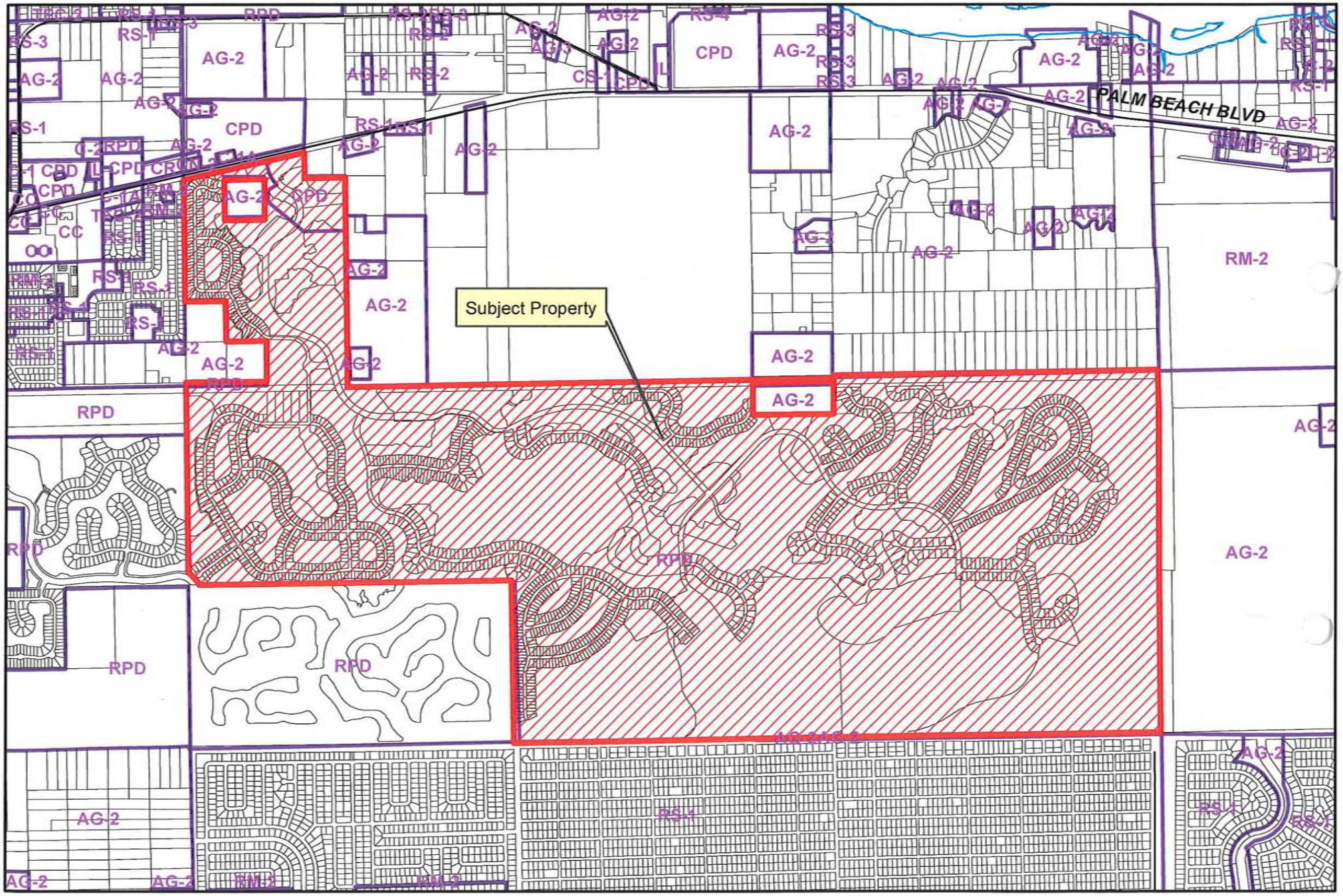
0 0.25 0.5
Miles

This map is for visual purposes only. Not to be used for official zoning map.

Prepared by:
Lee County DCD
Mapped DEC 2014
2014 Aerial Photograph

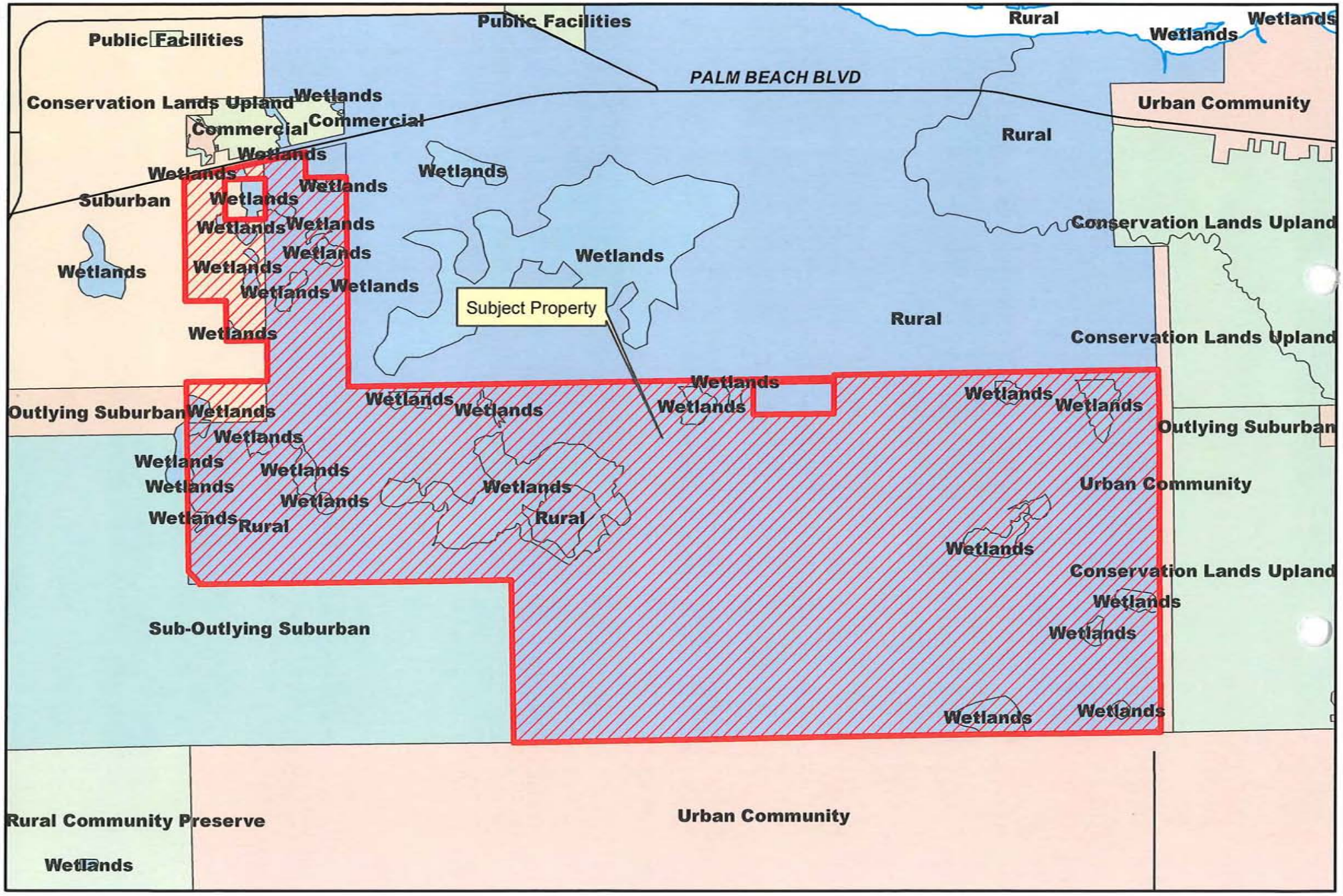
RIVER HALL

Zoning Map



RIVER HALL

Future Land Use Map



N
W E

0 1,0002,000 Feet

RIVER HALL

2014 Aerial Map

N
W E

0 1,0002,000 Feet

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

1. The lands within the legally described area for case number DCI2013-00003 will be regulated by the rights granted and regulations contained within this Resolution, in addition to those found in Zoning Resolution Z-05-051, subject to modifications authorized herein. Those lands within the River Hall development and found outside of Exhibit _____ will continue to be regulated by Zoning Resolution Z-05-051, as amended.

   Development of this project must be consistent with the five-page Master Concept Plan (MCP) for River Hall, stamped received on December 17, 2014.

   The project is limited to a maximum of 45,000 square feet of commercial floor area and 2,695 residential units, subject to Condition 5.

   This development must comply with all of the requirements of the Land Development Code (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. <u>SCHEDULE OF USES</u>

   <u>RESIDENTIAL, GOLF & AMENITY SITES</u>
   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 - 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 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
   <u>Recreational Facilities - Private, On-site only</u>

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, 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 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
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-through in connection with any approved use except drugstore/pharmacy
Dwelling Units, limited to Townhouse (RMF-1) and Multi-family (RMF-1)
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
Recreational Facilities - Private, On-site 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 minim lot depth of 110 feet. (ADD2006-00173)

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
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 5 feet.

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 setback of 6 inches. (ADD2006-00173)

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

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)

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.

k. Existing approved development will meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. However, prior to local development order approval for future development of lands within the legally described areas as part of the amendment sought in DCI2013-00003, 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.

l. 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 located adjacent to the easternmost preserve must notify residents these development pods 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

Land Use Category	Acreage	Density	Max Allowed per FLUC
Suburban	71.5	6 du/ac	429
Sub-Outlying Suburban	585.6	2 du/ac	1171
Rural	1140.3	1 du/ac	1140
Wetlands	181.0	.05 du/ac	9

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. Units within the Suburban and Sub-Outlying Suburban future land use designations may be shifted between these future land use designations, so long as the requirements of Lee Plan Policy 5.1.10. are met.

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 are no longer a permitted use since they have been previously terminated as part of local development order approval.

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. By letter dated April 22, 2014, the Florida Department of Transportation (FDOT) has deemed that signalization of the intersection of River Hall Parkway and SR 80 is currently warranted and necessary. The Special Provisions contained within the FDOT Connection Permit 04-A-192-0061 require signalization of this intersection at the Applicant's expense when the FDOT Traffic Operation Division determines that the warrants are met. As a result, the Applicant must coordinate, design, and construct the traffic signal now. Typically, design and construction of a traffic signal takes 12-18 months. In order to ensure the permitting of the signal occurs in a timely manner, the signal design must be initiated no later than 30 days of the date of the Zoning Resolution. The signal design must be submitted to FDOT no later than 150 days of the date of this Zoning Resolution. Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. Once 12 months from the date of the Zoning Resolution has passed, issuance of further local development order approvals (including amendments and minor changes to active development orders) within the River Hall Development will not be granted until the signal is constructed per FDOT's approval. This condition placed by Lee County as a part of this rezoning does not exempt the Applicant from having to comply with the permit as approved by FDOT.

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. 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.

14. 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.

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

16. 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.

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

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

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

20. 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.

21. 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.

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

23. 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.

24. <u>Second Access</u>

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 Fire/EMS vehicles.

25. 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 (Exhibit A) and is attached hereto.
   b. Approval of this administrative amendment was contingent upon approval of ADD2007-00084 Portico, which was approved on May 14, 2007.

26. Within ninety (90) days of the effective date of this Resolution, the developer of lands within the legally described areas as part of the amendment sought in DCI2013-00003 will 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.

27. The developer of lands within the legally described areas as part of the amendment sought in DCI2013-00003 will provide the ability for drainage from the ECWMD to pass through the project's surface water management system in order to lower flood stages within the ECWMD. The intent of this condition is to provide for a stormwater conveyance from the existing ECWMD 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 ECWMD to utilize the surface water management system within River Hall in accordance with it 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; 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.

28. The developer of lands within the legally described areas as part of the amendment sought in DCI2013-00003 will 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.

29. The structure side setback to the preserve may be reduced to 17-feet for existing platted lots River Hall Country Club Block K Lots 29, 57, 76, and 77 as documented in Instrument No. 2006000409514, with the condition that any re-plat of these lots will require the lots to meet the 30-foot structure setback to the preserve.

30. The structure setback to the preserve may be reduced to 20-feet for existing platted lots River Hall Country Club Block K Lots 37-39, 54-57 & 65-77 and Hampton Lakes at River Hall Lots 102-134, as documented in Instrument No. 2006000409514, with the condition that any re-plat of these lots will require the lots to meet the 30-foot structure setback to the preserve.

DEVIATIONS:

The following deviations have been previously approved as part of this planned development and remain in effect, as approved:

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.

Deviation (2) Withdrawn.

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.

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.

(ADD2007-00075) Deviation (5) 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 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." (Exhibit B) rear setbacks for accessory structures on lots 302-307 and 344-348 must be at least 6 inches.

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.

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

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, is APPROVED subject to Condition 29.

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 for all existing lots, is APPROVED subject to Condition 30.

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.

Staff recommends DENIAL of this deviation.

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 onto State Route 80.

Staff recommends DENIAL of this deviation.

Deviation from LDC Section 34-934 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.

Staff recommends APPROVAL of this deviation.

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Cascades at River Hall Resident's Association, Inc. filed an application for administrative approval for an amendment to a Residential Planned Development/ Commercial Planned Development (RPD/CPD) on a project known as Cascades at River Hall Phase II for construction of a wall along a portion of the southern and western property boundaries adjacent to the Portico Residential Planned Development (RPD) on property located in Fort Myers Shores, described more particularly as:

LEGAL DESCRIPTION: In Section 34, Township 43 South, Range 26 East, Lee County, Florida:

See Legal Description attached hereto as Exhibit A:

WHEREAS, the property was originally rezoned in case number 99-03-066.03Z01.01 (#Z-99-056), with subsequent amendment in case number ADD2004-00067, amended DCI2004-00054 (#Z-05-051) with subsequent amendments in case numbers ADD2006-00164, ADD2006-00173; and

WHEREAS, the subject property is located in the Rural Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the developers of River Hall RPD/CPD and the adjacent Portico RPD propose a wall with landscaping separating the two residential developments at the "pinch point" on the southwest corner of River Hall and the northwest corner of the southern parcel of Portico RPD; and

WHEREAS, there is a potential emergency access point at that location within River Hall; and

WHEREAS, that emergency access point will access Portico's road network; and

WHEREAS, Land Development Code Sec. 34-1743(b)(3)requires residential walls to have landscaping on the exterior side of the wall; and

WHEREAS, the developers of both River Hall and Portico desire a wall between the two developments; and

WHEREAS, the developers do not desire to place two walls between the developments; and

WHEREAS, as an alternative, the developers of both Portico and River Hall have entered into an agreement where the wall will be placed in River Hall and the required landscaping will be placed in Portico; and

EXHIBIT A

WHEREAS, there is a copy of this agreement in this file; and

WHEREAS, the proposed wall is not a requirement of the River Hall (RPD) resolution; and

WHEREAS; this wall and landscaping serve the purpose of providing buffering between the two developments - which is the intent of the LDC; and

WHEREAS, this wall and landscaping provide an adequate buffer between these two residential developments and serves the public interest; and

WHEREAS, this arrangement raises no health, safety or welfare issues; and

WHEREAS, the agreement on file shows the maintenance and cost responsibilities of both parties; and

WHEREAS, this amendment requires no changes to the zoning resolution for River Hall (#Z-05-051); and

WHEREAS, the developers of Portico RPD recently filed an administrative amendment (ADD2007-00084) for the landscaping adjacent to the proposed wall to be placed on their property; 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 the River Hall RPD/CPD is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated APRIL 17, 2007 Master Concept Plan for ADD2007-00063 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **The terms and conditions of the original zoning resolutions remain in full force and effect.**

3. **Approval of this administrative amendment is contingent upon approval of ADD2007-00084 Portico.**

DULY SIGNED this 14th day of May, A.D., 2007.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

Exhibit C
Page 1 of 2

Page 1 of 2
Z-05-051

OPEN SPACE CALCULATIONS:

ENTIRE PROJECT
TOTAL DEVELOPMENT 1,978.44 ACRES
OPEN SPACE PROVIDED 1,375.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED 465.04 ACRES

RPD
TOTAL RPD DEVELOPMENT 1,931.39 ACRES
OPEN SPACE REQUIRED (40%) 772.56 ACRES
OPEN SPACE PROVIDED 1,167.85 ACRES
LAKES = 293.73 AC (23% OF 1,375.00 AC)
INDIGENOUS OPEN SPACE = 437.99 AC
RECREATIONAL OPEN SPACE / GOLF COURSE = 406.94 AC
OTHER OPEN SPACE 7.27 AC
INDIGENOUS SPACE REQUIRED (50% OF 790.36) 250.26 ACRES
INDIGENOUS OPEN SPACE PROVIDED 437.99 ACRES

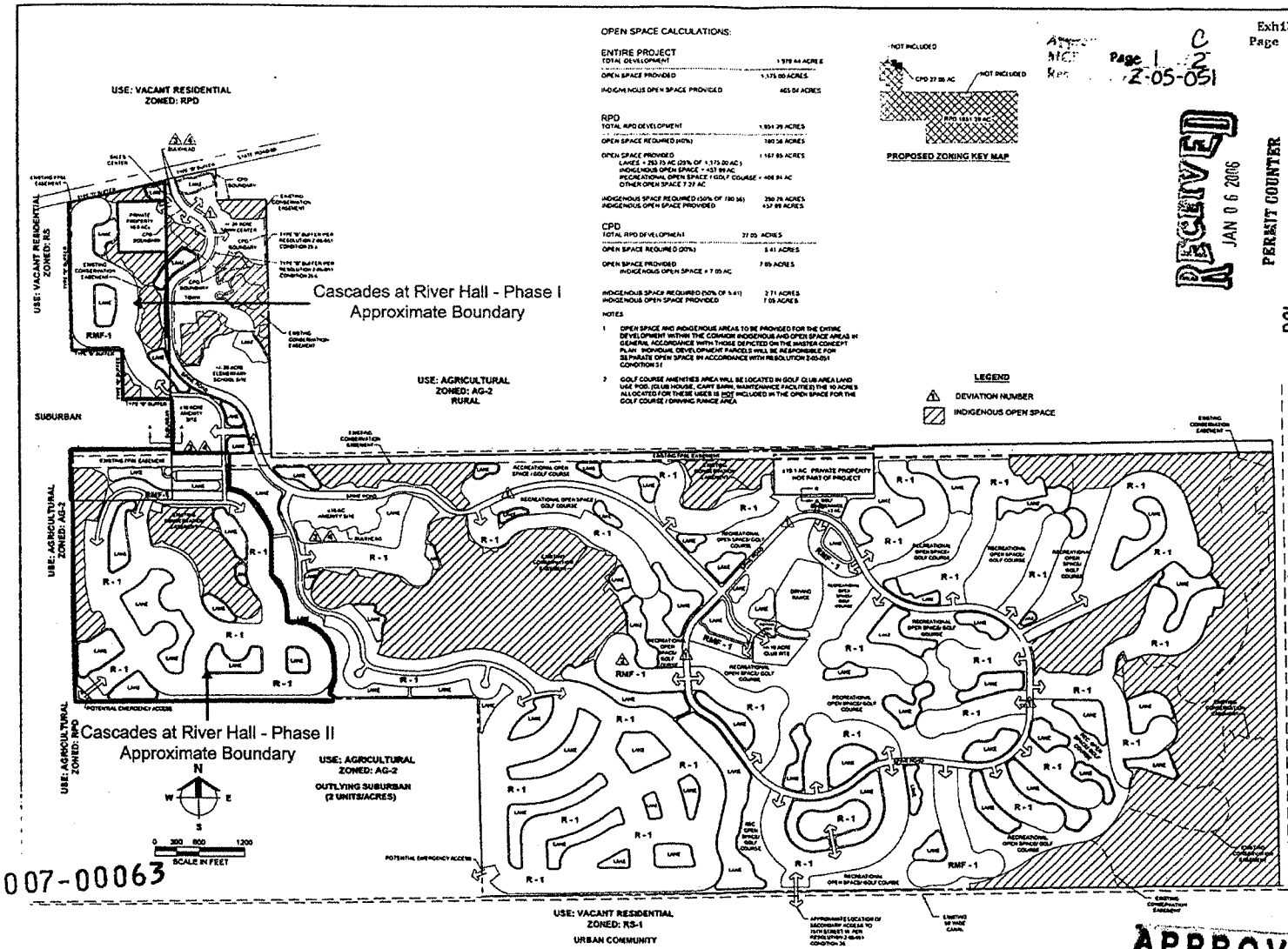
CPD
TOTAL RPD DEVELOPMENT 27.05 ACRES
OPEN SPACE REQUIRED (30%) 8.41 ACRES
OPEN SPACE PROVIDED 7.05 ACRES
INDIGENOUS OPEN SPACE = 7.05 AC
INDIGENOUS SPACE REQUIRED (50% OF 8.41) 2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED 7.05 ACRES

NOTES

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE CORRIDOR 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 31
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



ADD 2007-00063

RECEIVED
JAN 06 2006
PERMIT COUNTER

PERMIT 2004-00054
DCI

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) 461-3170
FAX (239) 461-3180
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR
LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-5521
FAX (239) 274-5617

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 *

FILE NAME	21988SDP.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\SDP\21988SDP.DWG
PLOT DATE	TUE, 1-3-2006 - 3:01 PM
PLOT BY	TOM HEALLAND
VERSION BY	TOM HEALLAND

CROSS REFERENCED DRAWINGS
BASEPLAN = 21988SBP.DWG

PLAN REVISIONS	
5-17-05	ADD OPS SUMMARY
1-3-2006	COUNTY COMMENTS

PLAN STATUS
APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN
EXHIBIT C

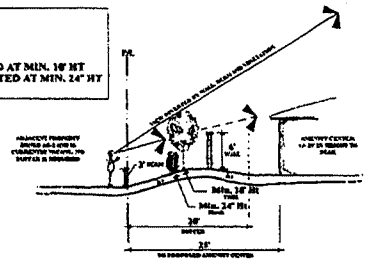
PROJECT / FILE NO	SHEET NUMBER
21988	1 OF 2

RECEIVED
APR 17 2007
PERMIT COUNTER

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00063
Date May 14, 2007

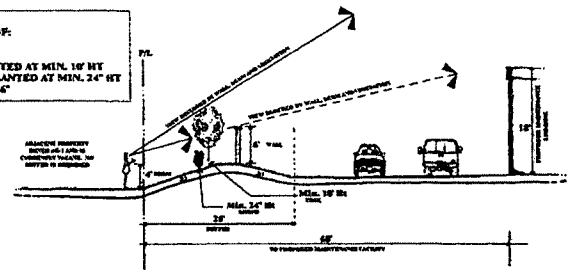
Exhibit C
Page 2 of 2
Approved as Exhibit C
MCP Page 2 of 2
Resolution # Z-05-051

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

RECEIVED
APR 17 2007
PERMIT COUNTER

DCI 2004-00054

RECEIVED
JUN 06 2006
PERMIT COUNTER

ADD 2007-00063

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00063
Date May 14, 2007

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGregor Boulevard
Post Office Drawer 2808
Fort Myers, Florida 33902-2808
Phone (239) 461-3170
Fax (239) 461-3169
Florida Certificates of Authorization
Engineering 7985 - Surveying LB-6840

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.
* NOT FOR CONSTRUCTION *

© COPYRIGHT 2006, BARRACO AND ASSOCIATES, INC.

FILE NAME	21988.DWG
LAYOUT	LAYOUT-1
LOCATION	J:\21988\DWG\21988.DWG
PLOT DATE	THU 1-4-2006 - 2:01 PM
PLOT BY	TIM HAUKLOS
DESIGN BY	AUTHOR

CROSS REFERENCES DRAWINGS

PLAN REVISIONS

PLAN STATUS
APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

TYPICAL
SECTIONS
EXHIBIT C

PROJECT / FILE NO.	SHEET NUMBER
21988	2 OF 2

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

RECEIVED
APR 17 2007
PERMIT COUNTER

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 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";

ADD 2007-00063

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

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 17APRIL07

4/2/07
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

RECEIVED
APR 17 2007
PERMIT COUNTER

L:\21988 - Hawks Haven\DESC\ 3S07de

ADD 2007-00063

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

EXHIBIT B

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

EXHIBIT A

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";

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-316

ADD 2007-00075

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

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

Township 43 South Range 27 East

Hickey Creek Road

Township 43 South Range 26 East

TOTAL AREA OF TRACT = 1,819.44 +/- Ac.

Section 25

Section 36

Section 35

Section 34

Section 27

Township 43 South Range 26 East

Section 43

Section 26

Section 23

Section 22

Section 21

Section 20

Section 19

Section 18

Section 17

Section 16

Section 15

Section 14

Section 13

Section 12

Section 11

Section 10

Section 9

Section 8

Section 7

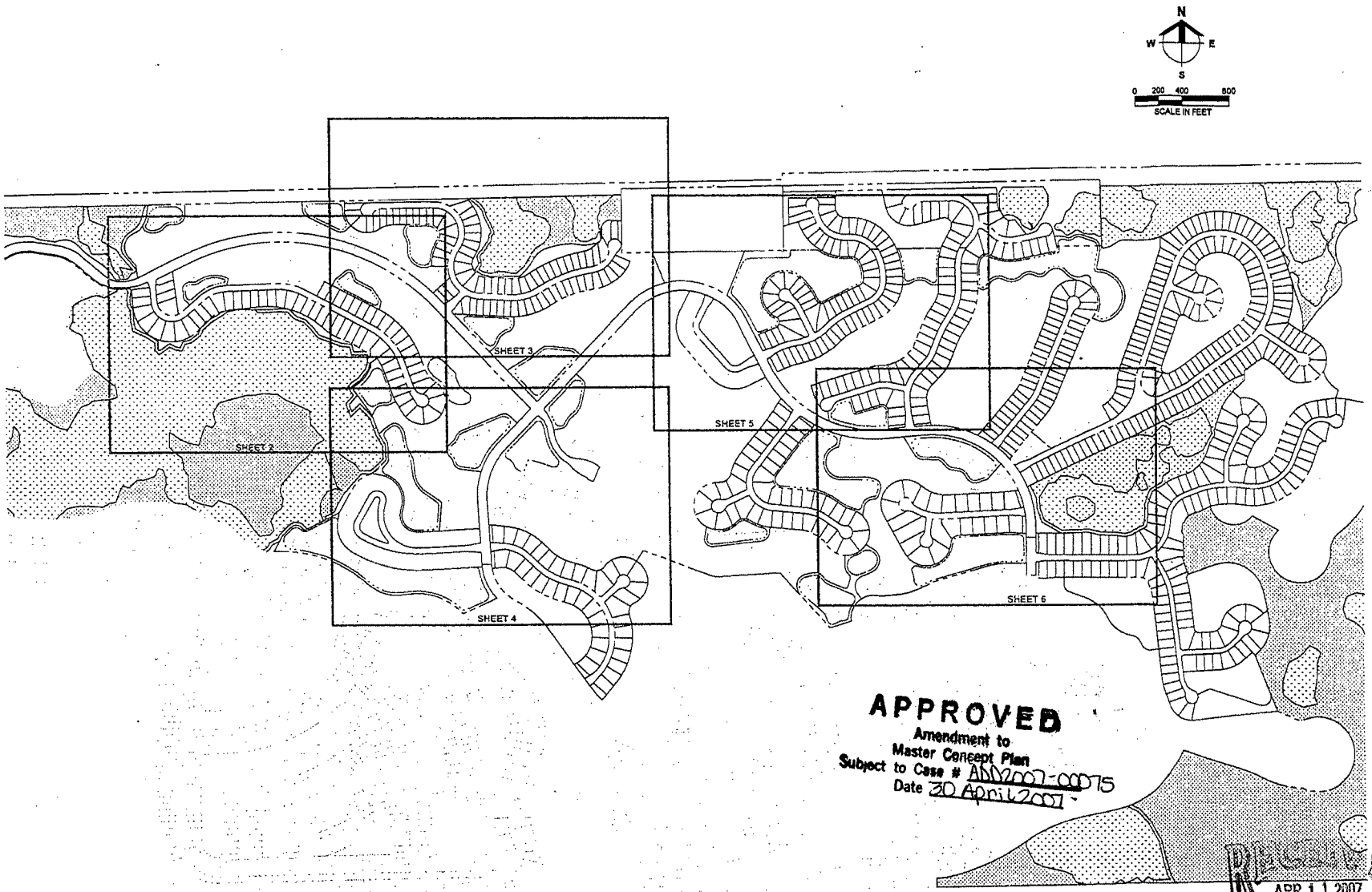
Section 6

Section 5

Section 4

Section

ATTACHMENT A



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

RECEIVED
APR 11 2007
ADD 2007-00075

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) 481-3979
FAX (239) 481-3989
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7989 - SURVEYING LB-8942

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
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ADDITIONS ARE PROHIBITED

FILE NAME	SIGN-EXHIBIT.DWG
LAYOUT	LAYOUT1
LOCATION	J:\2239\WOOD\DOC1\EXHIBITS\
PLOT DATE	THU, 4-5-2007 - 2:36 PM
PLOT BY	TARA HUSKLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 2139BADD.DWG

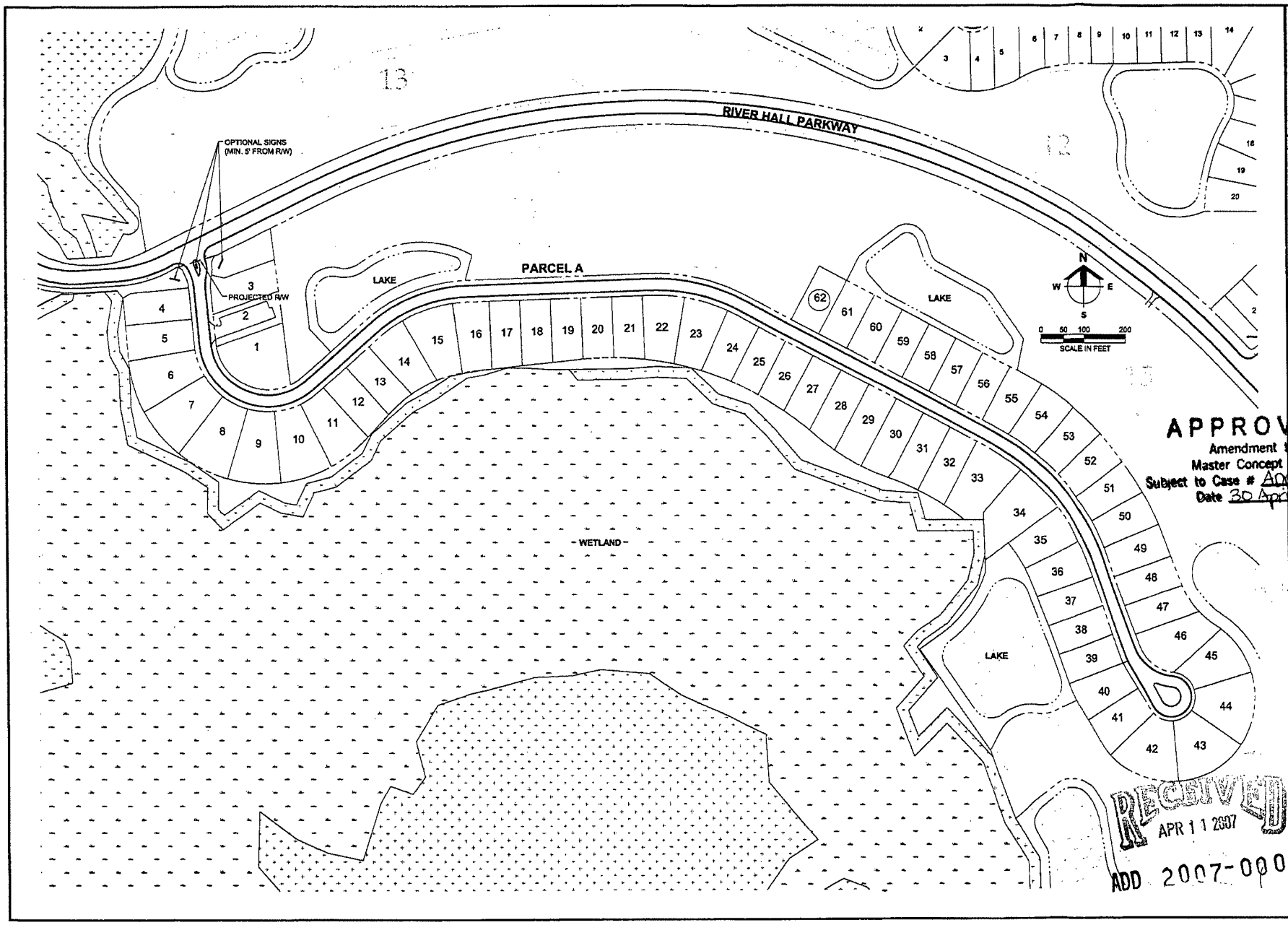
PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
2239	1



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2809
FORT MYERS, FLORIDA 33902-2809
PHONE (239) 461-3770
FAX (239) 481-8189

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7863 - SURVEYING LB-6946

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-3321
FAX (239) 274-2617

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 ENGINEERS SEAL, SIGNATURE AND DATE
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ADDITIONS ARE PROHIBITED

FILE NAME	SIGN-EXHIBIT_A.DWG
LAYOUT	LAYOUT1
LOCATION	J:\22060\DWG\DOC\1\EXHIBITS\
PLOT DATE	THU, 4-5-2007 - 2:28 PM
PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21088A08.DWG

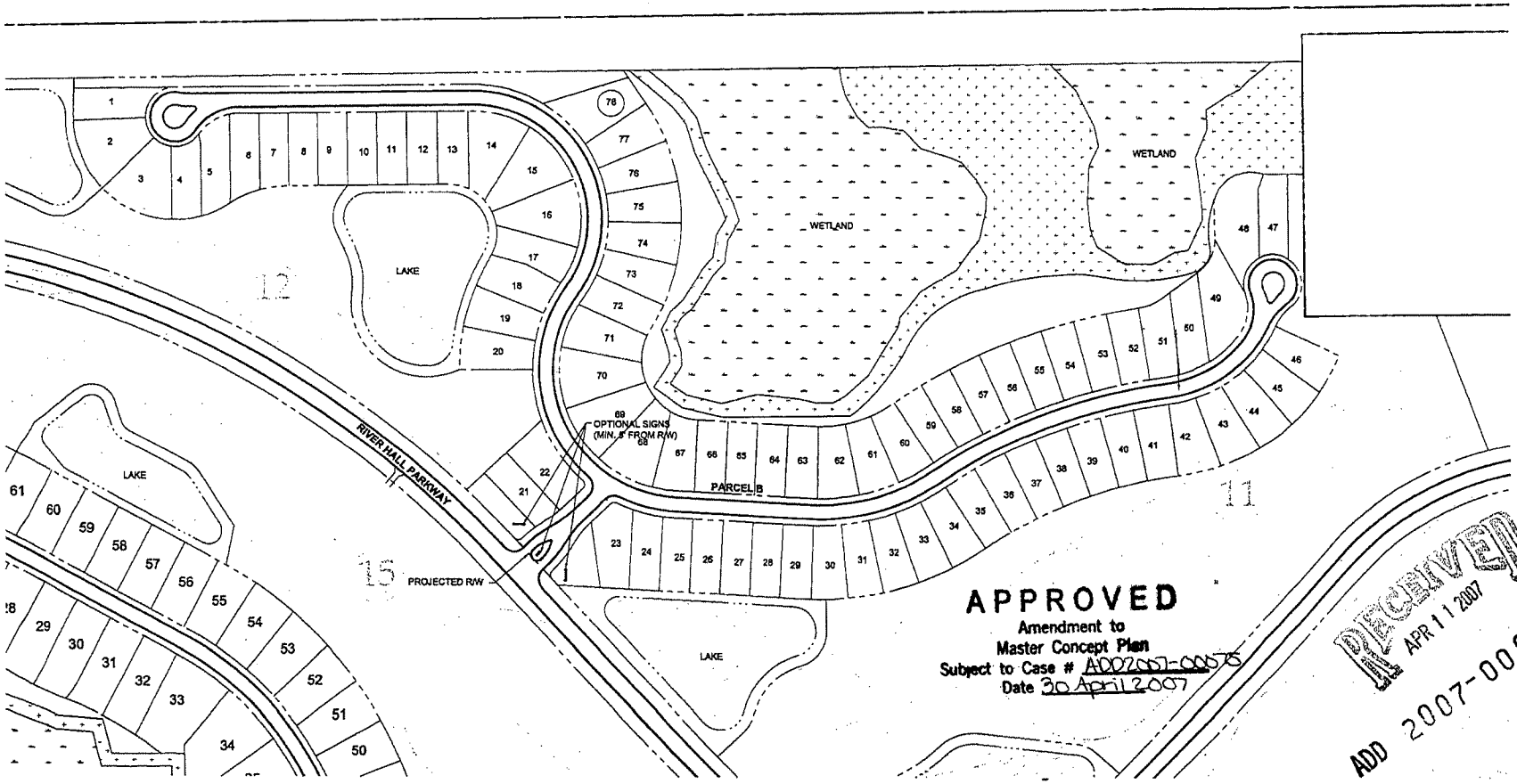
PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	2



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

RECEIVED
APR 11 2007
ADD 2007-00075

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) 461-3170
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 26,28,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

NOT VALID WITHOUT ENDORSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR REDISTRIBUTE ARE PROHIBITED

FILE NAME	SIGN-EXHIBIT_B.DWG
LAYOUT	LAYOUT1
LOCATION	J:\22060\DWG\ACDOC\EXHIBITS\
PLOT DATE	THU, 4-5-2007 - 2:36 PM
PLOT BY	TARA HUMLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21BASE0.DWG

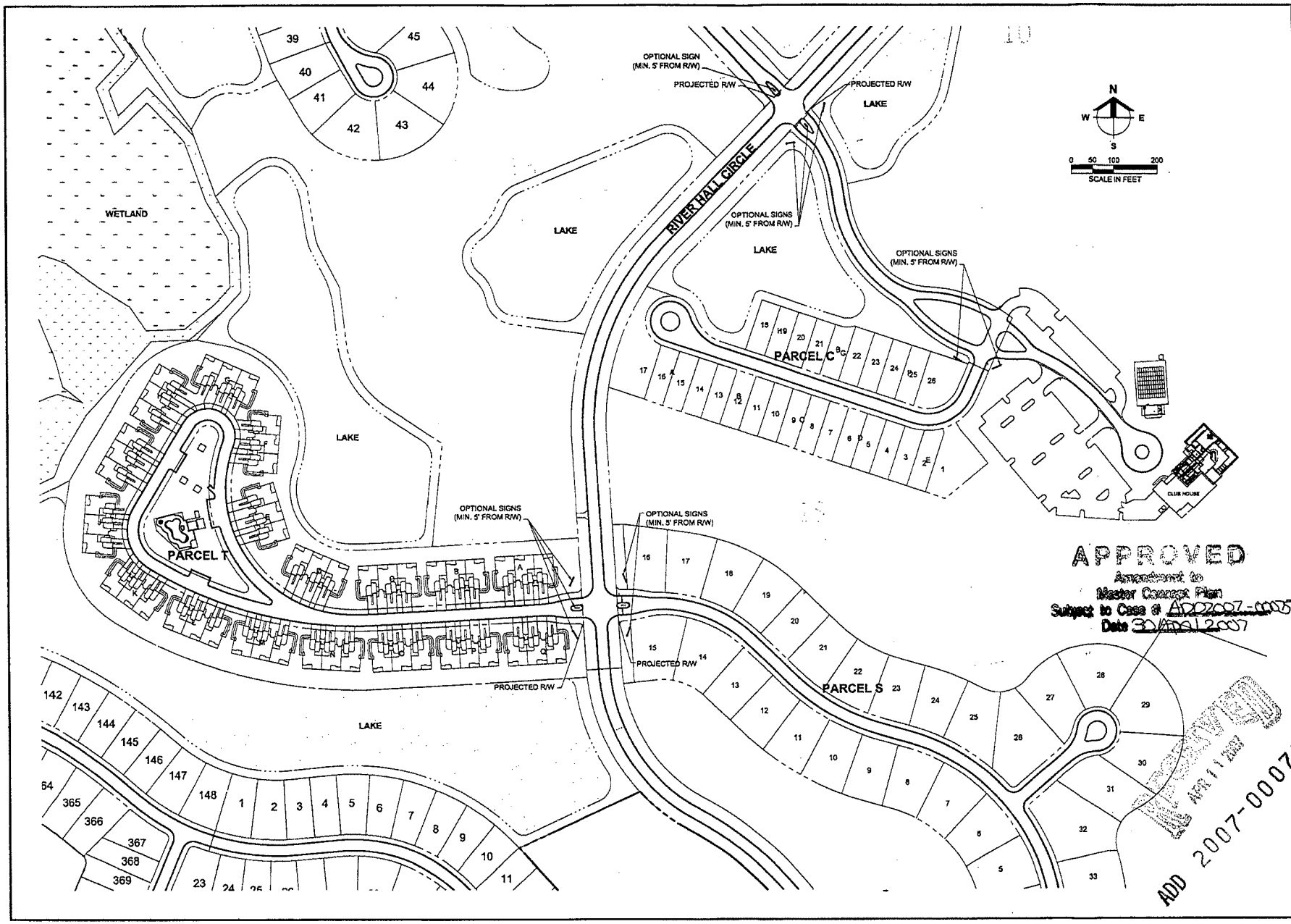
PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	3



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) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7905 - 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

NOT VALID WITHOUT ENGRAVED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	SIGN-EXHIBIT_C.DWG
LAYOUT	LAYOUT1
LOCATION	J:\22060\WORKING\C1\D0\EXHIBITS\
PLOT DATE	THU, 4-5-2007 - 2:38 PM
PLOT BY	TARA HUSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21996A00.DWG

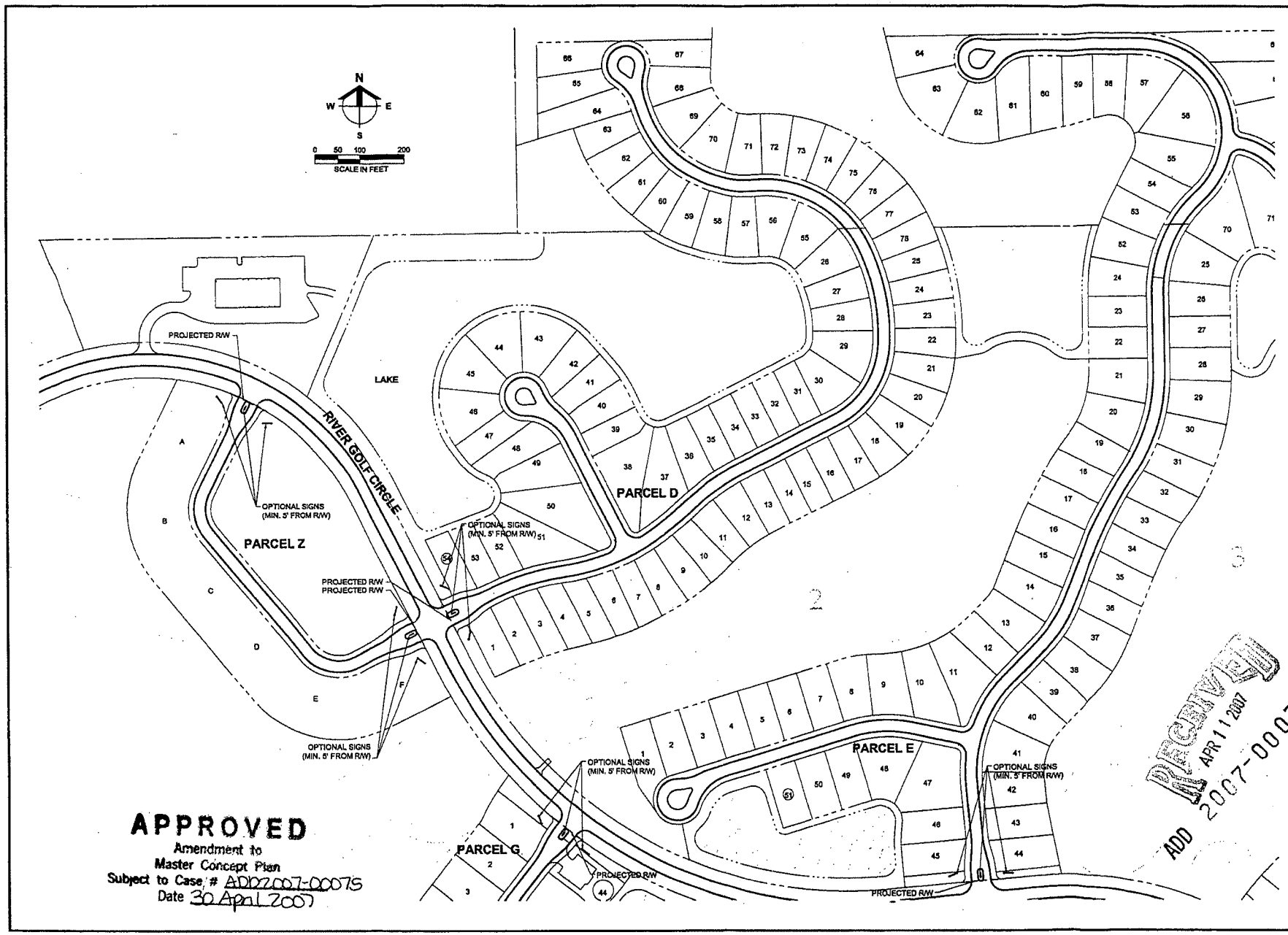
PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	4



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

RECEIVED
APR 11 2007
ADD 2007-00075

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2900
FORT MYERS, FLORIDA 33902-2900
PHONE (239) 481-3170
FAX (239) 481-3189
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7865 - SURVEYING LB-6943

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
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, Drawings or assessments are prohibited

FILE NAME	SIGN-EXHIBIT_0.DWG
LAYOUT	LAYOUT1
LOCATION	J:\22060\DWG\COGO\EXHIBITS\
PLOT DATE	THU, 4-5-2007 - 2:26 PM
PLOT BY	TARA HULSLANDER
DESIGN BY	

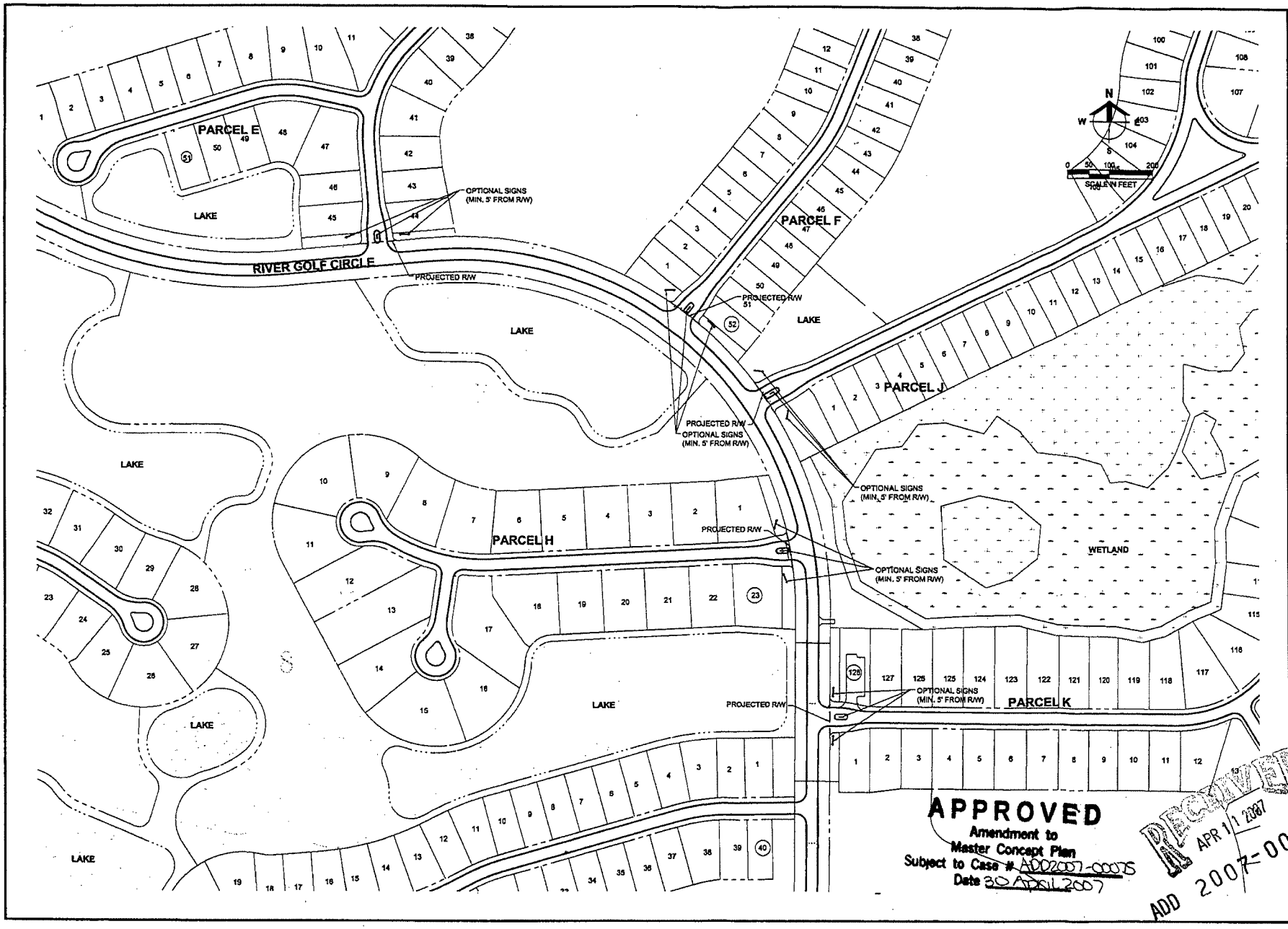
CROSS REFERENCED DRAWINGS
BASEPLAN = 21MBA20.DWG

PLAN REVISIONS

PLAN STATUS
FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	5



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) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7988 - 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
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ALTERATIONS ARE PROHIBITED

FILE NAME	SIGN-EXHIBIT_E.DWG
LAYOUT	LAYOUT1
LOCATION	J:\22060\DWG\DOCT\D0-SIGTER
PLOT DATE	THU, 4-5-2007 - 2:36 PM
PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21996A00.DWG

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	6

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

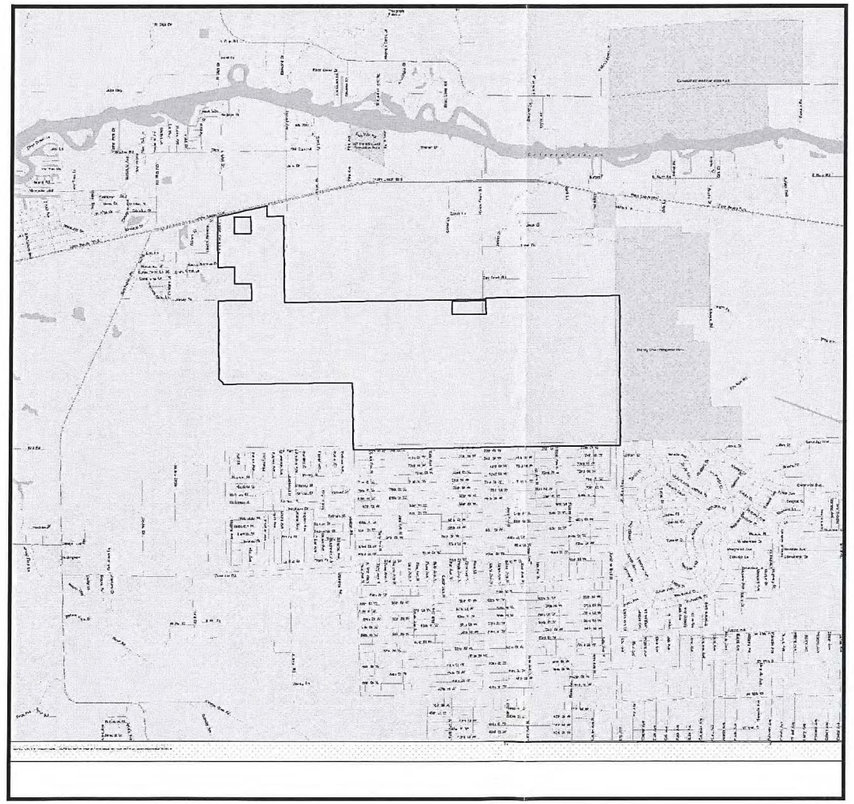
LANDSCAPE DESIGN

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

CROSS-REFERENCED DRAWINGS:

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

RECEIVED
DEC 17 2014
COMMUNITY DEVELOPMENT

ATTACHMENT D

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2014, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988Z01.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	TUE. 12-16-2014 - 3:35 PM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

3-20-13	REVISED AMENDMENT AREA
12-17-14	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

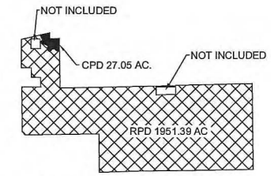
TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED LAKES = 293.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.99 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC OTHER OPEN SPACE 7.27 AC	1,167.95 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.56)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

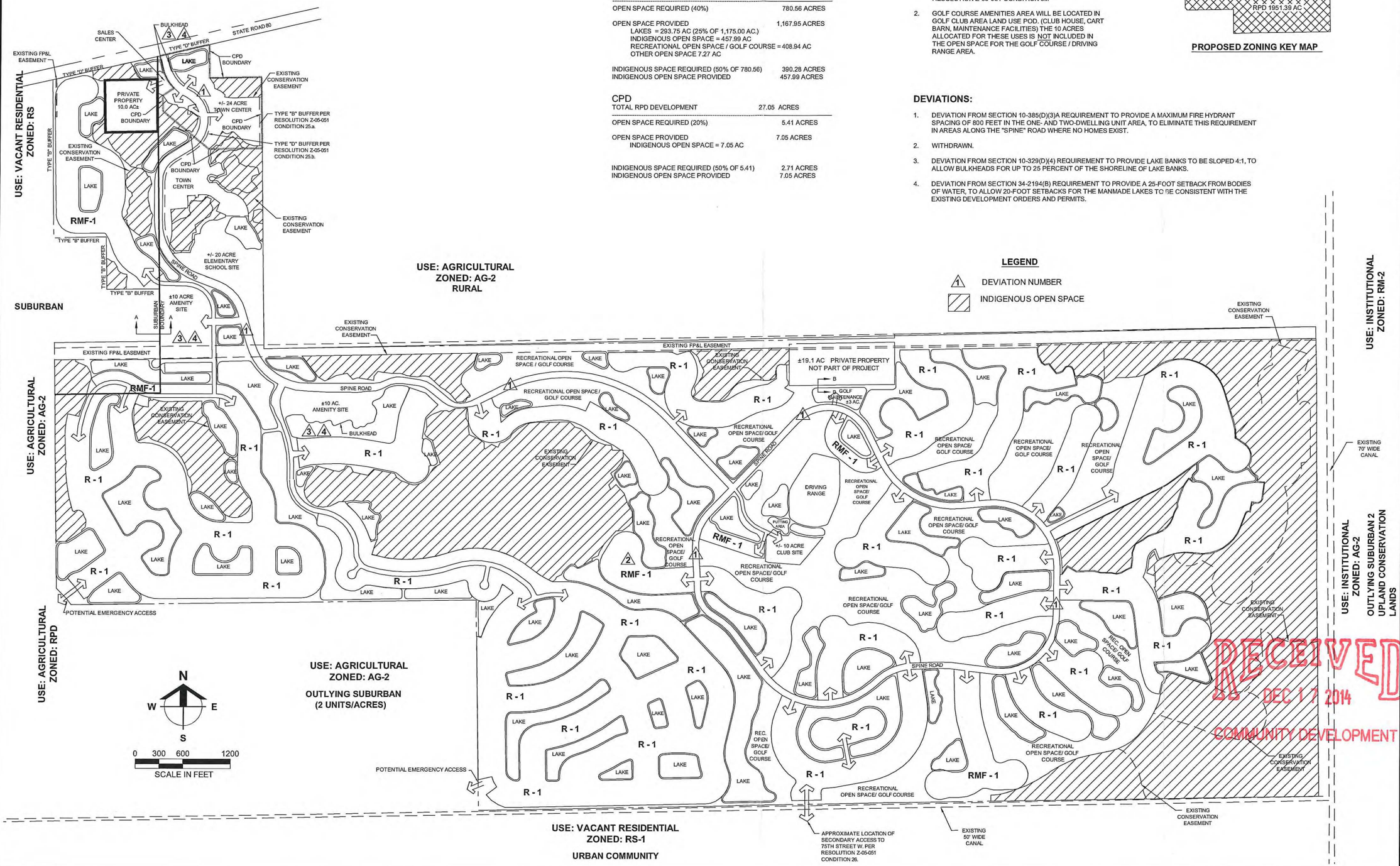
DEVIATIONS:

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



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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2014, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988Z02A.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	TUE. 12-16-2014 - 3:35 PM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

PLAN REVISIONS

12-17-14	REVISED AMENDMENT AREA

RECEIVED
DEC 17 2014
COMMUNITY DEVELOPMENT

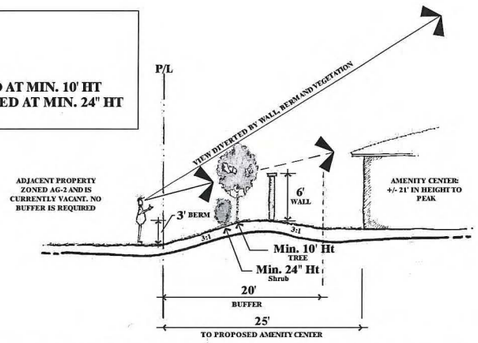
PLAN STATUS

EXHIBIT
D-7-M.1 & D-7-M.2-2

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21988	2

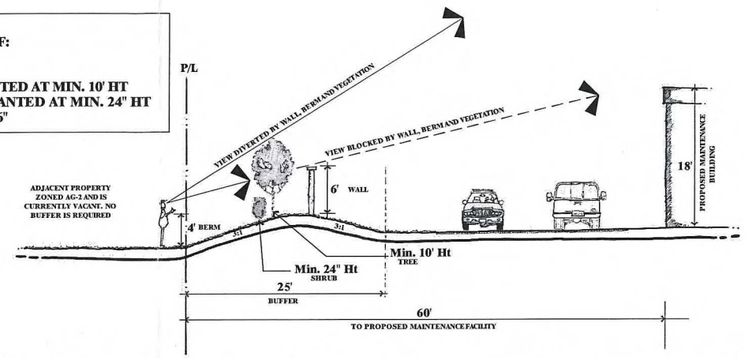
PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



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

RECEIVED
DEC 17 2014
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

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2014, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988Z02B.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	TUE, 12-16-2014 - 3:35 PM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

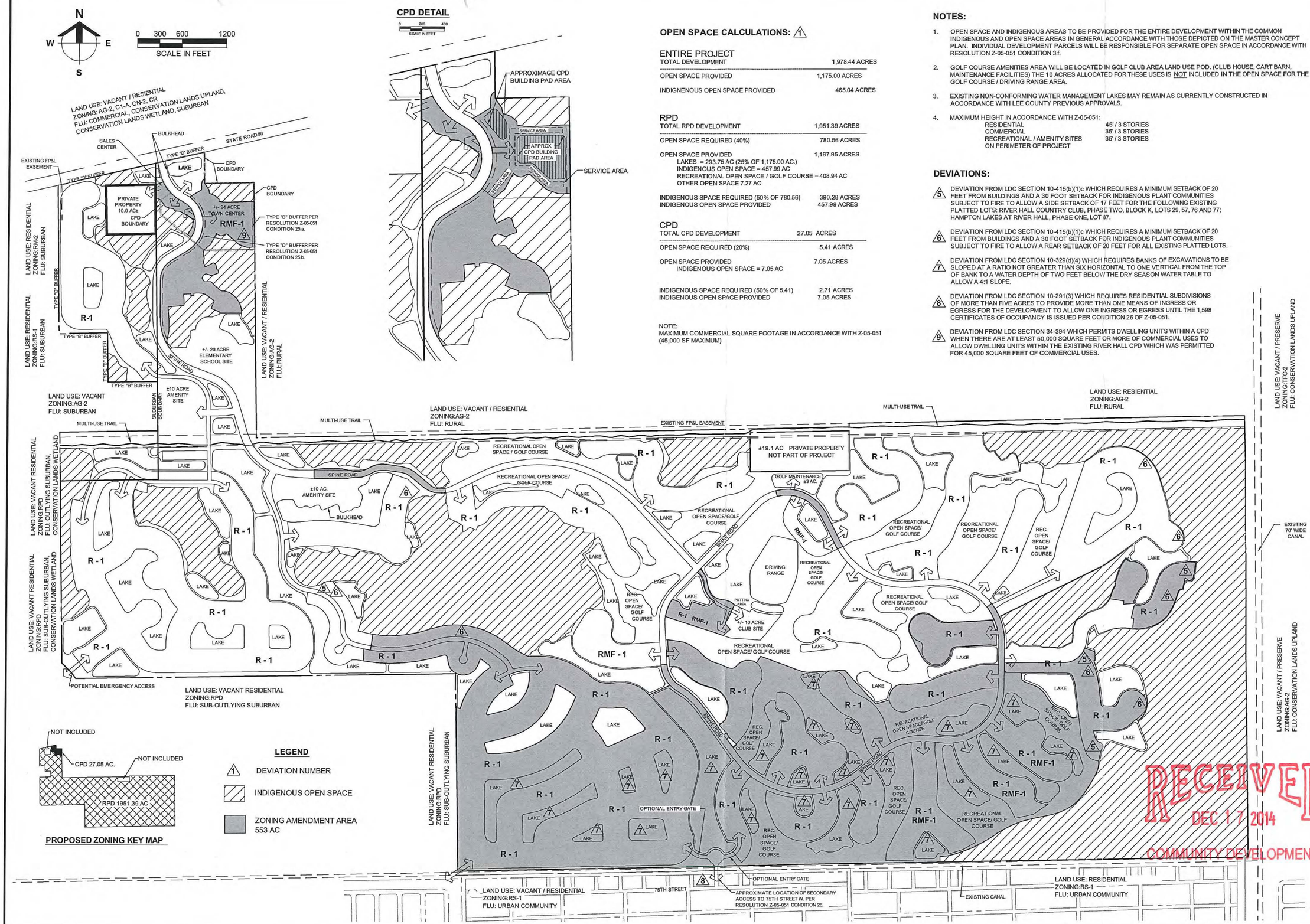
12-17-14	REVISED AMENDMENT AREA

PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

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
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.
9. 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.

RECEIVED
DEC 17 2014
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

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2014, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988Z03.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	TUE. 12-16-2014 - 3:36 PM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

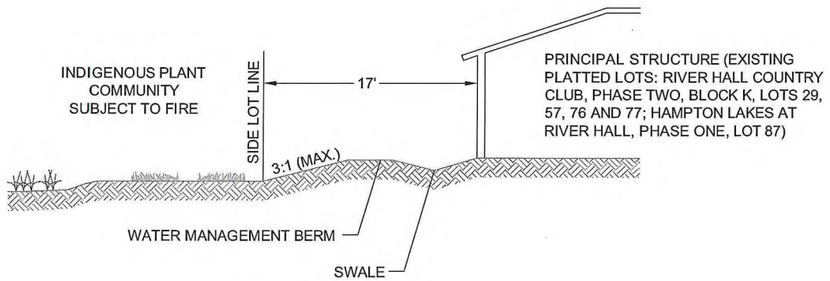
PLAN REVISIONS	
1-2-12	NOTE CHANGES
4-1-13	REVISED AMENDMENT AREA
7-19-13	NOTE CHANGES
9-12-13	REVISED AMENDMENT AREA

PLAN STATUS

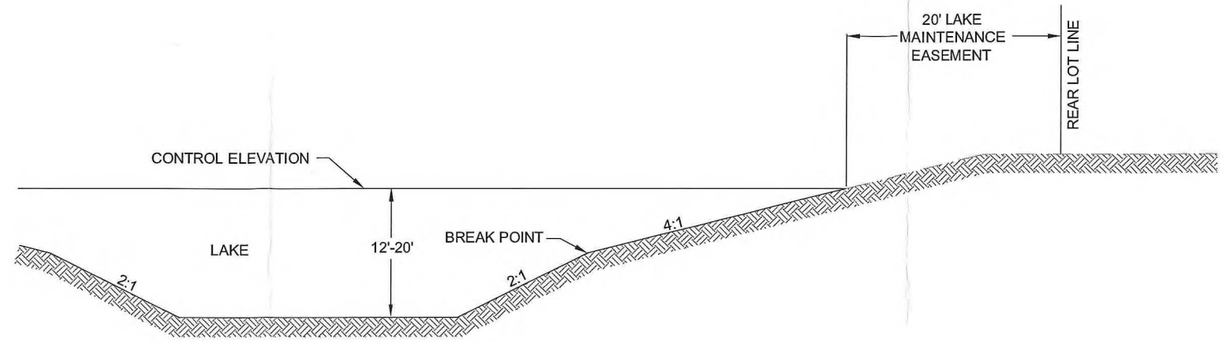
EXHIBIT
D-7-M.1 & D-7-M.2-2

MASTER CONCEPT PLAN

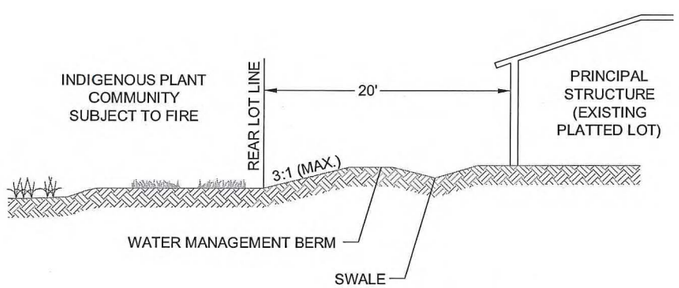
PROJECT / FILE NO.	SHEET NUMBER
21988	4



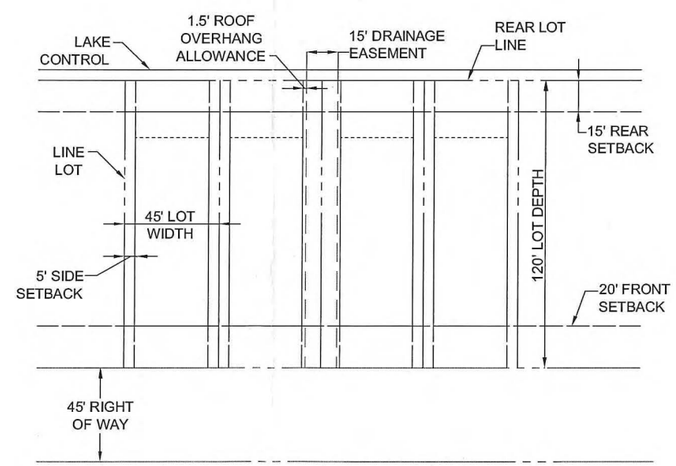
5 **DEVIATION 5 DETAIL**



7 **DEVIATION 7 DETAIL**



6 **DEVIATION 6 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.

RECEIVED
DEC 17 2014
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

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2014, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988Z04.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	TUE. 12-16-2014 - 3:36 PM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

3-20-13	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA

PLAN STATUS

EXHIBIT
D-7-M.1 & D-7-M.2-2

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
21988	5

Henderson | Franklin
ATTORNEYS AT LAW

1715 Monroe Street
Post Office Box 280 • Fort Myers, FL 33902-0280
Tel: 239.344.1100• Fax: 239.344.1200• www.henlaw.com
Bonita Springs • Sanibel

RECEIVED
DEC 17 2014
COMMUNITY DEVELOPMENT

Reply to
Russell P. Schropp
Direct Fax Number 239.344.1535
Direct Dial Number 239.344.1280
E-Mail: russell.schropp@henlaw.com

December 17, 2014

Mary Gibbs, Director
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

Re: DCI2013-00003 – River Hall

Dear Mary:

As requested by your email of December 12, 2014, this letter will transmit the proposed revisions to the above – referenced zoning application made necessary by the revisions to CPA2012-00001 that are being filed contemporaneously with this submittal.

The changes to the Future Land Use Map (FLUM) amendment proposed in the revision to CPA2012-00001 have resulted in a maximum yield of 2749 dwelling units under the FLUM, as shown in the table below:

Land Use Category	**Acreage**	**Density**	**DU Allowed Under Lee Plan**	**DU Already Permitted by Plat and DO**	**DU Remaining to be Permitted**
Suburban	71.5	6 du/ac	429	186	243
Sub-O.S.	585.6	2 du/ac	1171	598	573
Rural	1140.3	1 du/ac	1140	1119	21
Wetlands	181.0	.05 du/ac	9	0	9
Total	**1978.4**		**2749**	**1903**	**846**

As you will recall, during my meeting with you, Brandon and Chip prior to Thanksgiving, I suggested a dwelling unit cap of 2695 units as the maximum buildout scenario for River Hall. Although the revised FLUM amendment results in a density slightly higher than what we previously discussed, we will continue to request that the dwelling unit cap in the zoning amendment remain at 2695 dwelling units.

Henderson, Franklin, Starnes & Holt, P.A.

ATTACHMENT E

Enclosed you will find the following documents and materials to update the zoning application to reflect the changes necessitated by the modifications to CPA2012-00001:

1. Revised Master Concept Plan.

2. Revised sketches and legal descriptions for the area within River Hall that is subject to the amendment. Please note that no lands of the River Hall Community Development District are included.

3. Proposed revisions to the zoning conditions contained in Resolution Z-05-051, shown in redline format. Please note the proposed revisions to condition #5:

   a. The total residential dwelling count in River Hall is amended to 2695.

   b. The area that remains designated as Rural after adoption of CPA2012-00001 will be limited to a maximum density of 1 du/acre, or a maximum of 1140 dwelling units on 1140.3 acres.

   c. The condition in Resolution Z-05-051 limiting the transfer of units between land use categories has been relocated from condition 2.a. to condition 5.

4. The Applicant's Project Summary prepared by Morris-Depew Associates, which provides an updated and comprehensive analysis of the zoning request, as amended. This Summary contains a "clean" copy of the proposed zoning conditions referenced in #3 above.

5. An updated TIS based on 2695 du prepared by David Plummer and Associates.

6. Updated application forms and supporting materials.

Please contact me should you have any questions or if you need additional information. Thank you.

Sincerely,

Russell P. Schropp

RPS/mls

cc Grady Miars
Dave Depew
Tina Ekblad
Carl Barraco
Stephen Leung
Ken Passarella
Tina Matte
Richard Wm. Wesch, Esq.
Michael Jacob, Esq.
Paul O'Connor
Brandon Dunn
Alvin "Chip" Block

GREENPOINTE COMMUNITIES, LLC IN REFERENCE TO RIVER HALL, DCI2013-00003

APPLICANT'S COMBINED EXHIBITS: PROJECT NARRATIVE, SCHEDULE OF DEVIATIONS, LEE PLAN COMPLIANCE (D-7-J), DESIGN STANDARDS COMPLIANCE (D-7-K), AND DECISION MAKING COMPLIANCE (D-7-L)

RECEIVED
DEC 17 2014
COMMUNITY DEVELOPMENT

TYPE OF CASE: RPD/CPD AMENDMENT
CASE NUMBER: DCI2013-00003
HEARING EXAMINER DATE: 1/14/2015

I. APPLICATION SUMMARY

A. Applicant: GreenPointe Communities, LLC in reference to River Hall

B. Amended Request: Amend portions (553 acres) of the existing Residential Planned Development, RPD and Commercial Planned Development, CPD zoning to increase the number of permitted residential dwelling units in River Hall community by 696, to a total of 2,695, and include additional recreational uses within the commercial portion of the community.

Figure 1: Subject Property

C. Location: The subject property is located south of Palm Beach Boulevard (SR 80), approximately 6 miles east of I-75, east of Buckingham Road. (District #5)

D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property and Road Classification

Land Use Designation: Suburban, Sub-Outlying Suburban (pending approval of CPA2012-0001), Rural, & Wetlands
Current Zoning: Residential Planned Development (RPD), and Commercial Planned Development (CPD)
Current Use: Residential
Road Classification: State Road 80, Arterial

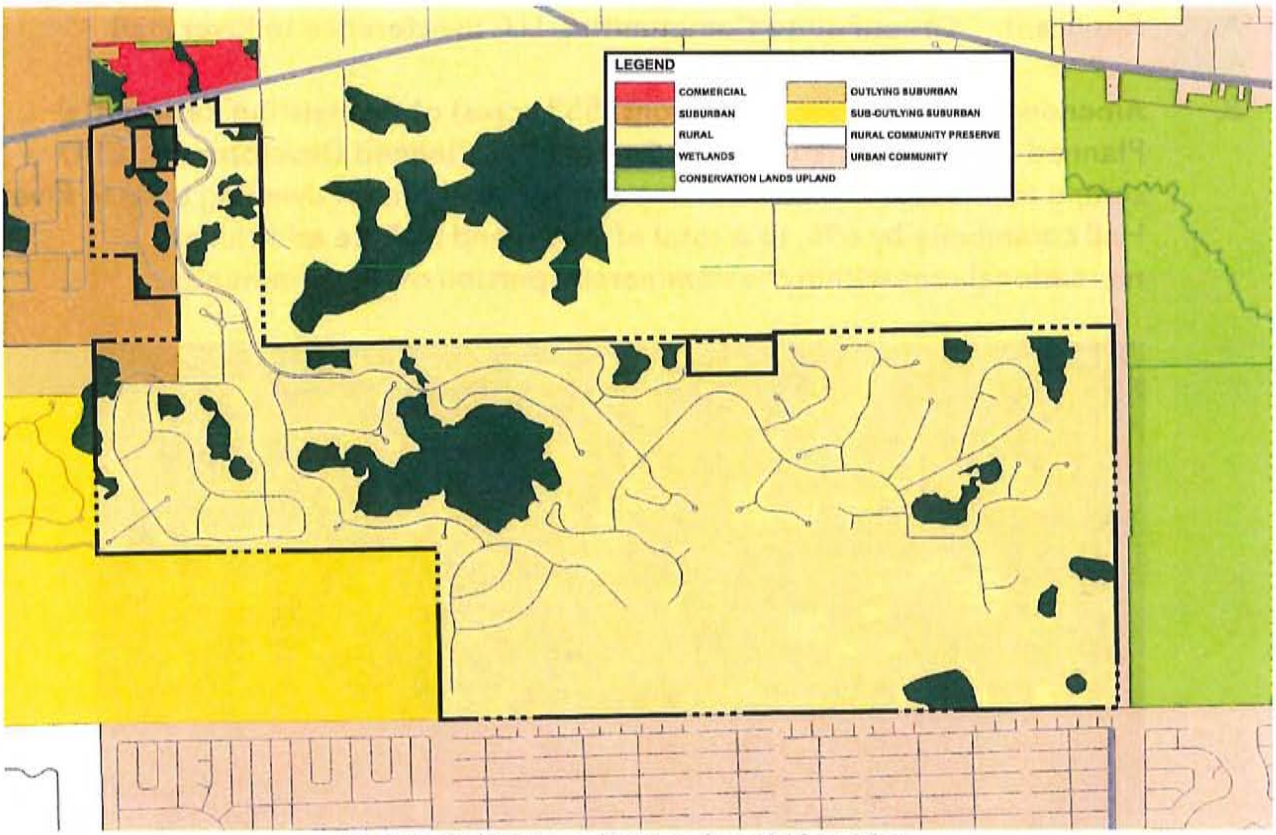


Figure 2: Existing Future Land Use Map

E. Surrounding Land Use:

Existing Zoning & Land Use Future Land Use Map

North: CPD- Grazing Land Class I and II; AG-2- Orchard Groves, Citrus, Vacant Residential, Single Family Residential, Vacant Government	Suburban, Commercial, Rural, Wetlands, Conservation Lands Uplands
East: AG-2 -Vacant Governmental; RM-2- Vacant Governmental, C-2- Vacant Governmental	Conservation Lands Uplands, Urban Community
South: RS-1- Partially Developed Residential	Sub-Outlying Suburban, Urban Community
West: RPD- Right of Way, Approved from RPD; AG-2 vacant	Sub-Outlying Suburban, Suburban, Rural, Wetlands

F. Size of Property: ±1,978.4 Acres Total; ±553 Acres in Request

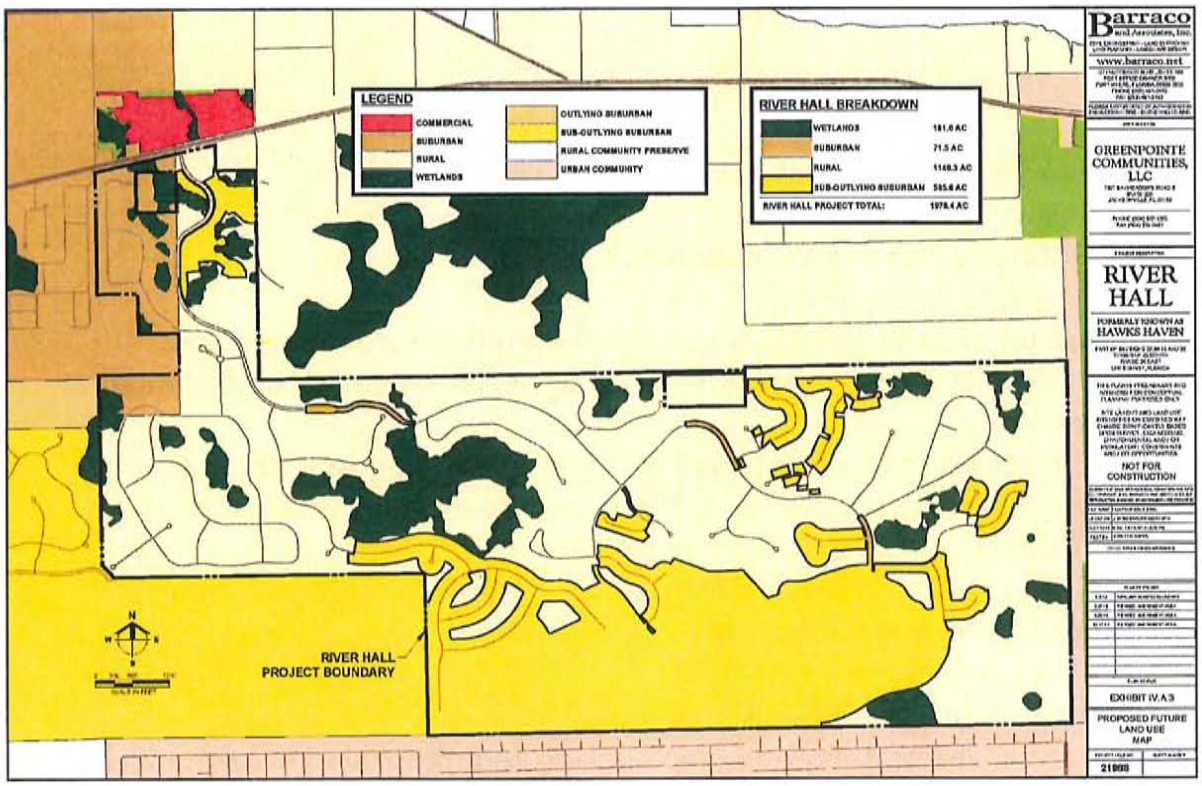


Figure 3: Proposed Future Land Use Map (CPA2012-0001)

II. REQUEST:

Applicant requests APPROVAL of the request for the Amendment of 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 696 (2,695 total DU's) and include additional recreational uses within the commercial portion of the Community.

A. PROPOSED CONDITIONS:

1. Development of this project must be consistent with the five-page Master Concept Plan (MCP) entitled "RIVER HALL: Formerly known as Hawk's Haven", stamped received December 17, 2014, last revised December 17, 2014, 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 - 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)

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 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
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-through in connection with any approved use except drugstore/pharmacy
Dwelling units, limited to Townhouse (RMF-1) and multi-family (RMF-1)
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
Parks, Group I, Group II (limited to civic center)
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 & Misc. Property Development Regulations
a. 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
Accessory Water Body Setback – 0 feet

Maximum Lot Coverage - 60 percent

b. 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
Accessory Water Body Setback – 0 feet

Minimum Distance Between Buildings: 15 feet

Maximum Lot Coverage - 60 percent

c. 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

d. 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

e. 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

f. 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

i. Except for zero-lot-line and two-family units, 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.

ii. For zero-lot-line and two-family units, on the 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.

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. Conditions 3.a.-e. above were satisfied by the Protected Species Management Plan dated May 2006 prepared by Passarella and Associates and approved by the Division of Environmental Sciences (DES). Prior to approval of any additional residential development orders, a revised Protected Species Management Plan must be submitted to DES for review and approval. Revisions to the plan will include resident educational materials for the gopher tortoise, listed wading birds, and scrub jays, as well as incorporate a large mammal management plan.

g. 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.

h. 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.

i. 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.

j. 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.

k. 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. In accordance with CPA2012-01, the total residential dwelling count within River Hall will not exceed 2695 dwelling units. 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. 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.

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). In accordance with the signal warrant analysis conducted by FDOT April 22, 2014, the developer will coordinate with FDOT to install a traffic signal at the intersection of S.R. 80 and River Hall Parkway. The signal design will be initiated within 30 days of the effective date of this Resolution and the design will be submitted to FDOT for review within 150 days of the effective date of this Resolution. The developer will pursue final design approval from FDOT with all due diligence. Construction and installation of the signal shall proceed forward immediately after design approval by FDOT. Actual timing of installation is subject to agency review, permitting, manufacturing, construction, installation, testing and other factors.

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, Administrative Amendment ADD2004-00067, and Zoning Resolution #Z-05-051 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. Within 24 months of the effective date of this Resolution, the developer will design, permit, and construct the secondary access to 75th Street West shown on page 4 of the MCP. In the event the secondary access is not constructed within 24 months of the effective date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the developer 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.

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.

Approval of this zoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in the LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to the issuance of a local development order.

28. Within ninety (90) days of the effective date of this Resolution, the developer will 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.

29. The developer will 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 storm water 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 the issuance of any additional residential development orders; provided, however, that this will not prohibit the issuance of development orders solely for infrastructure improvements (including but not limited to sewer, water, and drainage) for the project.

30. The developer will design, permit, and construct an 8-foot wide sidewalk/bicycle path along State Road 80 between River Hall Parkway and Buckingham Road. The design will be submitted to FDOT for review within 150 days of the effective date of this Resolution. The developer will pursue final construction approval from FDOT with all due diligence. Construction and installation of the sidewalk shall proceed forward immediately after design approval by FDOT. Actual timing of installation is subject to FDOT review and permitting.

31. The developer will coordinate with Lee County Emergency Management Services to accommodate the provision of EMS services at a location near the intersection of River Hall Parkway and State Road 80. At the developer's option, the developer may satisfy this condition by providing either: (a) space within an existing or new structure, along with associated parking; (b) a donation of land not to exceed one-half (1/2) acre along River Hall Parkway for construction of an EMS facility at the County's expense; or (c) some other facility or donation mutually acceptable to the developer and County.

B. DEVIATIONS:

The first four (4) deviations were approved along with Resolution Z-05-051. They remain unchanged from that approval and are listed in order to provide an exhaustive list of the approvals associated with existing development. Deviations five (5) through nine (9) are new, and approval is sought as part of the current amendment request.

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.

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. This deviation is APPROVED.

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 rear setback of 20 feet for all existing platted lots. This deviation is APPROVED.

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 6 horizontal to 1 vertical from the top of bank to a water depth of 2 feet below the dry season water table to allow a 4:1 slope. This deviation is APPROVED.

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 5 acres to provide more than 1 means of ingress or egress for the development to allow 1 point of ingress or egress onto State Road 80. This deviation is APPROVED, subject to condition 26.

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. The applicant agrees to design, permit and construct the secondary access to 75th Street West as shown on page 4 of the MCP within 24 months of the PD Amendment being approved. This 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.

9. Deviation from LDC Section 34-934 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. This deviation is APPROVED.

The applicant has proposed to amend the schedule of uses for the existing proposed Commercial Planned Development to promote a mix of uses along SR 80 at the front entry of the River Hall Community. Objective 21.4 of the Caloosahatchee Shores Community encourages Mixed Use Development that promotes a mix of commercial and residential uses to facilitate alternative transportation an internal capture. The addition of the requested multi-family residential would promote the integration of commercial and residential uses, the additional recreational and civic uses would promote pedestrian and bicycle connections to the existing surrounding development along the proposed multi-use path adjacent to SR 80. The addition of the residential uses within the CPD will promote infill development and the clustering of uses, improving the efficient use of both land and existing utilities to create a well-designed community with a mix of uses that supports the needs and demands of the area's residents.

III. BACKGROUND INFORMATION AND ANALYSIS

Introduction/Synopsis

The current request is intended to provide infill development for a portion of the River Hall (f/k/a Hawk's Haven) development currently under unified control of the

current developer/owner, GreenPointe, LLC. This action will amend the existing RPD and CPD zoning approval to increase the number of residential dwelling units in River Hall development by 696 dwelling units (to a total of 2,695), all of which will be placed into areas already shown as future development, and include additional recreational uses within the commercial portion of the community. This application is being reviewed along with a Comprehensive Plan Amendment (CPA2012-00001) which will serve to assign future land use categories to the areas in which the additional dwelling units would be placed. This rezoning will also assist in the proper allocation of dwelling units already permitted into the appropriate future land use categories that match the densities allowable.

The initial application involved a Lee Plan amendment consisting of a text amendment, modifications to Table 1(b), and a Future Land Use Map (FLUM) amendment to remove 1,247 acres of land from Rural and Wetlands and place that acreage into Conservation Wetlands, Conservation Uplands, and Sub-Outlying Suburban. During the pendency of the amendment process a number of events occurred that eventually led to the current request. Currently, as a result of a portion of the acreage having been removed from the CPA, none of the Wetlands acreage is being re-designated, and only 585.6 acres of Rural are being moved into Sub-Outlying Suburban. Table 2, below, details the specific density breakdowns. The result of the modified requests provides for an increase in the total number of permissible units across the entirety of the River Development to a total of of 2,696 DU's, 696 additional units beyond the already approved 1999.

Zoning/Development History

Hawks Haven:

The Development was originally named Hawk's Haven and approved as an RPD by the adoption of Zoning Resolution Z-99-056 on October 18, 1999. This approval allowed the development of up to 1,598 dwelling units on 1,797 acres. The RPD zoning was amended administratively by ADD2004-00067A. The amendment identified an emergency access, revised conditions, relocated the open storage and golf maintenance faculties, and identified the location of a 20 acre school site. Subsequent local development order approvals[1] for development of infrastructure, residential home sites, golf course, and other amenities were granted.

River Hall:

[1] Cascades at River Hall (2004-00248 & 2004-00266; 575 lots, infrastructure, & sales facilities); Hampton Lakes at River Hall (2004-00305, 2005-00156, & 2006-00042; amenity and sales center and 404 lots); River Hall Elementary School (2005-00233; 1,000 student elementary school and infrastructure); and River Hall Country Club (2004-00330 & 2005-00182; 18 hole golf course and clubhouse, 745 lots, 138 condominiums, and infrastructure).

On September 19, 2005, the Board of County Commissioners approved a rezoning from RPD (the original Hawk's Haven) and AG-2 to Residential Planned Development and Commercial Planned Development[2] for an enlarged 1,978 acre development now named River Hall. This approval added 181 acres to the development and permitted up to 1,999 dwelling units; 15,000 square feet of office, and 30,000 square feet of retail. Clearing and grading of the entire site was undertaken in stages, along with the construction of necessary infrastructure, amenities, and 18 of the permitted 36 golf course holes.

As of the application date, there were 324 occupied dwelling units, or 16% of the 1,999 units approved by Resolution Z-05-051. Existing development consisted of 132 occupied homes in River Hall Country Club, along with 18 holes of the golf course and phase 1 of the clubhouse facilities, 70 occupied homes in Hampton Lakes plus phase 1 of the Town Hall, and 122 occupied homes within Cascades. Since that time additional golf course facilities have been commenced along with new model homes within River Hall Country Club. A total of 1,903 dwelling units have been entitled through development orders and platting efforts.

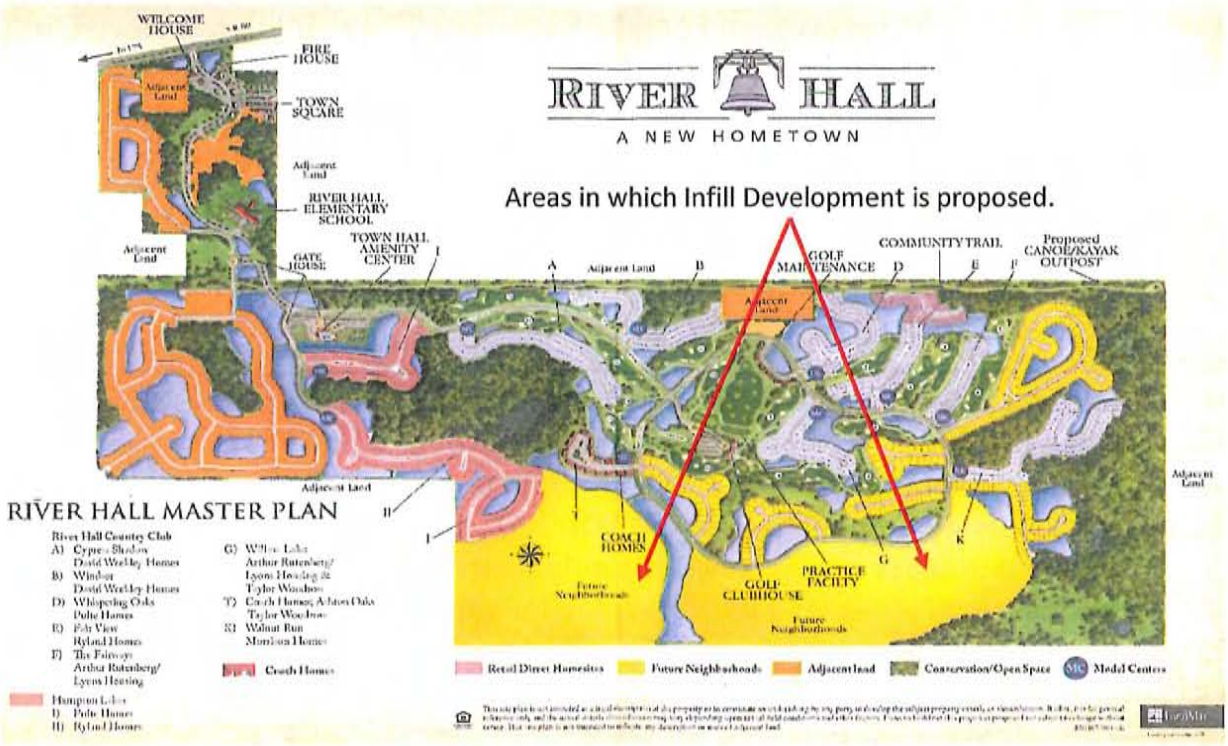


Figure 4: Original Marketing Plan, River Hall

[2] Z-05-051

DO#	Project	Date	Units	Cumulative Units
DOS2004-00318	Entry Road	1/3/2005		0
DOS2004-00248	Cascades, Phase 1	3/2/2005	167	167
DOS2004-00305	Hampton Lakes, Phase 1	3/14/2005	404	571
DOS2004-00266	Cascades Phase 2	3/15/2005	408	979
DOS2004-00330	River Hall Country Club, Phase 1	6/14/2005	391	1370
DOS2005-00156	Hampton Lakes, Phase 2	4/28/2006	41	1411
DOS2005-00182	River Hall Country Club, Phase 2	5/15/2006	492	1903
DOS2005-00233	Elementary School	10/18/2005		1903
DOS2006-00042	River Hall Lake	8/18/2006		1903
COM2013-01314	Country Club Cart Barn	8/20/2013		1903

Table 1: River Hall Entitlements

Master Concept Plan

The Master Concept Plan is a five-page Plan submitted on December 17, 2014. Development tracts are identified on the MCP showing the locations of the proposed additional units. The applicant proposes the development of a total of 2,695 residential units within River Hall. The applicant wants the ability to develop zero lot line, duplex, townhouse, and multi-family dwellings as permitted uses.

DENSITY CALCULATIONS			
Existing Future Land Use			
Current Future Land Use	**Acres**	**Lee Plan Density**	**Dwelling Units**
Suburban	71.5	6	429
Wetlands	181	.05	9.05
Rural	1,726	1	1,726
TOTAL ACRES	**1,978**	**TOTAL DWELLING UNITS**	**2,161**

FLUM Amendment Area			
Proposed Future Land Use	**Acres**	**Lee Plan Density**	**Proposed Dwelling Units**
Sub-Outlying Suburban	585.6	2	1,171
TOTAL ACRES	**585.6**	**TOTAL DWELLING UNITS**	**1,171**

TOTAL PROJECT			
Non-Amendment Future Land Use	**Acres**	**Lee Plan Density**	**Dwelling Units**
Suburban	71.5	6	429
Wetland	181	.05	9
Rural	1,140.3	1	1,140
PD Amendment Future Land Use			
Sub-outlying Suburban	585.6	2	1,171
TOTAL ACRES	**1,978.4**	**TOTAL DWELLING UNITS**	**2,749[3]**

Table 2: Lee Plan Density Calculations

Lee Plan Compliance

Planning Community Map and Allocation Table

The applicant has proposed an amendment to Table 1(b), the Year 2030 Allocations Table. The applicant has requested an amendment to Table 1(b) to accommodate the added acreage necessary for the requested increase in Sub-Outlying Suburban area. This is further explained below. Map 16 and Table 1(b) provide the allocations and geographic applicability of the allocations. Map 16 identifies 22 Planning Communities. The subject property is within the Planning Community #4, Fort Myers Shores. Table 1(b) uses the Planning Communities to allocate the number of acres that may be developed for residential, commercial, or industrial uses within each future land use category. Lee Plan Policy 1.7.6 provides further guidance concerning the Planning Communities map and Acreage Allocation Table (Map16 and Table 1(b)).

Currently the subject property has 1,726 acres of land within the rural future land use categoryand 181 acres of Wetlands. The applicant is proposing an amendment to the Future Land Use Map to add 585.6 acres of Sub-Outlying Suburban. The amendment language authorizing this addition has been transmitted by the Florida Department of Economic Opportunity, and a report has been received from that Agency offering no substantive comments. The applicant is also proposing an amendment to Table 1(b) so that sufficient acreage will be available to allow the build-out of the River Hall development should the proposed changes to the Future Land Use Map be adopted.

[3] Applicant has agreed to cap zoning approval at 2,695 dwelling units, although a calculation of the FLUM density achieves the potential 2,749 dwelling unit count.

(Portion of) Table 1(b)
Fort Myers Shores Planning Community

Future Land Use Category	Remaining	Proposed Remaining
Sub-Outlying Suburban	367	586
Rural	1,726	1,140

Table 3: Excerpt from Lee Plan Table 1(b)

Amending the Future Land Use to Sub-Outlying Suburban allows a maximum density of 2 dwelling unit per acre. The Planned Development Amendment will limit the area to ±553 acres and the density increase to an additional 696 dwelling units. The additional units will be clustered into only those the portions of the River Hall Community subject to the Planned Development Amendment request. Within the amendment area, no lands will be re-platted and, as demonstrated on the Master Concept Plan, the existing development footprint will be utilized for the additional density. This will serve to promote the clustering of residential density and uses, improving the efficient use of both land and existing utilities to create a well-designed, healthy lifestyle community with a mix of uses which supports the needs and demands of the area's residents – the definition of a Suburban Place. No revisions are proposed to the open space or conservation areas.

The River Hall Community has existing Suburban, Rural and Wetland Future Land Uses, together with the proposed Sub-Outlying Suburban, the River Hall Community will be limited to 2,695 units by the proposed Planned Development Amendment in concert with the accompanying FLUM amendment. The proposed amendment is not contiguous across the subject property due to the nature of infill development within an existing, partially built subdivision. The RPD/CPD modifications are based upon the applicant's ownership and the desire for the infill development described in the application. The proposed amendment will promote infill development and 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 proposal integrates various land uses and facilitates transportation options to provide opportunities for walking, biking and riding.

The proposed amendment also 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, urban infrastructure. The previously approved open space, height and property development regulations relating to lot size in Z-05-051 will not be amended by this request. In addition, multi-family residential has been added to the

uses requested within the Commercial Planned Development to encourage a mix of uses. These additional units will create a commercial mixed use node adjacent to an existing commercial to serve the residential of River Hall and the surrounding community.

Lee Plan Consistency

Originally, the River Hall Comprehensive Plan Amendment, CPA2012-00001, requested a Future Land Use Map Amendment 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 into the Conservation Uplands and Conservation Wetlands and Sub-Outlying Suburban. On October 22, 2014, that amendment was approved to be transmitted to the Department of Economic Opportunity by the Lee County Board of County Commissioners. As previously described, since that time a detailed review of the development needs has been conducted and the Planned Development Amendment area has been reduced to promote greater consistency with the Lee Plan.

River Hall is currently classified by the Lee Plan as Suburban, Rural and Wetland. Given the approved planned development, existing infrastructure, and surrounding land uses, the Rural designation is no longer appropriate for the subject property. Objective 1.4 sets forth a land use framework for non-urban areas including the Rural land use classification. The Lee Plan states such areas are not anticipated for urban development at this time. However the approved planned development and existing infrastructure already provides for a suburban level density and uses. According to Future Land Use Policy 1.4.1, within the Rural Classification, permitted land uses include residential, agriculture, and minimal non- residential land uses that are needed to serve the rural community. The maximum density is one dwelling unit per acre. This definition is not consistent with the existing approval for River Hall. Thus, as it currently exists, the River Hall development is inconsistent with the description and intent of the Lee Plan land use designation in which it is located.

As proposed by this request, River Hall would be consistent with the Lee Plan definitions and the Sub-Outlying Suburban future land use designation. The property is located in a developed area of the County with established residential communities, commercial development, and some Conservation and Rural lands. Letters of Availability have been received from service providers demonstrating public infrastructure is available to support the additional 696 additional dwelling units. The property transitions density from the 2 to 4 dwelling units per acre permitted to the South and West to the 1 dwelling unit per acre and Conservation lands permitted to the North and West. The requested density will be directed toward the existing unplatted developable areas of the community, creating an infill

development. The Sub-Outlying Suburban category provides for lower densities appropriate for the site's transitional location and the proposed Conservation Future Land Use categories to promote an infill land use.

Lee Plan Policy 1.1.11 states, "The Sub-Outlying Suburban areas are residential areas that are predominantly low-density development. Generally the requisite infrastructure needed for higher density development is not planned or in place. It is intended that these areas will develop at lower residential densities than other Future Urban Areas and are placed within communities where higher densities are incompatible with the surrounding area and where there is a desire to retain a low-density community character. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed." A review of the existing development patterns and the proposed infill development as depicted upon the MCP demonstrates that the existing single-family and multi-family development activities are consistent with a suburban land form. The most appropriate transition land use category found within the Lee Plan, consistent with existing and proposed development, is Sub-Outlying Suburban. The proposed added units will create a land area consistent with the density maximums and the surrounding community character. The proposed zoning amendment is consistent with this Lee Plan policy.

Goal 2 Growth Management

This portion of the Lee Plan establishes land use policy to support projects that propose an economically feasible plan for development. The proposed Planned Development Amendment promotes a contiguous and compact growth pattern and infills an existing subdivision with urban infrastructure. The request utilizes the existing development footprint to establish a density consistent with the existing surrounding residential developments. A review of the design of the infrastructure for the subject property demonstrates: 1.) the potable water system has been designed to accommodate the added units; 2.) the wastewater collection system has been designed to accommodate the added units; 3.) the irrigation system has been designed to accommodate the added units; 4.) the surface water management system has been designed to accommodate the added units; 5.) the internal circulation system has been designed to accommodate the added units; and 6.) the amenities have been designed to accommodate the added units.

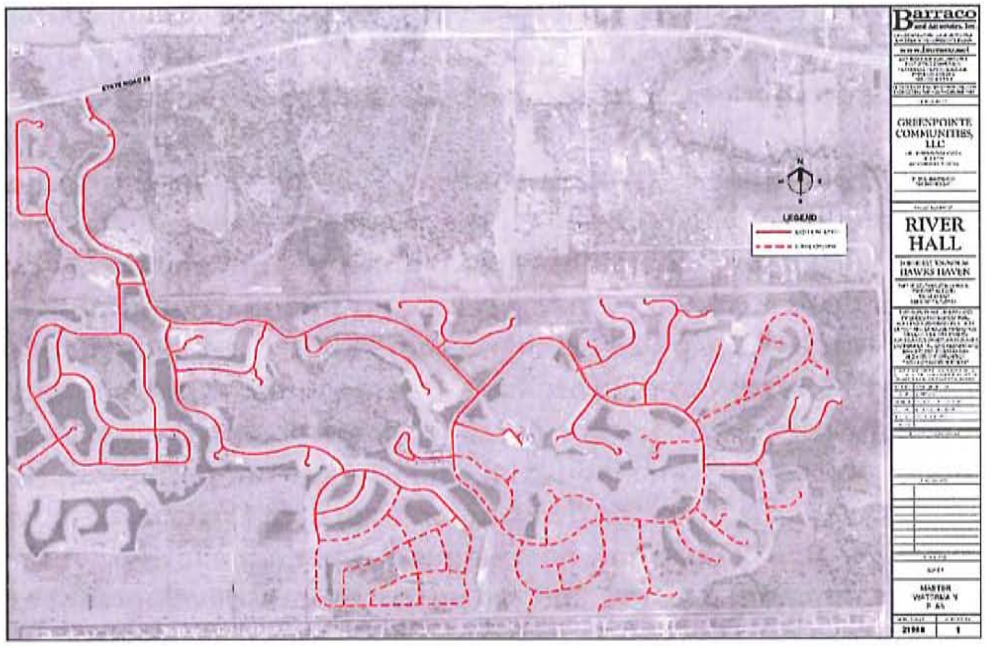


Figure 5: Potable Water Facilities

Figure 6: Wastewater Collection Facilities

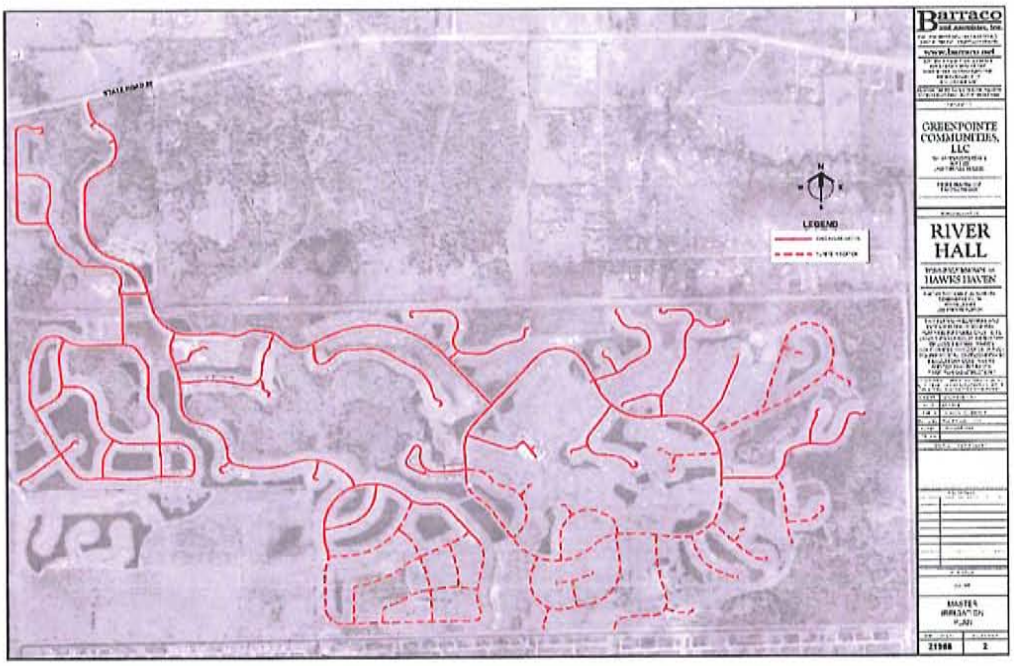


Figure 7: Irrigation Facilities

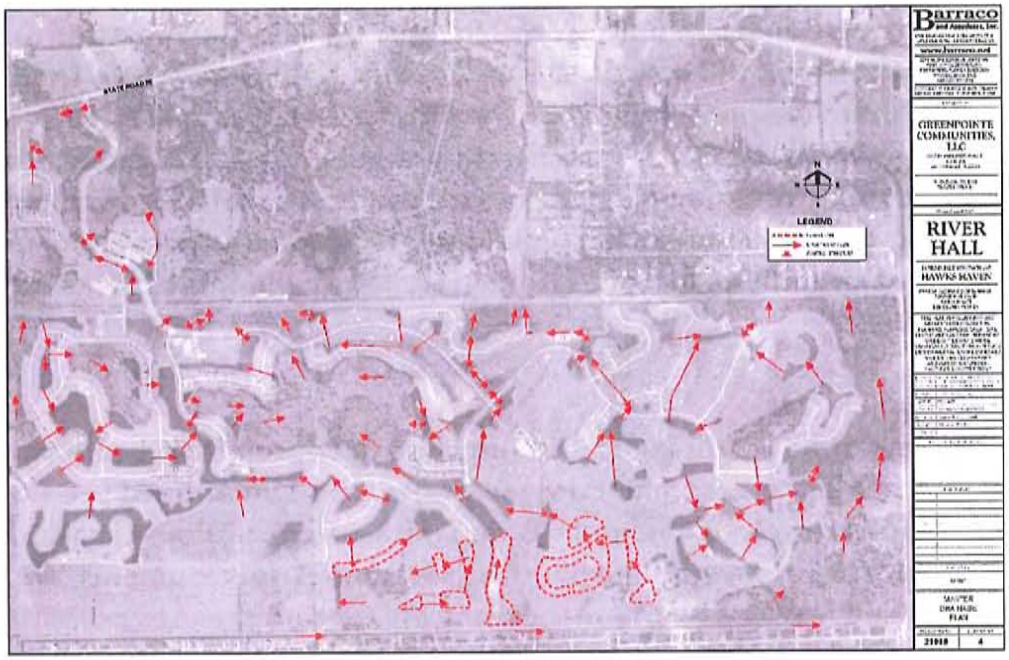


Figure 8: Master Drainage Facilities

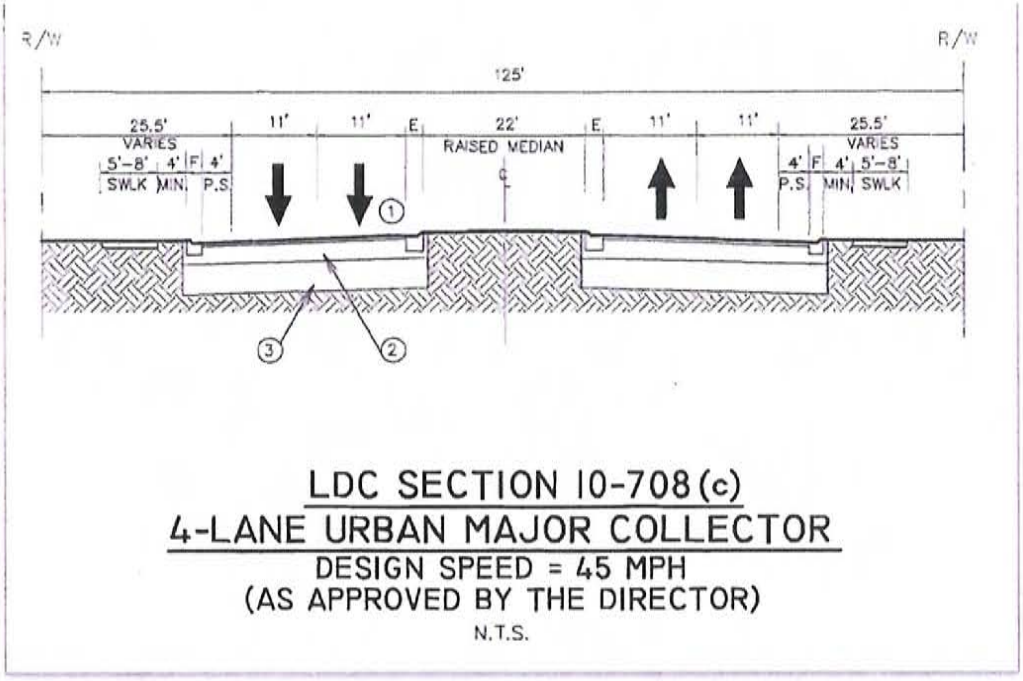


Figure 9: River Hall Parkway Roadway Section – LDC 10-296, Closed Drainage

The requested additional 696 units will be located on existing unplatted areas of the development within the proposed Sub-Outlying Suburban Future Land Use – depicted as "Future Neighborhoods" on the original marketing literature. Letters of Availability have been received demonstrating there is adequate capacity within the existing public infrastructure system to service the additional 696 dwelling units requested. The Comprehensive Plan Amendment and Planned Development Amendment will promote a mix of uses that serve the residents of River Hall and surrounding area.

Goal 5 Residential Uses

Goal 5 provides for sufficient land to be provided in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County. The approved planned development and existing infrastructure allow a suburban level density which is consistent with the abutting residential developments. The proposed Planned Development Amendment will expand the uses permitted within the existing CPD to provide additional uses that will permit a commercial and civic node to meet the needs of area residents as well as the River Hall Community. The additional dwelling units requested will be located within the existing unplatted and developable areas of the Community to ensure no reduction to open space, buffering, landscaping or recreation areas occurs. Lot sizes, configurations, and designs will be consistent with existing approved development in order to promote the unified aesthetic of the development. No added buffering between

development tracts will be required as the styles of development will be consistent with that which already exists. The proposed infill will also allow the economically viable addition of the next phase of the golf course, increasing the recreational opportunities and amenities of the development. Consequently, the River Hall site should be viewed as an infill property where development intensity is logically stepped down from the adjacent Suburban and Urban Future Land Use Categories and a mix of uses are provided for the community and surrounding area consistent with the intentions of the policies associated with Goal 5.

Consistent with the first sentence of existing Condition 5a. in Z-05-051, the proposed Planned Development Amendment also ensures the portion of the project remaining in the Rural Future Land Use will maintain one dwelling unit per acre. The proposed Planned Development amendment is limited to 553 acres, which were included in CPA2012-00001 to be reallocated to the Sub-Outlying Suburban Category. The remaining ±1,393 acres will be allocated between the Rural, Wetlands and Suburban Future Land Use Categories. The table below demonstrates the acreage of each Future Land Use Category, the maximum number of dwelling units allowed, the number of permitted dwelling units, and the remaining available units in each Future Land Use Category.

Future Land Use	Acres	Dwelling Units Allowed	Dwelling Units Entitled	Dwelling Units Available
Suburban	71.5	429	185	244
Wetlands	181	9	0	9
Rural	1,140.3	1,140	1,119	21
Sub-outlying Suburban	585.6	1,171	598	573
TOTAL	**1,978.4**	**2,749**	**1,903**	**846**

Table 4: Lee Plan Units Available for Entitlement/Development

There are currently ±1,725.8 acres and 1,718 units approved by plat and development order within the Rural portion of the River Hall Community. The proposed Planned Development Amendment only utilizes ±553 acres of the proposed Sub-Outlying Suburban Future Land Amendment area to increase the total number of permitted residential dwelling units for the entirety of the River Hall development by 696. Outside the Planned Development Amendment area, ±1,140 acres would remain at the existing Rural density of 1 dwelling unit/acre as currently permitted in Z-05-051. This acreage is adequate to support the existing 1,119 permitted Rural dwelling units located outside the Planned Development Amendment area, providing the opportunity for an additional 21 Rural units to be permitted in the future, and maintain consistency with the existing Condition 5a. in Z-05-051. Meanwhile, the Sub-outlying Suburban area (±553 acres) will receive 573

dwelling units, with the balance remaining in the Suburban designated area (71.5 acres) for eventual development opportunities.

Goal 21 Caloosahatchee Shores
The proposed Comprehensive Plan and Planned Development Amendments for the River Hall Community are consistent with the Caloosahatchee Shores Community Plan. The existing architecture for the River Hall Community is Florida Vernacular. 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 Planned Development along Palm Beach Boulevard to establish a larger commercial node to serve area residents as well as the River Hall 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 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.

Objective 21.1 Community Character
The Caloosahatchee Shores Community seeks to retain the Old Florida identity the area is known for. These policies encourage Florida vernacular architecture, native and enhanced landscaping and promote regulations for new development within the Land Development code related to architecture and site design.

The River Hall Community currently promotes Florida Vernacular architecture and 100% native vegetation in all required buffers. The Planned Development Amendment does not request any changes to these conditions, ensuring the existing design components will continue throughout the community to promote consistency and compatibility between the existing and future development. Any development within the existing Commercial Planned Development will comply with the requirements of the Caloosahatchee Shores Planning Community Section of the Land Development Code. It should be noted the existing approved height for the River Hall Community is compliant with the Caloosahatchee Shores LDC requirements and the Planned Development Amendment does not request a change to this property development regulation.

Objective 21.2 Commercial Land Uses
The policies established related to commercial land uses encourage the restriction of commercial uses to their existing locations and the redevelopment of existing commercial. The Community wishes to increase the commercial opportunities available within Caloosahatchee Shores and provide interconnections between commercial uses and surrounding residential areas to accommodate alternative modes of transportation.

The existing approval for the River Hall Community includes a Commercial Planned Development located at the north entrance of the property adjacent to Palm Beach Boulevard. The proposed Planned Development Amendment requests residential, recreational and civic uses to be permitted within the existing CPD to increase the availability of a variety of commercial and civic uses along Palm Beach Boulevard. This request will promote a mix of uses within the CPD to meet the needs of Caloosahatchee Shores as well as the River Hall Community. The location of the CPD within River Hall aligns with an existing Commercial Planned Development across Palm Beach Boulevard (SR 80) to create a larger commercial node available to the Caloosahatchee Shores Community.

The recreational uses proposed within the CPD will provide interconnection opportunities between the River Hall Community and existing surrounding uses. The developer has agreed to work with Lee County to extend a proposed trail to the West to provide a multi-use path along SR 80 to the intersection with Buckingham Road. The multi-use path will increase access to the surrounding commercial uses and provide alternative modes of transportation.

Objective 21.3 Residential Uses
The Caloosahatchee Shores Community values residential development and seeks to reduce conflicts between uses while promoting the protection of natural resources, open space, and increased recreational opportunities.

The River Hall Community's existing approved Master Concept Plan ensures compatibility with surrounding uses. The approved Master Concept Plan locates the CPD in the northern portion of the property adjacent to Palm Beach Boulevard to provide convenient access from a major roadway. Residential uses are located adjacent to existing and future proposed residential uses. The proposed Planned Development Amendment directs the additional 696 dwelling units to the existing approved developable areas eliminating impacts to the existing open space and recreational areas while continuing to promote conservation areas along the eastern property boundary providing a buffer to Hickey's Creek Mitigation Park.

Objective 21.4 Mixed-use Development.
The Community desires developments that contain commercial and residential uses and provide interconnections between uses to facilitate alternative transportation and internal capture.

The proposed Planned Development Amendment requests residential, recreational, and civic uses to be permitted within the existing Commercial Planned Development. The residential uses would allow the addition of multi-family residential within the CPD to promote the integration of commercial and residential uses. The recreational and civic uses are requested to promote pedestrian and bicycle linkages to the existing surrounding development with a multi-use path along SR 80. The requested Planned Development Amendment will increase the mix of uses within the community and promote interconnectivity to facilitate alternative transportation and internal capture as consistent with this objective and its supporting policies.

Objective 21.5 Community Facilities/Parks
There is a desire to establish a broad mix of Community Facilities within the Caloosahatchee Shores Community. Therefore, these policies outline the types of facilities the Community will encourage and the connectivity desired between recreational uses.

The River Hall Community is proposing to increase recreational and civic opportunities for residents of the community and the surrounding area by the proposed Planned Development Amendment. Recreational and Civic uses are requested to be added to the schedule of uses for the CPD. The developer has also agreed to provide a multi-use path from the entry of River Hall along SR 80 to the intersection with SR 80 to provide multi-modal linkages to the existing surrounding uses. The amendment will promote the economic viability of the second phase of the golf course, providing added recreational opportunities for members of the golf club.

Objective 21.6 Public Participation
The involvement of the public in entitlement and permitting decisions is a high priority for the Caloosahatchee Shores Community. A Public informational session must be provided on all amendments and zoning actions and copies of the proposed amendments are to be distributed to known citizen groups and civic organizations.

GreenPointe Communities wishes to coordinate with the residents of the Caloosahatchee Shores community regarding the proposed Comprehensive Plan

Amendment and Planned Development Amendment to discuss the proposals and gather feedback. A number of public informational sessions have already been held. On September 6, 2012 an informational session was held for all residents of the Caloosahatchee Shores Community to introduce the proposed Comprehensive Plan and Planned Development Amendments. During the meeting participants were asked to sign in and provide contact information so that informational updates regarding the amendments can be e-mailed to interested parties. Another community meeting was held April 17, 2014 to discuss the proposed Comprehensive Plan Amendment and Planned Development Amendment with the residents of River Hall as well as the Caloosahatchee Shores residents. Small group interactions with residents have also been held over the course of the process.

Consistency with Resource Protection

As demonstrated by the supporting information prepared by Passarella and Associates and by virtue of the exclusion of the existing conservation areas, the proposed amendment is consistent with and furthers Conservation Goals, Objectives and Policies. The proposed amendment will utilize the existing development footprint to ensure there are no impacts to the existing native habitats on-site. Lee Plan Goal 107 states, "To manage the county's wetland and upland ecosystems so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics." Lee Plan Objective 107.3 indicates that Lee County will, "Maintain and enhance the fish and wildlife diversity and distribution within Lee County for the benefit of a balanced ecological system." Finally, Lee Plan Policy 107.3.1 states that the County will, "Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation."

The existing conservation easement areas and indigenous preserved provided long-term protection of the natural wetland and upland habitats within the River Hall Community. Indigenous habitats most suitable for protection, enhancement and conservation were previously identified and retained. These areas are not included in the area proposed for the Planned Development Amendment. The proposed request will not reduce the previously approved indigenous preserved, conservation easement areas, or recreational/golf course areas.

Goals 53 & 56 Community Facilities and Services

The amendment is consistent with potable water Goal 53 and associated Objective 53.1, Policy 53.1.1, and Policy 53.1.2; as well as wastewater Goal 56 and associated Objective 56.1 and Policy 56.1.2. Public Facilities are in place and are serving the existing development of the River Hall Communities. Letters of Availability have

been received from all service providers stating adequate capacity exists to service the additional 696 units requested for the River Hall Community.

Goal 43 Mass Transit
The requested Planned Development Amendment will promote the Goals, Objectives and Policies of the Lee County Mass Transit system. The existing Commercial Planned Development will remain; however the PD Amendment includes additional uses to promote residential, civic, and recreation uses creating a truly mixed use center to serve the needs of the River Hall Community as well as residents from the surrounding area. When considered in conjunction with the approved Commercial Planned Development across Palm Beach Boulevard, a commercial and civic node is established in this location along Palm Beach Boulevard to serve the needs of area residents. These uses are located within a comfortable walking or bicycling distance and the requested uses within the CPD will promote internal capture within the River Hall Community.

Should residents of River Hall desire to utilize Mass Transit, the existing Lee Tran Stop for Route 100 at the Riverdale Library is less than a mile from the entrance of the River Hall Community. The Lee County Transit – Lee Tran Title IV Program Update 2012-2014 indicates this route has approximately 80.42% excess capacity. The report also indicates the Lee Tran system as a whole has substantial capacity remaining. GreenPointe has agreed to provide a multi-use path along SR 80 to the intersection of Buckingham Road to promote multi-modal connections. The multi-use path will cross directly in front of the commercial plaza where the Lee Tran Stop is located ensure safe access to any resident desiring to walk or bike to the existing Lee Tran stop.

Neighborhood Compatibility
In addition to establishing an appropriate and realistic Future Land Use Category for the subject property, the proposed Comprehensive Plan and Planned Development Amendments promote compatibility with the existing surrounding land uses and envisioned future land uses.

The residential developments of Portico, Riverdale Shores, Hawks Preserve and Riverdale Estates are located west of River Hall and have a density of approximately 2 units per acre. The Reserve at Buckingham is also located to the west and has approximately 4 units per acre. The proposed Planned Development Amendment would increase the density of the existing Rural portion of River Hall adjacent to the existing Sub-Outlying Suburban and Portico development to 2 dwelling units per acre. This density is compatible with the density of the existing abutting and surrounding residential neighborhoods. The requested Planned Development

Amendment would bring the existing density of the surrounding residential neighborhoods onto the subject property ensuring the consistency of the River Hall Community with the existing surrounding residential developments.

Surrounding Land Uses			
	FLU Designation	**Use**	**Notes**
North	Commercial and Rural	Vacant & Residential	Approved Commercial across from the entry at Palm Beach Blvd & S. Olga Dr.
South	Urban Community	Platted Residential	Lehigh Acres
East	Conservation – Upland	Hickey's Creek	Lee County Preserve & Recreation Area
West	Suburban and Sub-Outlying Suburban	Residential Single Family Developments	Commercial Plaza located nearby at Palm Beach Blvd and Buckingham Rd.

Table 5: Surrounding Land Uses

South of the River Hall Community is Lehigh Acres, in the Urban Community Future Land Use with a density of approximately 4 units per acre. The southern portion of River Hall abutting Lehigh Acres is currently approved for residential density and has an existing conservation area. The proposed residential density of this portion of River Hall at 2 dwelling units per acre is compatible with the existing residential development and allowable density of Lehigh Acres.

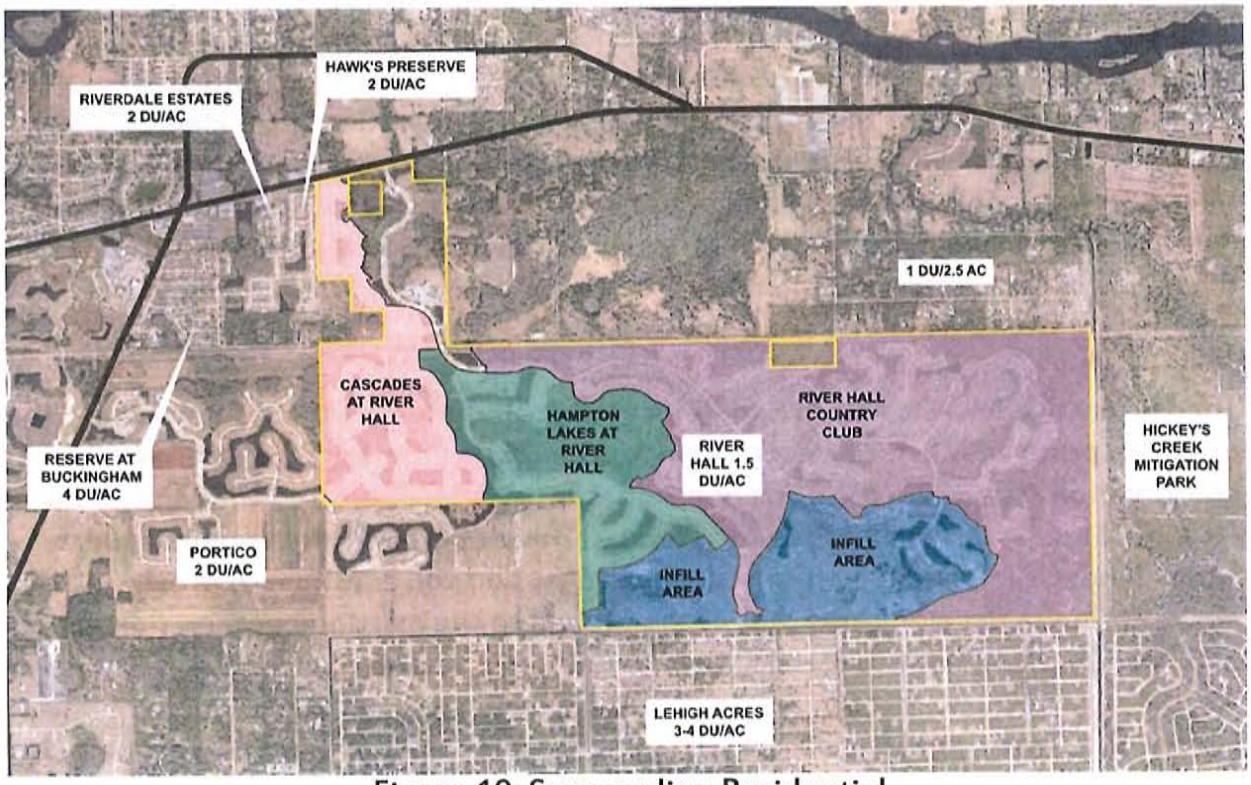


Figure 10: Surrounding Residential

Figure 11: Surrounding Urban & Suburban Uses

An existing Commercial Plaza is located near River Hall at the intersection of Palm Beach Boulevard and Buckingham Road and provides retail and commercial opportunities to area residents. A second commercial node was recently rezoned to commercial and is located directly north of the River Hall Community at the intersection of Palm Beach Boulevard and S. Olga Drive in the Commercial Future Land Use. The River Hall Community currently includes a commercial node at the main entrance along Palm Beach Boulevard and S. Olga Drive. The proposed request seeks to expand the uses permitted within the existing River Hall CPD to provide multi-family residential and recreational opportunities within this area of the community. This expanded mix of uses will create a commercial and civic node compatible with the existing commercial, provides additional opportunities to meet the needs of area residents, and meets the intent of the Caloosahatchee Shores Community Goals, Objectives and Policies.

The Hickey's Creek Mitigation Park is located east of the River Hall Community. The existing approved Master Concept Plan for the community includes a large conservation area along the eastern border that acts as a buffer to the Mitigation Park. This area is not included in the Planned Development Amendment request and will not be impacted by future development and will continue to provide a buffer from the developable areas of the project to the existing conservation areas and Lee County Mitigation Park.

In consideration of the uses surrounding the River Hall Community, the property is appropriately classified as an infill property where development is directed toward

the existing footprint and the intensity transitions from the abutting Suburban and Urban Community categories to the nearby Rural and Conservation categories. The development is a well-designed residential community with a mix of uses that support the needs and demands of the area's residents – the definition of a Suburban place. The Planned Development Amendment includes trails to provide linkages between the proposed commercial/civic node near the community's entry and the existing commercial uses at the intersection of SR 80 and Buckingham Road to connect the community to the surrounding uses and neighborhoods. These proposed improvements will integrate the various land uses and promote connectivity between River Hall and the existing surrounding uses.

Transportation
Please see attached amended Traffic Impact Statement.

LDC Design Standards Compliance
34-411. General Standards.
(a) All planned developments shall be consistent with the provisions of the Lee Plan.

The request is consistent with the Lee Plan. For a more detailed discussion of compliance, please see the attached Lee Plan Compliance Narrative.

(b) All planned developments, unless otherwise excepted, shall be designed and constructed in accordance with the provisions of all applicable County development regulations in force at that time.

The site is currently approved for a residential subdivision and some site improvements are completed. Any future construction will comply with the applicable Lee County regulations unless the subject of an approved deviation.

(c) The tract or parcel proposed for development under this article must be located so as to minimize the negative effects of the resulting land uses on surrounding properties and the public interest generally, and must be of such size, configuration and dimension as to adequately accommodate the proposed structures, all required open space, including private recreational facilities and parkland, bikeways, pedestrian ways, buffers, parking, access, on-site utilities, including wet or dry runoff retention, and reservations of environmentally sensitive land or water.

The Master Concept Plan demonstrates compliance with this standard. It is designed to accommodate the additional 696 dwelling units requested, including recreational and civic uses, within the existing approved development footprint.

The Master Concept Plan has not significantly changed since its approval in 2005. The additional dwelling units and recreational and civic uses are directed to areas which were previously approved for development. The previously approved conservation areas are not included in the planned development amendment request and will not be negatively impacted by the proposed amendment. The approved open space acreage is not proposed to be modified by the requested amendment.

(d) The tract or parcel shall have access to existing or proposed roads:

(1) In accordance with Chapter 10 and as specified in the Lee Plan traffic circulation element or the official trafficways map of the County;

(2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Lee Plan; and

(3) That provide ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.

The development has access to Palm Beach Boulevard, a major arterial street. Pursuant to the attached Traffic Impact Statement, Palm Beach Boulevard will continue to operate at the required Level of Service.

(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

The residential development is not within the Lee Tran service area but proposes to establish a multi-use path along SR 80 to the intersection with Buckingham Road. It should be noted the existing Lee Tran service has approximately 80% capacity available should residents of River Hall desire to walk to the Riverdale Library Lee Tran stop less than a mile from the development entry. The proposed multi-use path would be constructed adjacent to the existing Lee Tran Stop providing safe multi-modal access from River Hall to the stop.

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing the probability or degree of flood, erosion or other danger, nor shall it impose a

nuisance on surrounding land uses or the public's interest generally through emissions of noise, glare, dust, odor, air or water pollutants.

The development will not result in increased drainage impacts or otherwise impose any nuisance on surrounding properties or land uses through emissions of noise, dust, odor, light, air or water pollutants.

(g) Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation. Alteration of the vegetation or topography that unnecessarily disrupts the surface water or groundwater hydrology, increases erosion of the land, or destroys significant wildlife habitat is prohibited. That habitat is significant that is critical for the survival of rare, threatened or endangered species of flora or fauna.

The Master Concept Plan submitted with this application is consistent with this standard. The functioning wetlands and conservation areas as well as existing open space on the subject property are not included in this amendment request therefore they will remain protected. The additional dwelling units and recreational and civic uses are directed toward approved developable areas and will not negatively impact the existing conservation areas. The proposed request does not decrease the open space provided in the existing approval.

(h) A fundamental principle of planned development design is the creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The River Hall Community complied with this requirement during the original approval in 2005. The existing conservation areas are not included in this planned development amendment and ACOE and SFWMD permits have been issued for the development. The requested dwelling units and recreational and civic uses will be directed toward existing developable areas to further produce an architecturally integrated human environment.

(i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

The property is located in an area of existing residential subdivisions and commercial development. These uses were previously found to be compatible with the residential development and the applicant believes the planned development amendment request remains compatible with these uses.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The property is located in an area that transitions from urban type uses to non-urban uses; River Hall is surrounded by development of varying intensity. The request is consistent with the existing and proposed uses surrounding the development. The Planned Development Amendment proposes a multi-use path to connect River Hall to the surrounding commercial and residential areas along SR 80.

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

As noted above, the property is located in an area that transitions from urban to non-urban type uses; River Hall is surrounded by development of varying intensity. The request is consistent with the existing and proposed uses surrounding the development. The Planned Development Amendment proposes pathways and trails to connect River Hall to the surrounding residential communities and conservation areas.

(l)In large residential or commercial planned developments, the site planner is encouraged to create subunits, neighborhoods or internal communities which promote pedestrian activity and community interaction.

The River Hall Community accomplishes this standard to the greatest extent possible on this previously developed parcel. The project includes several subunits with different housing types. The Planned Development Amendment proposes to add residential and recreational and civic uses to the Commercial area.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

The types of uses depicted on the Master Concept Plan have been previously separated, buffered, and approved in order to enhance the viability and subsequent value of the resulting development. All required internal buffers, both street and use, will be provided with local Development Order approval.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

A review of the Master Concept Plan indicates compliance with this standard. The proposed planned development amendment utilizes the existing developable areas, which were previously found to be consistent with this provision.

(o) Unless otherwise provided for in this article, minimum parking and loading requirements shall be as set forth in article VII, divisions 25 and 26, of this chapter. Where it can be reasonably anticipated that specified land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces subject to the condition that it be constructed and maintained so as to prevent erosion of soil. In all cases, however, sufficient parking shall be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

All required parking areas shall be provided in accordance with Chapter 34.

(p) Joint use of parking by various land uses within the planned development may be permitted by special condition where it can be demonstrated or required that the demand for parking by the various uses will not conflict. Joint parking agreements between uses within and uses without the planned development shall be governed by agreement per general regulation (see section 34-2018), without exception.

Not applicable

(q) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

The development will be consistent with the existing approved and constructed architecture, signage, and plantings.

Decision Making Compliance

34-145(c)(2) Considerations. In reaching a decision, the Hearing Examiner must consider the following, whenever applicable:

> *a. Whether there exist changed or changing conditions that make approval of the request appropriate.*

The area surrounding the subject property has changed in recent years. The residential communities surrounding River Hall have densities that range from 2 to 4 dwelling units per acre. The proposed amendment would be consistent with the existing surrounding densities while providing a transition to the Rural and Conservation lands to the North and making efficient use of the existing infrastructure in the area. The River Hall Community is an infill development where the additional density will be directed to the existing development footprint; residential, recreational and civic uses will be added as allowable uses in the commercial portion of the development; and connections to the surrounding residential properties via a multi-use path along SR 80 will promote a well-designed and connected residential community.

Several important benefits will be made possible through the Residential Planned Development Amendment including enhancing the transition of land use, promoting infill development, establishing connections for walking and riding to surrounding properties, and promoting recreational and civic uses in this area of the County. The approved open space acreage will not be decreased by the proposed request.

This request is appropriate due to the proposed future land use amendment establishing the amendment area within the Sub-Outlying Suburban Future Land Use. This zoning petition has been submitted pursuant to Section 163.3184(12), Florida Statutes, which allows for a concurrent zoning change.

> *e. Whether the request is consistent with the goals, objectives, policies and intent of the Lee Plan.*

The request is consistent with the Lee Plan; please see the Project Summary and Lee Plan Consistency (above) for further analysis.

34-145(d)(3) Findings. Before preparing a recommendation to the Board of County Commissioners on a zoning matter, the Hearing Examiner must find that:

a. The applicant has proved entitlement to the rezoning or special exception by demonstrating compliance with the Lee Plan, this land development code, and any other applicable code or regulation: and

The proposed Planned Development Amendment will promote infill redevelopment on the subject property at a density consistent with the surrounding uses. The Lee Plan Compliance narrative demonstrates consistency with the Lee Plan. The proposed Master Concept Plan and supporting application documentation further demonstrate compliance with the Lee Plan, the Land Development Code and all other land use regulations. With the re-designation of the subject property to Sub-Outlying Suburban, the request for an additional 696 dwelling units will limit the allowable density of the subject property to 2,695 dwelling units. The amendment will promote the property allocation of dwelling units to the appropriate future land us categories on the property ensure the allowable densities are maintained. The deviations requested do not pose a negative impact to public health safety and welfare nor do they pose a negative impact to the adjacent properties.

b. The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request; and.

The request meets or exceeds the minimum performance and locational standards contained in the Lee Plan and Land Development Code.

c. The request, including the use of TDR or affordable housing bonus density units, is consistent with the densities, intensities and general uses set forth in the Lee Plan; and

The property is proposed to be designated Sub-Outlying Suburban. This will increase the maximum density allowable under the Lee Plan to 2,749 residential units. The planned development amendment proposes to cap the unit count within River Hall at 2,695, well below the maximum allowed under the Lee Plan. This request is consistent with the permitted density of each Future Land Use Category as set forth in the Lee Plan. The additional uses requested are permitted within the Rural and Sub-Outlying Suburban Future Land Use Categories.

d. The request is compatible with existing or planned uses in the surrounding area; and

The request is consistent with the existing and proposed uses in the surrounding area. A full explanation of compatibility with surrounding uses is provided with the Lee Plan Consistency Narrative.

The properties adjacent to the River Hall Community in the West have an approximate density of 2 to 4 dwelling units per acre. Commercial uses are approved at the intersection of Palm Beach Boulevard and S. Olga Drive, aligning with the existing CPD within River Hall and creating a commercial node. The proposed Comprehensive Plan and Planned Development amendments establishes River Hall as a infill property where development is directed toward the existing footprint and the development intensity transitions from the abutting residential communities to the nearby Rural and Conservation areas. The proposed request will create a well-designed residential community with a mix of uses that support the internal residents as well as the surrounding area.

e. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and

The provided Traffic Impact Statements for the Comprehensive Plan and Planned Development Amendments demonstrate that approval of the request will not place undue burden upon the existing transportation system. Sufficient capacity is available to accommodate traffic generated by this development.

f. Where applicable, the request will not adversely affect environmentally critical areas and natural resources.

The Planned Development Amendment only includes lands that were previously approved for development. The proposal does not decrease the open space acreage or modify the conservation areas of the existing approval.

g. In the case of a planned development rezoning or mine excavation planned development, the decision of the Hearing Examiner must also be supported by the formal findings required by sections 34-377(a)(2) and (4).

LDC 377(a)(2) The recommendation made to the Board of County Commissioners must be supported by formal findings that address the guidelines set forth in section 34-145(d)(3) of this chapter. In addition, the findings must address whether the following criteria can be satisfied:

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

b. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

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

The Planned Development Amendment is consistent with the existing development within the area. The application and supporting documentation demonstrate that the proposed mix of uses are appropriate and that steps taken by the applicant to ensure sufficient safeguards to the public interest are in place. Any future recommended conditions will be reviewed by the applicant to ensure they are reasonably related to any perceived impacts.

LDC 377(a)(4) If the application includes a schedule of deviations pursuant to section 34-412, the Hearing Examiner's recommendation must approve, approve with modification or reject each requested deviation based upon a finding that each item:

a. Enhances the achievement of the objectives of the planned development; and

b. Preserves and promotes the general intent of this chapter to protect the public health, safety and welfare

If the Hearing Examiner concludes that the application omits the necessary deviations, he may include those omitted deviations in his recommendation without an additional hearing.

A Schedule of Deviations has been submitted with the application. The deviations recognize the existing conditions of the River Hall Community to provide a consistent and compatible pattern of development. The applicant has provided a narrative indicting compliance with the standards set forth above.

h. Where the change proposed is within a future urban area category, the Hearing Examiner must also find that urban services, as defined in the Lee

Plan, are, or will be, available and adequate to serve the proposed land use.

The proposed Planned Development Amendment will be located within the Sub-Outlying Suburban and existing Rural and Suburban future land use designations and urban services as defined in the Lee Plan are available. The following definition is found in the Lee Plan:

URBAN SERVICES - The requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development at levels of urban density and intensity. Urban services as used in this plan include, but are not limited to:

- *public sewer and water*
- *paved streets and roads*
- *public transit*
- *parks and recreation facilities*
- *urban levels of police, fire, and emergency services*
- *urban surface water management*
- *schools*
- *employment, industrial, and commercial centers*
- *institutional, public, or administrative facilities*
- *community facilities such as senior citizens' centers, libraries, and community centers.*

Some of these facilities are already in place and have the capacity available to serve the additional 696 dwelling units. Some of these facilities are proposed to be incorporated into the Planned Development Amendment further improving the services available to residents within the community and surrounding area.

i. If the rezoning is to Compact PD, the recommendation of the Hearing Examiner must also include findings regarding the provisions set forth in section 32-504(a).

Not applicable.

Conclusion

The proposed Planned Development Amendment provides infill development for the portion of River Hall under unified control of the current developer/owner GreenPointe Communities, LLC. The amendment will increase the number of residential dwelling units by 696 and locate these units within areas already identified for future development. The maximum number of units for the River Hall Community will be capped at 2,695. No lands will be replatted to accommodate the

density increase and the minimum property development regulations will not be changed ensuring the new residential lots are consistent and compatible with the existing platted lots. The revised amendment area is consistent with the Lee Plan and will promote the proper allocation of dwelling units to the appropriate future land use categories to ensure the allowable densities of the Future Land Use are maintained. The requested 696 units will be located in the unplatted portions of the amendment area adjacent to existing residential developments to the south and west of the River Hall Community. No changes are proposed to the existing upland and wetland preserves or open space.

As demonstrated herein, the rezoning, as requested, will meet or exceed all performance and locational standards set forth for the proposed uses allowed by the request. The request is consistent with the densities, intensities and general uses set forth in the Lee Plan, and the currently allowed uses do not provide any reasonable uses for the subject property. The current approvals provide for no additional units to be developed on the property, leaving the area vacant and undevelopable. The request, as proposed and conditioned, is compatible with existing or planned uses in the surrounding area, and will not place an undue burden upon existing transportation or planned infrastructure facilities; it will be served by streets with the capacity to carry traffic generated by the development. An approval of this request will not adversely affect environmentally critical areas or natural resources, and all proposed development will occur within the already approved development envelope. In addition, the requested rezoning is appropriate at the subject location, conforming to the existing pattern of approved land uses. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest, and are reasonably related to the impacts created by or expected from the proposed development. All urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use. Finally, the requested 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.

Rev12/17/2014

1. Development of this project must be consistent with the ~~two~~five-page Master Concept Plan (MCP) entitled "RIVER HALL: Formerly known as Hawk's Haven", stamped received ~~January 6, 2006,~~_____, 20__, last revised ~~January 3, 2006,~~_____, 20__, 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:

RECEIVED
DEC 17 2014
COMMUNITY DEVELOPMENT

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~~ 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 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
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-through in connection with any approved use except drugstore/pharmacy
Dwelling units, limited to Townhouse (RMF-1) and multi-family (RMF-1)
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
Parks, Group I, Group II (limited to civic center)
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 - ~~Perper~~ the LDC
Accessory Water Body Setback – 0 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.

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~~ per the LDC
Accessory Water Body Setback – 0 feet

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. f. Conditions 3.a.-e. above were satisfied by the Protected Species Management Plan dated May 2006 prepared by Passarella and Associates and approved by the Division of Environmental Sciences (DES). Prior to approval of any additional residential development orders, a revised Protected Species Management Plan must be submitted to DES for review and approval. Revisions to the plan will include resident educational materials for the gopher tortoise, listed wading birds, and scrub jays; as well as incorporate a large mammal management plan.

g. 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~~h. 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~~i. 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~~j. 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~~k. 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.~~ a. In accordance with CPA2012-01, the total residential dwelling count within River Hall will not exceed 2695 dwelling units. 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~~140 dwelling units may be constructed in the Rural designated areas of the project. 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.

   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~~In accordance with the signal warrant analysis conducted by FDOT dated April 22, 2014, the developer will coordinate with FDOT to install a traffic signal at the intersection of S.R. 80 and River Hall Parkway. The signal design will be initiated within 30 days of the effective date of this Resolution and the design will be submitted to FDOT for review within 150 days of the effective date of this Resolution. The developer will pursue final design approval from FDOT with all due diligence. Construction and installation of the signal shall proceed forward immediately after design approval by FDOT. Actual timing of installation is subject to agency review, permitting, manufacturing, construction, installation, testing and other factors.

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, and Zoning Resolution #Z-05-051 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~~Within 24 months of the ~~property except where~~effective date of this Resolution, the ~~MCP shows conservation easements. The~~ developer ~~is not obligated to~~will design, permit, and construct ~~this access until Lee County has issued a certificate of occupancy for 1,598 homes~~the secondary access to 75th Street West shown on page 4 of the MCP. In the event the secondary access is not constructed within 24 months of the ~~project. Responsibilities regarding improvements to 75th Street West or other abutting Lehigh roads will be determined at~~effective date of this Resolution, the ~~time~~Director of Community Development may issue a reasonable extension for completion if the ~~access is approved for~~developer 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 ~~bridge~~cross 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.

Approval of this zoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in the LDC Chapter 2 and the Lee Plan. The developer ~~may obtain the necessary~~is required to demonstrate compliance with all concurrency requirements prior to the issuance of a local development order.

28. Within ninety (90) days of the effective date of this Resolution, the developer will 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.

29. The developer will 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 storm water 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 the issuance of any additional residential development orders

~~when the project meets Lee County Concurrency requirements. This~~ ; provided, however, that this will not prohibit the issuance of development orders solely for infrastructure improvements (including but not limited to sewer, water, and drainage) for the project.

30. The developer will design, permit, and construct an 8-foot wide sidewalk/bicycle path along State Road 80 between River Hall Parkway and Buckingham Road. The design will be submitted to FDOT for review within 150 days of the effective date of this Resolution. The developer will pursue final design approval ~~may require~~ from FDOT with all due diligence. Design and installation of the sidewalk shall proceed forward immediately after design approval by FDOT. Actual timing of installation is subject to FDOT review and permitting.

31. The developer will coordinate with Lee County Emergency Management Services to accommodate the provision of EMS services at a location near the intersection of River Hall Parkway and State Road 80. At the developer's option, the developer may satisfy this condition by providing either ~~road improvements~~ : (a) space within an existing or ~~a reduction in requested intensity and density.~~ new structure, along with associated parking; (b) a donation of land not to exceed one-half (1/2) acre along River Hall Parkway for construction of an EMS facility at the County's expense; or (c) some other facility or donation mutually acceptable to the developer and County.

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.

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. This deviation is APPROVED.

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. This deviation is APPROVED.

7. Deviation from LDC Section 10-329(d)(4) which requires banks of excavations to be sloped at a ratio not greater than 6 horizontal to 1 vertical from the top of bank to a water depth of 2 feet below the dry season water table to allow a 4:1 slope. This deviation is APPROVED.

8. Deviation from LDC Section 10-291(3) which requires residential subdivisions of more than 5 acres to provide more than 1 means of ingress or egress for the development to allow 1 point of ingress or egress onto State Road 80. This deviation is APPROVED, subject to condition 26.

9. Deviation from LDC Section 34-934 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. This deviation is APPROVED.

MORRIS DEPEW
ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

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

RECEIVED
DEC 17 2014
COMMUNITY DEVELOPMENT

River Hall
Planned Development Amendment
SCHEDULE OF DEVIATIONS
Revised December 15, 2014

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, Block 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 for all existing platted lots.

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 onto State Road 80.

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. The applicant agrees to design, permit and construct the secondary access to 75th Street West as shown on page 4 of the MCP within 24 months of the PD Amendment being approved. This 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. ~~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.~~

9. Deviation from LDC Section 34-934 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.

Justification: The applicant has proposed to amend the schedule of uses for the existing proposed Commercial Planned Development to promote a mix of uses along SR 80 at the front entry of the River Hall Community. Objective 21.4 of the Caloosahatchee Shores Community encourages Mixed Use Development that promotes a mix of commercial and residential uses to facilitate alternative transportation an internal capture. The addition of the requested multi-family residential would promote the integration of commercial and residential uses, the additional recreational and civic uses would promote pedestrian and bicycle connections to the existing surrounding development along the proposed multi-use path adjacent to SR 80. The addition of the residential uses within the CPD will promote infill development and the clustering of uses, improving the efficient use of both land and existing utilities to create a well-designed community with a mix of uses that supports the needs and demands of the area's residents.

Block, Alvin

From: Abes, Benjamin
Sent: Friday, December 19, 2014 3:25 PM
To: Russell Schropp; Block, Alvin; Dunn, Brandon
Cc: 'David W. Depew'; Tina Ekblad (tekblad@m-da.com); 'Grady Miars'; Farmer, Robert; Tuttle, Scott
Subject: RE: River Hall EMS condition

Russell,

From our standpoint, the language you've provided would work for us. We have two other modular stations, so we look forward to the opportunity to work with you in the future when we can implement this condition.

Have a safe trip to Virginia, and happy holidays!

Sincerely,

Ben

Benjamin Abes
Deputy Chief, Operations
Lee County EMS
14752 Six Mile Cypress Parkway
Ft. Myers, Fl. 33912
239-533-3961
239-656-0251 fax
239-839-3125 cell

From: Russell Schropp [mailto:Russell.Schropp@henlaw.com]
Sent: Friday, December 19, 2014 10:04 AM
To: Block, Alvin; Dunn, Brandon; Abes, Benjamin
Cc: 'David W. Depew'; Tina Ekblad (tekblad@m-da.com); 'Grady Miars'
Subject: River Hall EMS condition

Ben, Chip, and Brandon,

Following up on our meeting Wednesday, I spoke with my client regarding a temporary modular facility for EMS at River Hall that would work until the new fire station is constructed. Let me know if you think the zoning condition below is acceptable. Thanks.

Russell

The developer will 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.

Russell Schropp
Attorney at Law
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
P.O. Box 280
Fort Myers, FL 33902
Direct Dial: 239.344.1280
Direct Fax: 239.344.1535
Russell.Schropp@henlaw.com
www.henlaw.com

CONFIDENTIALITY STATEMENT

Henderson, Franklin, Starnes & Holt, P.A.

The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution or duplication of this communication is strictly prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

To reply to our e-mail administrator directly, please send an e-mail to: administrator@henlaw.com

IRS CIRCULAR 230 NOTICE: Pursuant to Treasury Department Circular 230, this is to advise you unless we otherwise expressly state in writing, e-mail communications, including all attachments, from this firm are not intended or written to be used, and cannot be used, for the purpose of avoiding tax-related penalties. If you wish to engage this firm to provide formal written advice as to federal or state tax issues, please contact the sender.

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

LEE COUNTY
SOUTHWEST FLORIDA

DEPARTMENT OF TRANSPORTATION

Memo

To: Chip Block, Principal Planner
Zoning Division

From: Lili Wu WU
Sr. Transportation Planner

Date: Dec. 24, 2014

Subject: River Hall (DCI2013-00003)

The Lee County Department of Transportation (LCDOT) has reviewed the application for public hearing. This project is located on the south side of SR 80 approximately three-fourths of a mile east of Buckingham Road. This project was approved for 1,999 residential dwelling units. This application requests to increase 696 dwelling units to a total of 2,695 dwelling units. The project is currently served by River Hall Pkwy, the main entry road from SR 80, and a secondary access is anticipated to be connected with Ruth Ave in Lehigh Acres. LCDOT has no objection to the application.

cc: File

ATTACHMENT F

LEE COUNTY
SOUTHWEST FLORIDA

RECEIVED OCT 19 2012

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

October 17, 2012

JAN 11 2013
COMMUNITY DEVELOPMENT

Ms. Tina Mayfield-Ekblad
Morris-Depew Associates Inc
2914 Cleveland Ave
Fort Myers, FL 33901

Re: River Hall (formerly Hawks Haven) – Request for Letter of Availability

Dear Ms. Ekblad,

In reviewing your letter of August 23, 2012 requesting a determination of service availability from LeeTran for the Residential Planned Development please find the following:

1) Currently, LeeTran does not provide service to Hawk's Haven (proposed River Hall) as it lies outside of the ¼ mile transit service buffer. The closest transit route to the site is Route 100.
2) Currently, only a small area of the proposed River Hall RDP, in the northwest section of the development, is eligible for ADA service through LeeTran. The remainder of the development lies outside of the ¾ mile ADA transit service buffer.
3) The FY2012-2021 Transit Development Plan does not include the expansion of transit services beyond their current service area, for the Route 100. This also means that there are no plans to expand ADA services in this area.

Should you have any additional questions, please feel free to contact me at your convenience.

Sincerely,

H. Wayne Gaither

H. Wayne Gaither
Planner, LeeTran

DCI 2013-00003

file

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address http://www.lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

Scanned OCR Exported
IK 4T II

Exhibit D-1-C
ATTACHMENT G

LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Diana M. Parker
County Hearing Examiner

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

November 28, 2012

Tina M. Ekblad
Morris-Depew Associates
2914 Cleveland Ave
Fort Myers, FL 33901

RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

RE: Potable Water and Wastewater Availability
River Hall
Multiple STRAP # in Sections 27, 35 & 36 Township 43, Range 26

Dear Mr. Ekblad:

Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 1,000 single family residential units with an estimated flow demand of approximately 250,000 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

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

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

Prior to beginning design work on this project, please schedule a meeting with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

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

Further, this letter of availability of Water and Wastewater service to be utilized for request for general purposes for this project Only. Individual letters of availability will be required to obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
UTILITIES ENGINEERING

DCI 2013-00003

VIA EMAIL
Original Mailed

LEE COUNTY
SOUTHWEST FLORIDA

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: NOVEMBER 19, 2012

TO: Mary McCormic
Utilities' Senior Engineering Technician

FROM: TINA M. EKBLAD
FIRM: MORRIS-DEPEW ASSOCIATES
ADDRESS: 2914 CLEVELAND AVE.
ADDRESS: FORT MYERS, FL 33901 -
PHONE#: (239)337-3993 FAX: ( ) -
E-MAIL ADDRESS: TEKBLAD@M-DA.COM

PROJECT NAME: RIVER HALL
PROJECT ID (IF APPLICABLE): 12061
STRAP #: MULTIPLE
LOCATION/SITE ADDRESS: PALM BEACH BLVD. (SR 80)

RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

PURPOSE OF LETTER:

☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE
☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
☒ OTHER: (PLEASE SPECIFY) PLANNED DEVELOPMENT AMENDMENT

PLANNED USE:

☐ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL - (☒ SINGLE-FAMILY ☐ MULTI-FAMILY)
☐ OTHER: (PLEASE SPECIFY) _____

PLANNED # OF UNITS/BUILDINGS: 1,000 DWELLING UNITS

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL)_____

AVERAGE ESTIMATED DAILY FLOW (GPD): 250/DU (☒ WATER ☒ WASTE-WATER ☐ REUSE)

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES OPERATIONS MANUAL, SECTION 5.2: _____

SF: 100 Gpd Per Capita X 2.5 Persons Per Residence = 250 Gpd Per SF Residence.

DCI 2013-00003

Please e-mail the completed form at mccormmm@leegov.com . If you are unable to e-mail the completed form, please fax to (239) 485-8311. If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.

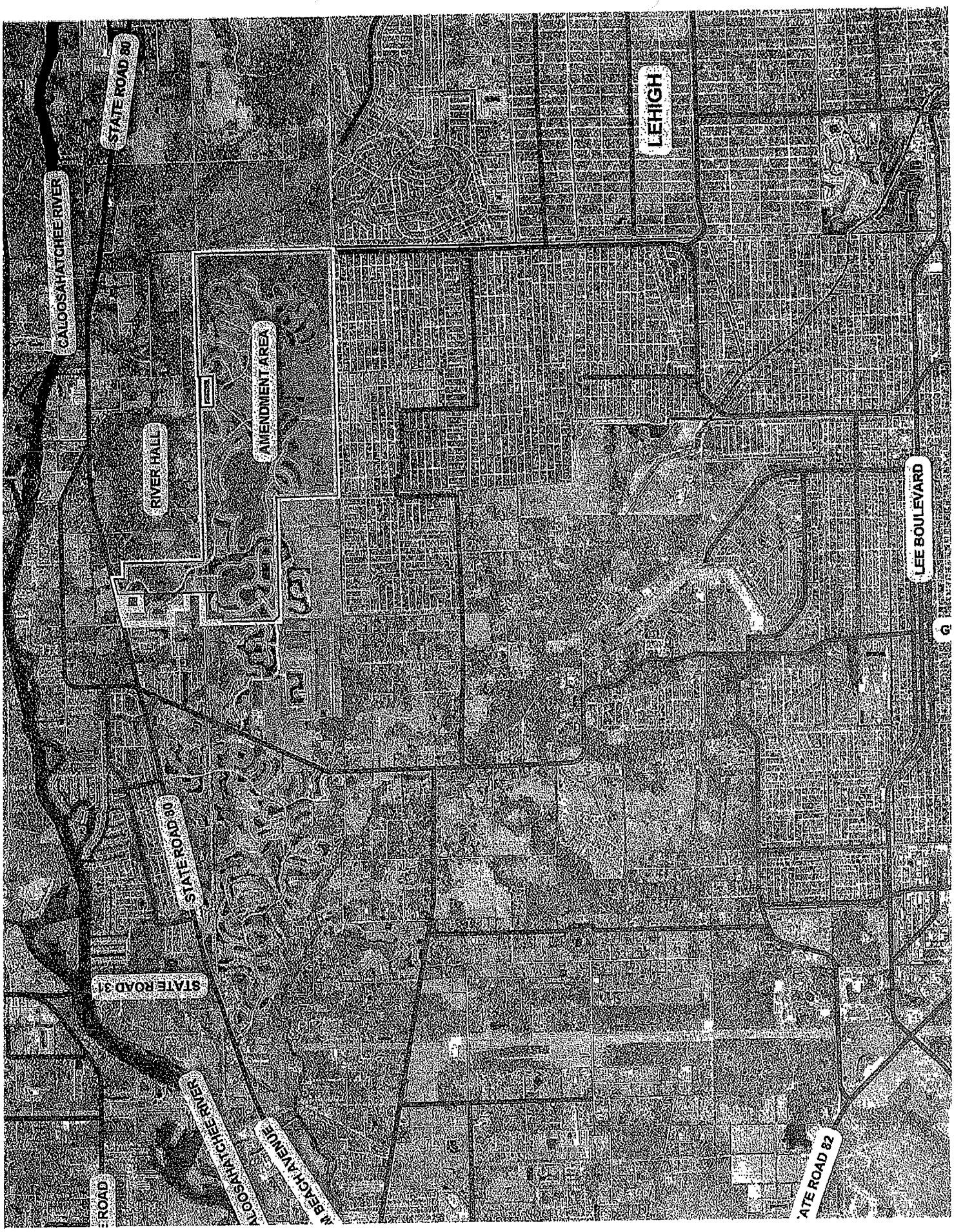


Exhibit PH-4.1

TOTAL AREA = 426.67 Ac.
PLATTED (2 TRACTS) = 8.95 Ac.
REMAINING AREA = 252.7 Ac.

RH VENTURE II, LLC
(INST. No. 2013000067042 L.C.R.)

TOTAL AREA = 235.47 Ac.
PLATTED (811 LOTS) = 190.05 Ac.
(TRACT "D-1") = 5.54 Ac.
REMAINING AREA = 39.87 Ac.

RH VENTURE III, LLC
(INST. No. 2013000067022 L.C.R.)
(INST. No. 2013000067023 L.C.R.)
(INST. No. 2013000067024 L.C.R.)

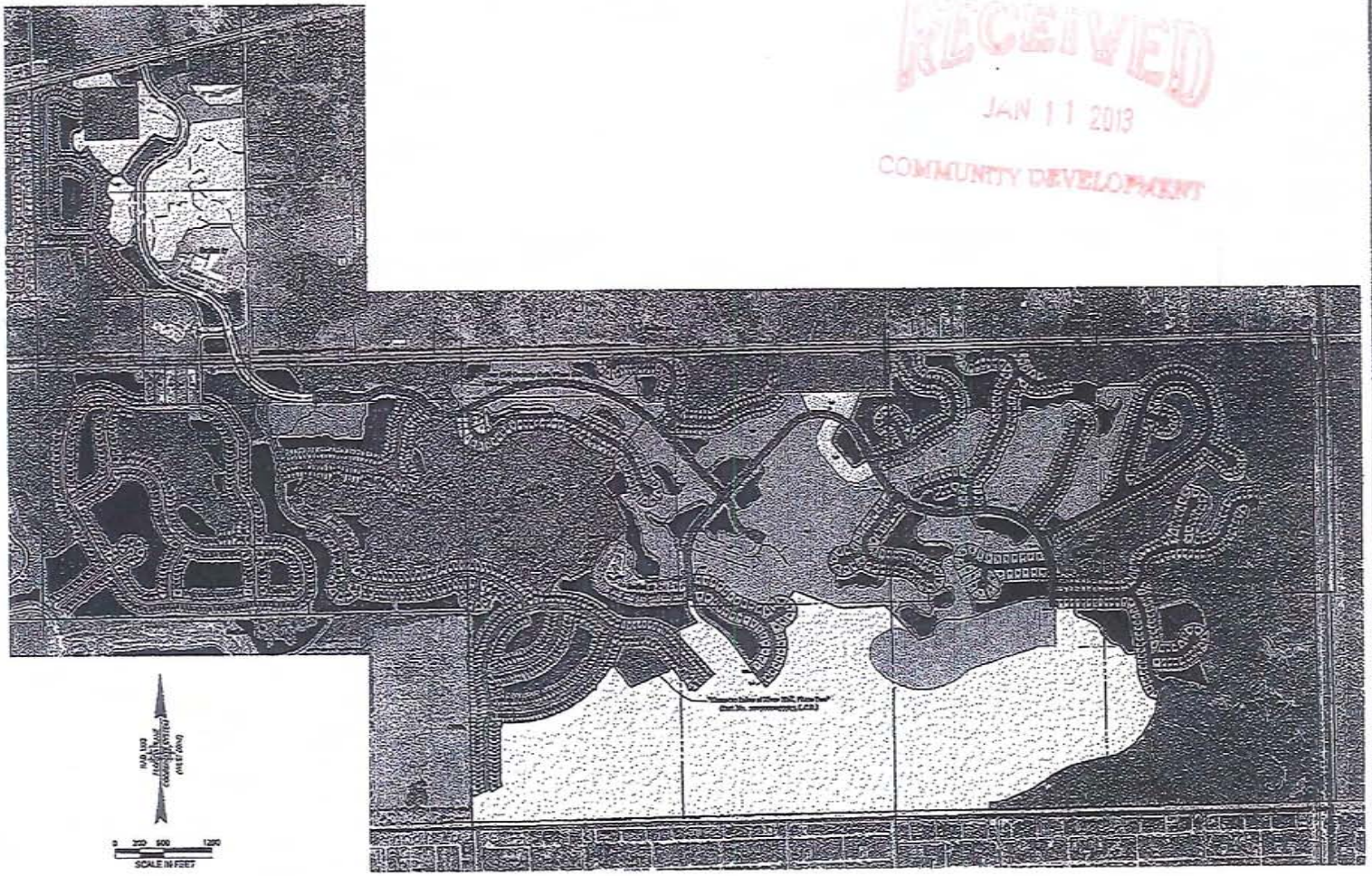
NOTE: INST. No. 2013000067022 L.C.R. INCLUDES LOT 79 IN BLOCK E, RIVER HALL COUNTRY CLUB PHASE I (UNIT 1012) PREVIOUSLY 2012 FIS PLAT, No. 2011000042 TO ANDERSON TRUST, NOT INCLUDED IN AREA.

TOTAL AREA = 175.38 Ac.
PLATTED (8 TRACT)

RH GOLF, LLC
(INST. No. 2013000067040 L.C.R.)

TOTAL AREA = 11.29 Ac.
PLATTED (1 TRACT)

RH VENTURE THC, LLC
(INST. No. 2013000067041 L.C.R.)



RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

Barraco and Associates, Inc.
CONSULTING ENGINEERS AND PLANNERS - LANDSCAPE ARCHITECTS
www.barraco.net

OWNER
GREENPOINTE COMMUNITIES, LLC

Exhibit of
RIVER HALL

A Portion of Lands in Sections 30, 31, 32, 33, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

FILE NAME
LAYOUT
LOCATION
PLOT DATE
PLOT BY

DRAWING INFO.
SURVEY DATE
DRAWN BY
CHECKED BY
SCALE
FIELD BOOK

PLAN REVISIONS

STAMP HEADER

OWNERSHIP EXHIBIT
OCTOBER 2012

PROJECT NUMBER
SHEET NUMBER
1 OF 1

Exhibit PH-4.1

DCI 2013-00003

MORRIS DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
#LC26000330

RECEIVED
JAN 11 2013
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	239-396-8636	PAT2DENVER@yahoo.com
Ruby Daniels	239-728-3292	rubydaniels@embarqmail.com
Ken Breffle	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	694-7827	KIMBALL@NETZERO.COM
Steve Brodkin	470-3475	steveB239@aol.com
Marianne Visco	691-1259	eclecticmm@yahoo.com
Jerry Kaemmerer	410 7270	JerryK2029@Comcast.net
Jim GIEDEMAN	694 5987	JimGIED@YAHOO
ROSALIE PRESTARRI	220-9623	
David Duncan	694-2883	FMSFDchief@Hotmail.com

RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

DCI 2013-00003

Exhibit PH-4.G.5

RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

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

DCI 2013-00003

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

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

NANCY J. GRAHAM, ED.D
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

August 6, 2013

Alvin Block, AICP
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

RE: River Hall – Substantive Comments
Case # DCI2013-00003

Dear Mr. Block:

This letter is in response to your request dated July 17, 2013 for River Hall substantive comments in reference to the educational impact. This development is located in the East Choice Zone, Sub Zone E2.

As stated within the previous response, this development is approved and consists of 1,999 single family units. This request is to add an additional 1,000 dwelling units and the breakdown of single-family or multi-family is not clear. Therefore, the single-family generation rate will be utilized for the purpose of determining capacity. With regard to the inter-local agreement for school concurrency, the generation rates are created from the type of dwelling unit and broken down by grade level.

For single family the generation rate is .292 and further broken down into the following, .146 for elementary, .070 for middle and .076 for high. A total of 292 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. If Statute is followed, the District would find this development sufficient.

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

Dawn Huff, Long Range Planner

ATTACHMENT J

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
1000	0	0

	Student Generation Rates			
STUDENT GENERATION	**SF**	**MF**	**MH**	**Projected Students**
Elementary School	0.146			146.00
Middle School	0.07			70.00
High School	0.076			76.00

Source: Lee County School District, August 6, 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	14,638	14,268	370	146	224	98%	
East CSA, Middle	6,385	6,758	-373	70	-443	107%	
East CSA, High	6,575	7,432	-857	76	-933	114%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (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

MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: December 23, 2014

To: Alvin "Chip" Block
Principal Planner

FROM: Robert L. Price PE
65232 State of Florida

Digitally signed by Robert L. Price PE 65232 State of Florida
DN: cn=Robert L. Price PE 65232 State of Florida, c=US, o=Lee County DCD, email=rprice@leegov.com
Reason: I am the author of this document
Date: 2014.12.23 16:13:47 -05'00'

Robert L. Price, P.E.
Senior Engineer

RE: **River Hall**
Case No. DCI2013-00003

Introduction
Staff has received a proposed amendment to the existing zoning for the River Hall development. According to the Applicant's revised Traffic Impact Statement December 16, 2014, the requested amendment would increase the number of residential dwelling units on the site from 1,999 units to 2,695 units while adding some recreational uses within the commercial portion of the community.

The entrance to the subject property is located approximately 4,300 feet to the east of Buckingham Road on Palm Beach Boulevard (SR 80). The site extends south from Palm Beach Boulevard to the north side of Lehigh Acres and east to the Lee County owned Hickey Creek Preserve. Presently, nine (9) Development Orders have been approved on the subject property that would allow for the construction of a total of 1,903 dwelling units (1,765 single family dwelling units & 138 multi-family dwelling units). A separate Development Order has also been approved for the River Hall Elementary School within the boundaries of the subject site, and this school has been constructed and occupied.

In addition to the residential development, there are commercial uses approved as a part of the River Hall development. Specifically, the site is approved to consist of a total of 15,000 square feet of office uses and 30,000 square feet of retail uses. The addition of the aforementioned recreational uses with the commercial portion of the development will not generate additional trips from the office and retail uses that were used for the site's traffic analysis.

Access to the River Hall development is currently provided via a single full access driveway to SR 80 that allows full turning movements. SR 80 is a state maintained, four lane, arterial roadway with a posted speed limit of 55 mph in the vicinity of the subject site. A second access to the development is required to be constructed prior to the issuance of the certificate of occupancy for the 1,598th dwelling unit within the subject site. To date the second access driveway has not been designed or approved on any of the nine (9) approved Development Order plans that have been processed by Lee County. The zoning plans indicate that a gated second access to the project would be provided to a local street within Lehigh Acres to the south.

Trip Generation
Staff performed an evaluation of the trip generation impacts associated with the proposed increase in dwelling units. There will be interaction between the residential dwelling units within

ATTACHMENT K

the development and the commercial uses approved in the planned development that have yet to be constructed. In order to accurately project the interaction between these uses, it was necessary to account for the future traffic that will be generated by not just the increased dwelling units, but also the existing non-residential traffic approved on the site. The breakdown of the dwelling units and commercial uses is indicated within Table 1 below. Please note that the number of multi-family dwelling units was taken from the current Development Order approvals, and these units were assumed to remain the same after the proposed rezoning. Additionally, the school traffic was excluded from the trip generation analysis because it was developed separately and the traffic from the school already exists.

Table 1
Development Parameters
Existing Zoning vs. Proposed Zoning

Land Use	Existing Comp Plan	Proposed CPA	Difference
Single Family Dwelling Units	1,861 units	2,557 units	+696 units
Multi-Family Dwelling Units	138 units	138 units	No Change
Golf Course	36 holes	36 holes	No Change
Medical Office	15,000 sq. ft.	15,000 sq. ft.	No Change
Shopping Center	30,000 sq. ft.	30,000 sq. ft.	No Change

Based on the development parameters indicated in Table 1, a trip generation comparison was performed in order to evaluate the impacts of the proposed amendment. The trip generation calculations were performed based on the parameters set forth by the Institute of Transportation Engineers (ITE) in their report titled *Trip Generation, 9th Edition*. These calculations included a reduction in the retail traffic for pass-by as well as an internal capture reduction to account for the vehicular interaction between the various uses. The results of the trip generation are summarized in Table 2 below, and the actual OTISS trip generation print outs are attached in the Appendix of this report. It should be noted that, in an effort to be conservative, the AM peak hour internal capture rates were utilized for the daily trip generation scenario.

Table 2
Trip Generation Comparison
Existing Comp Plan vs. Proposed Comp Plan Amendment

Scenario	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
Existing Zoning	443	1,067	1,510	1,033	664	1,697	19,725
Proposed Zoning	565	1,433	1,998	1,337	843	2,180	24,843
Trip Increase	+122 (+28%)	+366 (+34%)	+488 (+32%)	+304 (+29%)	+179 (+27%)	+483 (+28%)	+5,118 (+26%)

The proposed amendment to the Comprehensive Plan will result in an increase in external traffic by 32% in the AM peak hour, by 28% in the PM peak hour, and by 26% over the course of the entire day.

Level of Service

The Applicant performed a Level of Service analysis on the County roadway network based on the proposed amendment to the River Hall planned development. The traffic analysis indicates a 2021 planning level analysis for zoning purposes. Based on the Applicant's roadway segment analysis, the traffic on SR 80 will operate within the adopted Level of Service standards in 2021. However, the analysis indicates that the intersection of SR 80 and River Hall Parkway will fail under buildout conditions without the construction of a traffic signal at the intersection.

Signalization of this intersection is controlled by the State since SR 80 is a State owned and

maintained roadway. Staff requested a copy of the connection permit from the State for the work within the State right-of-way when River Hall Parkway was originally constructed. A copy of this permit was forwarded to Staff on April 24, 2014, and it is attached to the end of this document for reference. The permit was issued on February 2, 2005. As evidenced by Part 5 of the connection permit, titled Special Provisions, the first special provision requires signalization of this intersection at the expense of the Developer when it is deemed warranted by the Florida Department of Transportation (FDOT) Traffic Operation Division. Therefore, signalization of this intersection is already required of the River Hall Developer even without approval of the proposed amendment.

On April 29, 2014, Staff received a copy of a traffic signal warrant analysis dated April 22, 2014 performed by the FDOT Traffic Operation Division that indicates a traffic signal is now warranted at this intersection. The Applicant is now required to move forward with satisfying the special provisions indicated in Part 5 of the connection permit attached to this document. To date, a signal has not been designed or constructed at this intersection. Therefore, Staff proposes the following condition to further emphasize the importance of signalization of this intersection at this time:

> *Traffic Signal Condition: By letter dated April 22, 2014, the Florida Department of Transportation (FDOT) has deemed that signalization of the intersection of River Hall Parkway and SR 80 is currently warranted and necessary. The Special Provisions contained within the FDOT Connection Permit 04-A-192-0061 require signalization of this intersection at the Applicant's expense when the FDOT Traffic Operation Division determines that the warrants are met. As a result, the Applicant must coordinate, design, and construct the traffic signal now. Typically, design and construction of a traffic signal takes 12-18 months. In order to ensure the permitting of the signal occurs in a timely manner, the signal design must be initiated no later than 30 days of the date of the Zoning Resolution. The signal design must be submitted to FDOT no later than 150 days of the date of this Zoning Resolution. Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. Once 12 months from the date of the Zoning Resolution has passed, issuance of further local development order approvals (including amendments and minor changes to active development orders) within the River Hall Development will not be granted until the signal is constructed per FDOT's approval. Please note that this condition placed by Lee County as a part of this rezoning does not exempt the Applicant from having to comply with the permit as approved by FDOT.*

Access

As a part of the most recent zoning action associated with the River Hall development, a condition was approved that required the construction of a second access to the River Hall community prior to the issuance of the certificate of occupancy for the 1,598th dwelling unit. In the recent December 17, 2014 resubmittal for this rezoning, the Applicant proposed a revised set of conditions of approval. One of the items that the Applicant has proposed to revise is the second access condition. Staff would support a condition that expedites the construction of the secondary access to the River Hall Community. However, Staff does offer some minor adjustments to the Applicant's proposed condition as follows:

> *Secondary Access Construction Timing: 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.

Through the Comprehensive Plan Amendment review, concerns were raised by the Lee County School District with regard to their ability to utilize the new second access. The Applicant indicated that the access to Lehigh Acres will be gated, so it will only serve the residents and guests of the River Hall Community. However, the Applicant also indicated that, even though the second access would be gated, they would provide access into the community for the Lee County School District and Lee County Fire/EMS emergency vehicles. The Lee County School District requested access to the community from Lehigh Acres in order to reduce fuel costs and vehicle miles travelled for school bus traffic. Staff proposes the following condition in response to this concern:

School Bus/Fire/EMS Access: 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 Fire/EMS vehicles.

Attachments:

A) OTISS Trip Generation Printouts
B) FDOT Connection Permit – Hawks Haven

Attachment A – OTISS Trip Generation Printouts

Period Setting

Analysis Name:	AM Peak Hour		
Project Name:	River Hall @ 1,999 units	**No:**	DCI2013-00003
Date:	4/22/2014	**City:**	Lee County
State/Province:	FL	**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	RYP	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	1861	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	328	984	1312
230 - Residential Condominium/Townhouse	Dwelling Units	138	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG)	11	56	67
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	28	8	36
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	30	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG)	47	28	75
430 - Golf Course	Holes	36	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	58	16	74

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	328	0 %	984
230 - Residential Condominium/Townhouse	0 %	11	0 %	56
720 - Medical-Dental Office Building	0 %	28	0 %	8
820 - Shopping Center	0 %	47	0 %	28
430 - Golf Course	0 %	58	0 %	16

Internal Trips

210 - Single-Family Detached Housing

Exit 984 Demand Exit: 0 % (0) Balanced: 0

Entry 328 Demand Entry: 0 % (0) Balanced: 0

230 - Residential Condominium/Townhouse

Demand Entry: 0 % (0) **Entry** 11

Demand Exit: 0 % (0) **Exit** 56

210 - Single-Family Detached Housing

Exit 984 Demand Exit: 2 % (20) Balanced: 1

720 - Medical-Dental Office Building

Demand Entry: 3 % (1) **Entry** 28

Entry	328	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 1 % (0)		**Exit**	8

210 - Single-Family Detached Housing — **820 - Shopping Center**

Exit	984	Demand Exit: 1 % (10)	Balanced: 8	Demand Entry: 17 % (8)		**Entry**	47
Entry	328	Demand Entry: 2 % (7)	Balanced: 4	Demand Exit: 14 % (4)		**Exit**	28

210 - Single-Family Detached Housing — **430 - Golf Course**

Exit	984	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	58
Entry	328	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	16

230 - Residential Condominium/Townhouse — **720 - Medical-Dental Office Building**

Exit	56	Demand Exit: 2 % (1)	Balanced: 1	Demand Entry: 3 % (1)		**Entry**	28
Entry	11	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 1 % (0)		**Exit**	8

230 - Residential Condominium/Townhouse — **820 - Shopping Center**

Exit	56	Demand Exit: 1 % (1)	Balanced: 1	Demand Entry: 17 % (8)		**Entry**	47
Entry	11	Demand Entry: 2 % (0)	Balanced: 0	Demand Exit: 14 % (4)		**Exit**	28

230 - Residential Condominium/Townhouse — **430 - Golf Course**

Exit	56	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	58
Entry	11	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	16

720 - Medical-Dental Office Building — **820 - Shopping Center**

Exit	8	Demand Exit: 28 % (2)	Balanced: 2	Demand Entry: 32 % (15)		**Entry**	47
Entry	28	Demand Entry: 4 % (1)	Balanced: 1	Demand Exit: 29 % (8)		**Exit**	28

720 - Medical-Dental Office Building — **430 - Golf Course**

Exit	8	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	58
Entry	28	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	16

820 - Shopping Center — **430 - Golf Course**

Exit	28	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	58
Entry	47	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	16

210 - Single-Family Detached Housing

	Total Trips	Internal Trips					External Trips
		230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	328 (100%)	0 (0%)	0 (0%)	4 (1%)	0 (0%)	4 (1%)	324 (99%)
Exit	984 (100%)	0 (0%)	1 (0%)	8 (1%)	0 (0%)	9 (1%)	975 (99%)
Total	1312 (100%)	0 (0%)	1 (0%)	12 (1%)	0 (0%)	13 (1%)	1299 (99%)

230 - Residential Condominium/Townhouse

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	11 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	11 (100%)
Exit	56 (100%)	0 (0%)	1 (2%)	1 (2%)	0 (0%)	2 (4%)	54 (96%)
Total	67 (100%)	0 (0%)	1 (1%)	1 (1%)	0 (0%)	2 (3%)	65 (97%)

720 - Medical-Dental Office Building

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	820 - Shopping Center	430 - Golf Course	Total	
Entry	28 (100%)	1 (4%)	1 (4%)	1 (4%)	0 (0%)	3 (11%)	25 (89%)
Exit	8 (100%)	0 (0%)	0 (0%)	2 (25%)	0 (0%)	2 (25%)	6 (75%)
Total	36 (100%)	1 (3%)	1 (3%)	3 (8%)	0 (0%)	5 (14%)	31 (86%)

820 - Shopping Center

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	430 - Golf Course	Total	
Entry	47 (100%)	8 (17%)	1 (2%)	2 (4%)	0 (0%)	11 (23%)	36 (77%)
Exit	28 (100%)	4 (14%)	0 (0%)	1 (4%)	0 (0%)	5 (18%)	23 (82%)
Total	75 (100%)	12 (16%)	1 (1%)	3 (4%)	0 (0%)	16 (21%)	59 (79%)

430 - Golf Course

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	Total	
Entry	58 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	58 (100%)
Exit	16 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	16 (100%)
Total	74 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	74 (100%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	1299	0 %	0	1299
230 - Residential Condominium/Townhouse	65	0 %	0	65
720 - Medical-Dental Office Building	31	0 %	0	31
820 - Shopping Center	59	30 %	18	41
430 - Golf Course	74	0 %	0	74

ITE Deviation Details

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	210 - Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case. 230 - Residential Condominium/Townhouse ITE does not recommend a particular pass-by% for this case. 720 - Medical-Dental Office Building ITE does not recommend a particular pass-by% for this case. 820 - Shopping Center ITE does not recommend a particular pass-by% for this case. 430 - Golf Course ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	472
Total Exiting	1092
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	18
Total Exiting Internal Capture Reduction	18
Total Entering Pass-by Reduction	11
Total Exiting Pass-by Reduction	7
Total Entering Non-Pass-by Trips	443
Total Exiting Non-Pass-by Trips	1067

Period Setting

Analysis Name:	PM Peak Hour		
Project Name:	River Hall @ 1,999 units	**No:**	DCI2013-00003
Date:	4/22/2014	**City:**	Lee County
State/Province:	FL	**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	RYP	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	1861	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	920	540	1460
230 - Residential Condominium/Townhouse	Dwelling Units	138	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	52	26	78
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	15	38	53
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	30	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	128	139	267
430 - Golf Course	Holes	36	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	54	51	105

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	920	0 %	540
230 - Residential Condominium/Townhouse	0 %	52	0 %	26
720 - Medical-Dental Office Building	0 %	15	0 %	38
820 - Shopping Center	0 %	128	0 %	139
430 - Golf Course	0 %	54	0 %	51

Internal Trips

210 - Single-Family Detached Housing

Exit 540 Demand Exit: 0 % (0) Balanced: 0

Entry 920 Demand Entry: 0 % (0) Balanced: 0

230 - Residential Condominium/Townhouse

Demand Entry: 0 % (0) **Entry** 52

Demand Exit: 0 % (0) **Exit** 26

210 - Single-Family Detached Housing

Exit 540 Demand Exit: 4 % (22) Balanced: 9

720 - Medical-Dental Office Building

Demand Entry: 57 % (9) **Entry** 15

Entry	920	Demand Entry:	4 % (37)	Balanced: 1	Demand Exit:	2 % (1)		**Exit**	38

210 - Single-Family Detached Housing — **820 - Shopping Center**

Exit	540	Demand Exit:	42 % (227)	Balanced: 13	Demand Entry:	10 % (13)		**Entry**	128
Entry	920	Demand Entry:	46 % (423)	Balanced: 36	Demand Exit:	26 % (36)		**Exit**	139

210 - Single-Family Detached Housing — **430 - Golf Course**

Exit	540	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)		**Entry**	54
Entry	920	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)		**Exit**	51

230 - Residential Condominium/Townhouse — **720 - Medical-Dental Office Building**

Exit	26	Demand Exit:	4 % (1)	Balanced: 1	Demand Entry:	57 % (9)		**Entry**	15
Entry	52	Demand Entry:	4 % (2)	Balanced: 1	Demand Exit:	2 % (1)		**Exit**	38

230 - Residential Condominium/Townhouse — **820 - Shopping Center**

Exit	26	Demand Exit:	42 % (11)	Balanced: 11	Demand Entry:	10 % (13)		**Entry**	128
Entry	52	Demand Entry:	46 % (24)	Balanced: 24	Demand Exit:	26 % (36)		**Exit**	139

230 - Residential Condominium/Townhouse — **430 - Golf Course**

Exit	26	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)		**Entry**	54
Entry	52	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)		**Exit**	51

720 - Medical-Dental Office Building — **820 - Shopping Center**

Exit	38	Demand Exit:	20 % (8)	Balanced: 8	Demand Entry:	8 % (10)		**Entry**	128
Entry	15	Demand Entry:	31 % (5)	Balanced: 3	Demand Exit:	2 % (3)		**Exit**	139

720 - Medical-Dental Office Building — **430 - Golf Course**

Exit	38	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)		**Entry**	54
Entry	15	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)		**Exit**	51

820 - Shopping Center — **430 - Golf Course**

Exit	139	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)		**Entry**	54
Entry	128	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)		**Exit**	51

210 - Single-Family Detached Housing

	Total Trips	Internal Trips					External Trips
		230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	920 (100%)	0 (0%)	1 (0%)	36 (4%)	0 (0%)	37 (4%)	883 (96%)
Exit	540 (100%)	0 (0%)	9 (2%)	13 (2%)	0 (0%)	22 (4%)	518 (96%)
Total	1460 (100%)	0 (0%)	10 (1%)	49 (3%)	0 (0%)	59 (4%)	1401 (96%)

230 - Residential Condominium/Townhouse

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	52 (100%)	0 (0%)	1 (2%)	24 (46%)	0 (0%)	25 (48%)	27 (52%)
Exit	26 (100%)	0 (0%)	1 (4%)	11 (42%)	0 (0%)	12 (46%)	14 (54%)
Total	78 (100%)	0 (0%)	2 (3%)	35 (45%)	0 (0%)	37 (47%)	41 (53%)

720 - Medical-Dental Office Building

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	820 - Shopping Center	430 - Golf Course	Total	
Entry	15 (100%)	9 (60%)	1 (7%)	3 (20%)	0 (0%)	13 (87%)	2 (13%)
Exit	38 (100%)	1 (3%)	1 (3%)	8 (21%)	0 (0%)	10 (26%)	28 (74%)
Total	53 (100%)	10 (19%)	2 (4%)	11 (21%)	0 (0%)	23 (43%)	30 (57%)

820 - Shopping Center

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	430 - Golf Course	Total	
Entry	128 (100%)	13 (10%)	11 (9%)	8 (6%)	0 (0%)	32 (25%)	96 (75%)
Exit	139 (100%)	36 (26%)	24 (17%)	3 (2%)	0 (0%)	63 (45%)	76 (55%)
Total	267 (100%)	49 (18%)	35 (13%)	11 (4%)	0 (0%)	95 (36%)	172 (64%)

430 - Golf Course

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	Total	
Entry	54 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	54 (100%)
Exit	51 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	51 (100%)
Total	105 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	105 (100%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	1401	0 %	0	1401
230 - Residential Condominium/Townhouse	41	0 %	0	41
720 - Medical-Dental Office Building	30	0 %	0	30
820 - Shopping Center	172	30 %	52	120
430 - Golf Course	105	0 %	0	105

ITE Deviation Details

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	210 - Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case. 230 - Residential Condominium/Townhouse ITE does not recommend a particular pass-by% for this case. 720 - Medical-Dental Office Building ITE does not recommend a particular pass-by% for this case. 820 - Shopping Center The chosen pass-by% (30) is not provided by ITE. ITE recommends 55. 430 - Golf Course ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	1169
Total Exiting	794
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	107
Total Exiting Internal Capture Reduction	107
Total Entering Pass-by Reduction	29
Total Exiting Pass-by Reduction	23
Total Entering Non-Pass-by Trips	1033
Total Exiting Non-Pass-by Trips	664

Period Setting

Analysis Name:	Daily (2-way)		
Project Name:	River Hall @ 1,999 units	**No:**	DCI2013-00003
Date:	4/22/2014	**City:**	Lee County
State/Province:	FL	**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	RYP	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	1861	Weekday	Best Fit (LOG)	7734	7734	15468
230 - Residential Condominium/Townhouse	Dwelling Units	138	Weekday	Best Fit (LOG)	426	425	851
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday	Average	271	271	542
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	30	Weekday	Best Fit (LOG)	1553	1552	3105
430 - Golf Course	Holes	36	Weekday	Average	644	643	1287

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	7734	0 %	7734
230 - Residential Condominium/Townhouse	0 %	426	0 %	425
720 - Medical-Dental Office Building	0 %	271	0 %	271
820 - Shopping Center	0 %	1553	0 %	1552
430 - Golf Course	0 %	644	0 %	643

Internal Trips

210 - Single-Family Detached Housing

Exit	7734	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	**Entry** 426
Entry	7734	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	**Exit** 425

230 - Residential Condominium/Townhouse

210 - Single-Family Detached Housing

Exit	7734	Demand Exit:	2 % (155)	Balanced: 8	Demand Entry:	3 % (8)	**Entry** 271
Entry	7734	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	1 % (3)	**Exit** 271

720 - Medical-Dental Office Building

210 - Single-Family Detached Housing

Exit	7734	Demand Exit:	1 % (77)	Balanced: 77	Demand Entry:	17 % (264)	**Entry** 1553
Entry	7734	Demand Entry:	2 % (155)	Balanced: 155	Demand Exit:	14 % (217)	**Exit** 1552

820 - Shopping Center

210 - Single-Family Detached Housing

430 - Golf Course

Exit	7734	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	**Entry** 644
Entry	7734	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	**Exit** 643

230 - Residential Condominium/Townhouse — **720 - Medical-Dental Office Building**

Exit	425	Demand Exit:	2 % (9)	Balanced: 8	Demand Entry:	3 % (8)	**Entry** 271
Entry	426	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	1 % (3)	**Exit** 271

230 - Residential Condominium/Townhouse — **820 - Shopping Center**

Exit	425	Demand Exit:	1 % (4)	Balanced: 4	Demand Entry:	17 % (264)	**Entry** 1553
Entry	426	Demand Entry:	2 % (9)	Balanced: 9	Demand Exit:	14 % (217)	**Exit** 1552

230 - Residential Condominium/Townhouse — **430 - Golf Course**

Exit	425	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	**Entry** 644
Entry	426	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	**Exit** 643

720 - Medical-Dental Office Building — **820 - Shopping Center**

Exit	271	Demand Exit:	28 % (76)	Balanced: 76	Demand Entry:	32 % (497)	**Entry** 1553
Entry	271	Demand Entry:	4 % (11)	Balanced: 11	Demand Exit:	29 % (450)	**Exit** 1552

720 - Medical-Dental Office Building — **430 - Golf Course**

Exit	271	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	**Entry** 644
Entry	271	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	**Exit** 643

820 - Shopping Center — **430 - Golf Course**

Exit	1552	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	**Entry** 644
Entry	1553	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	**Exit** 643

210 - Single-Family Detached Housing

	Total Trips	Internal Trips					External Trips
		230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	7734 (100%)	0 (0%)	0 (0%)	155 (2%)	0 (0%)	155 (2%)	7579 (98%)
Exit	7734 (100%)	0 (0%)	8 (0%)	77 (1%)	0 (0%)	85 (1%)	7649 (99%)
Total	15468 (100%)	0 (0%)	8 (0%)	232 (1%)	0 (0%)	240 (2%)	15228 (98%)

230 - Residential Condominium/Townhouse

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	426 (100%)	0 (0%)	0 (0%)	9 (2%)	0 (0%)	9 (2%)	417 (98%)
Exit	425 (100%)	0 (0%)	8 (2%)	4 (1%)	0 (0%)	12 (3%)	413 (97%)
Total	851 (100%)	0 (0%)	8 (1%)	13 (2%)	0 (0%)	21 (2%)	830 (98%)

720 - Medical-Dental Office Building

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	820 - Shopping Center	430 - Golf Course	Total	
Entry	271 (100%)	8 (3%)	8 (3%)	11 (4%)	0 (0%)	27 (10%)	244 (90%)
Exit	271 (100%)	0 (0%)	0 (0%)	76 (28%)	0 (0%)	76 (28%)	195 (72%)
Total	542 (100%)	8 (1%)	8 (1%)	87 (16%)	0 (0%)	103 (19%)	439 (81%)

820 - Shopping Center

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	430 - Golf Course	Total	
Entry	1553 (100%)	77 (5%)	4 (0%)	76 (5%)	0 (0%)	157 (10%)	1396 (90%)
Exit	1552 (100%)	155 (10%)	9 (1%)	11 (1%)	0 (0%)	175 (11%)	1377 (89%)
Total	3105 (100%)	232 (7%)	13 (0%)	87 (3%)	0 (0%)	332 (11%)	2773 (89%)

430 - Golf Course

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	Total	
Entry	644 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	644 (100%)
Exit	643 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	643 (100%)
Total	1287 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1287 (100%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	15228	0 %	0	15228
230 - Residential Condominium/Townhouse	830	0 %	0	830
720 - Medical-Dental Office Building	439	0 %	0	439
820 - Shopping Center	2773	30 %	832	1941
430 - Golf Course	1287	0 %	0	1287

ITE Deviation Details

Weekday

Landuse: No deviations from ITE.

Methods: No deviations from ITE.

External Trips: 210 - Single-Family Detached Housing
ITE does not recommend a particular pass-by% for this case.

230 - Residential Condominium/Townhouse

ITE does not recommend a particular pass-by% for this case.

720 - Medical-Dental Office Building
ITE does not recommend a particular pass-by% for this case.

820 - Shopping Center
ITE does not recommend a particular pass-by% for this case.

430 - Golf Course
ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	10628
Total Exiting	10625
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	348
Total Exiting Internal Capture Reduction	348
Total Entering Pass-by Reduction	419
Total Exiting Pass-by Reduction	413
Total Entering Non-Pass-by Trips	9861
Total Exiting Non-Pass-by Trips	9864

Period Setting

Analysis Name:	AM Peak Hour		
Project Name:	River Hall @ 2,695 units	**No:**	DCI2013-00003
Date:	5/22/2014	**City:**	Lee County
State/Province:	FL	**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	RYP	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	2557	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	450	1350	1800
230 - Residential Condominium/Townhouse	Dwelling Units	138	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG)	11	56	67
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	28	8	36
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	30	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG)	47	28	75
430 - Golf Course	Holes	36	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	58	16	74

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	450	0 %	1350
230 - Residential Condominium/Townhouse	0 %	11	0 %	56
720 - Medical-Dental Office Building	0 %	28	0 %	8
820 - Shopping Center	0 %	47	0 %	28
430 - Golf Course	0 %	58	0 %	16

Internal Trips

210 - Single-Family Detached Housing

Exit 1350 Demand Exit: 0 % (0) Balanced: 0

Entry 450 Demand Entry: 0 % (0) Balanced: 0

230 - Residential Condominium/Townhouse

Demand Entry: 0 % (0) **Entry** 11

Demand Exit: 0 % (0) **Exit** 56

210 - Single-Family Detached Housing

Exit 1350 Demand Exit: 2 % (27) Balanced: 1

720 - Medical-Dental Office Building

Demand Entry: 3 % (1) **Entry** 28

Entry	450	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 1 % (0)		**Exit**	8

210 - Single-Family Detached Housing — **820 - Shopping Center**

Exit	1350	Demand Exit: 1 % (14)	Balanced: 8	Demand Entry: 17 % (8)		**Entry**	47
Entry	450	Demand Entry: 2 % (9)	Balanced: 4	Demand Exit: 14 % (4)		**Exit**	28

210 - Single-Family Detached Housing — **430 - Golf Course**

Exit	1350	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	58
Entry	450	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	16

230 - Residential Condominium/Townhouse — **720 - Medical-Dental Office Building**

Exit	56	Demand Exit: 2 % (1)	Balanced: 1	Demand Entry: 3 % (1)		**Entry**	28
Entry	11	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 1 % (0)		**Exit**	8

230 - Residential Condominium/Townhouse — **820 - Shopping Center**

Exit	56	Demand Exit: 1 % (1)	Balanced: 1	Demand Entry: 17 % (8)		**Entry**	47
Entry	11	Demand Entry: 2 % (0)	Balanced: 0	Demand Exit: 14 % (4)		**Exit**	28

230 - Residential Condominium/Townhouse — **430 - Golf Course**

Exit	56	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	58
Entry	11	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	16

720 - Medical-Dental Office Building — **820 - Shopping Center**

Exit	8	Demand Exit: 28 % (2)	Balanced: 2	Demand Entry: 32 % (15)		**Entry**	47
Entry	28	Demand Entry: 4 % (1)	Balanced: 1	Demand Exit: 29 % (8)		**Exit**	28

720 - Medical-Dental Office Building — **430 - Golf Course**

Exit	8	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	58
Entry	28	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	16

820 - Shopping Center — **430 - Golf Course**

Exit	28	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	58
Entry	47	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	16

210 - Single-Family Detached Housing

	Total Trips	Internal Trips					External Trips
		230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	450 (100%)	0 (0%)	0 (0%)	4 (1%)	0 (0%)	4 (1%)	446 (99%)
Exit	1350 (100%)	0 (0%)	1 (0%)	8 (1%)	0 (0%)	9 (1%)	1341 (99%)
Total	1800 (100%)	0 (0%)	1 (0%)	12 (1%)	0 (0%)	13 (1%)	1787 (99%)

230 - Residential Condominium/Townhouse

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	11 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	11 (100%)
Exit	56 (100%)	0 (0%)	1 (2%)	1 (2%)	0 (0%)	2 (4%)	54 (96%)
Total	67 (100%)	0 (0%)	1 (1%)	1 (1%)	0 (0%)	2 (3%)	65 (97%)

720 - Medical-Dental Office Building

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	820 - Shopping Center	430 - Golf Course	Total	
Entry	28 (100%)	1 (4%)	1 (4%)	1 (4%)	0 (0%)	3 (11%)	25 (89%)
Exit	8 (100%)	0 (0%)	0 (0%)	2 (25%)	0 (0%)	2 (25%)	6 (75%)
Total	36 (100%)	1 (3%)	1 (3%)	3 (8%)	0 (0%)	5 (14%)	31 (86%)

820 - Shopping Center

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	430 - Golf Course	Total	
Entry	47 (100%)	8 (17%)	1 (2%)	2 (4%)	0 (0%)	11 (23%)	36 (77%)
Exit	28 (100%)	4 (14%)	0 (0%)	1 (4%)	0 (0%)	5 (18%)	23 (82%)
Total	75 (100%)	12 (16%)	1 (1%)	3 (4%)	0 (0%)	16 (21%)	59 (79%)

430 - Golf Course

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	Total	
Entry	58 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	58 (100%)
Exit	16 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	16 (100%)
Total	74 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	74 (100%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	1787	0 %	0	1787
230 - Residential Condominium/Townhouse	65	0 %	0	65
720 - Medical-Dental Office Building	31	0 %	0	31
820 - Shopping Center	59	30 %	18	41
430 - Golf Course	74	0 %	0	74

ITE Deviation Details

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	210 - Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case. 230 - Residential Condominium/Townhouse ITE does not recommend a particular pass-by% for this case. 720 - Medical-Dental Office Building ITE does not recommend a particular pass-by% for this case. 820 - Shopping Center ITE does not recommend a particular pass-by% for this case. 430 - Golf Course ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	594
Total Exiting	1458
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	18
Total Exiting Internal Capture Reduction	18
Total Entering Pass-by Reduction	11
Total Exiting Pass-by Reduction	7
Total Entering Non-Pass-by Trips	565
Total Exiting Non-Pass-by Trips	1433

Period Setting

Analysis Name:	PM Peak Hour		
Project Name:	River Hall @ 2,695 units	**No:**	DCI2013-00003
Date:	5/22/2014	**City:**	Lee County
State/Province:	FL	**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	RYP	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	2557	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	1224	719	1943
230 - Residential Condominium/Townhouse	Dwelling Units	138	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	52	26	78
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	15	38	53
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	30	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	128	139	267
430 - Golf Course	Holes	36	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	54	51	105

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	1224	0 %	719
230 - Residential Condominium/Townhouse	0 %	52	0 %	26
720 - Medical-Dental Office Building	0 %	15	0 %	38
820 - Shopping Center	0 %	128	0 %	139
430 - Golf Course	0 %	54	0 %	51

Internal Trips

210 - Single-Family Detached Housing

Exit 719 Demand Exit: 0 % (0) Balanced: 0

Entry 1224 Demand Entry: 0 % (0) Balanced: 0

230 - Residential Condominium/Townhouse

Demand Entry: 0 % (0) **Entry** 52

Demand Exit: 0 % (0) **Exit** 26

210 - Single-Family Detached Housing

Exit 719 Demand Exit: 4 % (29) Balanced: 9

720 - Medical-Dental Office Building

Demand Entry: 57 % (9) **Entry** 15

Entry	1224	Demand Entry: 4 % (49)	Balanced: 1	Demand Exit: 2 % (1)		**Exit**	38

210 - Single-Family Detached Housing — **820 - Shopping Center**

Exit	719	Demand Exit: 42 % (302)	Balanced: 13	Demand Entry: 10 % (13)		**Entry**	128
Entry	1224	Demand Entry: 46 % (563)	Balanced: 36	Demand Exit: 26 % (36)		**Exit**	139

210 - Single-Family Detached Housing — **430 - Golf Course**

Exit	719	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	54
Entry	1224	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	51

230 - Residential Condominium/Townhouse — **720 - Medical-Dental Office Building**

Exit	26	Demand Exit: 4 % (1)	Balanced: 1	Demand Entry: 57 % (9)		**Entry**	15
Entry	52	Demand Entry: 4 % (2)	Balanced: 1	Demand Exit: 2 % (1)		**Exit**	38

230 - Residential Condominium/Townhouse — **820 - Shopping Center**

Exit	26	Demand Exit: 42 % (11)	Balanced: 11	Demand Entry: 10 % (13)		**Entry**	128
Entry	52	Demand Entry: 46 % (24)	Balanced: 24	Demand Exit: 26 % (36)		**Exit**	139

230 - Residential Condominium/Townhouse — **430 - Golf Course**

Exit	26	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	54
Entry	52	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	51

720 - Medical-Dental Office Building — **820 - Shopping Center**

Exit	38	Demand Exit: 20 % (8)	Balanced: 8	Demand Entry: 8 % (10)		**Entry**	128
Entry	15	Demand Entry: 31 % (5)	Balanced: 3	Demand Exit: 2 % (3)		**Exit**	139

720 - Medical-Dental Office Building — **430 - Golf Course**

Exit	38	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	54
Entry	15	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	51

820 - Shopping Center — **430 - Golf Course**

Exit	139	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)		**Entry**	54
Entry	128	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)		**Exit**	51

210 - Single-Family Detached Housing

	Total Trips	Internal Trips					External Trips
		230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	1224 (100%)	0 (0%)	1 (0%)	36 (3%)	0 (0%)	37 (3%)	1187 (97%)
Exit	719 (100%)	0 (0%)	9 (1%)	13 (2%)	0 (0%)	22 (3%)	697 (97%)
Total	1943 (100%)	0 (0%)	10 (1%)	49 (3%)	0 (0%)	59 (3%)	1884 (97%)

230 - Residential Condominium/Townhouse

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	52 (100%)	0 (0%)	1 (2%)	24 (46%)	0 (0%)	25 (48%)	27 (52%)
Exit	26 (100%)	0 (0%)	1 (4%)	11 (42%)	0 (0%)	12 (46%)	14 (54%)
Total	78 (100%)	0 (0%)	2 (3%)	35 (45%)	0 (0%)	37 (47%)	41 (53%)

720 - Medical-Dental Office Building

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	820 - Shopping Center	430 - Golf Course	Total	
Entry	15 (100%)	9 (60%)	1 (7%)	3 (20%)	0 (0%)	13 (87%)	2 (13%)
Exit	38 (100%)	1 (3%)	1 (3%)	8 (21%)	0 (0%)	10 (26%)	28 (74%)
Total	53 (100%)	10 (19%)	2 (4%)	11 (21%)	0 (0%)	23 (43%)	30 (57%)

820 - Shopping Center

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	430 - Golf Course	Total	
Entry	128 (100%)	13 (10%)	11 (9%)	8 (6%)	0 (0%)	32 (25%)	96 (75%)
Exit	139 (100%)	36 (26%)	24 (17%)	3 (2%)	0 (0%)	63 (45%)	76 (55%)
Total	267 (100%)	49 (18%)	35 (13%)	11 (4%)	0 (0%)	95 (36%)	172 (64%)

430 - Golf Course

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	Total	
Entry	54 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	54 (100%)
Exit	51 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	51 (100%)
Total	105 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	105 (100%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	1884	0 %	0	1884
230 - Residential Condominium/Townhouse	41	0 %	0	41
720 - Medical-Dental Office Building	30	0 %	0	30
820 - Shopping Center	172	30 %	52	120
430 - Golf Course	105	0 %	0	105

ITE Deviation Details

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	210 - Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case. 230 - Residential Condominium/Townhouse ITE does not recommend a particular pass-by% for this case. 720 - Medical-Dental Office Building ITE does not recommend a particular pass-by% for this case. 820 - Shopping Center The chosen pass-by% (30) is not provided by ITE. ITE recommends 55. 430 - Golf Course ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	1473
Total Exiting	973
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	107
Total Exiting Internal Capture Reduction	107
Total Entering Pass-by Reduction	29
Total Exiting Pass-by Reduction	23
Total Entering Non-Pass-by Trips	1337
Total Exiting Non-Pass-by Trips	843

Period Setting

Analysis Name:	Daily (2-way)		
Project Name:	River Hall @ 2,695 units	**No:**	DCI2013-00003
Date:	5/22/2014	**City:**	Lee County
State/Province:	FL	**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:	RYP	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
210 - Single-Family Detached Housing	Dwelling Units	2557	Weekday	Best Fit (LOG)	10360	10360	20720
230 - Residential Condominium/Townhouse	Dwelling Units	138	Weekday	Best Fit (LOG)	426	425	851
720 - Medical-Dental Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday	Average	271	271	542
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	30	Weekday	Best Fit (LOG)	1553	1552	3105
430 - Golf Course	Holes	36	Weekday	Average	644	643	1287

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
210 - Single-Family Detached Housing	0 %	10360	0 %	10360
230 - Residential Condominium/Townhouse	0 %	426	0 %	425
720 - Medical-Dental Office Building	0 %	271	0 %	271
820 - Shopping Center	0 %	1553	0 %	1552
430 - Golf Course	0 %	644	0 %	643

Internal Trips

210 - Single-Family Detached Housing

Exit	10360	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry 426
Entry	10360	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit 425

210 - Single-Family Detached Housing — 720 - Medical-Dental Office Building

Exit	10360	Demand Exit:	2 % (207)	Balanced: 8	Demand Entry:	3 % (8)	Entry 271
Entry	10360	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	1 % (3)	Exit 271

210 - Single-Family Detached Housing — 820 - Shopping Center

Exit	10360	Demand Exit:	1 % (104)	Balanced: 104	Demand Entry:	17 % (264)	Entry 1553
Entry	10360	Demand Entry:	2 % (207)	Balanced: 207	Demand Exit:	14 % (217)	Exit 1552

210 - Single-Family Detached Housing — 430 - Golf Course

Exit	10360	Demand Exit:	0 % (0)	Balanced:	Demand Entry:	0 % (0)	Entry 644

0

Entry 10360 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 643

230 - Residential Condominium/Townhouse **720 - Medical-Dental Office Building**

Exit 425 Demand Exit: 2 % (9) Balanced: 8 Demand Entry: 3 % (8) Entry 271

Entry 426 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 1 % (3) Exit 271

230 - Residential Condominium/Townhouse **820 - Shopping Center**

Exit 425 Demand Exit: 1 % (4) Balanced: 4 Demand Entry: 17 % (264) Entry 1553

Entry 426 Demand Entry: 2 % (9) Balanced: 9 Demand Exit: 14 % (217) Exit 1552

230 - Residential Condominium/Townhouse **430 - Golf Course**

Exit 425 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) Entry 644

Entry 426 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 643

720 - Medical-Dental Office Building **820 - Shopping Center**

Exit 271 Demand Exit: 28 % (76) Balanced: 76 Demand Entry: 32 % (497) Entry 1553

Entry 271 Demand Entry: 4 % (11) Balanced: 11 Demand Exit: 29 % (450) Exit 1552

720 - Medical-Dental Office Building **430 - Golf Course**

Exit 271 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) Entry 644

Entry 271 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 643

820 - Shopping Center **430 - Golf Course**

Exit 1552 Demand Exit: 0 % (0) Balanced: 0 Demand Entry: 0 % (0) Entry 644

Entry 1553 Demand Entry: 0 % (0) Balanced: 0 Demand Exit: 0 % (0) Exit 643

210 - Single-Family Detached Housing

	Total Trips	Internal Trips					External Trips
		230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	10360 (100%)	0 (0%)	0 (0%)	207 (2%)	0 (0%)	207 (2%)	10153 (98%)
Exit	10360 (100%)	0 (0%)	8 (0%)	104 (1%)	0 (0%)	112 (1%)	10248 (99%)
Total	20720 (100%)	0 (0%)	8 (0%)	311 (2%)	0 (0%)	319 (2%)	20401 (98%)

230 - Residential Condominium/Townhouse

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	720 - Medical-Dental Office Building	820 - Shopping Center	430 - Golf Course	Total	
Entry	426 (100%)	0 (0%)	0 (0%)	9 (2%)	0 (0%)	9 (2%)	417 (98%)
Exit	425 (100%)	0 (0%)	8 (2%)	4 (1%)	0 (0%)	12 (3%)	413 (97%)
Total	851 (100%)	0 (0%)	8 (1%)	13 (2%)	0 (0%)	21 (2%)	830 (98%)

720 - Medical-Dental Office Building

		Internal Trips

	Total Trips	210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	820 - Shopping Center	430 - Golf Course	Total	External Trips
Entry	271 (100%)	8 (3%)	8 (3%)	11 (4%)	0 (0%)	27 (10%)	244 (90%)
Exit	271 (100%)	0 (0%)	0 (0%)	76 (28%)	0 (0%)	76 (28%)	195 (72%)
Total	542 (100%)	8 (1%)	8 (1%)	87 (16%)	0 (0%)	103 (19%)	439 (81%)

820 - Shopping Center

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	430 - Golf Course	Total	
Entry	1553 (100%)	104 (7%)	4 (0%)	76 (5%)	0 (0%)	184 (12%)	1369 (88%)
Exit	1552 (100%)	207 (13%)	9 (1%)	11 (1%)	0 (0%)	227 (15%)	1325 (85%)
Total	3105 (100%)	311 (10%)	13 (0%)	87 (3%)	0 (0%)	411 (13%)	2694 (87%)

430 - Golf Course

	Total Trips	Internal Trips					External Trips
		210 - Single-Family Detached Housing	230 - Residential Condominium/Townhouse	720 - Medical-Dental Office Building	820 - Shopping Center	Total	
Entry	644 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	644 (100%)
Exit	643 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	643 (100%)
Total	1287 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	1287 (100%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
210 - Single-Family Detached Housing	20401	0 %	0	20401
230 - Residential Condominium/Townhouse	830	0 %	0	830
720 - Medical-Dental Office Building	439	0 %	0	439
820 - Shopping Center	2694	30 %	808	1886
430 - Golf Course	1287	0 %	0	1287

ITE Deviation Details

Weekday

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 210 - Single-Family Detached Housing
ITE does not recommend a particular pass-by% for this case.

230 - Residential Condominium/Townhouse
ITE does not recommend a particular pass-by% for this case.

720 - Medical-Dental Office Building
ITE does not recommend a particular pass-by% for this case.

820 - Shopping Center
ITE does not recommend a particular pass-by% for this case.

430 - Golf Course
ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	13254
Total Exiting	13251
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	427
Total Exiting Internal Capture Reduction	427
Total Entering Pass-by Reduction	411
Total Exiting Pass-by Reduction	397
Total Entering Non-Pass-by Trips	12416
Total Exiting Non-Pass-by Trips	12427

Attachment B – FDOT Connection Permit – Hawks Haven

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

TRAFFIC CONTROL SHALL COMPLY WITH THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES [MUTCD] AND FDOT DESIGN STANDARDS 600 SERIES.

DRIVEWAY CONNECTION PERMIT FOR ALL CATEGORIES

PART 1: PERMIT INFORMATION

APPLICATION NUMBER: 04-A-192-0061

Permit Category: F Access Classification: 3

Project: Hawks Haven

Permittee: Duke Capital LLC on behalf of Hawks Haven Developers, LLC

Section/Mile Post: 12020 / 11.554 State Road: 80

Section/Mile Post: State Road:

PART 2: PERMITTEE INFORMATION

APPROVED

FOR DOT PERMIT # _____

Permittee Name: Duke Capital LLC on behalf of Hawks Haven Developers, LLC

Permittee Mailing Address: c/o Land Mar Group, L.L.C., 9110 College Point Court

City, State, Zip: Fort Myers, Florida 33919

Telephone: (239) 851-3225

Engineer/Consultant/or Project Manager: Carolyn Gish, P.E.

Engineer responsible for construction inspection: Carolyn Gish, P.E. (NAME) 53845 (P.E. #)

Mailing Address: 7741 North Military Trail, Suite 5

City, State, Zip: Palm Beach Gardens, Florida 33410

Telephone: (561) 840-8650 FAX, Mobile Phone, etc.: (561) 840-8590

PART 3: PERMIT APPROVAL

The above application has been reviewed and is hereby approved subject to all Provisions as attached.

PERMIT NUMBER: 04-A-192-0061

Signature: Sarah T. Clarke Department of Transportation Title: Permits Manager

Department Representative's Printed Name: Sarah T. Clarke

Temporary Permit YES (NO) (If temporary, this permit is only valid for 6 months)

Special provisions attached (YES) NO

Date of Issuance: 2-2-05

If this is a normal (non-temporary) permit it authorizes construction for one year from the date of issuance. This can only be extended by the Department as specified in 14-96.007(6).

See following pages for General and Special Provisions

SEE ATTACHMENT

PART 4: GENERAL PROVISIONS

1. Notify the Department of Transportation Maintenance Office at least 48 hours in advance of starting proposed work. Phone: (239) 656-7813, Attention: Marla Bricher

2. A copy of the approved permit must be displayed in a prominent location in the immediate vicinity of the connection construction.

3. Comply with Rule 14-96.008(1), F.A.C., Disruption of Traffic.

4. Comply with Rule 14-96.008(7), F.A.C., on Utility Notification Requirements.

5. All work performed in the Department's right of way shall be done in accordance with the most current Department standards, specifications and the permit provisions.

6. The permittee shall not commence use of the connection prior to a final inspection and acceptance by the Department.

7. Comply with Rule 14-96.003(3)(a), F.A.C., Cost of Construction.

8. If a Significant Change of the permittee's land use, as defined in Section 335.182, Florida Statutes, occurs, the Permittee must contact the Department.

9. Medians may be added and median openings may be changed by the Department as part of a Construction Project or Safety Project. The provision for a median might change the operation of the connection to be for right turns only.

10. All conditions in NOTICE OF INTENT WILL APPLY unless specifically changed by the Department.

11. All approved connection(s) and turning movements are subject to the Department's continuing authority to modify such connection(s) or turning movements in order to protect safety and traffic operations on the state highway or State Highway System.

12. **Transportation Control Features in the State Right of Way.** Transportation control features and devices in the Department's right of way, including, but not limited to, traffic signals, medians, median openings, or any other transportation control features or devices in the state right of way, are operational and safety characteristics of the State Highway and are not means of access. The Department may install, remove or modify any present or future transportation control feature or device in the state right of way to make changes to promote safety in the right of way or efficient traffic operations on the highway.

13. The Permittee for him/herself, his/her heirs, his/her assigns and successors in interest, binds and is bound and obligated to save and hold the State of Florida, and the Department, its agents and employees harmless from any and all damages, claims, expense, or injuries arising out of any act, neglect or omission by the applicant, his/her heirs, assigns and successors in interest that may occur by reason of this, facility design, construction, maintenance or continuing existence of the connection facility, except that the applicant shall not be liable under this provision for damages arising from the sole negligence of the Department.

14. The Permittee shall be responsible for determining and notify all other users of the right of way.

15. Starting work on the State Right of Way means that I am accepting all conditions on the Permit.

PART 5: SPECIAL PROVISIONS

NON-CONFORMING CONNECTIONS: YES NO

If this is a non-conforming connection permit, as defined in Rule Chapters 14-96 and 14-97, then the following shall be a part of this permit:

1. The non-conforming connection(s) described in this permit is(are) not permitted for traffic volumes exceeding the Permit Category on page 1 of this permit, or as specified in "Other Special Provisions" below.

2. All non-conforming connections will be subject to closure or relocation when reasonable access becomes available in the future.

OTHER SPECIAL PROVISIONS:

- **The proposed connection and full median opening will be signalized at the applicant's expense when the signal warrants are met as determined by the Florida Department of Transportation Traffic Operation Division. All necessary analyses for determination of signal warrants, the development of detailed signalization design plans and all construction costs will be the responsibility of the applicant.**
- **The full median openings at South Olga Road and Linwood Avenue will be directionalized by the applicant at the applicant's expense when requested by the Florida Department of Transportation and/or signalization of the Hawk's Haven connection occurs.**
- **A minimum of one hundred fifty feet (150') of connection throat depth as measured from the right of way line must be maintained. This must be in the form of a recorded deed restriction.**
- **Features within the State Highway Right of Way, such as median openings and traffic control devices are not part of the connection(s) to be authorized by a connection permit. Except as otherwise provided herein, the Florida Department of Transportation reserves the discretion to determine the phasing, timing, and features for all traffic signals installed in the State Highway System.**
- **The approved permit with the stated conditions, including the legal description for all parcel(s) as shown in the approved site plan will be recorded with the Lee County Courthouse prior to commencement of construction or within 30 days of the permit approval date, whichever is less. Copy of said record must be provided to the Fort Myers Operations Center within said time line.**

PART 6: APPEAL PROCEDURES

You may request an administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes. If you disagree with the facts stated in the foregoing Notice of Intended Department Action (hereinafter "Notice"), You may request a formal administrative hearing pursuant to Section 120.57(1), Florida Statutes. If you agree with the facts stated in the Notice, you may request an informal administrative hearing pursuant to Section 120.57(2), Florida Statutes. You must send the written request to:

Clerk of Agency Proceedings
Department of Transportation
Haydon Burns Building
605 Suwannee Street, M.S. 58
Tallahassee, Florida 32399-0458

The written request for an administrative hearing must conform to the requirements of either Rule 28-106.201(2) or Rule 28-106.301(2), Florida Administrative Code, and must be received by the Clerk of Agency Proceedings by 5:00 P.M., no later than 21 days after you received the Notice. The written request for an administrative proceeding should include a copy of the Notice, and must be legible, on 81/2 by 11 inch white paper, and contain:

1. Your name, address, and telephone number, and the Department identifying number on the Notice, if known, and name, address, and telephone number of your representative, if any;

2. An explanation of how you are affected by the action described in the Notice.

3. A statement of how and when you received the Notice.

4. A statement of all disputed issues of material fact. If there are none, you must so indicate.

5. A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle you to relief; and

6. A demand for relief.

A formal hearing will be held if there are disputed issued of material fact. If a formal hearing is held, this matter will be referred to the Division of Administrative Hearings, where you may present witnesses and evidence and cross examine other witnesses before an administrative law judge. If there are no disputed issues of material fact, an informal hearing will be held, in which case you will have the right to provide the Department with any written documentation or legal arguments which you wish the Department to consider.

Mediation, pursuant to Section 120.573, Florida Statutes, will be available if agreed to by all parties, and on such terms as may be agreed upon by all parties. The right to an administrative hearing is not affected when mediation does not result in a settlement.

If a written request for an administrative hearing is not timely received you will have waived your right to have the intended action reviewed pursuant to Chapter 120, Florida Statutes, and the action set forth in the Notice shall be conclusive and final.

STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: **December 23, 2014**

To: **Alvin "Chip" Block, Principal Planner**

From: **Susie Derheimer, Environmental Planner**
Phone: (239) 533-8158
E-mail: sderheimer@leegov.com

Project: **River Hall RPD/CPD**
Case: **DCI2013-00003**
Strap: **25-43-26-03-0000D.0560 & others (see approved legal description)**

The Division of Environmental Sciences (ES) staff has reviewed the proposed amendment to River Hall Residential/Commercial Planned Development (RPD/CPD) and offer the following analysis and recommendations:

SITE DESCRIPTION:
The 1,978 acre River Hall Residential Planned Development (RPD) is currently approved through Zoning Resolution Z-05-051 for 1,999 residential dwelling units, a golf course, public school, 45,000 square feet of commercial uses, and 465.2 acres of wetland and upland preservation. Multiple development orders have been approved for the site infrastructure, golf course, amenities, and residential dwelling units. As a result of past approvals the preserves have been established, the developable footprint has been cleared, a majority of the lakes have been excavated, and a majority of public utilities and roadways installed.

REQUEST:
The application requests to amend a portion of the RPD and CPD zoning boundary to increase the number of residential dwelling units in the River Hall community and include additional recreational uses within the commercial portion of the community.

VEGETATION:
A habitat assessment and associated Florida Land Use, Cover and Classification System (FLUCCS), jurisdictional wetland, soil, flow-way, and topography maps, prepared by Passarella & Associates, Inc. dated January 2013, were provided (See attached FLUCCS map with delineated wetland lines 2 pages). The current 1,978 acre River Hall Community site contains

ATTACHMENT L

270.7 acres indigenous uplands, 180.99 acres jurisdictional state and federal wetlands and 13.51 acres jurisdictional federal only wetlands for a total of 465.2 acres of required preserve on the site. The jurisdictional wetlands were approved under South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) No. 36-040006-P and US Army Corp (ACOE) permit No. 199901378 (IP-DEY) and copies of the permits were provided by the applicant.

PROTECTED SPECIES AND MANAGEMENT:

The environmental assessment indicates that Lee County Protected Species Surveys (PSS) meeting the requirements of the Land Development Code (LDC) Chapter 10, Article III, Division 8 Standards were conducted on the River Hall project site in 2004 as part of the re-zoning requirements for resolution Z-05-051. During these surveys a total of five Lee County protected species were identified including; gopher tortoise (*Gopherus polyphemus*), burrowing owl (*Athene cunicularia*), Florida sandhill cranes (*Grus Canadensis*) little blue heron (*Egretta caerulea*), and woodstorks (*Mycteria Americana*). In addition, habitat for the American alligator (*Alligator mississippiensis*) and Florida scrub jay (*Aphelocoma coerulescens*) was observed on the subject site. In order to address the protection of these listed species, Lee County Protected Species Management Plan dated May 2006 was reviewed and approved by ES staff as part of development order DOS2006-00042 requirements (See ES Staff Attachment A-PSMP dated May 2006). The management plans specifically addressing gopher tortoise, burrowing owls, Florida sandhill crane, listed wading birds, American alligator and Florida scrub jay were found to meet the requirements of LDC Section 10-474 and Zoning Resolution Z-05-051 conditions.

Current protected species surveys for Lee County listed species meeting the requirements of LDC Section 10-473 were conducted by Passarella & Associates, Inc. December 4, 6, 7, and 11 2012, on the previously cleared and undeveloped lands (FLUCCS 740) located within the RPD amendment area (See ES Staff Attachment B- PSS dated January 2013 and Species Transect Map). The survey results indicate a total of four Lee County protected species were found within the survey area including gopher tortoise, burrowing owl, little blue heron, and bald eagle (*Haliaeetus Leucocephalus*). A total of 61 gopher tortoise burrows, 16 burrowing owl burrows (3 owls observed), two little blue herons, and 1 bald eagle were identified. The bald eagle was observed perched on a pine snag, no nest or nesting activity was observed or has been documented on or immediately adjacent to the subject site. The applicant proposes the protection of the gopher tortoises, burrowing owls, and little blue herons to be addressed as per the Lee County Protected Species Management Plans dated May 2006 approved through previous development orders. The gopher tortoises will be relocated on-site and burrowing owl burrows removed as per the required Florida Fish and Wildlife Conservation Commission (FWC) permits. Copies of the approved 2006 management plans, existing FWC gopher tortoise take permit and the required FWC conservation easement for a 64.58 acres on-site gopher tortoise preserve have been provided to Lee County.

County Staff conducted a site inspection on February, 8 2013 and verified the FLUCCS map and results of the PSS.

ES staff reviewed the application for consistency with the following Lee Plan Goals, Objectives, and Policies:

GOAL 107: RESOURCE PROTECTION. To manage the county's wetland and upland ecosystems so as to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics.

Objective 107.8: Gopher Tortoises. The county will protect gopher tortoises through the enforcement of the protected species regulations and by operating and maintaining, in coordination with the Florida Game and Fresh Water Fish Commission, the Hickey Creek Mitigation Park.

Policy 107.8.1: The county's policy is to protect gopher tortoise burrows wherever they are found. However, if unavoidable conflicts make on-site protection infeasible, then off-site mitigation may be provided in accordance with Florida Game and Fresh Water Fish Commission requirements.

Objective 107.3: Wildlife. Maintain and enhance the fish and wildlife diversity and distribution within Lee County for the benefit of a balanced ecological system.

Policy 107.3.1: Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.

Objective 107.4: Endangered And Threatened Species In General. Lee County will continue to protect habitats of endangered and threatened species and species of special concern in order to maintain or enhance existing population numbers and distributions of listed species.

Policy 107.4.3: Require detailed inventories and assessments of the impacts of development where it threatens habitat of endangered and threatened species and species of special concern.

Policy 107.4.4: Restrict the use of protected plant and wildlife species habitat to that which is compatible with the requirements of endangered and threatened species and species of special concern. New developments must protect remnants of viable habitats when listed vegetative and wildlife species inhabit a tract slated for development, except where equivalent mitigation is provided.

The application is requesting to add residential units within previously cleared and undeveloped lands (FLUCCS 740) currently re-occupied by gopher tortoise and burrowing owls. This area is also adjacent to documented gopher tortoise, burrowing owl, American alligator, Florida Sandhill crane, listed wading birds, and Florida Scrub jay preserved indigenous habitat. While the current approvals provide habitat management plans for these species, resident educational materials are only provided for the American alligator and burrowing owl. Therefore, ES staff finds that upon future development of additional units the gopher tortoise and burrowing owl management plans will need to be revised to address the current conditions and update management techniques and required permits. Species management plans will also need to be revised to provide educational materials to residents on the gopher tortoise, listed wading birds and Florida scrub jay. In addition, the River Hall Community preserve areas provide suitable habitat for and is located within the secondary zone of the Florida panther (*Felis concolor*) and secondary range of the Florida black bear (*Ursus americanus*). Hickey's Creek Mitigation Park which abuts this property to the east has documented panther and black bear utilization as referenced in its Land Stewardship Management Plan. Given the River Hall preserve areas provide suitable habitat for the Florida panther and black bear, increasing the number of dwelling

units next to the preserves will increase the potential for negative human/wildlife inter-action. These concerns are also expressed by the Florida Fish and Wildlife Conservation Commission in a letter dated December 9, 2014 (See ES Staff Attachment C). Thus, ES staff recommends that prior to development of the additional residential units the River Hall Community should also provide large mammal management plans with educational materials (i.e. pamphlets, signage, etc.) on these documented listed species to limit negative human/wildlife interactions for consistency with the above referenced Lee Plan Goals, Objectives and Policies.

OPEN SPACE:
A review of the Master Concept Plan (MCP) and application documents reveals that the addition of residential units does not propose to reduce the common open space as approved in Zoning Resolution Z-05-051. ES staff finds that the acreage and general location of the common recreational open space/golf course area remains consistent with previous approvals.

ES staff finds the common open space is consistent with the following Lee Plan Goal and Objective:
Goal 77: Development Design Requirements. To require new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.
Objective 77.1: Development regulations will continue to require that new residential developments provide sufficient open space to meet the needs of their residents.

INDIGENOUS PRESERVATION:
The application does not propose any changes to the existing approved wetland and upland preserve areas and/or conservation easements and the preserve areas are not part of the amendment acreage. In addition, a review of the MCP reveals that the addition of residential units does not reduce the required 465.2 acres of indigenous preservation as approved in Zoning Resolution Z-05-051.

Therefore, ES staff finds the preservation continues to be consistent with the following Lee Plan Goals, Objectives, and Policies:
Lee Plan Goal 77: Development Design Requirements requires new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.
Objective 77.3: New developments must use innovative open space design to preserve existing native vegetation, provide visual relief, and buffer adjacent uses and proposed and/or existing rights-of-way. This objective and subsequent policies are to be implemented through the zoning process.
Policy 77.3.1: Any new development with existing indigenous vegetation is encouraged to provide half of the required open space as existing native plant communities. Any new development with existing native trees without associated native groundcover or understory is

encouraged to provide half of the required open space with areas containing existing native trees. The planting of native shrub species within native tree protection areas is encouraged.

DEVIATIONS:

Deviation #5 requests to deviate from LDC Section 10-415(b)(1)(c.) which requires a minimum setback of 20 feet from buildings; and for indigenous plant communities subject to fire, such as pine flatwoods, palmetto prairie and xeric scrub, a 30 foot setback is required for fire protection; 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; and Hampton Lakes at River Hall, Phase One Lot 87. See the applicant's justification for the deviation attached to the overall staff report.

An ES staff review of the FLUCCS mapping reveals that the River Hall Country Club Lots 29, 57, 76, and 77 abut preserved habitat containing predominately upland pine flatwoods; therefore, given the existing platted lot size a deviation from a building setback of 30-feet to allow a 17-foot side setback may be needed.

A revised MCP submitted by the applicant stamped "Received DEC 17 2014 Community Development" removed Hampton Lakes at River Hall Lot 87 from the zoning amendment area; therefore, ES staff finds Lot 87 cannot be subject to the deviation request.

The applicant has provided an email from the Fire Chief at Fort Myers Shores Fire Department stating that the request may occur on existing platted lots only but that any new lots should have the required 30-foot setback. Therefore, ES staff recommends that the structure side setback may be reduced to 17-feet for existing platted lots River Hall Country Club Block K Lots 29, 57, 76, and 77, as documented in Instrument No. 2006000409514, with the condition that any re-plat of these lots will require the lots to meet the 30-foot structure setback to the preserve.

Deviation #6 requests to deviate from LDC Section 10-415(b)(1)(c.) which requires a minimum setback of 20 feet from buildings and for indigenous plant communities subject to fire, such as pine flatwoods, palmetto prairie and xeric scrub, a 30 foot setback is required for fire protection; to allow a 20 foot setback for existing platted lots within of the River Hall Community at locations depicted on the MCP. See the applicant's justification for the deviation attached to the overall staff report.

An ES staff review of the FLUCCS mapping reveals that the River Hall Country Club Block K Lots 37-39, 54-57 & 65-77 and the Hampton Lakes at River Hall Lots 102-134 abut preserved habitat containing predominately upland pine flatwoods and/or upland xeric oak habitat; therefore, given the existing platted lot size a deviation from a building setback of 30-feet to allow a 20-foot side setback may be needed.

A revised MCP was submitted by the applicant stamped "Received DEC 17 2014 Community Development" which removed River Hall Country Club Block J Lots 47-80 and Hampton Lakes at River Hall Lots 39-48 & 88-90 from the zoning amendment area; therefore, ES staff finds these lots cannot be subject to the deviation request.

The applicant has provided an email from the Fire Chief at Fort Myers Shores Fire Department stating that a 20-foot setback may occur on existing platted lots only but that any new lots should have the required 30-foot setback. Therefore, ES staff recommends that the structure setback may be reduced to 20-feet for existing platted lots River Hall Country Club Block K Lots 37-39, 54-57 & 65-77 and Hampton Lakes at River Hall Lots 102-134, as documented in Instruments No. 2006000409514 and 200500153004, respectively, with the condition that any re-plat of these lots will require the lots to meet the 30-foot structure setback to the preserve.

ES staff has a concern with requested deviations from setbacks to preserves. The on-site gopher tortoise preserve located within the southeast corner of the River Hall Community contains habitat which is subject to fire management techniques as required by the FWC conservation easement. In addition, as documented in the Hickey's Creek Preserve Land Stewardship Plan, the adjacent public preserve to the east also contains requirements for habitat management by prescribed burn activities. This concern is also expressed in the previously reference FWC letter dated December 9, 2014. Therefore, in order to ensure that the River Hall Community residents are aware of the fire management activities, ES staff recommends that residents of development pods adjacent to the on-site preserves are notified prior to any prescribed burns occurring within the on-site preserve or on the adjacent Hickey's Creek Mitigation park and general education material on prescribe burn management activities provided. Also, potential purchasers of lots adjacent to the onsite preserve must be informed of their purchase of a lot adjacent to an on-site preserve or public preserve land which is managed with prescribed burning through covenants or deed restriction documents.

CONDITIONS:

Upon approval of the current zoning request ES staff recommends that environmental conditions 3.a.-e. of the previous zoning action (Z-05-51, as amended) be brought forward and remain in full force and effect. In addition, ES staff recommends that the following conditions be added as discussed above to ensure compliance with the LDC and consistency with the Lee Plan:

Existing approved development will meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. However, prior to local development order approval for future developments subject to the amendment of this zoning, 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.

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 located adjacent to the easternmost preserve must notify residents of those development pods of the scheduled prescribed burn activities and general education material on prescribed burn management activities must be provided. If a 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.

Deviation #5:
The structure side setback to the preserve may be reduced to 17-feet for existing platted lots River Hall Country Club Block K Lots 29, 57, 76, and 77 as documented in Instrument No. 2006000409514, with the condition that any re-plat of these lots will require the lots to meet the 30-foot structure setback to the preserve.

Deviation #6:
The structure setback to the preserve may be reduced to 20-feet for existing platted lots River Hall Country Club Block K Lots 37-39, 54-57 & 65-77 and Hampton Lakes at River Hall Lots 102-134, as documented in Instrument No. 2006000409514 & 200500153004, respectively, with the condition that any re-plat of these lots will require the lots to meet the 30-foot structure setback to the preserve.

DESCRIPTION (REZONE AREA)

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

A tract or parcel of land lying in Section 25, 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:

PARCEL 1:

A tract or parcel of land lying in Section 27, Township 43, Range 26, 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 1/2) of said Section 27 1,573.70 feet to the POINT OF BEGINNING.
From said Point of Beginning continue S00°51'17"E along said East line for 614.10 feet to an intersection with the Northerly line of Conservation Easement CE-5, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run along the Northerly and Westerly line of of said Conservation Easement the following thirty-seven (37) courses: S89°08'43"W for 93.44 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 66.36 feet (delta 16°50'32") (chord bearing N84°55'21"W) (chord 19.44 feet) for 19.51 feet; N71°01'07"W for 89.50 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 70.00 feet (delta 23°16'07") (chord bearing N59°23'03"W) (chord 28.23 feet) for 28.43 feet to a point of tangency; N47°45'00"W for 184.10 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 30.00 feet (delta 72°55'14") (chord bearing N84°12'37"W) (chord 35.66 feet) for 38.18 feet; S55°56'06"W for 16.37 feet to a point on a non-tangent curve; Southwesterly along an arc of a curve to the right of radius 26.40 feet (delta 05°46'39") (chord bearing S56°05'54"W) (chord 2.66 feet) for 2.66 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 70.00 feet (delta 89°33'57") (chord bearing N76°34'03"W) (chord 98.62 feet) for 109.43 feet; S28°40'01"W for 168.43 feet; S49°55'00"W for 120.21 feet; S08°34'30"W for 59.47 feet; S16°25'18"E for 53.01 feet; S10°53'06"W for 52.02 feet; S21°20'30"E for 68.84 feet; N62°54'21"E for 119.90 feet; S66°05'27"E for 32.67 feet; S15°30'06"E for 72.37 feet; S40°08'04"E for 34.02 feet; S03°40'51"E for 25.26 feet; S70°07'12"W for 69.86 feet; S61°26'29"W for 17.36 feet; S72°08'48"W for 19.92 feet; N60°51'22"W for 30.42 feet; N77°06'37"W for 44.10 feet; S64°52'29"W for 38.94 feet; S20°52'27"W for 43.82 feet; S31°30'37"E for 59.12 feet; N86°41'36"E for 84.58 feet; S63°46'58"E for 10.50 feet; S40°41'16"E for 40.28 feet; S42°43'38"E for 45.16 feet; S67°36'20"E for 23.72 feet; S41°52'34"E for 38.96 feet; S63°15'06"E for 38.14 feet; S89°23'27"E for 35.43 feet; N63°29'28"E for 1.44 feet to a point on a non-tangent curve and Southeasterly along an arc of a curve to the right of radius 294.98 feet (delta 79°24'50") (chord bearing S37°32'25"E) (chord 376.91 feet) for 408.86 feet to an intersection with the Northerly line of lands described

ATTACHMENT M

DESCRIPTION (CONTINUED)

in a deed recorded in Official Record Book 4326, at Page 2075, Lee County Records; thence run S89°59'57"W along said Northerly line for 290.94 feet to a point on a non-tangent curve and an intersection with the Northerly line of Conservation Easement CE-6, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Record; thence run along the Northerly and Westerly line of of said Conservation Easement the following nineteen (19) courses: Northerly along an arc of a curve to the right of radius 366.19 feet (delta 02°18'35") (chord bearing N06°14'13"E) (chord 14.76 feet) for 14.76 feet; N67°30'09"W for 128.15 feet; N22°29'51"E for 111.26 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the right of radius 284.50 feet (delta 15°17'25") (chord bearing N54°28'27"W) (chord 75.70 feet) for 75.92 feet; Westerly along an arc of a curve to the left of radius 215.00 feet (delta 48°01'46") (chord bearing N70°51'26"W) (chord 175.00 feet) for 180.23 feet to a point to tangency; S85°07'41"W for 47.77 feet; S04°52'19"E for 25.00 feet; S85°07'41"W for 40.00 feet; N04°52'19"W for 25.00 feet; S85°07'41"W for 99.33 feet; S04°52'19"E for 84.36 feet; S00°40'13"E for 44.90 feet; S09°23'27"W for 21.52 feet; S85°07'41"W for 214.14 feet; S04°52'19"E for 195.19 feet to a point of curvature; Southerly along an arc of a curve to the right of radius 645.00 feet (delta 24°05'35") (chord bearing S07°10'29"W) (chord 269.23 feet) for 271.23 feet; S56°46'33"E for 5.45 feet; S22°03'38"E for 26.30 feet and S44°22'17"E for 89.18 feet to an intersection with said Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2075, Lee County Records; thence run S84°07'47"W along said Northerly line for 35.31 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 five (5) courses: Northerly along an arc of a curve to the right of radius 700.00 feet (delta 35°18'45") (chord bearing N17°39'25"W) (chord 424.63 feet) for 431.42 feet to a point of tangency; N00°00'03"W for 514.62 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 300.00 feet (delta 58°24'51") (chord bearing N29°12'23"E) (chord 292.78 feet) for 305.86 feet to a point of tangency; N58°24'48"E for 260.56 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 430.00 feet (delta 113°16'07") (chord bearing N01°46'45"E) (chord 718.25 feet) for 850.07 feet to an intersection with the Southerly line of lands described in Instrument No. 2007000309267, Lee County Records; thence run the following three 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 tangency and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'59") (chord bearing N32°42'00'E) (chord 72.39 feet) for 76.48 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 also being an intersection with the Westerly line of Conservation Easement CE-3, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records thence run along the Westerly and Southerly line of said Conservation Easement the following twelve (12) courses: S00°50'17"E for 60.93 feet; S34°56'26"E for 102.67 feet; S09°14'30"E for 48.67 feet; S67°52'13"E for 81.78 feet; S48°12'54"E for 71.57 feet; S01°01'22"W for 27.84 feet; S80°11'09"E for 57.75 feet; S87°52'40"E for 72.84 feet; N88°30'21"E for 65.61 feet; N87°58'32"E for 123.03 feet; N86°30'04"E for 86.75 feet and N89°08'44"E for 62.31 feet to the POINT OF BEGINNING.

DESCRIPTION (CONTINUED)

Containing 22.74 acres, more or less.

PARCEL 2:

A tract or parcel of land lying in Section 27, Township 43, Range 26, 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 1/2) of said Section 27 for 763.79 feet to an intersection with the Southerly right of way line of State Road 80, (F.D.O.T. right of way map, Section 1202-(106)202) (150 feet wide); thence run S77°10'14"W along said Southerly right of way line for 1,346.60 feet to an intersection with the West line of of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°49'17"E along said West line for 284.51 feet to the Southwest Corner of said Fraction and the POINT OF BEGINNING.
From said Point of Beginning run N88°54'52"E along the South line of said Fraction, along being the South line of lands described in Instrument No. 2013000006374, Lee County Records for 14.28 feet; thence run N70°31'00"E still along said South line of lands for 91.71 feet to a point on a non-tangent curve and an intersection with the Westerly 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 Westerly right of way line the following two (2) courses: thence run Southeasterly along an arc of a curve to the left of radius 550.00 feet (delta 38°10'13") (chord bearing S44°57'39"E) (chord 359.67 feet) for 366.41 feet to a point to reverse curvature; and Southerly along an arc of a curve to the right of radius 330.00 feet (delta 99°34'05") (chord bearing S14°15'43"E) (chord 503.99 feet) for 573.47 feet to an intersection with the Northerly line of lands described in Instrument No. 2005000189275, Lee County Records thence run N49°27'03"W along said Northerly line for 61.57 feet an intersection with the Easterly line of Conservation Easement CE-2, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records thence run along the Easterly and Northerly line of said Conservation Easement the following eighteen (18) courses: N45°39'05"E for 15.51 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the left of radius 243.59 feet (delta 02°15'07") (chord bearing N44°10'13"E) (chord 9.57 feet) for 9.57 feet; N49°27'03"W for 6.01 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the left of radius 237.59 feet (delta 38°59'14") (chord bearing N23°36'50"E) (chord 158.57 feet) for 161.67 feet; S54°38'48"E for 4.76 feet; S76°07'10"E for 1.94 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 243.59 feet (delta 06°53'49") (chord bearing N01°19'46"E) (chord 29.31 feet) for 29.32 feet; N54°38'48"W for 20.18 feet; N54°38'46"W for 62.62 feet; N56°19'59"W for 41.82 feet; N60°57'46"W for 41.20 feet; N58°35'37"W for 49.86 feet; N86°11'12"W for 74.80 feet; N28°14'18"W for 31.90 feet; N78°18'45"W for 52.55 feet; N74°02'56"W for 65.51 feet; N33°39'00"W for 113.45 feet and N67°25'04"W for 70.30 feet to an intersection with said West line of of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run N00°49'17"W along sadi West line for 178.87 feet to the POINT OF BEGINNING.
Containing 2.46 acres, more or less.

PARCEL 3:

DESCRIPTION (CONTINUED)

A portion of Tract "A", RIVER HALL COUNTRY CLUB, PHASE ONE as recorded in Instrument Number 2005000153068, Lee County Records being more particularly described as follows:

Beginning at the Northeast Corner of said Tract "A" thence run along the Northerly line of said Tract "A" the following eleven (11) courses: N85°02'56"E for 136.40 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 1,026.00 feet (delta 04°58'05") (chord bearing N87°31'59"E) (chord 88.94 feet) for 88.96 feet to a point of tangency; S89°58'59"E for 44.15 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 726.00 feet (delta 17°17'43") (chord bearing S81°20'07"E) (chord 218.32 feet) for 219.15 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 284.00 feet (delta 49°14'39") (chord bearing N82°41'25"E) (chord 236.65 feet) for 244.09 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 380.00 feet (delta 40°00'56") (chord bearing N78°04'34"E) (chord 260.03 feet) for 265.39 feet to a point of tangency; S81°54'58"E for 212.22 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 340.00 feet (delta 31°27'37") (chord bearing S66°11'10"E) (chord 184.35 feet) for 186.69 feet to a point of tangency; S50°27'22"E for 284.60 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 175.00 feet (delta 31°06'17") (chord bearing S66°00'30"E) (chord 93.84 feet) for 95.00 feet to a point of compound curvature; and Easterly along an arc of a curve to the left of radius 300.00 feet (delta 18°53'32") (chord bearing N88°59'36"E) (chord 98.47 feet) for 98.92 feet; thence run thence run along the Southerly and Westerly line of said Tract "A" the following sixteen (16) courses: S86°31'29"W for 80.17 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 300.00 feet (delta 43°01'09") (chord bearing N71°57'56"W) (chord 219.99 feet) for 225.25 feet to a point of tangency; N50°27'22"W for 226.84 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 260.00 feet (delta 31°27'37") (chord bearing N66°11'10"W) (chord 140.98 feet) for 142.76 feet to a point of tangency; N81°54'58"W for 212.22 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 300.00 feet (delta 40°00'56") (chord bearing S78°04'34"W) (chord 205.29 feet) for 209.52 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 364.00 feet (delta 31°56'56") (chord bearing S74°02'33"W) (chord 200.35 feet) for 202.97 feet to a point of tangency; N89°58'59"W for 41.35 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 287.00 feet (delta 12°33'46") (chord bearing S83°44'09"W) (chord 62.80 feet) for 62.93 feet to a point of tangency; S77°27'16"W for 12.39 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 213.00 feet (delta 12°33'45") (chord bearing S83°44'09"W) (chord 46.61 feet) for 46.70 feet; N89°58'59"W for 79.52 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 188.00 feet (delta 09°48'12") (chord bearing N85°04'53"W) (chord 32.13 feet) for 32.17 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 200.00 feet (delta 09°48'12") (chord bearing N85°04'53"W) (chord 34.18 feet) for 34.22 feet to a point of tangency; N89°58'59"W for 261.37 feet and N00°01'01"E for 119.00 feet to the POINT OF BEGINNING.
Containing 3.87 acres, more or less.

PARCEL 4:

DESCRIPTION (CONTINUED)

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

Beginning at the Southeast corner of said Section 34 N00°59'34"W along the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 2,198.67 feet to an intersection with the Southerly line of Tract "B" of HAMPTON LAKES AT RIVER HALL, PHASE ONE as recorded in Instrument Number 2005000153004, Lee County Records; thence run along the Southerly, Easterly and Northerly line of said Tract "B" the following ten (10) courses: S74°41'45"E for 60.29 feet to a point on a radial curve; Northeasterly along an arc of a curve to the right of radius 976.00 feet (delta 41°14'33") (chord bearing N35°55'32"E) (chord 687.47 feet) for 702.54 feet; N34°34'20"W for 34.83 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left of radius 678.00 feet (delta 12°08'58") (chord bearing N54°08'49"W) (chord 143.50 feet) for 143.77 feet; S29°46'42"W for 12.75 feet; S21°50'20"W for 82.45 feet to a point of curvaure; Westerly along an arc of a curve to the right of radius 208.00 feet (delta 153°15'26") (chord bearing N81°31'57"W) (chord 404.72 feet) for 556.37 feet to a point of tangency; N04°54'15"W for 46.12 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 40.00 feet (delta 102°41'37") (chord bearing N56°15'03"W) (chord 62.48 feet) for 71.69 feet to a point of reverse curvature and Westerly along an arc of a curve to the right of radius 2,355.00 feet (delta 26°34'30") (chord bearing S85°41'24"W) (chord 1,082.54 feet) for 1,092.30 feet to an intersection with the Westerly line of Lot 281 of said record plat; thence run N00°44'30"W along said westerly line for 163.51 feet to a point on a non-tangent curve and an intersection with the Southerly line of Tract "A" of said record plat; thence run Easterly along said southerly line and along an arc of a curve to the left of radius 1,821.00 feet (delta 03°07'08") (chord bearing S79°41'29"E) (chord 99.12 feet) for 99.13 feet; thence run N08°44'57"E for 216.00 feet to an intersection with the Southerly line of Tract "M" of said record plat; thence run along the Southerly line said Tract "M" the following five (5) courses: Easterly along an arc of a curve to the left of radius 1,605.00 feet (delta 27°46'04") (chord bearing N84°51'55"E) (chord 770.25 feet) for 777.84 feet to a point; Easterly along an arc of a curve to the right of radius 1,045.00 feet (delta 45°55'36") (chord bearing S86°03'19"E) (chord 815.40 feet) for 837.64 feet to a point of tangency; Southeasterly along an arc of a curve to the right of radius 1,345.00 feet (delta 12°24'26") (chord bearing S56°53'18"E) (chord 290.69 feet) for 291.26 feet to a point of tangency; Southeasterly along an arc of a curve to the left of radius 980.00 feet (delta 17°20'44") (chord bearing S59°21'27"E) (chord 295.55 feet) for 296.68 feet and N86°46'52"E for 63.97 feet to an intersection with the Southerly line of, RIVER HALL COUNTRY CLUB, PHASE ONE as recorded in Instrument Number 2005000153068, Lee County Records; thence run along the Southerly line said record plat the following nine (9) courses: Easterly along an arc of a curve to the right of radius 1,060.00 feet (delta 42°49'43") (chord bearing S71°48'16"E) (chord 774.03 feet) for 792.35 feet to a point of tangency; S50°23'25"E for 72.19 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 340.00 feet (delta 45°17'38") (chord bearing S73°02'14"E) (chord 261.84 feet) for 268.78 feet to a point of tangency; N84°18'57"E for 92.74 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 511.00 feet (delta

DESCRIPTION (CONTINUED)

53°03'18") (chord bearing S69°09'24"E) (chord 456.45 feet) for 473.18 feet to a point of tangency; S42°37'45"E for 4.29 feet; N65°12'55"E for 304.89 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the right of radius 440.00 feet (delta 40°02'00") (chord bearing N23°18'48"W) (chord 301.22 feet) for 307.43 feet and N86°42'12"E for 80.00 feet to an intersection with the Southerly line of, RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records; thence run along the Southerly line said record plat the following three (3) courses: Southeasterly along an arc of a curve to the left of radius 360.00 feet (delta 58°01'05") (chord bearing S32°18'21"E) (chord 349.16 feet) for 364.54 feet to a point to reverse curvature; Southeasterly along an arc of a curve to the right of radius 840.00 feet (delta 25°16'08") (chord bearing S48°40'49"E) (chord 367.47 feet) for 370.46 feet to a point of tangency and S36°02'45"E for 496.83 feet to an intersection with the Easterly line of Tract "D-2" of said record plat; thence run along the Easterly and Northerly line of said Tract D-2" the following three (3) courses: Easterly along an arc of a curve to the left of radius 10.00 feet (delta 90°48'06") (chord bearing S81°26'48"E) (chord 14.24 feet) for 15.85 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the right of radius 215.00 feet (delta 10°35'32") (chord bearing N58°26'55"E) (chord 39.69 feet) for 39.75 feet and N45°56'00"W for 148.18 feet to an intersection with the Easterly line of Tract "B-1" of said record plat; thence run along the Easterly and Northerly line of said Tract B-1" the following seven (7) courses: Northeasterly along an arc of a curve to the left of radius 250.00 feet (delta 52°44'51") (chord bearing N34°41'14"E) (chord 222.11 feet) for 230.15 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 283.00 feet (delta 82°40'54") (chord bearing N33°01'39"W) (chord 373.86 feet) for 408.39 feet to a point of tangency; N74°22'05"W for 69.19 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 667.00 feet (delta 28°18'26") (chord bearing N60°12'53"W) (chord 326.19 feet) for 329.53 feet to a point of tangency; N46°03'40"W for 110.97 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 135.00 feet (delta 50°07'46") (chord bearing N71°07'33"W) (chord 114.38 feet) for 118.11 feet to a point of tangency and S83°48'35"W for 52.76 feet to an intersection with the Easterly line of Tract "D-3" of said record plat; thence run along the Easterly and Northerly line of said Tract D-2" the following three (3) courses: N03°17'48"W for 142.20 feet; Westerly along an arc of a curve to the right of radius 215.00 feet (delta 04°25'47") (chord bearing S85°17'24"W) (chord 16.62 feet) for 16.62 feet to a point of reverse curvature; and Southwesterly along an arc of a curve to the left of radius 10.00 feet (delta 90°48'06") (chord bearing S42°06'15"W) (chord 14.24 feet) for 15.85 feet to a point of cusp; thence run N03°17'48"W for 91.96 feet to point of cusp; thence run Southeasterly along an arc of a curve to the left of radius 10.00 feet (delta 90°48'06") (chord bearing S48°41'51"E) (chord 14.24 feet) for 15.85 feet to a point of tangency; thence run Easterly along an arc of a curve to the right of radius 215.00 feet (delta 03°57'42") (chord bearing N87°52'57"E) (chord 14.86 feet) for 14.87 feet to a point of tangency; thence run N03°17'48"W for 149.09 feet; thence run S82°56'00"E for 141.12 feet; thence run Southeasterly along an arc of a curve to the right of radius 467.00 feet (delta 36°52'20") (chord bearing S64°29'50"E) (chord 295.38 feet) for 300.53 feet to a point of tangency; thence run S46°03'40"E for 122.65 feet; thence run Southeasterly along an arc of a curve to the left of radius 333.00 feet (delta 28°18'26") (chord bearing S60°12'53"E) (chord 162.85 feet) for 164.52 feet to a point of tangency; thence run S74°22'05"E for 69.19 feet; thence run Easterly along an arc of a curve to the right of radius 617.00 feet (delta 12°05'13") (chord bearing S68°19'29"E) (chord 129.92 feet)

DESCRIPTION (CONTINUED)

for 130.16 feet to a point of tangency; thence run Easterly along an arc of a curve to the left of radius 80.00 feet (delta 80°21'13") (chord bearing N77°32'31"E) (chord 103.22 feet) for 112.19 feet to a point of tangency; thence run Easterly along an arc of a curve to the right of radius 199.00 feet (delta 85°50'24") (chord bearing N80°17'07"E) (chord 271.03 feet) for 298.14 feet to a point of tangency; thence run N33°12'19"E for 103.92 feet; thence run S69°21'19"E for 585.07 feet; thence run Easterly along an arc of a curve to the left of radius 175.00 feet (delta 23°42'43") (chord bearing S81°12'40"E) (chord 71.91 feet) for 72.42 feet to a point of tangency; thence run N86°55'59"E for 507.21 feet; thence run S42°30'21"E for 617.01 feet; thence run N72°42'51"E for 186.40 feet; thence run Northeasterly along an arc of a curve to the right of radius 190.00 feet (delta 110°19'44") (chord bearing N47°39'10"E) (chord 311.90 feet) for 365.86 feet to a point; thence run Easterly along an arc of a curve to the left of radius 90.00 feet (delta 17°01'46") (chord bearing S85°41'51"E) (chord 26.65 feet) for 26.75 feet to a point of tangency; thence run N85°47'16"E for 103.64 feet; thence run Easterly along an arc of a curve to the left of radius 640.00 feet (delta 24°16'20") (chord bearing N73°39'06"E) (chord 269.10 feet) for 271.12 feet to a point of tangency; thence run Easterly along an arc of a curve to the right of radius 560.00 feet (delta 12°52'56") (chord bearing N67°57'24"E) (chord 125.64 feet) for 125.91 feet to a point of tangency; thence run N74°23'52"E for 423.58 feet; thence run Easterly along an arc of a curve to the right of radius 560.00 feet (delta 14°41'42") (chord bearing N81°44'43"E) (chord 143.23 feet) for 143.63 feet to a point of tangency; thence run N89°05'34"E for 175.70 feet; thence run N00°28'09"E for 292.49 feet; thence run Northerly along an arc of a curve to the left of radius 770.00 feet (delta 06°48'29") (chord bearing N02°56'05"W) (chord 91.44 feet) for 91.49 feet to a point of tangency; thence run Northwesterly along an arc of a curve to the left of radius 10.00 feet (delta 87°49'13") (chord bearing N50°14'56"W) (chord 13.87 feet) for 15.33 feet to a point of tangency; thence run Westerly along an arc of a curve to the right of radius 215.00 feet (delta 04°07'59") (chord bearing S87°54'27"W) (chord 15.51 feet) for 15.51 feet to a point of tangency; thence run S00°01'33"E for 143.28 feet; thence run N86°35'19"W for 109.67 feet; thence run S87°12'03"W for 424.79 feet; thence run Southwesterly along an arc of a curve to the left of radius 65.00 feet (delta 83°51'37") (chord bearing S45°16'14"W) (chord 86.87 feet) for 95.14 feet to a point of tangency; thence run Westerly along an arc of a curve to the right of radius 207.00 feet (delta 148°35'59") (chord bearing S77°38'25"W) (chord 398.55 feet) for 536.87 feet to a point of tangency; thence run N28°03'35"W for 350.17 feet; thence run Northeasterly along an arc of a curve to the right of radius 201.00 feet (delta 159°46'46") (chord bearing N51°49'48"E) (chord 395.76 feet) for 560.52 feet to a point of tangency; thence run Easterly along an arc of a curve to the left of radius 305.00 feet (delta 44°31'08") (chord bearing S70°32'23"E) (chord 231.07 feet) for 236.99 feet to a point of tangency; thence run N87°12'03"E for 465.09 feet; thence run N83°37'00"E for 99.40 feet; thence run S17°18'48"E for 142.86 feet; thence run Easterly along an arc of a curve to the right of radius 215.00 feet (delta 04°14'04") (chord bearing N83°33'30"E) (chord 15.89 feet) for 15.89 feet to a point; thence run Northeasterly along an arc of a curve to the left of radius 10.00 feet (delta 98°59'46") (chord bearing N36°10'39"E) (chord 15.21 feet) for 17.28 feet to a point of tangency; thence run Northwesterly along an arc of a curve to the left of radius 770.00 feet (delta 24°14'07") (chord bearing N25°26'18"W) (chord 323.27 feet) for 325.70 feet to a point of tangency; thence run N52°26'39"E for 80.00 feet; thence run Southerly along an arc of a curve to the right of radius 850.00 feet (delta 38°01'30") (chord bearing S18°32'36"E) (chord 553.82 feet) for 564.11 feet to a point; thence run S00°28'09"W for 391.65 feet; thence run S89°31'51"E for 22.00 feet; thence run N00°28'09"E for 111.21 feet; thence run Easterly along an arc of a curve to the left of radius 215.00 feet (delta 10°39'19") (chord bearing N82°19'44"E) (chord 39.93 feet) for 39.98 feet to a point; thence

DESCRIPTION (CONTINUED)

run Easterly along an arc of a curve to the right of radius 185.00 feet (delta 13°28'05") (chord bearing N83°44'07"E) (chord 43.39 feet) for 43.49 feet to a point of tangency; thence run S89°31'51"E for 684.37 feet; thence run Easterly along an arc of a curve to the left of radius 307.36 feet (delta 37°43'03") (chord bearing N70°23'34"E) (chord 198.70 feet) for 202.33 feet to a point; thence run Northeasterly along an arc of a curve to the right of radius 20.00 feet (delta 18°41'19") (chord bearing N41°45'08"E) (chord 6.49 feet) for 6.52 feet to a point; thence run Northeasterly along an arc of a curve to the left of radius 300.00 feet (delta 30°26'47") (chord bearing N35°52'24"E) (chord 157.55 feet) for 159.42 feet to a point of tangency; thence run S69°21'00"E for 140.00 feet; thence run S01°16'06"W for 12.46 feet; thence run S02°11'01"E for 103.61 feet; thence run S71°47'24"W for 15.08 feet; thence run S18°12'36"E for 150.00 feet; thence run S27°04'48"W for 31.37 feet; thence run Southerly along an arc of a curve to the right of radius 757.00 feet (delta 11°01'36") (chord bearing S12°07'12"E) (chord 145.46 feet) for 145.69 feet to a point; thence run S06°36'24"E for 276.23 feet; thence run Southeasterly along an arc of a curve to the left of radius 43.00 feet (delta 85°40'09") (chord bearing S49°26'28"E) (chord 58.47 feet) for 64.29 feet to a point of tangency; thence run N87°43'27"E for 117.27 feet; thence run Northeasterly along an arc of a curve to the left of radius 80.00 feet (delta 78°21'12") (chord bearing N48°32'51"E) (chord 101.07 feet) for 109.40 feet to a point of tangency; thence run Easterly along an arc of a curve to the right of radius 193.00 feet (delta 133°46'45") (chord bearing N76°15'38"E) (chord 355.02 feet) for 450.63 feet to a point of tangency; thence run N53°09'00"E for 42.88 feet; thence run Southerly along an arc of a curve to the right of radius 2,202.18 feet (delta 02°16'47") (chord bearing S08°49'46"E) (chord 87.62 feet) for 87.62 feet to a point; thence run Southwesterly along an arc of a curve to the right of radius 300.00 feet (delta 61°40'28") (chord bearing S23°08'59"W) (chord 307.56 feet) for 322.93 feet to a point of tangency; thence run N43°05'38"W for 33.19 feet; thence run S49°32'15"W for 108.94 feet; thence run Westerly along an arc of a curve to the right of radius 307.00 feet (delta 38°11'12") (chord bearing S68°37'51"W) (chord 200.84 feet) for 204.61 feet to a point of tangency; thence run S87°43'27"W for 313.19 feet; thence run S06°36'24"E for 30.78 feet; thence run Southerly along an arc of a curve to the left of radius 230.00 feet (delta 20°17'02") (chord bearing S16°44'54"E) (chord 81.00 feet) for 81.42 feet to a point of tangency; thence run Southeasterly along an arc of a curve to the left of radius 90.00 feet (delta 49°40'47") (chord bearing S51°43'49"E) (chord 75.61 feet) for 78.04 feet to a point of tangency; thence run Southerly along an arc of a curve to the right of radius 55.00 feet (delta 139°00'23") (chord bearing S07°04'00"E) (chord 103.04 feet) for 133.44 feet to a point of tangency; thence run S12°09'00"W for 147.46 feet; thence run S01°39'32"W for 30.44 feet; thence run Southerly along an arc of a curve to the right of radius 350.00 feet (delta 23°11'32") (chord bearing S13°15'18"W) (chord 140.71 feet) for 141.67 feet to a point of tangency; thence run Southwesterly along an arc of a curve to the right of radius 1,651.75 feet (delta 11°33'08") (chord bearing S30°37'38"W) (chord 332.47 feet) for 333.04 feet to a point of tangency; thence run Southwesterly along an arc of a curve to the right of radius 690.00 feet (delta 41°50'09") (chord bearing S57°17'46"W) (chord 492.70 feet) for 503.82 feet to a point; thence run S78°12'50"W for 275.30 feet; thence run Southwesterly along an arc of a curve to the left of radius 1,335.00 feet (delta 22°43'21") (chord bearing S66°51'10"W) (chord 525.97 feet) for 529.44 feet to a point of tangency; thence run Southwesterly along an arc of a curve to the left of radius 132.56 feet (delta 12°16'24") (chord bearing S55°00'04"W) (chord 28.34 feet) for 28.39 feet to a point; thence run Southwesterly along an arc of a curve to the right of radius 1,665.00 feet (delta 16°51'25") (chord bearing S63°25'21"W) (chord 488.09 feet) for 489.86 feet to a point; thence run S71°51'03"W for 86.61 feet; thence run Westerly along an arc of a curve to the right of radius 665.00 feet (delta 17°20'35") (chord bearing

DESCRIPTION (CONTINUED)

S80°31'21"W) (chord 200.52 feet) for 201.29 feet to a point of tangency; thence run S00°48'22"E for 74.36 feet; thence run S89°11'43"W for 1,166.27 feet; thence run S88°54'06"W for 2,643.62 feet; thence run S88°53'41"W for 2,642.70 feet to the POINT OF BEGINNING.
Containing 525.57 acres, more or less.

LESS AND EXCEPT FROM PARCEL 4:

Tract "G" and Tract "H" of HAMPTON LAKES AT RIVER HALL, PHASE ONE as recorded in Instrument Number 2005000153004, Lee County Records.

Tract "B" of HAMPTON LAKES AT RIVER HALL, PHASE TWO as recorded in Instrument Number 200700059747, Lee County Records.

Tract "B-13" of RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records.

PARCEL 5:

A portion of Tract "A", RIVER HALL COUNTRY CLUB, PHASE ONE as recorded in Instrument Number 2005000153068, Lee County Records being more particularly described as follows:

Beginning at Easterly Most corner of Tract "C-2" of RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records, run 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; thence run N26°38'49"W for 433.02 feet; thence run Northwesterly along an arc of a curve to the left of radius 510.00 feet (delta 77°41'27") (chord bearing N65°29'33"W) (chord 639.76 feet) for 691.54 feet to a point of tangency; thence run N00°00'00"E for 0.00 feet; thence run N14°20'16"W for 80.00 feet; thence run Southeasterly 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; thence run S26°38'49"E for 433.02 feet; thence run Southeasterly along an 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 to a point of tangency; thence run S63°21'11"W for 80.16 feet to the POINT OF BEGINNING.
Containing 2.28 acres, more or less.

AND

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

PARCEL 8:

DESCRIPTION (CONTINUED)

A portion of RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records being more particularly described as follows:

Beginning at Northerly Most corner of Lot 99, Block "K" of RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records, run S48°20'23"E for 81.51 feet; thence run Southeasterly along an arc of a curve to the right of radius 193.00 feet (delta 143°45'09") (chord bearing S26°15'26"E) (chord 366.85 feet) for 484.23 feet to a point; thence run Southwesterly along an arc of a curve to the left of radius 315.00 feet (delta 21°41'59") (chord bearing S34°46'09"W) (chord 118.59 feet) for 119.30 feet to a point of tangency; thence run S23°55'09"W for 107.80 feet; thence run Southerly along an arc of a curve to the left of radius 43.00 feet (delta 42°31'14") (chord bearing S02°39'32"W) (chord 31.18 feet) for 31.91 feet to a point of tangency; thence run S84°06'00"W for 145.78 feet; thence run Northerly along an arc of a curve to the right of radius 230.00 feet (delta 10°55'34") (chord bearing N04°13'13"E) (chord 43.79 feet) for 43.86 feet to a point; thence run N80°19'00"W for 200.63 feet; thence run Northeasterly along an arc of a curve to the left of radius 285.00 feet (delta 09°31'36") (chord bearing N22°41'57"E) (chord 47.33 feet) for 47.39 feet to a point; thence run N17°56'09"E for 67.47 feet; thence run N26°22'53"E for 16.63 feet; thence run N29°56'44"E for 69.42 feet; thence run N05°37'45"W for 42.24 feet; thence run N17°56'09"E for 115.54 feet; thence run Northeasterly along an arc of a curve to the right of radius 541.52 feet (delta 25°54'46") (chord bearing N28°42'14"E) (chord 242.83 feet) for 244.91 feet to a point; to the POINT OF BEGINNING.
Containing 4.50 acres, more or less.

PARCEL 9:

A portion of RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records being more particularly described as follows:

Beginning at Easterly Most corner of Lot 77, Block "K" of RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records, run S05°31'00"W for 168.94 feet; thence run S75°15'00"W for 10.07 feet; thence run Southwesterly along an arc of a curve to the right of radius 55.00 feet (delta 153°38'05") (chord bearing S62°04'03"W) (chord 107.10 feet) for 147.48 feet to a point; thence run Northwesterly along an arc of a curve to the left of radius 90.00 feet (delta 15°27'44") (chord bearing N48°50'47"W) (chord 24.21 feet) for 24.29 feet to a point of tangency; thence run S11°49'00"W for 153.76 feet; thence run Southwesterly along an arc of a curve to the left of radius 48.00 feet (delta 81°30'58") (chord bearing S61°03'31"W) (chord 62.68 feet) for 68.29 feet to a point; thence run S20°18'02"W for 183.50 feet; thence run Southwesterly along an arc of a curve to the right of radius 507.00 feet (delta 77°48'10") (chord bearing

DESCRIPTION (CONTINUED)

S59°12'06"W) (chord 636.77 feet) for 688.46 feet to a point of tangency; thence run N04°08'00"E for 137.37 feet; thence run N81°39'21"W for 27.40 feet; thence run Westerly along an arc of a curve to the left of radius 775.00 feet (delta 00°14'21") (chord bearing N81°46'32"W) (chord 3.23 feet) for 3.23 feet to a point of tangency; thence run N12°58'00"E for 161.00 feet; thence run N36°09'00"E for 24.42 feet; thence run Easterly along an arc of a curve to the left of radius 43.00 feet (delta 30°02'08") (chord bearing S68°52'04"E) (chord 22.28 feet) for 22.54 feet to a point; thence run Northeasterly along an arc of a curve to the left of radius 193.00 feet (delta 75°43'55") (chord bearing N58°14'55"E) (chord 236.93 feet) for 255.10 feet to a point of tangency; thence run N20°01'59"E for 252.49 feet; thence run Northeasterly along an arc of a curve to the right of radius 307.00 feet (delta 62°41'32") (chord bearing N51°22'45"E) (chord 319.41 feet) for 335.92 feet to a point of tangency; thence run N82°43'37"E for 164.26 feet; thence run S84°29'00"E for 84.83 feet to the POINT OF BEGINNING.
Containing 7.91 acres, more or less.

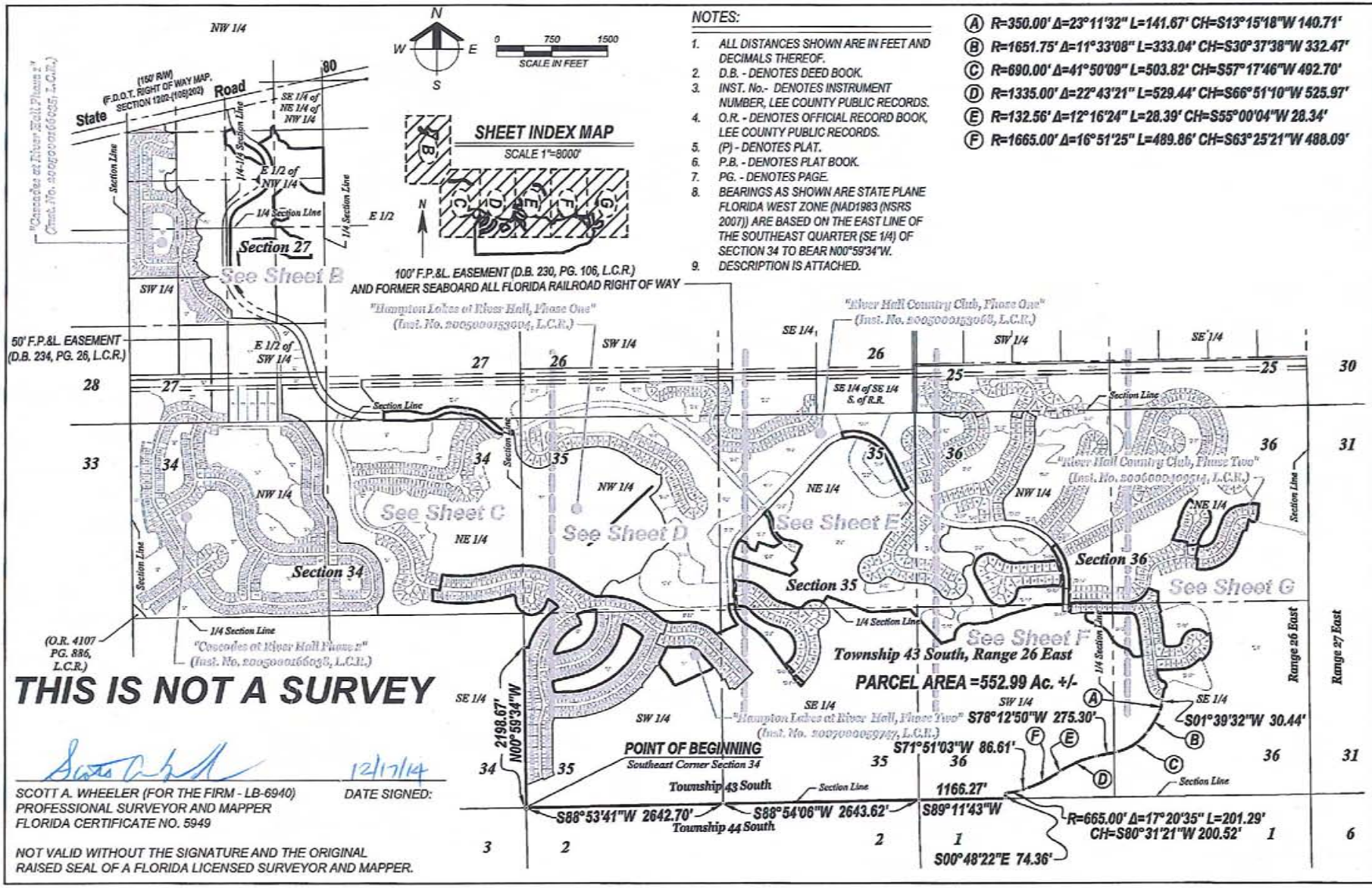
Total acres 552.99 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2007) and are based on the East line of the Southeast Quarter (SE ¼) of said Section 34 to bear N00°59'34"W.

12/17/14

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

L:\22955 - River Hall - Due Diligence\Survey\descriptions\22955CPA01.doc



THIS IS NOT A SURVEY

12/17/14

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.

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.

(A) R=350.00' Δ=23°11'32" L=141.67' CH=S13°15'18"W 140.71'
(B) R=1651.75' Δ=11°33'08" L=333.04' CH=S30°37'38"W 332.47'
(C) R=690.00' Δ=41°50'09" L=503.82' CH=S57°17'46"W 492.70'
(D) R=1335.00' Δ=22°43'21" L=529.44' CH=S66°51'10"W 525.97'
(E) R=132.56' Δ=12°16'24" L=28.39' CH=S55°00'04"W 28.34'
(F) R=1665.00' Δ=16°51'25" L=489.86' CH=S63°25'21"W 488.09'

Barraco and Associates, Inc.
www.barraco.net

LandMar GROUP, LLC

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

SKETCH TO ACCOMPANY DESCRIPTION

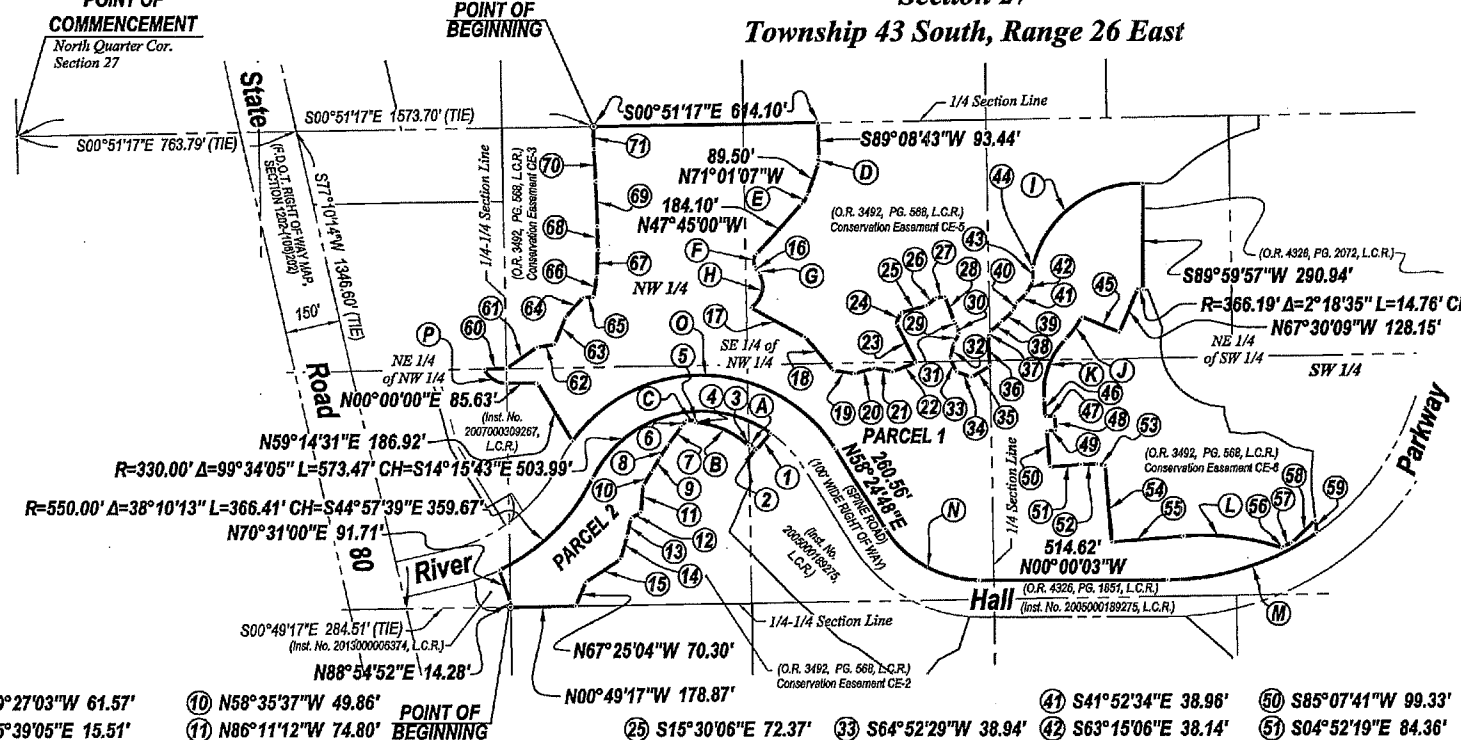
A OF XX

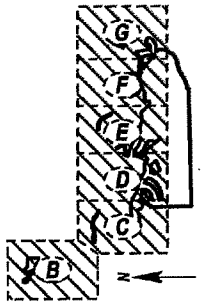
(A) R=243.59' Δ=2°15'07" L=9.57' CH=N44°10'13"E 9.57'
(B) R=237.59' Δ=38°59'14" L=161.67' CH=N23°36'50"E 158.57'
(C) R=243.59' Δ=6°53'49" L=29.32' CH=N01°19'46"E 29.31'
(D) R=66.36' Δ=16°50'32" L=19.51' CH=N84°55'21"W 19.44'
(E) R=70.00' Δ=23°16'07" L=28.43' CH=N59°23'03"W 28.23'
(F) R=30.00' Δ=72°55'14" L=38.18' CH=N84°12'37"W 35.66'
(G) R=26.40' Δ=5°46'39" L=2.66' CH=S56°05'54"W 2.66'
(H) R=70.00' Δ=89°33'57" L=109.43' CH=N76°34'03"W 98.62'
(I) R=294.98' Δ=79°24'50" L=408.86' CH=S37°32'25"E 376.91'
(J) R=284.50' Δ=15°17'25" L=75.92' CH=N54°28'27"W 75.70'
(K) R=215.00' Δ=48°01'46" L=180.23' CH=N70°51'26"W 175.00'
(L) R=645.00' Δ=21°47'32" L=245.32' CH=S06°01'27"W 243.85'
(M) R=700.00' Δ=35°18'45" L=431.42' CH=N17°39'25"W 424.63'
(N) R=300.00' Δ=58°24'51" L=305.86' CH=N29°12'23"E 292.78'
(O) R=430.00' Δ=113°16'07" L=850.07' CH=N01°46'45"E 718.25'
(P) R=67.00' Δ=65°23'59" L=76.48' CH=N32°42'00"E 72.39'

E N S W

0 200 400
SCALE IN FEET

Section 27
Township 43 South, Range 26 East





SHEET INDEX MAP
SCALE 1"=8000'

(1) N49°27'03"W 61.57'
(2) N45°39'05"E 15.51'
(3) N49°27'03"W 6.01'
(4) S54°38'48"E 4.76'
(5) S76°07'10"E 1.94'
(6) N54°38'48"W 20.18'
(7) N54°38'46"W 62.62'
(8) N56°19'59"W 41.82'
(9) N60°57'46"W 41.20'
(10) N58°35'37"W 49.86'
(11) N86°11'12"W 74.80'
(12) N28°14'18"W 31.90'
(13) N78°18'45"W 52.55'
(14) N74°02'56"W 65.51'
(15) N33°39'00"W 113.45'
(16) S55°56'06"W 16.37'
(17) S28°40'01"W 168.43'
(18) S49°55'00"W 120.21'
(19) S08°34'30"W 59.47'
(20) S16°25'18"E 53.01'
(21) S10°53'06"W 52.02'
(22) S21°20'30"E 68.84'
(23) N62°54'21"E 119.90'
(24) S66°05'27"E 32.67'
(25) S15°30'06"E 72.37'
(26) S40°08'04"E 34.02'
(27) S03°40'51"E 25.26'
(28) S70°07'12"W 69.86'
(29) S61°26'29"W 17.36'
(30) S72°08'48"W 19.92'
(31) N60°51'22"W 30.42'
(32) N77°06'37"W 44.10'
(33) S64°52'29"W 38.94'
(34) S20°52'27"W 43.82'
(35) S31°30'37"E 59.12'
(36) N86°41'36"E 84.58'
(37) S63°46'58"E 10.50'
(38) S40°41'16"E 40.28'
(39) S42°43'38"E 45.16'
(40) S67°36'20"E 23.72'
(41) S41°52'34"E 38.96'
(42) S63°15'06"E 38.14'
(43) S89°23'27"E 35.43'
(44) N63°29'28"E 1.44'
(45) N22°29'51"E 111.26'
(46) S85°07'41"W 47.77'
(47) S04°52'19"E 25.00'
(48) S85°07'41"W 40.00'
(49) N04°52'19"W 25.00'
(50) S85°07'41"W 99.33'
(51) S04°52'19"E 84.36'
(52) S00°40'13"E 44.90'
(53) S09°23'27"W 21.52'
(54) S85°07'41"W 214.14'
(55) S04°52'19"E 195.19'
(56) S56°46'33"E 5.45'
(57) S22°03'38"E 26.30'
(58) S44°22'17"E 89.18'
(59) S84°07'47"W 35.31'
(60) S00°50'17"E 60.93'
(61) S34°56'26"E 102.67'
(62) S09°14'30"E 48.67'
(63) S67°52'13"E 81.78'
(64) S48°12'54"E 71.57'
(65) S01°01'22"W 27.84'
(66) S80°11'09"E 57.75'
(67) S87°52'40"E 72.84'
(68) N88°30'21"E 65.61'
(69) N87°58'32"E 123.03'
(70) N86°30'04"E 86.75'
(71) N89°08'44"E 62.31'

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2809
FORT MYERS, FLORIDA 33902-2809
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7005 - SURVEYING LB-2538

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

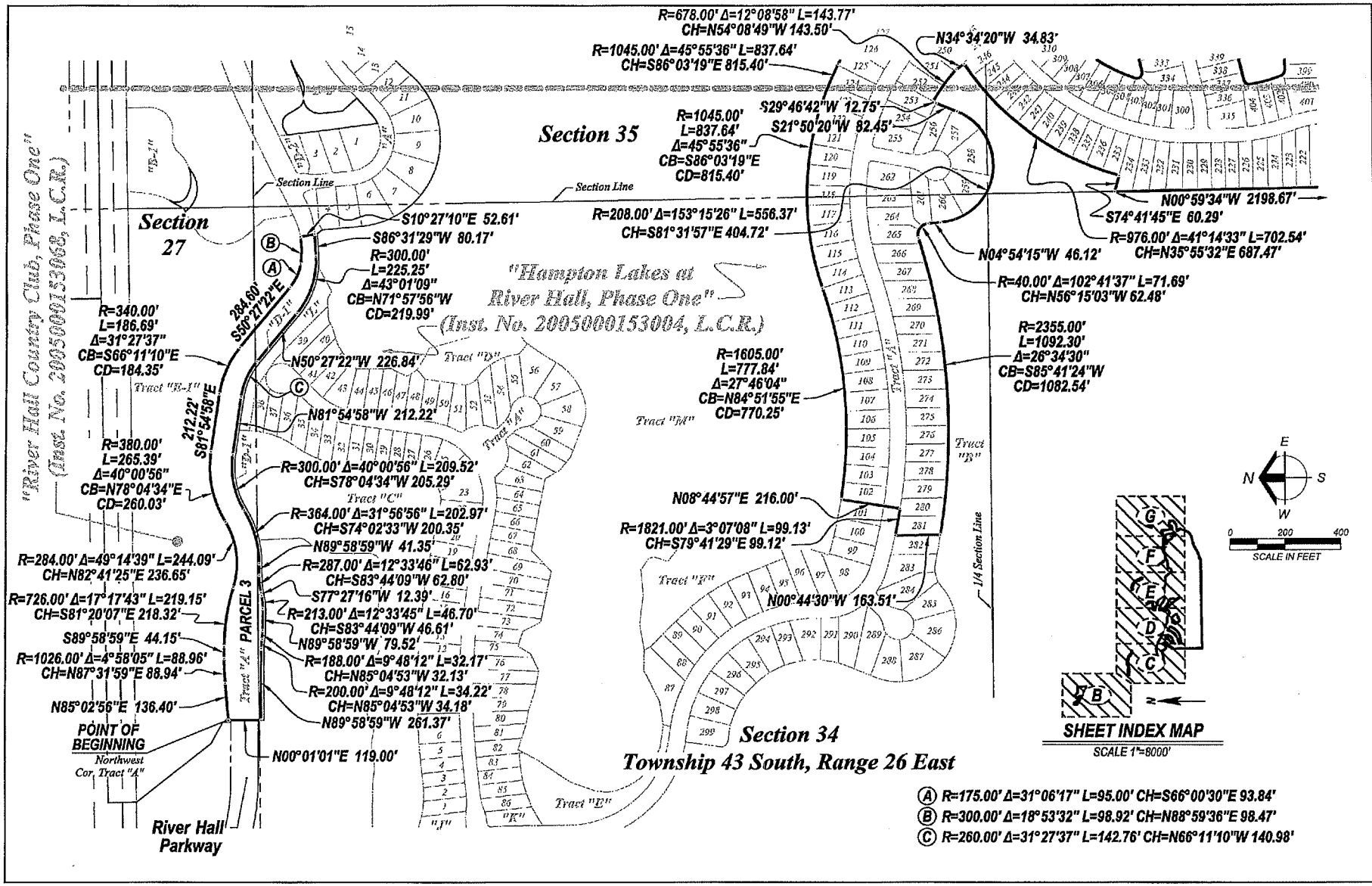
FILE NAME	22956SKRZEL.DWG
LAYOUT	B
LOCATION	J:\22956\DWG\SURVEY\22956-SKETCH
PLOT DATE	WED. 12-17-2014 - 10:21 AM
PLOTTED BY	PLOTTER
SURVEYING DATA	
SURVEY DATE	12-15-2014
DRAWN BY	P. OLMU
CHECKED BY	SAM
SCALE	1"=1000'
FIELD BOOK	
PLAN REVISION	

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

FIELD CREW NO	DRAWING NO
23953 35-42-26	B OF XX



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) 461-3760

FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-4940

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	2295SKR201.DWG
LAYOUT	0
LOCATION	J:\2295\DWG\LJ\REVISED\SKETCH
PLOT DATE	WED, 12-17-2014 - 10:58 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-15-2014
DRAWN BY	P. OLSEN
CHECKED BY	SAV
SCALE	1"=1500'
FIELD BOOK	

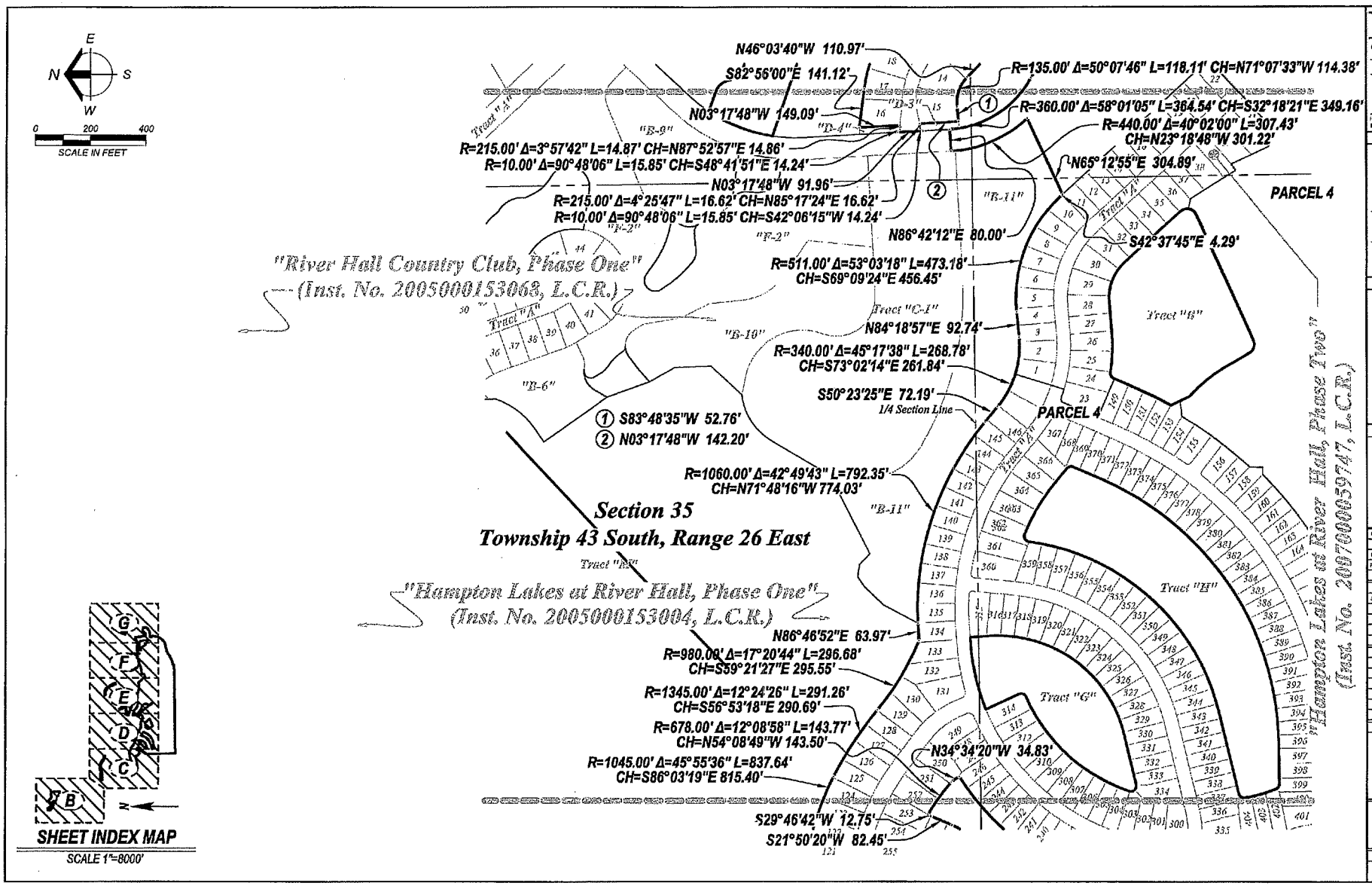
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO	SHEET / PAGE NO
2295 25-43-26	C OF XX



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) 461-3185

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7185 - SURVEYING LB-6840

PREPARED FOR

LandMar GROUP, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE: (239) 274-0321
FAX: (239) 274-0617

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

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

FILE NAME	23955SKR23.DWG
LAYOUT	D
LOCATION	J:\23955\DWG\SURVEYING\SKETCH
PLOT DATE	WED, 12-17-20 1:10:25 AM
PLOT BY	PETER OLSON

DRAWING DATA

SURVEY DATE	12-16-2011
DRAWN BY	P. OLSON
CHECKED BY	SAW
SCALE	1"=1000'
FIELD BOOK	

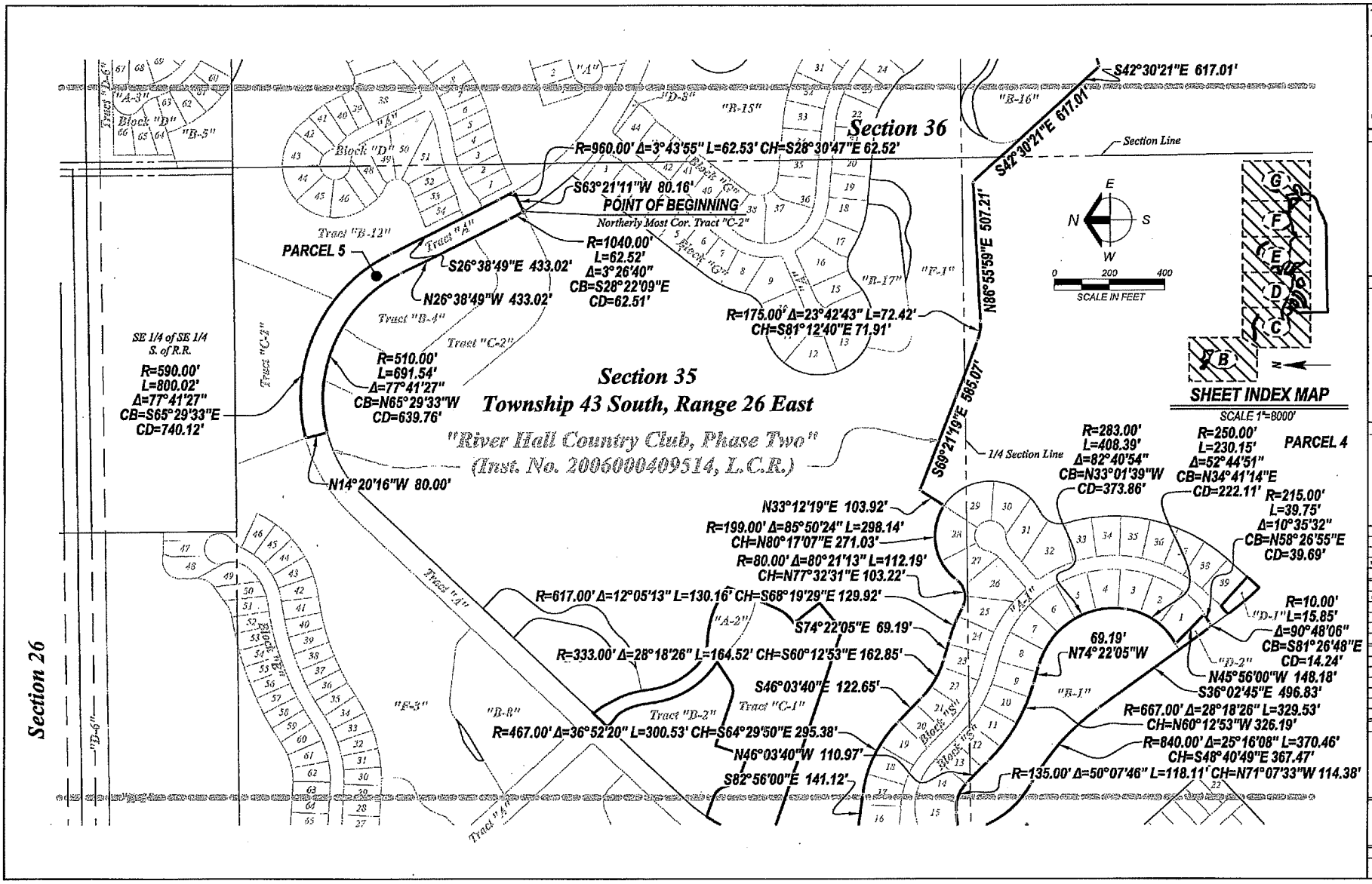
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT/FILE NO.	SHEET/FIGURE
23955 35-43-26	D OF XX



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-6942

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

PAGE OF SURVEYOR

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

FILE NAME	22955JA22012V0
LAYOUT	16
LOCATION	J:\22955\DWG\SURVEY\12-0 SKETCH
PLOT DATE	WED, 12-17-2014 - 10:25 AM
PLOT BY	PETER DERYK
DRAWING DATA	
SURVEY DATE	11-18-2011
DRAWN BY	P. DUSZAK
CHECKED BY	BAW
SCALE	1"=1000'
FIELD BOOK	

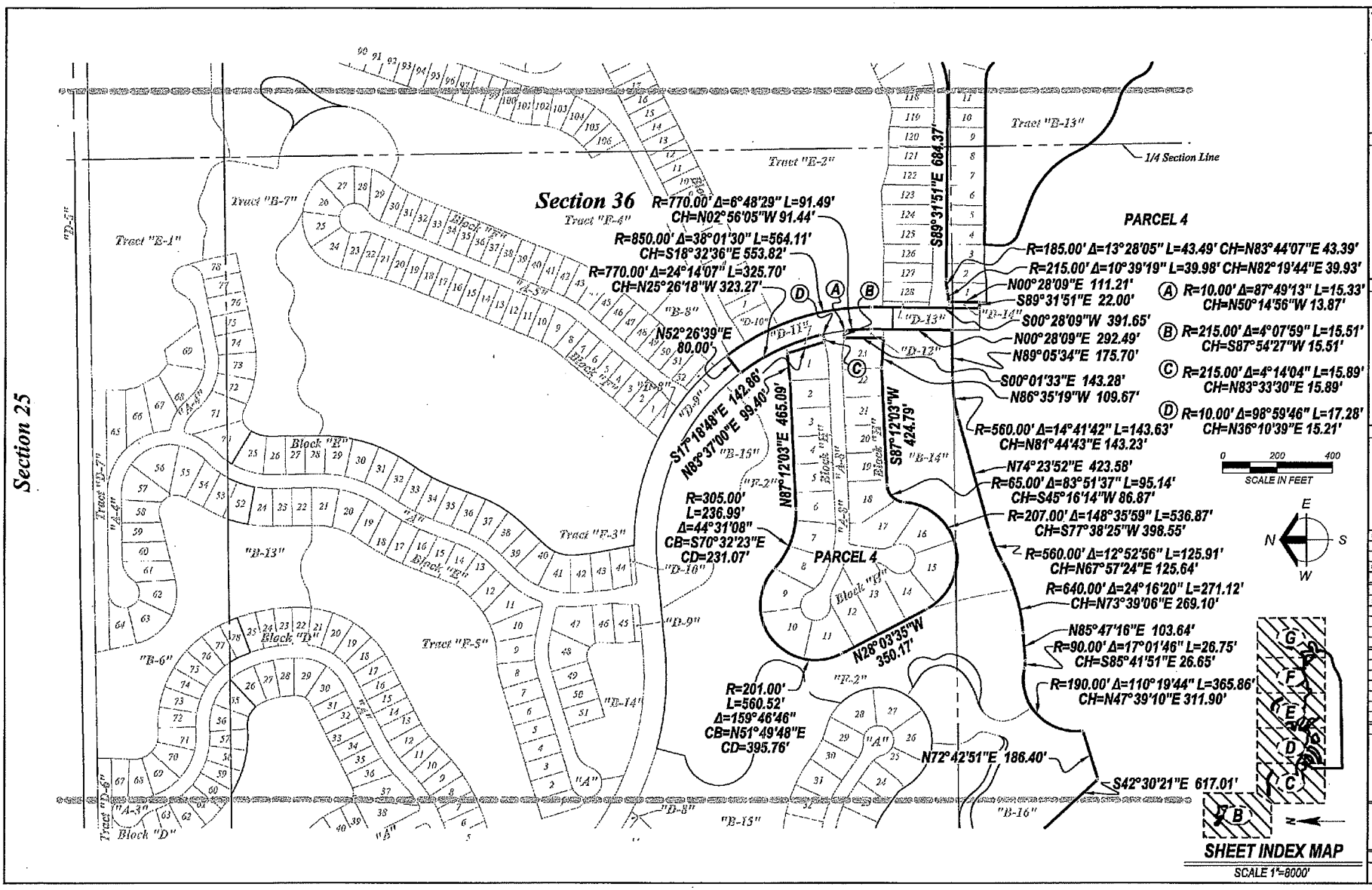
PLAT REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT FILE NO.	SHEET NUMBER
22955 36 43 26	E OF XX



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2600
FORT MYERS, FLORIDA 33902-2600
PHONE (239) 461-3170
FAX (239) 481 3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1995 - SURVEYING LB-0846

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	SPACE\SKETCH.DWG
LAYOUT	F
LOCATION	J:\SDMS\DIVISION\PROJECTS\
PLOT DATE	WED, 12-17-2014 - 10:28 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-16-2014
DRAWN BY	P. OLSEN
CHECKED BY	EAN
SCALE	1"=1,000'
FIELD BOOK	

PLAN REVISIONS

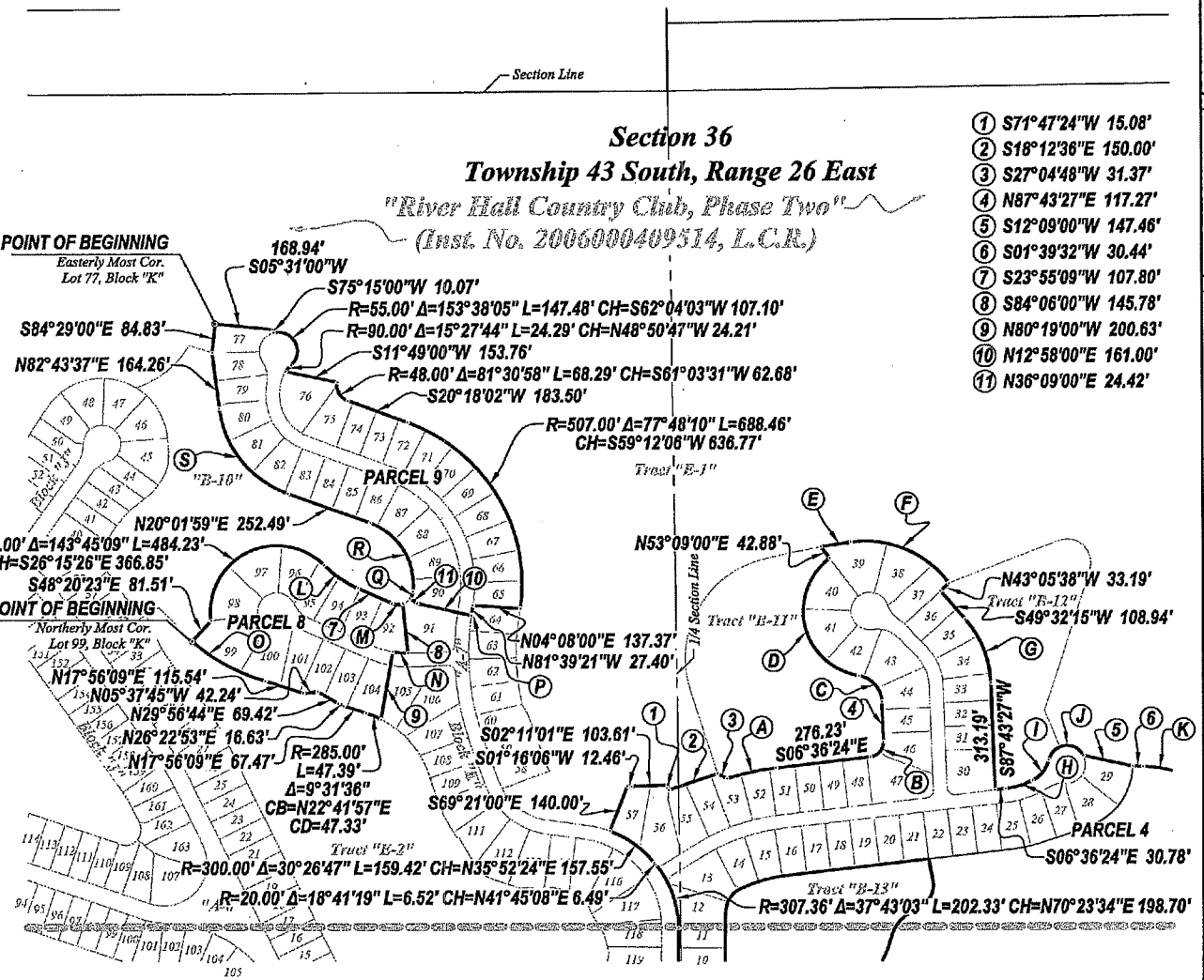
STRAP NUMBERS

RECORDING AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22933 36-43-26	F OF XX

(A) R=757.00' Δ=11°01'36" L=145.69' CH=S12°07'12"E 145.46'
(B) R=43.00' Δ=85°40'09" L=64.29' CH=S49°26'28"E 58.47'
(C) R=80.00' Δ=78°21'12" L=109.40' CH=N48°32'51"E 101.07'
(D) R=193.00' Δ=133°46'45" L=450.63' CH=N76°15'38"E 355.02'
(E) R=2202.18' Δ=2°16'47" L=87.62' CH=S08°49'46"E 87.62'
(F) R=300.00' Δ=61°40'28" L=322.93' CH=S23°08'59"W 307.56'
(G) R=307.00' Δ=38°11'12" L=204.61' CH=S68°37'51"W 200.84'
(H) R=230.00' Δ=20°17'02" L=81.42' CH=S16°44'54"E 81.00'
(I) R=90.00' Δ=49°40'47" L=78.04' CH=S51°43'49"E 75.61'
(J) R=55.00' Δ=139°00'23" L=133.44' CH=S07°04'00"E 103.04'
(K) R=350.00' Δ=23°11'32" L=141.67' CH=S13°15'18"W 140.71'
(L) R=315.00' Δ=21°41'59" L=119.30' CH=S34°46'09"W 118.59'
(M) R=43.00' Δ=42°31'14" L=31.91' CH=S02°39'32"W 31.18'
(N) R=230.00' Δ=10°55'34" L=43.86' CH=N04°13'13"E 43.79'
(O) R=541.52' Δ=25°54'46" L=244.91' CH=N28°42'14"E 242.83'
(P) R=775.00' Δ=0°14'21" L=3.23' CH=N81°46'32"W 3.23'
(Q) R=43.00' Δ=30°02'08" L=22.54' CH=S68°52'04"E 22.28'
(R) R=193.00' Δ=75°43'55" L=255.10' CH=N58°14'55"E 236.93'
(S) R=307.00' Δ=62°41'32" L=335.92' CH=N51°22'45"E 319.41'



(1) S71°47'24"W 15.08'
(2) S18°12'36"E 150.00'
(3) S27°04'48"W 31.37'
(4) N87°43'27"E 117.27'
(5) S12°09'00"W 147.46'
(6) S01°39'32"W 30.44'
(7) S23°55'09"W 107.80'
(8) S84°06'00"W 145.78'
(9) N80°19'00"W 200.63'
(10) N12°58'00"E 161.00'
(11) N36°09'00"E 24.42'

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 7998 - SURVEYING LB-8040

PREPARED FOR

LandMar GROUP, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-3321
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

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

FILE NAME	22955RMG1DWG
LAYOUT	G
LOCATION	J:\22955\DWG\SURVEY\G-SKETCH
PLOT DATE	WED, 12-17-20 4:10:26 AM
PLOT BY	PETE.HOLDER.N
DRAWING DATA	
SURVEY DATE	12-16-2014
DRAWN BY	P. HOLDER
CHECKED BY	SAW
SCALE	1"=150'
FIELD BOOK	
PLAN REVISIONS	

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;

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT

Applicant's Legal Checked by Sept 16, 2013

DCI2013-00003

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);

DCI2013-00003

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT

DESCRIPTION (CONT.)

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;

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT

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;

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT
DCI2013-00003

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 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;

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT

DESCRIPTION (CONT.)

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;

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT

DCI 2013-00003

DESCRIPTION (CONT.)

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;

DCI2013-00003
RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT

DESCRIPTION (CONT.)

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;

DCI2013-00003
RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT

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;

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT
DCI2013-00003

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;

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT

DCI2013-00003

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

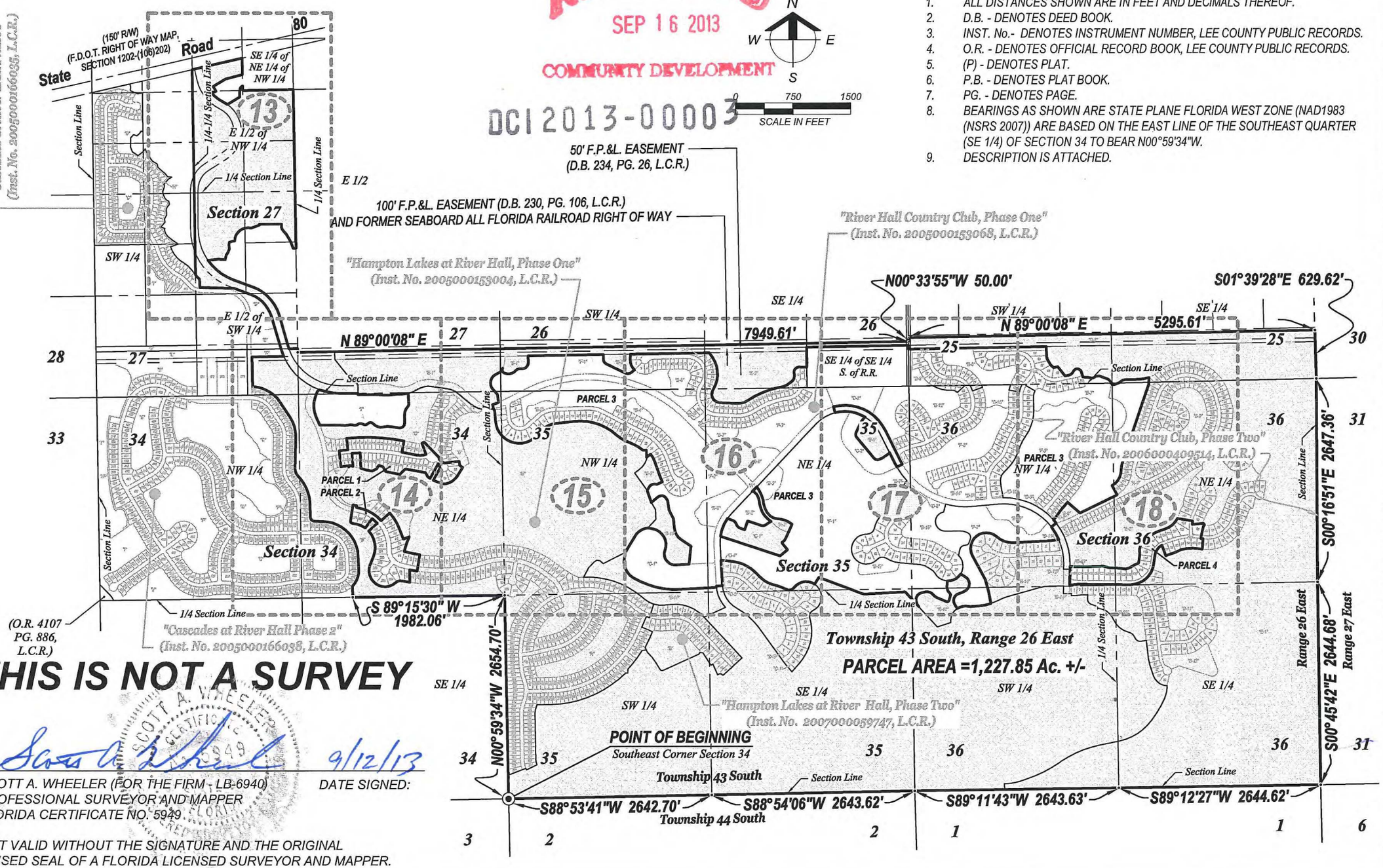
L:\22955 - River Hall - Due Diligence\Survey\descriptions\22955SKRZ01.doc

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT
DCI2013-00003

RECEIVED
SEP 16 2013
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) 274-0321
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	22955SKR201.DWG
LAYOUT	12
LOCATION	J:\22955\DWG\SURVEYING\SKETCH\REZ2
PLOT DATE	THU, 9-12-2013 - 12:33 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-06-2013
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

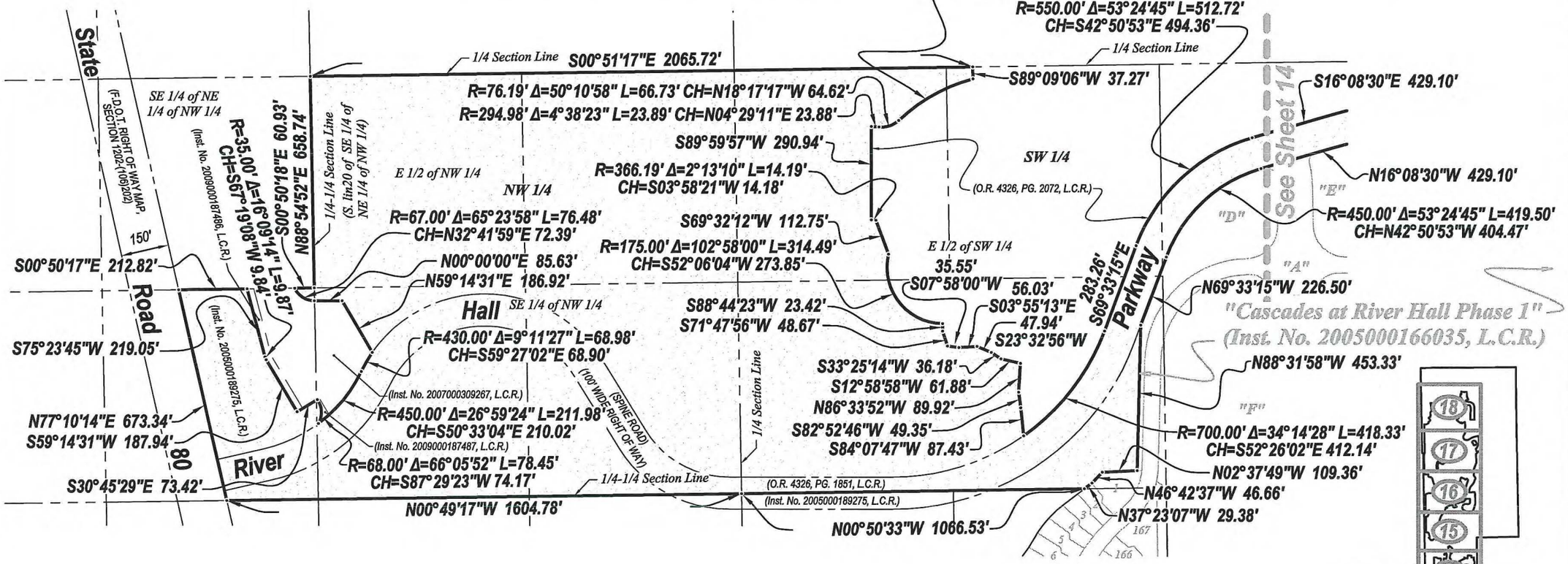
RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT

DCI2013-00003

E
N S
W

0 200 400
SCALE IN FEET

Section 27
Township 43 South, Range 26 East



SHEET INDEX MAP
SCALE 1"=8000'

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) 274-0321
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 PROFESSIONAL SURVEYOR & MAPPER

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

FILE NAME	229955KRZ01.DWG
LAYOUT	13
LOCATION	J:\22955\DWG\SURVEYING\SKETCH\REZ0
PLOT DATE	THU. 9-12-2013 - 12:34 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-06-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	

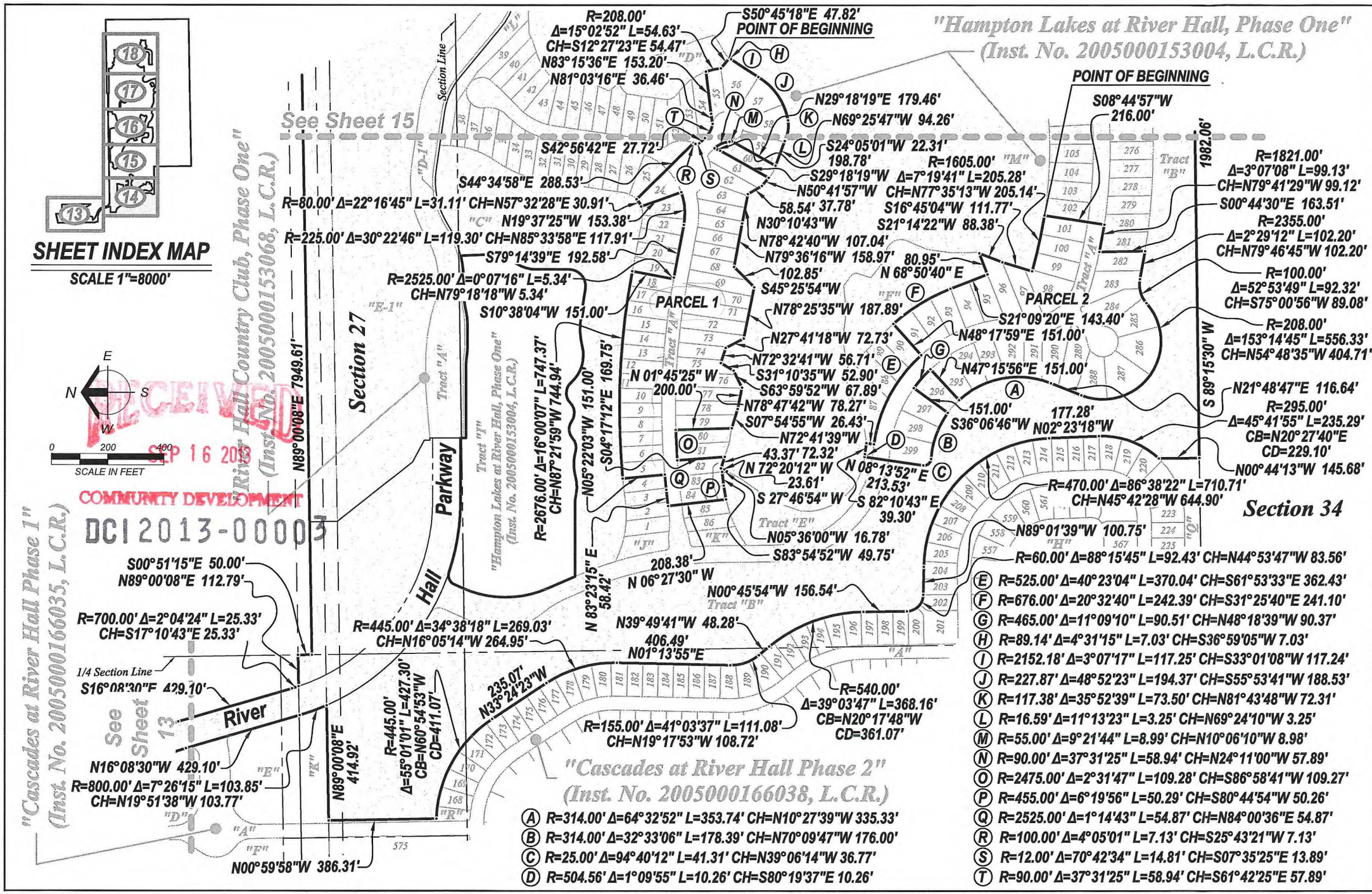
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23955 36-43-26	13 OF 18



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) 461-3169
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. WHELESS 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	14
LOCATION	J:\22955\DWG\SURVEYING\SKETCH\REZ0
PLOT DATE	THU. 9-12-2013 - 12:35 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-06-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	

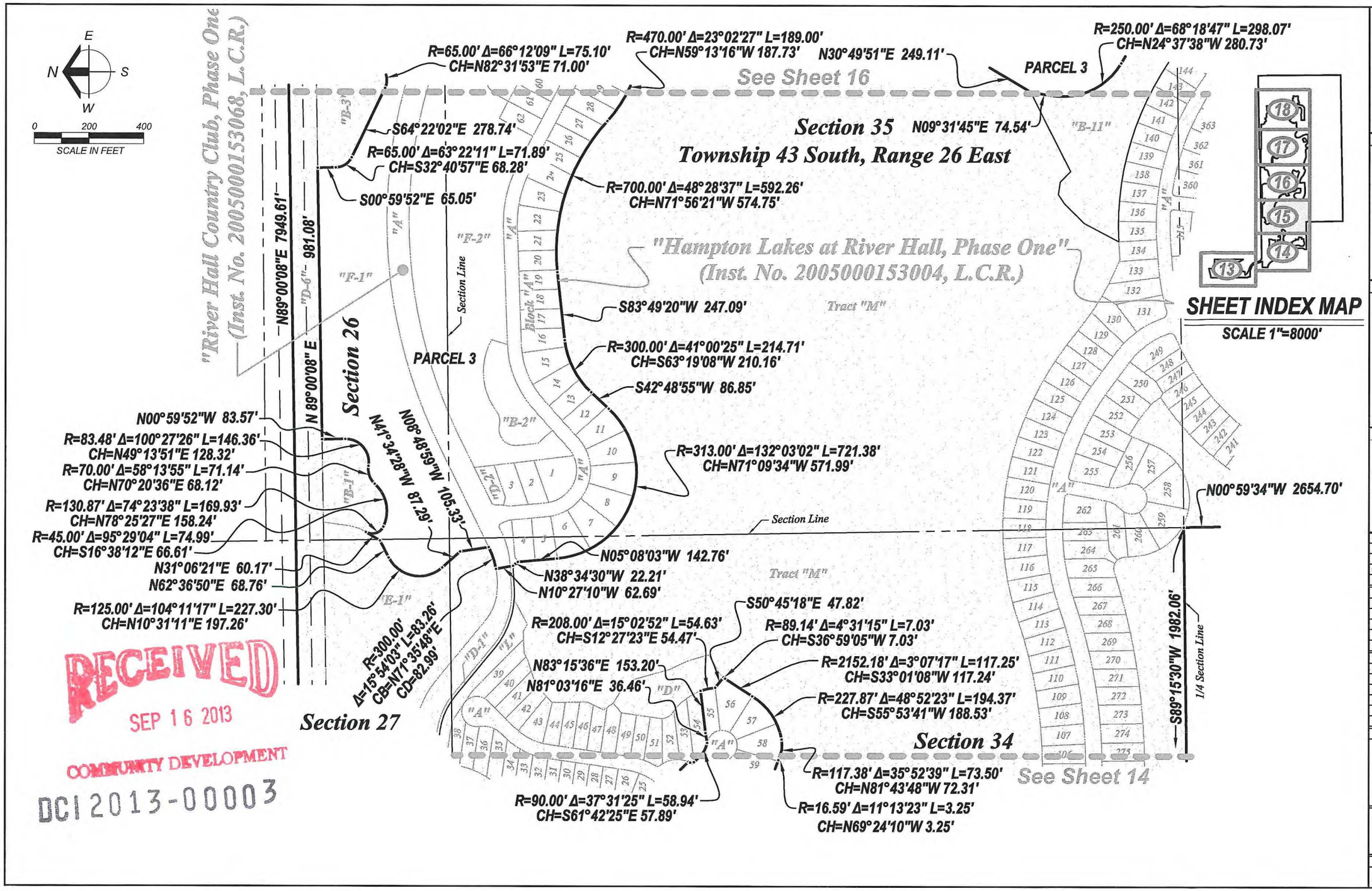
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23955 36-43-26	14 OF 18



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) 274-0321
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	23955SKRZ01.DWG
LAYOUT	15
LOCATION	J:\23959\DWG\SURVEYING\SKETCH\REZO
PLOT DATE	THU, 9-12-2013 - 12:35 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-06-2013
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	15 OF 18

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'

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. 2005000153068, L.C.R.)

1/4 Section Line

N89°00'08"E 1023.75'

PARCEL 3

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'

N01°26'15"W 93.06'

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

N65°06'03"E 59.44'

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'

N30°49'51"E 249.11'

N09°31'45"E 74.54'

See Sheet 15

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

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'

152.66'
N 56°20'36" W

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

S78°58'39"E 65.57'

PARCEL 3

Tract "C-1"

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'

132.26'
N 86°42'12" E

S 86°42'12" W
467.07'

1/4 Section Line

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.)

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'

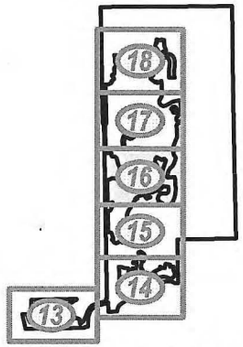
R=250.00' Δ=68°18'47" L=298.07'
CH=N24°37'38"W 280.73'

Block "B"
Block "S"
Block "A"
Tract "A"
"A-1"
"A-2"
"B-1"
"B-2"
"B-3"
"B-5"
"B-6"
"B-7"
"B-8"
"B-9"
"B-10"
"B-11"
"C-2"
"D-3"
"D-4"
"D-5"
"D-6"
"E-2"
"F-1"
"F-2"
"F-3"
"M"

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT
OCT2013-00003

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'

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) 274-0321
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	16
LOCATION	J:\22955\DWG\SURVEYING\SKETCH\REZ
PLOT DATE	THU. 9-12-2013 - 12:33 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-06-2013
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	

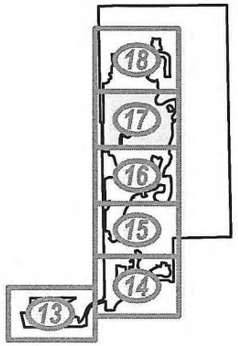
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23955 36-43-26	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'

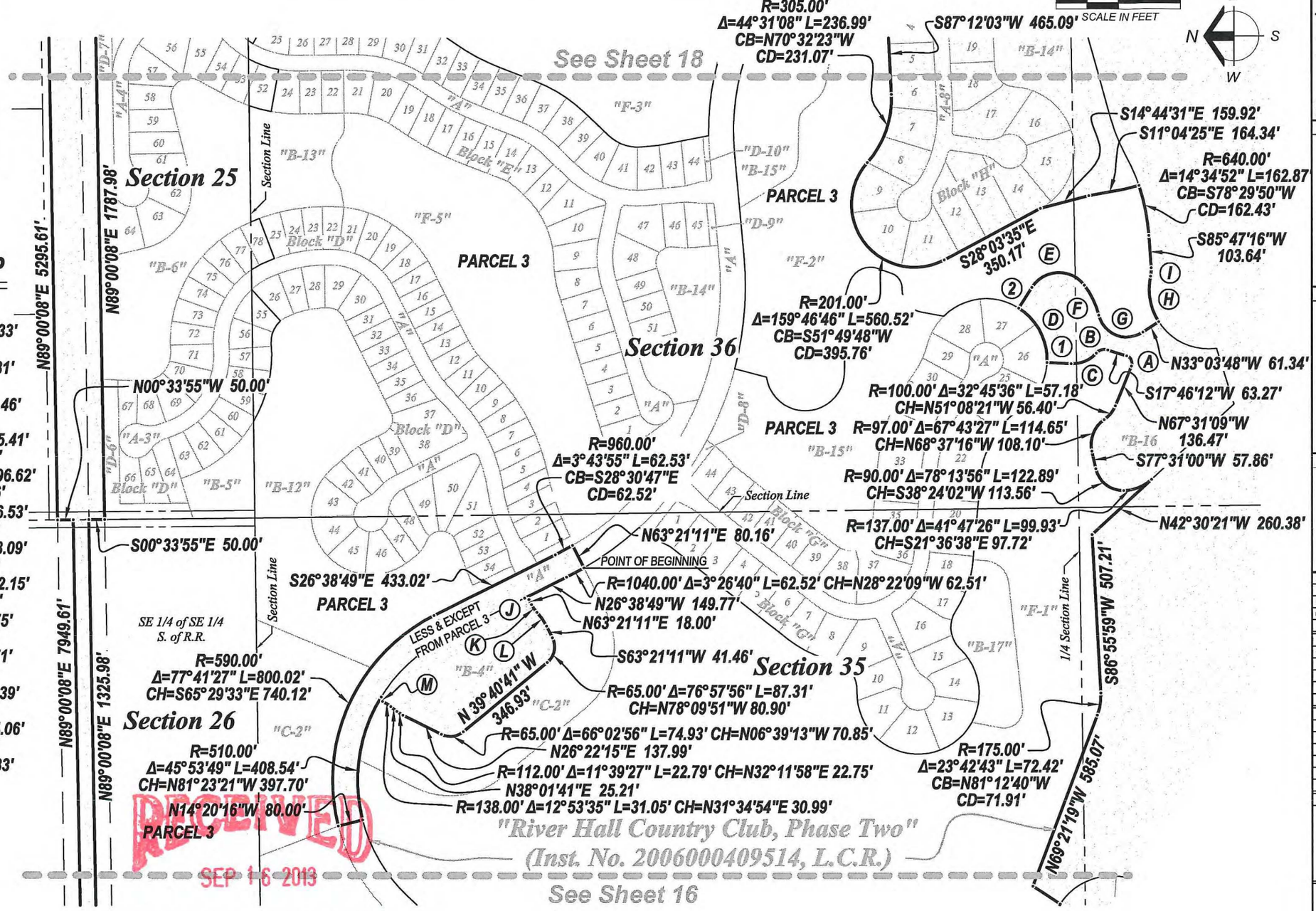
Ⓚ R=104.00' Δ=16°44'31" L=30.39'
CH=S54°58'55"W 30.28'

Ⓛ 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'



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) 461-3169
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	229555KRZ01.DWG
LAYOUT	17
LOCATION	J:\22955\DWG\SURVEY\INC\SKETCH\REZ0
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"=1500'
FIELD BOOK	

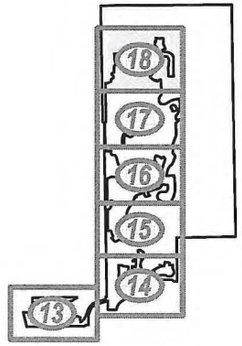
PLAN REVISIONS

STRAP NUMBERS

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'

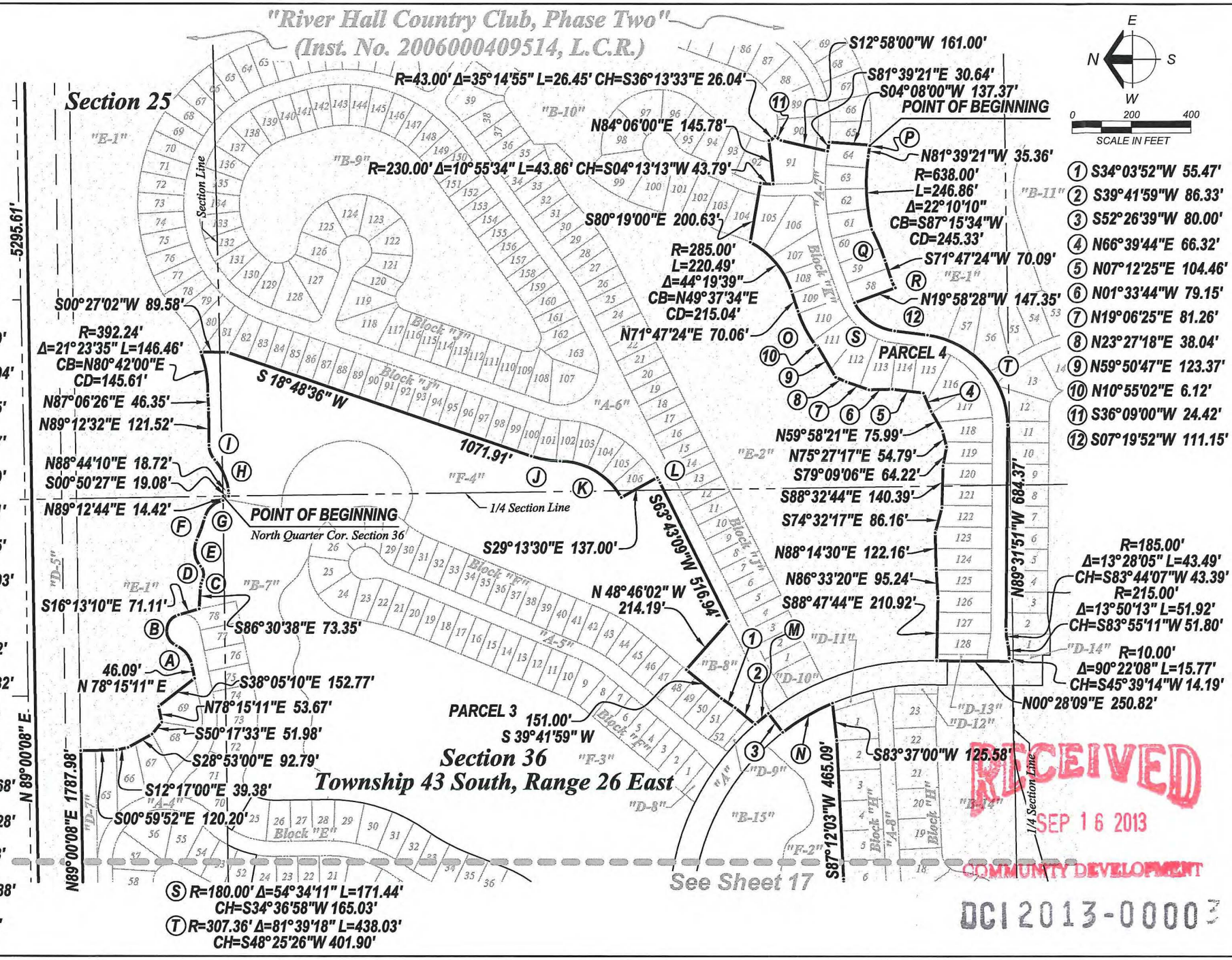
(N) R=770.00' Δ=14°24'41" L=193.68'
CH=S30°21'00"E 193.17'

(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'



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) 481-3170
FAX (239) 481-3169
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	18
LOCATION	J:\22955\DWG\SURVEYING\SKETCH\REZ
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"=1500'
FIELD BOOK	

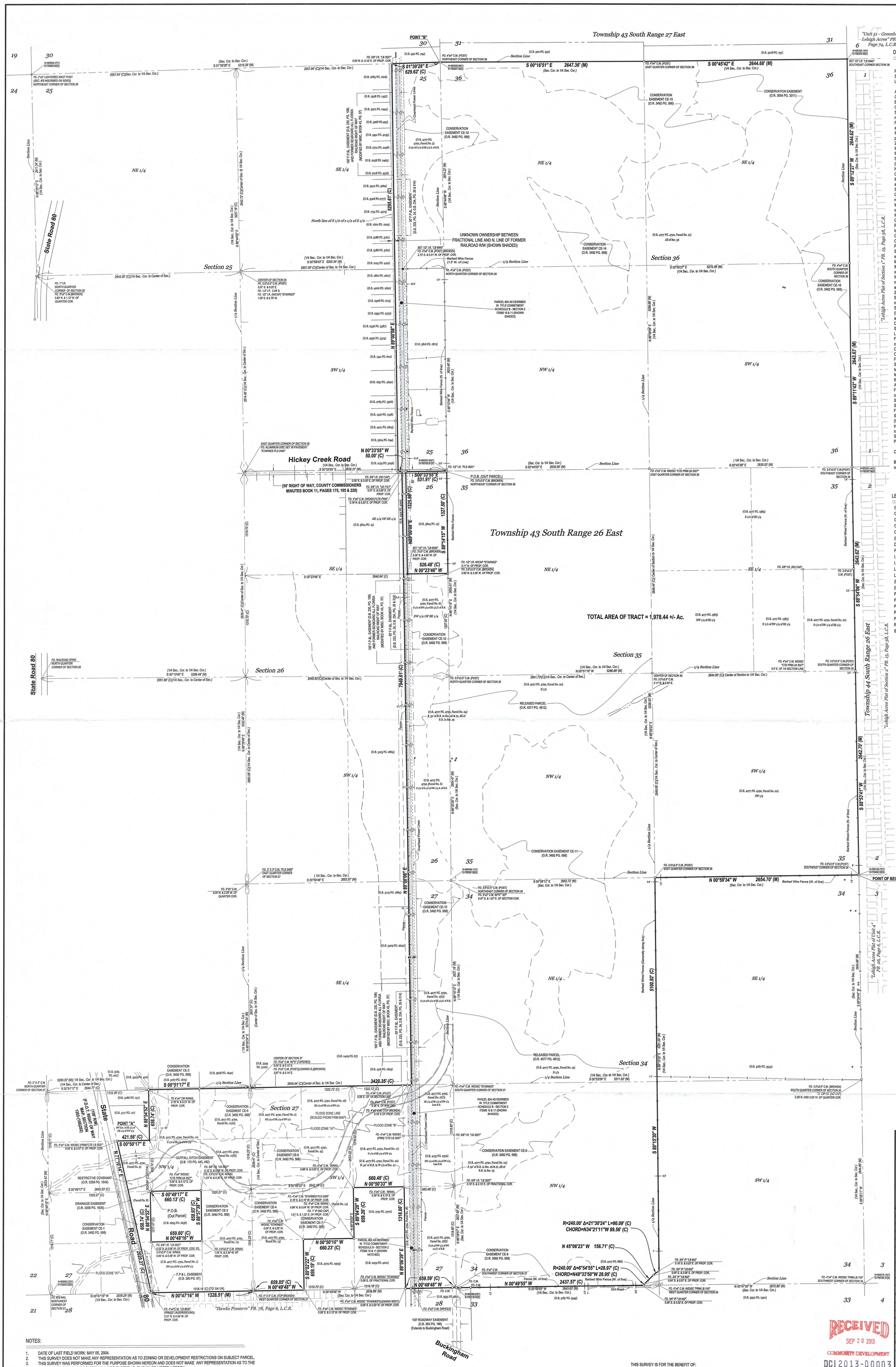
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

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


Township 43 South Range 27 East
Township 43 South Range 26 East
Township 44 South Range 26 East
Section 25
Section 36
Section 35
Section 26
Section 27
Section 34
State Road 80
Hickey Creek Road
Buckingham Road
POINT "B"
POINT OF BEGINNING
TOTAL AREA OF TRACT = 1,978.44 +/- Ac.
S 00°16'51" E 2647.36' (M)
S 00°45'42" E 2644.68' (M)
S 01°39'28" E 629.62' (C)
N 00°33'55" W 50.00' (C)
S 00°33'55" E 531.91' (C)
N 00°23'46" W 526.48' (C)
S 89°12'27" W 2644.62' (M)
S 89°11'43" W 2643.63' (M)
S 88°54'06" W 2643.62' (M)
S 88°53'41" W 2642.70' (M)
N 00°59'34" W 2654.70' (M)
N 89°00'08" E 7949.61' (C)
N 89°00'08" E 5295.61' (C)
N 89°00'08" E 5100.92' (C)
S 00°51'17" E 3420.35' (C)
S 89°15'30" W 5100.92' (C)
N 00°47'16" W 1328.51' (M)
S 00°49'17" E 660.13' (C)
N 00°50'10" W 660.23' (C)
S 89°02'22" W 659.19' (C)
R=240.00' Δ=21°30'24" L=90.09' (C)
CHORD=N34°21'11"W 89.56' (C)
N 45°06'23" W 156.71' (C)
R=240.00' Δ=6°54'55" L=28.97' (C)
CHORD=N48°33'50"W 28.95' (C)
N 00°49'55" W 2437.57' (C)
N 00°49'46" W 659.59' (C)
N 00°49'48" W 659.85' (C)
N 00°50'33" W 660.48' (C)
N 89°06'39" E 1318.66' (C)
S 89°04'20" W 659.26' (C)
S 89°14'15" W 1327.50' (C)
N 89°00'08" E 1325.86' (C)
N 88°54'52" E 653.74' (C)
S 88°57'38" W 658.93' (C)
N 88°54'52" E 659.74' (C)
S 00°50'17" E 421.56' (C)
N 71°10'14" E 2020.27' (C)
N 89°00'08" E 7949.61' (C)
N 89°00'08" E 5295.61' (C)
N 89°00'08" E 5100.92

GIS Tracking Sheet

Case No.: DCI2013-00003

Intake Date: January 11, 2013

Project Name: Riverhall

STRAP Number(s): See attached Documents

Planner Name: Chip Block Ext. 38371

LEGAL DESCRIPTION VERIFICATION and **INITIAL GIS MAPPING**

Date: 1-23-13 **INTAKE:** DCI2013-00003

LEGAL SUFFICIENT ☑ YES ☐ NO Initials: MH

If not, give brief explanation:

APP'D & MAPPED

MAP UPDATE following **FINAL ACTION**

Date:

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

☐ Administrative Approval ☐ Blue Sheet

Zoning Notes:

MAP UPDATED ☐YES ☐NO Initials:

If not, give brief explanation:

EXHIBIT PH-3.C.1.

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

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";

1-23-13
APPROVED
LEGAL

RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

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

EXHIBIT PH-3.C.1.

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.

APPROVED
LEGAL

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.

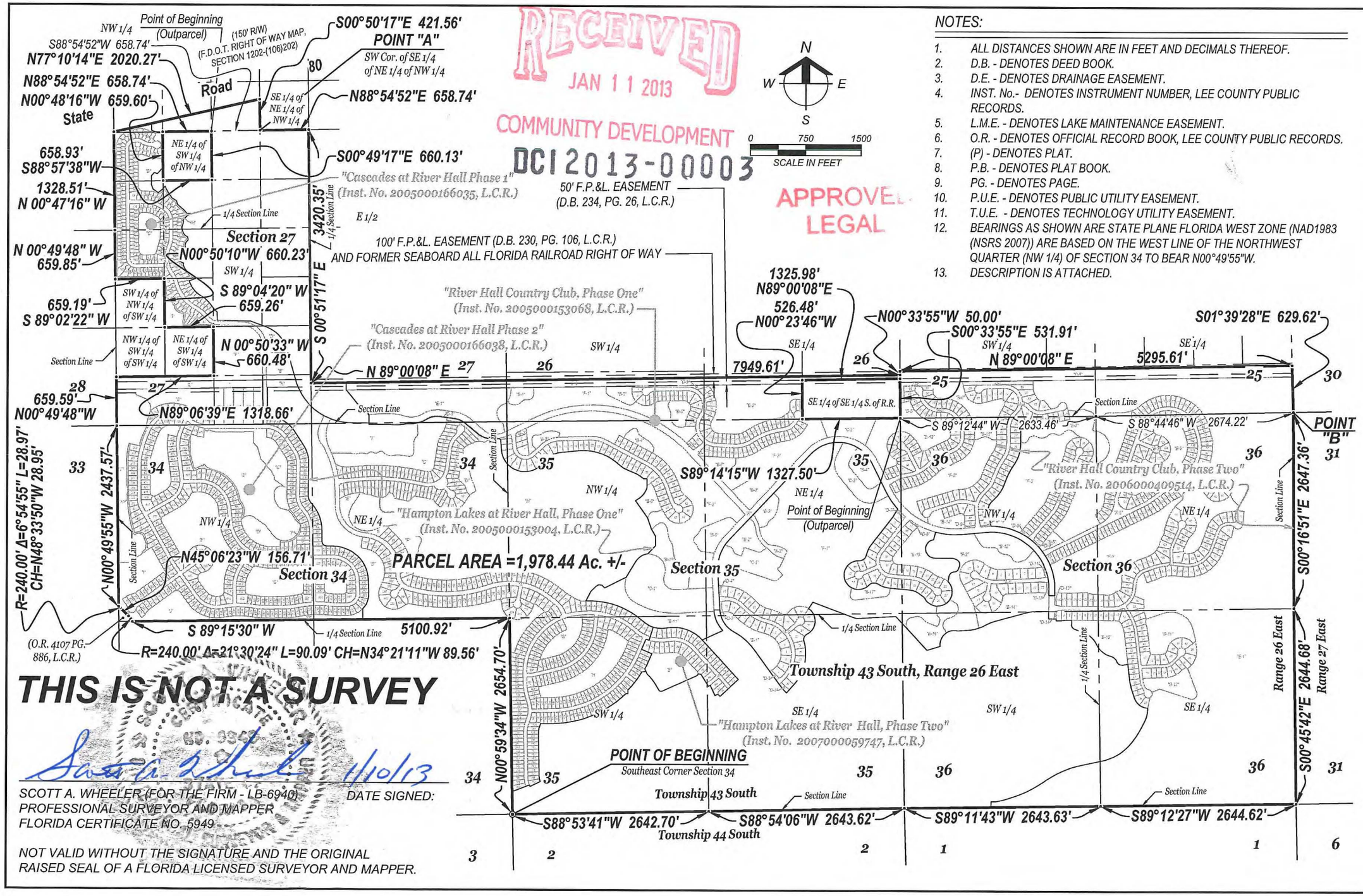
1/10/13

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

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

RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT

DCI2013-00003



RECEIVED
JAN 11 2013
COMMUNITY DEVELOPMENT
DCI2013-00003

APPROVED LEGAL

N
W E
S
0 750 1500
SCALE IN FEET

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
5. L.M.E. - DENOTES LAKE MAINTENANCE EASEMENT.
6. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
7. (P) - DENOTES PLAT.
8. P.B. - DENOTES PLAT BOOK.
9. PG. - DENOTES PAGE.
10. P.U.E. - DENOTES PUBLIC UTILITY EASEMENT.
11. T.U.E. - DENOTES TECHNOLOGY UTILITY EASEMENT.
12. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 34 TO BEAR N00°49'55"W.
13. DESCRIPTION IS ATTACHED.

THIS IS NOT A SURVEY

1/10/13

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

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 2600
FORT MYERS, FLORIDA 33902-2600
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) 274-0321
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	23955SK01.DWG
LAYOUT	LAYOUT1
LOCATION	J:\23955\DWG\SURVEYING\SKETCH\
PLOT DATE	THU. 12-13-2012 - 4:01 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-18-2012
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	

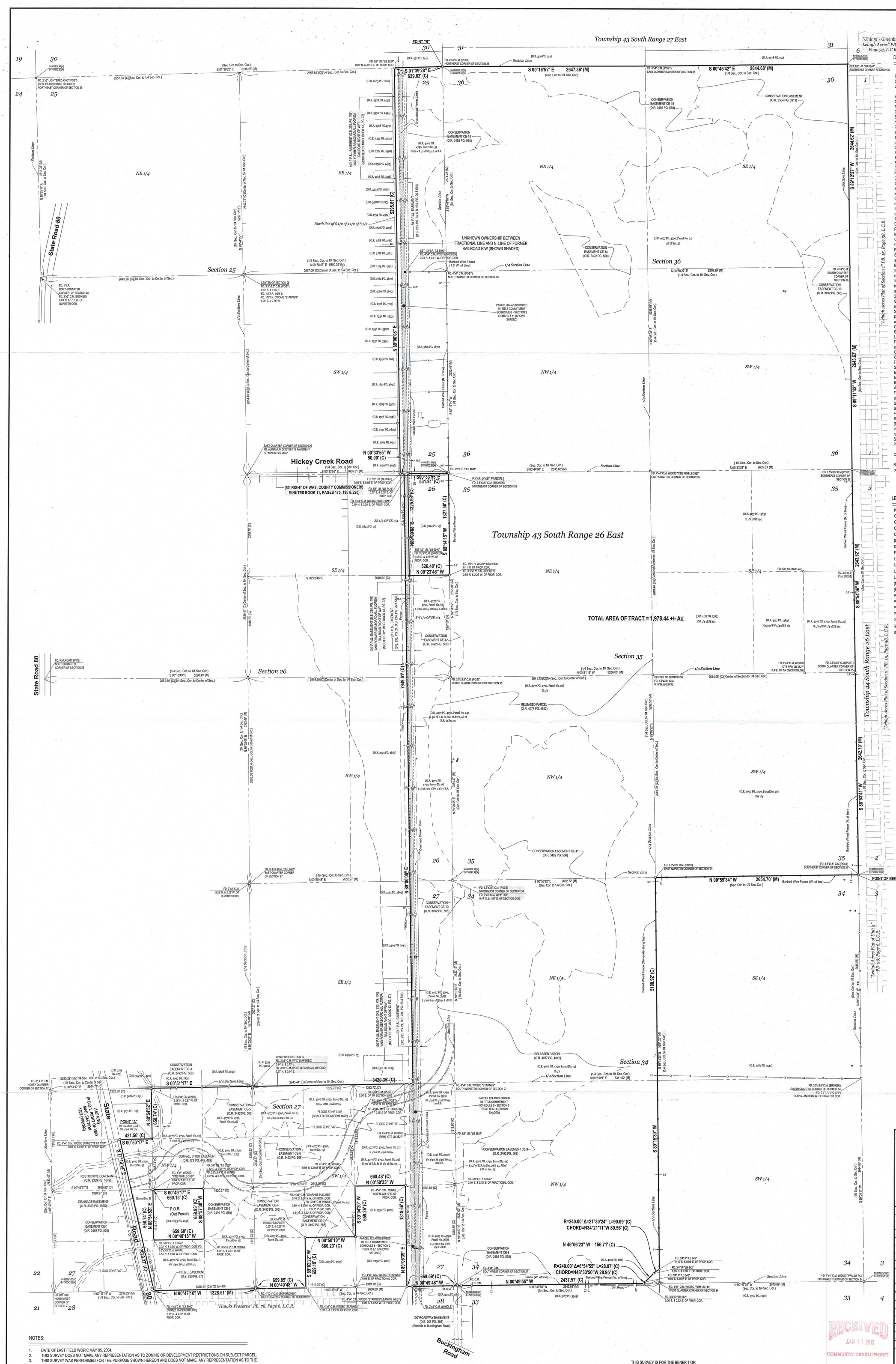
PLAN REVISIONS

STRAP NUMBERS

EXHIBIT PH-3.C.2.

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23955 36-43-26	3 OF 3



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, 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 Northwest 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 660.46 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"; 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 Northwest 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.

LEGEND:

(C)	CALCULATED	FOUND NAIL AS NOTED
C/L	CENTER LINE	SET 1/2" IRON ROD WITH CAP STAMPED LB6940
CONC.	CONCRETE	SET 4"x4" CONC. MONUMENT STAMPED LB6940
C.M.	CONCRETE MONUMENT	SET P.K. NAIL WITH DISC STAMPED LB6940
COR.	CORNER	FOUND CONC. MONUMENT AS NOTED
(D)	DEED	FOUND IRON PIPE OR IRON ROD AS NOTED
D.B.	DEED BOOK	DRAINAGE INLET
FD.	FOUND	DRAINAGE MANHOLE
I.P.	IRON PIPE	MITERED END SECTION
I.R.	IRON ROD	LIGHT POLE
LB	LICENSED BUSINESS	CONCRETE POWER POLE
L.C.R.	LEE COUNTY RECORDS	WOOD POWER POLE
(M)	MEASURED	GUY POLE
(P)	PLAT	GUY ANCHOR
PG.	PAGE	GAS LINE MAKER
P.B.	PLAT BOOK	FIBER OPTIC LINE MARKER
P.K.	PARKER-KALON	TELEPHONE RISER
P.R.M.	PERMENENT REFERENCE MONUMENT	4" WELL
PROP.	PROPERTY	FIRE HYDRANT
R/W	RIGHT OF WAY	WATER VALVE
SEC.	SECTION	

NOTES:

1. DATE OF LAST FIELD WORK: MAY 05, 2004.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
4. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
5. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
6. 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.
7. IMPROVEMENTS OTHER THAN THOSE SHOWN IF ANY WERE NOT LOCATED.
8. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
9. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
10. THIS SURVEY IS PREPARED IN ACCORDANCE WITH A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. 04F0952, EFFECTIVE DATE: OCTOBER 1, 2003 AT 11:59 PM.
11. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL125124 0250B, EFFECTIVE DATE: SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL 8) AND ZONE B.

THIS SURVEY IS FOR THE BENEFIT OF:

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 LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING,EASEMENTS OR FREEDOM FROM ENCUMBRANCES. ABSTRACT NOT REVIEWED. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

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

DATE SIGNED: 1/10/13

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

1-23-13 APPROVED LEGAL

RECEIVED JAN 11 2013 COMMUNITY DEVELOPMENT

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	21988S07_EXHIBIT.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\SURVEYING\
PLOT DATE	THU. 12-13-2012 - 4:09 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	05-07-2004
DRAWN BY	PTO
CHECKED BY	SAW
SCALE	1"=400'
FIELD BOOK	89(36, 94/11-22,29-41, 45, 97/2-5
PLAN REVISIONS	
02-03-2005	ADD DEAN PARCEL TO BOUNDARY

STRAP NUMBERS

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

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
21988 25-43-26	1 OF 1

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

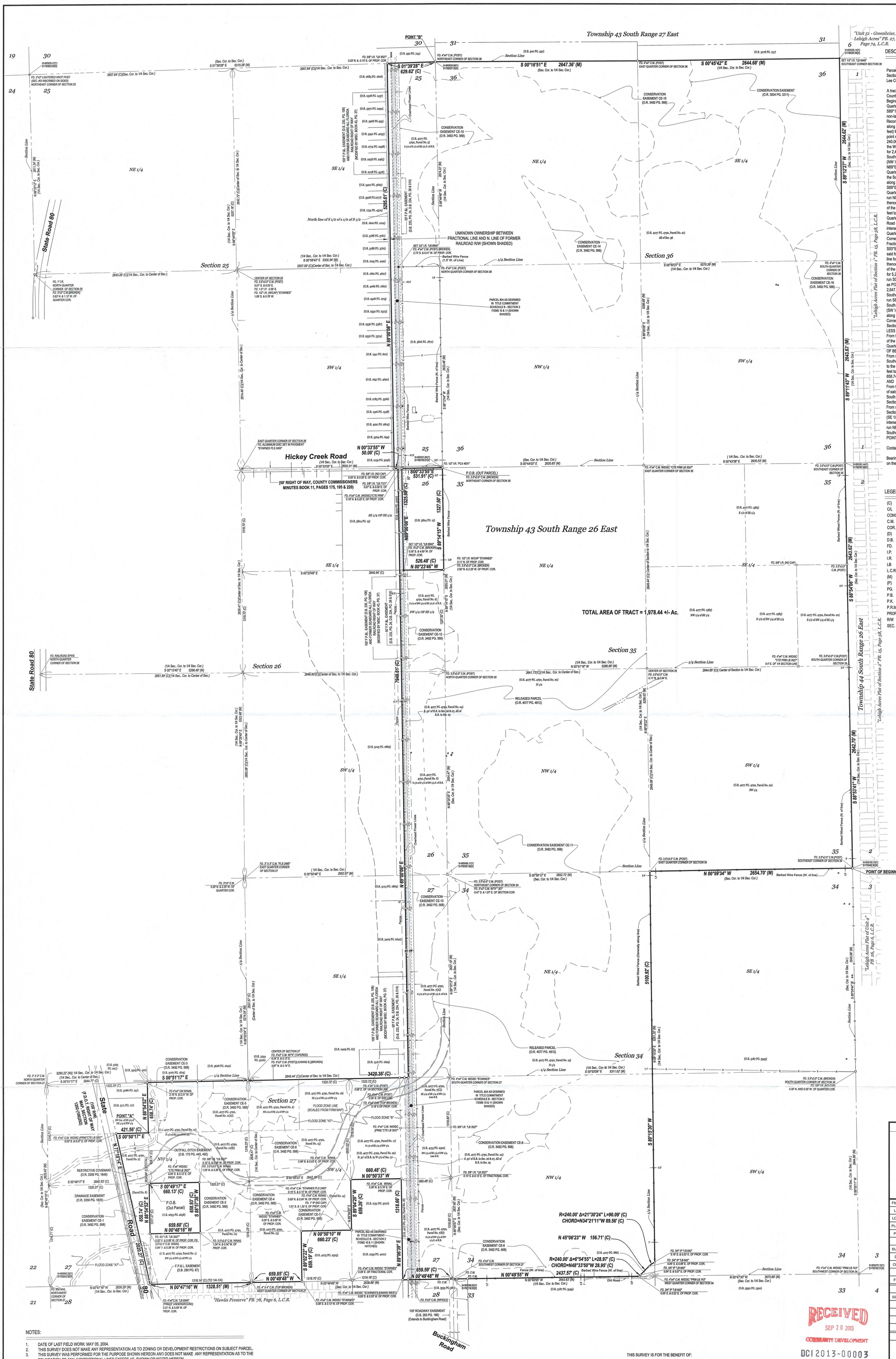
LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

HAWK'S HAVEN

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

DCI 2013-00003


Township 43 South Range 27 East
Township 43 South Range 26 East
Township 44 South Range 26 East
State Road 80
Hickey Creek Road
Buckingham Road
Section 25
Section 26
Section 27
Section 34
Section 35
Section 36
NE 1/4
NW 1/4
SW 1/4
SE 1/4
POINT "B"
POINT OF BEGINNING
S 00°16'51" E 2647.36' (M)
S 00°45'42" E 2644.68' (M)
S 01°39'28" E 629.62' (C)
N 00°33'55" W 50.00' (C)
S 00°33'55" E 531.91' (C)
N 00°23'46" W 526.48' (C)
N 89°00'08" E 7949.61' (C)
S 89°14'15" W 1327.50' (C)
N 00°59'34" W 2654.70' (M)
S 89°54'06" W 2643.62' (M)
S 89°12'27" W 2644.62' (M)
S 89°11'43" W 2643.53' (M)
S 89°53'41" W 2642.70' (M)
S 89°15'30" W 5100.92' (C)
S 89°04'20" W 659.26' (C)
N 00°50'10" W 660.23' (C)
S 89°10'22" W 659.19' (C)
N 00°47'16" W 1328.51' (M)
N 00°49'48" W 659.59' (C)
N 00°49'55" W 2437.57' (C)
N 00°47'16" W 659.85' (C)
S 00°51'17" E 421.56' (C)
N 00°10'14" E 2020.27' (C)
S 00°49'17" E 660.13' (C)
N 00°48'16" W 659.60' (C)
N 00°50'33" W 660.48' (C)
N 00°50'33" W 660.48' (C)
N 89°00'08" E 1325.99' (C)
S 00°16'51" E 5295.61' (C)
S 00°50'27" E 5270.39' (M)
S 00°58'43" E 5300.34' (M)
S 01°39'28" E 5315.29' (M)
N 89°00'08" E 3420.35' (C)
N 89°05'39" E 5266.68' (M)
N 89°14'15" W 2637.19' (M)
N 89°10'13" E 2637.50' (C)
N 89°14'15" E 2653.01' (M)
N 89°12'44" W 2633.46' (M)
N 89°20'25" E 2654.47' (M)
N 89°10'13" E 2637.19' (M)
N 89°05'39" E 5266.68' (M)
N 89°05'39" E 5266.68' (M)
N 89°12'27" E 2642.72' (C)
N 89°14'46" W 2674.22' (M)
N 89°14'15" E 2653.01' (M)
N 89°20'25" E 2654.47' (M)
N 89°10'13" E 2637.19' (M)
N 89°05'39" E 5266.68' (M)
N 89°12'27" E 2642.72' (C

LEGEND:

- SFWMD AND COE WETLANDS (180.99 Ac.±)
- COE WETLANDS ONLY (13.51 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (226.88 Ac.±)
- LANDS NOT INCLUDED IN PROJECT AREA
- SURVEYED WETLAND LINE

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
100	URBAN/RESIDENTIAL	556.99 Ac.±	28.2%
171	EDUCATIONAL FACILITIES	17.45 Ac.±	0.9%
182	GOLF COURSE	176.86 Ac.±	8.9%
211	IMPROVED PASTURE	0.04 Ac.±	0.0%
320	SHRUB AND BRUSHLAND	7.24 Ac.±	0.4%
321	PALMETTO PRAIRIE	22.39 Ac.±	1.1%
411	PINE FLATWOODS	162.68 Ac.±	8.2%
421	XERIC OAK	15.02 Ac.±	0.8%
427	LIVE OAK	1.73 Ac.±	0.1%
428	CABBAGE PALM	4.70 Ac.±	0.2%
429	WAX-MYRTLE	2.47 Ac.±	0.1%
4291	WAX-MYRTLE, HYDRIC	11.56 Ac.±	0.6%
434	HARDWOOD/CONIFER MIXED	54.50 Ac.±	2.8%
4341	HARDWOOD/CONIFER MIXED, HYDRIC	1.90 Ac.±	0.1%
514	DITCH	0.01 Ac.±	0.0%
520	LAKES	226.87 Ac.±	11.5%
617	MIXED WETLAND HARDWOODS	11.19 Ac.±	0.6%
617C	MIXED WETLAND HARDWOODS (COE WETLAND ONLY)	2.01 Ac.±	0.1%
618	POP ASH AND WILLOW	0.44 Ac.±	0.0%
621	CYPRESS	19.22 Ac.±	1.0%
625	HYDRIC PINE	4.63 Ac.±	0.2%
625C	HYDRIC PINE (COE WETLAND ONLY)	1.15 Ac.±	0.1%
630	MIXED WETLAND FOREST	113.65 Ac.±	5.7%
630C	MIXED WETLAND FOREST (COE WETLAND ONLY)	10.35 Ac.±	0.5%
641	FRESHWATER MARSH	5.43 Ac.±	0.3%
643	WET PRAIRIE	12.98 Ac.±	0.7%
740	DISTURBED LAND	490.93 Ac.±	24.8%
832	ELECTRICAL TRANSMISSION LINES	44.05 Ac.±	2.2%
	TOTAL	1,978.44 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF FEBRUARY 2012.

BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. 21988A00-2999DENSITY-OPT2.DWG DATED DECEMBER 3, 2012.

FLUCFCS LINES ESTIMATED FROM1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

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

WETLAND LINES ACQUIRED FROM CONSUL-TECH ENGINEERING, INC. DRAWING No.JD LINES.DWG DATED DECEMBER 3, 2002, AND BARRACO AND ASSOCIATES, INC. DRAWING No. DEAN_WETLANDS.DWG DATED MAY 10, 2005.

RECEIVED JAN 11 2013 COMMUNITY DEVELOPMENT DCI2013-00003

DRAWN BY	DATE	DESIGNED BY	DATE	REVISED	DATE
H.H.	12/17/12	A.D.	12/17/12	K.C.P.	12/17/12

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

RIVER HALL

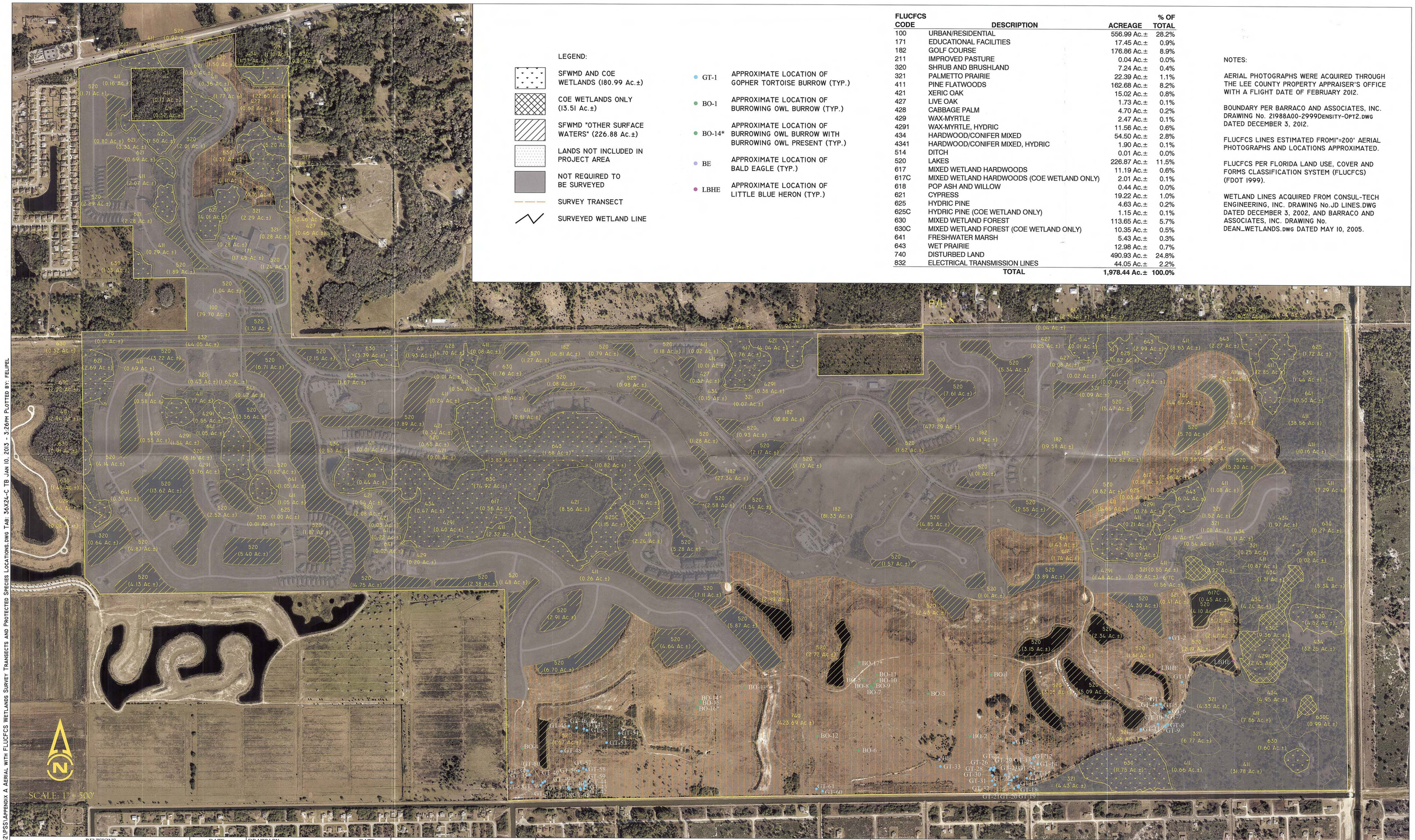
AERIAL WITH FLUCFCS AND WETLANDS

DRAWING No. 03PEG931

SHEET No. SHEET 1 OF 2

J:\2003\03PEG931\20\2\ZONING APPLICATION\AERIAL WITH FLUCFCS AND WETLANDS 400 SCALE.DWG TAB: SHEET 1 JAN 10, 2013 - 1:33PM PLOTTED BY: FELIPEL

N
1" = 400'
P/L
520 (5.34 Ac.±)
520 (7.61 Ac.±)
520 (2.17 Ac.±)
520 (5.70 Ac.±)
520 (5.20 Ac.±)
520 (2.58 Ac.±)
520 (1.54 Ac.±)
520 (4.85 Ac.±)
520 (2.55 Ac.±)
520 (1.57 Ac.±)
520 (3.89 Ac.±)
520 (5.28 Ac.±)
520 (7.11 Ac.±)
520 (2.89 Ac.±)
520 (2.43 Ac.±)
520 (4.30 Ac.±)
520 (5.87 Ac.±)
520 (4.64 Ac.±)
520 (2.72 Ac.±)
520 (2.34 Ac.±)
520 (3.15 Ac.±)
520 (1.61 Ac.±)
520 (2.19 Ac.±)
520 (3.05 Ac.±)
520 (5.09 Ac.±)
740 (44.64 Ac.±)
740 (423.69 Ac.±)
182 (27.34 Ac.±)
182 (84.33 Ac.±)
182 (9.18 Ac.±)
182 (19.58 Ac.±)
182 (13.82 Ac.±)
411 (38.56 Ac.±)
411 (7.29 Ac.±)
411 (5.34 Ac.±)
411 (31.78 Ac.±)
411 (0.66 Ac.±)
411 (7.86 Ac.±)
411 (2.47 Ac.±)
411 (0.72 Ac.±)
411 (0.26 Ac.±)
411 (0.82 Ac.±)
411 (2.24 Ac.±)
411 (5.65 Ac.±)
411 (0.45 Ac.±)
411 (0.11 Ac.±)
411 (0.16 Ac.±)
411 (0.05 Ac.±)
411 (0.01 Ac.±)
411 (1.86 Ac.±)
411 (1.83 Ac.±)
411 (2.85 Ac.±)
411 (1.09 Ac.±)
411 (0.21 Ac.±)
411 (0.56 Ac.±)
411 (0.72 Ac.±)
411 (2.47 Ac.±)
411 (0.66 Ac.±)
411 (7.86 Ac.±)
321 (4.33 Ac.±)
321 (6.77 Ac.±)
321 (0.06 Ac.±)
321 (4.43 Ac.±)
321 (0.41 Ac.±)
321 (0.50 Ac.±)
321 (0.25 Ac.±)
321 (0.22 Ac.±)
321 (0.55 Ac.±)
321 (0.09 Ac.±)
321 (0.09 Ac.±)
617 (0.18 Ac.±)
617 (1.74 Ac.±)
617 (2.55 Ac.±)
617C (0.45 Ac.±)
617C (1.56 Ac.±)
625 (0.06 Ac.±)
625 (0.03 Ac.±)
625 (1.72 Ac.±)
625C (1.15 Ac.±)
630 (4.57 Ac.±)
630 (1.44 Ac.±)
630 (0.50 Ac.±)
630 (0.27 Ac.±)
630 (0.02 Ac.±)
630 (11.75 Ac.±)
630 (1.60 Ac.±)
630 (0.99 Ac.±)
630C (9.36 Ac.±)
630C (0.32 Ac.±)
630C (32.25 Ac.±)
641 (1.43 Ac.±)
643 (2.99 Ac.±)
643 (2.27 Ac.±)
643 (0.04 Ac.±)
643 (2.45 Ac.±)
429 (0.50 Ac.±)
429 (0.44 Ac.±)
429 (0.26 Ac.±)
429 (0.87 Ac.±)
429 (1.37 Ac.±)
434 (1.90 Ac.±)
4341 (4.24 Ac.±)
514 (0.01 Ac.±)
421 (4.04 Ac.±)
427 (0.02 Ac.±)
427 (0.09 Ac.±)
427 (0.02 Ac.±)
427 (0.02 Ac.±)
427 (0.02



LEGEND:

- SFWMD AND COE WETLANDS (180.99 Ac.±)
- COE WETLANDS ONLY (13.51 Ac.±)
- SFWMD "OTHER SURFACE WATERS" (226.88 Ac.±)
- LANDS NOT INCLUDED IN PROJECT AREA
- NOT REQUIRED TO BE SURVEYED
- SURVEY TRANSECT
- SURVEYED WETLAND LINE

- GT-1 — APPROXIMATE LOCATION OF GOPHER TORTOISE BURROW (TYP.)
- BO-1 — APPROXIMATE LOCATION OF BURROWING OWL BURROW (TYP.)
- BO-14* — APPROXIMATE LOCATION OF BURROWING OWL BURROW WITH BURROWING OWL PRESENT (TYP.)
- BE — APPROXIMATE LOCATION OF BALD EAGLE (TYP.)
- LBHE — APPROXIMATE LOCATION OF LITTLE BLUE HERON (TYP.)

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
100	URBAN/RESIDENTIAL	556.99 Ac.±	28.2%
171	EDUCATIONAL FACILITIES	17.45 Ac.±	0.9%
182	GOLF COURSE	176.86 Ac.±	8.9%
211	IMPROVED PASTURE	0.04 Ac.±	0.0%
320	SHRUB AND BRUSHLAND	7.24 Ac.±	0.4%
321	PALMETTO PRAIRIE	22.39 Ac.±	1.1%
411	PINE FLATWOODS	162.68 Ac.±	8.2%
421	XERIC OAK	15.02 Ac.±	0.8%
427	LIVE OAK	1.73 Ac.±	0.1%
428	CABBAGE PALM	4.70 Ac.±	0.2%
429	WAX-MYRTLE	2.47 Ac.±	0.1%
4291	WAX-MYRTLE, HYDRIC	11.56 Ac.±	0.6%
434	HARDWOOD/CONIFER MIXED	54.50 Ac.±	2.8%
4341	HARDWOOD/CONIFER MIXED, HYDRIC	1.90 Ac.±	0.1%
514	DITCH	0.01 Ac.±	0.0%
520	LAKES	226.87 Ac.±	11.5%
617	MIXED WETLAND HARDWOODS	11.19 Ac.±	0.6%
617C	MIXED WETLAND HARDWOODS (COE WETLAND ONLY)	2.01 Ac.±	0.1%
618	POP ASH AND WILLOW	0.44 Ac.±	0.0%
621	CYPRESS	19.22 Ac.±	1.0%
625	HYDRIC PINE	4.63 Ac.±	0.2%
625C	HYDRIC PINE (COE WETLAND ONLY)	1.15 Ac.±	0.1%
630	MIXED WETLAND FOREST	113.65 Ac.±	5.7%
630C	MIXED WETLAND FOREST (COE WETLAND ONLY)	10.35 Ac.±	0.5%
641	FRESHWATER MARSH	5.43 Ac.±	0.3%
643	WET PRAIRIE	12.98 Ac.±	0.7%
740	DISTURBED LAND	490.93 Ac.±	24.8%
832	ELECTRICAL TRANSMISSION LINES	44.05 Ac.±	2.2%
	TOTAL	1,978.44 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF FEBRUARY 2012.

BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. 21988A00-2999DENSITY-OPT2.DWG DATED DECEMBER 3, 2012.

FLUCFCS LINES ESTIMATED FROM1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

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

WETLAND LINES ACQUIRED FROM CONSUL-TECH ENGINEERING, INC. DRAWING No.JD LINES.DWG DATED DECEMBER 3, 2002, AND BARRACO AND ASSOCIATES, INC. DRAWING No. DEAN_WETLANDS.DWG DATED MAY 10, 2005.

J:\2003\03PEG931\2012\PSS\APPENDIX A AERIAL WITH FLUCFCS WETLANDS SURVEY TRANSECTS AND PROTECTED SPECIES LOCATIONS.DWG TAB: 36X24-C TB JAN 10, 2013 - 3:26PM PLOTTED BY: FELIPEL

REVISIONS	DATE

DRAWN BY H.H.	DATE 12/10/12	
DESIGNED BY A.K.	DATE 12/10/12	
REVIEWED BY K.C.P.	DATE 12/10/12	

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069

Consulting Ecologists
PASSARELLA & ASSOCIATES INC

RIVER HALL

AERIAL WITH FLUCFCS, WETLANDS, SURVEY TRANSECTS AND PROTECTED SPECIES LOCATIONS MAP

RECEIVED
JAN 11 2013
DEVELOPMENT

DRAWING No. 03PEG931

SHEET No. APPENDIX A

DCI 2013-00003

NOTICE TO PARTICIPANT

CASE NUMBER: DCI2013-00003

NAME: RIVER HALL

REQUEST: Amend the existing River Hall (fka Hawks' Haven) Residential Planned Development (RPD) and Commercial Planned Development (CPD) zoning to increase the maximum number of dwelling units within River Hall from 1,999 to 2,695, for an increase of 696 dwelling units, and to permit Recreational Facilities, Private On-Site, and townhouse and Multiple-family dwelling units in the CPD portion of the community. The project utilizes central water and sanitary sewer service. No development blasting is requested.

LOCATION: Located off I-75 at exit 141, head east on SR 80/Palm Beach Blvd. approximately 5.7 miles to River Hall Pkwy. The property is located off of River Hall Pkwy., Ft. Myers Shores Planning Community, Lee County, FL.

PROPERTY OWNER'S REPRESENTATIVE: TINA M EKBLAD, MPA, AICP, LEED AP
239-337-3993

Notice is hereby given that the Lee County Board of Commissioners will hold a public hearing at 9:30 am on Wednesday, June 3, 2015, to review the written recommendation made by the Hearing Examiner and make a final decision in the above-referenced case. This hearing will be held in the Commissioners' Meeting Room, 2120 Main St., Ft. Myers FL.

The law states that, as a participant, you have the right to appear and address the Board of County Commissioners on this case. However, statements before the Board regarding the zoning case will be strictly limited to the testimony presented to the Hearing Examiner, testimony concerning the correctness of the findings of fact or conclusions of law contained in the record, or to allege the discovery of new, relevant information which was not available at the time of the hearing before the Hearing Examiner. Statements will be limited to 5 minutes, or as the Board may otherwise allow.

Additional copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Division, 1500 Monroe St., Ft. Myers, FL. Call 533-8585 for additional information.

Persons with disabilities who need an accommodation to participate in the hearing should contact Jamie Princing at 1500 Monroe Street, Fort Myers, Florida 33901 (239-533-8585 or at jprincing@leegov.com). To ensure availability of services, please request accommodation as soon as possible, but preferably five or more business days prior to event. Persons using a TDD may contact Jamie Princing through the Florida Relay Services, 711.

DEPARTMENT OF COMMUNITY
DEVELOPMENT
Zoning Division

DCI2013-00003
RIVER HALL
Planner : CHIP BLOCK

Agents/applicant:
Tina M. Ekblad, Mpa, Aicp, Leed Ap
Carl A. Barraco
David Depew
Stephen Leung
Ken Passarella
Russell Schropp

tekblad@m-da.com; carlb@barraco.net; planning@m-da.com; stephen.leung@dplummer.com; kenp@passarella.net; russell.schropp@henlaw.com;

PARTICIPANTS
KAREN ASFOUR
RALF BROOKES, ESQUIRE
DANIEL COX, ESQUIRE
RUBY DANIELS
CONSTANCE DENNIS
ED KIMBALL
GARY B. STILLWELL
JULIANNE THOMAS
ROGER THORNBERRY
TERRY WEISS

karenaz4@comcast.net; ralfbrookes@gmail.com; dhcox@gtcom.net; rubydaniels@embarqmail.com; constanced@centurylink.net; kimelk@netzero.com; sggoat@embarqmail.com; juliannet@conservancy.org; r.thornberry@comcast.net; kook1012@embarqmail.com

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

May 13, 2015

533-8585

TINA M. EKBLAD, MPA, AICP, LEED AI
MORRIS-DEPEW ASSOC., INC.
2891 CENTER POINTE DR
FORT MYERS, FL 33916

RE: **Agenda Schedule for RIVER HALL**
Case No. DCI2013-00003

Dear TINA M. EKBLAD :

Your zoning request has been scheduled before the Board of County Commissioners to take final action after reviewing the Hearing Examiner's recommendation.

DATE & TIME: Wednesday, June 3, 2015. Meeting commences at 9:30 a.m.

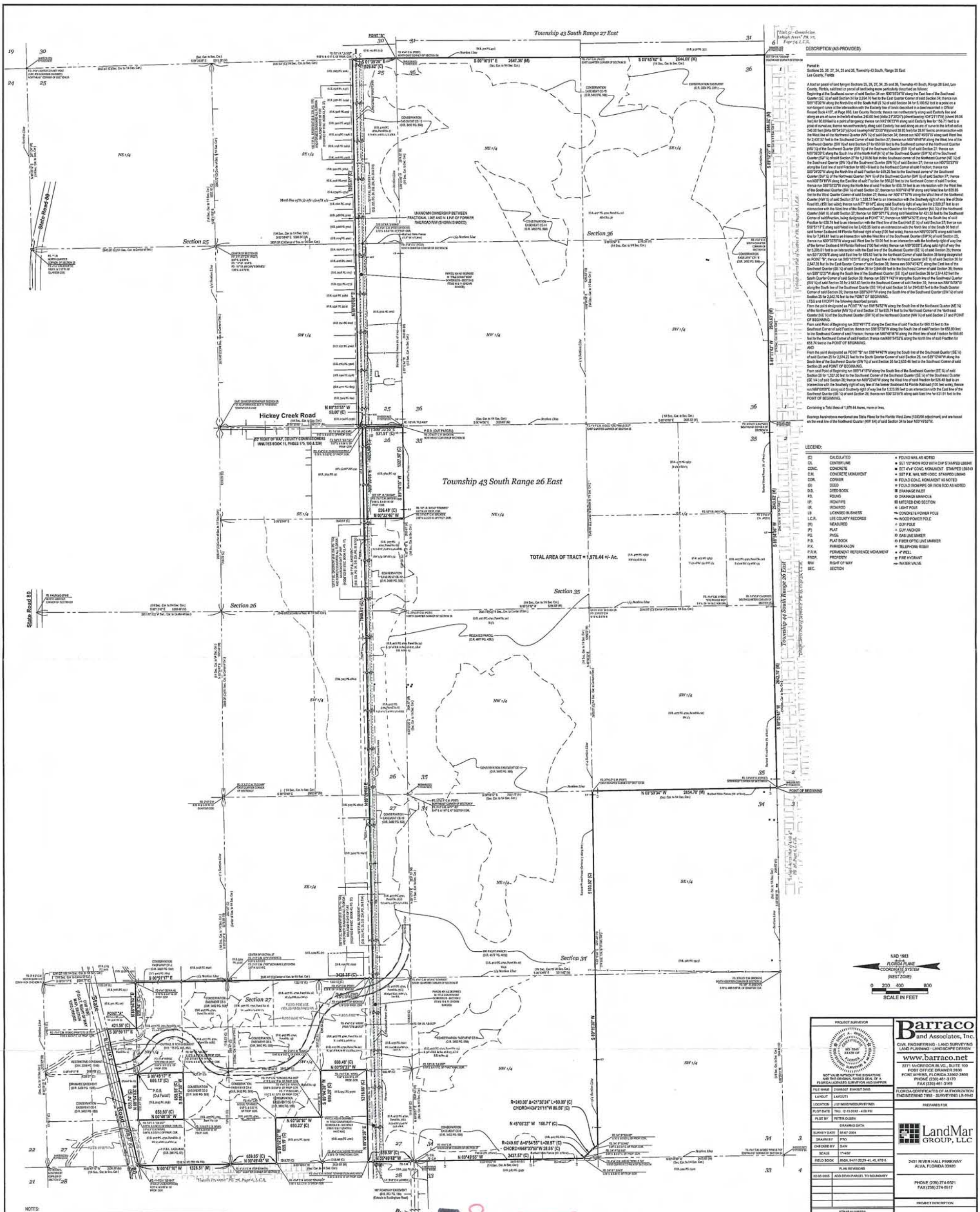
LOCATION: Commissioners' Meeting Room
2120 Main Street
Ft. Myers, Florida

Call if you have any questions.

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Jamie Princing
Administrative Assistant

cc: GREENPOINTE COMMUNITIES
RIVER HALL COUNTRY CLUB
RUSSELL SCHROPP, HENDERSON FRANKLIN
STEVE LEUNG, DAVID PLUMMER ASSOC., INC.
CARL BARRACO, BARRACO AND ASSOCIATES, INC.
KEN PASSARELLA, PASSARELLA & ASSOCIATES, INC
DAVID W DEPEW, MORRIS-DEPEW ASSOCIATES, INC.
Alvin Block, AICP
Zoning File



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, said tract or parcel of land being more particularly described as follows:
Beginning at the Southeast corner of said Section 34 run N00°55'34"W along the East line of the Southeast Quarter (SE ¼) of said Section 34 for 2,654.76 feet to the East Quarter Corner of said Section 34; thence run S89°16'30"W along the North line of the South Half (S ½) of said Section 34 for 5,160.52 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 southwesterly 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 659.56 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 1,316.66 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 659.48 feet to the Northeast Corner of said Fraction; thence run S89°04'26"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°59'19"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°50'22"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°13'14"E along said Southerly right of way line for 2,920.27 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 421.58 feet to the Southwest Corner of said Fraction, being designated as POINT "A"; thence run N89°54'52"E along the South line of said Fraction for 638.74 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 3,426.35 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 5,200.51 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 25; thence run S01°39'26"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°16'31"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 2,644.69 feet to the Southeast Corner of said Section 36; thence run S89°52'17"W along the South line of the Southeast Quarter (SE ¼) of said Section 36 for 2,614.82 feet the South Quarter Corner of said Section 36; thence run S89°11'42"W along the South line of the Southwest Quarter (SW ¼) of said Section 36 for 2,643.83 feet to the Southeast Corner of said Section 35; thence run S88°54'56"W along the South line of the Southeast Quarter (SE ¼) of said Section 35 for 2643.82 feet to the South Quarter Corner of said Section 35; thence run S89°53'41"W along the South line of the Southwest Quarter (SW ¼) of said Section 35 for 2,642.76 feet to the POINT OF BEGINNING.
LESS and EXCEPT the following described parcels
From the point designated as POINT "A" run S89°54'52"W along the South line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27 for 639.74 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 S89°57'36"W along the South line of said Fraction for 658.00 feet; to the Southwest Corner of said Fraction; thence run N00°48'16"W along the West line of said Fraction for 658.80 feet to the Northwest Corner of said Fraction; thence run N89°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 S89°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 2,633.48 feet to the Southern Corner of said Section 26 and POINT OF BEGINNING.
From said Point of Beginning run S89°11'15"W along the South line of the Southeast Quarter (SE ¼) of said Section 26 for 1,322.30 feet to the Southwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) 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 1,323.98 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.

LEGEND:

(C)	CALCULATED	▲ FOUND NAIL AS NOTED
C/L	CENTER LINE	● SET 1/2" IRON ROD WITH CAP STAMPED LB6949
CONC.	CONCRETE	■ SET 4"x4" CONC. MONUMENT STAMPED LB6949
C.M.	CONCRETE MONUMENT	◆ SET P.K. NAIL WITH DISC STAMPED LB6949
COR.	CORNER	⊠ FOUND CONC. MONUMENT AS NOTED
(D)	DEED	⊙ FOUND IRON PIPE OR IRON ROD AS NOTED
D.B.	DEED BOOK	▣ DRAINAGE INLET
FD.	FOUND	⊙ DRAINAGE MANHOLE
I.P.	IRON PIPE	⊠ MITERED END SECTION
I.R.	IRON ROD	☆ LIGHT POLE
LB	LICENSED BUSINESS	⊸ CONCRETE POWER POLE
L.C.R.	LEE COUNTY RECORDS	⊸ WOOD POWER POLE
(M)	MEASURED	◇ GUY POLE
(P)	PLAT	⊥ GUY ANCHOR
PG.	PAGE	⊙ GAS LINE MARKER
P.B.	PLAT BOOK	⊙ FIBER OPTIC LINE MARKER
P.K.	PARKER-KALON	⊠ TELEPHONE RISER
P.R.M.	PERMANENT REFERENCE MONUMENT	● 4" WELL
PROP.	PROPERTY	● FIRE HYDRANT
R/W	RIGHT OF WAY	⊸ WATER VALVE
SEC.	SECTION	

NOTES:

1. DATE OF LAST FIELD WORK: MAY 06, 2004.
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
4. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.
5. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
6. 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.
7. IMPROVEMENTS OTHER THAN THOSE SHOWN IF ANY WERE NOT LOCATED.
8. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
9. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
10. THIS SURVEY IS PREPARED IN ACCORDANCE WITH A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT No. 04F0952, EFFECTIVE DATE: OCTOBER 1, 2003 AT 11:59 PM.
11. ACCORDING TO THE F.I.R.M. (COMMUNITY PANEL 125124 0205B, EFFECTIVE DATE: SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE AE (EL 5) AND ZONE B.

THIS SURVEY IS FOR THE BENEFIT OF:

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 LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES. ABSTRACT NOT REVIEWED. SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SCOTT A. WHEELER (FOR THE FIRM - LB-6949)
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
CERTIFICATE NO. 5949
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE SIGNED:

PROJECT SURVEYOR

STATE OF FLORIDA — SCOTT A. WHEELER — LICENSED PROFESSIONAL SURVEYOR AND MAPPER — NO. 5949

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

FILE NAME	21986007 EXHIBIT.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21986\WORK\SURVEY\NDI
PLOT DATE	THU. 12-13-2012 - 4:08 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	05-07-2004
DRAWN BY	PTO
CHECKED BY	SAW
SCALE	1"=400'
FIELD BOOK	BNDA, 04/11/22,29-41, 45, 97/2-5
PLAN REVISIONS	
02-03-2005	ADD DRAIN PARCEL TO BOUNDARY

STRAP NUMBERS

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

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
21986 25-43-26	1 OF 1

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 7993 - SURVEYING LB 6949

PREPARED FOR

LandMar GROUP, LLC
2431 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

HAWK'S HAVEN

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

RECEIVED JAN 11 2013 COMMUNITY DEVELOPMENT
DCI2013-00003

January 25, 2013

17131 Easy Stream Court
Alva, FL 33920

Mr. Thomas Scott, Member
The School District of Lee County
2855 Colonial Blvd.
Fort Myers, FL 33966

Dear Mr. Scott:

This is a follow-up to our conversation yesterday, during which I requested the assistance of The School District of Lee County to oppose the application by GreenPointe Communities, LLC, the major landholder in River Hall, for an increase in the density of the River Hall development by 1,000 units. The Lee County documents related to the GreenPointe application are CPA 2012-00001 and DCI2013-00003.

As you know, River Hall Elementary School is located on River Hall Parkway, situated near the intersection of River Hall Parkway and Highway 80, Palm Beach Blvd. Consequently, the increase in density will result in additional construction and resident traffic passing directly in front of the elementary school, which houses children ranging in age from 5 to 11 years old.

There is no doubt that the increased construction and resident traffic will pose a safety hazard to the children who attend River Hall Elementary School, some of whom walk home from school. In addition, the increased traffic will cause more of a traffic jam during the school's drop off and pick up times than is already present, not only on River Hall Parkway, but also at the River Hall Parkway, Palm Beach Blvd. intersection. That intersection is presently without a traffic signal, which further complicates the situation.

I know that you and other members of the Board will agree that there is nothing more important than the safety of our children. Therefore, anything the School District of Lee County could do to assist in the effort to prevent the increase in density in the River Hall development would be greatly appreciated.

Please let me know if you have any questions or need any additional information.

Sincerely,

Paul D. Asfour

cc: Mary Fischer, Chairman
Don H. Armstrong, Vice Chairman
Jeanne S. Dozier, Member
Cathleen O'Daniel Morgan, Member
Dr. Joseph P. Burke, Superintendent