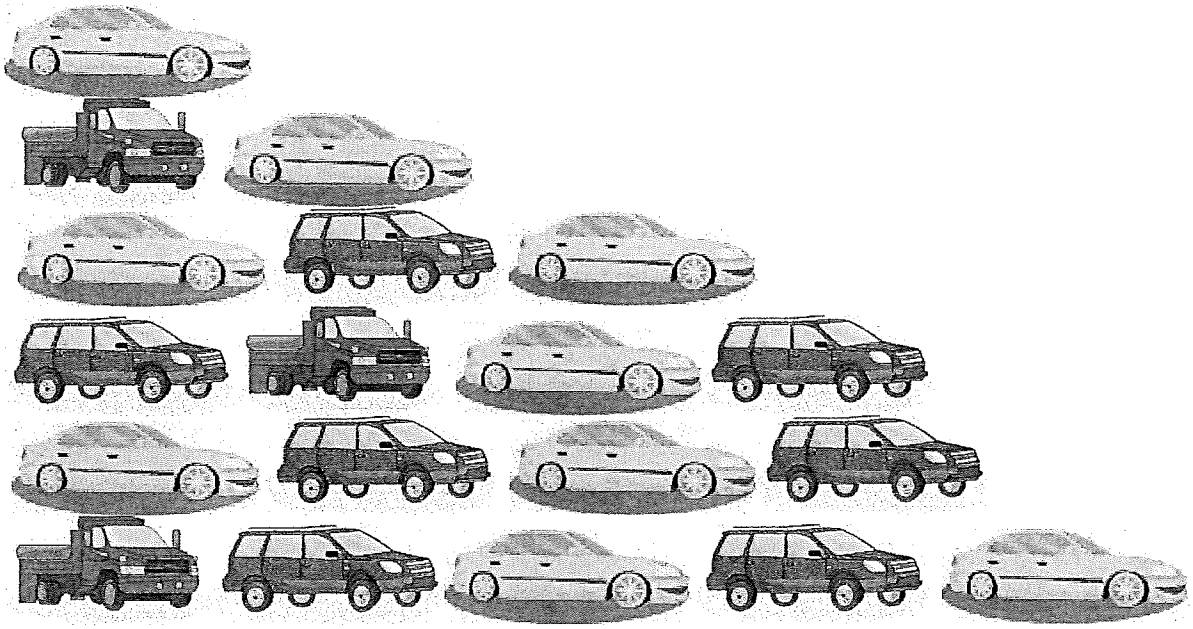
TRAFFIC COUNT REPORT

2013



LEE COUNTY, FLORIDA

PREPARED BY:
LEE COUNTY DEPARTMENT OF TRANSPORTATION
1500 MONROE STREET
FORT MYERS, FLORIDA 33901
www.LeeTraffic.com

February 2013

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	Daily Traffic Volume (AADT) 2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	PCS	Area
BRANTLEY RD	W OF US 41	230	B	4100	3500	3900	3400	3600	3400	2700				9	3
BRIARCLIFF RD	E OF US 41	460	G	6400	5900	5500	5600	4800	4700					9	4
BROADWAY (ESTERO)	W OF US 41	463	H	3700	3400	3500	3600	4300	4400	5300	3500		5200	25	5
BROADWAY AVE	S OF M.L.K. BLVD (SR 82)	600	A	4100	2600	3700	3700	3100	2700					29	3
	N OF SOLOMON AVE	601	B	8000	7700	8300	7700	7000	6300					29	3
BROADWAY RD	S OF ALVA BRIDGE	231	H	5700	5200	5800	4900	5300	3800					11	5
BUCKINGHAM RD	S OF PALM BEACH BLVD	11	D	8000	8700	9900	9600	8000	8200	8400	8400	8900	8800		5
	S OF CEMETERY RD	227								2300				11	5
	E OF ALVIN AVE	232	E	4500	5200	7400	7600	5900	5700	5700				11	5
BURNT STORE RD	N OF PINE ISLAND RD	233	I	11600	11800	12200	11800	12800	11300	11700	11100		12600	12	2
	S OF CHARLOTTE CO. LINE	12	I	4600	5900	6100	5800	5400	5500	5600	5300	5000	5200		2
BUSINESS 41	N OF EDISON BRIDGE	41	C	30800	33600	34900	29300	25000	25900	26100	25500	24800	25100		2
	N OF PONDELLA RD	397	C	26900	27700	27900	24400	21600	22200					41	2
	N OF POWELL DR	394	C	18600	22100	19500	17400	14600	13300					41	2
	N OF LAUREL DR	396	C	9800	9300	8300	7700	8500	7300					41	2

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	Daily Traffic Volume (AADT) 2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	PCS	Area
CAPE CORAL PKWY	E OF SKYLINE BLVD	13	I	27100	28800	30100	28200	25900	26800	26200	26700	25000	26400		1
	W OF PALM TREE	56	I	48800	54200	54000	51000	31900	31800	38500	40800	40100	44800	13	1
CAPE CORAL BRIDGE	W OF BRIDGE	234	G	45700	47900	48400	47500			39700			45600	13	1
CAPTIVA DR	N OF BLIND PASS BRIDGE	319	I	5800	5800	6000	6500	6500	4600	4700				36	7
CEMETERY RD	E OF BUCKINGHAM RD	486	D	3800	4100	5200	5400	4700	4700	5400				11	5
CHALLENGER BLVD	S OF COLONIAL BV	628	B	1500	1500	1700	1800	1500	1600					18	3
CHAMBERLIN PKWY	S OF DANIELS PKWY	33	E	21200	16800	2100	1800	1500	1400	1400			1200		
CHIQUITA BLVD	N OF SW 27TH ST	58	C	18500	20000	19600	22200	16500	16700	16600	16500	22200	17100		
CLEVELAND AVENUE - SEE US 41															
COCONUT RD	W OF US 41	495	H	8000	7100	6000	9300		U/C		7800		7600	15	6
	E OF US 41	490	H	14100	12100	15100	15500	12600	9900	10700	9900		12200	15	6
COLUMBUS BLVD	N OF IMMOKALEE RD	473	F	1000	2000	2400	2200	1900	1500	1800				6	5
CONSTITUTION BLVD	E OF US 41	464	F	7700	6800	6900	5700	5900	5500	4700				25	4

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	Daily Traffic Volume (AADT) 2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	PCS	Area
MILWAUKEE BLVD	E OF BELL BLVD	340	F	300	1300		3600	1900	1800	2000				6	5
	E OF ALABAMA RD	376	F						1800	2100				6	5
	E OF HOMESTEAD RD	341	F		2100	2900	3400	2500	2200	2300				6	5
MOODY RD	N OF HANCOCK BRIDGE PKWY	507	C	3000	3400	3300	3300	2900	3000					34	2
MOORE AVE	N OF SENTINELA BLVD	477	F	500		1200	1000	800	600					6	5
NALLE RD	N OF BAYSHORE RD	344	D	2500	2900	3200	2700	2600	2400		2100		2600	34	2
NALLE GRADE RD	W OF NALLE RD	487	D	1200	1500	1600	1200	1100	1100					34	2
NEAL RD	S OF ORANGE RIVER BLVD	485	D	1500	1600	2200	2300	1600	1500	1800			2000	11	5
NORTH RIVER RD	E OF SR 31	348	D	3100	2900	2900	2800	2100	2400	1400	2200		2700	5	2
	W OF PARKINSON RD	346	D	1700	1600	1700	1600	1600	1200				1300	5	2
	W OF HENDRY CO LINE	347	D	2100	1900	2000	1800	1600	1400	1600	1400		1400	5	2
OLD 41 RD	N OF COLLIER CO LINE	16	H	13700	14000	14000	13000	11600	11000	11500	11700	11500	12000		6
	N OF BONITA BEACH RD	251	H	18500	17600	17400	18300	13200	13800					16	6
	N OF WEST TERRY ST	253	H	24600	26300	26700	23500	19900	21300					16	6
	S OF US 41	252	H	14200	15000	16000	13200		9600					16	6

PERIODIC COUNT STATION DATA

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

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	Daily Traffic Volume (AADT) 2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	PCS	Area
SLATER RD	N OF BAYSHORE RD (SR 78)	389	D	6200	6700	6500	6500	6100	6200	6400	6500		6600	64	2
SOUTH POINTE BLVD	N OF CYPRESS LAKE DR	390	G	11600	11400	10100	9500	9100	9500	10900				43	3
SOLOMON BLVD	N OF COLONIAL BLVD	623	B	10400	8100	7800	7400	6700	7200					29	3
	N OF WINKLER AVE	622		7000	5100	4700	4900	5200	4800					29	3
SR 31	N OF PALM BEACH BLVD	391	D	10100	11100	12200	9900	7500	7700					11	2
	S OF CHARLOTTE CO LINE	392	D	7200	7900	9000	6900	5200	4600					34	2
STALEY RD	S OF ORANGE RIVER BLVD	398	D	2600	2900	3700	4300	4100	3000	3300	3700		3400	11	3
SR 78 - SEE BAYSHORE RD OR PINE ISLAND RD															
SR 80 - PALM BEACH BLVD.															
SR 82 - SEE DR. MARTIN LUTHER KING, JR. BLVD OR IMMOKALEE RD															
SR 739 - SEE BUS 41, FOWLER ST, HANSON ST, METRO PKWY, OR MICHAEL RIPPE PKWY															
SR 865 - SEE SAN CARLOS BLVD.															
SR 867 - SEE MCGREGOR BLVD															
SR/CR 884 - SEE COLONIAL BLVD, LEE BLVD, LEELAND HEIGHTS BLVD, OR JOEL BLVD															
STRINGFELLOW BLVD	N OF CASTILE RD	27	I	5700	4100	4600	4500	4100	4200	4000	4000	4000	4000		7
	S OF PINE ISLAND RD	400	I	9900	9800	9900	10200	9300	8800					27	7
	N OF AVENUE C	399	I	9000	9100	9000	8800	8400	7500	7400	7700	7700	8000	27	7
	N OF HOWARD RD	401	I	3600	3700	3400	3300	2900	2700					27	7

PCS 5 - Palm Beach Blvd west of SR 31

2013 AADT = 26,500 VPD

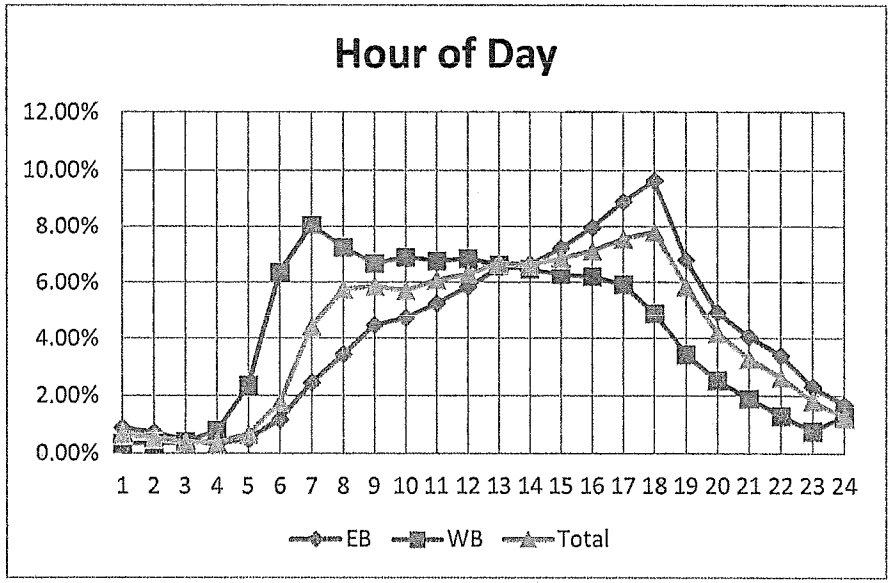
Hour	EB	WB	Total
1	0.87%	0.35%	0.66%
2	0.71%	0.36%	0.53%
3	0.43%	0.41%	0.39%
4	0.32%	0.80%	0.37%
5	0.49%	2.37%	0.65%
6	1.16%	6.37%	1.76%
7	2.45%	8.06%	4.41%
8	3.42%	7.25%	5.74%
9	4.46%	6.68%	5.85%
10	4.72%	6.91%	5.70%
11	5.24%	6.77%	6.07%
12	5.84%	6.85%	6.30%
13	6.49%	6.63%	6.67%
14	6.64%	6.47%	6.63%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

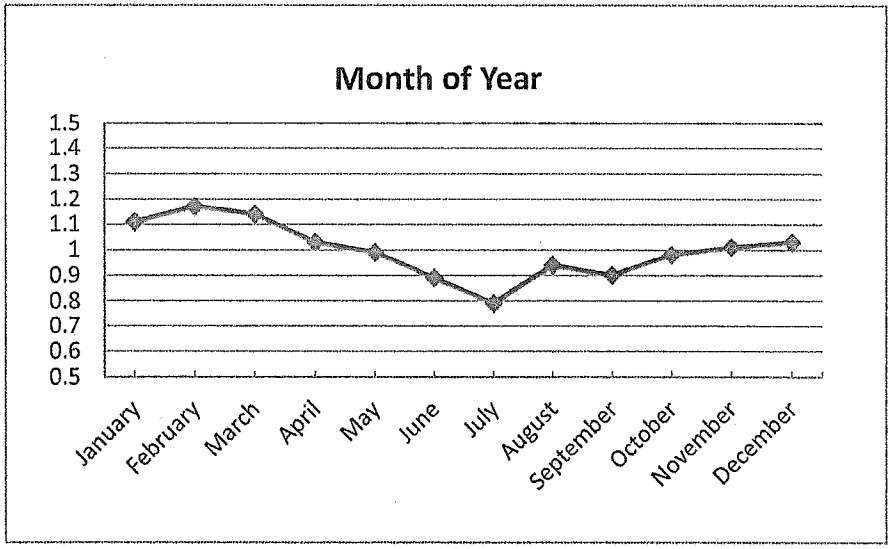
Month of Year	Fraction
January	1.11
February	1.17
March	1.14
April	1.03
May	0.99
June	0.89
July	0.79
August	0.94
September	0.9
October	0.98
November	1.01
December	1.03

Directional Factor		
AM	0.77	WB
PM	0.60	EB

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

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





PCS 11 - Buckingham Rd south of Palm Beach Blvd

2013 AADT = 8,800 VPD

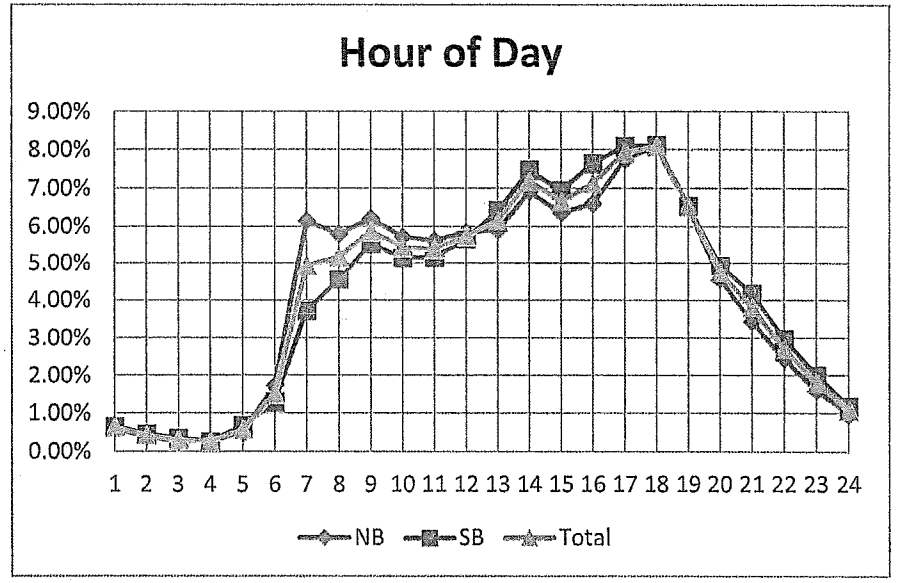
Hour	NB	SB	Total
1	0.60%	0.65%	0.63%
2	0.40%	0.46%	0.43%
3	0.26%	0.35%	0.30%
4	0.29%	0.26%	0.27%
5	0.48%	0.68%	0.58%
6	1.72%	1.31%	1.51%
7	6.14%	3.72%	4.92%
8	5.78%	4.56%	5.16%
9	6.20%	5.53%	5.87%
10	5.71%	5.15%	5.43%
11	5.61%	5.16%	5.38%
12	5.84%	5.65%	5.74%
13	5.88%	6.42%	6.15%
14	6.90%	7.47%	7.19%
15	6.34%	6.95%	6.65%
16	6.59%	7.64%	7.12%
17	7.73%	8.09%	7.91%
18	8.06%	8.11%	8.08%
19	6.53%	6.54%	6.53%
20	4.55%	4.94%	4.75%
21	3.42%	4.18%	3.80%
22	2.43%	2.97%	2.70%
23	1.59%	2.01%	1.80%
24	0.96%	1.18%	1.07%

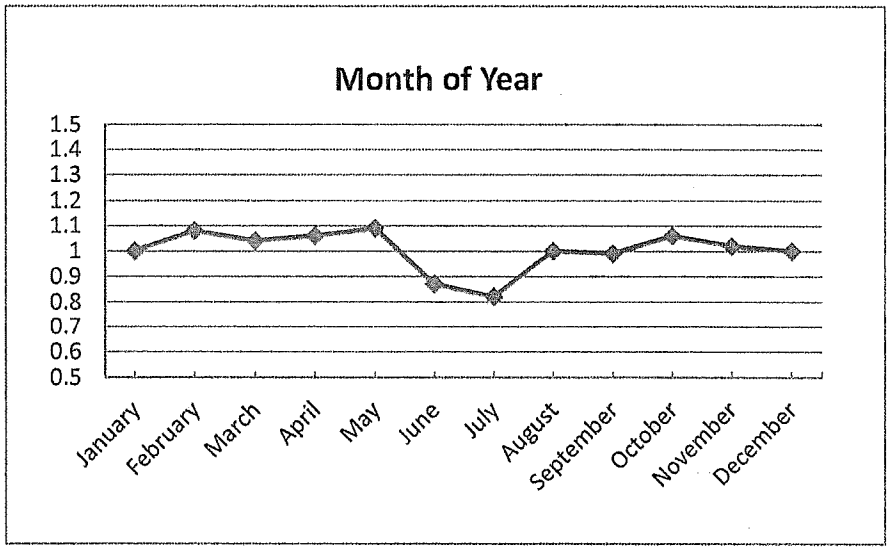
Month of Year	Fraction
January	1
February	1.08
March	1.04
April	1.06
May	1.09
June	0.87
July	0.82
August	1
September	0.99
October	1.06
November	1.02
December	1

Directional Factor		
AM	0.62	NB
PM	0.54	SB

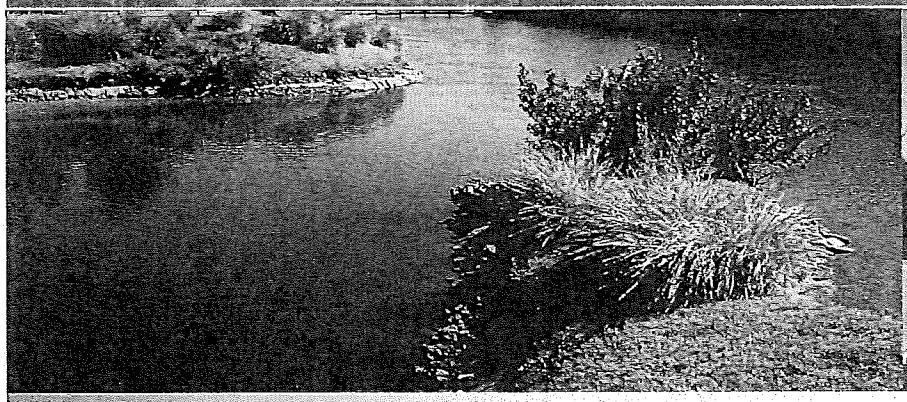
Day of Week	Fraction
Sunday	0.79
Monday	0.99
Tuesday	1.03
Wednesday	1.05
Thursday	1.06
Friday	1.15
Saturday	0.93

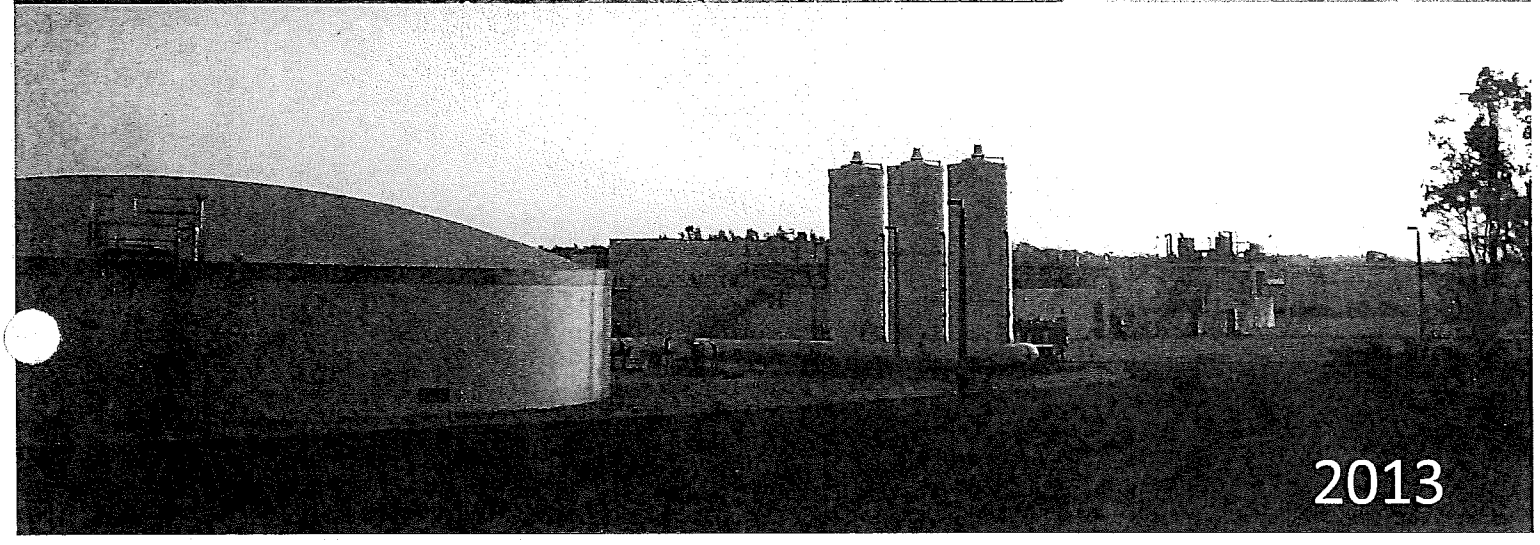
Design Hour Volume		
#	Volume	Factor
1	1132	0.129
8	1006	0.114
30	918	0.104
50	899	0.102
100	871	0.099
150	849	0.096
200	832	0.095
250	821	0.093





Lee County Concurrency Report





2013

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	2,040	B	420	B	420	B	420		02900
BONITA BEACH RD	BONITA GRANDE DR	LOGAN BLVD EXT	4LD	E	2,040	B	420	B	420	B	420		02950
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,410	E	996	E	996	E	999		03200
BRANTLEY RD*	SUMMERLIN RD	US 41	2LU	E	860	B	116	B	116	B	134		03300
BRIARCLIFF DR*	US 41	TRIPLE CROWN CT	2LU	E	860	B	201	B	201	B	223		03400
BROADWAY (ALVA)*	PALM BEACH BL (SR 80)	NORTH RIVER RD	2LU	E	860	B	181	B	181	B	181		03500
BROADWAY (ESTERO)*	LOGAN AVE	US 41	2LU	E	860	B	161	B	167	B	179		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	970	B	313	B	315	C	346		03700
BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BL	2LU	E	970	C	371	C	372	C	372		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	970	C	481	C	481	F	1,184		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,190	C	649	C	649	C	675	4 Ln design & ROW acquisition underway	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,190	B	310	B	310	C	482		04000
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,800	D	1,822	D	1,822	D	1,822		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,800	C	1,267	C	1,267	C	1,279		04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,840	C	740	C	780	C	831		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,050	B	369	B	369	B	426	4 Ln design underway by FDOT	04500
CAPE CORAL BR RD	DEL PRADO BL	McGREGOR BL	4L	E	4,000	C	2,551	C	2,551	C	2,551	Toll Plaza under construction	04600
CAPTIVA RD*	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	B	265	B	267	B	267	Constrained v/c = 0.31	04700
CEMETERY RD*	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	B	257	B	258	B	258		04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,830	B	84	B	84	B	129	Port Authority maintained	04900
COCONUT RD*	SPRING CREEK RD	US 41	2LN	E	860	B	350	B	498	C	591	No count since 2007	05000
COCONUT RD*	US 41	THREE OAKS PKWY	4LD	E	1,830	B	444	B	444	B	467		05030
COLLEGE PKWY*	McGREGOR BL	WINKLER RD	6LD	E	2,810	E	1,831	E	1,831	E	1,831		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,810	E	2,318	E	2,318	E	2,401		05200
COLLEGE PKWY*	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,810	E	2,371	E	2,371	E	2,394		05300
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,810	E	1,535	E	1,535	E	1,558		05400
COLONIAL BL*	McGREGOR BL	SUMMERLIN RD	6LD	E	2,580	F	2,628	F	2,628	F	2,628		05500
COLONIAL BL	SUMMERLIN RD	US 41	6LD	E	2,580	F	2,859	F	2,859	F	2,859		05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,580	F	2,805	F	2,805	F	2,805		05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,580	F	3,485	F	3,485	F	3,485	N. Airport Rd. Ext. in 2012/13	05800
COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	E	3,320	D	3,057	D	3,057	D	3,059		05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,320	F	3,835	F	3,835	F	3,835		06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	E	3,320	F	4,053	F	4,053	F	4,053		06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	2,960	B	1,939	B	1,939	B	1,939		06200

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
LITTLETON RD*	CORBETT RD	US 41	2LU	E	860	B	446	B	446	B	447		15300
LITTLETON RD	US 41	BUSINESS 41	2LN	E	860	B	432	B	432	B	434		15400
LUCKETT RD*	ORTIZ AVE	I-75	2LN	E	890	D	524	D	524	E	615	4 Ln design & ROW acquisition underway	15500
LUCKETT RD*	I-75	COUNTRY LAKES DR	2LN	E	860	B	264	B	265	B	287		15600
MAPLE DR*	SUMMERLIN RD	2nd AVE	2LU	E	860	B	77	B	78	B	78		15700
McGREGOR BL	TOLL PLAZA	JONATHAN HBR DR	4LD	E	1,960	B	797	B	797	B	852		15800
McGREGOR BL*	JONATHAN HBR DR	SUMMERLIN RD	4LD	E	1,960	B	909	B	910	B	910		15900
McGREGOR BL*	SUMMERLIN RD	KELLY RD	4LD	E	1,960	B	523	B	538	B	602		16000
McGREGOR BL	KELLY RD	SAN CARLOS BL	4LD	E	1,960	B	957	B	958	B	981		16100
McGREGOR BL (SR 867)	GLADIOLUS DR	IONA LOOP	4LD	E	1,960	C	1,482	C	1,482	C	1,490		16200
McGREGOR BL (SR 867)	IONA LOOP	PINE RIDGE RD	4LD	E	1,960	C	1,482	C	1,484	C	1,587		16300
McGREGOR BL (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	E	1,960	D	1,935	D	1,936	F	2,049		16400
McGREGOR BL (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,960	C	1,702	C	1,702	C	1,710		16500
McGREGOR BL (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	E	900	C	790	C	791	C	800	Constrained v/c = 0.88	16600
McGREGOR BL (SR 867)	WINKLER RD	TANGLEWOOD BL	2LN	E	900	F	1,138	F	1,138	F	1,138	Constrained v/c = 1.26	16700
McGREGOR BL (SR 867)	TANGLEWOOD BL	COLONIAL BL	2LN	E	900	F	1,213	F	1,214	F	1,217	Constrained v/c = 1.35	16800
METRO PKWY (SR 739)	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,980	C	1,302	C	1,306	C	1,447		16900
METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	E	1,980	C	1,300	C	1,312	C	1,385		17000
METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	E	1,980	C	1,197	C	1,240	C	1,274		17100
METRO PKWY (SR 739)	DANLEY DR	COLONIAL BL	4LD	E	1,980	C	1,390	C	1,391	C	1,453		17200
METRO PKWY (SR 739)	COLONIAL BL	WINKLER AVE	4LD	E	1,760	C	681	C	681	C	681		17300
METRO PKWY (SR 739)	WINKLER RD	WAREHOUSE ST	4LD	E	1,760	C	562	C	562	C	562		17400
METRO PKWY (SR 739)	WAREHOUSE ST	HANSON ST	2LN	E	940	C	537	C	537	C	604		17500
MILWAUKEE BL*	HOMESTEAD	ALEX BELL BL	2LU	E	860	B	49	B	51	B	51		17600
MILWAUKEE BL*	ALEX BELL BL	COLUMBUS BL	2LU	E	860	B	94	B	96	B	368		17700
MOODY RD*	HANCOCK BR PKWY	PONDELLA RD	2LU	E	860	B	181	B	182	B	182		17800
NALLE GRADE RD*	SLATER RD	NALLE RD	2LU	E	860	B	102	B	103	B	103		17900
NALLE RD*	BAYSHORE RD	NALLE GRADE RD	2LU	E	860	B	126	B	126	B	145		18000
NEAL RD*	ORANGE RIVER BL	BUCKINGHAM RD	2LU	E	860	B	86	B	86	B	86		18100
NORTH RIVER RD*	SR 31	FRANKLIN LOCK RD	2LN	E	1,120	A	142	A	142	B	261		18200
NORTH RIVER RD*	FRANKLIN LOCK RD	BROADWAY	2LN	E	1,120	A	142	A	142	B	289		18300
NORTH RIVER RD*	BROADWAY	HENDRY COUNTY LINE	2LN	E	1,120	A	90	A	90	A	103		18400

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

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2012 100th HIGHEST HR		EST 2013 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
PINE RIDGE RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	B	289	B	289	B	289		21800
PLANTATION RD	SIX MILE CYPRESS PKWY	DANIELS PKWY	2LU	E	860	B	193	B	228	B	466		21900
PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LU	E	860	C	591	C	644	F	900		22000
PLANTATION RD*	IDLEWILD ST	COLONIAL BL	4LD	E	1,830	B	473	B	473	B	473		22050
PONDELLA RD	PINE ISLAND RD (SR 78)	ORANGE GROVE BL	4LD	E	1,940	B	798	B	798	B	798		22100
PONDELLA RD	ORANGE GROVE BL	US 41	4LD	E	1,940	C	1,134	C	1,134	C	1,211		22200
PONDELLA RD*	US 41	BUSINESS 41	4LD	E	1,940	C	1,054	C	1,054	C	1,057		22300
PRICHETT PKWY*	BAYSHORE RD	RICH RD	2LU	E	860	B	72	B	72	B	466		22400
RANCHETTE RD*	PENZANCE BL	IDLEWILD ST	2LU	E	860	B	89	B	89	B	89		22500
RICH RD*	SLATER RD	PRITCHETT PKWY	2LU	E	860	B	54	B	54	B	54		22600
RICHMOND AVE*	LEELAND HEIGHTS BL	E 12th ST	2LU	E	860	B	70	B	71	B	90		22700
RICHMOND AVE*	E 12th ST	GREENBRIAR BL	2LU	E	860	B	56	B	63	B	63		22800
RIVER RANCH RD*	WILLIAMS RD	CORKSCREW RD	2LU	E	860	B	92	B	92	B	124		22900
SAN CARLOS BL (SR 865)	ESTERO BL	MAIN ST	2LB	E	1,120	D	1,087	D	1,087	D	1,111	Constrained in part v/c = 0.97	23000
SAN CARLOS BL (SR 865)	MAIN ST	SUMMERLIN RD	4LD	E	1,900	C	1,087	C	1,087	C	1,287		23100
SAN CARLOS BL (SR 865)	SUMMERLIN RD	KELLY RD	2LD	E	1,060	B	704	B	704	B	714		23180
SAN CARLOS BL (SR 865)	KELLY RD	GLADIOLUS RD	4LD	E	1,300	C	704	C	704	C	710		23200
SAN CARLOS BL (SCP)	US 41	THREE OAKS PKWY	2LN	E	860	B	255	B	256	B	256		23230
SANIBEL BL	US 41	LEE BL	2LN	E	860	B	479	B	487	B	499		23260
SHELL POINT BL*	McGREGOR BL	PALM ACRES	2LN	E	860	B	260	B	261	B	263		23400
SIX MILE CYPRESS PKWY (SR 739)	US 41	METRO PKWY	4LD	E	2,060	C	1,735	C	1,735	C	1,746		23500
SIX MILE CYPRESS PKWY	METRO PKWY	DANIELS PKWY	4LD	E	2,060	C	1,164	C	1,164	C	1,330		23600
SIX MILE CYPRESS PKWY	DANIELS PKWY	WINKLER AVE	4LD	E	1,960	B	735	B	792	B	915	4 Ln under construction	23700
SIX MILE CYPRESS PKWY	WINKLER AVE	CHALLENGER BL	4LD	E	1,800	D	616	D	616	D	616		23800
SIX MILE CYPRESS PKWY	CHALLENGER BL	COLONIAL BL	6LD	E	2,720	B	616	B	616	B	616		23900
SLATER RD*	BAYSHORE RD (SR 78)	NALLE GRADE RD	2LU	E	1,010	B	313	B	313	B	315		24000
SOUTH POINTE BL*	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	C	607	C	607	C	607		24100
SR 31	PALM BEACH BL	BAYSHORE RD (SR78)	2LN	E	1,320	B	378	B	378	B	380		24200
SR 31	BAYSHORE RD (SR 78)	CHARLOTTE COUNTY LINE	2LN	E	1,320	A	164	A	165	B	171		24300
STALEY RD*	ORANGE RIVER BL	TICE ST	2LU	E	860	B	176	B	176	B	201		24400
STRINGFELLOW RD	FIRST AVE	BERKSHIRE RD	2LN	E	1,060	B	285	B	293	D	639		24500
STRINGFELLOW RD*	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	C	565	C	566	D	700		24600
STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	513	C	516	D	648		24700
STRINGFELLOW RD*	PINELAND RD	MAIN ST	2LN	E	1,060	B	173	B	175	B	264		24800

LEE COUNTY
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County Attorney

Diana M. Parker
County Hearing Examiner

(239) 533-9500
5650 Enterprise Parkway
Fort Myers, FL 33905

November 20, 2012
BCL-61-12

Stephanie Wright
David Plummer & Associates
2149 McGregor Blvd
Fort Myers, FL 33901

Re: Request for Traffic Signal Timing for SR 80 & SR 31

Dear Ms. Wright:

In response to your request dated 11/16/12 for traffic signal timing at the above referenced intersection at the date and time specified on request, you are being provided the following:

- Traffic Signal Timing-

Palm Beach @ SR 31 runs FREE operation 24/7 utilizing max 1 green times based on demand

A copy of your request is attached for your convenience.

Sincerely,

Lee County Department of Transportation
Traffic Operations Center

Attachments

CC: Location File
Risk Management

EAST PALM BCH BLVD (S.R.80) SR 80 & SR 31 VID 11/20/2012 14:10

By-Phase Timing Data

	Phase											
Direction	1 EBL	2 WB	3 SB	4 NB	5 WBL	6 EB	7	8	9	10	11	12
Minimum Green	7	20	10	7	7	20	0	0	0	0	0	0
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	10	10	0	10	0	0	0	0	0	0
Ped Clearance	0	22	34	26	0	35	0	7	0	7	0	7
Veh Extension	3.0	5.0	4.0	3.0	3.0	5.0	0.0	0.0	0.0	0.0	0.0	0.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	0	0	0	0	0	0	0	0	0	0	0	0
Max 1	25	75	35	15	10	75	0	0	0	0	0	0
Max 2	0	0	0	0	0	0	0	0	0	0	0	0
Max 3	0	0	0	0	0	0	0	0	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	4.0	5.0	4.3	4.3	4.0	5.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clearance	2.5	1.5	2.1	2.1	2.5	1.5	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	0.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0	0.0	0.0	0.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	30	30	30	30	30	30	30	30	30	30	30	30
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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(239) 533-9500
5650 Enterprise Parkway
Fort Myers, FL 33905

November 20, 2012
BCL-62-12

Stephanie Wright
David Plummer & Associates
2149 McGregor Blvd
Fort Myers, FL 33901

Re: Request for Traffic Signal Timing for SR 80 & Buckingham Rd

Dear Ms. Wright:

In response to your request dated 11/16/12 for traffic signal timing at the above referenced intersection at the date and time specified on request, you are being provided the following:

- Traffic Signal Timing-

Palm Beach @ Buckingham runs FREE operation utilizing max 1 green times based on demand before 7:30 am then runs a coordinated pattern 41; in the pm it is running a pattern 43

A copy of your request is attached for your convenience.

Sincerely,

Lee County Department of Transportation
Traffic Operations Center

Attachments

CC: Location File
Risk Management

By-Phase Timing Data

	Phase											
Direction	1 EBL	2 WB	3 SBL	4 NB	5 WBL	6 EB	7 NBL	8 SB	9	10	11	12
Minimum Green	7	20	7	8	7	20	7	8	0	0	0	0
Bike Min Green	0	0	0	0	0	0	0	0	0	0	0	0
Cond Serv Min Grn	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	0	0	0
Ped Clearance	0	14	0	22	0	13	0	22	0	7	0	7
Veh Extension	3.0	5.0	3.0	4.0	3.0	5.0	3.0	4.0	0.0	0.0	0.0	0.0
Alt Veh Exten	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Extension	0	0	0	0	0	0	0	0	0	0	0	0
Max 1	15	45	15	20	15	45	30	20	0	0	0	0
Max 2	0	0	0	0	0	0	0	0	0	0	0	0
Max 3	0	0	0	0	0	0	0	0	0	0	0	0
Det. Fail Max	0	0	0	0	0	0	0	0	0	0	0	0
Yellow Change	3.5	5.0	3.5	4.0	3.5	5.0	3.5	4.0	3.0	3.0	3.0	3.0
Red Clearance	1.0	1.5	1.0	1.5	1.0	1.5	1.0	1.5	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act. B4 Init	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Actuation	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Initial	0	0	0	0	0	0	0	0	0	0	0	0
Time B4 Reduction	0	0	0	0	0	0	0	0	0	0	0	0
Cars Waiting	0	0	0	0	0	0	0	0	0	0	0	0
Time To Reduce	0	0	0	0	0	0	0	0	0	0	0	0
Minimum Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Coordination Patterns

Pattern 22
Cycle Length . . 80 COS 222
Offset 21
Vehicle Permissive . . [1] 0 [2] 0
Vehicle Perm 2 Displacement 0 Phase Reservice. . NO
Splits: Phase 1- 18 2- 40 3- 20 4- 22
Phase 5- 18 6- 40 7- 20 8- 22
Phase 9- 0 10- 0 11- 0 12- 0 Split Sum: 0
Split Extension/Ring [1] 0 [2] 0
Split Demand Pattern [1] 0 [2] 0
XRT Pattern. . . 0

Phase Number:	1	2	3	4	5	6	7	8	9	10	11	12
Coord Phases		X				X						
Veh Recall												
Veh Max Recall		X				X						
Ped Recall												
Veh Omit												

Alt Sequence . . A: . B: . C: . D: . E: . F: .

Pattern 24
Cycle Length . . 80 COS 244
Offset 6
Vehicle Permissive . . [1] 0 [2] 0
Vehicle Perm 2 Displacement 0 Phase Reservice. . NO
Splits: Phase 1- 18 2- 40 3- 20 4- 22
Phase 5- 18 6- 40 7- 20 8- 22
Phase 9- 0 10- 0 11- 0 12- 0 Split Sum: 0
Split Extension/Ring [1] 0 [2] 0
Split Demand Pattern [1] 0 [2] 0
XRT Pattern. . . 0

Phase Number:	1	2	3	4	5	6	7	8	9	10	11	12
Coord Phases		X				X						
Veh Recall												
Veh Max Recall		X				X						
Ped Recall												
Veh Omit												

Alt Sequence . . A: . B: . C: . D: . E: . F: .

Pattern 31
Cycle Length . . 90 COS 311
Offset 41
Vehicle Permissive . . [1] 0 [2] 0
Vehicle Perm 2 Displacement 0 Phase Reservice. . NO
Splits: Phase 1- 17 2- 42 3- 21 4- 20
Phase 5- 17 6- 42 7- 21 8- 20
Phase 9- 0 10- 0 11- 0 12- 0 Split Sum: 0
Split Extension/Ring [1] 0 [2] 0
Split Demand Pattern [1] 0 [2] 0
XRT Pattern. . . 0

Phase Number:	1	2	3	4	5	6	7	8	9	10	11	12
Coord Phases		X				X						
Veh Recall												
Veh Max Recall		X				X						
Ped Recall												
Veh Omit												

Alt Sequence . . A: . B: . C: . D: . E: . F: .

Coordination Patterns

Pattern 33
Cycle Length . . 90 COS 333
Offset 24
Vehicle Permissive . . [1] 0 [2] 0
Vehicle Perm 2 Displacement 0 Phase Reservice. . NO
Splits: Phase 1- 19 2- 38 3- 22 4- 21
Phase 5- 19 6- 38 7- 22 8- 21
Phase 9- 0 10- 0 11- 0 12- 0 Split Sum: 0
Split Extension/Ring [1] 0 [2] 0
Split Demand Pattern [1] 0 [2] 0
XRT Pattern. . . 0

Phase Number:	1	2	3	4	5	6	7	8	9	10	11	12
Coord Phases		X				X						
Veh Recall												
Veh Max Recall		X				X						
Ped Recall												
Veh Omit												

Alt Sequence . . A: . B: . C: . D: . E: . F: .

Pattern 41
Cycle Length . . 90 COS 411
Offset 80
Vehicle Permissive . . [1] 0 [2] 0
Vehicle Perm 2 Displacement 0 Phase Reservice. . NO
Splits: Phase 1- 19 2- 31 3- 19 4- 31
Phase 5- 19 6- 31 7- 19 8- 31
Phase 9- 0 10- 0 11- 0 12- 0 Split Sum: 0
Split Extension/Ring [1] 0 [2] 0
Split Demand Pattern [1] 0 [2] 0
XRT Pattern. . . 0

Phase Number:	1	2	3	4	5	6	7	8	9	10	11	12
Coord Phases		X				X						
Veh Recall												
Veh Max Recall		X				X						
Ped Recall												
Veh Omit												

Alt Sequence . . A: . B: . C: . D: . E: . F: .

Pattern 42
Cycle Length . . 90 COS 422
Offset 61
Vehicle Permissive . . [1] 0 [2] 0
Vehicle Perm 2 Displacement 0 Phase Reservice. . NO
Splits: Phase 1- 19 2- 33 3- 19 4- 29
Phase 5- 19 6- 33 7- 19 8- 29
Phase 9- 0 10- 0 11- 0 12- 0 Split Sum: 0
Split Extension/Ring [1] 0 [2] 0
Split Demand Pattern [1] 0 [2] 0
XRT Pattern. . . 0

Phase Number:	1	2	3	4	5	6	7	8	9	10	11	12
Coord Phases		X				X						
Veh Recall												
Veh Max Recall		X				X						
Ped Recall												
Veh Omit												

Alt Sequence . . A: . B: . C: . D: . E: . F: .

Coordination Patterns

Pattern 43
Cycle Length . . 90 COS 433
Offset 6
Vehicle Permissive . . [1] 0 [2] 0
Vehicle Perm 2 Displacement 0 Phase Reservice. . NO
Splits: Phase 1- 19 2- 31 3- 19 4- 31
Phase 5- 19 6- 31 7- 19 8- 31
Phase 9- 0 10- 0 11- 0 12- 0 Split Sum: 0
Split Extension/Ring [1] 0 [2] 0
Split Demand Pattern [1] 0 [2] 0
XRT Pattern. . . 0

Phase Number:	1	2	3	4	5	6	7	8	9	10	11	12
Coord Phases		X				X						
Veh Recall												
Veh Max Recall		X				X						
Ped Recall												
Veh Omit												

Alt Sequence . . A: . B: . C: . D: . E: . F: .

Pattern 44
Cycle Length . . 90 COS 444
Offset 75
Vehicle Permissive . . [1] 0 [2] 0
Vehicle Perm 2 Displacement 0 Phase Reservice. . NO
Splits: Phase 1- 19 2- 33 3- 19 4- 29
Phase 5- 19 6- 33 7- 19 8- 29
Phase 9- 0 10- 0 11- 0 12- 0 Split Sum: 0
Split Extension/Ring [1] 0 [2] 0
Split Demand Pattern [1] 0 [2] 0
XRT Pattern. . . 0

Phase Number:	1	2	3	4	5	6	7	8	9	10	11	12
Coord Phases		X				X						
Veh Recall												
Veh Max Recall		X				X						
Ped Recall												
Veh Omit												

Alt Sequence . . A: . B: . C: . D: . E: . F: .

Site Information	
Feature	**1**
Site	120030
Description	SR 31, NORTH OF SR 80/PALM BEACH BOULEVARD LC391
Section	12090000
Milepoint	0.03
AADT	**8500**
Site Type	Portable
Class Data	Yes
K Factor	9
D Factor	56.5
T Factor	14.9
TRAFFIC REPORTS (provided in format)	
Lee County	**Annual Average Daily Traffic**
	Annual Vehicle Classification
	Historical AADT Data
	Synopsis 120030CL-20130409
	Vehicle Class History

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TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0030 - SR 31, NORTH OF SR 80/PALM BEACH BOULEVARD LC391

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2013	8500 C	N 4200	S 4300	9.00	56.50	14.90
2012	8700 C	N 4400	S 4300	9.00	54.20	13.80
2011	8500 F	N 4200	S 4300	9.00	56.20	13.70
2010	8500 C	N 4200	S 4300	9.91	56.34	13.70
2009	7800 C	N 3800	S 4000	9.98	55.90	13.40
2008	8500 C	N 4200	S 4300	10.16	57.01	12.80
2007	8700 C	N 4300	S 4400	10.16	54.76	10.80
2006	12500 C	N 6100	S 6400	10.23	54.38	33.20
2005	10500 C	N 5200	S 5300	10.30	54.10	23.30
2004	9800 C	N 4800	S 5000	9.90	54.30	23.30
2003	9400 C	N 4700	S 4700	9.80	55.60	20.00
2002	8200 C	N 4100	S 4100	10.10	55.10	20.00
2001	7800 C	N 3900	S 3900	10.00	55.60	17.00
2000	6700 C	N 3400	S 3300	9.90	55.20	21.40
1999	7100 C	N 3600	S 3500	10.00	54.50	18.00
1998	7300 F	N 3600	S 3700	10.10	54.10	14.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Site Information	
Feature	**1**
Site	121001
Description	SR 31, SOUTH OF CR 78/NORTH RIVER ROAD (LC393)
Section	12090000
Milepoint	2.64
AADT	7000
Site Type	Portable
Class Data	Yes
K Factor	9.5
D Factor	56.5
T Factor	20.5
TRAFFIC REPORTS (provided in format)	
Lee County	Annual Average Daily Traffic
	Annual Vehicle Classification
	Historical AADT Data
	Synopsis 121001CL-20130409
	Vehicle Class History

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TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 1001 - SR 31, SOUTH OF CR 78/NORTH RIVER ROAD (LC393)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2013	7000 C	N	3500	S	3500	9.50	56.50	20.50
2012	7500 C	N	3800	S	3700	9.50	54.20	22.60
2011	7300 F	N	3700	S	3600	9.50	56.20	17.60
2010	7300 C	N	3700	S	3600	9.91	56.34	17.60
2009	7100 C	N	3600	S	3500	9.98	55.90	19.70
2008	7700 C	N	3900	S	3800	10.16	57.01	23.50
2007	9200 C	N	4600	S	4600	10.16	54.76	32.60
2006	11100 C	N	5500	S	5600	8.81	55.95	43.90
2005	10400 C	N	5200	S	5200	9.60	53.80	33.40
2004	9500 C	N	4900	S	4600	10.00	55.10	33.40
2003	7200 F	N	4000	S	3200	9.90	54.90	23.10
2002	6900 C	N	3800	S	3100	10.10	55.10	23.10
2001	7100 C	N	3600	S	3500	10.00	55.60	22.10
2000	7600 C	N	3900	S	3700	9.90	55.20	21.40
1999	6400 C	N	3200	S	3200	10.00	54.50	20.80
1998	6800 C	N	3400	S	3400	10.10	54.10	21.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Site Information	
Feature	**1**
Site	120104
Description	SR 80/PALM BEACH BLVD, WEST OF SR 31 @ TTMS 6005 LCPR5
Section	12020000
Milepoint	7.608
AADT	27000
Site Type	Portable
Class Data	No
K Factor	9
D Factor	56.5
T Factor	9.5
TRAFFIC REPORTS (provided in format)	
Lee County	**Annual Average Daily Traffic**
	Historical AADT Data
	No Synopsis Report Available

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TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0104 - SR 80/PALM BEACH BLVD, WEST OF SR 31 @ TTMS 6005 LCPR5

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2013	27000 F	E 13500	W 13500	9.00	56.50	9.50
2012	27000 C	E 13500	W 13500	9.00	54.20	9.50
2011	28000 F	E 13500	W 14500	9.00	56.20	8.50
2010	28000 C	E 13500	W 14500	9.91	56.34	8.50
2009	27500 C	E 14000	W 13500	9.98	55.90	9.70
2008	27000 C	E 13500	W 13500	10.16	57.01	9.20
2007	32000 C	E 16000	W 16000	10.16	54.76	10.70
2006	34500 C	E 17000	W 17500	10.23	54.38	15.60
2005	27500 C	E 15000	W 12500	10.30	54.10	13.40
2004	27500 C	E 14500	W 13000	9.90	54.30	13.40
2003	24000 C	E 13000	W 11000	9.80	55.60	13.40
2002	26500 C	E 13500	W 13000	10.20	57.20	7.30
2001	27000 C	E 13500	W 13500	10.00	55.60	14.10
2000	27500 C	E 14000	W 13500	9.90	55.20	10.50
1999	26500 C	E 13000	W 13500	9.60	52.00	16.90
1998	25000 C	E 12500	W 12500	9.80	54.10	8.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Site Information	
Feature	**1**
Site	120085
Description	SR 80/PALM BEACH BLVD, EAST OF SR 31 LC360
Section	12020000
Milepoint	8.279
AADT	**28500**
Site Type	Portable
Class Data	No
K Factor	9
D Factor	56.5
T Factor	9.2
TRAFFIC REPORTS (provided in format)	
Lee County	**Annual Average Daily Traffic**
	Historical AADT Data
	No Synopsis Report Available

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TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0085 - SR 80/PALM BEACH BLVD, EAST OF SR 31 LC360

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2013	28500 F	E 14500	W 14000	9.00	56.50	9.20
2012	28500 C	E 14500	W 14000	9.00	54.20	9.20
2011	29500 F	E 14500	W 15000	9.00	56.20	9.40
2010	29500 C	E 14500	W 15000	9.91	56.34	9.40
2009	29500 C	E 14500	W 15000	9.98	55.90	9.50
2008	30000 C	E 15000	W 15000	10.16	57.01	8.10
2007	34000 C	E 17000	W 17000	10.16	54.76	8.50
2006	36000 C	E 18000	W 18000	10.23	54.38	11.00
2005	31500 C	E 15500	W 16000	10.30	54.10	12.10
2004	29500 C	E 14500	W 15000	9.90	54.30	12.10
2003	28000 C	E 14000	W 14000	9.80	55.60	7.80
2002	27000 C	E 13500	W 13500	10.20	57.20	7.80
2001	26000 C	E 13000	W 13000	10.00	55.60	14.10
2000	27000 C	E 13500	W 13500	9.90	55.20	11.40
1999	24500 C	E 12000	W 12500	10.00	54.50	16.90
1998	23500 C	E 11500	W 12000	10.10	54.10	13.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Site Information	
Feature	**1**
Site	120012
Description	SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362
Section	12020000
Milepoint	10.771
AADT	**17800**
Site Type	Portable
Class Data	No
K Factor	9
D Factor	56.5
T Factor	12
TRAFFIC REPORTS (provided in format)	
Lee County	**Annual Average Daily Traffic**
	Historical AADT Data
	No Synopsis Report Available

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TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0012 - SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2013	17800 F	E 8900	W 8900	9.00	56.50	12.00
2012	17800 C	E 8900	W 8900	9.00	54.20	12.00
2011	21000 F	E 10500	W 10500	9.00	56.20	12.50
2010	21000 C	E 10500	W 10500	9.91	56.34	12.50
2009	21000 C	E 10500	W 10500	9.98	55.90	13.70
2008	21000 C	E 10500	W 10500	10.16	57.01	11.20
2007	23000 C	E 11500	W 11500	10.16	54.76	15.60
2006	21000 C	E 10500	W 10500	10.23	54.38	14.00
2005	21500 C	E 10500	W 11000	10.30	54.10	14.00
2004	19200 C	E 9500	W 9700	9.90	54.30	14.00
2003	17100 C	E 8400	W 8700	9.80	55.60	13.20
2002	16500 C	E 8000	W 8500	9.90	54.50	13.20
2001	15100 C	E 7600	W 7500	10.00	55.60	14.10
2000	15800 C	E 7700	W 8100	9.90	55.20	14.50
1999	14500 C	E 7600	W 6900	10.00	54.50	16.90
1998	13100 C	E 6500	W 6600	10.10	54.10	13.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Site Information	
Feature	**1**
Site	120006
Description	SR 80 EAST OF HERZOG ROAD
Section	12020000
Milepoint	17.379
AADT	15200
Site Type	Portable
Class Data	No
K Factor	9
D Factor	56.5
T Factor	10.9
TRAFFIC REPORTS (provided in format)	
Lee County	**Annual Average Daily Traffic**
	Historical AADT Data
	No Synopsis Report Available

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FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2013 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0006 - SR 80 EAST OF HERZOG ROAD

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2013	15200 F	E	7600	W	7600	9.00	56.50	10.90
2012	15200 C	E	7600	W	7600	9.00	54.20	10.90
2011	15200 F	E	7500	W	7700	9.00	56.20	14.10
2010	15200 C	E	7500	W	7700	9.91	56.34	14.10
2009	15600 C	E	7600	W	8000	9.98	55.90	15.90
2008	15500 C	E	7700	W	7800	10.16	57.01	13.40
2007	18000 C	E	8900	W	9100	10.16	54.76	17.50
2006	18600 C	E	9300	W	9300	10.23	54.38	19.40
2005	17500 F	E	8900	W	8600	10.30	54.10	17.60
2004	16300 C	E	8300	W	8000	9.90	54.30	17.60
2003	14000 C	E	7000	W	7000	10.50	54.70	17.10
2002	14900 C	E	7500	W	7400	9.90	54.50	9.40
2001	12700 C	E	6400	W	6300	10.00	55.60	15.60
2000	13900 C	E	6900	W	7000	9.90	55.20	12.20
1999	13000 C	E	6500	W	6500	10.00	54.50	16.90
1998	13200 C	E	6500	W	6700	10.10	54.10	13.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,260	3,020	3,660	3,940
3	3,360	4,580	5,500	6,080
4	4,500	6,080	7,320	8,220
5	5,660	7,680	9,220	10,360
6	7,900	10,320	12,060	12,500

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	420	840	1,190	1,640
2	Divided	1,810	2,560	3,240	3,590
3	Divided	2,720	3,840	4,860	5,380

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

TABLE 9

Generalized **Peak Hour Directional** Volumes for Florida's **Rural Undeveloped Areas** and **Developed Areas Less Than 5,000 Population**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Lanes	Median	B	C	D	E
1	Undivided	*	670	740	**
2	Divided	*	1,530	1,580	**
3	Divided	*	2,360	2,400	**

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Rural Undeveloped

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	70	110	170
50-84%	60	120	180	580
85-100%	140	210	1,000	>1,000

Developed Areas

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	120	260	840
50-84%	100	240	720	1,000
85-100%	320	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	120	460
50-84%	*	80	430	770
85-100%	180	520	860	>1,000

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	1,680	2,500	3,040	3,500
3	2,500	3,720	4,560	5,400
4	3,360	4,980	6,080	7,200

Freeway Adjustments

Auxiliary Lanes Present in Both Directions + 1,000

UNINTERRUPTED FLOW HIGHWAYS

Rural Undeveloped

Lanes	Median	B	C	D	E
1	Undivided	240	430	740	1,490
2	Divided	1,340	2,100	2,660	3,020
3	Divided	2,020	3,150	4,000	4,530

Developed Areas

Lanes	Median	B	C	D	E
1	Undivided	450	850	1,200	1,640
2	Divided	1,350	2,120	2,730	3,110
3	Divided	2,020	3,180	4,090	4,670

Passing Lane Adjustments

Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:

Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

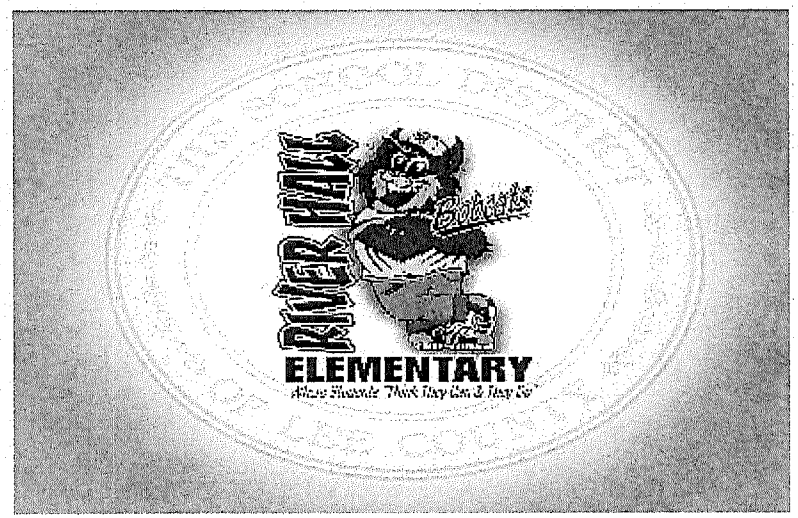
APPENDIX D

RIVER HALL ELEMENTARY SCHOOL ENROLLMENT DATA

River Hall Elementary School

Location Name:	River Hall Elementary School
Location Number:	0093
Address:	2800 River Hall Pkwy Alva, FL. 33920
Google Maps Link:	Link
Phone:	693-0349
Fax:	693-5307
School Board Member:	Pamela H. LaRiviere
Zone:	East
Sub Zone:	E-2
School Level:	K-5
School Grade:	B
Principals Name:	Dr. Scott LeMaster
Principals Email:	ScottLE@leeschools.net
Mascot:	Bobcats
School Colors:	Agua Blue and Silver
BellTime Start:	8:55 AM
BellTime End:	3:10 PM
Title I School:	true
Webmasters Email:	0093.webmaster@leeschools.net
Before/After School Program:	true
Google Maps:	

School Mascot:



THE SCHOOL DISTRICT OF LEE COUNTY
2006-2007 ELEMENTARY SCHOOLS

Enrollment as of November 6, 2006

ELEMENTARY (K - 5th) SCHOOLS	PreK Cycle 3 Enrollment	K-5th Cycle 3 Enrollment	Total Cycle 3 Enrollment[1]	Enrollment Minority Percentage[2]	Free/ Reduced Lunch %[3]
Allen Park Elem.	46	844	890	49.1%	46%
Alva Elem.	18	444	462	34.9%	47%
Bayshore Elem.	18	624	642	31.4%	47%
Bonita Springs Elem.	44	385	429	64.4%	68%
Caloosa Elem.	40	947	987	39.8%	40%
Cape Elem.	12	841	853	32.3%	34%
Colonial Elem.	73	716	789	80.4%	79%
Diplomat Elem.	0	940	940	32.4%	37%
Edgewood Elem.	56	655	711	84.9%	88%
Edison Park Elem.	0	375	375	34.7%	23%
Fort Myers Beach Elem.	0	191	191	17.8%	25%
Franklin Park Elem.	96	451	547	92.5%	85%
Gateway Elem.	22	873	895	54.1%	48%
Gulf Elem.	4	1,361	1,365	26.9%	28%
Gulf Middle (ESE K-5th)	0	1	1	100.0%	0%
Hancock Creek Elem.	27	929	956	34.1%	48%
Harns Marsh Elem.	14	924	938	70.8%	71%
Hector Cafferata Elem.	0	765	765	56.7%	53%
Heights Elem.	6	672	678	70.1%	72%
J.Colin English Elem.	26	592	618	52.2%	74%
Lehigh Elem.	31	985	1,016	62.9%	67%
Littleton Elem.	35	714	749	35.0%	53%
Michigan Montessori (K-5th)	18	445	463	86.3%	84%
Mirror Lakes Elem.	47	1,023	1,070	59.0%	59%
N Ft Myers Acad. (K-5th)	36	644	680	41.6%	71%
Orange River Elem.	31	828	859	67.8%	72%
Orangewood Elem.	34	686	720	52.9%	52%
Pelican Elem.	44	1,124	1,168	31.7%	38%
Pine Island Elem.	17	342	359	23.7%	48%
Pinewoods Elem.	45	886	931	40.1%	37%
Ray Pottorf Elem.	10	734	744	84.5%	81%
Rayma Page Elem.	12	678	690	57.8%	59%
River Hall Elem.	7	693	700	61.0%	63%
San Carlos Park Elem.	3	860	863	45.5%	43%
Sanibel School (K-5th)	0	252	252	12.3%	8%
Skyline Elem.	40	1,070	1,110	41.1%	46%
Spring Creek Elem.	20	763	783	72.7%	69%
Sunshine Elem.	33	1,114	1,147	60.3%	56%
Tanglewood/Rs Elem. (K-5th)	38	683	721	49.3%	48%
Three Oaks Elem.	46	805	851	35.7%	31%
Tice Elem.	62	618	680	86.6%	89%
Trafalgar Elem.	0	893	893	38.4%	35%
Tropic Isles Elem.	65	962	1,027	49.4%	69%
Veterans Park (K-5th)	26	933	959	58.4%	50%
Villas Elem.	43	870	913	58.9%	58%
Elem. Totals	**1,245**	**33,135**	**34,380**	**51.6%**	**54%**

1. Cycle Report–Enrollment totals includes ALL PreK students.
2. Minority percentages excludes ALL PreK students.
3. Free/Reduced Lunch percentages as of October 31, 2006; provided by Food & Nutrition Services.

THE SCHOOL DISTRICT OF LEE COUNTY
2014-2015 ELEMENTARY SCHOOLS

Enrollment as of November 14, 2014

ELEMENTARY (K - 5th) SCHOOLS	PreK Cycle 3 Enrollment	K-5th Cycle 3 Enrollment	Total Cycle 3 Enrollment[1]	Enrollment Minority Percentage[2]	Free/ Reduced Lunch %[3]
Allen Park Elem.	38	901	939	53.1%	53%
Alva School (K-5th)	0	386	386	21.8%	63%
Bayshore Elem.	0	612	612	40.5%	73%
Bonita Springs Elem.	101	368	469	93.5%	97%
Caloosa Elem.	52	856	908	54.8%	70%
Cape Elem.	0	755	755	37.4%	58%
Colonial Elem.	84	644	728	91.9%	96%
Diplomat Elem.	0	931	931	45.9%	64%
Edgewood Acad.	53	486	539	85.8%	98%
Edison Park Elem.	0	367	367	55.3%	57%
Fort Myers Beach Elem.	0	117	117	19.7%	64%
Franklin Park Elem.	36	373	409	97.1%	98%
G. Weaver Hipps Elem.	16	769	785	77.8%	89%
Gateway Elem.	9	722	731	59.4%	60%
Gulf Elem.	6	1,000	1,006	35.3%	54%
Hancock Creek Elem.	0	817	817	38.3%	75%
Harns Marsh Elem.	71	914	985	82.6%	90%
Hector Cafferata Elem.	0	691	691	63.5%	82%
Heights Elem.	14	1,160	1,174	45.2%	55%
J. Colin English Elem.	74	369	443	55.6%	93%
James Stephens Int'l Acad. (Kg-5th)	0	322	322	91.0%	95%
Lehigh Elem.	82	1,096	1,178	70.6%	87%
Littleton Elem.	15	520	535	41.2%	88%
Manatee Elem.	0	850	850	84.9%	96%
Mirror Lakes Elem.	61	1,037	1,098	77.4%	90%
N Ft Myers Acad. (K-5th)	0	544	544	42.5%	73%
Orange River Elem.	44	770	814	88.8%	96%
Orangewood Elem.	30	576	606	78.0%	83%
Patriot Elem.	17	616	633	48.2%	77%
Pelican Elem.	32	864	896	39.5%	65%
Pine Island Elem.	0	238	238	35.7%	71%
Pinewoods Elem.	31	978	1,009	41.3%	47%
Ray Pottorf Elem.	12	682	694	86.8%	96%
Rayma Page Elem.	21	832	853	47.8%	58%
River Hall Elem.	13	909	922	49.5%	77%
San Carlos Park Elem.	14	898	912	60.4%	77%
Sanibel School (K-5th)	2	200	202	16.0%	23%
Skyline Elem.	51	814	865	41.9%	74%
Spring Creek Elem.	20	728	748	85.0%	90%
Sunshine Elem.	88	1,121	1,209	79.7%	89%
Tanglewood Elem. (K-5th)	17	742	759	50.0%	61%
Three Oaks Elem.	24	862	886	32.7%	39%
Tice Elem.	70	442	512	93.9%	98%
Tortuga Preserve Elem.	14	934	948	77.1%	85%
Trafalgar Elem.	12	796	808	35.6%	50%
Treeline Elem.	19	1,006	1,025	69.8%	74%
Tropic Isles Elem.	59	899	958	41.0%	82%
Veterans Park (K-5th)	15	908	923	77.1%	80%
Villas Elem.	50	748	798	80.1%	92%
Elem. Totals	**1,367**	**35,170**	**36,537**	**60.1%**	**75%**

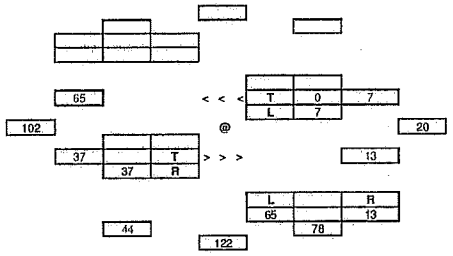
1. Cycle Report--Enrollment totals includes ALL PreK students.
2. Minority percentages excludes ALL PreK students.
3. Free/Reduced Lunch percentages as of Nov. 24, 2014.

APPENDIX E

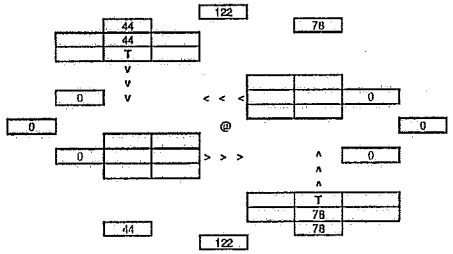
EXISTING 2012 INTERSECTION VOLUMES

EXISTING RIVER HALL RPD/CPD TRAFFIC - AM PEAK HOUR

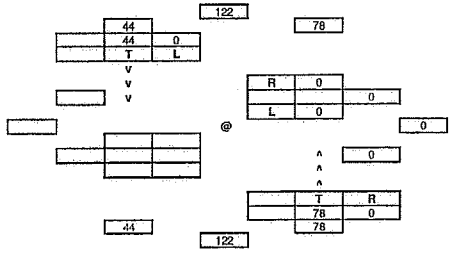
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

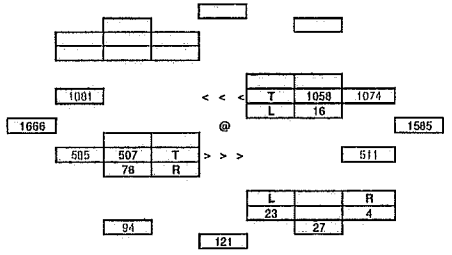


River Hall Parkway / RH Elementary School - North Entrance

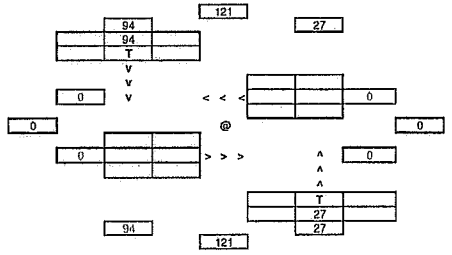


EXISTING RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - AM PEAK HOUR

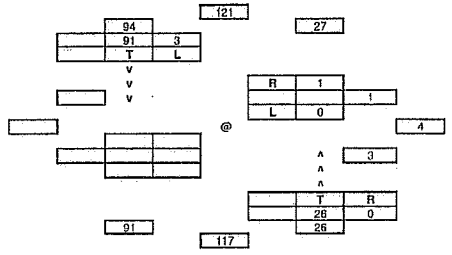
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

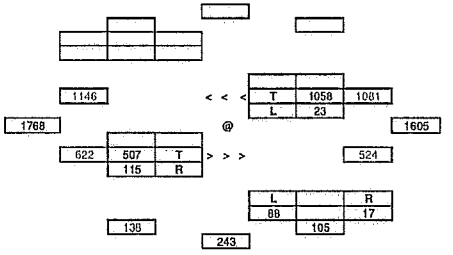


River Hall Parkway / RH Elementary School - North Entrance

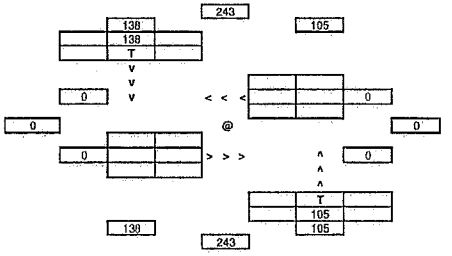


EXISTING TOTAL TRAFFIC - AM PEAK HOUR

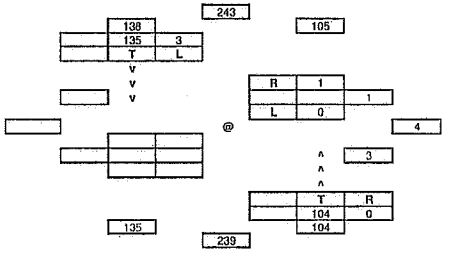
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

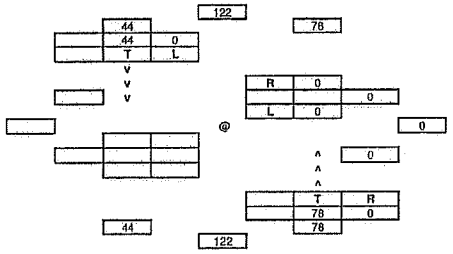


River Hall Parkway / RH Elementary School - North Entrance

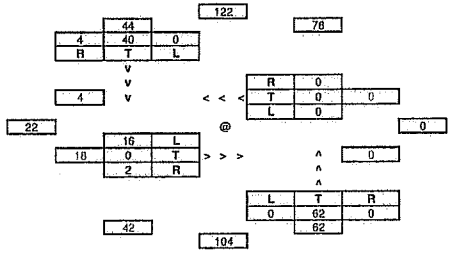


EXISTING RIVER HALL RPD/CPD TRAFFIC - AM PEAK HOUR

River Hall Parkway / RH Elementary School - Middle Entrance



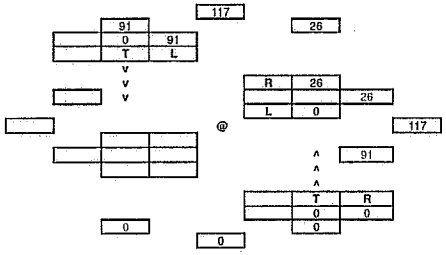
River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard



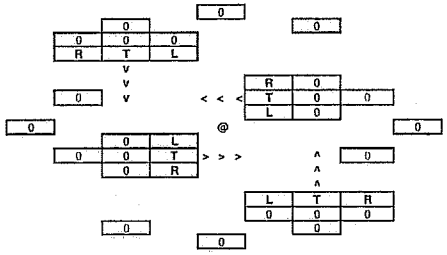
River Hall Secondary Entrance

EXISTING RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - AM PEAK HOUR

River Hall Parkway / RH Elementary School - Middle Entrance



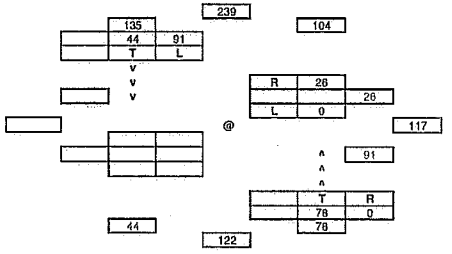
River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard



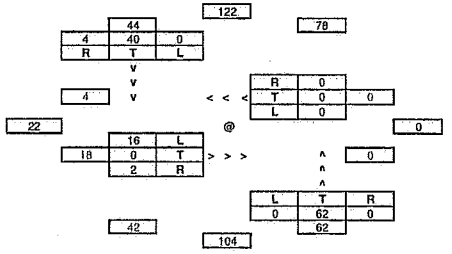
River Hall Secondary Entrance

EXISTING TOTAL TRAFFIC - AM PEAK HOUR

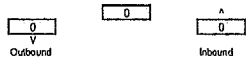
River Hall Parkway / RH Elementary School - Middle Entrance



River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard

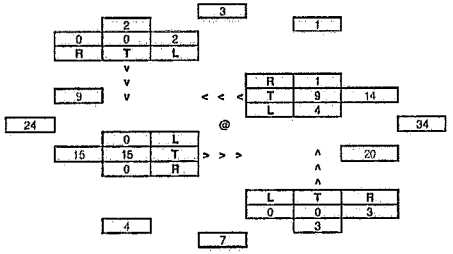


River Hall Secondary Entrance

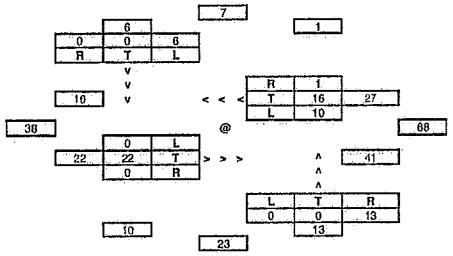


EXISTING RIVER HALL RPD/CPD TRAFFIC - AM PEAK HOUR

SR 60 / SR 31

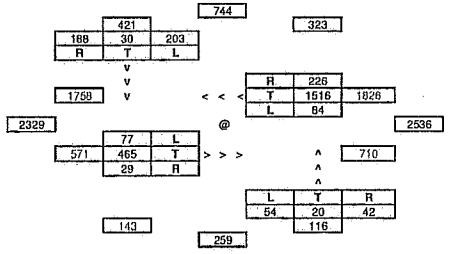


SR 60 / Buckingham Road

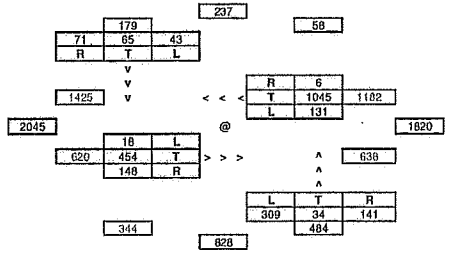


EXISTING RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - AM PEAK HOUR

SR 60 / SR 31

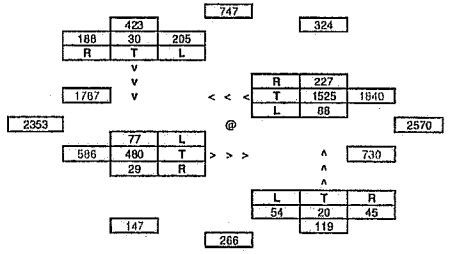


SR 60 / Buckingham Road

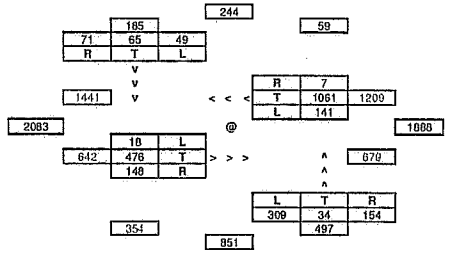


EXISTING TOTAL TRAFFIC - AM PEAK HOUR

SR 60 / SR 31

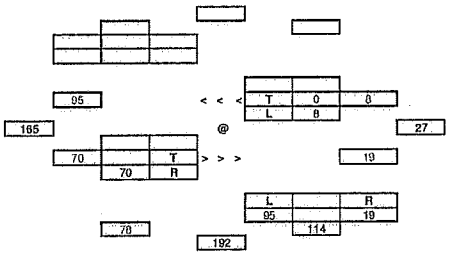


SR 60 / Buckingham Road

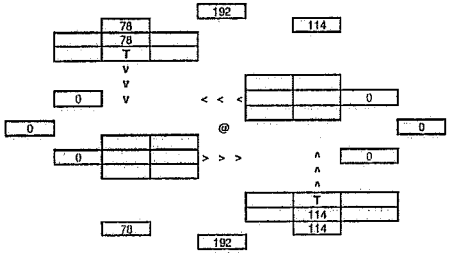


EXISTING RIVER HALL RPD/CPD TRAFFIC - PM PEAK HOUR

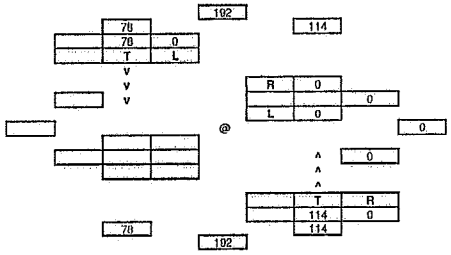
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

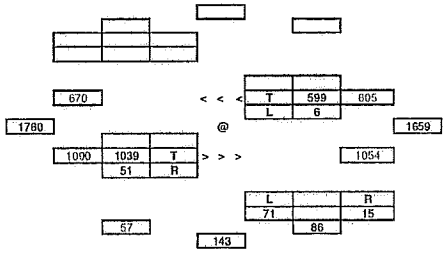


River Hall Parkway / RH Elementary School - North Entrance

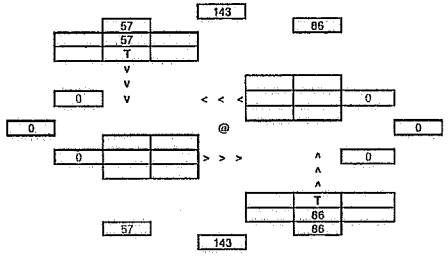


EXISTING RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - PM PEAK HOUR

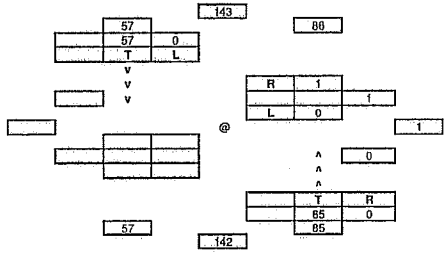
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

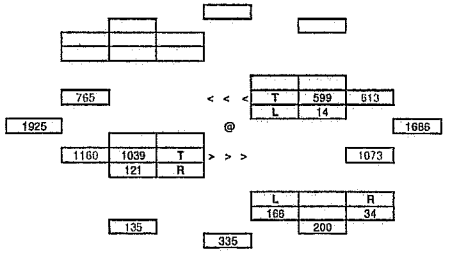


River Hall Parkway / RH Elementary School - North Entrance

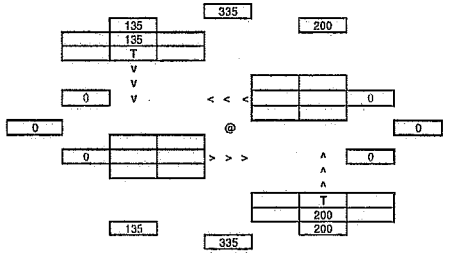


EXISTING TOTAL TRAFFIC - PM PEAK HOUR

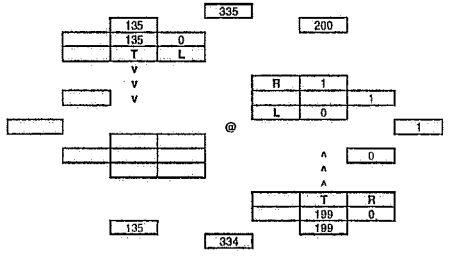
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

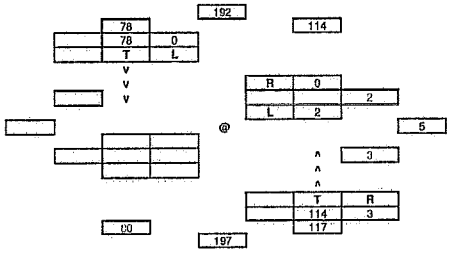


River Hall Parkway / RH Elementary School - North Entrance

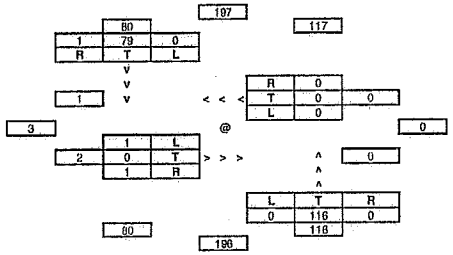


EXISTING RIVER HALL RPD/CPD TRAFFIC - PM PEAK HOUR

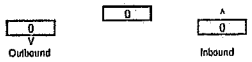
River Hall Parkway / RH Elementary School - Middle Entrance



River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard

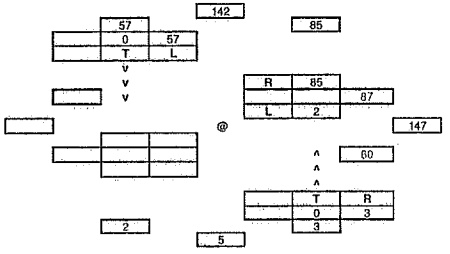


River Hall Secondary Entrance

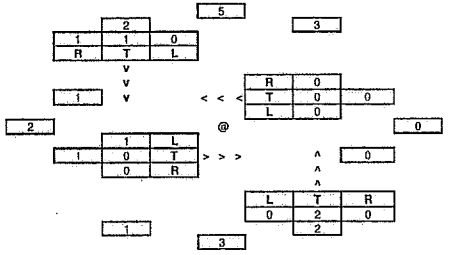


EXISTING RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - PM PEAK HOUR

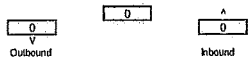
River Hall Parkway / RH Elementary School - Middle Entrance



River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard

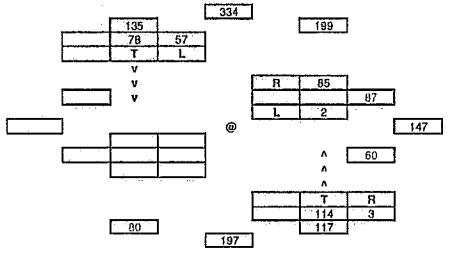


River Hall Secondary Entrance

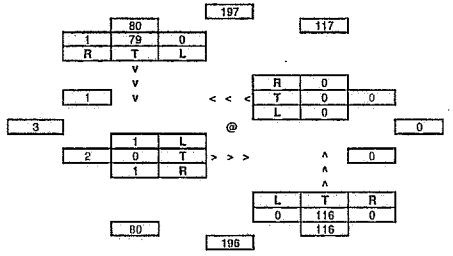


EXISTING TOTAL TRAFFIC - PM PEAK HOUR

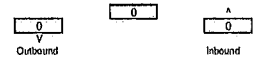
River Hall Parkway / RH Elementary School - Middle Entrance



River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard

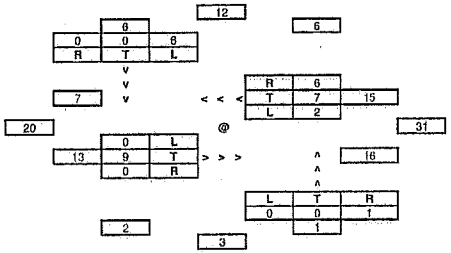


River Hall Secondary Entrance

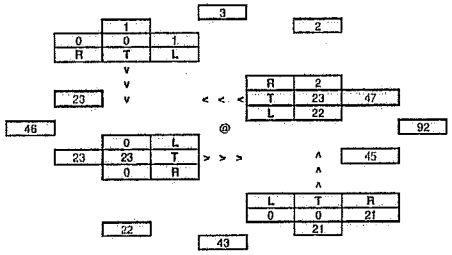


EXISTING RIVER HALL RPD/CPD TRAFFIC - PM PEAK HOUR

SR 80 / SR 31

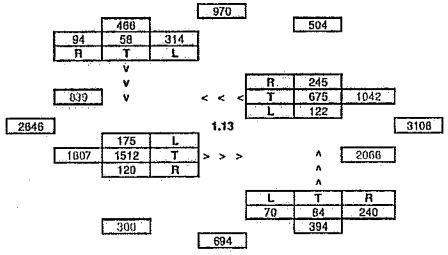


SR 80 / Buckingham Road

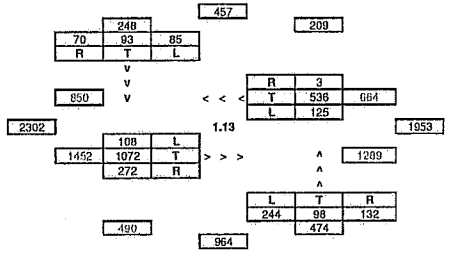


EXISTING RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - PM PEAK HOUR

SR 80 / SR 31

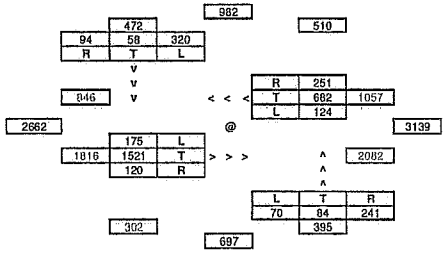


SR 80 / Buckingham Road

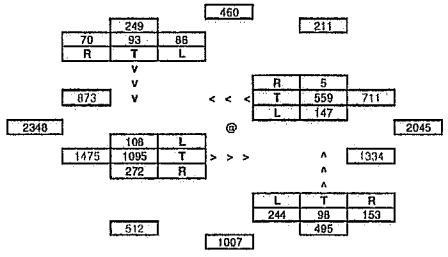


EXISTING TOTAL TRAFFIC - PM PEAK HOUR

SR 80 / SR 31



SR 80 / Buckingham Road

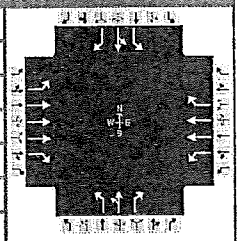


APPENDIX F

EXISTING 2012 HCM/HCS WORKSHEETS

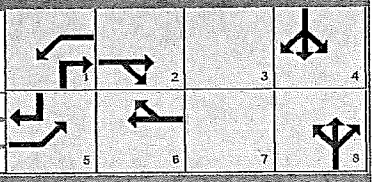
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.93
Intersection	SR 80 @ SR 31	Analysis Year	Existing 2014	Analysis Period	1> 7:00
File Name	SR80_SR31_Existing_AM.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	77	480	29	88	1525	227	54	20	45	205	30	188

Signal Information			
Cycle, s	161.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	15.0	72.2	13.0	35.0	0.0	0.0						
Yellow	4.0	5.0	4.3	4.3	0.0	0.0						
Red	2.5	1.5	2.1	2.1	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	21.5	78.7	21.5	78.7		19.4		41.4
Change Period, (*Y*+*Rc*), s	6.5	6.5	6.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		2.9		2.9
Queue Clearance Time (g_s), s	10.2		10.7			7.7		22.7
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0		0.1		0.6
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.04		0.09			0.03		0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	83	516	4	95	1640	217	58	22	22	220	32	175
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1560	1487	1388	1691	1690	1505	1573	1652	1400	1560	1638	1388
Queue Service Time (g_s), s	8.2	11.6	0.3	8.7	72.2	15.0	5.7	2.0	2.1	20.7	2.5	16.0
Cycle Queue Clearance Time (g_c), s	8.2	11.6	0.3	8.7	72.2	15.0	5.7	2.0	2.1	20.7	2.5	16.0
Green Ratio (*g*/*C*)	0.09	0.45	0.45	0.09	0.45	0.45	0.08	0.08	0.17	0.22	0.22	0.31
Capacity (*c*), veh/h	145	2001	622	158	1516	675	127	133	244	339	356	431
Volume-to-Capacity Ratio (*X*)	0.570	0.258	0.007	0.601	1.082	0.322	0.457	0.161	0.088	0.650	0.091	0.407
Available Capacity (c_a), veh/h	145	2001	622	158	1516	675	127	133	244	339	356	431
Back of Queue (*Q*), veh/ln (50th percentile)	3.4	4.3	0.1	4.0	40.2	5.8	2.3	0.8	0.7	8.6	1.1	5.6
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	69.9	27.7	24.6	70.1	44.4	28.6	70.6	68.9	55.8	57.4	50.3	43.8
Incremental Delay (d_2), s/veh	3.4	0.3	0.0	4.4	48.6	1.3	1.0	0.2	0.1	3.4	0.0	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	73.3	28.0	24.6	74.6	93.0	29.9	71.6	69.1	55.8	60.9	50.3	44.0
Level of Service (LOS)	E	C	C	E	F	C	E	E	E	E	D	D
Approach Delay, s/veh / LOS	34.2	C		85.1	F		67.7	E		53.2	D	
Intersection Delay, s/veh / LOS	70.1						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.5	B	2.5	B	3.4	C	3.1	C
Bicycle LOS Score / LOS	0.8	A	2.1	B	0.7	A	1.2	A

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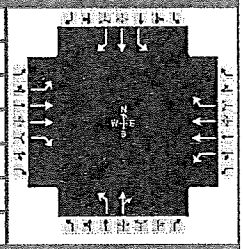
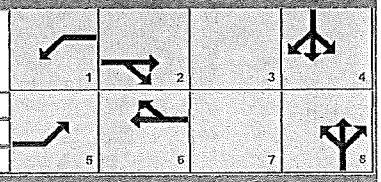
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.97
Intersection	SR 80 @ Buckingham Roa	Analysis Year	Existing 2014	Analysis Period	1> 7:00
File Name	SR80_BuckinghamRd_Existing_AM.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	18	476	148	141	1061	7	309	34	154	49	65	71

Signal Information			
Cycle, s	94.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	7.0	2.4		28.3	20.3	6.2	0.0					
Yellow	3.5	5.0		5.0	4.3	4.3	0.0					
Red	1.0	1.0		1.5	2.1	2.1	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		10.0		9.0
Phase Duration, s	11.5	34.8	19.9	43.2		26.7		12.6
Change Period, ($Y+R_c$), s	4.5	6.5	6.0	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		3.0		3.0
Queue Clearance Time (g_s), s	3.0		9.5			19.1		6.6
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0		0.2		0.0
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.06		0.12			1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	19	491	153	145	1094	7	319	194		51	67	73
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1616	1615	1438	1707	1706	1519	1691	1548		1645	1727	1464
Queue Service Time (g_s), s	1.0	11.8	5.4	7.5	27.0	0.2	17.1	10.6		2.8	3.5	4.6
Cycle Queue Clearance Time (g_c), s	1.0	11.8	5.4	7.5	27.0	0.2	17.1	10.6		2.8	3.5	4.6
Green Ratio (*g/C*)	0.07	0.30	0.52	0.15	0.39	0.46	0.22	0.22		0.07	0.07	0.07
Capacity (*c*), veh/h	120	972	743	252	1332	693	365	334		109	114	97
Volume-to-Capacity Ratio (*X*)	0.154	0.505	0.205	0.576	0.821	0.010	0.872	0.580		0.466	0.588	0.758
Available Capacity (c_a), veh/h	120	972	743	252	1332	693	365	334		109	114	97
Back of Queue (*Q*), veh/ln (50th percentile)	0.4	4.7	2.8	3.2	11.6	0.1	8.9	4.1		1.2	1.7	2.4
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	40.7	27.1	12.3	37.3	25.7	14.0	35.6	33.0		42.3	42.7	43.2
Incremental Delay (d_2), s/veh	0.2	1.9	0.6	2.1	5.8	0.0	19.3	1.7		1.2	5.3	26.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	40.9	28.9	12.9	39.4	31.5	14.0	54.9	34.7		43.5	48.0	69.3
Level of Service (LOS)	D	C	B	D	C	B	D	C		D	D	E
Approach Delay, s/veh / LOS	25.6	C		32.3	C		47.2	D		55.0	D	
Intersection Delay, s/veh / LOS	35.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.4	B	3.0	C	3.0	C
Bicycle LOS Score / LOS	1.0	A	1.5	A	1.3	A	0.8	A

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	JTJ	Intersection	SR 80 @ River Hall Parkway
Agency/Co.	DPA	Jurisdiction	Lee County
Date Performed	12/15/2014	Analysis Year	Existing 2014
Analysis Time Period	AM Peak Hour		

Project Description: River Hall Rezoning Update, #14552

East/West Street: SR 80 | North/South Street: River Hall Parkway

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		507	115	23	1058	
Peak-Hour Factor, PHF	1.00	0.96	0.96	0.96	0.96	1.00
Hourly Flow Rate, HFR (veh/h)	0	528	119	23	1102	0
Percent Heavy Vehicles	0	--	--	15	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			1			0
Lanes	0	2	1	1	2	0
Configuration		T	R	L	T	
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	88		17			
Peak-Hour Factor, PHF	0.96	1.00	0.96	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	91	0	17	0	0	0
Percent Heavy Vehicles	5	0	5	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L	L		R			
v (veh/h)		23	91		17			
C (m) (veh/h)		950	323		764			
v/c		0.02	0.28		0.02			
95% queue length		0.07	1.13		0.07			
Control Delay (s/veh)		8.9	20.5		9.8			
LOS		A	C		A			
Approach Delay (s/veh)	--	--	18.8					
Approach LOS	--	--	C					

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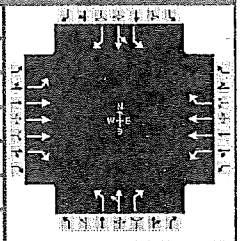
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.91
Intersection	SR 80 @ SR 31	Analysis Year	Existing 2014	Analysis Period	1> 5:00
File Name	SR80_SR31_Existing_PM.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	175	1521	120	124	682	251	70	84	241	320	58	94

Signal Information			
Cycle, s	161.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	25.0	60.2	15.0	35.0	0.0	0.0	1	2	3	4		
Yellow	4.0	5.0	4.3	4.3	0.0	0.0	5	6	7	8		
Red	2.5	1.5	2.1	2.1	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	31.5	66.7	31.5	66.7		21.4		41.4
Change Period, ($Y+R_c$), s	6.5	6.5	6.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		3.0		2.9
Queue Clearance Time (g_s), s	19.1		13.8			17.0		36.3
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.0		0.0
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.03		0.00			1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	192	1671	132	136	749	276	77	92	265	352	64	103
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1723	1643	1533	1707	1706	1519	1774	1863	1579	1645	1727	1464
Queue Service Time (g_s), s	17.1	51.7	9.5	11.8	28.4	22.4	6.6	7.6	15.0	34.3	4.8	7.7
Cycle Queue Clearance Time (g_c), s	17.1	51.7	9.5	11.8	28.4	22.4	6.6	7.6	15.0	34.3	4.8	7.7
Green Ratio (*g/C*)	0.16	0.37	0.37	0.16	0.37	0.37	0.09	0.09	0.25	0.22	0.22	0.37
Capacity (*c*), veh/h	268	1843	573	265	1276	568	165	174	392	358	375	546
Volume-to-Capacity Ratio (*X*)	0.719	0.907	0.230	0.514	0.587	0.486	0.465	0.532	0.675	0.983	0.170	0.189
Available Capacity (c_a), veh/h	268	1843	573	265	1276	568	165	174	392	358	375	546
Back of Queue (*Q*), veh/ln (50th percentile)	8.1	22.5	3.8	5.2	12.4	8.9	3.1	3.7	10.2	18.6	2.1	2.8
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	64.7	47.7	34.5	62.4	40.4	38.6	69.2	69.7	54.6	62.7	51.2	34.1
Incremental Delay (d_2), s/veh	7.8	8.0	0.9	0.8	2.0	3.0	0.8	1.6	3.7	42.9	0.1	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	72.5	55.7	35.5	63.2	42.4	41.5	70.0	71.3	58.4	105.6	51.3	34.1
Level of Service (LOS)	E	E	D	E	D	D	E	E	E	F	D	C
Approach Delay, s/veh / LOS	56.0	E		44.6	D		63.2	E		84.7	F	
Intersection Delay, s/veh / LOS	57.2						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.1	C
Bicycle LOS Score / LOS	1.6	A	1.4	A	1.2	A	1.3	A

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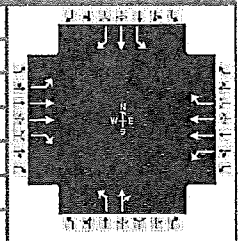
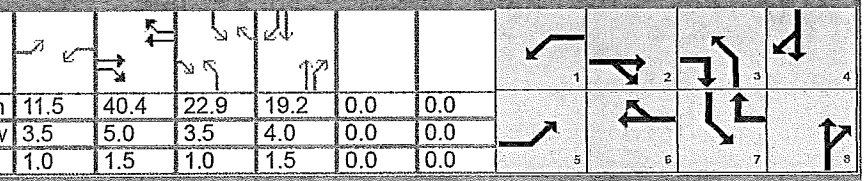
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.95
Intersection	SR 80 @ Buckingham Roa	Analysis Year	Existing 2014	Analysis Period	1> 5:00
File Name	SR80_BuckinghamRd_Existing_PM.xus				
Project Description	HCS Export				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	108	1095	272	147	559	5	244	98	153	86	93	70

Signal Information			
Cycle, s	115.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	11.5	40.4	22.9	19.2	0.0	0.0
Yellow	3.5	5.0	3.5	4.0	0.0	0.0
Red	1.0	1.5	1.0	1.5	0.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.0	46.9	16.0	46.9	27.4	24.7	27.4	24.7
Change Period, ($Y+R_c$), s	4.5	6.5	4.5	6.5	4.5	5.5	3.5	5.5
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0	2.8	3.2	2.8	3.2
Queue Clearance Time (g_s), s	9.5		12.5		18.1	20.5	6.9	7.4
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0	0.2	0.0	0.1	0.7
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		1.00		0.14	1.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	114	1153	286	155	588	5	257	264		91	98	74
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1691	1690	1505	1675	1675	1491	1723	1631		1757	1845	1563
Queue Service Time (g_s), s	7.5	38.6	12.1	10.5	15.9	0.2	16.1	18.5		4.9	5.4	4.7
Cycle Queue Clearance Time (g_c), s	7.5	38.6	12.1	10.5	15.9	0.2	16.1	18.5		4.9	5.4	4.7
Green Ratio (*g/C*)	0.10	0.35	0.55	0.10	0.35	0.56	0.20	0.17		0.21	0.17	0.17
Capacity (*c*), veh/h	169	1188	828	168	1177	834	343	272		365	308	261
Volume-to-Capacity Ratio (*X*)	0.672	0.970	0.346	0.924	0.500	0.006	0.748	0.970		0.248	0.318	0.282
Available Capacity (c_a), veh/h	169	1188	828	168	1177	834	343	272		365	308	261
Back of Queue (Q), veh/ln (50th percentile)	3.5	18.9	4.3	6.6	6.6	0.1	7.6	11.0		2.2	2.5	1.8
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	49.9	36.7	14.4	51.3	29.4	11.2	43.3	47.6		38.0	42.1	41.9
Incremental Delay (d_2), s/veh	8.2	19.9	1.1	47.1	1.5	0.0	7.8	46.0		0.1	0.2	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	58.1	56.6	15.5	98.4	30.9	11.2	51.2	93.6		38.2	42.4	42.1
Level of Service (LOS)	E	E	B	F	C	B	D	F		D	D	D
Approach Delay, s/veh / LOS	49.2	D		44.7	D		72.7	E		40.8	D	
Intersection Delay, s/veh / LOS	51.3						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.4	B	3.0	C	3.0	C
Bicycle LOS Score / LOS	1.8	A	1.1	A	1.3	A	0.9	A

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	JTJ
Agency/Co.	DPA
Date Performed	12/15/2014
Analysis Time Period	PM Peak Hour

Site Information

Intersection	SR 80 @ River Hall Parkway
Jurisdiction	Lee County
Analysis Year	Existing 2014

Project Description: River Hall Rezoning Update, #14552

East/West Street: SR 80 | North/South Street: River Hall Parkway

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		1039	121	14	599	
Peak-Hour Factor, PHF	1.00	0.92	0.92	0.92	0.92	1.00
Hourly Flow Rate, HFR (veh/h)	0	1129	131	15	651	0
Percent Heavy Vehicles	0	--	--	15	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			1			0
Lanes	0	2	1	1	2	0
Configuration		T	R	L	T	
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	166		34			
Peak-Hour Factor, PHF	0.92	1.00	0.92	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	180	0	36	0	0	0
Percent Heavy Vehicles	5	0	5	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L	L		R			
v (veh/h)		15	180		36			
C (m) (veh/h)		545	210		515			
v/c		0.03	0.86		0.07			
95% queue length		0.08	6.55		0.22			
Control Delay (s/veh)		11.8	77.4		12.5			
LOS		B	F		B			
Approach Delay (s/veh)	--	--	66.6					
Approach LOS	--	--	F					

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APPENDIX G

OTISS SUMMARY

Existing Development
Approved PD
PD Amendment

Period Setting

Analysis Name:	AM Peak Hour		
Project Name:	River Hall Rezoning Update - Existing	**No:**	14552
Date:	12/5/2014	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	Green Pointe Communities
Analyst's Name:	JTJ	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
Single-Family Detached Housing	Dwelling Units	307	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	56	169	225
Golf Course	Holes	18	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	29	8	37

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
Single-Family Detached Housing	0 %	56	0 %	169
Golf Course	0 %	29	0 %	8

Internal Trips

Single-Family Detached Housing

Exit 169 — Demand Exit: 5 % (8) — Balanced: 7 — Demand Entry: 25 % (7) — Entry 29

Entry 56 — Demand Entry: 0 % (0) — Balanced: 0 — Demand Exit: 0 % (0) — Exit 8

Golf Course

Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		Golf Course	Total	
Entry	56 (100%)	0 (0%)	0 (0%)	56 (100%)
Exit	169 (100%)	7 (4%)	7 (4%)	162 (96%)
Total	225 (100%)	7 (3%)	7 (3%)	218 (97%)

Golf Course

	Total Trips	Internal Trips		External Trips
		Single-Family Detached Housing	Total	
Entry	29 (100%)	7 (24%)	7 (24%)	22 (76%)
Exit	8 (100%)	0 (0%)	0 (0%)	8 (100%)
Total	37 (100%)	7 (19%)	7 (19%)	30 (81%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
Single-Family Detached Housing	218	0 %	0	218
Golf Course	30	0 %	0	30

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	Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case. Golf Course ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	85
Total Exiting	177
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	7
Total Exiting Internal Capture Reduction	7
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	78
Total Exiting Non-Pass-by Trips	170

Period Setting

Analysis Name:	PM Peak Hour		
Project Name:	River Hall Rezoning Update - Existing	**No:**	14552
Date:	12/5/2014	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	Green Pointe Communities
Analyst's Name:	JTJ	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
Single-Family Detached Housing	Dwelling Units	307	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	181	107	288
Golf Course	Holes	18	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	27	26	53

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
Single-Family Detached Housing	0 %	181	0 %	107
Golf Course	0 %	27	0 %	26

Internal Trips

Single-Family Detached Housing

Exit 107 — Demand Exit: 2 % (2) — Balanced: 2 — Demand Entry: 10 % (3) — Entry 27

Entry 181 — Demand Entry: 2 % (4) — Balanced: 4 — Demand Exit: 35 % (9) — Exit 26

Golf Course

Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		Golf Course	Total	
Entry	181 (100%)	4 (2%)	4 (2%)	177 (98%)
Exit	107 (100%)	2 (2%)	2 (2%)	105 (98%)
Total	288 (100%)	6 (2%)	6 (2%)	282 (98%)

Golf Course

	Total Trips	Internal Trips		External Trips
		Single-Family Detached Housing	Total	
Entry	27 (100%)	2 (7%)	2 (7%)	25 (93%)
Exit	26 (100%)	4 (15%)	4 (15%)	22 (85%)
Total	53 (100%)	6 (11%)	6 (11%)	47 (89%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
Single-Family Detached Housing	282	0 %	0	282
Golf Course	47	0 %	0	47

Notes

External Trips Notes:

ITE Retail Pass-by Rate is 55%.

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	Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case. Golf Course ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	208
Total Exiting	133
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	6
Total Exiting Internal Capture Reduction	6
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	202
Total Exiting Non-Pass-by Trips	127

Period Setting

Analysis Name:	AM Peak Hour		
Project Name:	River Hall Rezoning Update - Approved PD	**No:**	14552
Date:	12/5/2014	**City:**	Lee County
State/Province:	Florida	**Zip/Postal Code:**	
Country:		**Client Name:**	Green Pointe Communities
Analyst's Name:	JTJ	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
Single-Family Detached Housing	Dwelling Units	1347	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	238	715	953
General Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday, A.M. Peak Hour of Generator	Best Fit (LOG)	37	5	42
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
Golf Course	Holes	36	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	58	16	74
Residential Condominium/Townhouse	Dwelling Units	102	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG)	9	43	52
Senior Adult Housing	Dwelling Units	550	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	43	80	123

The time periods do not match.

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
Single-Family Detached Housing	0 %	238	0 %	715
General Office Building	0 %	37	0 %	5
Shopping Center	0 %	47	0 %	28
Golf Course	0 %	58	0 %	16
Residential Condominium/Townhouse	0 %	9	0 %	43
Senior Adult Housing	0 %	43	0 %	80

Internal Trips

Single-Family Detached Housing — **General Office Building**

Exit 715 — Demand Exit: 2 % (14) — Balanced: 1 — Demand Entry: 3 % (1) — **Entry** 37

Entry 238 — Demand Entry: 1 % (2) — Balanced: 0 — Demand Exit: 0 % (0) — **Exit** 5

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

Exit 715 — Demand Exit: 1 % (7) — Balanced: 7 — Demand Entry: 17 % (8) — Entry 47

Entry 238 — Demand Entry: 2 % (5) — Balanced: 4 — Demand Exit: 14 % (4) — Exit 28

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

Exit 715 — Demand Exit: 5 % (36) — Balanced: 15 — Demand Entry: 25 % (15) — Entry 58

Entry 238 — Demand Entry: 0 % (0) — Balanced: 0 — Demand Exit: 0 % (0) — Exit 16

Single-Family Detached Housing — **Residential Condominium/Townhouse**

Exit 715 — Demand Exit: 0 % (0) — Balanced: 0 — Demand Entry: 0 % (0) — Entry 9

Entry 238 — Demand Entry: 0 % (0) — Balanced: 0 — Demand Exit: 0 % (0) — Exit 43

Single-Family Detached Housing — **Senior Adult Housing**

Exit 715 — Demand Exit: 0 % (0) — Balanced: 0 — Demand Entry: 0 % (0) — Entry 43

Entry 238 — Demand Entry: 0 % (0) — Balanced: 0 — Demand Exit: 0 % (0) — Exit 80

General Office Building — **Shopping Center**

Exit 5 — Demand Exit: 28 % (1) — Balanced: 1 — Demand Entry: 32 % (15) — Entry 47

Entry 37 — Demand Entry: 4 % (1) — Balanced: 1 — Demand Exit: 29 % (8) — Exit 28

General Office Building — **Golf Course**

Exit 5 — Demand Exit: 0 % (0) — Balanced: 0 — Demand Entry: 0 % (0) — Entry 58

Entry 37 — Demand Entry: 0 % (0) — Balanced: 0 — Demand Exit: 0 % (0) — Exit 16

General Office Building — **Residential Condominium/Townhouse**

Exit 5 — Demand Exit: 0 % (0) — Balanced: 0 — Demand Entry: 1 % (0) — Entry 9

Entry 37 — Demand Entry: 3 % (1) — Balanced: 1 — Demand Exit: 2 % (1) — Exit 43

General Office Building — **Senior Adult Housing**

Exit 5 — Demand Exit: 0 % (0) — Balanced: 0 — Demand Entry: 1 % (0) — Entry 43

Entry 37 — Demand Entry: 3 % (1) — Balanced: 1 — Demand Exit: 2 % (2) — Exit 80

Shopping Center — **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

Shopping Center — **Residential Condominium/Townhouse**

Exit 28 — Demand Exit: 14 % (4) — Balanced: 0 — Demand Entry: 2 % (0) — Entry 9

Entry 47 — Demand Entry: 17 % (8) — Balanced: 0 — Demand Exit: 1 % (0) — Exit 43

Shopping Center — **Senior Adult Housing**

Exit 28 — Demand Exit: 14 % (4) — Balanced: 1 — Demand Entry: 2 % (1) — Entry 43

Entry 47 — Demand Entry: 17 % (8) — Balanced: 1 — Demand Exit: 1 % (1) — Exit 80

Golf Course | **Residential Condominium/Townhouse**

Exit	16	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry	9
Entry	58	Demand Entry: 5 % (3)	Balanced: 2	Demand Exit: 5 % (2)	Exit	43

Golf Course | **Senior Adult Housing**

Exit	16	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry	43
Entry	58	Demand Entry: 40 % (23)	Balanced: 23	Demand Exit: 50 % (40)	Exit	80

Residential Condominium/Townhouse | **Senior Adult Housing**

Exit	43	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry	43
Entry	9	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit	80

Single-Family Detached Housing

	Total Trips	Internal Trips						External Trips
		General Office Building	Shopping Center	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	238 (100%)	0 (0%)	4 (2%)	0 (0%)	0 (0%)	0 (0%)	4 (2%)	234 (98%)
Exit	715 (100%)	1 (0%)	7 (1%)	15 (2%)	0 (0%)	0 (0%)	23 (3%)	692 (97%)
Total	953 (100%)	1 (0%)	11 (1%)	15 (2%)	0 (0%)	0 (0%)	27 (3%)	926 (97%)

General Office Building

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	Shopping Center	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	37 (100%)	1 (3%)	1 (3%)	0 (0%)	1 (3%)	1 (3%)	4 (11%)	33 (89%)
Exit	5 (100%)	0 (0%)	1 (20%)	0 (0%)	0 (0%)	0 (0%)	1 (20%)	4 (80%)
Total	42 (100%)	1 (2%)	2 (5%)	0 (0%)	1 (2%)	1 (2%)	5 (12%)	37 (88%)

Shopping Center

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	47 (100%)	7 (15%)	1 (2%)	0 (0%)	0 (0%)	1 (2%)	9 (19%)	38 (81%)
Exit	28 (100%)	4 (14%)	1 (4%)	0 (0%)	0 (0%)	1 (4%)	6 (21%)	22 (79%)
Total	75 (100%)	11 (15%)	2 (3%)	0 (0%)	0 (0%)	2 (3%)	15 (20%)	60 (80%)

Golf Course

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	58 (100%)	15 (26%)	0 (0%)	0 (0%)	2 (3%)	23 (40%)	40 (69%)	18 (31%)
Exit	16 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	16 (100%)
Total	74 (100%)	15 (20%)	0 (0%)	0 (0%)	2 (3%)	23 (31%)	40 (54%)	34 (46%)

Residential Condominium/Townhouse

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Golf Course	Senior Adult Housing	Total	
Entry	9 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	9 (100%)
Exit	43 (100%)	0 (0%)	1 (2%)	0 (0%)	2 (5%)	0 (0%)	3 (7%)	40 (93%)
Total	52 (100%)	0 (0%)	1 (2%)	0 (0%)	2 (4%)	0 (0%)	3 (6%)	49 (94%)

Senior Adult Housing

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Golf Course	Residential Condominium/Townhouse	Total	
Entry	43 (100%)	0 (0%)	0 (0%)	1 (2%)	0 (0%)	0 (0%)	1 (2%)	42 (98%)
Exit	80 (100%)	0 (0%)	1 (1%)	1 (1%)	23 (29%)	0 (0%)	25 (31%)	55 (69%)
Total	123 (100%)	0 (0%)	1 (1%)	2 (2%)	23 (19%)	0 (0%)	26 (21%)	97 (79%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
Single-Family Detached Housing	926	0 %	0	926
General Office Building	37	0 %	0	37
Shopping Center	60	10 %	6	54
Golf Course	34	0 %	0	34
Residential Condominium/Townhouse	49	0 %	0	49
Senior Adult Housing	97	0 %	0	97

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

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

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

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

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

Weekday, A.M. Peak Hour of Generator

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips	General Office Building ITE does not recommend a particular pass-by% for this case.

Summary	
Total Entering	432
Total Exiting	887
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	58
Total Exiting Internal Capture Reduction	58
Total Entering Pass-by Reduction	4
Total Exiting Pass-by Reduction	2
Total Entering Non-Pass-by Trips	370
Total Exiting Non-Pass-by Trips	827

Period Setting

Analysis Name:	PM Peak Hour		
Project Name:	River Hall Rezoning Update - Approved PD	**No:**	14552
Date:	12/5/2014	**City:**	Lee County
State/Province:	Florida	**Zip/Postal Code:**	
Country:		**Client Name:**	Green Pointe Communities
Analyst's Name:	JTJ	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
Single-Family Detached Housing	Dwelling Units	1347	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	687	404	1091
General Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday, P.M. Peak Hour of Generator	Best Fit (LIN)	16	79	95
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
Golf Course	Holes	36	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	54	51	105
Residential Condominium/Townhouse	Dwelling Units	102	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	41	20	61
Senior Adult Housing	Dwelling Units	550	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	98	63	161

The time periods do not match.

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
Single-Family Detached Housing	0 %	687	0 %	404
General Office Building	0 %	16	0 %	79
Shopping Center	0 %	128	0 %	139
Golf Course	0 %	54	0 %	51
Residential Condominium/Townhouse	0 %	41	0 %	20
Senior Adult Housing	0 %	98	0 %	63

Internal Trips

Single-Family Detached Housing

Exit 404 — Demand Exit: 4 % (16)

Entry 687 — Demand Entry: 4 % (27)

Balanced: 9

Balanced: 2

General Office Building

Demand Entry: 57 % (9) — **Entry** 16

Demand Exit: 2 % (2) — **Exit** 79

Single-Family Detached Housing

Exit 404 — Demand Exit: 42 % (170)

Entry 687 — Demand Entry: 46 % (316)

Balanced: 13

Balanced: 36

Shopping Center

Demand Entry: 10 % (13) — Entry 128

Demand Exit: 26 % (36) — Exit 139

Single-Family Detached Housing

Exit 404 — Demand Exit: 2 % (8)

Entry 687 — Demand Entry: 2 % (14)

Balanced: 5

Balanced: 14

Golf Course

Demand Entry: 10 % (5) — Entry 54

Demand Exit: 35 % (18) — Exit 51

Single-Family Detached Housing

Exit 404 — Demand Exit: 0 % (0)

Entry 687 — Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

Residential Condominium/Townhouse

Demand Entry: 0 % (0) — Entry 41

Demand Exit: 0 % (0) — Exit 20

Single-Family Detached Housing

Exit 404 — Demand Exit: 0 % (0)

Entry 687 — Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

Senior Adult Housing

Demand Entry: 0 % (0) — Entry 98

Demand Exit: 0 % (0) — Exit 63

General Office Building

Exit 79 — Demand Exit: 20 % (16)

Entry 16 — Demand Entry: 31 % (5)

Balanced: 10

Balanced: 3

Shopping Center

Demand Entry: 8 % (10) — Entry 128

Demand Exit: 2 % (3) — Exit 139

General Office Building

Exit 79 — Demand Exit: 0 % (0)

Entry 16 — Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

Golf Course

Demand Entry: 0 % (0) — Entry 54

Demand Exit: 0 % (0) — Exit 51

General Office Building

Exit 79 — Demand Exit: 2 % (2)

Entry 16 — Demand Entry: 57 % (9)

Balanced: 2

Balanced: 1

Residential Condominium/Townhouse

Demand Entry: 4 % (2) — Entry 41

Demand Exit: 4 % (1) — Exit 20

General Office Building

Exit 79 — Demand Exit: 2 % (2)

Entry 16 — Demand Entry: 57 % (9)

Balanced: 2

Balanced: 3

Senior Adult Housing

Demand Entry: 4 % (4) — Entry 98

Demand Exit: 4 % (3) — Exit 63

Shopping Center

Exit 139 — Demand Exit: 0 % (0)

Entry 128 — Demand Entry: 0 % (0)

Balanced: 0

Balanced: 0

Golf Course

Demand Entry: 0 % (0) — Entry 54

Demand Exit: 0 % (0) — Exit 51

Shopping Center

Exit 139 — Demand Exit: 26 % (36)

Entry 128 — Demand Entry: 10 % (13)

Balanced: 19

Balanced: 8

Residential Condominium/Townhouse

Demand Entry: 46 % (19) — Entry 41

Demand Exit: 42 % (8) — Exit 20

Shopping Center

Exit 139 — Demand Exit: 26 % (36)

Entry 128 — Demand Entry: 10 % (13)

Balanced: 36

Balanced: 13

Senior Adult Housing

Demand Entry: 46 % (45) — Entry 98

Demand Exit: 42 % (26) — Exit 63

Golf Course

Exit	51	Demand Exit:	5 % (3)	Balanced: 2	Demand Entry:	5 % (2)	Entry 41
Entry	54	Demand Entry:	5 % (3)	Balanced: 0	Demand Exit:	2 % (0)	Exit 20

Residential Condominium/Townhouse

Golf Course

Exit	51	Demand Exit:	40 % (20)	Balanced: 20	Demand Entry:	20 % (20)	Entry 98
Entry	54	Demand Entry:	40 % (22)	Balanced: 13	Demand Exit:	20 % (13)	Exit 63

Senior Adult Housing

Residential Condominium/Townhouse

Exit	20	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	Entry 98
Entry	41	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	Exit 63

Senior Adult Housing

Single-Family Detached Housing

	Total Trips	Internal Trips						External Trips
		General Office Building	Shopping Center	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	687 (100%)	2 (0%)	36 (5%)	14 (2%)	0 (0%)	0 (0%)	52 (8%)	635 (92%)
Exit	404 (100%)	9 (2%)	13 (3%)	5 (1%)	0 (0%)	0 (0%)	27 (7%)	377 (93%)
Total	1091 (100%)	11 (1%)	49 (4%)	19 (2%)	0 (0%)	0 (0%)	79 (7%)	1012 (93%)

General Office Building

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	Shopping Center	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	16 (100%)	9 (56%)	3 (19%)	0 (0%)	1 (6%)	3 (19%)	16 (100%)	0 (0%)
Exit	79 (100%)	2 (3%)	10 (13%)	0 (0%)	2 (3%)	2 (3%)	16 (20%)	63 (80%)
Total	95 (100%)	11 (12%)	13 (14%)	0 (0%)	3 (3%)	5 (5%)	32 (34%)	63 (66%)

Shopping Center

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	128 (100%)	13 (10%)	10 (8%)	0 (0%)	8 (6%)	13 (10%)	44 (34%)	84 (66%)
Exit	139 (100%)	36 (26%)	3 (2%)	0 (0%)	19 (14%)	36 (26%)	94 (68%)	45 (32%)
Total	267 (100%)	49 (18%)	13 (5%)	0 (0%)	27 (10%)	49 (18%)	138 (52%)	129 (48%)

Golf Course

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	54 (100%)	5 (9%)	0 (0%)	0 (0%)	0 (0%)	13 (24%)	18 (33%)	36 (67%)
Exit	51 (100%)	14 (27%)	0 (0%)	0 (0%)	2 (4%)	20 (39%)	36 (71%)	15 (29%)
Total	105 (100%)	19 (18%)	0 (0%)	0 (0%)	2 (2%)	33 (31%)	54 (51%)	51 (49%)

Residential Condominium/Townhouse

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Golf Course	Senior Adult Housing	Total	
Entry	41 (100%)	0 (0%)	2 (5%)	19 (46%)	2 (5%)	0 (0%)	23 (56%)	18 (44%)
Exit	20 (100%)	0 (0%)	1 (5%)	8 (40%)	0 (0%)	0 (0%)	9 (45%)	11 (55%)
Total	61 (100%)	0 (0%)	3 (5%)	27 (44%)	2 (3%)	0 (0%)	32 (52%)	29 (48%)

Senior Adult Housing

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Golf Course	Residential Condominium/Townhouse	Total	
Entry	98 (100%)	0 (0%)	2 (2%)	36 (37%)	20 (20%)	0 (0%)	58 (59%)	40 (41%)
Exit	63 (100%)	0 (0%)	3 (5%)	13 (21%)	13 (21%)	0 (0%)	29 (46%)	34 (54%)
Total	161 (100%)	0 (0%)	5 (3%)	49 (30%)	33 (20%)	0 (0%)	87 (54%)	74 (46%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
Single-Family Detached Housing	1012	0 %	0	1012
General Office Building	63	0 %	0	63
Shopping Center	129	30 %	39	90
Golf Course	51	0 %	0	51
Residential Condominium/Townhouse	29	0 %	0	29
Senior Adult Housing	74	0 %	0	74

Notes

External Trips Notes:

ITE Retail Pass-by Rate is 55%.

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	Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case. Shopping Center The chosen pass-by% (30) is not provided by ITE. ITE recommends 55. Golf Course ITE does not recommend a particular pass-by% for this case. Residential Condominium/Townhouse ITE does not recommend a particular pass-by% for this case.

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

Weekday, P.M. Peak Hour of Generator

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	General Office Building ITE does not recommend a particular pass-by% for this case.

Summary

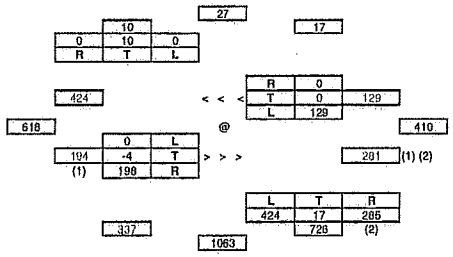
Total Entering	1024
Total Exiting	756
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	211
Total Exiting Internal Capture Reduction	211
Total Entering Pass-by Reduction	25
Total Exiting Pass-by Reduction	14
Total Entering Non-Pass-by Trips	788
Total Exiting Non-Pass-by Trips	531

APPENDIX H

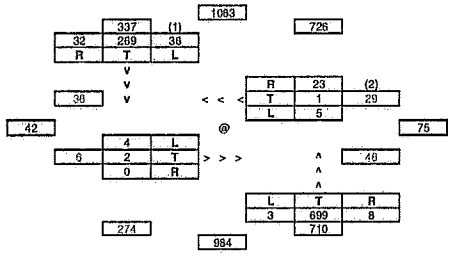
FUTURE 2023 INTERSECTION VOLUMES
APPROVED PD

2021 RIVER HALL RPD/CPD TRAFFIC - AM PEAK HOUR - Approved PD

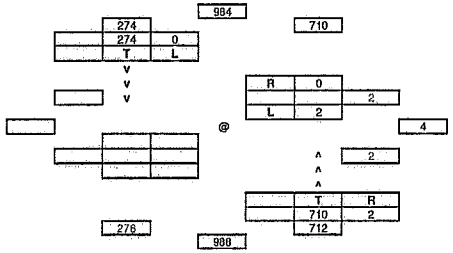
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

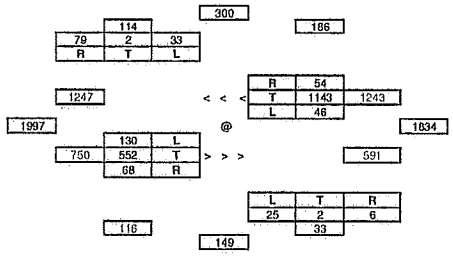


River Hall Parkway / RH Elementary School - North Entrance

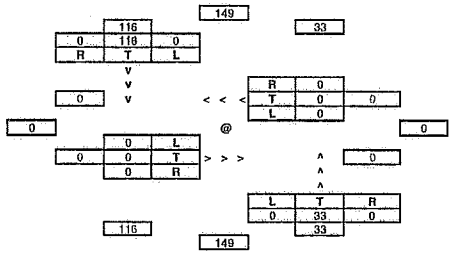


2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - AM PEAK HOUR - Approved PD

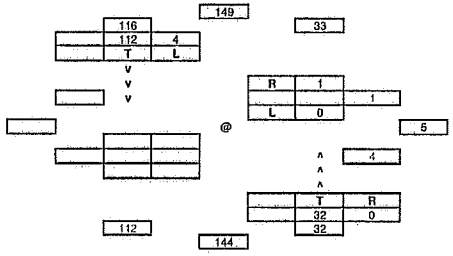
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

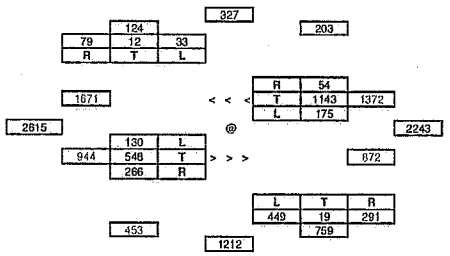


River Hall Parkway / RH Elementary School - North Entrance

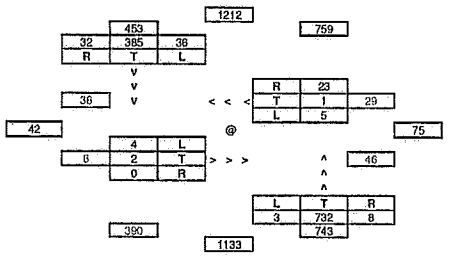


2021 TOTAL TRAFFIC - AM PEAK HOUR - Approved PD

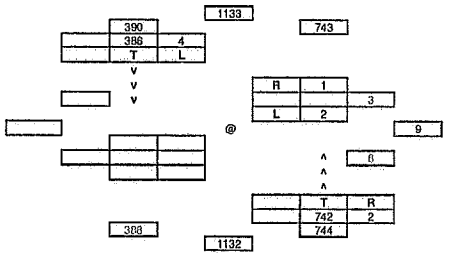
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

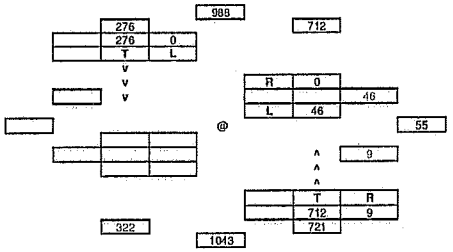


River Hall Parkway / RH Elementary School - North Entrance

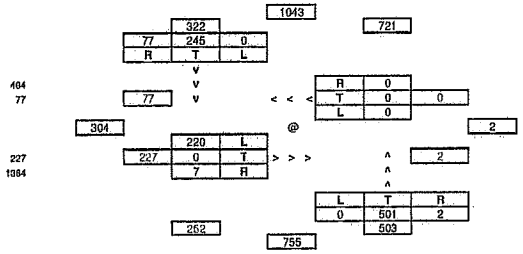


2021 RIVER HALL RPD/CPD TRAFFIC - AM PEAK HOUR - Approved PD

River Hall Parkway / RH Elementary School - Middle Entrance



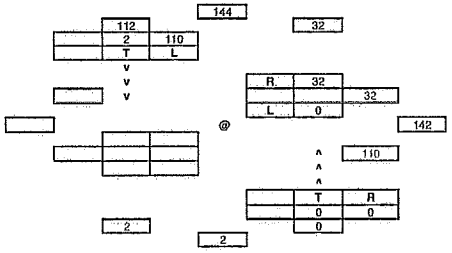
River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard



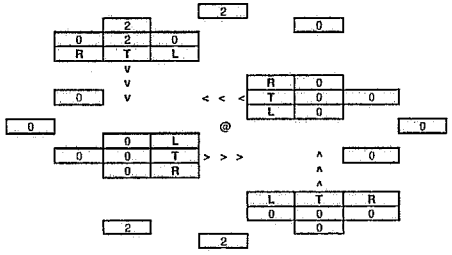
River Hall Secondary Entrance

2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - AM PEAK HOUR - Approved PD

River Hall Parkway / RH Elementary School - Middle Entrance



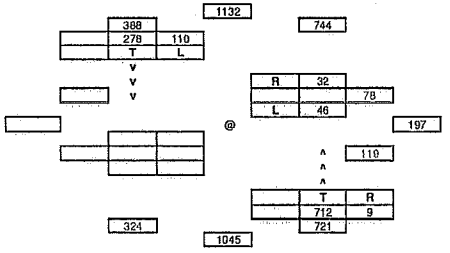
River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard



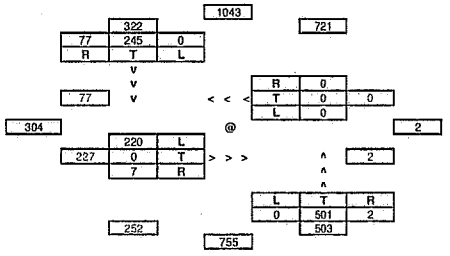
River Hall Secondary Entrance

2021 TOTAL TRAFFIC - AM PEAK HOUR - Approved PD

River Hall Parkway / RH Elementary School - Middle Entrance



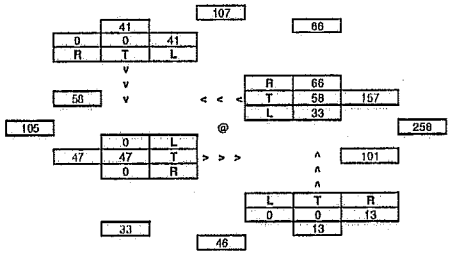
River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard



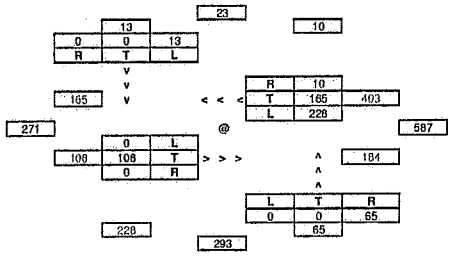
River Hall Secondary Entrance

2021 RIVER HALL RPD/CPD TRAFFIC - AM PEAK HOUR - Approved PD

SR 60 / SR 31

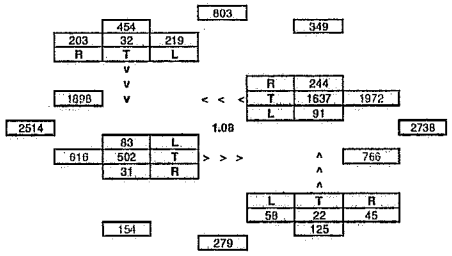


SR 60 / Buckingham Road



2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - AM PEAK HOUR - Approved PD

SR 60 / SR 31



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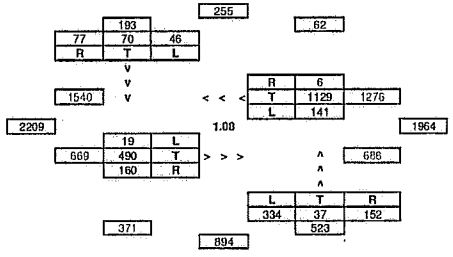
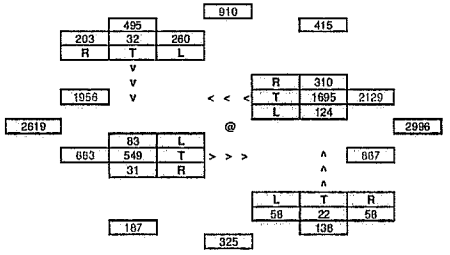
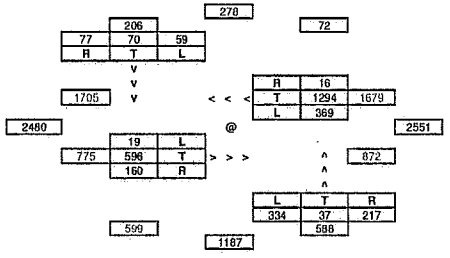


2021 TOTAL TRAFFIC - AM PEAK HOUR - Approved PD

SR 60 / SR 31

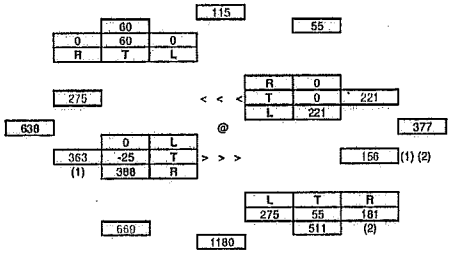


SR 60 / Buckingham Road

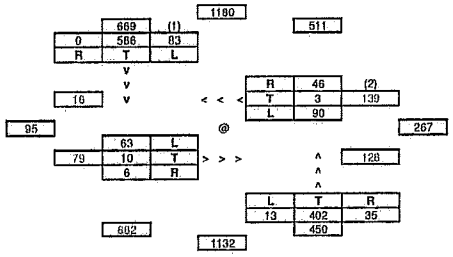


2021 RIVER HALL RPD/CPD TRAFFIC - PM PEAK HOUR - Approved PD

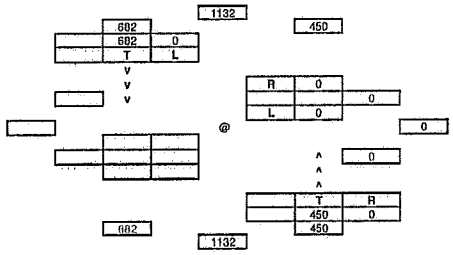
SR 60 / River Hall Parkway



River Hall Parkway / Town Center CPD

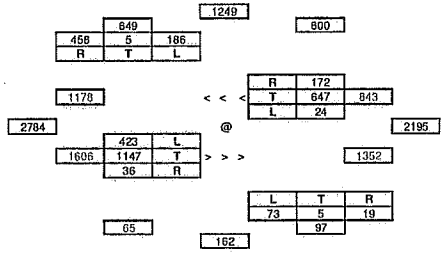


River Hall Parkway / RH Elementary School - North Entrance

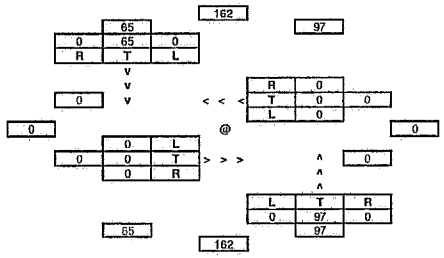


2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - PM PEAK HOUR - Approved PD

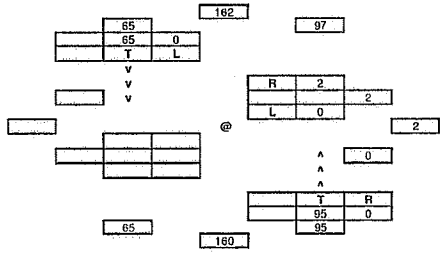
SR 60 / River Hall Parkway



River Hall Parkway / Town Center CPD

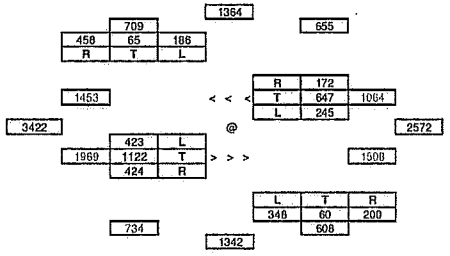


River Hall Parkway / RH Elementary School - North Entrance

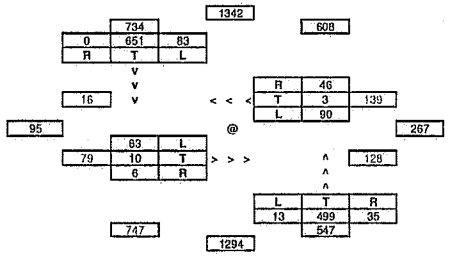


2021 TOTAL TRAFFIC - PM PEAK HOUR - Approved PD

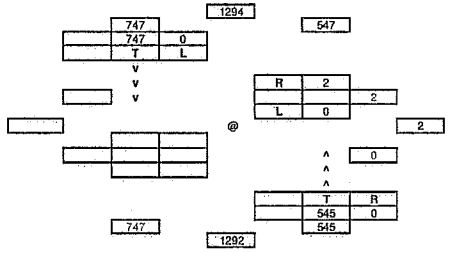
SR 60 / River Hall Parkway



River Hall Parkway / Town Center CPD

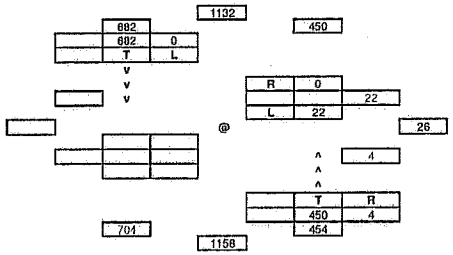


River Hall Parkway / RH Elementary School - North Entrance

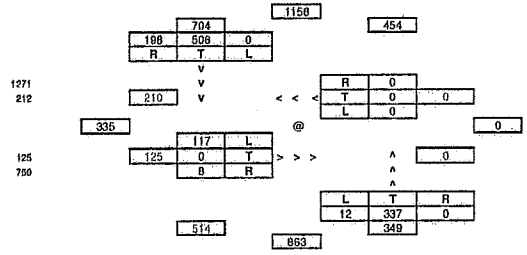


2021 RIVER HALL RPD/CPD TRAFFIC - PM PEAK HOUR - Approved PD

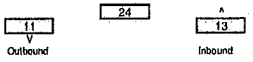
River Hall Parkway / RH Elementary School - Middle Entrance



River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard

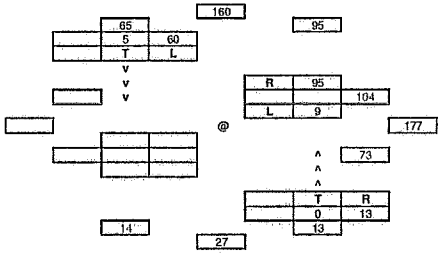


River Hall Secondary Entrance

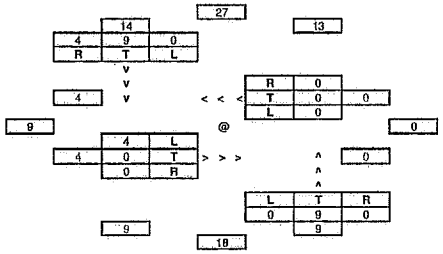


2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - PM PEAK HOUR - Approved PD

River Hall Parkway / RH Elementary School - Middle Entrance



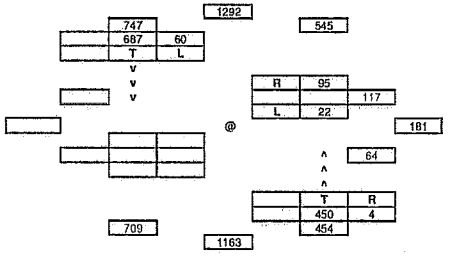
River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard



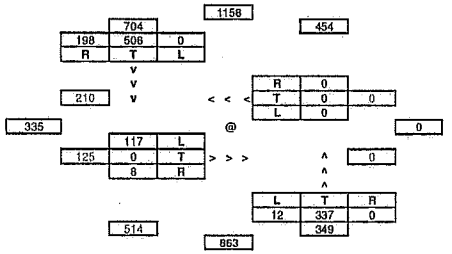
River Hall Secondary Entrance

2021 TOTAL TRAFFIC - PM PEAK HOUR - Approved PD

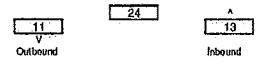
River Hall Parkway / RH Elementary School - Middle Entrance



River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard

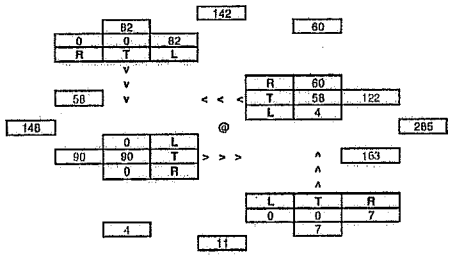


River Hall Secondary Entrance

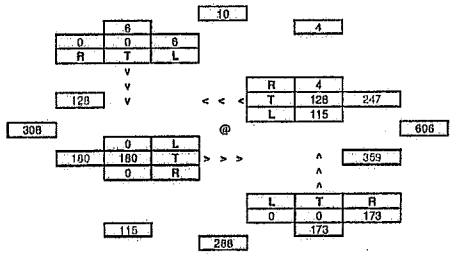


2021 RIVER HALL RPD/CPD TRAFFIC - PM PEAK HOUR - Approved PD

SR 60 / SR 31

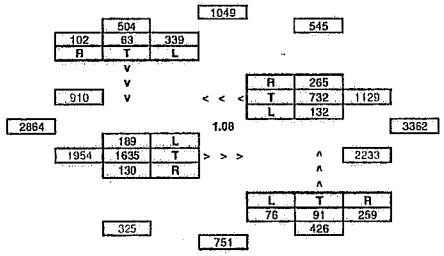


SR 60 / Buckingham Road

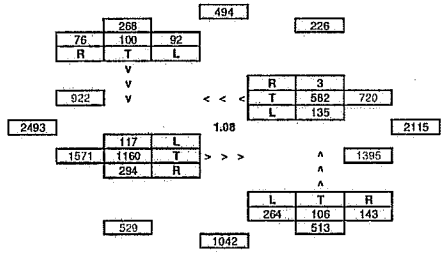


2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - PM PEAK HOUR - Approved PD

SR 60 / SR 31

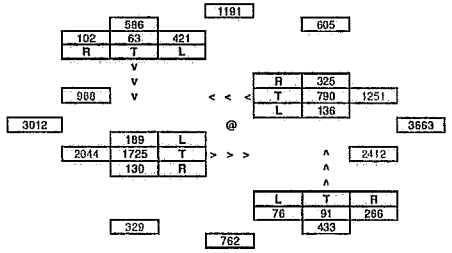


SR 60 / Buckingham Road

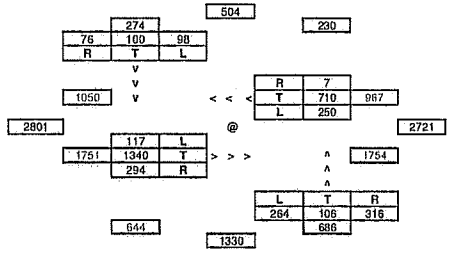


2021 TOTAL TRAFFIC - PM PEAK HOUR - Approved PD

SR 60 / SR 31



SR 60 / Buckingham Road

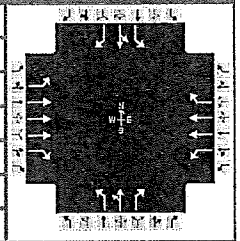


APPENDIX I

FUTURE 2023 HCM/HCS WORKSHEETS
APPROVED PD

HCS 2010 Signalized Intersection Results Summary

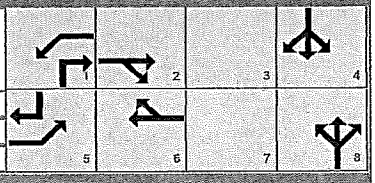
General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.93
Intersection	SR 80 @ SR 31	Analysis Year	2021 Approved	Analysis Period	1> 7:00
File Name	SR80_SR31_2021_AM_Approved.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	83	549	31	124	1695	310	58	22	58	260	32	203

Signal Information			
Cycle, s	165.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.5	10.5	70.5	10.6	34.6	0.0	
Yellow	4.0	4.0	5.0	4.3	4.3	0.0	
Red	2.5	2.5	1.5	2.1	2.1	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	13.0	77.0	30.0	94.0		17.0		41.0
Change Period, (*Y*+*Rc*), s	6.5	6.5	6.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		2.9		2.9
Queue Clearance Time (g_s), s	8.5		14.1			8.4		30.5
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0		0.0		0.4
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	1.00		0.00			1.00		0.46

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	89	590	33	133	1823	333	62	24	62	280	34	218
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1560	1487	1388	1691	1690	1505	1573	1652	1400	1560	1638	1388
Queue Service Time (g_s), s	6.5	14.4	2.3	12.1	87.5	22.1	6.4	2.2	6.1	28.5	2.8	23.1
Cycle Queue Clearance Time (g_c), s	6.5	14.4	2.3	12.1	87.5	22.1	6.4	2.2	6.1	28.5	2.8	23.1
Green Ratio (*g*/*C*)	0.04	0.43	0.43	0.14	0.53	0.53	0.06	0.06	0.21	0.21	0.21	0.25
Capacity (*c*), veh/h	61	1906	593	241	1793	798	101	106	289	327	343	346
Volume-to-Capacity Ratio (*X*)	1.452	0.310	0.056	0.554	1.017	0.418	0.617	0.223	0.216	0.855	0.100	0.631
Available Capacity (c_a), veh/h	61	1906	593	241	1793	798	101	106	289	327	343	346
Back of Queue (*Q*), veh/ln (50th percentile)	7.3	5.4	0.8	5.4	41.9	8.3	2.8	1.0	2.2	13.0	1.2	8.4
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	79.3	31.2	27.7	65.9	38.8	23.4	75.2	73.3	54.3	62.8	52.6	55.2
Incremental Delay (d_2), s/veh	273.5	0.4	0.2	1.6	25.5	1.6	8.1	0.4	0.1	18.5	0.0	2.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	352.8	31.6	27.9	67.5	64.2	25.0	83.3	73.7	54.5	81.3	52.7	58.0
Level of Service (LOS)	F	C	C	E	F	C	F	E	D	F	D	E
Approach Delay, s/veh / LOS	71.6	E		58.7	E		69.7	E		69.9	E	
Intersection Delay, s/veh / LOS	63.3						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.1	C
Bicycle LOS Score / LOS	0.9	A	2.4	B	0.7	A	1.4	A

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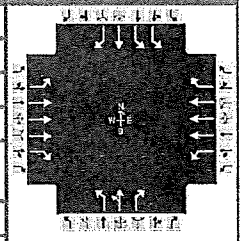
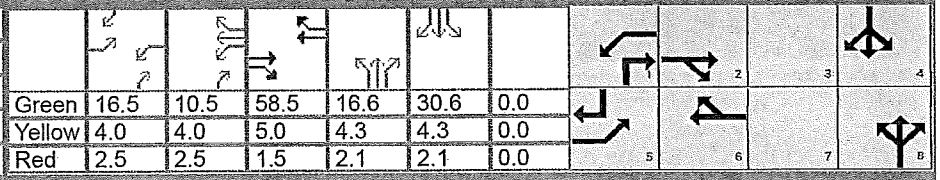
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.93
Intersection	SR 80 @ SR 31	Analysis Year	2021 Approved w/ Improvements	Analysis Period	1> 7:00
File Name	SR80_SR31_2021_AM_Approved_Imp.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	83	549	31	124	1695	310	58	22	58	260	32	203

Signal Information			
Cycle, s	165.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	16.5	10.5		58.5	16.6	30.6	0.0					
Yellow	4.0	4.0		5.0	4.3	4.3	0.0					
Red	2.5	2.5		1.5	2.1	2.1	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	23.0	65.0	40.0	82.0		23.0		37.0
Change Period, ($Y+R_c$), s	6.5	6.5	6.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		2.9		2.9
Queue Clearance Time (g_s), s	11.0		13.3			8.1		24.0
Green Extension Time (g_e), s	0.0	0.0	0.2	0.0		0.1		0.7
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.02		0.00			0.00		0.08

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	89	590	33	133	1823	333	62	24	62	280	34	218
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1560	1487	1388	1691	1612	1505	1573	1652	1400	1515	1638	1388
Queue Service Time (g_s), s	9.0	16.2	2.6	11.3	54.1	25.5	6.1	2.2	5.4	13.7	2.9	22.0
Cycle Queue Clearance Time (g_c), s	9.0	16.2	2.6	11.3	54.1	25.5	6.1	2.2	5.4	13.7	2.9	22.0
Green Ratio (*g/C*)	0.10	0.35	0.35	0.20	0.46	0.46	0.10	0.10	0.30	0.19	0.19	0.29
Capacity (*c*), veh/h	156	1582	492	343	2213	689	158	166	425	562	304	396
Volume-to-Capacity Ratio (*X*)	0.572	0.373	0.068	0.388	0.823	0.484	0.394	0.142	0.147	0.498	0.113	0.551
Available Capacity (c_a), veh/h	156	1582	492	343	2213	689	158	166	425	562	304	396
Back of Queue (Q), veh/ln (50th percentile)	3.8	6.1	0.9	4.9	22.2	9.9	2.5	0.9	1.9	5.3	1.2	7.8
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	70.9	39.6	35.2	56.9	38.9	31.2	69.5	67.7	41.9	60.3	55.9	50.0
Incremental Delay (d_2), s/veh	3.2	0.7	0.3	0.3	3.6	2.4	0.6	0.1	0.1	0.3	0.1	1.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	74.1	40.3	35.5	57.2	42.6	33.6	70.1	67.8	41.9	60.6	56.0	50.9
Level of Service (LOS)	E	D	D	E	D	C	E	E	D	E	E	D
Approach Delay, s/veh / LOS	44.3	D		42.1	D		57.9	E		56.3	E	
Intersection Delay, s/veh / LOS	45.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.5	B	2.6	B	3.4	C	3.4	C
Bicycle LOS Score / LOS	0.9	A	1.7	A	0.7	A	1.4	A

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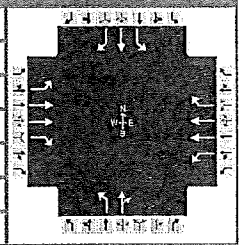
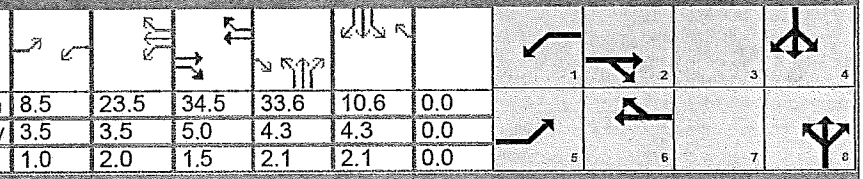
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.97
Intersection	SR 80 @ Buckingham Roa	Analysis Year	2021 Approved	Analysis Period	1> 7:00
File Name	SR80_BuckinghamRd_2021_AM_Approved.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	19	596	160	369	1294	16	334	37	217	59	70	77

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.5	23.5	34.5	33.6	10.6	0.0
Yellow	3.5	3.5	5.0	4.3	4.3	0.0
Red	1.0	2.0	1.5	2.1	2.1	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		10.0		9.0
Phase Duration, s	13.0	41.0	42.0	70.0		40.0		17.0
Change Period, ($Y+R_c$), s	4.5	6.5	5.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		3.0		3.0
Queue Clearance Time (g_s), s	3.6		31.7			29.2		9.4
Green Extension Time (g_e), s	0.0	0.0	0.3	0.0		0.6		0.0
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.01		0.19			0.48		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	20	614	165	380	1334	16	344	262		61	72	79
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1616	1615	1438	1707	1706	1519	1691	1539		1645	1727	1464
Queue Service Time (g_s), s	1.6	24.8	9.3	29.7	49.1	0.7	27.2	21.8		5.0	5.6	7.4
Cycle Queue Clearance Time (g_c), s	1.6	24.8	9.3	29.7	49.1	0.7	27.2	21.8		5.0	5.6	7.4
Green Ratio (*g/C*)	0.06	0.25	0.49	0.26	0.45	0.53	0.24	0.24		0.08	0.08	0.08
Capacity (*c*), veh/h	98	796	699	445	1548	804	406	369		125	131	111
Volume-to-Capacity Ratio (*X*)	0.200	0.772	0.236	0.855	0.862	0.021	0.848	0.709		0.488	0.552	0.716
Available Capacity (c_a), veh/h	98	796	699	445	1548	804	406	369		125	131	111
Back of Queue (*Q*), veh/ln (50th percentile)	0.7	10.8	5.1	14.4	21.5	0.3	13.2	9.0		2.1	2.6	3.3
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	62.5	49.1	20.9	49.2	34.3	15.7	50.8	48.7		62.1	62.4	63.2
Incremental Delay (d_2), s/veh	0.4	7.2	0.8	14.3	6.6	0.0	14.7	5.3		1.1	2.9	17.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	62.9	56.2	21.6	63.5	40.9	15.7	65.5	54.0		63.2	65.3	80.5
Level of Service (LOS)	E	E	C	E	D	B	E	D		E	E	F
Approach Delay, s/veh / LOS	49.3		D	45.6		D	60.5		E	70.4		E
Intersection Delay, s/veh / LOS	50.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.4	B	3.0	C	3.0	C
Bicycle LOS Score / LOS	1.1	A	1.9	A	1.5	A	0.8	A

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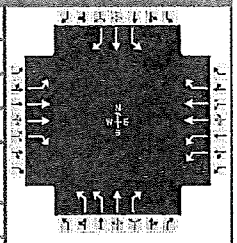
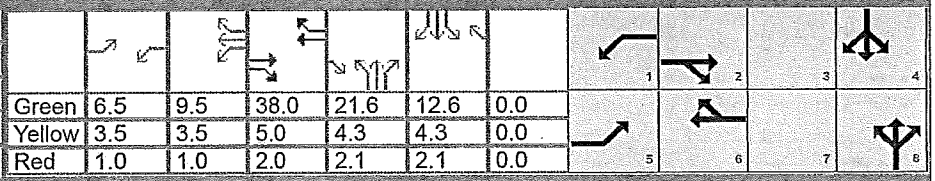
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.97
Intersection	SR 80 @ Buckingham Roa	Analysis Year	2021 Approved w/ Improvements	Analysis Period	1> 7:00
File Name	SR80_BuckinghamRd_2021_AM_Approved_Imp.xus				
Project Description	River Hall Rezoning Update, #14542				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	19	596	160	369	1294	16	334	37	217	59	70	77

Signal Information			
Cycle, s	117.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.5	9.5	38.0	21.6	12.6	0.0						
Yellow	3.5	3.5	5.0	4.3	4.3	0.0						
Red	1.0	1.0	2.0	2.1	2.1	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	11.0	45.0	25.0	59.0		28.0		19.0
Change Period, ($Y+R_c$), s	4.5	7.0	4.5	7.0		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		2.9		3.0
Queue Clearance Time (g_s), s	3.4		14.5			18.7		8.0
Green Extension Time (g_e), s	0.0	0.0	0.4	0.0		0.5		0.1
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.45		0.05			0.98		0.19

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	20	614	165	380	1334	16	344	38	224	61	72	79
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1616	1615	1438	1658	1706	1519	1642	1776	1505	1645	1727	1464
Queue Service Time (g_s), s	1.4	18.6	7.4	12.5	41.7	0.6	11.2	2.1	16.7	4.0	4.6	6.0
Cycle Queue Clearance Time (g_c), s	1.4	18.6	7.4	12.5	41.7	0.6	11.2	2.1	16.7	4.0	4.6	6.0
Green Ratio (*g/C*)	0.06	0.32	0.51	0.18	0.44	0.55	0.18	0.18	0.18	0.11	0.11	0.11
Capacity (*c*), veh/h	90	1049	732	581	1517	839	606	328	278	177	186	158
Volume-to-Capacity Ratio (*X*)	0.218	0.586	0.225	0.655	0.879	0.020	0.568	0.116	0.805	0.343	0.388	0.504
Available Capacity (c_a), veh/h	90	1049	732	581	1517	839	606	328	278	177	186	158
Back of Queue (*Q*), veh/ln (50th percentile)	0.6	7.6	3.7	5.3	18.2	0.3	4.6	0.9	7.3	1.7	2.0	2.2
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	52.8	32.9	15.9	45.0	29.6	11.9	43.4	39.7	45.7	48.4	48.6	49.2
Incremental Delay (d_2), s/veh	0.4	2.4	0.7	2.1	7.6	0.0	0.8	0.1	14.7	0.4	0.5	1.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	53.3	35.3	16.6	47.1	37.2	11.9	44.2	39.8	60.4	48.8	49.1	50.3
Level of Service (LOS)	D	D	B	D	D	B	D	D	E	D	D	D
Approach Delay, s/veh / LOS	31.9	C		39.2	D		49.9	D		49.4	D	
Intersection Delay, s/veh / LOS	40.0						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.0	C	2.4	B	3.1	C	3.0	C
Bicycle LOS Score / LOS	1.1	A	1.9	A	1.5	A	0.8	A

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	JTJ	Intersection	SR 80 @ River Hall Parkway
Agency/Co.	DPA	Jurisdiction	Lee County
Date Performed	12/15/2014	Analysis Year	2021 w/ Approved
Analysis Time Period	AM Peak Hour		

Project Description: River Hall Rezoning Update, #14552

East/West Street: SR 80 | North/South Street: River Hall Parkway

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	130	548	266	175	1143	54
Peak-Hour Factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Hourly Flow Rate, HFR (veh/h)	135	570	277	182	1190	56
Percent Heavy Vehicles	17	--	--	15	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			1			0
Lanes	1	2	1	1	2	1
Configuration	L	T	R	L	T	R
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	449	19	291	33	12	79
Peak-Hour Factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Hourly Flow Rate, HFR (veh/h)	467	19	303	34	12	82
Percent Heavy Vehicles	5	5	5	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	1	1	1	1
Configuration	L	T	R	L	T	R

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L	T	R	L	T	R
v (veh/h)	135	182	467	19	303	34	12	82
C (m) (veh/h)	479	914	26	17	743	8	20	508
v/c	0.28	0.20	17.96	1.12	0.41	4.25	0.60	0.16
95% queue length	1.15	0.74	58.14	2.80	1.99	5.55	1.68	0.57
Control Delay (s/veh)	15.4	9.9	7920	570.7	13.1	2368	333.1	13.4
LOS	C	A	F	F	B	F	F	B
Approach Delay (s/veh)	--	--	4707			668.7		
Approach LOS	--	--	F			F		

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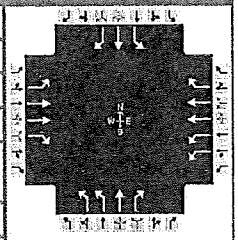
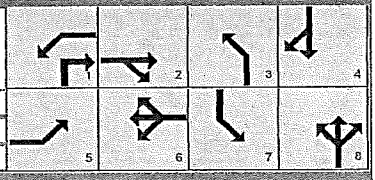
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.96
Intersection	SR 80 @ River Hall Parkwa	Analysis Year	2021 Approved w/ Improvements	Analysis Period	1> 7:00
File Name	SR80_RiverHallPkwy_2021_AM_Approved_Imp.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	130	548	266	175	1143	54	449	19	291	33	12	79

Signal Information					EB			WB			NB			SB		
Cycle, s	140.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	6.2	2.4		71.7	3.4	3.6	24.7					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.5	3.5		5.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	2.0		2.0	1.0	0.0	1.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	1.1	3.0	1.1	3.0	2.0	3.0
Phase Duration, s	19.6	86.6	11.7	78.7	12.0	33.3	8.4	29.7
Change Period, ($Y+R_c$), s	5.5	7.0	5.5	7.0	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	14.1		5.9		9.0	28.0	4.6	8.2
Green Extension Time (g_e), s	0.1	0.0	0.3	0.0	0.0	0.3	0.0	0.9
Phase Call Probability	0.99		1.00		1.00	1.00	0.74	1.00
Max Out Probability	0.01		0.00		1.00	1.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	135	571	277	182	1191	56	468	20	303	34	13	82
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1547	1546	1376	1528	1573	1400	1673	1810	1533	1810	1900	1610
Queue Service Time (g_s), s	12.1	13.7	15.2	3.9	41.6	2.9	7.0	1.2	26.0	2.6	0.8	6.2
Cycle Queue Clearance Time (g_c), s	12.1	13.7	15.2	3.9	41.6	2.9	7.0	1.2	26.0	2.6	0.8	6.2
Green Ratio (*g/C*)	0.10	0.57	0.57	0.56	0.51	0.51	0.23	0.20	0.25	0.02	0.18	0.18
Capacity (*c*), veh/h	156	1757	782	918	1610	717	732	366	378	44	336	284
Volume-to-Capacity Ratio (*X*)	0.868	0.325	0.354	0.198	0.739	0.078	0.639	0.054	0.802	0.773	0.037	0.289
Available Capacity (c_a), veh/h	230	1757	782	1149	1610	717	732	395	403	220	366	311
Back of Queue (*Q*), veh/ln (50th percentile)	5.4	4.9	5.0	1.4	15.9	1.0	4.5	0.6	10.9	1.3	0.4	0.0
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	62.0	16.0	16.3	14.9	26.8	17.4	49.7	45.1	49.6	67.9	47.8	50.0
Incremental Delay (d_2), s/veh	14.9	0.5	1.3	0.0	3.1	0.2	1.4	0.0	9.5	10.1	0.0	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	76.9	16.5	17.6	14.9	29.9	17.6	51.1	45.1	59.1	78.0	47.8	50.2
Level of Service (LOS)	E	B	B	B	C	B	D	D	E	E	D	D
Approach Delay, s/veh / LOS	25.1	C		27.5	C		54.0	D		57.4	E	
Intersection Delay, s/veh / LOS	34.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	2.4	B	3.1	C	3.0	C
Bicycle LOS Score / LOS	1.3	A	1.7	A	1.8	A	0.7	A

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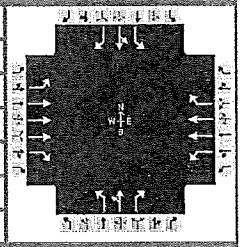
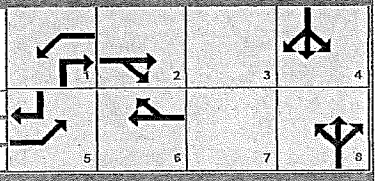
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.91
Intersection	SR 80 @ SR 31	Analysis Year	2021 Approved	Analysis Period	1> 5:00
File Name	SR80_SR31_2021_PM_Approved.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	189	1725	130	136	790	325	76	91	266	421	63	102

Signal Information			
Cycle, s	161.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	24.5	61.5	14.6	34.6	0.0	0.0						
Yellow	4.0	5.0	4.3	4.3	0.0	0.0						
Red	2.5	1.5	2.1	2.1	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	31.0	68.0	31.0	68.0		21.0		41.0
Change Period, ($Y+R_c$), s	6.5	6.5	6.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		3.0		2.9
Queue Clearance Time (g_s), s	20.7		15.1			16.6		36.6
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.0		0.0
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.33		0.00			1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	208	1896	143	149	868	357	84	100	292	463	69	112
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1723	1643	1533	1707	1706	1519	1774	1863	1579	1645	1727	1464
Queue Service Time (g_s), s	18.7	61.5	10.2	13.1	33.9	30.6	7.2	8.3	14.6	34.6	5.3	8.4
Cycle Queue Clearance Time (g_c), s	18.7	61.5	10.2	13.1	33.9	30.6	7.2	8.3	14.6	34.6	5.3	8.4
Green Ratio (*g/C*)	0.15	0.38	0.38	0.15	0.38	0.38	0.09	0.09	0.24	0.21	0.21	0.37
Capacity (*c*), veh/h	262	1883	586	260	1304	580	161	169	383	354	371	537
Volume-to-Capacity Ratio (*X*)	0.792	1.007	0.244	0.575	0.666	0.615	0.519	0.592	0.762	1.309	0.187	0.209
Available Capacity (c_a), veh/h	262	1883	586	260	1304	580	161	169	383	354	371	537
Back of Queue (*Q*), veh/ln (50th percentile)	9.3	29.0	4.1	5.9	14.9	12.3	3.4	4.2	11.9	30.0	2.3	3.1
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	65.8	49.8	33.9	63.4	41.2	40.2	69.9	70.3	56.6	63.2	51.7	34.9
Incremental Delay (d_2), s/veh	14.0	22.4	1.0	2.0	2.7	4.8	1.4	3.8	7.9	157.9	0.1	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	79.8	72.1	34.9	65.4	43.9	45.0	71.2	74.1	64.5	221.1	51.8	35.0
Level of Service (LOS)	E	F	C	E	D	D	E	E	E	F	D	C
Approach Delay, s/veh / LOS	70.5	E		46.6	D		67.7	E		170.5	F	
Intersection Delay, s/veh / LOS	76.9						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.1	C
Bicycle LOS Score / LOS	1.7	A	1.6	A	1.3	A	1.6	A

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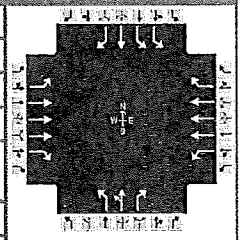
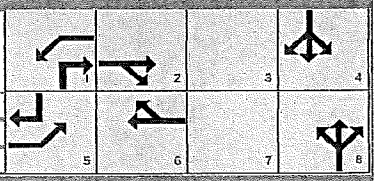
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.91
Intersection	SR 80 @ SR 31	Analysis Year	2021 Approved w/ Improvements	Analysis Period	1> 5:00
File Name	SR80_SR31_2021_PM_Approved_Imp.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	189	1725	130	136	790	325	76	91	266	421	63	102

Signal Information					EB			WB			NB			SB		
Cycle, s	154.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	20.5	13.5		43.5	16.6	27.6	0.0					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	4.0		5.0	4.3	4.3	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.5	2.5		1.5	2.1	2.1	0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	47.0	70.0	27.0	50.0		23.0		34.0
Change Period, (*Y*+*Rc*), s	6.5	6.5	6.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		3.0		2.9
Queue Clearance Time (g_s), s	17.6		14.8			18.6		23.4
Green Extension Time (g_e), s	0.3	0.0	0.1	0.0		0.0		0.6
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		0.02			1.00		0.43

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	208	1896	143	149	868	357	84	100	292	463	69	112
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1723	1643	1533	1707	1628	1519	1774	1863	1579	1597	1727	1464
Queue Service Time (g_s), s	15.6	56.6	9.3	12.8	23.9	34.0	6.8	7.8	16.6	21.4	5.3	7.1
Cycle Queue Clearance Time (g_c), s	15.6	56.6	9.3	12.8	23.9	34.0	6.8	7.8	16.6	21.4	5.3	7.1
Green Ratio (*g*/*C*)	0.26	0.41	0.41	0.13	0.28	0.28	0.11	0.11	0.24	0.18	0.18	0.44
Capacity (*c*), veh/h	453	2032	632	227	1379	429	191	201	380	573	310	647
Volume-to-Capacity Ratio (*X*)	0.458	0.933	0.226	0.658	0.629	0.832	0.437	0.498	0.769	0.808	0.224	0.173
Available Capacity (c_a), veh/h	453	2032	632	227	1379	429	191	201	380	573	310	647
Back of Queue (*Q*), veh/ln (50th percentile)	6.8	24.6	3.6	5.9	10.1	15.0	3.1	3.8	11.5	9.3	2.3	2.6
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	47.6	43.2	29.3	63.4	48.2	51.8	64.3	64.8	54.5	60.7	54.0	25.9
Incremental Delay (d_2), s/veh	0.3	9.4	0.8	5.4	2.2	17.0	0.6	0.7	8.4	7.8	0.1	0.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	47.8	52.6	30.2	68.9	50.4	68.8	64.9	65.5	62.8	68.5	54.2	26.0
Level of Service (LOS)	D	D	C	E	D	E	E	E	E	E	D	C
Approach Delay, s/veh / LOS	50.7	D		57.2	E		63.7	E		59.6	E	
Intersection Delay, s/veh / LOS	55.1						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.6	B	3.4	C	3.4	C
Bicycle LOS Score / LOS	1.7	A	1.2	A	1.3	A	1.6	A

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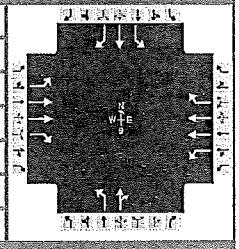
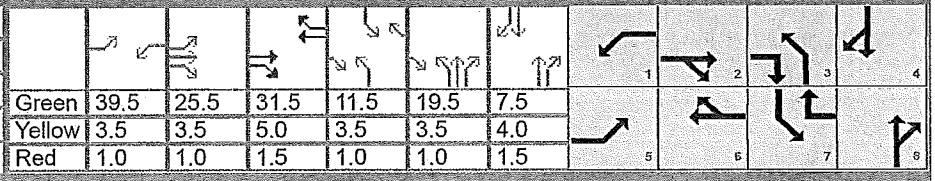
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.95
Intersection	SR 80 @ Buckingham Roa	Analysis Year	2021 Approved	Analysis Period	1> 5:00
File Name	SR80_BuckinghamRd_2021_PM_Approved.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	117	1340	294	250	710	7	264	106	316	98	100	76

Signal Information			
Cycle, s	165.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	39.5	25.5	31.5	11.5	19.5	7.5		
Yellow	3.5	3.5	5.0	3.5	3.5	4.0		
Red	1.0	1.0	1.5	1.0	1.0	1.5		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	74.0	68.0	44.0	38.0	40.0	37.0	16.0	13.0
Change Period, ($Y+R_c$), s	4.5	6.5	4.5	6.5	4.5	5.5	4.5	5.5
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0	2.8	3.3	2.8	3.3
Queue Clearance Time (g_s), s	9.5		25.4		26.9	33.5	11.6	9.5
Green Extension Time (g_e), s	0.2	0.0	0.3	0.0	0.3	0.0	0.0	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	123	1411	309	263	747	7	278	444		103	105	80
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1691	1690	1505	1675	1675	1491	1723	1595		1757	1845	1563
Queue Service Time (g_s), s	7.5	61.5	17.6	23.4	31.5	0.6	24.9	31.5		9.6	7.5	7.5
Cycle Queue Clearance Time (g_c), s	7.5	61.5	17.6	23.4	31.5	0.6	24.9	31.5		9.6	7.5	7.5
Green Ratio (*g/C*)	0.42	0.37	0.59	0.24	0.19	0.26	0.22	0.19		0.07	0.05	0.05
Capacity (*c*), veh/h	712	1260	885	401	639	389	371	304		122	84	71
Volume-to-Capacity Ratio (*X*)	0.173	1.119	0.350	0.656	1.169	0.019	0.749	1.459		0.842	1.255	1.126
Available Capacity (c_a), veh/h	712	1260	885	401	639	389	371	304		122	84	71
Back of Queue (*Q*), veh/ln (50th percentile)	3.1	37.3	6.5	10.3	21.7	0.2	11.7	31.8		5.6	7.8	5.9
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	29.8	51.8	17.6	56.6	66.8	45.3	60.6	66.8		75.9	78.8	78.8
Incremental Delay (d_2), s/veh	0.0	64.8	1.1	3.1	92.0	0.1	7.4	224.0		36.8	181.7	145.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	29.9	116.5	18.7	59.7	158.8	45.4	67.9	290.7		112.6	260.4	223.8
Level of Service (LOS)	C	F	B	E	F	D	E	F		F	F	F
Approach Delay, s/veh / LOS	94.3	F		132.3	F		205.0	F		197.4	F	
Intersection Delay, s/veh / LOS	132.6						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.5	B	3.0	C	3.0	C
Bicycle LOS Score / LOS	2.0	B	1.3	A	1.7	A	1.0	A

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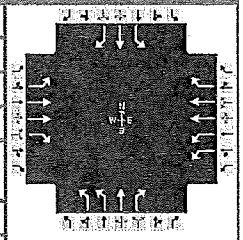
HCS 2010 Signalized Intersection Results Summary

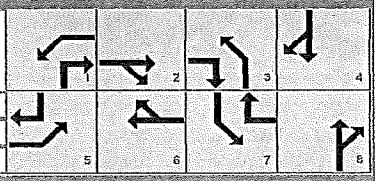
General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.95
Intersection	SR 80 @ Buckingham Roa	Analysis Year	2021 Approved w/ Improvements	Analysis Period	1> 5:00
File Name	SR80_BuckinghamRd_2021_PM_Approved_Imp.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	117	1340	294	250	710	7	264	106	316	98	100	76

Signal Information			
Cycle, s	115.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	12.5	5.5	45.5	9.5	1.5	10.5						
Yellow	3.5	3.5	5.0	3.5	3.5	4.0						
Red	1.0	1.0	1.5	1.0	1.0	1.5						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	27.0	62.0	17.0	52.0	20.0	22.0	14.0	16.0
Change Period, ($Y+R_c$), s	4.5	6.5	4.5	6.5	4.5	5.5	4.5	5.5
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0	2.8	3.1	2.8	3.1
Queue Clearance Time (g_s), s	9.3		11.0		11.0	18.5	8.6	8.3
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0	0.2	0.0	0.0	0.4
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		1.00		0.15	1.00	1.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	123	1411	309	263	747	7	278	112	333	103	105	80
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1691	1690	1505	1627	1675	1491	1673	1810	1533	1757	1845	1563
Queue Service Time (g_s), s	7.3	42.6	11.4	9.0	20.0	0.3	9.0	6.5	16.5	6.6	6.3	4.4
Cycle Queue Clearance Time (g_c), s	7.3	42.6	11.4	9.0	20.0	0.3	9.0	6.5	16.5	6.6	6.3	4.4
Green Ratio (*g/C*)	0.20	0.48	0.62	0.11	0.40	0.48	0.13	0.14	0.25	0.08	0.09	0.29
Capacity (*c*), veh/h	331	1632	929	354	1325	713	451	260	387	145	168	449
Volume-to-Capacity Ratio (*X*)	0.372	0.864	0.333	0.744	0.564	0.010	0.616	0.430	0.860	0.711	0.625	0.178
Available Capacity (c_a), veh/h	331	1632	929	354	1325	713	451	260	387	145	168	449
Back of Queue (*Q*), veh/ln (50th percentile)	3.1	17.9	3.9	4.0	8.2	0.1	3.9	2.9	10.7	3.4	3.2	1.7
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	40.1	26.4	10.6	49.7	27.0	15.7	46.9	45.0	41.1	51.4	50.4	30.8
Incremental Delay (d_2), s/veh	0.3	6.4	1.0	7.4	1.7	0.0	1.9	0.4	16.8	13.0	5.4	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	40.4	32.8	11.6	57.1	28.8	15.8	48.8	45.4	57.9	64.4	55.7	30.9
Level of Service (LOS)	D	C	B	E	C	B	D	D	E	E	E	C
Approach Delay, s/veh / LOS	29.7	C		36.0	D		52.4	D		51.9	D	
Intersection Delay, s/veh / LOS	37.3						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	2.4	B	3.1	C	3.0	C
Bicycle LOS Score / LOS	2.0	B	1.3	A	1.7	A	1.0	A

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	JTJ
Agency/Co.	DPA
Date Performed	12/15/2014
Analysis Time Period	PM Peak Hour

Site Information

Intersection	SR 80 @ River Hall Parkway
Jurisdiction	Lee County
Analysis Year	2021 w/ Approved

Project Description: River Hall Rezoning Update, #14552

East/West Street: SR 80 | North/South Street: River Hall Parkway

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	423	1122	424	245	647	172
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	459	1219	460	266	703	186
Percent Heavy Vehicles	10	--	--	15	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	1	2	1	1	2	1
Configuration	L	T	R	L	T	R
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	348	60	200	186	65	458
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	378	65	217	202	70	497
Percent Heavy Vehicles	5	5	5	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	1	1	1	1
Configuration	L	T	R	L	T	R

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L	T	R	L	T	R
v (veh/h)	459	266	378	65	217	202	70	497
C (m) (veh/h)	709	324		0	484		0	696
v/c	0.65	0.82			0.45			0.71
95% queue length	4.78	7.00			2.28			6.03
Control Delay (s/veh)	18.9	51.5			18.3			22.0
LOS	C	F		F	C		F	C
Approach Delay (s/veh)	--	--						
Approach LOS	--	--						

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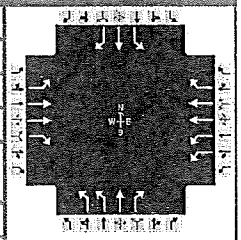
Generated: 12/16/2014 3:34 PM

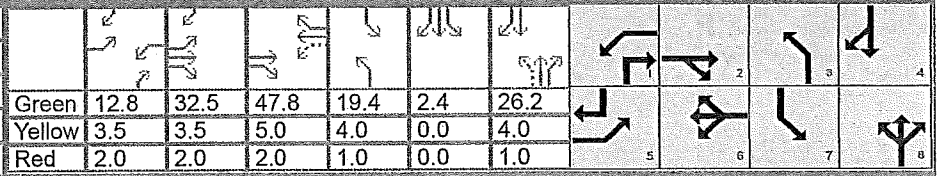
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.92
Intersection	SR 80 @ River Hall Parkwa	Analysis Year	2021 Approved w/ Improvements	Analysis Period	1> 5:00
File Name	SR80_RiverHallPkwy_2021_PM_Approved_Imp.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	423	1122	424	245	647	172	348	60	200	186	65	458

Signal Information			
Cycle, s	169.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	12.8	32.5		47.8	19.4	2.4	26.2					
Yellow	3.5	3.5		5.0	4.0	0.0	4.0					
Red	2.0	2.0		2.0	1.0	0.0	1.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	1.1	3.0	1.1	3.0	2.0	3.0
Phase Duration, s	56.2	92.7	18.3	54.8	24.4	31.2	26.8	33.5
Change Period, ($Y+R_c$), s	5.5	7.0	5.5	7.0	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	48.7	51.7	12.6	37.5	18.0	23.9	20.9	31.0
Green Extension Time (g_e), s	0.8	9.1	0.0	9.1	0.9	1.9	0.4	0.0
Phase Call Probability	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Max Out Probability	0.01	0.00	1.00	0.00	0.00	0.00	0.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	460	1220	461	266	703	187	378	65	217	202	71	498
Adjusted Saturation Flow Rate (s), veh/h/ln	1645	1644	1464	1528	1573	1400	1673	1810	1533	1810	1900	1610
Queue Service Time (g_s), s	46.7	49.7	38.8	10.6	35.5	19.0	16.0	5.4	21.9	18.9	5.5	29.0
Cycle Queue Clearance Time (g_c), s	46.7	49.7	38.8	10.6	35.5	19.0	16.0	5.4	21.9	18.9	5.5	29.0
Green Ratio (*g/C*)	0.30	0.51	0.51	0.36	0.28	0.28	0.27	0.15	0.23	0.13	0.17	0.48
Capacity (*c*), veh/h	497	1679	747	487	892	397	803	279	351	235	320	757
Volume-to-Capacity Ratio (*X*)	0.926	0.726	0.617	0.547	0.789	0.471	0.471	0.234	0.619	0.859	0.221	0.658
Available Capacity (c_a), veh/h	573	4257	1895	488	2629	1170	1834	3098	2741	3088	320	757
Back of Queue (Q), veh/ln (50th percentile)	21.9	19.8	13.7	4.1	14.2	6.8	6.8	2.5	8.6	9.0	2.7	16.4
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	58.3	32.8	30.1	39.4	57.0	51.0	51.9	64.0	59.7	73.4	61.9	35.0
Incremental Delay (d_2), s/veh	18.5	0.2	0.3	0.7	0.6	0.3	0.2	0.2	0.7	3.6	0.1	1.7
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	76.8	33.0	30.4	40.2	57.6	51.4	52.0	64.1	60.3	77.0	62.0	36.7
Level of Service (LOS)	E	C	C	D	E	D	D	E	E	E	E	D
Approach Delay, s/veh / LOS	41.9	D		52.5	D		56.0	E		49.6	D	
Intersection Delay, s/veh / LOS	47.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	2.5	B	3.1	C	3.0	C
Bicycle LOS Score / LOS	2.3	B	1.4	A	1.6	A	1.8	A

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APPENDIX J

OTISS SUMMARY

Existing Development
PD Amendment

Period Setting

Analysis Name:	AM Peak Hour		
Project Name:	River Hall Rezoning Update - Existing	**No:**	14552
Date:	12/5/2014	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	Green Pointe Communities
Analyst's Name:	JTJ	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
Single-Family Detached Housing	Dwelling Units	307	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	56	169	225
Golf Course	Holes	18	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	29	8	37

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
Single-Family Detached Housing	0 %	56	0 %	169
Golf Course	0 %	29	0 %	8

Internal Trips

Single-Family Detached Housing

Exit 169 — Demand Exit: 5 % (8) — Balanced: 7 — Demand Entry: 25 % (7) — Golf Course Entry 29

Entry 56 — Demand Entry: 0 % (0) — Balanced: 0 — Demand Exit: 0 % (0) — Golf Course Exit 8

Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		Golf Course	Total	
Entry	56 (100%)	0 (0%)	0 (0%)	56 (100%)
Exit	169 (100%)	7 (4%)	7 (4%)	162 (96%)
Total	225 (100%)	7 (3%)	7 (3%)	218 (97%)

Golf Course

	Total Trips	Internal Trips		External Trips
		Single-Family Detached Housing	Total	
Entry	29 (100%)	7 (24%)	7 (24%)	22 (76%)
Exit	8 (100%)	0 (0%)	0 (0%)	8 (100%)
Total	37 (100%)	7 (19%)	7 (19%)	30 (81%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
Single-Family Detached Housing	218	0 %	0	218
Golf Course	30	0 %	0	30

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	Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case. Golf Course ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	85
Total Exiting	177
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	7
Total Exiting Internal Capture Reduction	7
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	78
Total Exiting Non-Pass-by Trips	170

Period Setting

Analysis Name:	PM Peak Hour		
Project Name:	River Hall Rezoning Update - Existing	**No:**	14552
Date:	12/5/2014	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	Green Pointe Communities
Analyst's Name:	JTJ	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
Single-Family Detached Housing	Dwelling Units	307	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	181	107	288
Golf Course	Holes	18	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	27	26	53

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
Single-Family Detached Housing	0 %	181	0 %	107
Golf Course	0 %	27	0 %	26

Internal Trips

Single-Family Detached Housing

Exit 107 — Demand Exit: 2 % (2) — Balanced: 2 — Demand Entry: 10 % (3) — Golf Course Entry 27

Entry 181 — Demand Entry: 2 % (4) — Balanced: 4 — Demand Exit: 35 % (9) — Golf Course Exit 26

Single-Family Detached Housing

	Total Trips	Internal Trips		External Trips
		Golf Course	Total	
Entry	181 (100%)	4 (2%)	4 (2%)	177 (98%)
Exit	107 (100%)	2 (2%)	2 (2%)	105 (98%)
Total	288 (100%)	6 (2%)	6 (2%)	282 (98%)

Golf Course

	Total Trips	Internal Trips		External Trips
		Single-Family Detached Housing	Total	
Entry	27 (100%)	2 (7%)	2 (7%)	25 (93%)
Exit	26 (100%)	4 (15%)	4 (15%)	22 (85%)
Total	53 (100%)	6 (11%)	6 (11%)	47 (89%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
Single-Family Detached Housing	282	0 %	0	282
Golf Course	47	0 %	0	47

Notes

External Trips Notes:

ITE Retail Pass-by Rate is 55%.

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	Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case. Golf Course ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	208
Total Exiting	133
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	6
Total Exiting Internal Capture Reduction	6
Total Entering Pass-by Reduction	0
Total Exiting Pass-by Reduction	0
Total Entering Non-Pass-by Trips	202
Total Exiting Non-Pass-by Trips	127

Period Setting

Analysis Name:	AM Peak Hour		
Project Name:	River Hall Rezoning Update - PD Amendment	**No:**	14552
Date:	11/25/2014	**City:**	Lee County
State/Province:	Florida	**Zip/Postal Code:**	
Country:	United States	**Client Name:**	Green Pointe Communities
Analyst's Name:	JTJ	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
Single-Family Detached Housing	Dwelling Units	2043	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	360	1080	1440
General Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday, A.M. Peak Hour of Generator	Best Fit (LOG)	37	5	42
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
Golf Course	Holes	36	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Average	58	16	74
Residential Condominium/Townhouse	Dwelling Units	102	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LOG)	9	43	52
Senior Adult Housing	Dwelling Units	550	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 7 and 9 a.m.	Best Fit (LIN)	43	80	123

The time periods do not match.

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
Single-Family Detached Housing	0 %	360	0 %	1080
General Office Building	0 %	37	0 %	5
Shopping Center	0 %	47	0 %	28
Golf Course	0 %	58	0 %	16
Residential Condominium/Townhouse	0 %	9	0 %	43
Senior Adult Housing	0 %	43	0 %	80

Internal Trips

Single-Family Detached Housing

Exit 1080 — Demand Exit: 2 % (22)

Entry 360 — Demand Entry: 1 % (4)

Balanced: 1

Balanced: 0

General Office Building

Demand Entry: 3 % (1) — **Entry** 37

Demand Exit: 0 % (0) — **Exit** 5

Single-Family Detached Housing

Exit 1080 — Demand Exit: 1 % (11)

Entry 360 — Demand Entry: 2 % (7)

Balanced: 8 — Balanced: 4

Shopping Center

Demand Entry: 17 % (8) — Entry 47

Demand Exit: 14 % (4) — Exit 28

Single-Family Detached Housing

Exit 1080 — Demand Exit: 5 % (54)

Entry 360 — Demand Entry: 0 % (0)

Balanced: 15 — Balanced: 0

Golf Course

Demand Entry: 25 % (15) — Entry 58

Demand Exit: 0 % (0) — Exit 16

Single-Family Detached Housing

Exit 1080 — Demand Exit: 0 % (0)

Entry 360 — Demand Entry: 0 % (0)

Balanced: 0 — Balanced: 0

Residential Condominium/Townhouse

Demand Entry: 0 % (0) — Entry 9

Demand Exit: 0 % (0) — Exit 43

Single-Family Detached Housing

Exit 1080 — Demand Exit: 0 % (0)

Entry 360 — Demand Entry: 0 % (0)

Balanced: 0 — Balanced: 0

Senior Adult Housing

Demand Entry: 0 % (0) — Entry 43

Demand Exit: 0 % (0) — Exit 80

General Office Building

Exit 5 — Demand Exit: 28 % (1)

Entry 37 — Demand Entry: 4 % (1)

Balanced: 1 — Balanced: 1

Shopping Center

Demand Entry: 32 % (15) — Entry 47

Demand Exit: 29 % (8) — Exit 28

General Office Building

Exit 5 — Demand Exit: 0 % (0)

Entry 37 — Demand Entry: 0 % (0)

Balanced: 0 — Balanced: 0

Golf Course

Demand Entry: 0 % (0) — Entry 58

Demand Exit: 0 % (0) — Exit 16

General Office Building

Exit 5 — Demand Exit: 0 % (0)

Entry 37 — Demand Entry: 3 % (1)

Balanced: 0 — Balanced: 1

Residential Condominium/Townhouse

Demand Entry: 1 % (0) — Entry 9

Demand Exit: 2 % (1) — Exit 43

General Office Building

Exit 5 — Demand Exit: 0 % (0)

Entry 37 — Demand Entry: 3 % (1)

Balanced: 0 — Balanced: 1

Senior Adult Housing

Demand Entry: 1 % (0) — Entry 43

Demand Exit: 2 % (2) — Exit 80

Shopping Center

Exit 28 — Demand Exit: 0 % (0)

Entry 47 — Demand Entry: 0 % (0)

Balanced: 0 — Balanced: 0

Golf Course

Demand Entry: 0 % (0) — Entry 58

Demand Exit: 0 % (0) — Exit 16

Shopping Center

Exit 28 — Demand Exit: 14 % (4)

Entry 47 — Demand Entry: 17 % (8)

Balanced: 0 — Balanced: 0

Residential Condominium/Townhouse

Demand Entry: 2 % (0) — Entry 9

Demand Exit: 1 % (0) — Exit 43

Shopping Center

Exit 28 — Demand Exit: 14 % (4)

Entry 47 — Demand Entry: 17 % (8)

Balanced: 1 — Balanced: 1

Senior Adult Housing

Demand Entry: 2 % (1) — Entry 43

Demand Exit: 1 % (1) — Exit 80

Golf Course

Exit 16 — Demand Exit: 0 % (0) — Balanced: 0 — Demand Entry: 0 % (0) — Entry 9

Entry 58 — Demand Entry: 5 % (3) — Balanced: 2 — Demand Exit: 5 % (2) — Exit 43

Residential Condominium/Townhouse

Golf Course

Exit 16 — Demand Exit: 0 % (0) — Balanced: 0 — Demand Entry: 0 % (0) — Entry 43

Entry 58 — Demand Entry: 40 % (23) — Balanced: 23 — Demand Exit: 50 % (40) — Exit 80

Senior Adult Housing

Residential Condominium/Townhouse

Exit 43 — Demand Exit: 0 % (0) — Balanced: 0 — Demand Entry: 0 % (0) — Entry 43

Entry 9 — Demand Entry: 0 % (0) — Balanced: 0 — Demand Exit: 0 % (0) — Exit 80

Senior Adult Housing

Single-Family Detached Housing

	Total Trips	Internal Trips						External Trips
		General Office Building	Shopping Center	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	360 (100%)	0 (0%)	4 (1%)	0 (0%)	0 (0%)	0 (0%)	4 (1%)	356 (99%)
Exit	1080 (100%)	1 (0%)	8 (1%)	15 (1%)	0 (0%)	0 (0%)	24 (2%)	1056 (98%)
Total	1440 (100%)	1 (0%)	12 (1%)	15 (1%)	0 (0%)	0 (0%)	28 (2%)	1412 (98%)

General Office Building

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	Shopping Center	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	37 (100%)	1 (3%)	1 (3%)	0 (0%)	1 (3%)	1 (3%)	4 (11%)	33 (89%)
Exit	5 (100%)	0 (0%)	1 (20%)	0 (0%)	0 (0%)	0 (0%)	1 (20%)	4 (80%)
Total	42 (100%)	1 (2%)	2 (5%)	0 (0%)	1 (2%)	1 (2%)	5 (12%)	37 (88%)

Shopping Center

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	47 (100%)	8 (17%)	1 (2%)	0 (0%)	0 (0%)	1 (2%)	10 (21%)	37 (79%)
Exit	28 (100%)	4 (14%)	1 (4%)	0 (0%)	0 (0%)	1 (4%)	6 (21%)	22 (79%)
Total	75 (100%)	12 (16%)	2 (3%)	0 (0%)	0 (0%)	2 (3%)	16 (21%)	59 (79%)

Golf Course

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	58 (100%)	15 (26%)	0 (0%)	0 (0%)	2 (3%)	23 (40%)	40 (69%)	18 (31%)
Exit	16 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	16 (100%)
Total	74 (100%)	15 (20%)	0 (0%)	0 (0%)	2 (3%)	23 (31%)	40 (54%)	34 (46%)

Residential Condominium/Townhouse

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Golf Course	Senior Adult Housing	Total	
Entry	9 (100%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	0 (0%)	9 (100%)
Exit	43 (100%)	0 (0%)	1 (2%)	0 (0%)	2 (5%)	0 (0%)	3 (7%)	40 (93%)
Total	52 (100%)	0 (0%)	1 (2%)	0 (0%)	2 (4%)	0 (0%)	3 (6%)	49 (94%)

Senior Adult Housing

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Golf Course	Residential Condominium/Townhouse	Total	
Entry	43 (100%)	0 (0%)	0 (0%)	1 (2%)	0 (0%)	0 (0%)	1 (2%)	42 (98%)
Exit	80 (100%)	0 (0%)	1 (1%)	1 (1%)	23 (29%)	0 (0%)	25 (31%)	55 (69%)
Total	123 (100%)	0 (0%)	1 (1%)	2 (2%)	23 (19%)	0 (0%)	26 (21%)	97 (79%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
Single-Family Detached Housing	1412	0 %	0	1412
General Office Building	37	0 %	0	37
Shopping Center	59	10 %	6	53
Golf Course	34	0 %	0	34
Residential Condominium/Townhouse	49	0 %	0	49
Senior Adult Housing	97	0 %	0	97

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

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

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

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

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

Weekday, A.M. Peak Hour of Generator

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips	General Office Building ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	554
Total Exiting	1252
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	59
Total Exiting Internal Capture Reduction	59
Total Entering Pass-by Reduction	4
Total Exiting Pass-by Reduction	2
Total Entering Non-Pass-by Trips	491
Total Exiting Non-Pass-by Trips	1191

Period Setting

Analysis Name:	PM Peak Hour		
Project Name:	River Hall Rezoning Update - PD Amendment	**No:**	14552
Date:	11/25/2014	**City:**	Lee County
State/Province:	Florida	**Zip/Postal Code:**	
Country:	United States	**Client Name:**	Green Pointe Communities
Analyst's Name:	JTJ	**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
Single-Family Detached Housing	Dwelling Units	2043	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	1000	588	1588
General Office Building	1000 Sq. Feet Gross Floor Area	15	Weekday, P.M. Peak Hour of Generator	Best Fit (LIN)	16	79	95
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
Golf Course	Holes	36	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average	54	51	105
Residential Condominium/Townhouse	Dwelling Units	102	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	41	20	61
Senior Adult Housing	Dwelling Units	550	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	98	63	161

The time periods do not match.

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
Single-Family Detached Housing	0 %	1000	0 %	588
General Office Building	0 %	16	0 %	79
Shopping Center	0 %	128	0 %	139
Golf Course	0 %	54	0 %	51
Residential Condominium/Townhouse	0 %	41	0 %	20
Senior Adult Housing	0 %	98	0 %	63

Internal Trips

Single-Family Detached Housing

Exit 588 — Demand Exit: 4 % (24) — Balanced: 9 — Demand Entry: 57 % (9) — **Entry** 16 — **General Office Building**

Entry 1000 — Demand Entry: 4 % (40) — Balanced: 2 — Demand Exit: 2 % (2) — **Exit** 79

Single-Family Detached Housing

Exit 588 — Demand Exit: 42 % (247) — Balanced: 13 — Demand Entry: 10 % (13) — Entry 128

Entry 1000 — Demand Entry: 46 % (460) — Balanced: 36 — Demand Exit: 26 % (36) — Exit 139

Shopping Center

Single-Family Detached Housing

Exit 588 — Demand Exit: 2 % (12) — Balanced: 5 — Demand Entry: 10 % (5) — Entry 54

Entry 1000 — Demand Entry: 2 % (20) — Balanced: 18 — Demand Exit: 35 % (18) — Exit 51

Golf Course

Single-Family Detached Housing

Exit 588 — Demand Exit: 0 % (0) — Balanced: 0 — Demand Entry: 0 % (0) — Entry 41

Entry 1000 — Demand Entry: 0 % (0) — Balanced: 0 — Demand Exit: 0 % (0) — Exit 20

Residential Condominium/Townhouse

Single-Family Detached Housing

Exit 588 — Demand Exit: 0 % (0) — Balanced: 0 — Demand Entry: 0 % (0) — Entry 98

Entry 1000 — Demand Entry: 0 % (0) — Balanced: 0 — Demand Exit: 0 % (0) — Exit 63

Senior Adult Housing

General Office Building

Exit 79 — Demand Exit: 20 % (16) — Balanced: 10 — Demand Entry: 8 % (10) — Entry 128

Entry 16 — Demand Entry: 31 % (5) — Balanced: 3 — Demand Exit: 2 % (3) — Exit 139

Shopping Center

General Office Building

Exit 79 — Demand Exit: 0 % (0) — Balanced: 0 — Demand Entry: 0 % (0) — Entry 54

Entry 16 — Demand Entry: 0 % (0) — Balanced: 0 — Demand Exit: 0 % (0) — Exit 51

Golf Course

General Office Building

Exit 79 — Demand Exit: 2 % (2) — Balanced: 2 — Demand Entry: 4 % (2) — Entry 41

Entry 16 — Demand Entry: 57 % (9) — Balanced: 1 — Demand Exit: 4 % (1) — Exit 20

Residential Condominium/Townhouse

General Office Building

Exit 79 — Demand Exit: 2 % (2) — Balanced: 2 — Demand Entry: 4 % (4) — Entry 98

Entry 16 — Demand Entry: 57 % (9) — Balanced: 3 — Demand Exit: 4 % (3) — Exit 63

Senior Adult Housing

Shopping Center

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

Golf Course

Shopping Center

Exit 139 — Demand Exit: 26 % (36) — Balanced: 19 — Demand Entry: 46 % (19) — Entry 41

Entry 128 — Demand Entry: 10 % (13) — Balanced: 8 — Demand Exit: 42 % (8) — Exit 20

Residential Condominium/Townhouse

Shopping Center

Exit 139 — Demand Exit: 26 % (36) — Balanced: 36 — Demand Entry: 46 % (45) — Entry 98

Entry 128 — Demand Entry: 10 % (13) — Balanced: 13 — Demand Exit: 42 % (26) — Exit 63

Senior Adult Housing

Golf Course — **Residential Condominium/Townhouse**

Exit	51	Demand Exit: 5 % (3)	Balanced: 2	Demand Entry: 5 % (2)	Entry	41
Entry	54	Demand Entry: 5 % (3)	Balanced: 0	Demand Exit: 2 % (0)	Exit	20

Golf Course — **Senior Adult Housing**

Exit	51	Demand Exit: 40 % (20)	Balanced: 20	Demand Entry: 20 % (20)	Entry	98
Entry	54	Demand Entry: 40 % (22)	Balanced: 13	Demand Exit: 20 % (13)	Exit	63

Residential Condominium/Townhouse — **Senior Adult Housing**

Exit	20	Demand Exit: 0 % (0)	Balanced: 0	Demand Entry: 0 % (0)	Entry	98
Entry	41	Demand Entry: 0 % (0)	Balanced: 0	Demand Exit: 0 % (0)	Exit	63

Single-Family Detached Housing

	Total Trips	Internal Trips						External Trips
		General Office Building	Shopping Center	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	1000 (100%)	2 (0%)	36 (4%)	18 (2%)	0 (0%)	0 (0%)	56 (6%)	944 (94%)
Exit	588 (100%)	9 (2%)	13 (2%)	5 (1%)	0 (0%)	0 (0%)	27 (5%)	561 (95%)
Total	1588 (100%)	11 (1%)	49 (3%)	23 (1%)	0 (0%)	0 (0%)	83 (5%)	1505 (95%)

General Office Building

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	Shopping Center	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	16 (100%)	9 (56%)	3 (19%)	0 (0%)	1 (6%)	3 (19%)	16 (100%)	0 (0%)
Exit	79 (100%)	2 (3%)	10 (13%)	0 (0%)	2 (3%)	2 (3%)	16 (20%)	63 (80%)
Total	95 (100%)	11 (12%)	13 (14%)	0 (0%)	3 (3%)	5 (5%)	32 (34%)	63 (66%)

Shopping Center

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Golf Course	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	128 (100%)	13 (10%)	10 (8%)	0 (0%)	8 (6%)	13 (10%)	44 (34%)	84 (66%)
Exit	139 (100%)	36 (26%)	3 (2%)	0 (0%)	19 (14%)	36 (26%)	94 (68%)	45 (32%)
Total	267 (100%)	49 (18%)	13 (5%)	0 (0%)	27 (10%)	49 (18%)	138 (52%)	129 (48%)

Golf Course

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Residential Condominium/Townhouse	Senior Adult Housing	Total	
Entry	54 (100%)	5 (9%)	0 (0%)	0 (0%)	0 (0%)	13 (24%)	18 (33%)	36 (67%)
Exit	51 (100%)	18 (35%)	0 (0%)	0 (0%)	2 (4%)	20 (39%)	40 (78%)	11 (22%)
Total	105 (100%)	23 (22%)	0 (0%)	0 (0%)	2 (2%)	33 (31%)	58 (55%)	47 (45%)

Residential Condominium/Townhouse

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Golf Course	Senior Adult Housing	Total	
Entry	41 (100%)	0 (0%)	2 (5%)	19 (46%)	2 (5%)	0 (0%)	23 (56%)	18 (44%)
Exit	20 (100%)	0 (0%)	1 (5%)	8 (40%)	0 (0%)	0 (0%)	9 (45%)	11 (55%)
Total	61 (100%)	0 (0%)	3 (5%)	27 (44%)	2 (3%)	0 (0%)	32 (52%)	29 (48%)

Senior Adult Housing

	Total Trips	Internal Trips						External Trips
		Single-Family Detached Housing	General Office Building	Shopping Center	Golf Course	Residential Condominium/Townhouse	Total	
Entry	98 (100%)	0 (0%)	2 (2%)	36 (37%)	20 (20%)	0 (0%)	58 (59%)	40 (41%)
Exit	63 (100%)	0 (0%)	3 (5%)	13 (21%)	13 (21%)	0 (0%)	29 (46%)	34 (54%)
Total	161 (100%)	0 (0%)	5 (3%)	49 (30%)	33 (20%)	0 (0%)	87 (54%)	74 (46%)

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
Single-Family Detached Housing	1505	0 %	0	1505
General Office Building	63	0 %	0	63
Shopping Center	129	30 %	39	90
Golf Course	47	0 %	0	47
Residential Condominium/Townhouse	29	0 %	0	29
Senior Adult Housing	74	0 %	0	74

Notes

External Trips Notes:

ITE Retail Pass-by Rate is 55%.

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	Single-Family Detached Housing ITE does not recommend a particular pass-by% for this case. Shopping Center The chosen pass-by% (30) is not provided by ITE. ITE recommends 55. Golf Course ITE does not recommend a particular pass-by% for this case. Residential Condominium/Townhouse ITE does not recommend a particular pass-by% for this case.

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

Weekday, P.M. Peak Hour of Generator

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	General Office Building ITE does not recommend a particular pass-by% for this case.

Summary

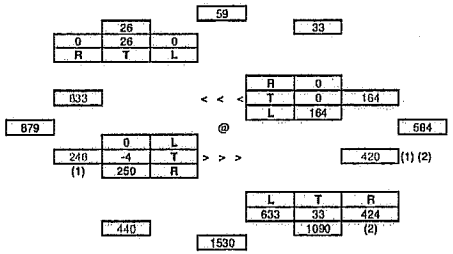
Total Entering	1337
Total Exiting	940
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	215
Total Exiting Internal Capture Reduction	215
Total Entering Pass-by Reduction	25
Total Exiting Pass-by Reduction	14
Total Entering Non-Pass-by Trips	1097
Total Exiting Non-Pass-by Trips	711

APPENDIX K

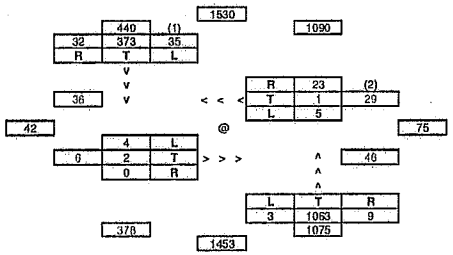
FUTURE 2023 INTERSECTION VOLUMES
PD AMENDMNET

2021 RIVER HALL RPD/CPD TRAFFIC - AM PEAK HOUR - PD Amendment

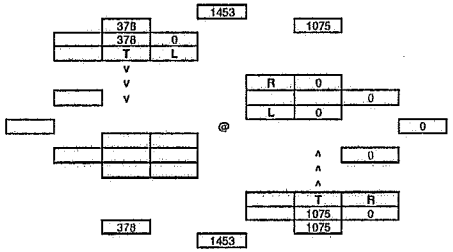
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

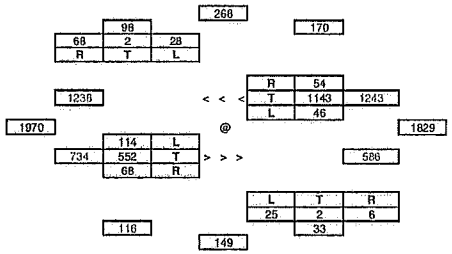


River Hall Parkway / RH Elementary School - North Entrance

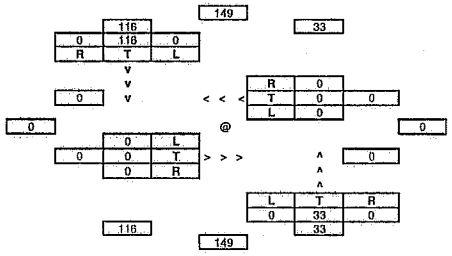


2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - AM PEAK HOUR - PD Amendment

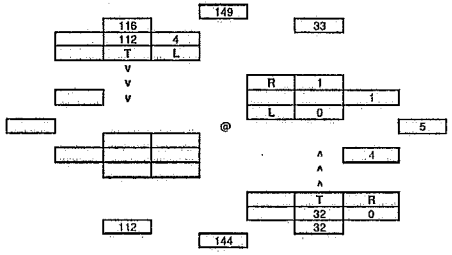
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

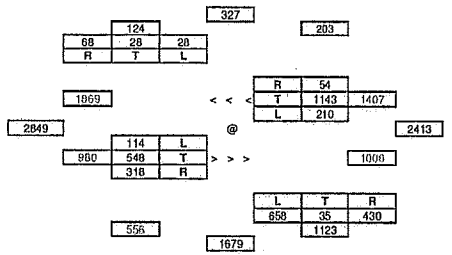


River Hall Parkway / RH Elementary School - North Entrance

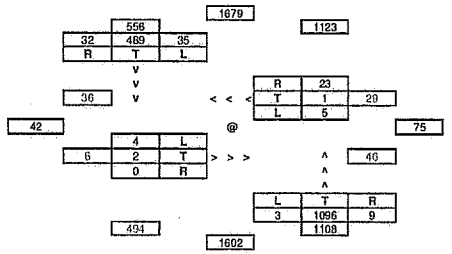


2021 TOTAL TRAFFIC - AM PEAK HOUR - PD Amendment

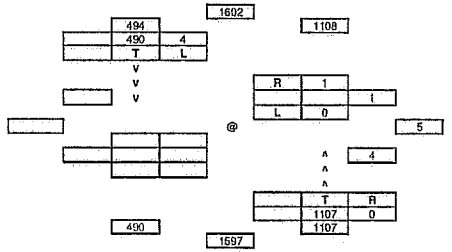
SR 80 / River Hall Parkway



River Hall Parkway / Town Center CPD

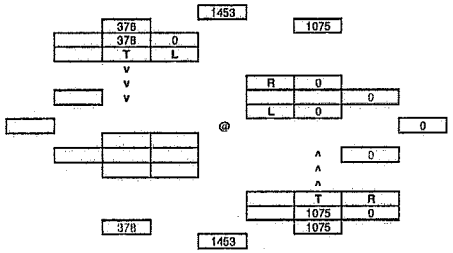


River Hall Parkway / RH Elementary School - North Entrance

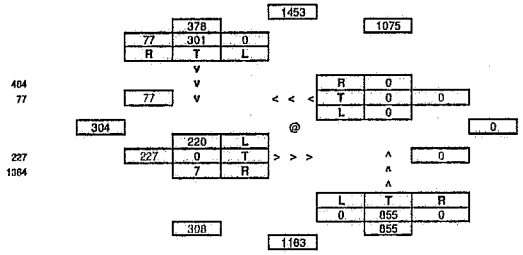


2021 RIVER HALL RPD/CPD TRAFFIC - AM PEAK HOUR - PD Amendment

River Hall Parkway / RH Elementary School - Middle Entrance



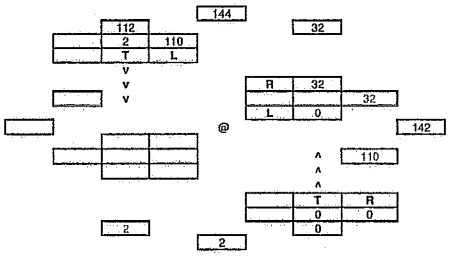
River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard



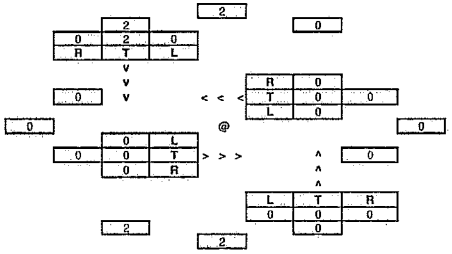
River Hall Secondary Entrance

2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - AM PEAK HOUR - PD Amendment

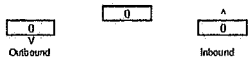
River Hall Parkway / RH Elementary School - Middle Entrance



River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard

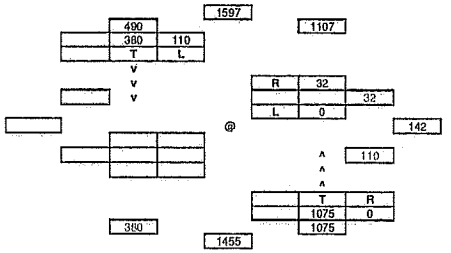


River Hall Secondary Entrance

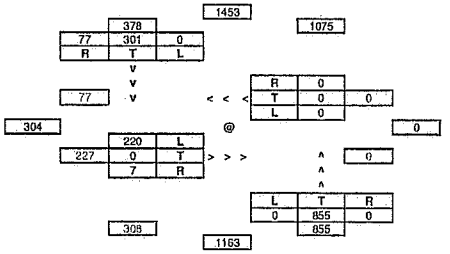


2021 TOTAL TRAFFIC - AM PEAK HOUR - PD Amendment

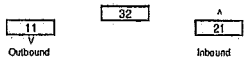
River Hall Parkway / RH Elementary School - Middle Entrance



River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard

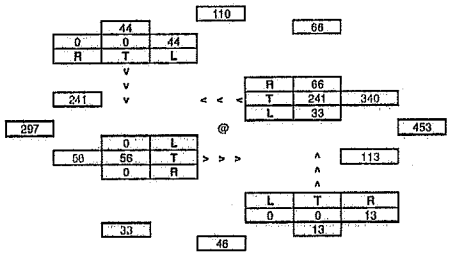


River Hall Secondary Entrance

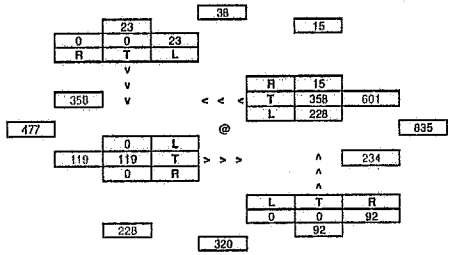


2021 RIVER HALL RPD/CPD TRAFFIC - AM PEAK HOUR - PD Amendment

SR 80 / SR 31

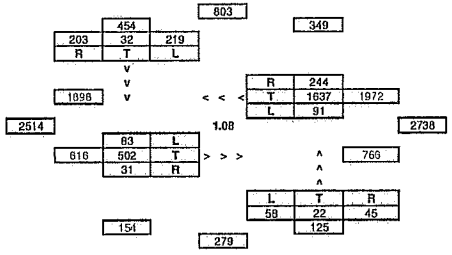


SR 80 / Buckingham Road

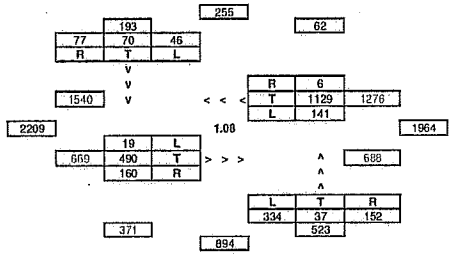


2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - AM PEAK HOUR - PD Amendment

SR 80 / SR 31

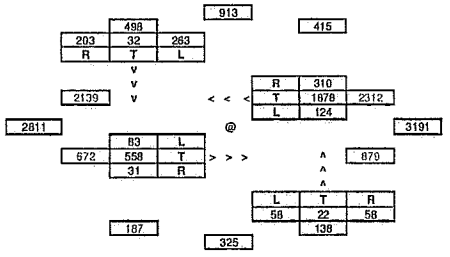


SR 80 / Buckingham Road

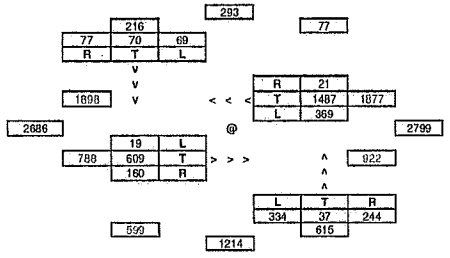


2021 TOTAL TRAFFIC - AM PEAK HOUR - PD Amendment

SR 80 / SR 31

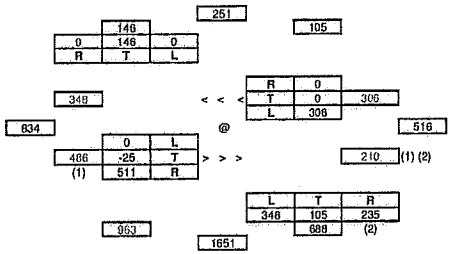


SR 80 / Buckingham Road

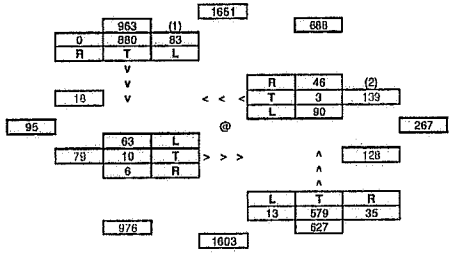


2021 RIVER HALL RPD/CPD TRAFFIC - PM PEAK HOUR - PD Amendment

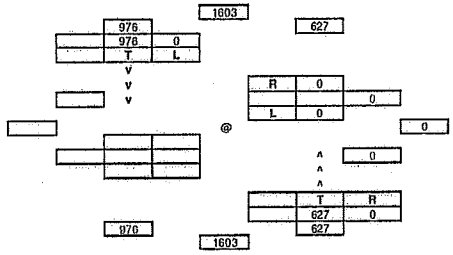
SR 60 / River Hall Parkway



River Hall Parkway / Town Center CPD

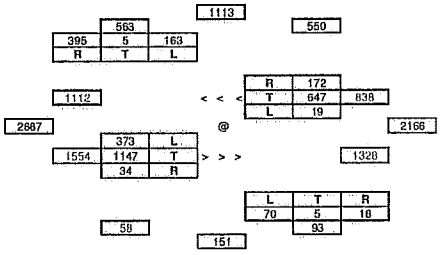


River Hall Parkway / RH Elementary School - North Entrance

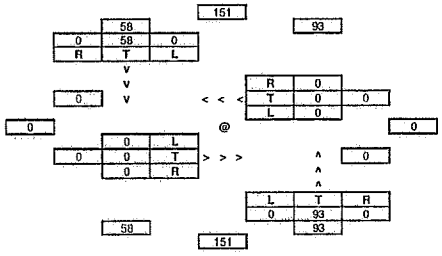


2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - PM PEAK HOUR - PD Amendment

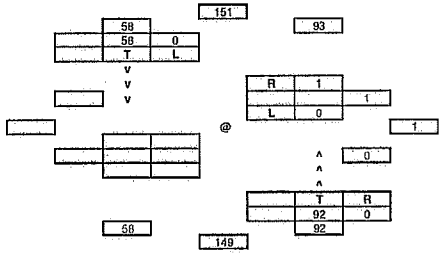
SR 60 / River Hall Parkway



River Hall Parkway / Town Center CPD

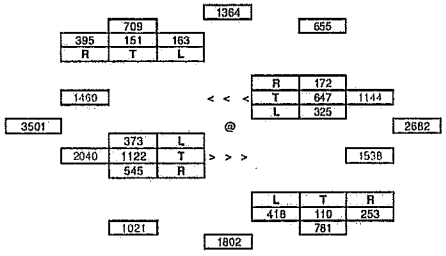


River Hall Parkway / RH Elementary School - North Entrance

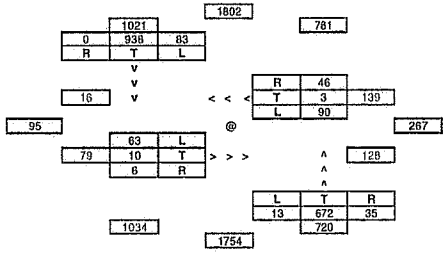


2021 TOTAL TRAFFIC - PM PEAK HOUR - PD Amendment

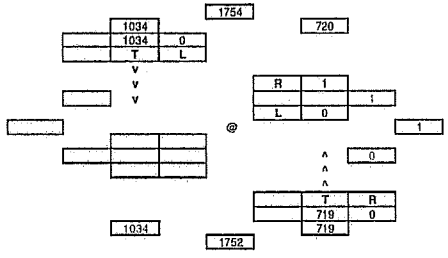
SR 60 / River Hall Parkway



River Hall Parkway / Town Center CPD

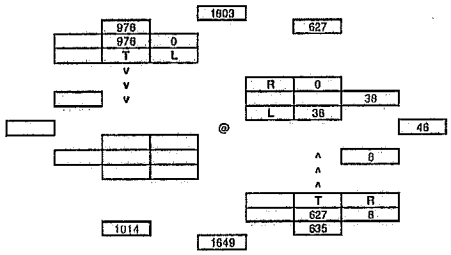


River Hall Parkway / RH Elementary School - North Entrance

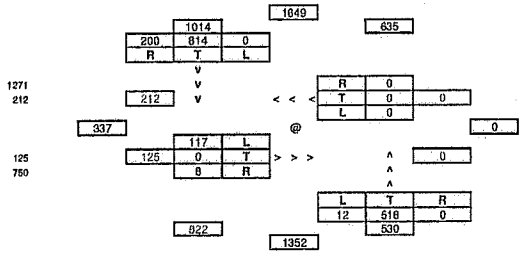


2021 RIVER HALL RPD/CPD TRAFFIC - PM PEAK HOUR - PD Amendment

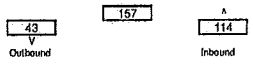
River Hall Parkway / RH Elementary School - Middle Entrance



River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard

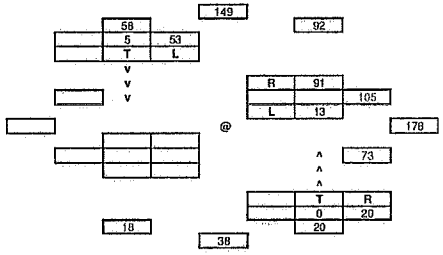


River Hall Secondary Entrance

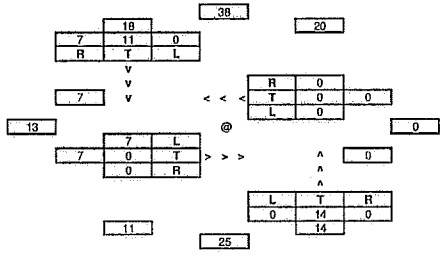


2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - PM PEAK HOUR - PD Amendment

River Hall Parkway / RH Elementary School - Middle Entrance



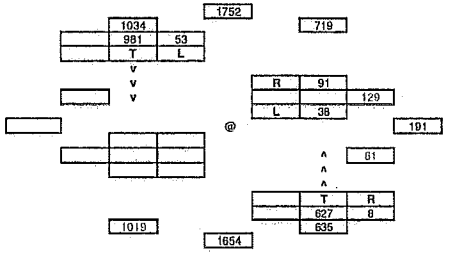
River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard



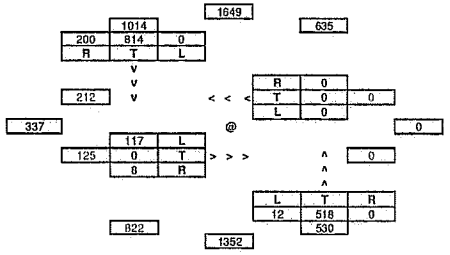
River Hall Secondary Entrance

2021 TOTAL TRAFFIC - PM PEAK HOUR - PD Amendment

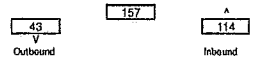
River Hall Parkway / RH Elementary School - Middle Entrance



River Hall Parkway / RH Elementary School - South Entrance / Paradise Palm Boulevard

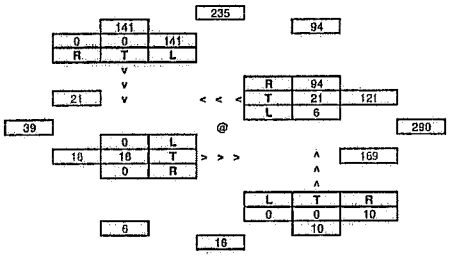


River Hall Secondary Entrance

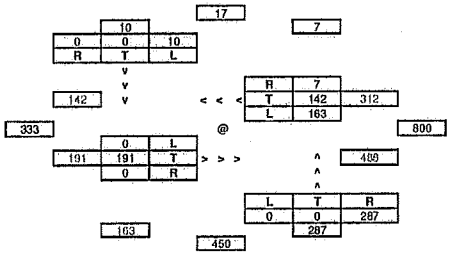


2021 RIVER HALL RPD/CPD TRAFFIC - PM PEAK HOUR - PD Amendment

SR 60 / SR 31

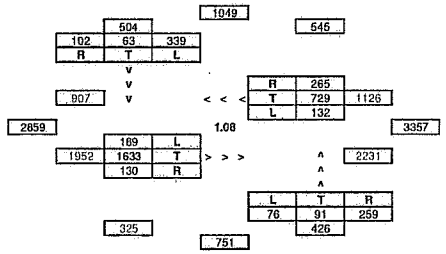


SR 60 / Buckingham Road

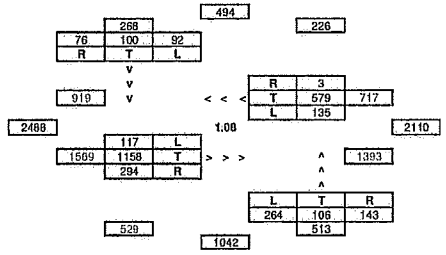


2021 RIVER HALL ELEMENTARY SCHOOL AND BACKGROUND TRAFFIC - PM PEAK HOUR - PD Amendment

SR 60 / SR 31

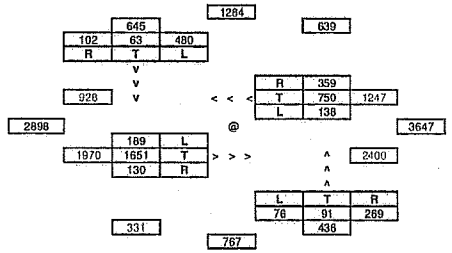


SR 60 / Buckingham Road

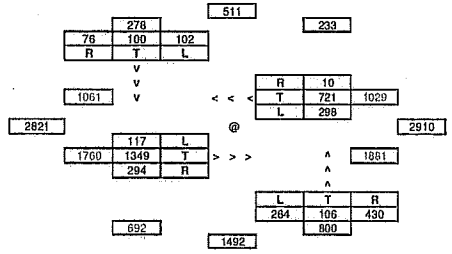


2021 TOTAL TRAFFIC - PM PEAK HOUR - PD Amendment

SR 60 / SR 31



SR 60 / Buckingham Road

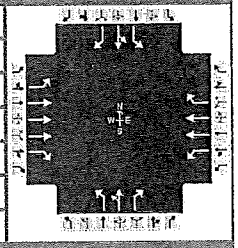


APPENDIX L

FUTURE 2023 HCM/HCS WORKSHEETS
PD AMENDMENT

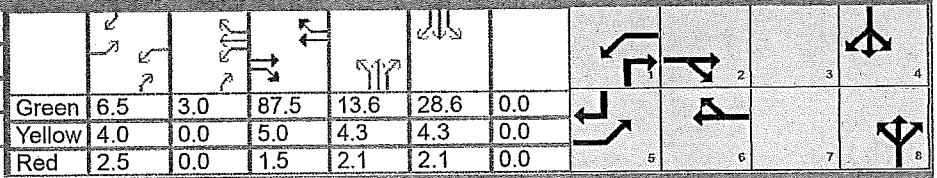
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.93
Intersection	SR 80 @ SR 31	Analysis Year	2021 Amendment	Analysis Period	1> 7:00
File Name	SR80_SR31_2021_AM_Amendment.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	83	558	31	124	1878	310	58	22	58	263	32	203

Signal Information			
Cycle, s	165.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.5	3.0		87.5	13.6	28.6	0.0					
Yellow	4.0	0.0		5.0	4.3	4.3	0.0					
Red	2.5	0.0		1.5	2.1	2.1	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	13.0	94.0	16.0	97.0		20.0		35.0
Change Period, ($Y+R_c$), s	6.5	6.5	6.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		2.9		2.9
Queue Clearance Time (g_s), s	8.5		11.5			8.6		30.6
Green Extension Time (g_e), s	0.0	0.0	0.0	0.0		0.1		0.0
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	1.00		1.00			0.08		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	89	600	33	133	2019	333	62	24	62	283	34	218
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1560	1487	1388	1691	1690	1505	1573	1652	1400	1560	1638	1388
Queue Service Time (g_s), s	6.5	12.0	1.9	9.5	90.5	21.2	6.2	2.2	6.6	28.6	2.9	24.2
Cycle Queue Clearance Time (g_c), s	6.5	12.0	1.9	9.5	90.5	21.2	6.2	2.2	6.6	28.6	2.9	24.2
Green Ratio (*g/C*)	0.04	0.53	0.53	0.06	0.55	0.55	0.08	0.08	0.14	0.17	0.17	0.21
Capacity (*c*), veh/h	61	2366	736	97	1854	825	130	136	196	270	284	295
Volume-to-Capacity Ratio (*X*)	1.452	0.254	0.045	1.369	1.089	0.404	0.481	0.174	0.318	1.046	0.121	0.739
Available Capacity (c_a), veh/h	61	2366	736	97	1854	825	130	136	196	270	284	295
Back of Queue (*Q*), veh/ln (50th percentile)	7.3	4.4	0.7	10.1	49.3	8.0	2.6	0.9	2.4	16.5	1.2	9.3
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	79.3	21.0	18.6	77.8	37.3	21.6	72.3	70.5	63.9	68.2	57.6	60.7
Incremental Delay (d_2), s/veh	273.5	0.3	0.1	218.4	49.6	1.5	1.0	0.2	0.3	67.2	0.1	8.4
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	352.8	21.3	18.8	296.1	86.9	23.1	73.4	70.7	64.2	135.4	57.7	69.1
Level of Service (LOS)	F	C	B	F	F	C	E	E	E	F	E	E
Approach Delay, s/veh / LOS	62.1	E		89.5	F		69.1	E		103.4	F	
Intersection Delay, s/veh / LOS	85.6						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.1	C
Bicycle LOS Score / LOS	0.9	A	2.5	B	0.7	A	1.4	A

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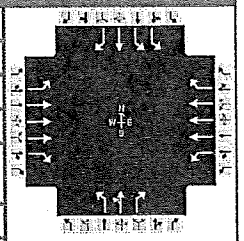
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.93
Intersection	SR 80 @ SR 31	Analysis Year	2021 Amendment w/ Improvements	Analysis Period	1> 7:00
File Name	SR80_SR31_2021_AM_Amendment_Imp.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	83	558	31	124	1878	310	58	22	58	263	32	203

Signal Information					EB			WB			NB			SB		
Cycle, s	165.0	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	19.5	2.0		76.7	13.0	28.0	0.0					
Uncoordinated	No	Simult. Gap E/W	On	Yellow	4.0	0.0		5.0	4.3	4.3	0.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.5	0.0		1.5	2.1	2.1	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	26.0	83.2	28.0	85.2		19.4		34.4
Change Period, ($Y+R_c$), s	6.5	6.5	6.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		2.9		2.9
Queue Clearance Time (g_s), s	10.8		14.3			8.3		23.9
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.1		0.5
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.00		0.00			0.11		0.45

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	89	600	33	133	2019	333	62	24	62	283	34	218
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1560	1487	1388	1691	1612	1505	1573	1652	1400	1515	1638	1388
Queue Service Time (g_s), s	8.8	13.7	2.2	12.3	61.8	24.6	6.3	2.2	6.1	14.1	2.9	21.9
Cycle Queue Clearance Time (g_c), s	8.8	13.7	2.2	12.3	61.8	24.6	6.3	2.2	6.1	14.1	2.9	21.9
Green Ratio (*g/C*)	0.12	0.46	0.46	0.13	0.48	0.48	0.08	0.08	0.21	0.17	0.17	0.29
Capacity (*c*), veh/h	184	2074	645	220	2307	718	124	130	293	514	278	400
Volume-to-Capacity Ratio (*X*)	0.484	0.289	0.052	0.605	0.875	0.464	0.503	0.182	0.213	0.550	0.124	0.546
Available Capacity (c_a), veh/h	184	2074	645	220	2307	718	124	130	293	514	278	400
Back of Queue (*Q*), veh/ln (50th percentile)	3.6	5.1	0.8	5.6	25.4	9.4	2.6	1.0	2.2	5.5	1.2	7.8
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	68.0	27.3	24.2	67.7	38.7	29.0	72.9	71.0	54.0	62.7	58.1	49.6
Incremental Delay (d_2), s/veh	0.7	0.4	0.2	3.4	5.0	2.2	1.3	0.2	0.1	0.7	0.1	0.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	68.8	27.7	24.4	71.1	43.8	31.1	74.2	71.3	54.1	63.5	58.2	50.5
Level of Service (LOS)	E	C	C	E	D	C	E	E	D	E	E	D
Approach Delay, s/veh / LOS	32.6	C		43.5	D		65.3	E		57.9	E	
Intersection Delay, s/veh / LOS	44.3						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.6	B	3.4	C	3.4	C
Bicycle LOS Score / LOS	0.9	A	1.9	A	0.7	A	1.4	A

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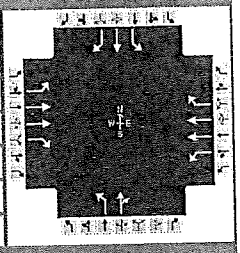
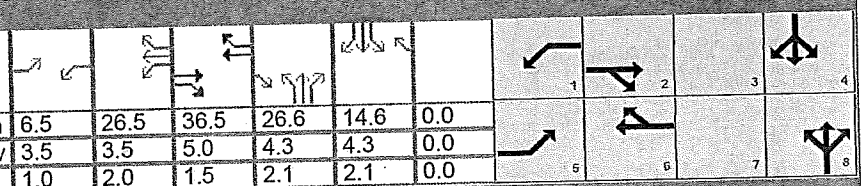
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.97
Intersection	SR 80 @ Buckingham Roa	Analysis Year	2021 Amendment	Analysis Period	1> 7:00
File Name	SR80_BuckinghamRd_2021_AM_Amendment.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	19	609	160	369	1487	21	334	37	244	69	70	77

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.5	26.5	36.5	26.6	14.6	0.0
Yellow	3.5	3.5	5.0	4.3	4.3	0.0
Red	1.0	2.0	1.5	2.1	2.1	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		10.0		9.0
Phase Duration, s	11.0	43.0	43.0	75.0		33.0		21.0
Change Period, (*Y*+*Rc*), s	4.5	6.5	5.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		3.1		3.0
Queue Clearance Time (g_s), s	3.6		31.4			28.6		9.2
Green Extension Time (g_e), s	0.0	0.0	0.4	0.0		0.0		0.2
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.87		0.07			1.00		0.08

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	20	628	165	380	1533	22	344	290		71	72	79
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1616	1615	1438	1707	1706	1519	1691	1536		1645	1727	1464
Queue Service Time (g_s), s	1.6	25.0	10.0	29.4	58.3	0.8	26.6	26.4		5.7	5.5	7.2
Cycle Queue Clearance Time (g_c), s	1.6	25.0	10.0	29.4	58.3	0.8	26.6	26.4		5.7	5.5	7.2
Green Ratio (*g*/*C*)	0.05	0.26	0.45	0.27	0.49	0.59	0.19	0.19		0.10	0.10	0.10
Capacity (*c*), veh/h	75	842	648	457	1670	902	321	292		172	180	153
Volume-to-Capacity Ratio (*X*)	0.261	0.746	0.255	0.832	0.918	0.024	1.072	0.993		0.415	0.401	0.520
Available Capacity (c_a), veh/h	75	842	648	457	1670	902	321	292		172	180	153
Back of Queue (*Q*), veh/ln (50th percentile)	0.7	10.8	5.0	14.0	25.8	0.4	17.6	14.3		2.4	2.4	2.7
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	64.4	47.5	23.9	48.3	33.1	11.7	56.7	56.6		58.7	58.6	59.4
Incremental Delay (d_2), s/veh	0.7	6.0	0.9	11.7	9.6	0.0	70.5	50.6		0.6	0.5	1.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	65.1	53.4	24.8	59.9	42.7	11.8	127.2	107.2		59.3	59.1	60.9
Level of Service (LOS)	E	D	C	E	D	B	F	F		E	E	E
Approach Delay, s/veh / LOS	47.9	D		45.8	D		118.1	F		59.8	E	
Intersection Delay, s/veh / LOS	59.8						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.4	B	3.0	C	3.0	C
Bicycle LOS Score / LOS	1.2	A	2.1	B	1.5	A	0.9	A

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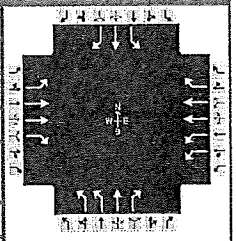
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.97
Intersection	SR 80 @ Buckingham Roa	Analysis Year	2021 Amendment w/ Improvements	Analysis Period	1> 7:00
File Name	SR80_BuckinghamRd_2021_AM_Amendment_Imp.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	19	609	160	369	1487	21	334	37	244	69	70	77

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.0	8.0	42.1	23.6	9.0	0.0	1	2	3	4		
Yellow	3.5	5.0	5.0	4.3	4.3	0.0	5	6	7	8		
Red	1.0	1.5	1.5	2.1	2.1	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	11.5	48.6	26.0	63.1		30.0		15.4
Change Period, ($Y+R_c$), s	4.5	6.5	6.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		2.9		3.0
Queue Clearance Time (g_s), s	3.4		15.0			21.3		8.4
Green Extension Time (g_e), s	0.0	0.0	0.4	0.0		0.4		0.0
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.15		0.20			1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	20	628	144	380	1533	22	344	38	252	71	72	79
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1616	1615	1438	1658	1706	1519	1642	1776	1505	1645	1727	1464
Queue Service Time (g_s), s	1.4	18.8	6.1	13.0	51.7	0.8	11.3	2.1	19.3	5.0	4.8	6.4
Cycle Queue Clearance Time (g_c), s	1.4	18.8	6.1	13.0	51.7	0.8	11.3	2.1	19.3	5.0	4.8	6.4
Green Ratio (*g/C*)	0.06	0.35	0.55	0.16	0.47	0.55	0.20	0.20	0.20	0.07	0.07	0.07
Capacity (*c*), veh/h	94	1133	787	539	1610	830	646	349	296	123	130	110
Volume-to-Capacity Ratio (*X*)	0.208	0.554	0.183	0.706	0.952	0.026	0.533	0.109	0.850	0.577	0.557	0.723
Available Capacity (c_a), veh/h	94	1133	787	539	1610	830	646	349	296	123	130	110
Back of Queue (*Q*), veh/ln (50th percentile)	0.6	7.6	3.1	5.6	23.5	0.3	4.6	0.9	8.8	2.2	2.2	2.9
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.9	31.4	13.7	47.5	30.4	12.5	43.3	39.6	46.5	53.7	53.6	54.3
Incremental Delay (d_2), s/veh	0.4	2.0	0.5	3.6	13.7	0.1	0.4	0.1	19.4	4.3	3.2	18.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	54.3	33.3	14.2	51.1	44.1	12.6	43.7	39.6	65.9	58.0	56.8	72.6
Level of Service (LOS)	D	C	B	D	D	B	D	D	E	E	E	E
Approach Delay, s/veh / LOS	30.4	C		45.1	D		52.3	D		62.8	E	
Intersection Delay, s/veh / LOS	44.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	3.0	C	2.4	B	3.1	C	3.0	C
Bicycle LOS Score / LOS	1.1	A	2.1	B	1.5	A	0.9	A

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	JTJ
Agency/Co.	DPA
Date Performed	12/15/2014
Analysis Time Period	AM Peak Hour

Site Information

Intersection	SR 80 @ River Hall Parkway
Jurisdiction	Lee County
Analysis Year	2021 w/ Amendment

Project Description: River Hall Rezoning Update, #14552

East/West Street: SR 80 | North/South Street: River Hall Parkway

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	114	548	318	210	1143	54
Peak-Hour Factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Hourly Flow Rate, HFR (veh/h)	118	570	331	218	1190	56
Percent Heavy Vehicles	17	--	--	15	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			1			0
Lanes	1	2	1	1	2	1
Configuration	L	T	R	L	T	R
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	658	35	430	28	28	68
Peak-Hour Factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96
Hourly Flow Rate, HFR (veh/h)	685	36	447	29	29	70
Percent Heavy Vehicles	5	5	5	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	1	1	1	1
Configuration	L	T	R	L	T	R

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L	T	R	L	T	R
v (veh/h)	118	218	685	36	447	29	29	70
C (m) (veh/h)	479	914	2	16	743	0	18	508
v/c	0.25	0.24	342.50	2.25	0.60		1.61	0.14
95% queue length	0.96	0.93	88.28	5.13	4.08		4.06	0.48
Control Delay (s/veh)	15.0	10.2		1065	16.9		747.4	13.2
LOS	B	B	F	F	C	F	F	B
Approach Delay (s/veh)	--	--	92271					
Approach LOS	--	--	F					

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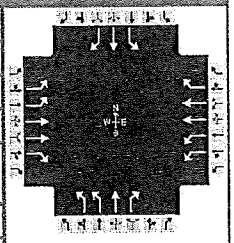
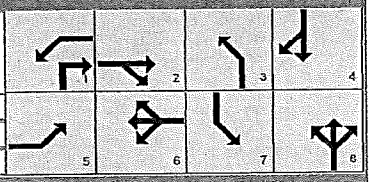
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	AM Peak Hour	PHF	0.96
Intersection	SR 80 @ River Hall Parkwa	Analysis Year	2021 Approved w/ Improvements	Analysis Period	1> 7:00
File Name	SR80_RiverHallPkwy_2021_AM_Amendment_Imp.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	114	548	318	210	1143	54	658	35	430	28	28	68

Signal Information			
Cycle, s	100.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	5.8	0.5	44.2	2.2	11.8	8.0	
Yellow	3.5	0.0	5.0	4.0	4.0	4.0	
Red	2.0	0.0	2.0	1.0	1.0	1.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	1.1	3.0	1.1	3.0	2.0	3.0
Phase Duration, s	11.3	51.2	11.8	51.7	24.0	29.8	7.2	13.0
Change Period, (*Y*+*Rc*), s	5.5	7.0	5.5	7.0	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	5.9		5.8		20.3	26.8	3.6	6.2
Green Extension Time (g_e), s	0.2	0.0	0.5	0.0	0.0	0.0	0.0	0.3
Phase Call Probability	0.96		1.00		1.00	1.00	0.56	1.00
Max Out Probability	0.00		0.00		1.00	1.00	0.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	119	571	331	219	1191	56	685	36	448	29	29	71
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1502	1546	1376	1528	1573	1400	1673	1810	1533	1810	1900	1610
Queue Service Time (g_s), s	3.9	12.6	17.7	3.8	33.7	2.3	18.3	1.5	24.8	1.6	1.4	4.2
Cycle Queue Clearance Time (g_c), s	3.9	12.6	17.7	3.8	33.7	2.3	18.3	1.5	24.8	1.6	1.4	4.2
Green Ratio (*g*/*C*)	0.06	0.44	0.44	0.51	0.45	0.45	0.29	0.25	0.31	0.02	0.08	0.08
Capacity (*c*), veh/h	175	1368	609	806	1406	626	955	448	476	40	152	129
Volume-to-Capacity Ratio (*X*)	0.680	0.417	0.544	0.271	0.847	0.090	0.718	0.081	0.941	0.726	0.192	0.550
Available Capacity (c_a), veh/h	496	1368	609	1455	1406	626	955	448	476	253	152	129
Back of Queue (*Q*), veh/ln (50th percentile)	1.5	4.5	6.0	1.3	13.0	0.8	7.4	0.7	13.7	0.8	0.7	1.8
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	46.2	19.1	20.5	14.1	24.6	15.9	31.8	28.9	33.6	48.6	43.0	44.3
Incremental Delay (d_2), s/veh	1.7	0.9	3.5	0.1	6.5	0.3	2.3	0.0	26.8	8.9	0.2	2.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	47.9	20.0	23.9	14.2	31.1	16.2	34.1	28.9	60.4	57.4	43.2	47.2
Level of Service (LOS)	D	C	C	B	C	B	C	C	E	E	D	D
Approach Delay, s/veh / LOS	24.5	C		28.0	C		44.0	D		48.6	D	
Intersection Delay, s/veh / LOS	32.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	2.8	C	3.1	C	3.1	C
Bicycle LOS Score / LOS	1.3	A	1.7	A	2.4	B	0.7	A

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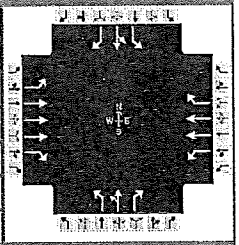
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.91
Intersection	SR 80 @ SR 31	Analysis Year	2021 Amendment	Analysis Period	1> 5:00
File Name	SR80_SR31_2021_PM_Amendment.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	189	1651	130	138	750	359	76	91	269	480	63	102

Signal Information			
Cycle, s	161.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	25.0	60.2	15.0	35.0	0.0	0.0	1	2	3	4		
Yellow	4.0	5.0	4.3	4.3	0.0	0.0	5	6	7	8		
Red	2.5	1.5	2.1	2.1	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	31.5	66.7	31.5	66.7		21.4		41.4
Change Period, ($Y+R_c$), s	6.5	6.5	6.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		3.0		2.9
Queue Clearance Time (g_s), s	20.6		15.3			17.0		37.0
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.0		0.0
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.17		0.00			1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	208	1814	143	152	824	395	84	100	296	527	69	112
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1723	1643	1533	1707	1706	1519	1774	1863	1579	1645	1727	1464
Queue Service Time (g_s), s	18.6	58.7	10.4	13.3	32.1	35.4	7.2	8.3	15.0	35.0	5.3	8.4
Cycle Queue Clearance Time (g_c), s	18.6	58.7	10.4	13.3	32.1	35.4	7.2	8.3	15.0	35.0	5.3	8.4
Green Ratio (*g/C*)	0.16	0.37	0.37	0.16	0.37	0.37	0.09	0.09	0.25	0.22	0.22	0.37
Capacity (*c*), veh/h	268	1843	573	265	1276	568	165	174	392	358	375	546
Volume-to-Capacity Ratio (*X*)	0.776	0.984	0.249	0.572	0.646	0.695	0.505	0.576	0.754	1.475	0.184	0.205
Available Capacity (c_a), veh/h	268	1843	573	265	1276	568	165	174	392	358	375	546
Back of Queue (*Q*), veh/ln (50th percentile)	9.1	27.0	4.1	5.9	14.1	14.5	3.3	4.1	12.0	37.4	2.3	3.1
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	65.3	49.9	34.8	63.0	41.6	42.6	69.5	70.0	55.9	63.0	51.4	34.3
Incremental Delay (d_2), s/veh	12.2	17.6	1.0	1.9	2.5	6.9	1.0	3.1	7.2	228.4	0.1	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	77.5	67.5	35.8	65.0	44.1	49.5	70.5	73.0	63.2	291.4	51.4	34.4
Level of Service (LOS)	E	E	D	E	D	D	E	E	E	F	D	C
Approach Delay, s/veh / LOS	66.4	E		48.0	D		66.5	E		227.3	F	
Intersection Delay, s/veh / LOS	85.2						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.4	B	3.3	C	3.1	C
Bicycle LOS Score / LOS	1.7	A	1.6	A	1.3	A	1.7	A

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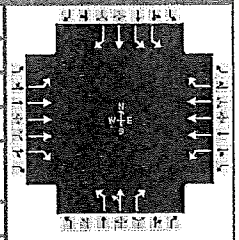
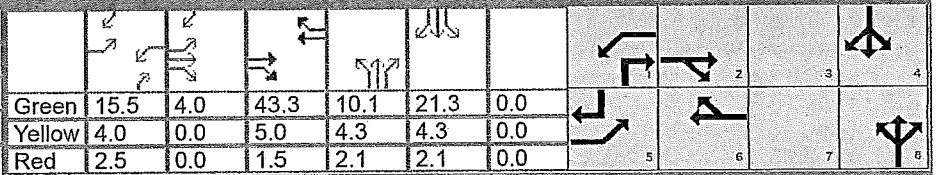
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.91
Intersection	SR 80 @ SR 31	Analysis Year	2021 Amendment w/ Improvements	Analysis Period	1> 5:00
File Name	SR80_SR31_2021_PM_Amendment_Imp.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	189	1651	130	138	750	359	76	91	269	480	63	102

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	15.5	4.0		43.3	10.1	21.3	0.0					
Yellow	4.0	0.0		5.0	4.3	4.3	0.0					
Red	2.5	0.0		1.5	2.1	2.1	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6		8		4
Case Number	2.0	3.0	2.0	3.0		9.0		9.0
Phase Duration, s	26.0	53.8	22.0	49.8		16.5		27.7
Change Period, ($Y+R_c$), s	6.5	6.5	6.5	6.5		6.4		6.4
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0		3.0		2.9
Queue Clearance Time (g_s), s	15.8		12.2			12.1		21.5
Green Extension Time (g_e), s	0.1	0.0	0.1	0.0		0.0		0.0
Phase Call Probability	1.00		1.00			1.00		1.00
Max Out Probability	0.35		0.52			1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	208	1814	143	152	824	395	84	100	296	527	69	112
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1723	1643	1533	1707	1628	1519	1774	1863	1579	1597	1727	1400
Queue Service Time (g_s), s	13.8	42.3	7.5	10.2	15.6	26.9	5.4	6.2	10.1	19.5	4.1	6.9
Cycle Queue Clearance Time (g_c), s	13.8	42.3	7.5	10.2	15.6	26.9	5.4	6.2	10.1	19.5	4.1	6.9
Green Ratio (*g/C*)	0.16	0.39	0.39	0.13	0.36	0.36	0.08	0.08	0.21	0.18	0.18	0.34
Capacity (*c*), veh/h	280	1943	604	221	1762	548	149	157	337	567	307	476
Volume-to-Capacity Ratio (*X*)	0.742	0.934	0.236	0.688	0.468	0.720	0.559	0.638	0.878	0.930	0.226	0.235
Available Capacity (c_a), veh/h	280	1943	604	221	1762	548	149	157	337	567	307	476
Back of Queue (*Q*), veh/ln (50th percentile)	6.6	18.3	2.9	4.8	6.2	11.0	2.5	3.2	10.5	9.5	1.8	2.3
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	47.9	34.8	24.3	49.9	29.5	33.1	52.8	53.2	45.7	48.6	42.3	28.4
Incremental Delay (d_2), s/veh	9.0	9.8	0.9	7.3	0.9	7.9	2.9	6.5	21.4	21.8	0.1	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	56.8	44.7	25.2	57.2	30.4	41.0	55.7	59.7	67.1	70.4	42.4	28.5
Level of Service (LOS)	E	D	C	E	C	D	E	E	E	E	D	C
Approach Delay, s/veh / LOS	44.6	D		36.4	D		63.6	E		61.0	E	
Intersection Delay, s/veh / LOS	46.6						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.4	B	2.6	B	3.4	C	3.4	C
Bicycle LOS Score / LOS	1.7	A	1.2	A	1.3	A	1.7	A

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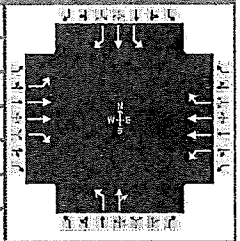
HCS 2010 Signalized Intersection Results Summary

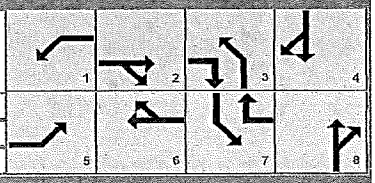
General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.95
Intersection	SR 80 @ Buckingham Roa	Analysis Year	2021 Amendment	Analysis Period	1> 5:00
File Name	SR80_BuckinghamRd_2021_PM_Amendment.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	117	1349	294	298	721	10	264	106	430	102	100	76

Signal Information			
Cycle, s	165.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	38.5	20.5	31.5	6.5	23.5	14.5	
Yellow	3.5	3.5	5.0	3.5	3.5	4.0	
Red	1.0	1.0	1.5	1.0	1.0	1.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	68.0	63.0	43.0	38.0	39.0	48.0	11.0	20.0
Change Period, (*Y*+*Rc*), s	4.5	6.5	4.5	6.5	4.5	5.5	4.5	5.5
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0	2.8	3.3	2.8	3.3
Queue Clearance Time (g_s), s	10.0		31.1		27.1	44.5	8.5	11.1
Green Extension Time (g_e), s	0.2	0.0	0.3	0.0	0.3	0.0	0.0	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.02		0.01	1.00	1.00	0.96

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	123	1420	309	314	759	11	278	564		107	105	80
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1691	1690	1505	1675	1675	1491	1723	1581		1757	1845	1563
Queue Service Time (g_s), s	8.0	56.5	19.2	29.1	31.5	0.9	25.1	42.5		6.5	9.1	8.1
Cycle Queue Clearance Time (g_c), s	8.0	56.5	19.2	29.1	31.5	0.9	25.1	42.5		6.5	9.1	8.1
Green Ratio (*g*/*C*)	0.38	0.34	0.55	0.23	0.19	0.23	0.21	0.26		0.04	0.09	0.09
Capacity (*c*), veh/h	651	1158	830	391	639	343	360	407		69	162	137
Volume-to-Capacity Ratio (*X*)	0.189	1.227	0.373	0.802	1.187	0.031	0.771	1.385		1.551	0.649	0.582
Available Capacity (c_a), veh/h	651	1158	830	391	639	343	360	407		69	162	137
Back of Queue (*Q*), veh/ln (50th percentile)	3.4	41.6	7.2	13.6	22.3	0.4	11.9	38.3		8.9	4.7	3.4
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00
Uniform Delay (d_1), s/veh	33.7	54.3	20.9	59.7	66.8	49.2	61.5	61.3		79.3	72.8	72.3
Incremental Delay (d_2), s/veh	0.1	109.8	1.3	10.6	99.2	0.2	9.0	188.0		307.2	7.0	4.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Control Delay (*d*), s/veh	33.7	164.0	22.2	70.3	166.0	49.4	70.5	249.3		386.5	79.8	76.5
Level of Service (LOS)	C	F	C	E	F	D	E	F		F	E	E
Approach Delay, s/veh / LOS	131.7	F		137.1	F		190.3	F		191.4	F	
Intersection Delay, s/veh / LOS	149.5						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.3	B	2.5	B	3.0	C	3.0	C
Bicycle LOS Score / LOS	2.0	B	1.4	A	1.9	A	1.0	A

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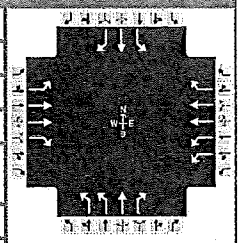
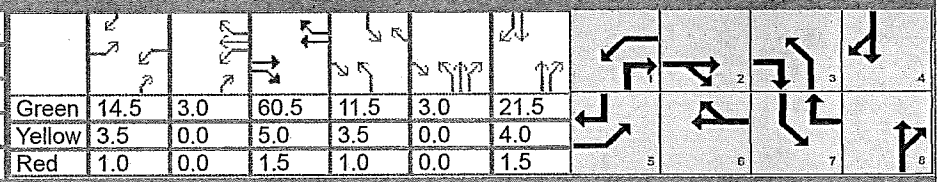
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.95
Intersection	SR 80 @ Buckingham Roa	Analysis Year	2021 Amendment w/ Improvements	Analysis Period	1> 5:00
File Name	SR80_BuckinghamRd_2021_PM_Amendment_Imp.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	117	1349	294	298	721	10	264	106	430	102	100	76

Signal Information			
Cycle, s	135.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	14.5	3.0		60.5	11.5	3.0	21.5					
Yellow	3.5	0.0		5.0	3.5	0.0	4.0					
Red	1.0	0.0		1.5	1.0	0.0	1.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0
Phase Duration, s	19.0	67.0	22.0	70.0	19.0	30.0	16.0	27.0
Change Period, ($Y+R_c$), s	4.5	6.5	4.5	6.5	4.5	5.5	4.5	5.5
Max Allow Headway (*MAH*), s	2.8	0.0	2.8	0.0	2.8	3.1	2.8	3.1
Queue Clearance Time (g_s), s	11.5		14.5		12.9	26.5	10.0	8.9
Green Extension Time (g_e), s	0.0	0.0	0.2	0.0	0.1	0.0	0.0	1.3
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.72		0.84		1.00	1.00	1.00	0.01

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	123	1420	309	314	759	11	278	112	453	107	105	80
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1691	1690	1505	1627	1675	1491	1673	1810	1533	1757	1845	1563
Queue Service Time (g_s), s	9.5	53.9	15.5	12.5	20.9	0.4	10.9	7.3	24.5	8.0	6.9	5.3
Cycle Queue Clearance Time (g_c), s	9.5	53.9	15.5	12.5	20.9	0.4	10.9	7.3	24.5	8.0	6.9	5.3
Green Ratio (*g/C*)	0.11	0.45	0.56	0.13	0.47	0.56	0.11	0.18	0.31	0.09	0.16	0.27
Capacity (*c*), veh/h	182	1515	836	422	1576	828	359	328	477	150	294	417
Volume-to-Capacity Ratio (*X*)	0.678	0.937	0.370	0.744	0.482	0.013	0.773	0.340	0.949	0.717	0.358	0.192
Available Capacity (c_a), veh/h	182	1515	836	422	1576	828	359	328	477	150	294	417
Back of Queue (*Q*), veh/ln (50th percentile)	4.5	24.4	5.7	5.5	8.5	0.2	5.1	3.3	18.5	4.1	3.2	2.1
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	58.0	35.4	16.8	56.6	24.5	13.4	58.6	48.2	45.4	60.2	50.6	38.3
Incremental Delay (d_2), s/veh	8.1	12.3	1.3	6.2	1.1	0.0	9.1	0.2	28.4	13.3	0.3	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	66.1	47.8	18.0	62.8	25.5	13.5	67.8	48.4	73.8	73.4	50.9	38.3
Level of Service (LOS)	E	D	B	E	C	B	E	D	E	E	D	D
Approach Delay, s/veh / LOS	44.0	D		36.2	D		68.5	E		55.7	E	
Intersection Delay, s/veh / LOS	47.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	2.4	B	3.1	C	3.0	C
Bicycle LOS Score / LOS	2.0	B	1.4	A	1.9	A	1.0	A

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	JTJ	Intersection	SR 80 @ River Hall Parkway
Agency/Co.	DPA	Jurisdiction	Lee County
Date Performed	12/15/2014	Analysis Year	2021 w/ Amendment
Analysis Time Period	PM Peak Hour		

Project Description: River Hall Rezoning Update, #14552

East/West Street: SR 80 | North/South Street: River Hall Parkway

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	373	1122	545	325	647	172
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	405	1219	592	353	703	186
Percent Heavy Vehicles	10	--	--	15	--	--
Median Type	Two Way Left Turn Lane					
RT Channelized			0			0
Lanes	1	2	1	1	2	1
Configuration	L	T	R	L	T	R
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	418	110	253	163	151	395
Peak-Hour Factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92
Hourly Flow Rate, HFR (veh/h)	454	119	274	177	164	429
Percent Heavy Vehicles	5	5	5	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	1	1	1	1
Configuration	L	T	R	L	T	R

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	L	T	R	L	T	R
v (veh/h)	405	353	454	119	274	177	164	429
C (m) (veh/h)	709	286		0	484		0	696
v/c	0.57	1.23			0.57			0.62
95% queue length	3.65	16.43			3.46			4.27
Control Delay (s/veh)	16.6	169.1			21.7			18.1
LOS	C	F		F	C		F	C
Approach Delay (s/veh)	--	--						
Approach LOS	--	--						

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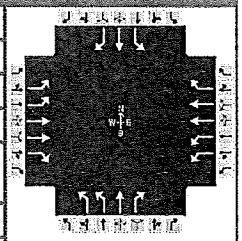
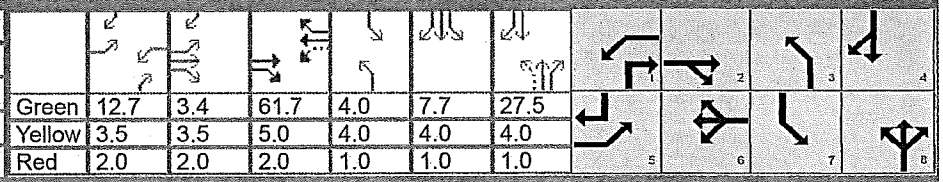
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	DPA			Duration, h	0.25
Analyst	JTJ	Analysis Date	Dec 15, 2014	Area Type	Other
Jurisdiction	Lee County	Time Period	PM Peak Hour	PHF	0.92
Intersection	SR 80 @ River Hall Parkwa	Analysis Year	2021 Amendment w/ Improvements	Analysis Period	1> 5:00
File Name	SR80_RiverHallPkwy_2021_PM_Amendment_Imp.xus				
Project Description	River Hall Rezoning Update, #14552				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	373	1122	545	325	647	172	418	110	253	163	151	395

Signal Information			
Cycle, s	150.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	12.7	3.4	61.7	4.0	7.7	27.5						
Yellow	3.5	3.5	5.0	4.0	4.0	4.0						
Red	2.0	2.0	2.0	1.0	1.0	1.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	1.1	3.0	1.1	3.0	2.0	3.0
Phase Duration, s	27.1	77.6	18.2	68.7	9.0	32.5	21.7	45.2
Change Period, (*Y*+*Rc*), s	5.5	7.0	5.5	7.0	5.0	5.0	5.0	5.0
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	20.7		11.9		6.0	26.0	16.5	34.1
Green Extension Time (g_e), s	1.0	0.0	0.9	0.0	0.0	1.5	0.3	1.9
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.39	0.00	0.09

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	405	1220	592	353	703	187	454	120	275	177	164	429
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1597	1644	1464	1528	1573	1400	1673	1810	1533	1810	1900	1610
Queue Service Time (g_s), s	18.7	46.8	54.0	9.9	25.4	13.6	4.0	8.7	24.0	14.5	10.4	32.1
Cycle Queue Clearance Time (g_c), s	18.7	46.8	54.0	9.9	25.4	13.6	4.0	8.7	24.0	14.5	10.4	32.1
Green Ratio (*g*/*C*)	0.14	0.47	0.47	0.50	0.41	0.41	0.21	0.18	0.27	0.11	0.27	0.41
Capacity (*c*), veh/h	461	1547	689	473	1293	575	618	331	411	202	509	664
Volume-to-Capacity Ratio (*X*)	0.879	0.788	0.860	0.747	0.544	0.325	0.736	0.361	0.669	0.878	0.322	0.647
Available Capacity (c_a), veh/h	1369	1547	689	1808	1293	575	618	389	460	422	570	715
Back of Queue (*Q*), veh/ln (50th percentile)	7.7	19.3	21.4	3.6	10.0	4.9	6.7	4.0	9.4	6.9	4.9	12.7
Queue Storage Ratio (*RQ*) (50th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	62.9	33.4	35.3	30.6	33.5	30.0	56.5	53.6	49.0	65.6	44.0	35.3
Incremental Delay (d_2), s/veh	2.2	4.2	13.3	0.9	1.6	1.5	4.0	0.2	2.3	4.7	0.1	1.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	65.1	37.6	48.6	31.5	35.2	31.5	60.6	53.8	51.2	70.4	44.1	36.6
Level of Service (LOS)	E	D	D	C	D	C	E	D	D	E	D	D
Approach Delay, s/veh / LOS	45.6	D		33.6	C		56.6	E		46.0	D	
Intersection Delay, s/veh / LOS	44.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	2.8	C	3.1	C	3.1	C
Bicycle LOS Score / LOS	2.3	B	1.5	A	1.9	A	1.8	A

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APPLICANT'S EXHIBIT # 12

PC12013-00003

Condition 11, Applicants suggested language -- Add the following immediately prior to the last sentence:

In the event the signal is not constructed within 12 months of the effective date of this Zoning Resolution, the Director of Community Development may authorize an extension, not to exceed six (6) months, in the event the applicant demonstrates: (a) good-faith progress on the design, permitting, and construction of the signal in accordance with the timeframes set forth in this condition; and (b) a reason for the inability to meet the 12-month deadline that was beyond the control of the applicant including, but not necessarily limited to, delays associated with permitting the signal that were not the cause of the applicant; delays associated with shipment or transportation of materials, equipment and supplies; delays caused by weather, flood, storm, or other natural event; or some other force majeure that was beyond the reasonable control of the Applicant. Nothing contained in this condition may be construed as permitting an extension of any timeframes or requirements established by FDOT for installation of the signal.

APPLICANT'S EXHIBIT # 13
DC12013-00003

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
WATER USE PERMIT NO. RE-ISSUE 36-04006-W
NON-ASSIGNABLE

FORM 60339
Rev. 07/09

Date Issued: April 1, 2013 **Expiration Date:** April 1, 2018

Authorizing: THE CONTINUED USE OF GROUNDWATER FROM THE LOWER HAWTHORN AND SANDSTONE AQUIFERS AND SURFACE WATER FROM THE ON-SITE LAKES FOR GOLF COURSE IRRIGATION OF 358.04 ACRES AND LANDSCAPE IRRIGATION OF 104.02 ACRES OF TURF USING A SPRINKLER IRRIGATION SYSTEM WITH AN ANNUAL ALLOCATION OF 593.63 MILLION GALLONS.

Located In: Lee County, S27, 34-36/T43S/R26E

Issued To: RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC
(RIVER HALL)
ATTN: DANIELLE VANDALL, 2401 RIVER HALL PARKWAY
FORT MYERS, FL 33920

This is to notify you of the District's agency action concerning Permit Application No. 110805-10, dated August 5, 2011. This action is taken pursuant to the provisions of Chapter 373, Part II, Florida Statutes (F.S.), Rule 40E-1.603 and Chapter 40E-2, Florida Administrative Code (F.A.C.). Based on the information provided, District rules have been adhered to and a Water Use Permit is in effect for this project subject to:

1. Not receiving a filed request for an administrative hearing pursuant to Section 120.57 and Section 120.569, or request a judicial review pursuant Section 120.68, Florida Statutes.
2. The attached 26 Limiting Conditions.
3. The attached 8 exhibits.

Permittee agrees to hold and save the South Florida Water Management District and its successors harmless from any and all damages, claims or liabilities which may arise by reason of the construction, maintenance or use of activities authorized by this permit. Said application, including all plan and specifications attached thereto, is by reference made a part hereof.Upon written notice to permittee, this permit may be temporarily modified, or restricted under a Declaration of Water Shortage or a Declaration of Emergency due to Water Shortage in accordance with provisions of Chapter 373, Fla. Statutes, and applicable rules and regulations of the South Florida Water Management District. This Permit may be permanently or temporarily revoked, in whole or in part, for the violation of the conditions of the permit or for the violation of any provision of the Water Resources Act and regulations thereunder. This Permit does not convey to the permittee any property rights nor any privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation, or requirement affecting the rights of other bodies or agencies.

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Should you wish to object to the proposed agency action or file a petition or request, please provide written objections, petitions, requests and/or waivers to:

Elizabeth Veguilla, Deputy Clerk, MSC2440
South Florida Water Management District
Post Office Box 24680
West Palm Beach, FL 33416-4680

Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

CERTIFICATION OF SERVICE

I HEREBY CERTIFY that the Staff Report, Conditions and Notice of Rights have been mailed to the Permittee (and the persons listed on the attached staff report distribution list) no later than 5:00 p.m. on this 2nd day of April, 2013, in accordance with Section 120.60(3), Florida Statutes, and a copy has been filed and acknowledged with the Deputy District Clerk.

By _____
DEPUTY CLERK
SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Attachments

LIMITING CONDITIONS

1. This permit shall expire on April 1, 2018.

2. Application for a permit modification may be made at any time.

3. Water use classification:

   Landscape Irrigation
   Golf course Irrigation

4. Source classification is:

   Ground Water from:
   Lower Hawthorn Aquifer
   Sandstone Aquifer

   Surface Water from:
   On-site Lake(s)

5. Total annual allocation is 594 MG.

   Total maximum monthly allocation is 79.7481 MG.

   These allocations represent the amount of water required to meet the water demands as a result of rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1 in 10 year drought event. If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:
   (a) All other conditions of the permit are met; and
   (b) The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.

6. Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

   Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

   Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

   This Permit is issued to:

   RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
   2401 RIVER HALL PARKWAY

FORT MYERS, FLORIDA 33920

7. Withdrawal Facilities:

   Ground Water - Existing:

   10 - 8" X 150' X 100 GPM Wells Cased To 70 Feet
   7 - 10" X 620' X 500 GPM Wells Cased To 350 Feet
   1 - 8" X 180.5' X 120 GPM Well Cased To 100 Feet

   Surface Water - Existing:

   5 - 11" x 60 HP X 4000 GPM Turbine Pumps
   5 - 11" x 75 HP X 4000 GPM Turbine Pumps

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

   Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

   (1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

   (2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm caused by withdrawals, as determined through reference to the conditions for permit issuance, includes:

   (1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

   (2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or

   (3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

    (1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

(2) Reduction in water levels that harm the hydroperiod of wetlands,

(3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

(4) Harmful movement of contaminants in violation of state water quality standards, or

(5) Harm to the natural system including damage to habitat for rare or endangered species.

11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.

12. Authorized representatives of the District, with advance notice to the permittee, shall be permitted to enter, inspect, and observe the permitted system to determine compliance with permit conditions.

13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.

14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.

15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: SFWMD, Regulatory Support Division, MSC 9611, P.O. Box 24680, West Palm Beach, FL 33416-4680.

16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.

17. Prior to the use of any proposed water withdrawal facility authorized under this permit, unless otherwise specified, the Permittee shall equip each facility with a District-approved operating water use accounting system and submit a report of calibration to the District, pursuant to Section 4.1, Basis of Review for Water Use Permit Applications.

    In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.

18. Monthly withdrawals for each withdrawal facility shall be submitted to the District quarterly. The water accounting method and means of calibration shall be stated on each report.

19. Landscape and golf course Permittees must comply with all plan requirements and the implementation schedule contained in the plan submitted pursuant to section 2.3.1 of the Basis of Review for Water Use Permit Applications within the South Florida Water Management District.

20. The permittee shall comply with Mandatory Year-Round Landscape Irrigation Conservation Measures, as established by Chapter 40E-24, F.A.C. The Permittee is advised that this Permit does not relieve the Permittee of complying with all county or municipal ordinances concerning lawn and landscape irrigation.

21. The applicant may be responsible for the mitigation to the domestic uses including, but not limited to, those shown in the District staff report prepared in support of recommendation for permit issuance in the event that declining water levels result in the domestic uses suffering a loss of water supply, and the event is confirmed by District field staff. Factors used in determining whether or not mitigation responsibility is triggered include, but are not limited to, water level monitoring data, local pumpages, and climatic conditions. Failure by the Permittee to mitigate any adverse impacts occurring as a result of the Permittee's withdrawals, for which mitigation responsibility has been determined, will be considered a Permit violation.

22. If reclaimed water becomes available prior to the expiration date of this permit, the Permittee shall apply for a modification of the water use permit to reflect that portion of the allocation which is to be provided for by reclaimed water. Reclaimed water is considered available when an agreement has been executed between both parties, the transmission lines are constructed to the project site, and the necessary on-site modifications and authorizations are obtained.

23. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapters 40E-3 and 40E-30, Florida Administrative Code.

24. The Permittee shall submit to the District an updated Well Description Table (Table A) within one month of completion of the proposed wells identifying the actual total and cased depths, pump manufacturer and model numbers, pump types, intake depths and type of meters.

25. The Permittee shall continue to submit monitoring data in accordance with the approved saline water intrusion monitoring program for this project.
If chloride concentrations excede 200 milligrams per Liter (mg/L) in the on-site lakes the use of Lower Hawthorn aquifer wells shall cease until the chloride concentration can be maintained at/or below 200 mg/L.

26. Withdrawal from the surface water source(s) for irrigation shall be equal to the amount of water used for replacement/recharge on a monthly basis (for example, the volume of water withdrawn from a lake must be the same volume of water put into a lake), except when the surface water drainage system is discharging. The replacement/recharge of groundwater into surface water is for water quality treatment or supplementation and not the artificial maintenance of lake levels.

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Initiation of an Administrative Hearing
Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation
The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW
Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

Last Date for Agency Action:
April 11, 2013

WATER USE STAFF REPORT

FINAL APPROVED BY EXECUTIVE DIRECTOR APRIL 1, 2013

Application Number: 110805-10

Permit Number: 36-04006-W

Project Name: RIVER HALL

Water Use Permit Status: RENEWAL

Location: LEE COUNTY, S27, 34-36/T43S/R26E

Applicant's Name and Address: RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOC. INC
ATTN: DANIELLE VANDALL
2401 RIVER HALL PARKWAY
FORT MYERS, FL 33920

Water Use Classification: Landscape
Golf Course

Total Serviced Acreage: 462.06 (104.02 acres of turf)
(358.04 acres of turf)

Sources:
Ground Water from: Lower Hawthorn Aquifer
Sandstone Aquifer
Surface Water from: On-site Lake(s)

Authorized Allocation:

Annual Allocation:	594	Million Gallons (MG)
Maximum Monthly Allocation:	79.7	Million Gallons (MG)

Existing Withdrawal Facilities - Ground Water

Source: Lower Hawthorn Aquifer
7 - 10" X 620' X 500 GPM Wells Cased to 350 Feet
Source: Sandstone Aquifer
1 - 8" X 180.5' X 120 GPM Well Cased to 100 Feet
10 - 8" X 150' X 100 GPM Wells Cased to 70 Feet

Existing Withdrawal Facilities - Surface Water

Source: On-site Lake(s)
5 - 11" X 75 HP X 4000 GPM Turbine Pumps
5 - 11" X 60 HP X 4000 GPM Turbine Pumps

Rated Capacity Source	Status Code	GPM	MGM	MGY
Lower Hawthorn Aquifer	E	3,500	153.2	1,840
On-site Lake(s)	E	40,000	1,751.0	21,024
Sandstone Aquifer	E	1,120	49.0	589
Totals:		**44,620**	**1,953.2**	**23,453**

PURPOSE

The purpose of this application is to renew a Water Use Permit for golf course irrigation of 358.04 acres and landscape irrigation of 104.02 acres of turf using a Sprinkler irrigation system. The source of water is the On-site Lakes with irrigation water replacement provided by groundwater from the lower Hawthorn aquifer via 5 existing and 2 proposed withdrawal facilities and the Sandstone aquifer via 6 existing and 5 proposed withdrawal facilities.

PROJECT DESCRIPTION

River Hall (Project) is an existing 1,710.38 acre golf course and residential community located within Sections 27, 34, 35, and 36 Township 43 South, Range 26 East, Lee County, Florida (Exhibits 1 and 2). The Project is currently permitted for a total of 462.06 acres of combined golf course (358.04 acres) and residential (104.02 acres) irrigation. The source of water is the on-site lakes with irrigation water replacement provided by groundwater from existing and proposed wells completed in the lower Hawthorn and Sandstone aquifers. The Permittee primarily withdraws water from the on site lake for landscape irrigation. Groundwater is used to replace surface water in the lake on a 1:1 basis. The amount of groundwater used to replace water in the lake shall not exceed the amount of surface water used for irrigation. The use of groundwater is only to replace water used for irrigation from the lakes and not for the maintenance of lake levels. The location of withdrawal facilities are included as Exhibit 3 and descriptions of the groundwater and surface water withdrawal facilities are included as Exhibits 4 and 5, respectively. Prior to drilling the proposed wells, it will be necessary to obtain well construction permits from Lee County.

Project History:
The Project was first permitted on July 12, 2001 for 162 acres of golf course irrigation. The Project was renewed and modified on August 9, 2006 to include a total of 534.89 acres of golf course and residential landscape irrigation. The Project was last modified on November 8, 2007 to reduce the irrigated acreage to the current 462.06 acres.

PROJECTED WATER USE DEMANDS

The annual and maximum month allocations for golf course and landscape irrigation are calculated using the Modified Blaney Criddle method as described in Section 2.3.2 of the Basis of Review (BOR) for Water Use Permit Applications within the South Florida Water Management District (District). Using this method, the total project demands were calculated to be 79.75 million gallons maximum per month (MGM) and 593.63 million gallons per year (MGY). Calculations of the supplemental irrigation requirement are detailed in Exhibit 6.

IMPACT ASSESSMENTS

Water Resource Availability

Lower Hawthorn Aquifer

The land surface elevation in the vicinity of the Project is approximately seven feet National Geodetic Vertical Datum (NGVD). The top of the lower Hawthorn aquifer occurs at an elevation of -480 feet NGVD beneath the Project (Montgomery, 1988). The average end of dry season water level in United

IMPACT ASSESSMENTS (CONTINUED)

States Geological Survey (USGS) lower Hawthorn aquifer monitor well L-2530 located approximately 1.2 miles north of the Project is 47.4 feet NGVD inclusive of this Project's withdrawals, leaving a potentiometric surface of over 527 feet above the top of the aquifer. This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm to the water resource availability of the Lower Hawthorn aquifer.

Sandstone Aquifer

The land surface elevation in the vicinity of the Project is approximately seven feet NGVD. The top of the Sandstone aquifer occurs at an elevation of -60 feet NGVD beneath the Project based on test well data. The average end of dry season water level in USGS Sandstone aquifer monitor well L-1975 located approximately 1.5 miles north of the Project is 11.4 feet NGVD inclusive of this Project's withdrawals, leaving a potentiometric surface of over 71 feet above the top of the aquifer. This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm to the Sandstone aquifer.

On-site Lake(s)

The primary source of water supply for this Project is the on-site lakes which are recharged by groundwater withdrawals from the lower Hawthron and Sandstone aquifers on a 1:1 basis. As a result, the impact to the water resources of the on-site lakes is expected to be minimal as there will be no net drawdown in the lakes. This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm to on-site lakes.

Existing Legal Users

Lower Hawthorn Aquifer

The nearest existing legal user of the lower Hawthorn aquifer is Portico (Water Use Permit 36-05399-W) located adjacent to the western boundary of the Project. This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm to existing legal users.

Sandstone Aquifer

The nearest exiting legal user of the Sandstone aquifer is Portico public water supply (Water Use Permit 36-05527-W) located adjacent to the western boundary fo the Project. This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm to existing legal users.

On-site Lake(s)

The primary source of water supply for this Project is the on-site lakes which are recharged by groundwater withdrawals from the lower Hawthron and Sandstone aquifers on a 1:1 basis. As a result, the impact to existing legal users of surface water in the vicinity of the Project is expected to be minimal as there will be no net drawdown in the lakes.This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm to existing legal users.

Saline Water Intrusion

Lower Hawthorn Aquifer

Groundwater in the lower Hawthorn aquifer is saline and has a chloride concentration around 600

milligrams per liter (mg/l). Groundwater from the lower Hawthorn aquifer is pumped into the on-site lakes (along with groundwater from the Sandstone aquifer) where the chloride concentration is diluted below 200 mg/l. The use of saline water for this Project meets the requirements of Section 3.4.1 of the BOR. This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm. Based on this information, the potential for saline water intrusion or upconing to occur as a result of the withdrawal of the recommended allocation is considered minimal.

Sandstone Aquifer

The nearest source of surface saline water is the Caloosahatchee River, downstream of the Franklin Locks located approximately one mile north of the Project. The Sandstone aquifer is separated from this source of saline water by low permeability confining sediments. Groundwater in the Sandstone aquifer is fresh and low permeability sediments separate this aquifer from deeper sources of saline water. This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm. Based on this information, the potential for saline water intrusion or upconing to occur as a result of the withdrawal of the recommended allocation is considered minimal.

On-site Lake(s)

The primary source of water supply for this Project is the on-site lakes which are recharged by groundwater withdrawals from the lower Hawthron and Sandstone aquifers on a 1:1 basis. As a result, the impact to saline water intrusion or upconing from using the on-site lakes is expected to be minimal as there will be no net drawdown in the lakes.This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm. Based on this information, the potential for saline water intrusion or upconing to occur as a result of the withdrawal of the recommended allocation is considered minimal.

Wetlands

Lower Hawthorn Aquifer

The Applicant recharges surface water withdrawals at a ratio not to exceed 1:1 with groundwater from the lower Hawthorn aquifer and the Sandstone aquifer. There are several layers of low permeability sediments separating the lower Hawthorn aquifer and the water table aquifer and any on-site and off-site wetlands. This application is a renewal for the continued permitted historic withdrawals with no changes to source or allocation and no reported harm to wetlands. Based on this information, potential for adverse impacts to occur to protected wetland environments as a result of the withdrawal of the recommended allocation is considered minimal.

Sandstone Aquifer

The Applicant recharges surface water withdrawals at a ratio not to exceed 1:1 with groundwater from the Sandstone aquifer and the lower Hawthorn aquifer. There is confinement between the Sandstone aquifer and the water table aquifer. This application is a renewal for the continued permitted historic withdrawals with no changes to source or allocation with no reported harm to wetlands. Based on this information, the potential for adverse impacts to occur to protected wetland environments as a result of the withdrawal of the recommended allocation is considered minimal.

On-site Lake(s)

The primary source of water supply for this Project are the on-site lakes which are recharged by groundwater withdrawals from the lower Hawthron and Sandstone aquifers on a 1:1 basis. As a result,

the impact to wetlands from using the on-site lakes is expected to be minimal as there will be no net drawdown in the lakes. According to Environmental Resource Permit 36-04006-P, River Hall contains 155.54 acres of preserved wetlands and 181.27 acres of preserved uplands. The wetland communities consist of mixed forested wetlands, cypress wetlands, freshwater marshes, and wet prairie. Some of the wetlands are incorporated into the surface water management system.

This application is a renewal for the continued permitted historic withdrawals with no changes to source or allocation and no reported harm to wetlands. Due to the lakes being recharged with groundwater from the Sandstone and lower Hawthorn aquifers, the potential for adverse impacts to occur to protected wetland environments as a result of the continued withdrawal of the recommended allocation is considered minimal.

Source Of Pollution

Lower Hawthorn Aquifer

There are no known source of pollution in the lower Hawthorn aquifer. The lower Hawthron aquifer is separated from sources of pollution at the land surface or shallower aquifers by several layers of low permeability sediments. This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm. Based on this information, the potential for movement of contaminants, if present, from known pollution sources as a result of the withdrawal of the recommended allocation is considered minimal.

Sandstone Aquifer

There are no known sources of pollution in the Sandstone aquifer. Low permeability confining sediments separate the Sandstone aquifer from sources of pollution at the land surface or in shallower aquifers. This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm. Based on this information, the potential for movement of contaminants, if present, from known pollution sources as a result of the withdrawal of the recommended allocation is considered minimal.

On-site Lake(s)

The primary source of water supply for this Project are the on-site lakes which are recharged by groundwater withdrawals from the lower Hawthron and Sandstone aquifers on a 1:1 basis. As a result, the impact to pollutant migration from using the on-site lakes is expected to be minimal as there will be no net drawdown in the lakes. This application is for the continuation of an existing permitted historical use of water with no changes in source or withdrawal operations, no increase in demand and no reported problems or harm. Based on this information, the potential for movement of contaminants, if present, from known pollution sources as a result of the withdrawal of the recommended allocation is considered minimal.

Other Impacts

Lower Hawthorn Aquifer

Pursuant to Section 3.6.2 of the BOR, the use is not expected to result in significant reduction in water levels on the property of an existing offsite land use to the extent that the designed function of a water body and related surface water management improvements are damaged (not including aesthetic values), damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use, or land collapse or subsidence caused by reduction in water levels associated with consumptive use.

IMPACT ASSESSMENTS (CONTINUED)

Sandstone Aquifer

Pursuant to Section 3.6.2 of the BOR, the use is not expected to result in significant reduction in water levels on the property of an existing offsite land use to the extent that the designed function of a water body and related surface water management improvements are damaged (not including aesthetic values), damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use, or land collapse or subsidence caused by reduction in water levels associated with consumptive use.

On-site Lake(s)

Pursuant to Section 3.6.2 of the BOR, the use is not expected to result in significant reduction in water levels on the property of an existing offsite land use to the extent that the designed function of a water body and related surface water management improvements are damaged (not including aesthetic values), damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use, or land collapse or subsidence caused by reduction in water levels associated with consumptive use.

ADDITIONAL INFORMATION

LEGAL CONTROL AND LAND USE:
The Applicant submitted a warrenty Deed that demonstrates that the Applicant maintains legal control over the Project site. All withdrawal facilities are located within the Project site. The water allocation requested for golf and landscape irrigation is compatible with the zoning or land use category at this site (Section 2.1 of the BOR).

LIMITING CONDITIONS:
Pursuant to Limiting Condition 17, the Permittee shall submit a report of calibration for their water use accounting system.

Pursuant to Limiting Condition 18, the Permittee shall submit a quarterly report of monthly pumpage.

Pursuant to Limiting Condition 24, the Permittee shall submit an updated Table A, Description of Wells upon completion of the proposed facilities.

Pursuant to Limiting Condition 25, The Permittee shall collect chloride date from the on-site lakes and Lower Hawthorn aquifer on a monthly basis and submit the results to the District quarterly. If chloride concentrations exceed 200 mg/l in the on-site lakes the use of Lower Hawthorn aquifer wells shall cease until the chloride concentration can be maintained at /or below 200 mg/l.

POTENTIAL USE OF RECLAIMED WATER:
There is no reclaimed water available for this site at this time. Pursuant to Limiting Condition 22, the permittee shall modify this permit to include relaimed water if it becomes available.

WATER CONSERVATION PLAN:
The Project uses best management practices to limit unnecessary irrigation including the use of Florida Friendly landscaping principles, soil moisture sensors, rain gauges, monitoring of site conditions by qualified on-site personnel, and employs the use of calibrated totalizing flow meters on all withdrawal sources. The Applicant limits water usage to mandated irrigation schedules and watering restrictions. In addition, all irrigation measures comply with the mandatory year-round landscape measures for Lee, Charlotte, and Collier Counties, per Chapter 40E-24, Florida Administrative Code.

ADDITIONAL INFORMATION (CONTINUED)

PERMIT DURATION:

Sources of water for this Project are the sandstone aquifer and the water table aquifer (hydraulically connected to the on-site lakes), which are sources of limited availability, pursuant to Section 1.7.2.2(B)(1) of the BOR and the Permittee has requested a five year permit duration. Therefore, pursuant to Section 1.7.2.2(D) of the BOR, the permit duration shall be five years.

ENVIRONMENTAL RESOURCE PERMIT STATUS:

PERMITTED (No. 36-04006-P)

RIGHT OF WAY PERMIT STATUS:

Not Applicable

RECOMMENDATIONS

Project Name: RIVER HALL

Application Number: 110805-10

Permit Number: 36-04006-W

RECOMMENDATION TO EXECUTIVE DIRECTOR

Authorizing: The continued use of groundwater from the lower Hawthorn and Sandstone aquifers and surface water from the On-site Lake(s) for golf course irrigation of 358.04 acres and landscape irrigation of 104.02 acres of turf using a sprinkler irrigation system with an annual allocation of 593.63 million gallons.

STAFF EVALUATION

REVIEWER

Jewelene S. Harris, NRM

John Randall, WU

SUPERVISOR

Laura Layman, NRM

for David J. Hurst, P.E., WU

CONSULTING HYDROGEOLOGIST:

Simon Sunderland, P.G.

Date: March 28, 2013

WATER USE BUREAU CHIEF:

Maria C. Clemente, P.E.

Date: 3/28/13

Limiting Conditions

1. This permit shall expire on April 1, 2018.

2. Application for a permit modification may be made at any time.

3. Water use classification:

   Landscape Irrigation
   Golf course Irrigation

4. Source classification is:

   Ground Water from:
   Lower Hawthorn Aquifer
   Sandstone Aquifer

   Surface Water from:
   On-site Lake(s)

5. Total annual allocation is 594 MG.

   Total maximum monthly allocation is 79.7481 MG.

   These allocations represent the amount of water required to meet the water demands as a result of rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1 in 10 year drought event. If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:
   (a) All other conditions of the permit are met; and
   (b) The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.

6. Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

   Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

   Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

   This Permit is issued to:

RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
2401 RIVER HALL PARKWAY
FORT MYERS, FLORIDA 33920

7. Withdrawal Facilities:

Ground Water - Existing:

10 - 8" X 150' X 100 GPM Wells Cased To 70 Feet
7 - 10" X 620' X 500 GPM Wells Cased To 350 Feet
1 - 8" X 180.5' X 120 GPM Well Cased To 100 Feet

Surface Water - Existing:

5 - 11" x 60 HP X 4000 GPM Turbine Pumps
5 - 11" x 75 HP X 4000 GPM Turbine Pumps

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

(1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

(2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm caused by withdrawals, as determined through reference to the conditions for permit issuance, includes:

(1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

(2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or

(3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

Limiting Conditions

10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

    (1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

    (2) Reduction in water levels that harm the hydroperiod of wetlands,

    (3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

    (4) Harmful movement of contaminants in violation of state water quality standards, or

    (5) Harm to the natural system including damage to habitat for rare or endangered species.

11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.

12. Authorized representatives of the District, with advance notice to the permittee, shall be permitted to enter, inspect, and observe the permitted system to determine compliance with permit conditions.

13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.

14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.

15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: SFWMD, Regulatory Support Division, MSC 9611, P.O. Box 24680, West Palm Beach, FL 33416-4680.

16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.

17. Prior to the use of any proposed water withdrawal facility authorized under this permit, unless otherwise specified, the Permittee shall equip each facility with a District-approved operating water use accounting system and submit a report of calibration to the District, pursuant to Section 4.1, Basis of Review for Water Use Permit Applications.

    In addition, the Permittee shall submit a report of recalibration for the water use accounting system for each water withdrawal facility (existing and proposed) authorized under this permit every five years from each previous calibration, continuing at five-year increments.

18. Monthly withdrawals for each withdrawal facility shall be submitted to the District quarterly. The water

accounting method and means of calibration shall be stated on each report.

19. Landscape and golf course Permittees must comply with all plan requirements and the implementation schedule contained in the plan submitted pursuant to section 2.3.1 of the Basis of Review for Water Use Permit Applications within the South Florida Water Management District.

20. The permittee shall comply with Mandatory Year-Round Landscape Irrigation Conservation Measures, as established by Chapter 40E-24, F.A.C. The Permittee is advised that this Permit does not relieve the Permittee of complying with all county or municipal ordinances concerning lawn and landscape irrigation.

21. The applicant may be responsible for the mitigation to the domestic uses including, but not limited to, those shown in the District staff report prepared in support of recommendation for permit issuance in the event that declining water levels result in the domestic uses suffering a loss of water supply, and the event is confirmed by District field staff. Factors used in determining whether or not mitigation responsibility is triggered include, but are not limited to, water level monitoring data, local pumpages, and climatic conditions. Failure by the Permittee to mitigate any adverse impacts occurring as a result of the Permittee's withdrawals, for which mitigation responsibility has been determined, will be considered a Permit violation.

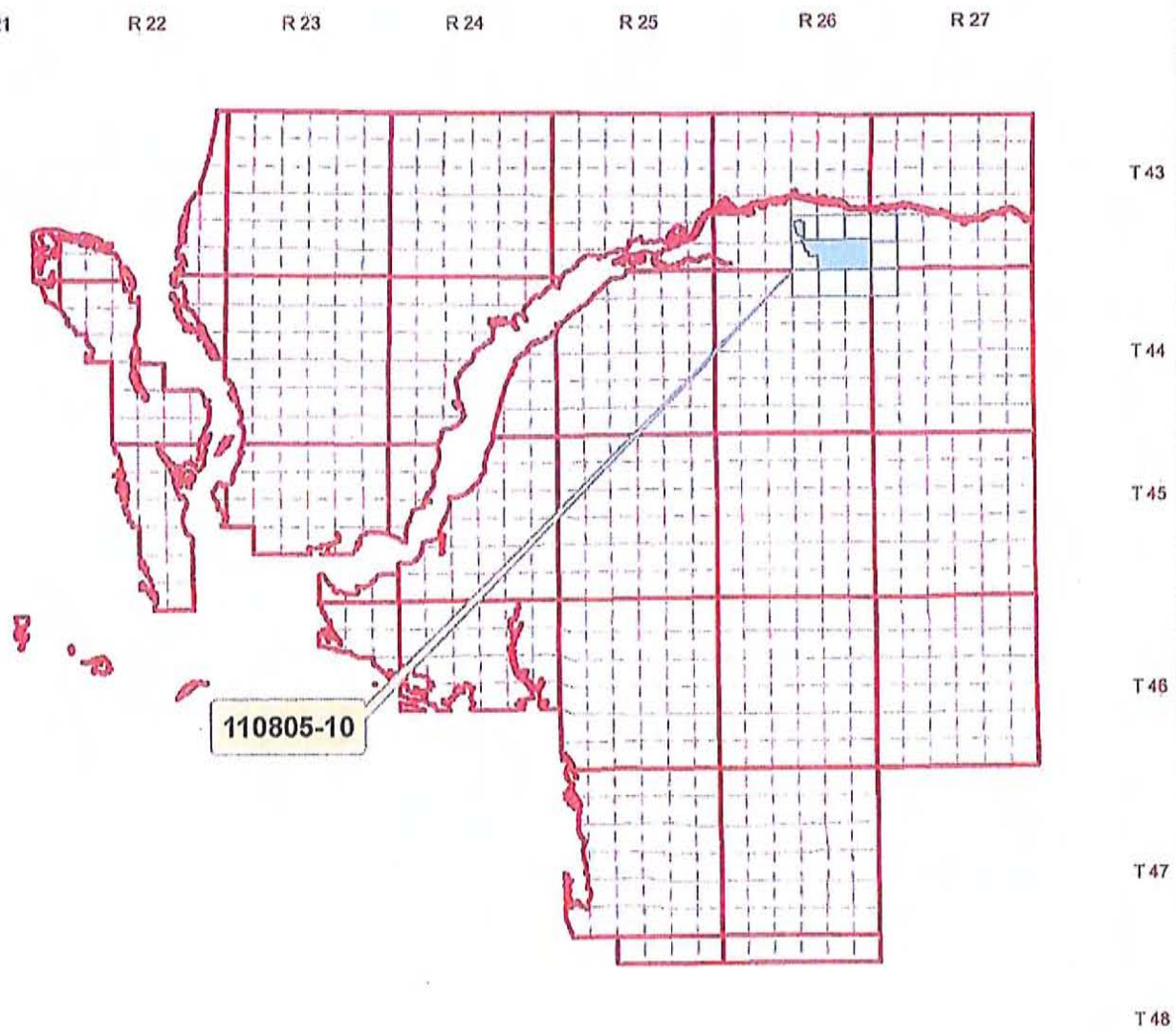
22. If reclaimed water becomes available prior to the expiration date of this permit, the Permittee shall apply for a modification of the water use permit to reflect that portion of the allocation which is to be provided for by reclaimed water. Reclaimed water is considered available when an agreement has been executed between both parties, the transmission lines are constructed to the project site, and the necessary on-site modifications and authorizations are obtained.

23. If at any time there is an indication that the well casing, valves, or controls leak or have become inoperative, repairs or replacement shall be made to restore the system to an operating condition. Failure to make such repairs shall be cause for filling and abandoning the well, in accordance with procedures outlined in Chapters 40E-3 and 40E-30, Florida Administrative Code.

24. The Permittee shall submit to the District an updated Well Description Table (Table A) within one month of completion of the proposed wells identifying the actual total and cased depths, pump manufacturer and model numbers, pump types, intake depths and type of meters.

25. The Permittee shall continue to submit monitoring data in accordance with the approved saline water intrusion monitoring program for this project.
If chloride concentrations excede 200 milligrams per Liter (mg/L) in the on-site lakes the use of Lower Hawthorn aquifer wells shall cease until the chloride concentration can be maintained at/or below 200 mg/L.

26. Withdrawal from the surface water source(s) for irrigation shall be equal to the amount of water used for replacement/recharge on a monthly basis (for example, the volume of water withdrawn from a lake must be the same volume of water put into a lake), except when the surface water drainage system is discharging. The replacement/recharge of groundwater into surface water is for water quality treatment or supplementation and not the artificial maintenance of lake levels.



LEE COUNTY, FLORIDA

N

Application Number: 110805-10

Map Date: 2013-03-27

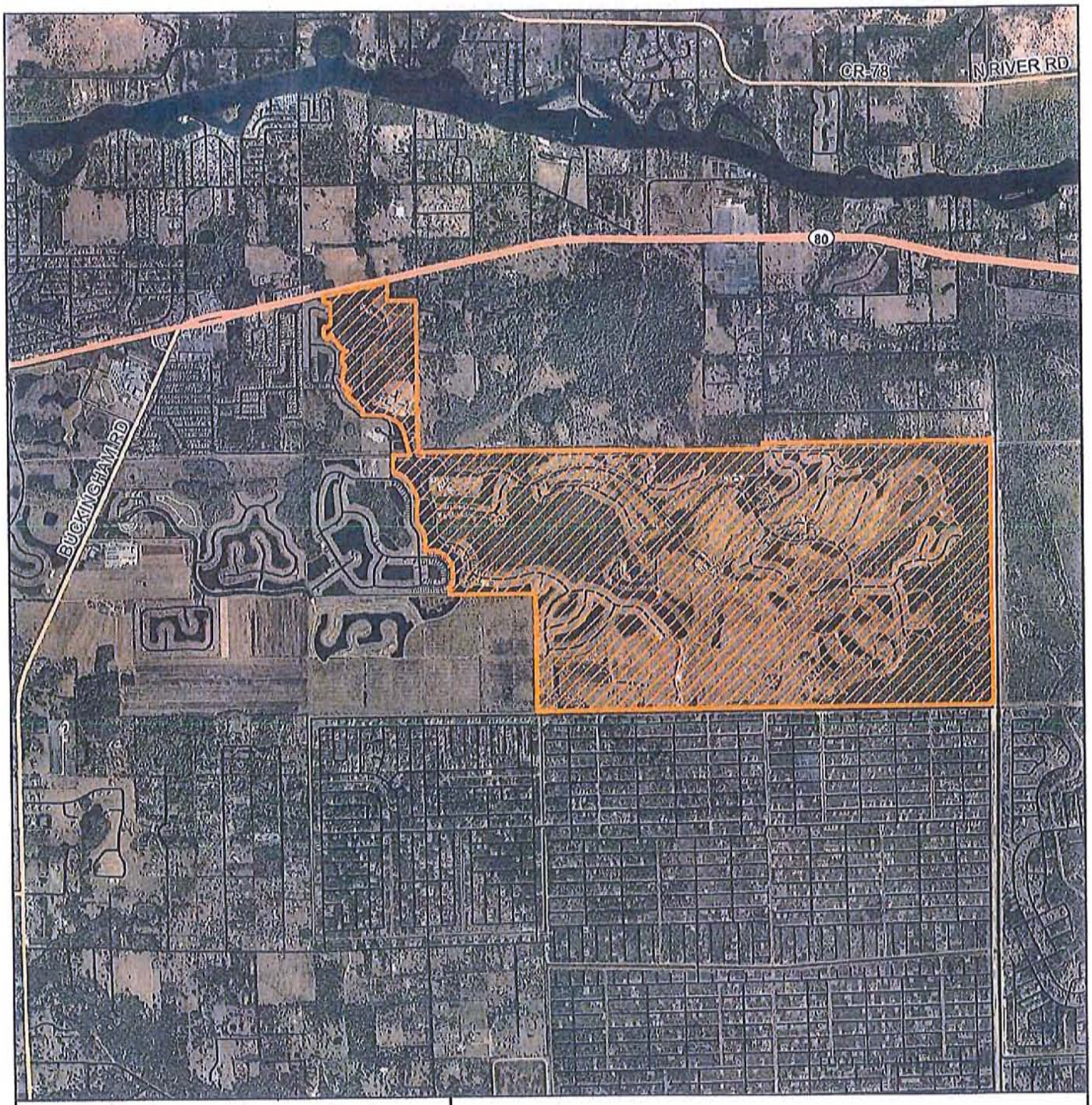
Permit Number: 36-04006-W

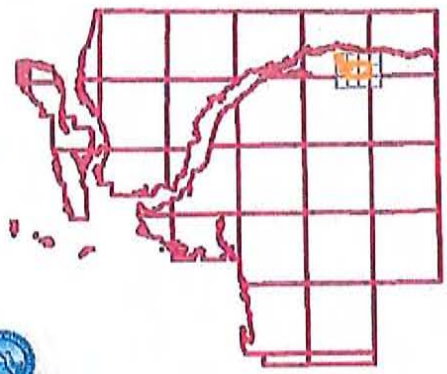
Sec 27, 34-36 / Twp 43 / Rge 26

Project Name: RIVER HALL

0 5 10 Miles

Exhibit No: 1





LEE COUNTY, FLORIDA

N

Legend

Application

Map Date: 2013-03-27

Application Number: 110805-10

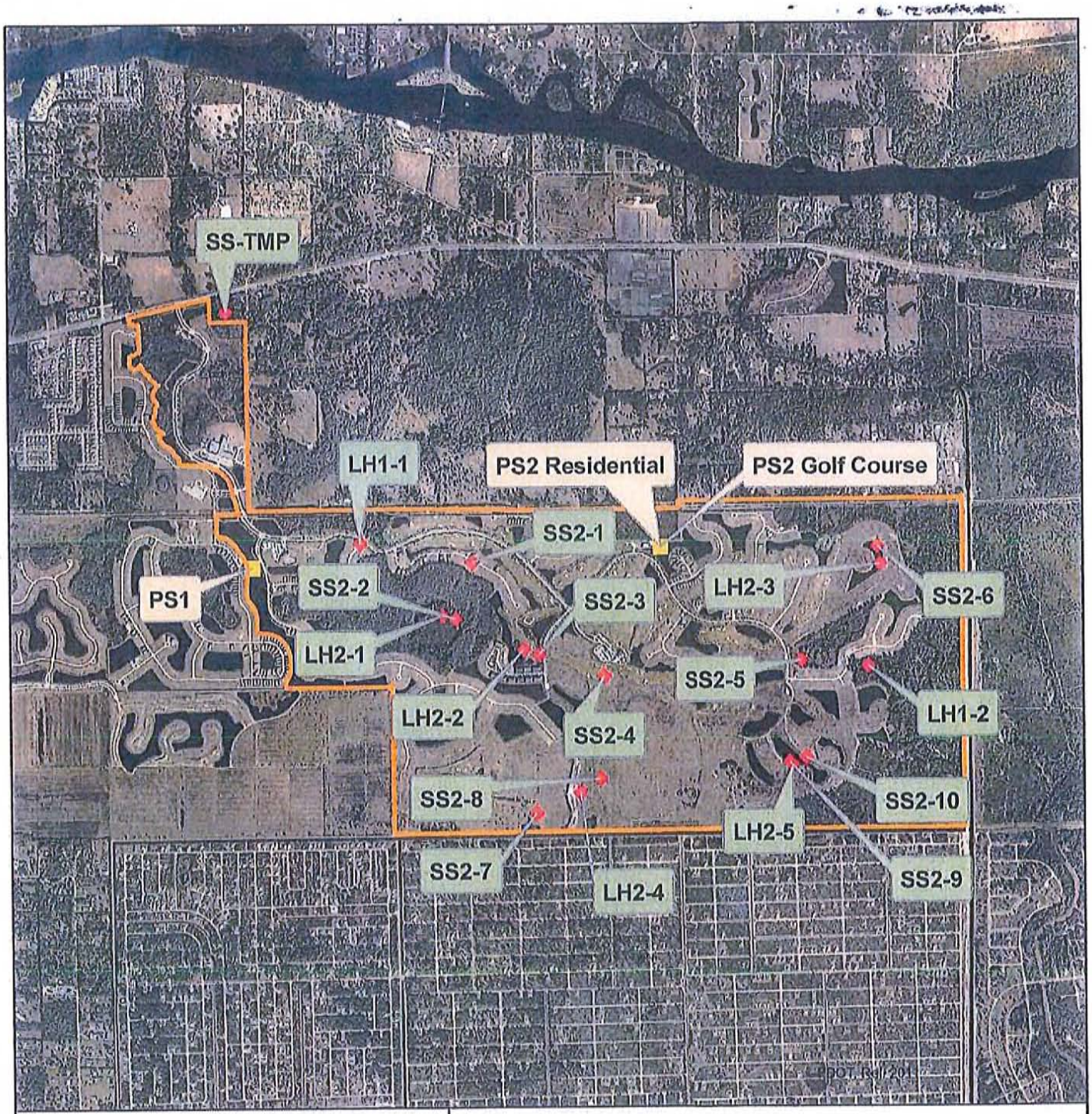
Permit Number: 36-04006-W

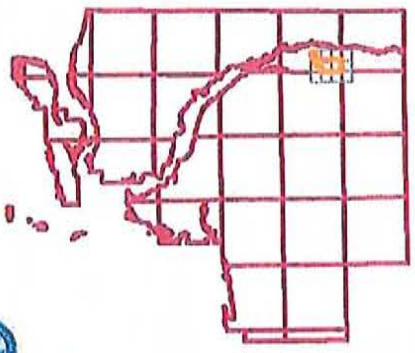
Sec 27, 34-36 / Twp 43 / Rge 26

Project Name: RIVER HALL

0 0.5 1 Miles

Exhibit No: 2





LEE COUNTY, FLORIDA

Application

WELL

PUMP

Application Number: 110805-10

Sec 27, 34-36 / Twp 43 / Rge 26

Project Name: RIVER HALL

N

Map Date: 2013-03-27

Permit Number: 36-04006-W

0 0.5 1 Miles

Exhibit No: 3

TABLE - A
Description Of Wells.

Application Number: 110805-10

Well ID	193394	193395	193396	193397	193398	193399
Name	11 (LH1-1)	12 (LH1-2)	13 (LH2-1)	14 (LH2-2)	15 (LH2-3)	16 (LH2-4)
Map Designator	LH1-1	LH1-2	LH2-1	LH2-2	LH2-3	LH2-4
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	10	10	10	10	10	10
Total Depth(feet)	620	620	620	620	620	620
Cased Depth(feet)	350	350	350	350	350	350
Facility Elev. (ft. NGVD)						
Screened Interval						
From						
To						
Pumped Or Flowing						
Pump Type	Submersible	Submersible	Submersible	Submersible	Submersible	Submersible
Pump Int. Elev.						
Feet (NGVD)						
Feet (BLS)	150	150	150	150	150	150
Pump Capacity(GPM)	500	500	500	500	500	500
Year Drilled						
Planar Location						
Source						
Feet East	428344	437770	429859	431333	437986	432356
Feet North	860910	858658	859600	858985	860500	856406
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter
Use Status	Primary	Primary	Primary	Primary	Primary	Primary
Water Use Type	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement
Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer

Exhibit No: 4

TABLE - A
Description Of Wells.

Application Number: 110805-10

Well ID	193400	193384	193385	193386	193387	193388
Name	17 (LH2-5)	1 (SS2-1)	2 (SS2-2)	3 (SS2-3)	4 (SS2-4)	5 (SS2-5)
Map Designator	LH2-5	SS2-1	SS2-2	SS2-3	SS2-4	SS2-5
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	10	8	8	8	8	8
Total Depth(feet)	620	150	150	150	150	150
Cased Depth(feet)	350	70	70	70	70	70
Facility Elev. (ft. NGVD)						
Screened Interval From						
To						
Pumped Or Flowing						
Pump Type	Submersible	Submersible	Submersible	Submersible	Submersible	Submersible
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)	150					
Pump Capacity(GPM)	500	100	100	100	100	100
Year Drilled						
Planar Location Source						
Feet East	436348	430412	430104	431619	432807	436512
Feet North	856877	860572	859548	858893	858504	858770
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter
Use Status	Primary	Primary	Primary	Primary	Primary	Primary
Water Use Type	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement
Aquifer	Lower Hawthorn Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer

Exhibit No: 4

TABLE - A
Description Of Wells.

Application Number: 110805-10

Well ID	193389	193390	193391	193392	193393	193403
Name	6 (SS2-6)	7 (SS2-7)	8 (SS2-8)	9 (SS2-9)	10 (SS2-10)	20 (SS-TMP)
Map Designator	SS2-6	SS2-7	SS2-8	SS2-9	SS2-10	SS-TMP
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	8	8	8	8	8	8
Total Depth(feet)	150	150	150	150	150	180.5
Cased Depth(feet)	70	70	70	70	70	100
Facility Elev. (ft. NGVD)						
Screened Interval						
From						
To						
Pumped Or Flowing						
Pump Type	Submersible	Submersible	Submersible	Submersible	Submersible	Submersible
Pump Int. Elev.						
Feet (NGVD)						
Feet (BLS)		60	60	60	60	
Pump Capacity(GPM)	100	100	100	100	100	120
Year Drilled						2005
Planar Location						
Source						
Feet East	437945	431558	432725	436287	436594	425867
Feet North	860818	856037	856652	856938	857020	865107
Accounting Method	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter	Flow Meter
Use Status	Primary	Primary	Primary	Primary	Primary	Primary
Water Use Type	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement	Irrigation Water Replacement
Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer

Exhibit No: 4

TABLE - B

Description Of Surface Water Pumps

Application Number: 110805-10

Pump ID	193409	265053	223535	265058	265060	193410	265054
Name	Pump 1	Pump 2	Pump 3	Pump 4	Pump 5	Pump 6	Pump 7
Map Designator	PS1	PS1	PS2 Residential	PS2 Residential	PS2 Residential	PS2 Golf Course	PS2 Golf Course
Facility Group							
Existing/Proposed	E	E	E	E	E	E	E
Pump Type	Turbine	Turbine	Turbine	Turbine	Turbine	Turbine	Turbine
Diameter(Inches)	11	11	11	11	11	11	11
Pump Capacity(GPM)	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Pump Horse Power	60	60	60	60	60	75	75
Two Way Pump ?	N	N				N	N
Elevation (ft. NGVD)	4	4	4	4	4	4	4
Planar Location							
Source							
Feet East	426335	426335	433871	433871	433871	433871	433871
Feet North	860475	860475	860828	860828	860828	860828	860828
Accounting Method	Time Clock	Totalizer	Time Clock	Time Clock	Time Clock	Time Clock	Totalizer
Use Status	Primary	Primary	Primary	Primary	Primary	Primary	Primary
Water Use Type	Irrigation	Irrigation	Irrigation	Irrigation	Irrigation	Irrigation	Irrigation
Surface Water Body	On-site Lake(s)	On-site Lake(s)	On-site Lake(s)	On-site Lake(s)	On-site Lake(s)	On-site Lake(s)	On-site Lake(s)

Exhibit No: 5

TABLE - B

Description Of Surface Water Pumps

Application Number: 110805-10

Pump ID	265055	265057	265056
Name	Pump 8	Pump 9	Pump 10
Map Designator	PS2 Golf Course	PS2 Golf Course	PS2 Golf Course
Facility Group			
Existing/Proposed	E	E	E
Pump Type	Turbine	Turbine	Turbine
Diameter(Inches)	11	11	11
Pump Capacity(GPM)	4,000	4,000	4,000
Pump Horse Power	75	75	75
Two Way Pump ?	N	N	N
Elevation (ft. NGVD)	4	4	4
Planar Location			
Source			
Feet East	433871	433871	433871
Feet North	860828	860828	860828
Accounting Method	Totalizer	Totalizer	Totalizer
Use Status	Primary	Primary	Primary
Water Use Type	Irrigation	Irrigation	Irrigation
Surface Water Body	On-site Lake(s)	On-site Lake(s)	On-site Lake(s)

Exhibit No: 5

Calculations Of Irrigation Requirements

APPLICATION NUMBER: 110805-10

RAINFALL STATION: Ft. Myers
IRRIGATION SYSTEM: Sprinkler
PARCEL ACREAGE: 104.02
LAND USE: Landscape

CROP: Turf
SOIL TYPE: 0.8
PARCEL NAME: RIVER HALL LANDSCAPE
IRR. MULTIPLIER: 1.3

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
MEAN RAINFALL	1.90	2.00	1.50	1.90	4.10	9.40	8.70	8.60	8.40	3.50	1.50	1.50	53.00
EVAPOTRANSPIRATION	1.86	2.14	3.70	5.11	6.83	7.60	8.05	7.72	6.48	4.92	3.07	2.15	59.63
AVG. EFFECTIVE RAIN	0.88	0.94	0.79	1.06	2.31	4.91	4.71	4.58	4.19	1.81	0.76	0.72	27.66
DROUGHT RAINFALI	0.74	0.79	0.66	0.89	1.94	4.12	3.96	3.85	3.52	1.52	0.64	0.60	23.23
AVERAGE IRRIGATION	0.98	1.20	2.91	4.05	4.52	2.69	3.34	3.14	2.29	3.11	2.31	1.43	31.97
DROUGHT IRRIGATION	1.12	1.35	3.04	4.22	4.89	3.48	4.09	3.87	2.96	3.40	2.43	1.55	36.40

ANNUAL SUPPLEMENTAL CROP REQUIREMENT: 36.40 **INCHES**

ANNUAL SUPPLEMENTAL CROP WATER USE:

36.40 IN X 104.02 AC X 1.3 X 0.02715 MG/AC-IN = 133.64 **MG**

MAXIMUM MONTHLY SUPPLEMENTAL CROP REQUIREMENT: 4.89 **INCHES**

MAXIMUM MONTHLY SUPPLEMENTAL CROP WATER USE:

4.89 IN X 104.02 AC X 1.3 X 0.02715 MG/AC-IN = 17.95 **MG**

Exhibit No: 6

Calculations Of Irrigation Requirements

APPLICATION NUMBER: 110805-10

RAINFALL STATION: Ft. Myers
IRRIGATION SYSTEM: Sprinkler
PARCEL ACREAGE: 358.04
LAND USE: Golf Course
CROP: Turf
SOIL TYPE: 0.8
PARCEL NAME: RIVER HALL GOLF COURS
IRR. MULTIPLIER: 1.3

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
MEAN RAINFALL	1.90	2.00	1.50	1.90	4.10	9.40	8.70	8.60	8.40	3.50	1.50	1.50	53.00
EVAPOTRANSPIRATION	1.86	2.14	3.70	5.11	6.83	7.60	8.05	7.72	6.48	4.92	3.07	2.15	59.63
AVG. EFFECTIVE RAIN	0.88	0.94	0.79	1.06	2.31	4.91	4.71	4.58	4.19	1.81	0.76	0.72	27.66
DROUGHT RAINFALI	0.74	0.79	0.66	0.89	1.94	4.12	3.96	3.85	3.52	1.52	0.64	0.60	23.23
AVERAGE IRRIGATION	0.98	1.20	2.91	4.05	4.52	2.69	3.34	3.14	2.29	3.11	2.31	1.43	31.97
DROUGHT IRRIGATION	1.12	1.35	3.04	4.22	4.89	3.48	4.09	3.87	2.96	3.40	2.43	1.55	36.40

ANNUAL SUPPLEMENTAL CROP REQUIREMENT: 36.40 INCHES

ANNUAL SUPPLEMENTAL CROP WATER USE:

36.40 IN X 358.04 AC X 1.3 X 0.02715 MG/AC-IN = 459.99 MG

MAXIMUM MONTHLY SUPPLEMENTAL CROP REQUIREMENT: 4.89 INCHES

MAXIMUM MONTHLY SUPPLEMENTAL CROP WATER USE:

4.89 IN X 358.04 AC X 1.3 X 0.02715 MG/AC-IN = 61.80 MG

TOTAL ANNUAL DEMAND: 593.63 MG
TOTAL MAXIMUM MONTHLY DEMAND: 79.75 MG

Exhibit No: 6

Requirement by Limiting Condition Report

App No: 110805-10
Permit No: 36-04006-W
Project Name: RIVER HALL

Limiting Condition No: 17 **Limiting Condition Code:** WUSTD021-8

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - 1 (SS2-1)	Calibration report for WELL 1 (SS2-1)	Every Five Years	Every Five Years	17-MAR-2016
WELL - 2 (SS2-2)	Calibration report for WELL 2 (SS2-2)	Every Five Years	Every Five Years	17-MAR-2016
WELL - 3 (SS2-3)	Calibration report for WELL 3 (SS2-3)	Every Five Years	Every Five Years	17-MAR-2016
PS1	Pump Calibration Report for PS1	Every Five Years	Every Five Years	17-MAR-2016
PS 2 Golf Course	Pump Calibration Report for PS2 Golf	Every Five Years	Every Five Years	17-MAR-2016
PS2 Residential	Pump Calibration Report for PS2 Residential	Every Five Years	Every Five Years	17-MAR-2016
WELL - W-25	Calibration Report for Well W-25	Every Five Years	Every Five Years	31-MAR-2018
WELL - 17 (LH2-5)	Calibration Report for Well 17 (LH2-5)	Every Five Years	Every Five Years	31-MAR-2018
WELL - W-29	Calibration Report for Well W-29	Every Five Years	Every Five Years	31-MAR-2018
WELL - 5 (SS2-5)	Calibration Report for Well 5 (SS2-5)	Every Five Years	Every Five Years	31-MAR-2018
WELL - W-24	Calibration Report for Well W-24	Every Five Years	Every Five Years	31-MAR-2018
WELL - 20 (SS-TMP)	Calibration Report for Well 20 (SS-TMP)	Every Five Years	Every Five Years	31-MAR-2018
WELL - 8 (SS2-8)	Calibration Report for Well 8 (SS2-8)	Every Five Years	Every Five Years	31-MAR-2018
WELL - 13 (LH2-1)	Calibration Report for Well 13 (LH2-1)	Every Five Years	Every Five Years	17-MAR-2016
WELL - 7 (SS2-7)	Calibration Report for Well 7 (SS2-7)	Every Five Years	Every Five Years	31-MAR-2018
WELL - 4 (SS2-4)	Calibration Report for Well 4 (SS2-4)	Every Five Years	Every Five Years	17-MAR-2016
WELL - W-31	Calibration Report for Well W-31	Every Five Years	Every Five Years	31-MAR-2018
WELL - W-26	Calibration Report for Well W-26	Every Five Years	Every Five Years	31-MAR-2018
WELL - 14 (LH2-2)	Calibration Report for Well 14 (LH2-2)	Every Five Years	Every Five Years	17-MAR-2016
WELL - 16 (LH2-4)	Calibration Report for Well 16 (LH2-4)	Every Five Years	Every Five Years	31-MAR-2018
WELL - 11 (LH1-1)	Calibration Report for Well 11 (LH1-1)	Every Five Years	Every Five Years	26-JAN-2016
WELL - 6 (SS2-6)	Calibration Report for Well 6 (SS2-6)	Every Five Years	Every Five Years	31-MAR-2018
WELL - 10 (SS2-10)	Calibration Report for Well 10 (SS2-10)	Every Five Years	Every Five Years	31-MAR-2018
WELL - W-28	Calibration Report for Well W-28	Every Five Years	Every Five Years	31-MAR-2018
WELL - 15 (LH2-3)	Calibration Report for Well 15 (LH2-3)	Every Five Years	Every Five Years	31-MAR-2018
WELL - W-30	Calibration Report for Well W-30	Every Five Years	Every Five Years	31-MAR-2018

Exhibit No: 7

Requirement by Limiting Condition Report

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - W-27	Calibration Report for Well W-27	Every Five Years	Every Five Years	31-MAR-2018
WELL - 12 (LH1-2)	Calibration Report for Well 12 (LH1-2)	Every Five Years	Every Five Years	31-MAR-2018
WELL - 9 (SS2-9)	Calibration Report for Well 9 (SS2-9)	Every Five Years	Every Five Years	31-MAR-2018

Limiting Condition No: 18 **Limiting Condition Code:** WUSTD022-1

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - 1 (SS2-1)	Monthly withdrawal for WELL 1 (SS2-1)	Monthly	Quarterly	30-SEP-2013
WELL - 2 (SS2-2)	Monthly withdrawal for WELL 2 (SS2-2)	Monthly	Quarterly	30-SEP-2013
WELL - 3 (SS2-3)	Monthly withdrawal for WELL 3 (SS2-3)	Monthly	Quarterly	30-SEP-2013
WELL - 4 (SS2-4)	Monthly withdrawal for WELL 4 (SS2-4)	Monthly	Quarterly	30-SEP-2013
WELL - 5 (SS2-5)	Monthly withdrawal for WELL 5 (SS2-5)	Monthly	Quarterly	30-SEP-2013
WELL - 6 (SS2-6)	Monthly withdrawal for WELL 6 (SS2-6)	Monthly	Quarterly	30-SEP-2013
WELL - 7 (SS2-7)	Monthly withdrawal for WELL 7 (SS2-7)	Monthly	Quarterly	30-SEP-2013
WELL - 8 (SS2-8)	Monthly withdrawal for WELL 8 (SS2-8)	Monthly	Quarterly	30-SEP-2013
WELL - 9 (SS2-9)	Monthly withdrawal for WELL 9 (SS2-9)	Monthly	Quarterly	30-SEP-2013
WELL - 10 (SS2-10)	Monthly withdrawal for WELL 10 (SS2-10)	Monthly	Quarterly	30-SEP-2013
WELL - 11 (LH1-1)	Monthly withdrawal for WELL 11 (LH1-1)	Monthly	Quarterly	30-SEP-2013
WELL - 12 (LH1-2)	Monthly withdrawal for WELL 12 (LH1-2)	Monthly	Quarterly	30-SEP-2013
WELL - 13 (LH2-1)	Monthly withdrawal for WELL 13 (LH2-1)	Monthly	Quarterly	30-SEP-2013
WELL - 14 (LH2-2)	Monthly withdrawal for WELL 14 (LH2-2)	Monthly	Quarterly	30-SEP-2013
WELL - 15 (LH2-3)	Monthly withdrawal for WELL 15 (LH2-3)	Monthly	Quarterly	30-SEP-2013
WELL - 16 (LH2-4)	Monthly withdrawal for WELL 16 (LH2-4)	Monthly	Quarterly	30-SEP-2013
WELL - 17 (LH2-5)	Monthly withdrawal for WELL 17 (LH2-5)	Monthly	Quarterly	30-SEP-2013
WELL - 20 (SS-TMP)	Monthly withdrawal for WELL 20 (SS-TMP)	Monthly	Quarterly	30-SEP-2013
PS1	Water Use Report for PS1	Monthly	Quarterly	31-JUL-2013
PS 2 Golf Course	Water Use Report for PS 2 Golf Course	Monthly	Quarterly	31-JUL-2013
PS2 Residential	Water Use Report for PS2 Residential	Monthly	Quarterly	31-JUL-2013

Limiting Condition No: 24 **Limiting Condition Code:** WUWC004-1

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - W-24	Updated Table A for WELL W-24	One time Only	One time Only	01-NOV-2013

Exhibit No: 7

Requirement by Limiting Condition Report

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
WELL - W-25	Updated Table A for WELL W-25	One time Only	One time Only	01-NOV-2013
WELL - W-26	Updated Table A for WELL W-26	One time Only	One time Only	01-NOV-2013
WELL - W-27	Updated Table A for WELL W-27	One time Only	One time Only	01-NOV-2013
WELL - W-28	Updated Table A for WELL W-28	One time Only	One time Only	01-NOV-2013
WELL - W-29	Updated Table A for WELL W-29	One time Only	One time Only	01-NOV-2013
WELL - W-30	Updated Table A for WELL W-30	One time Only	One time Only	01-NOV-2013
WELL - W-31	Updated Table A for WELL W-31	One time Only	One time Only	01-NOV-2013

Limiting Condition No: 25 **Limiting Condition Code:** WUSAT001-4

Facility Name	Requirement Name	Col Freq	Sub Freq	Due Date
On-site Lake(s)/Pond(s)	Chloride for On-site Lakes	Monthly	Quarterly	31-JUL-2013
Lower Hawthorn Aquifer	Chloride for Lower Hawthorn Aquifer	Monthly	Quarterly	31-JUL-2013

Exhibit No: 7

STAFF REPORT DISTRIBUTION LIST

RIVER HALL

Application No: 110805-10

Permit No: 36-04006-W

INTERNAL DISTRIBUTION

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GOVERNMENT AGENCIES

X Lee County - Environmental Sciences
X Lee County HRS Charles J. Walther, P.E.

Exhibit No:8

APPLICANT'S EXHIBIT #
DC2013-
00003. 14

GREENPOINTE'S

REBUTTAL

EXHIBIT

GREENPOINTE'S REBUTTAL EXHIBIT

The following questions and issues were identified by the Hearing Examiner at the close of testimony on January 15, 2015. GreenPointe's responses are provided below each question or issue, and will be supplemented with additional oral testimony at hearing on January 27.

1. Address compliance with the Lee Plan and LDC without reference to the "connectivity" arguments associated with the SR80 trail/sidewalk.

A revised narrative from Morris-Depew and Associates addressing the project's compliance with applicable criteria without reference to the previously proposed trail/sidewalk along SR 80 is attached. **Attachment A-1** is a "clean" copy of the revised narrative and **Attachment A-2** is a "redline" version of the narrative showing the changes that were made. Dr. Depew will provide additional oral rebuttal testimony at hearing on January 27.

The commercial, residential, recreational and civic uses that are part of the existing development have been designed to promote internal pedestrian and bicycle linkages within the existing River Hall development, as well as provide healthy recreational options for residents of the project. With the addition of the Olga CPD on the north side of SR 80, the internal interconnectivity will now reach into the expanding commercial node that is part of the Caloosahatchee Shores Planning Community. The requested amendment will increase the mix of uses within the community and promote increased internal interconnectivity between the CPD and RPD components to facilitate alternative transportation and internal capture, consistent with Objective 21.4 and its supporting policies. The additional uses will serve to create a truly mixed use node with multi-modal connections to serve the needs of the River Hall Community as well as residents from the surrounding area. These uses are located within a comfortable walking or bicycling distance and the requested uses within both CPD's will promote alternate forms of inter-connectivity for the River Hall Community. In addition, the advancement of the 2nd access point will create an additional opportunity for residents to connect with the street network to the south of the property.

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. Future opportunities for multi-modal connections also exist along SR 80 and the FPL easement, and the design of the project preserves the ability for future residents to assist in implementation of multi-modal transportation options should they be so inclined.

2. Are we planning any two-family or zero-lot line in the single-family areas?

No. Two-family and zero-lot line units will be constructed only in areas designated RMF on the MCP.

3. Is there any open storage in the RPD portion of the project? If so, where? If not, can it be deleted from the schedule of uses since it is not a permitted use in the RPD?

The Applicant is aware of no areas within the RPD where "open storage" is actually being utilized. There is storage associated with the golf course maintenance facility, which is within the area identified at hearing as "River Hall 1." There are no areas within the RPD area of "River Hall 2" that will be used for open storage. Accordingly, a condition to the effect that "*open storage is not a permitted use within the RPD portions of River Hall 2*" would be acceptable to the Applicant.

4. Provide final wording for traffic signal condition (condition #10 in HEX Exhibit #2)?

The following wording was developed by Mr. Price and Assistant County Attorney Jacob, and is acceptable with the Applicant:

> Based on the intersection improvements identified in the Applicant's TIS as being necessary for the Project, a traffic signal is required at the River Hall Parkway/SR 80 intersection. Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. In the event the signal is not constructed within 12 months, issuance of local development order approvals (excluding development orders only authorizing construction of infrastructure) or building permits within River Hall 2 Development will not be granted until the signal is constructed. The Director of Community Development may authorize an extension, not to exceed six (6) months, if the applicant demonstrates a good faith effort to complete the construction of the traffic signal. Please note that this condition placed by Lee County as a part of this rezoning does not exempt the Applicant from having to comply with the permit as approved by FDOT.

5. Does GreenPointe really need/want the additional deviations for the setbacks? What is GreenPointe's position on this?

These are proposed deviations #5 and #6 on the MCP (deviations #6 and #7 on HEX Exhibit 2). The Applicant does not want to withdraw these deviations at this time. However, if these deviations are denied because they are unnecessary based on the

Hearing Examiner's determination that these platted lots are "vested" or otherwise exempt from the new setback requirements, then the denial is acceptable with the Applicant provided the rationale for denying these deviations is expressed in the Hearing Examiner's Recommendation and carried through on the Resolution adopted by the Board. As far as GreenPointe's position on this matter, the case law regarding vested rights is very fact-sensitive and difficult to apply with consistency; however, GreenPointe's counsel concurs with the opinion expressed by the Assistant County Attorney at hearing to the effect that the platting of these lots does not necessarily, by itself, vest the lots from the setback requirements at issue. Therefore, GreenPointe continues to believe that a deviation is necessary.

6. Address the labeling amendments to the MCP for RMF areas and the "teal" area. Make sure the labeling is consistent with the prior MCP for those areas that are not proposed to be changed.

The MCP has been modified so that it is consistent with the 2005 MCP, except as follows: (1) The CPD area and the area to the south of the CPD (the "teal" area on one of the exhibits used at hearing) have been labeled as RMF-1. Previously, there was no label on these areas under the 2005 MCP and the labeling of these areas as RMF-1 is consistent with the requested zoning amendment. (2) There are three pods in the southeast portion of the RPD area that are now labeled as RMF-1, while the 2005 MCP only labeled one pod as RMF-1. As expressed at hearing, the intent of this change is to provide greater flexibility to the Applicant with regard to product types to be developed in the large unplatted area in the south side of River Hall. However, the Applicant still proposes to utilize the existing development regulations approved for River Hall in 2005 for these areas. See **Attachment B-1** for a hand-labelled exhibit showing the locations of these RMF-1 areas. A revised 5-page MCP with these changes was submitted over the zoning counter on January 23 so that the updated MCP could be date-stamped and will be presented at hearing. A copy of the revised MCP is attached as **Attachment B-2.**

7. Is there a requirement in the existing conditions to use 100% native vegetation in buffers? If not, can we include?

Condition #19 of Resolution Z-05-051 states: "All required buffers must utilize 100 percent native vegetation." This requirement will remain applicable to the entire project (now numbered Condition #17 in HEX Exhibit 2).

8. Please confirm that Hickey Creek Road access is not being used, and is prohibited by existing conditions.

To the best of the Applicant's knowledge, no construction traffic is using Hickey Creek Road. Based on Mr. Price's testimony at hearing, it appears clear that Mr. Stilwell's concern with traffic utilizing this roadway is attributable to FP&L vehicles. Conditions #9 and #16 in Resolution Z-05-051 prohibit use of Hickey Creek Road for construction and other traffic, and these conditions will remain applicable to the entirety of the River Hall project (now numbered Conditions #8 and #14 in HEX Exhibit 2).

9. Address the viability of the southern access onto the Lehigh grid system.

The current and proposed zoning conditions require the southerly access to connect to 75th Street West, and the proposed MCP shows this access point at the terminus of Ruth Avenue at the canal along the southern boundary of River Hall. The southern access will include improvement of Ruth Avenue from the canal to 75th Street West, a distance of roughly 150 feet. From the intersection of Ruth and 75th, access can be obtained over paved roadways to:

- Cemetery Road (a collector) and ultimately to Buckingham Road (an arterial) to the southwest of River Hall. The travel route to Buckingham Road is shown on **Attachment C** along with pictures of the streets that would be traversed; and
- Sunshine Boulevard (an arterial) to the southeast of the southern access. The travel route to Sunshine Boulevard is shown on **Attachment D,** along with pictures of the streets that would be traversed.

The Applicant is aware of no reason why these roads could not be used for school buses and EMS vehicles. Further, it is the Applicant's understanding that both the School District and EMS desire to be able to use this access point so as to more reach residents of Lehigh Acres more quickly. The requirement to construct the southern access is already contained within the existing zoning resolution for River Hall. The Applicant is committing, in good faith, to construct the southern access sooner than required under Resolution Z-05-051 since this improvement is desired by two public entities.

The southern access will also provide a second means for project traffic to enter and exit the project. As noted above, the southern access provides access over paved roadways to Buckingham Road. The distance from the second access point to the Cemetery Road/Buckingham Road intersection is approximately 3.8 miles, which is the same approximate distance from the primary access at River Hall Parkway/State Road 80 to the intersection of Cemetery and Buckingham. This means that residents in the southern portion of River Hall (including the large unplatted area in River Hall 2) may find it advantageous to use the southern access to get to Buckingham Road for destinations southwest of River Hall. Also as noted above, the southern access provides access over paved roadways to Sunshine Boulevard, which ultimately connects to Lee Boulevard and State Road 82 to the south. Residents of River Hall

may find it advantageous to use this route for southerly destination points as it could be significantly shorter than using the main entrance onto State Road 80.

In summary, the southern access is desired by EMS and the School District and will provide quicker access to and from Lehigh Acres for school buses and EMS vehicles. The southern access also provides alternatives for River Hall residents to access Lehigh Acres and southeast Lee County without reliance on State Road 80. Supported by an extensive grid network that currently exists in Lehigh Acres, River Hall residents would have the option to traverse southwest towards Cemetery and Buckingham Roads, or head southeast to Sunshine Boulevard to reach their destinations.

10. Would it be a good idea to provide progress reports for compliance with the traffic signal and southern access construction? If so, can you draft a condition?

The Applicant would propose the following condition to monitor progress on the traffic signal and southern access:

The Applicant will provide quarterly monitoring reports to the Director of Community Development on the status and progress of the traffic signal (condition 10) and the southerly access point (condition 23). The first quarterly monitoring report will be due three (3) months after the date of this Resolution and will be submitted every three (3) months thereafter until the signal is placed in operation by FDOT and the southerly access receives a certificate of completion from the County. Each monitoring report will identify the current status of the improvement through the design, permitting and construction stages, and will identify any issues that may affect completion of the improvement within the time specified in its applicable zoning condition.

11. Address Ms. Daniels' inquiry as to whether GreenPointe has talked with the ECWCD about crossing their canal to construct the southern access?

Mr. Barraco has communicated with the ECWCD regarding crossing the canal as well as condition #26 from HEX Exhibit #2. Mr. Barraco will detail these discussions at hearing on January 27.

12. How are traffic improvements to be paid for? How do impact fees get paid and utilized for intersection improvements? How is the signal paid? Are the signal and other intersection improvements paid for with impact fees, or is the developer funding these above impact fees?

The Applicant submits the following 3-part response:

(1) The River Hall Parkway t-intersection signal (including all relevant turn lane modifications and the directional median modifications at South Olga Drive and Linwood Avenue required by FDOT) are "site-related" improvements and will be funded by the developer separately from road impact fees. Site-related improvements will not be credited against roads impact fees under the County's roads impact fee ordinance.

(2) Under the County's roads impact fee ordinance, roads impact fees are paid as building permits are pulled and are deposited in the County's fund for this impact fee district.

(3) Roads impact fees may be applied by the County to any "off-site" mitigation for the project (i.e., the recommended turn lane improvements at SR80/SR31 and SR80/Buckingham Road intersections). It is up to the County to determine what transportation improvements will be funded from roads impacts fee revenue.

13. How are conditions of zoning enforced?

Standard code enforcement procedures are generally utilized to enforce conditions of zoning approval. Under the proposed conditions of approval prepared by staff (and as modified by the Hearing Examiner in HEX Exhibit #2), the Applicant's ability to proceed forward with certain development, levels of development, or other improvements is conditioned upon certain events (such as the construction of the signal), and development orders cannot be issued until compliance with the condition(s) is achieved.

14. Address whether the residents were justified in relying on the previous zoning plan approvals and the applicant's ability to change plans.

Zoning is not static. Every landowner has the right to request changes to the zoning district and regulations affecting their property, including planned development rezonings that approve master concept plans. Modifications to long-term residential projects during the course of buildout are not uncommon. Such projects must be able to react to changing circumstances, fluctuations in the economy, market changes and other factors for the good of the overall community.

The original zoning plan for River Hall approved in 1999 was modified significantly in 2005, clearly showing that zoning can and does change. Since 2005, the project commenced developed, was halted by a failed economy, fell into bankruptcy, and was revived under new ownership. To deprive a landowner of the ability to request zoning changes, and to receive approval of those changes when they comply with the local government's comprehensive plan and other regulatory criteria, could result in

deprivation of due process and, potentially, a regulatory taking of the property contrary to federal and state constitutions.

Any reliance by residents and others on approved zoning plans must be tempered by an understanding and recognition that such plans may change. And the possibility of change is clearly reflected on the face of the approved resolution (Z-05-051). For example:

- Condition 1 of Resolution Z-05-051 states: "If changes to the MCP are subsequently pursued, appropriate approvals will be necessary."

- Condition 2.a. of Resolution Z-05-051 recognizes that "Densities may not be shifted between future land use categories unless a new public hearing occurs and the allocation of density complies with the provisions of Policy 5.1.11 of the Lee Plan."

- Condition 2.a. of Resolution Z-05-051 recognizes that consumption on premises is limited to indoor seating unless "outdoor seating [is] approved as a special exception (public hearing required)."

- Condition 18 of Resolution Z-05-051 provides: "No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development."

Assuming residents diligently checked the status of zoning approvals for the project, a review of the approval would put anyone on notice that the densities, uses, and other aspects of the project could be the subject of future changes. As stated above, the degree of reliance by others on the 2005 zoning approval must be tempered by an understanding and recognition that changes may be requested and approved through appropriate legal processes that safeguard not only the rights of the applicant but others as well.

15. Address the issue of the approved inventory of lots in the area and the argument that no more units should be approved until the existing inventory is used up.

Dr. Depew will address this issue further on January 27. The fact that there is an inventory of vacant lots in the general area is not justification for denial of the requested zoning amendment. Different residential projects address different market demands, reach different price points, provide different amenities, and so on. As addressed at hearing during the Applicant's case-in-chief, River Hall is a unique composition of three community types that address a true range of "lifetime" community styles for a broad range of target residents, including young adults without children, families, older adults

that are empty-nesters, and retirement aged couples and individuals. It is a project that can satisfy market demand from within as well as outside the community.

Like any developer of a large scale residential development, GreenPointe desires to establish the buildout parameters for the project for purposes of long-term planning and prudent business operations. Unlike other large scale residential developers, as the developer of a project that had essentially failed and is being revived from bankruptcy, GreenPointe has a unique need to establish the buildout parameters for the project, not only for its own financial interests but also for the community in general. The success of the community in general depends on the ability to plan for the future, and GreenPointe simply cannot wait for the inventory of existing lots within River Hall or the general area to be nearly absorbed in their entirety before addressing the future of the currently unplatted lands within River Hall.

The information relied upon by opponents to the zoning amendment in raising this issue at hearing was provided in the staff report for the transmitted plan amendment (CPA2012-00001) for River Hall. The information was considered by the County Commission, who then transmitted the plan amendment to the State for evaluation. Neither the Board nor any State agency felt that this information constrained or hindered the viability and validity of the plan amendment. In this regard, it is worth noting that Chapter 163 has been amended significantly in recent years to discourage planning decisions that hinder the operation of a free real estate market. In addressing the requirements of the future land use element, Section 163.3177(6)(a)4. was amended by Chapter 2011-139, Laws of Florida, to provide as follows:

> 4. The amount of land designated for future planned uses shall provide a balance of uses that ***foster vibrant, viable communities*** and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should ***allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents*** and business and ***may not be limited solely by the project population.*** The element shall accommodate ***at least*** the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for ***at least*** a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission. (emphasis added by ***boldfaced italics***)

The transmittal and presumed future adoption of CPA2012-00001 and implementation of the plan amendment through this zoning amendment will facilitate the operation of the real estate market to provide adequate choices for current and future residents of the County.

Finally, the Applicant would note that the population projections for Lee County continue to rise, as reflected in the following table:

BEBR Population Estimates/Projections

County	4/1/2013	2015	2020	2025	2030	2035	2040
LEE	643,367						
Low		633,400	682,800	720,500	747,400	764,900	772,800
Medium		673,800	758,600	837,800	911,500	980,600	1,044,300
High		714,300	834,500	955,100	1,075,500	1,196,400	1,315,800

Clearly there is anticipated population growth for the County as a whole, translating into this area as well as all other planning communities. Development that utilizes existing infrastructure, is compatible with surrounding development, is consistent with both the Lee Plan and general planning theory and practice.

16. Why did we call it infill? By calling it infill, does that make it more approvable? Is it a requirement that this be infill in order to be approved, or is infill just something that sounds good in "planner-speak"?

Making a finding that the zoning amendment is "infill" development is not a requirement for approval, but infill projects are encouraged by and consistent with the Lee Plan and the LDC.

The Lee Plan defines 'infill' as, "The use of vacant land within a predominantly developed area for further construction or development. These lands already have public services available but may require improvements to meet current development standards." The LDC defines 'infill development' as, "the development, redevelopment or reuse of vacant and underutilized sites surrounded by existing development and where street access is available." Underutilization is defined, generally, as the state of not being used enough or not used to full potential.

The subject property exists within an area that is predominantly developed. ("Development means the construction of new buildings or other structures on a lot, the relocation of existing buildings, or the use of a tract of land for new uses. To develop means to create a development." LDC, 34-2) A review of surrounding land uses demonstrates that the subject property is adjacent to 'development' on at least 3 sides.

The subject property has access to public services: Central utilities, an integrated stormwater management system, schools, protective and emergency services, and a robust street system are all available to the site. The intent of the 'infill' definition is to provide for the use of vacant or underutilized lands that are in a developed area and have access to existing infrastructure. In this case the infrastructure in question has

been designed to accommodate a greater density than that which currently exists on the subject property. To the extent that the utilities are over-sized, there is an underutilization of the existing facilities; the infrastructure for River Hall is not being used to its full, designed potential.

The Lee Plan offers some enlightenment on infill development. In discussing Alva, the Lee Plan states, "Infill development in the historic core produces a compatible mix of residential, professional office, small shops, or cafes, and bed and breakfast lodging." Regarding San Carlos Island, it states, "The San Carlos Island area, which is nearly built out today, will continue to develop its infill areas while maintaining its marine oriented nature." Describing North Fort Myers, the Lee Plan states, "First-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well-maintained, safe, and attractive." Discussing Northeast Lee County, the Plan indicates, "Infill development in the rural village produces a compatible mix of residential, professional office, small retail shops, cafes, and bed and breakfast lodging." Coupling these comments with the overall intention of the Lee Plan to encourage cost efficiencies in development efforts – see, for example, Policy 2.2.2.2 – it is clear that the Lee Plan encourages infill development as a means to create cost efficiencies in the utilization of infrastructure.

Based upon the Lee Plan definitions, the property that is the subject of the request is clearly 'infill' or 'infill development'. Further, infill development is seen as desirable by the Lee Plan as a part of the County's efforts to encourage the most cost-effective use of existing facilities.

17. What is the actual acreage of the zoning amendment and the actual acreage of the plan amendment? Address the acreage changes raised by the Conservancy from the original zoning to the current request (no. of acres of wetlands, no. of acres of Suburban have changed)? Do existing dwelling units exceed what is allowed in Rural?

(1) The actual acreage of the zoning amendment is 552.99 acres (see **Attachment E** for legal description of zoning amendment). The actual acreage of the FLUM plan amendment is 585.59 acres (see **Attachment F** for legal description of plan amendment area).

(2) The acreages reflected in the various land use classifications have changed between the 2005 approval and the current request primarily because of the actual "gound-truthing" and verification of wetlands on site since the time of the last zoning approval in 2005 and, to a lesser extent, due to use of actual surveys rather than County GIS data.

As Mr. Passarella testified at hearing, the actual State jurisdictional wetland acreage (with which County DES staff concurs) is 181.0 acres, which is 70.42 acres

less than what was reflected in Resolution Z-05-051. This resulted in an increase in Rural land area. Further adjustments reducing Suburban lands and increasing Rural lands were made based upon actual surveys rather than relying on County GIS data.

The following table compares acreages recited in Section A of Resolution Z-05-051 with the actual amount of acreages under the present FLUM after the adjustments described above and the acreages that would exist upon the adoption of CPA2012-00001:

LU Class.	Z-05-051	Current FLUM	After CPA2012-00001
Rural:	1647.55 ac	1725.9 ac	1140.3 ac
Suburban:	79.47 ac	71.5 ac	71.5 ac
Wetlands:	251.42 ac	181.0 ac	181.0 ac
Sub-Out. Sub.	-0-	-0-	585.6 ac
Total	1978.44 ac	1978.4 ac	1978.4 ac

(3) Under the current FLUM, there are 1725.9 acres of Rural as shown in the table above. CPA2012-00001 will convert 585.6 acres of Rural to Sub-Outlying Suburban. The table below, which was included in the attachments to the Staff Report, shows that there are presently 1717 dwelling units permitted within the existing Rural area (obtained by adding 598 du in the area to be converted from Rural to Sub-Outlying Suburban + 1119 du that are in the area that is to remain designated as Rural). Accordingly, the present density of permitted units in the Rural area (prior to CPA2012-00001) is 0.99 du/ac (1717 divided by 1725.9). This means that only 8 additional units could be permitted in the present Rural lands and only 96 additional units (1999 – 1903) could be permitted in the project as a whole without the adoption of CPA2012-00001 and this zoning amendment. After CPA2012-00001 is approved, the density in the remaining Rural lands would be 0.98 du/acre (1119 divided by 1140.3), allowing up to an additional 21 du to be permitted in the remaining Rural lands.

Land Use Category	Acreage	Density	DU Allowed	No. of DU's Already Permitted by Plat or DO	No. of DU's Remaining for Future Permitting
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**

Please see **Attachment G** for a graphic summary of the acreages and unit count in each land use classification.

18. Do we need a condition requiring an ongoing accounting of the number of units being constructed in the project and in each land use classification? If so, please prepare.

The Applicant suggests the following condition to address this concern:

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

19. Address the transfer of units under Policy 5.1.10 from Suburban to Sub-Outlying Suburban. Do you have to own property in the Suburban to transfer units to Sub-Outlying Suburban? Does GreenPointe own any land in Suburban?

As shown in the Table above under Question 17, there are 243 du remaining for permitting in the Suburban land use classification. Under staff's proposed condition #5, these units could be transferred to the Sub-Outlying Suburban classification "so long as the requirements of Lee Plan Policy 5.1.10 are met." GreenPointe and its related entities do not presently own any land within the Suburban classification, but this is not a requirement of Policy 5.1.10. With regard to ownership, this policy requires that the

land be under common, contiguous ownership at the time the Policy was adopted (1992). GreenPointe would note, however, that the rights to any additional units in the Suburban classification were expressly reserved by GreenPointe's predecessor in title by recorded instruments running with the land. GreenPointe is now the beneficiary of that reservation and the "owner" of the undeveloped Suburban units. See **Attachments H-1 and H-2**.

20. What does "underutilization" mean when you say the infill areas are underutilized? Is this a requirement for approval or does it somehow support the requested change?

This question was addressed in the answer to #16 above.

21. Address whether financial assurances are needed for the improvements required by the zoning amendment (the signal and 2d access).

No financial assurances or security should be required because the zoning conditions requiring these improvements are tied to a restriction on issuing development orders. Zoning does not, by itself, authorize development to commence so there is no risk that the development approved by this zoning amendment will proceed without construction of the required signal and secondary access improvements.

22. Address consistency of the zoning request with Table 1(b), as amended.

Dr. Depew will address the consistency of the zoning request with Table 1(b), as amended by the transmitted version of CPA2012-00001. The Applicant notes that at least part of the confusion over Table 1(b) resulted from Mr. Schropp's inadvertent use of a previous version of the Table 1(b) amendment proposed by the Applicant, which was not actually the version transmitted to DEO. Dr. Depew will clarify both the substance of the transmitted amendment to Table 1(b) and its consistency with the requested zoning amendment.

23. How is school bus and EMS through the 2d access going to be handled? Manned gate? Automatic gate with override?

It is anticipated that the gate will be an automatic (unmanned) gate with an override for emergency access. At this point, the Applicant would suggest no specific condition other than condition # 23.b of HEX Exhibit #2. This will allow the Applicant, County, School District and EMS to address appropriate access based on currently available technology and the needs of each entity (School District and EMS).

24. Do we need to have conditions to require the 6:1 slopes and the 20'/30' setbacks if the deviations are denied/withdrawn?

These requirements are part of the Lee County Land Development Code, so if these (or any other) deviations are withdrawn or denied the requirement would remain applicable to the project. This is already reflected in Condition #1 of Resolution Z-05-051. Accordingly, additional conditions are not required if the deviations are not approved.

25. Was the addition of multi-family to the CPD addressed by the TIS?

The TIS was based on a worst-case trip generation assumption for all of River Hall. From a residential perspective, the TIS assumed a mix of: (1) 102 multi-family units, (2) 550 active adult units within Cascades, and (3) the remainder of the dwelling units (2043) as single family. A maximum of 102 multi-family units was used because this is the number of existing condo units approved to date by both DO and condo plat. While additional multi-family units have been approved by DO for another parcel, a condo plat for these units has not yet been recorded. While it is likely that more than 102 multi-family units will be developed within River Hall, the trip generation rates for single family were used because they exceed the rates for multi-family, meaning that the worst case scenario was analyzed and the trip generation is likely overstated. In summary, the addition of multi-family to the CPD area was included in the TIS and analyzed as though it was to be developed as single family with a higher trip generation rate, even though single family residential is not a permitted use within the CPD.

26. Review the HEX Conditions and advise if any changes/modifications are necessary or appropriate.

See **Attachment I.**

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)

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

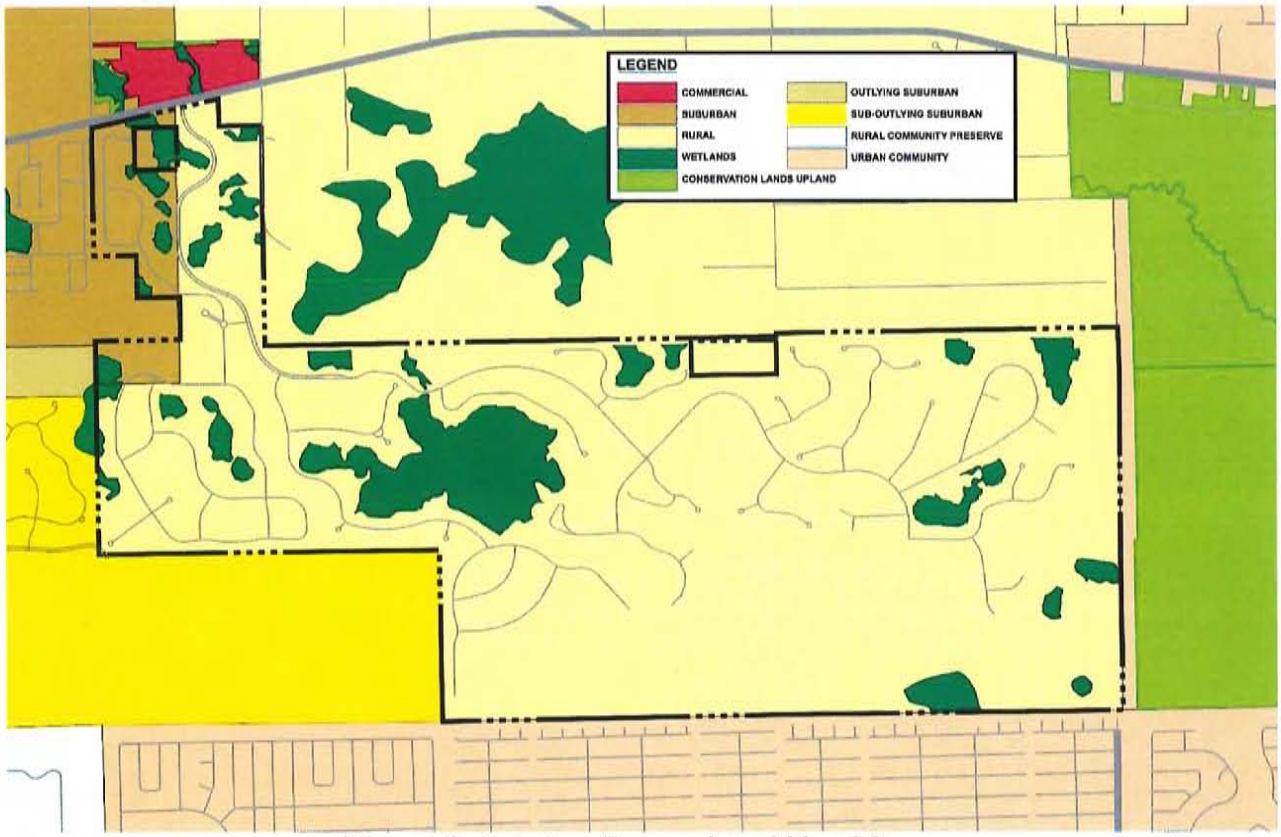


Figure 2: Existing Future Land Use Map

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

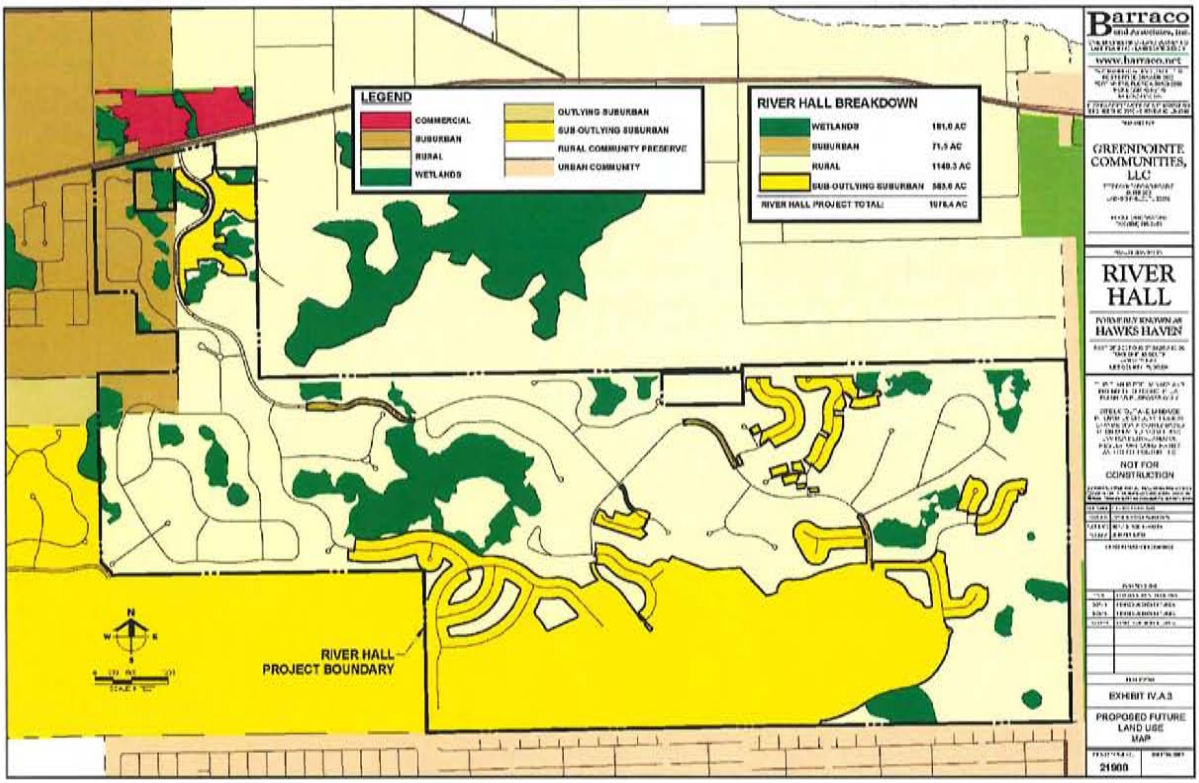


Figure 3: Proposed Future Land Use Map (CPA2012-0001)

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 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 within the existing development as part of the completion of the internal infrastructure and through the connection with the street network to the south. 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:
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

[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).
[2] Z-05-051

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.

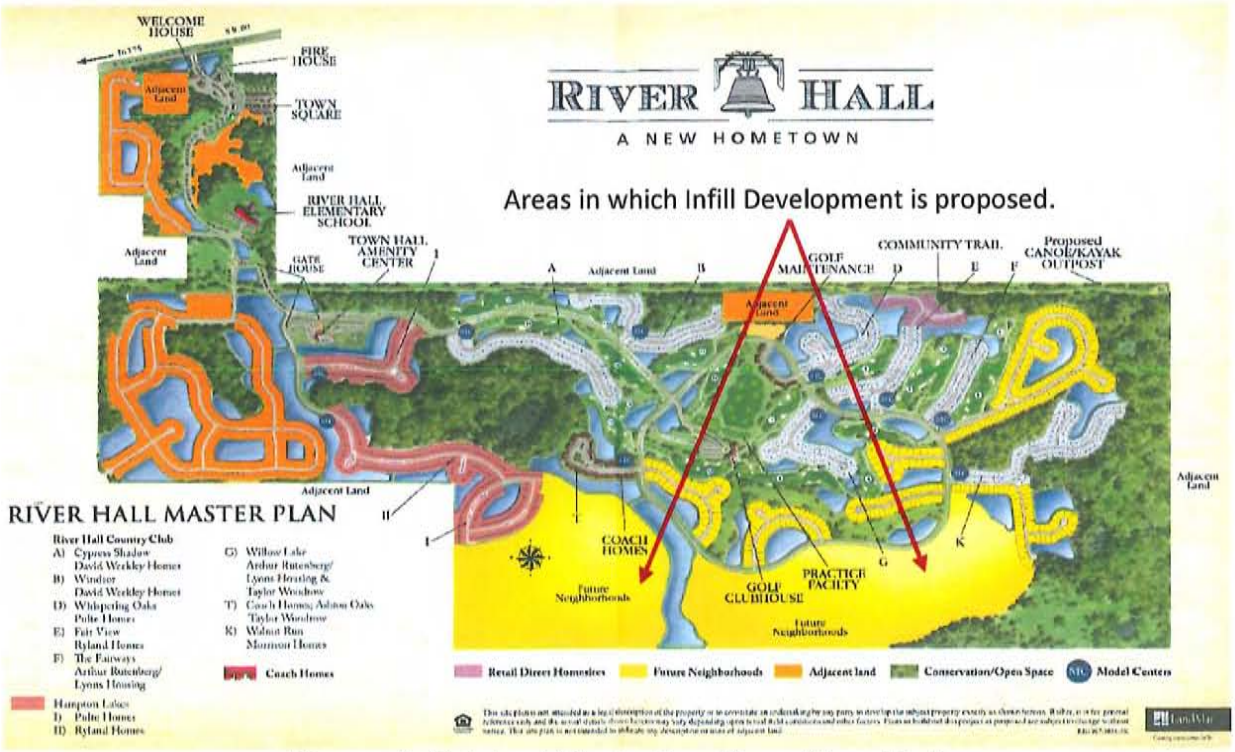


Figure 4: Original Marketing Plan, River Hall

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 Lee Plan defines 'infill' as, "The use of vacant land within a predominantly developed area for further construction or development. These lands already have public services available but may require improvements to meet current development standards." The LDC defines 'infill development' as, "the development, redevelopment or reuse of vacant and underutilized sites surrounded by existing development and where street access is available." In both instances the

intent of the definition is to provide for the use of vacant or underutilized lands that are in a developed area and have access to existing infrastructure. Based upon these definitions, the property that is the subject of the request is clearly 'infill' or 'infill development'. In general, it has been Lee County's policy to foster infill development as a more efficient manner by which demand for housing, employment, and commercial activities can be satisfied.

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.

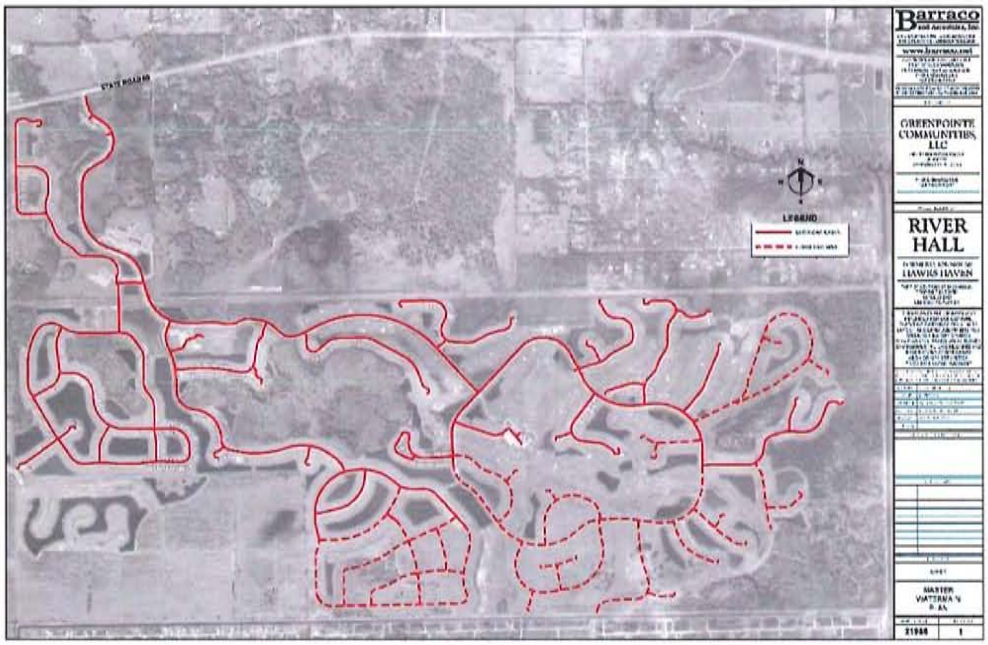


Figure 5: Potable Water Facilities

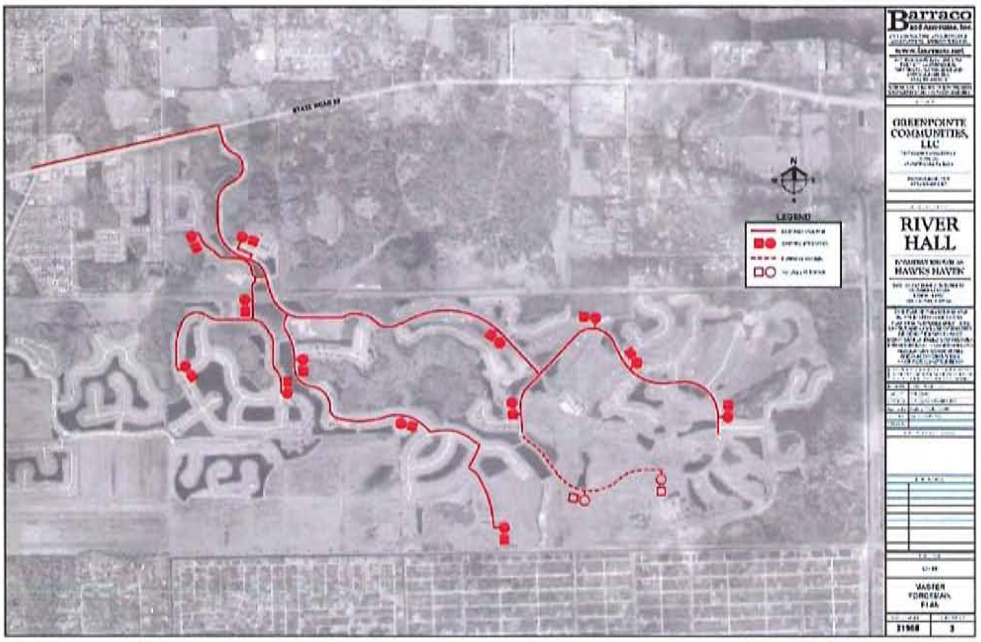


Figure 6: Wastewater Collection Facilities

Figure 7: Irrigation Facilities

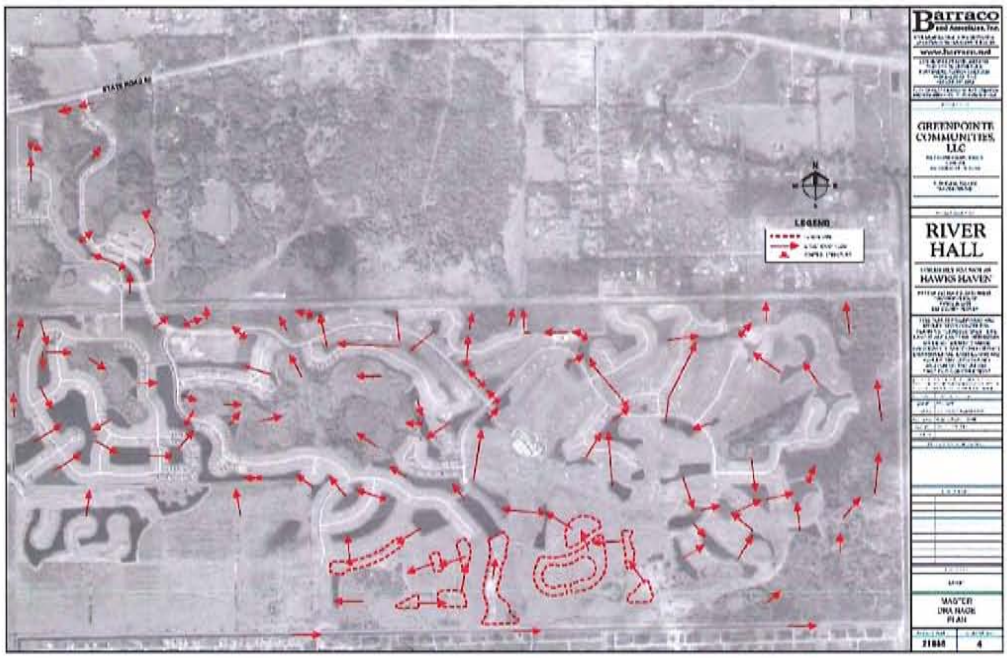


Figure 8: Master Drainage Facilities

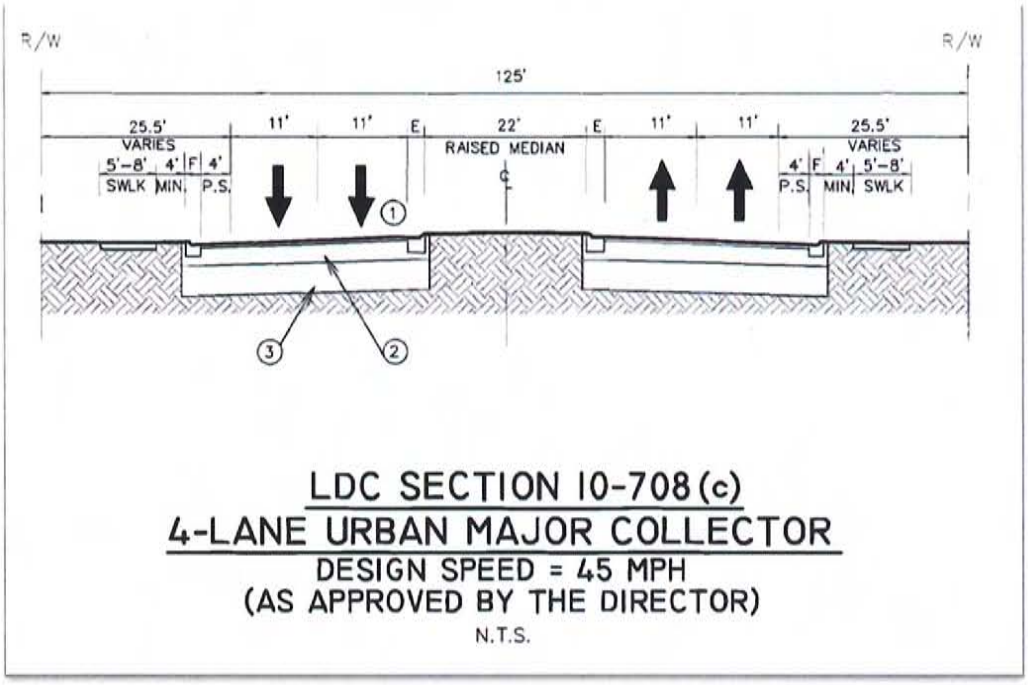


Figure 9: River Hall Parkway Roadway Section – LDC 10-296, Closed Drainage

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 recreational opportunities for residents, and is consistent with the healthy lifestyle community that River Hall represents. Future opportunities for multi-modal connections exist,

and the design of the project preserves the ability for future residents to assist in implementation of multi-modal transportation options should they be so inclined.

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 internal pedestrian and bicycle linkages to the existing River Hall development, as well as provide healthy recreational options for residents of the CPD. The requested Planned Development Amendment will increase the mix of uses within the community and promote interconnectivity between the CPD and RPD components 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 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.

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.

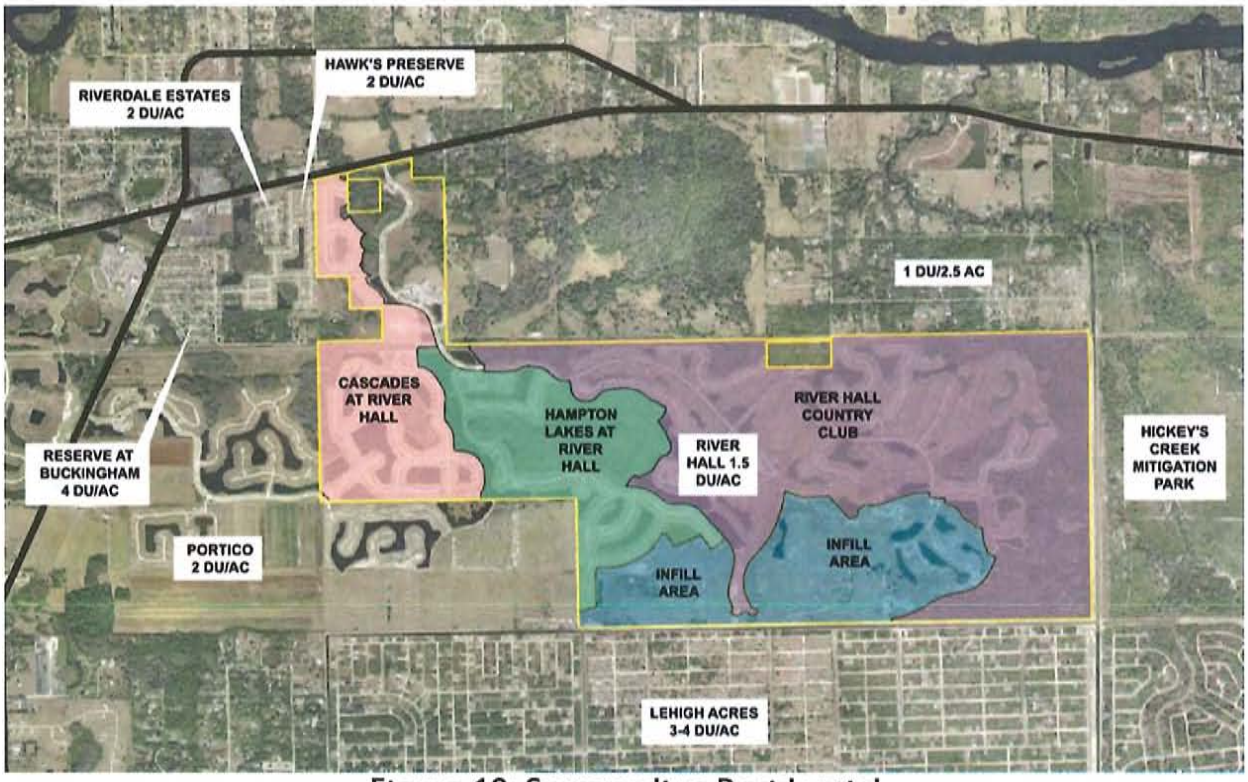


Figure 10: Surrounding Residential

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. 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 possibility of making multi-modal connections to Buckingham Road has been included as part of the proposed site design should the residents be so inclined at some point in the future.

(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 MCP has not precluded the option of constructing a multi-modal connection between the development and the surrounding commercial and residential development areas.

(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 potential future multi-modal connections to the surrounding residential, commercial and institutional properties could 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.

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)

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

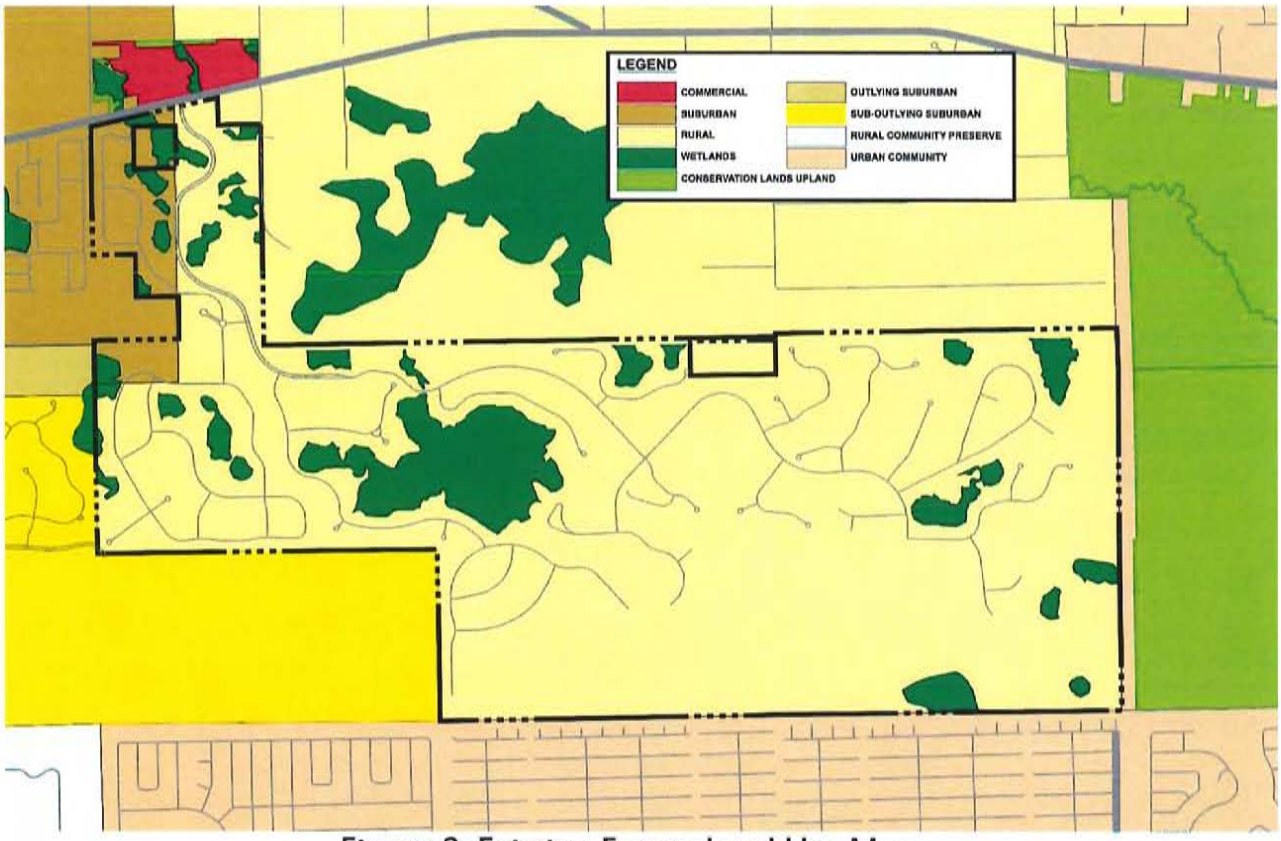


Figure 2: Existing Future Land Use Map

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

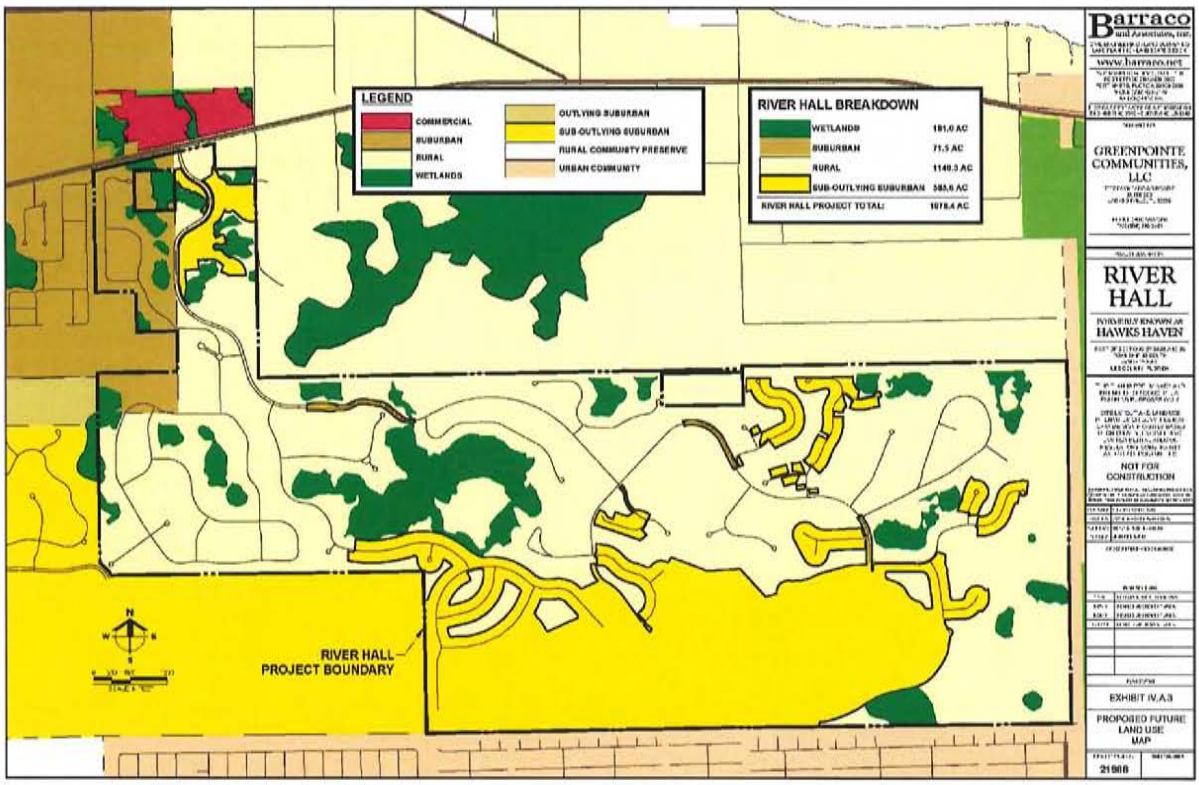


Figure 3: Proposed Future Land Use Map (CPA2012-0001)

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.~~

310. 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~~within the existing ~~surrounding~~ development as part of the completion of the internal infrastructure and through the connection with the street network to the south~~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.

[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).

River Hall:

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.

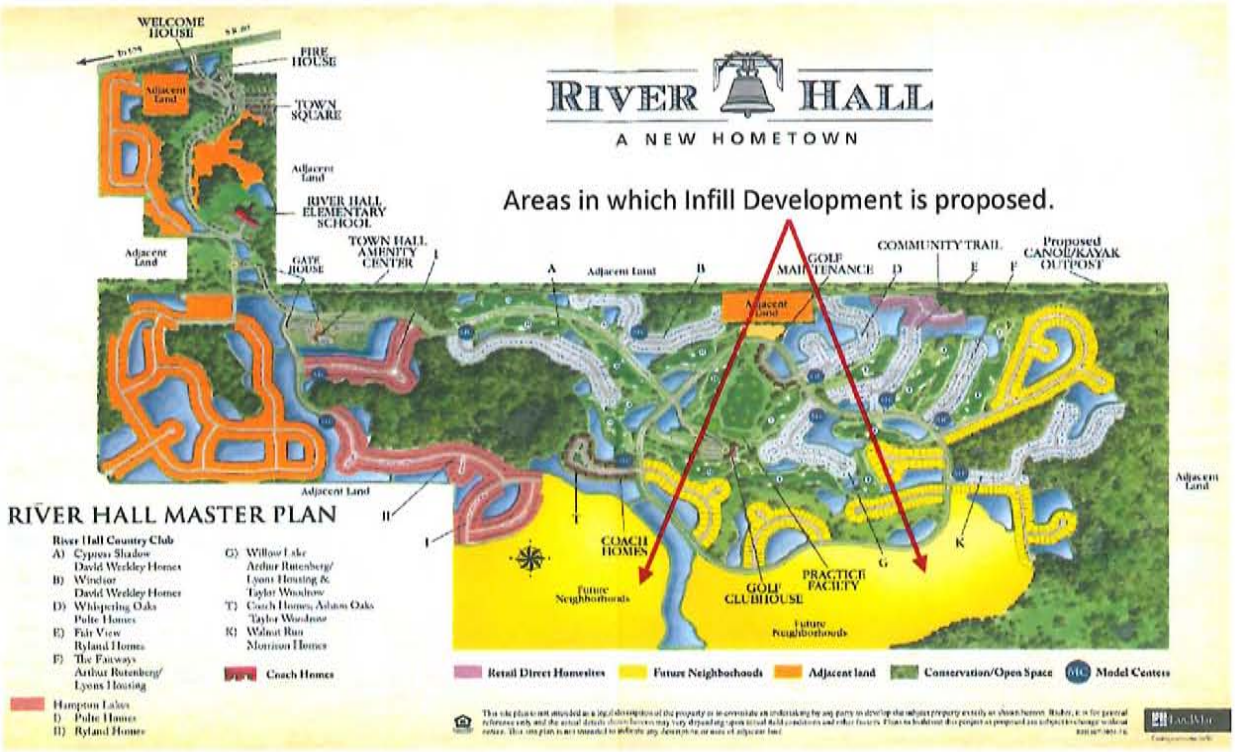


Figure 4: Original Marketing Plan, River Hall

[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 Lee Plan defines 'infill' as, "The use of vacant land within a predominantly developed area for further construction or development. These lands already have public services available but may require improvements to meet current development standards." The LDC defines 'infill development' as, "the development, redevelopment or reuse of vacant and underutilized sites surrounded by existing development and where street access is available." In both instances the

intent of the definition is to provide for the use of vacant or underutilized lands that are in a developed area and have access to existing infrastructure. Based upon these definitions, the property that is the subject of the request is clearly 'infill' or 'infill development'. In general, it has been Lee County's policy to foster infill development as a more efficient manner by which demand for housing, employment, and commercial activities can be satisfied.

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.

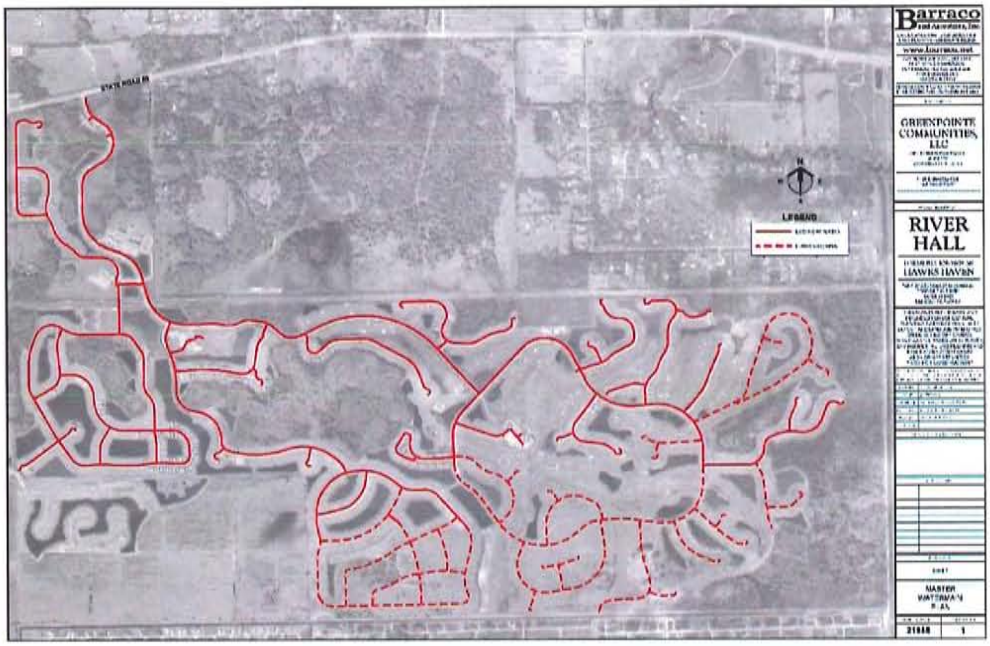


Figure 5: Potable Water Facilities

Figure 6: Wastewater Collection Facilities

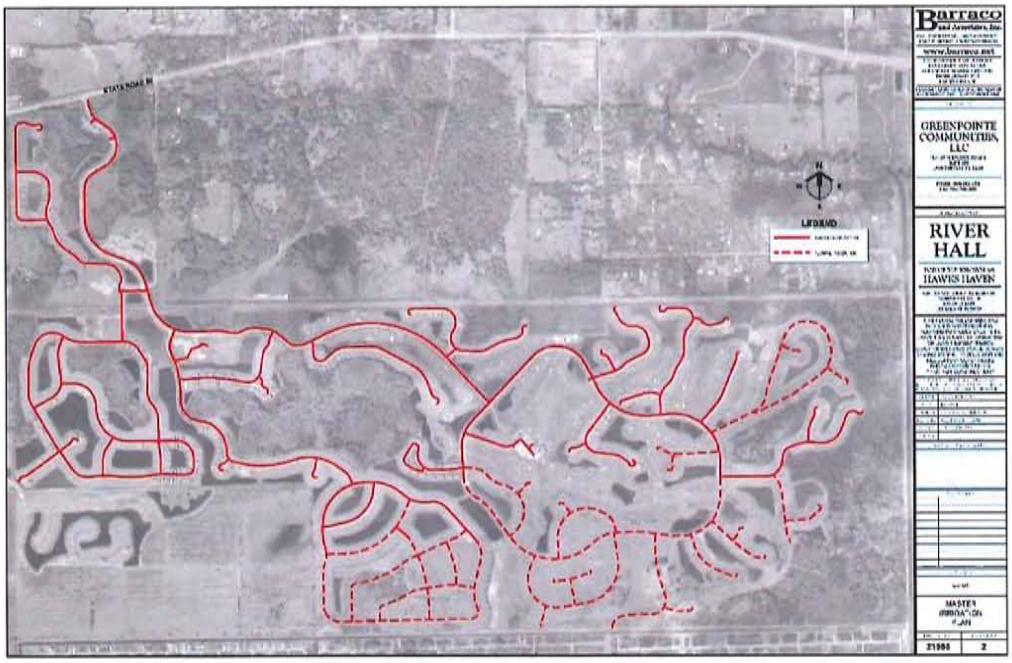


Figure 7: Irrigation Facilities

Figure 8: Master Drainage Facilities

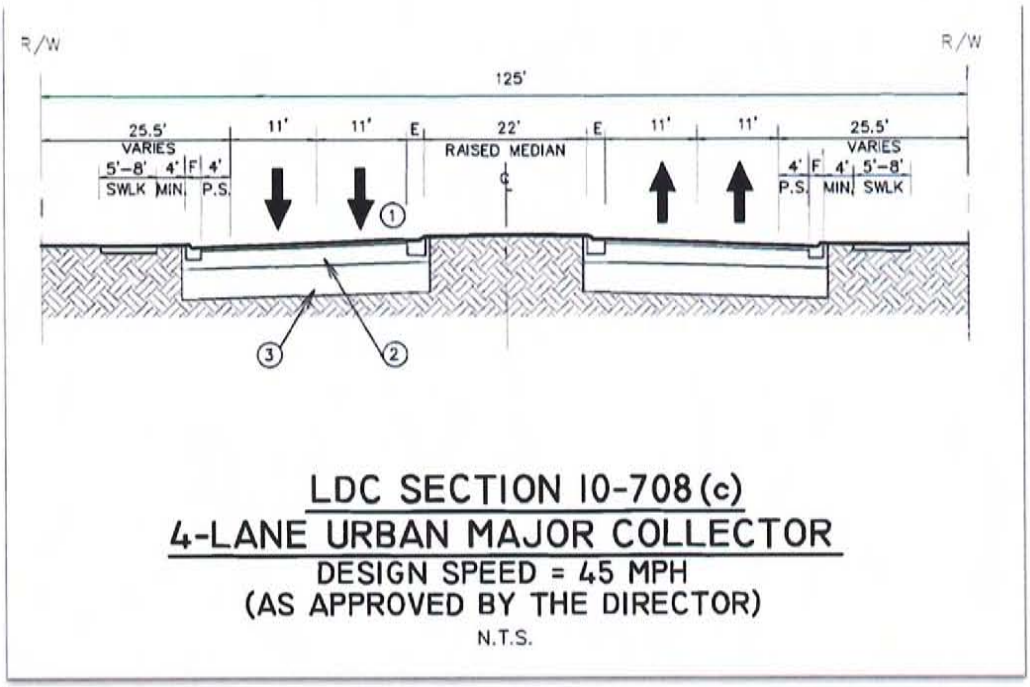


Figure 9: River Hall Parkway Roadway Section – LDC 10-296, Closed Drainage

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~~recreational opportunities for residents, ~~between the River Hall Community~~ and is consistent with the healthy lifestyle community that River Hall

represent~~sexisting 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.~~ Future opportunities for multi-modal connections exist, and the design of the project preserves the ability for future residents to assist in implementation of multi-modal transportation options should they be so inclined.

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 internal pedestrian and bicycle linkages to the existing ~~surrounding~~River Hall development, as well as provide healthy recreational options for residents of the CPD ~~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 between the CPD and RPD components 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.

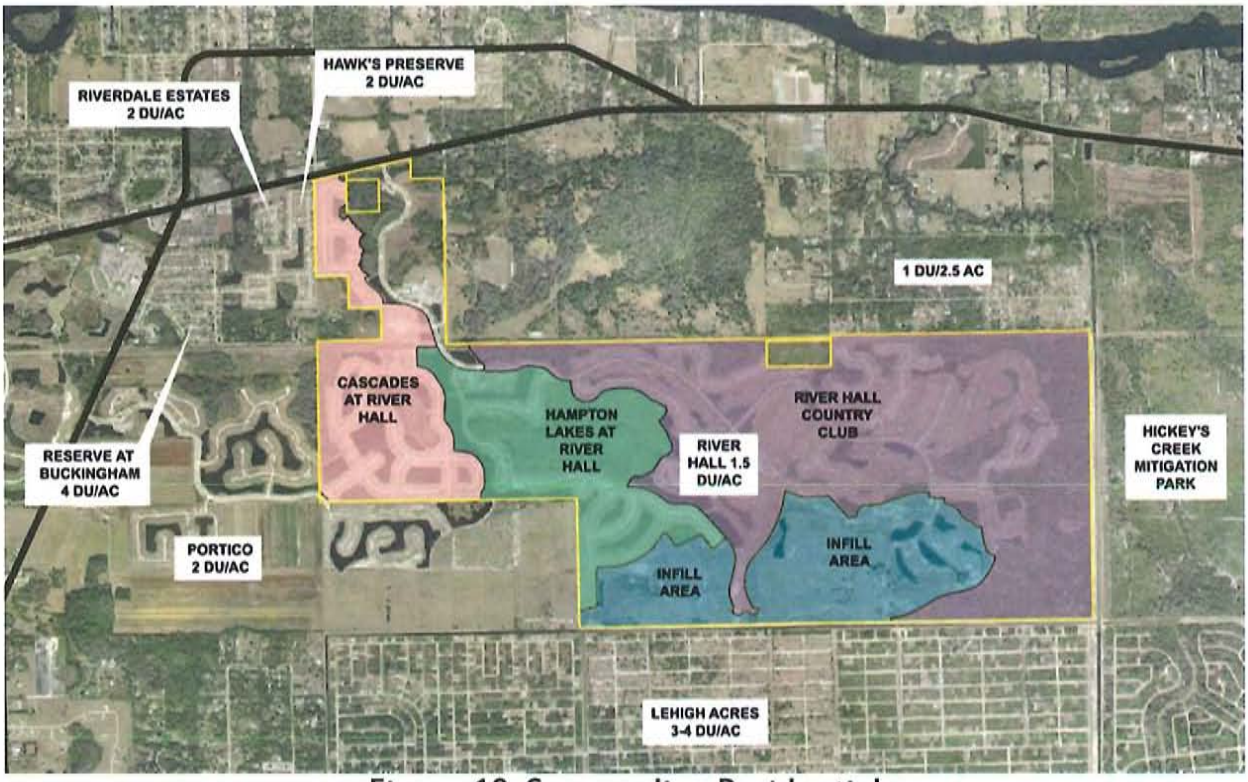


Figure 10: Surrounding Residential

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 possibility of making multi-modal connections to Buckingham Road has been included as part of the proposed site design should the residents be so inclined at some point in the future~~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 MCP has not precluded the option of constructing a multi-modal connection between the development and ~~proposes a multi-use path to connect River Hall to~~ the surrounding commercial and residential development 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 potential future multi-modal connections to the surrounding residential, commercial and institutional properties ~~via a multi-use path along SR 80 will~~ could 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).

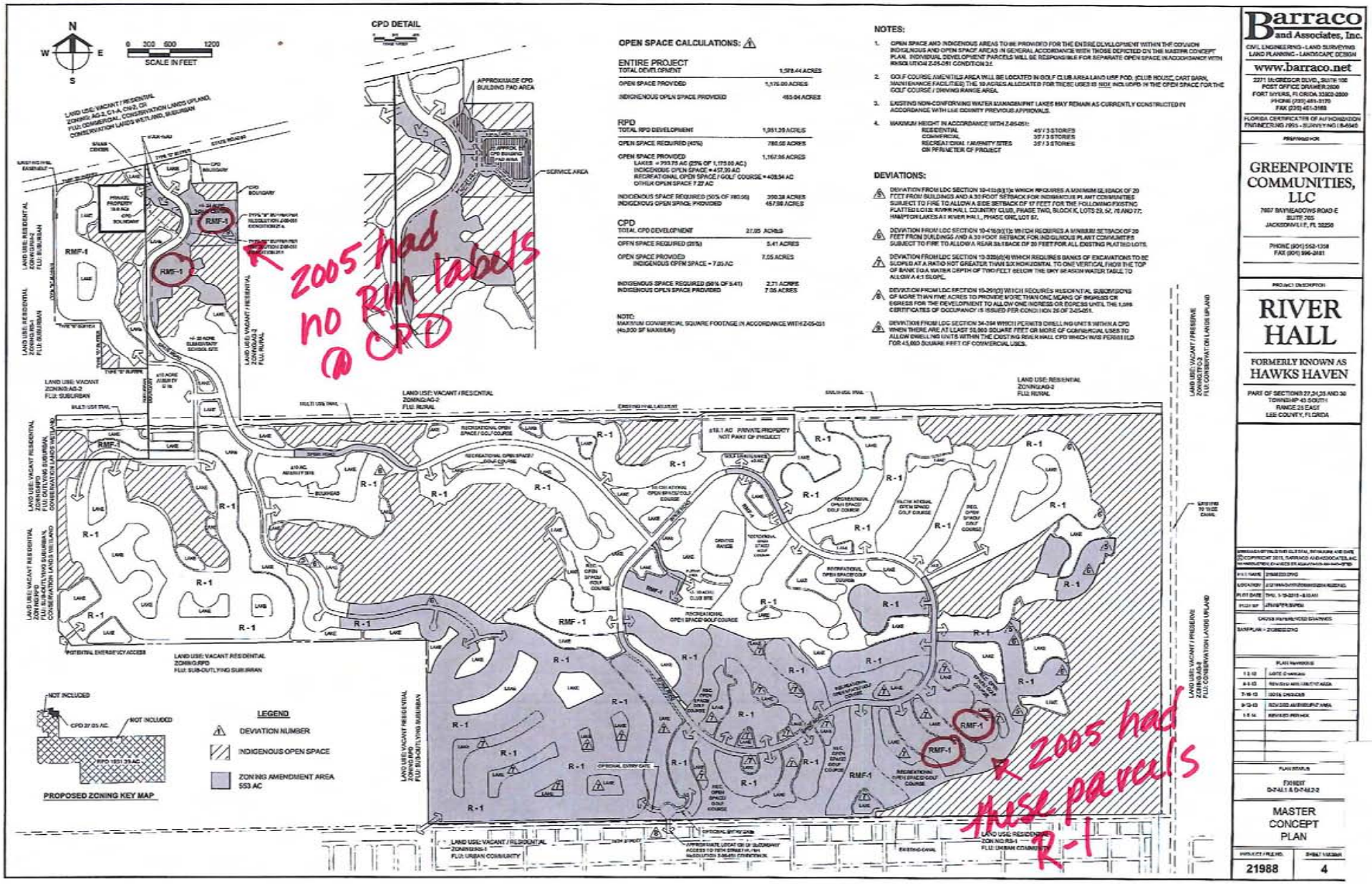
Not applicable.

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.



OPEN SPACE CALCULATIONS: ⚠

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,578.44 ACRES
OPEN SPACE PROVIDED	1,170.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	463.04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,051.39 ACRES
OPEN SPACE REQUIRED (40%)	780.00 ACRES
OPEN SPACE PROVIDED LAKES: = 393.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.39 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 408.54 AC OTHER OPEN SPACE 7.22 AC	1,167.00 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.00) INDIGENOUS OPEN SPACE PROVIDED	390.38 ACRES 457.39 ACRES

CPD

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

NOTE:
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051 (40,000 SF MAXIMUM)

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE CONDOMINIUM, 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 2.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	35' / 3 STORIES
ON PERIMETER OF PROJECT	

DEVIATIONS:

1. DEVIATION FROM LDC SECTION 10-416(d)(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, 52, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 57.
2. DEVIATION FROM LDC SECTION 10-416(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 30 FOOT SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
3. DEVIATION FROM LDC SECTION 13-32(b)(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.
4. DEVIATION FROM LDC SECTION 10-285(D) 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 1,089 CERTIFICATES OF OCCUPANCY IS ISSUED PER CONDITION 26 OF Z-05-051.
5. DEVIATION FROM LDC SECTION 34-194 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.

Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
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FLORIDA CERTIFICATE OF AUTHORIZATION ENGINEERING 2995 - SURVEYING LB 6345

PREPARED FOR
GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 562-1358
FAX (904) 996-2881

PROJECT DESCRIPTION
RIVER HALL
FORMERLY KNOWN AS HAWKS HAVEN
PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

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FILE NAME	[illegible]
LOCATION	[illegible]
PLOT DATE	THU, 1-15-2015 - 8:53 AM
PLOT BY	[illegible]

CROSS REFERENCED DRAWINGS
BASE PLAN - ZONING.DWG

PLAN NUMBER	
1	1-12-15
2	4-1-15
3	7-15-15
4	9-2-15
5	11-5-15

PLAN STATUS
EXHIBIT
D-7-15.1 & D-7-15.2-2

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21988	4

Attachment B-1

Attachment B-2

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

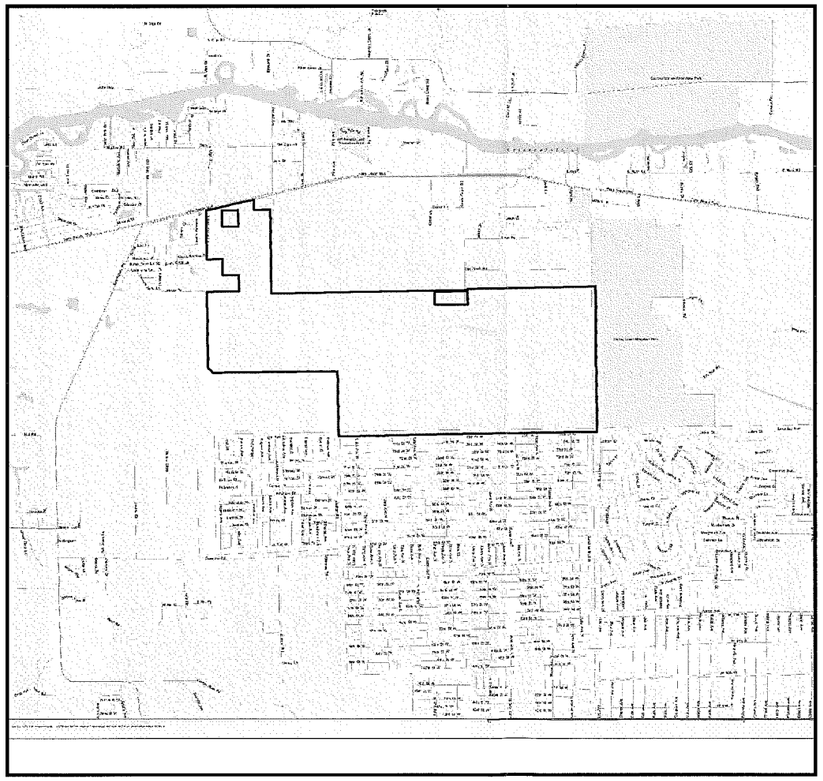
LANDSCAPE DESIGN

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

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

PREPARED FOR

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

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

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

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FILE NAME	21988Z01.DWG
LOCATION	J:\21998\DWG\ZONING\2014 REZONE\
PLOT DATE	FRI, 1-23-2015 - 8:56 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

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

PLAN STATUS

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
.	1

OPEN SPACE CALCULATIONS:

ENTIRE PROJECT

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

RPD

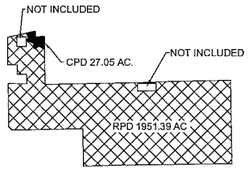
TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED LAKES = 293.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.99 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC OTHER OPEN SPACE 7.27 AC	1,167.95 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.56)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

CPD

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

NOTES:

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



PROPOSED ZONING KEY MAP

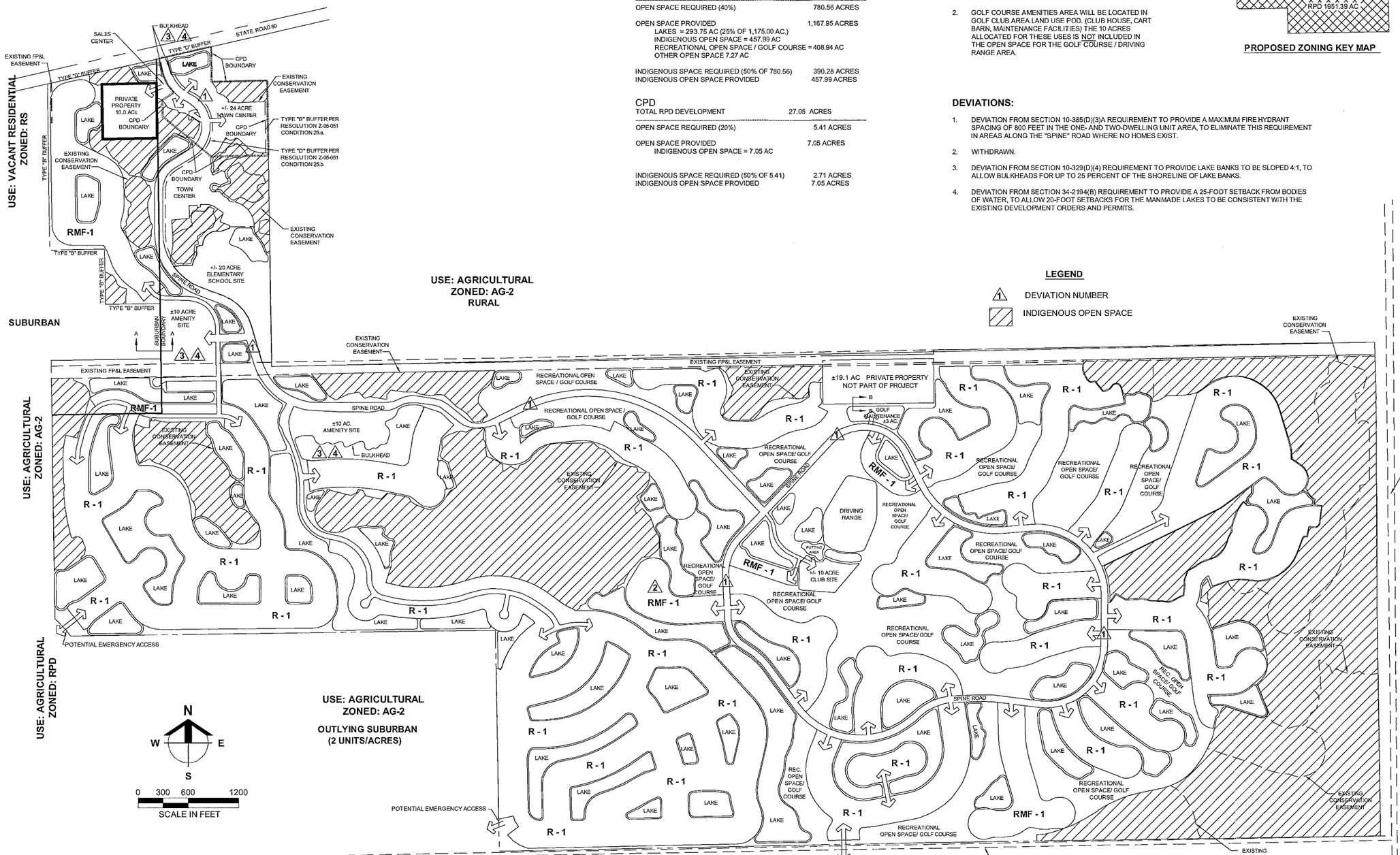
DEVIATIONS:

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

LEGEND

1 DEVIATION NUMBER

INDIGENOUS OPEN SPACE



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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

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PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

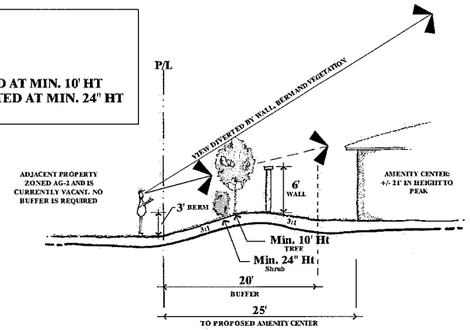
PLAN REVISIONS	
12-17-14	REVISED AMENDMENT AREA
1-23-15	

PLAN STATUS

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

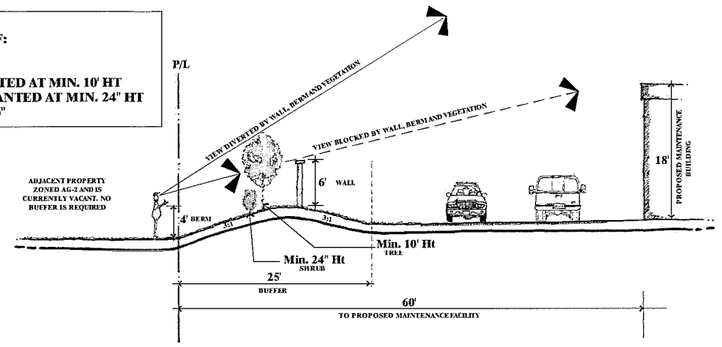
PROJECT / FILE NO.	SHEET NUMBER
.	2

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



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

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



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

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PREPARED FOR

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PROJECT DESCRIPTION

RIVER HALL

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PART OF SECTIONS 27,34,35 AND 36
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PLOT BY	ANGELICA CARLEY

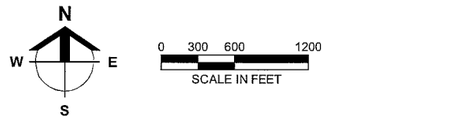
CROSS REFERENCED DRAWINGS

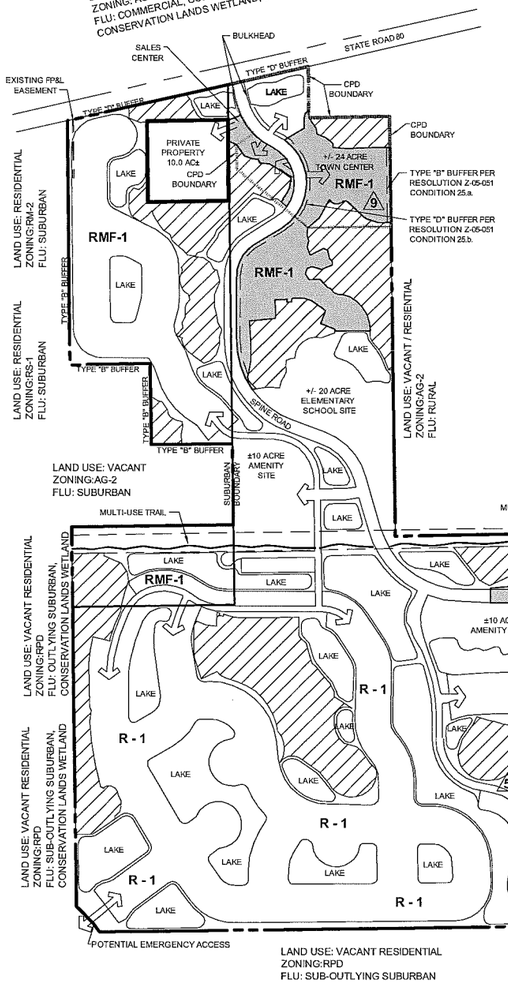
PLAN REVISIONS	
12-17-14	REVISED AMENDMENT AREA
1-23-15	

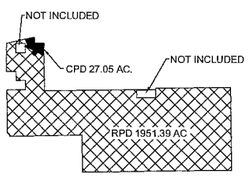
PLAN STATUS

PREVIOUSLY APPROVED TYPICAL SECTIONS

PROJECT / FILE NO.	SHEET NUMBER
.	3





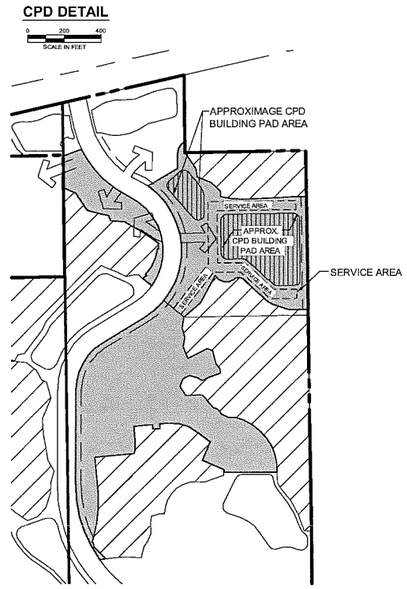


PROPOSED ZONING KEY MAP

LEGEND

- 1 — DEVIATION NUMBER
- INDIGENOUS OPEN SPACE
- ZONING AMENDMENT AREA 553 AC

CPD DETAIL



OPEN SPACE CALCULATIONS: 1

ENTIRE PROJECT

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

RPD

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

CPD

TOTAL CPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC	7.05 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41) INDIGENOUS OPEN SPACE PROVIDED	2.71 ACRES 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 35' / 3 STORIES
   - ON PERIMETER OF PROJECT

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.

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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

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

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PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

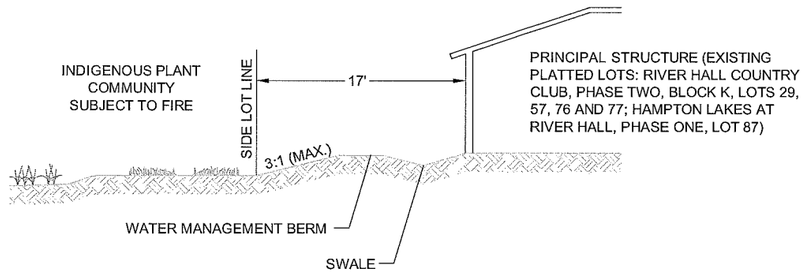
BASEPLAN = 21988Z00.DWG

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

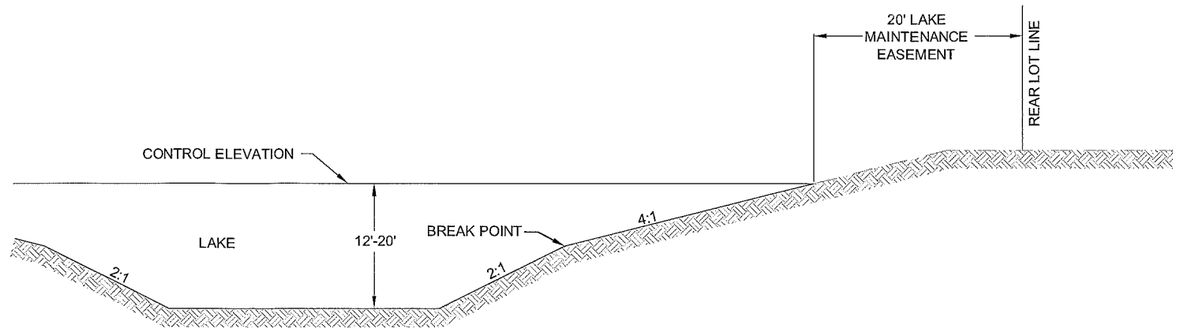
PLAN STATUS

MASTER CONCEPT PLAN

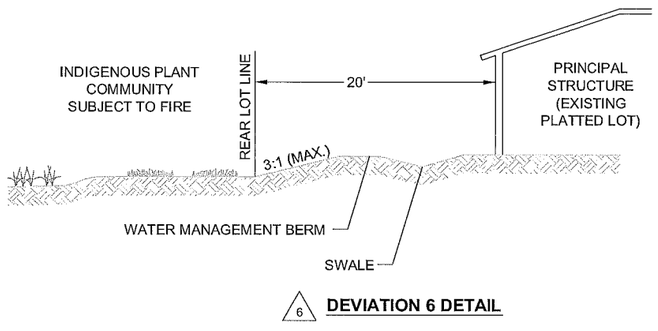
PROJECT / FILE NO.	SHEET NUMBER
.	4



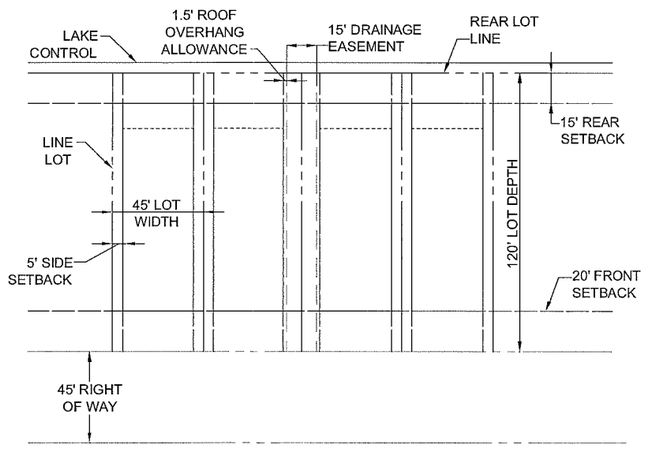
5 **DEVIATION 5 DETAIL**



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.

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

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PLOT BY	ANGELICA CARLEY

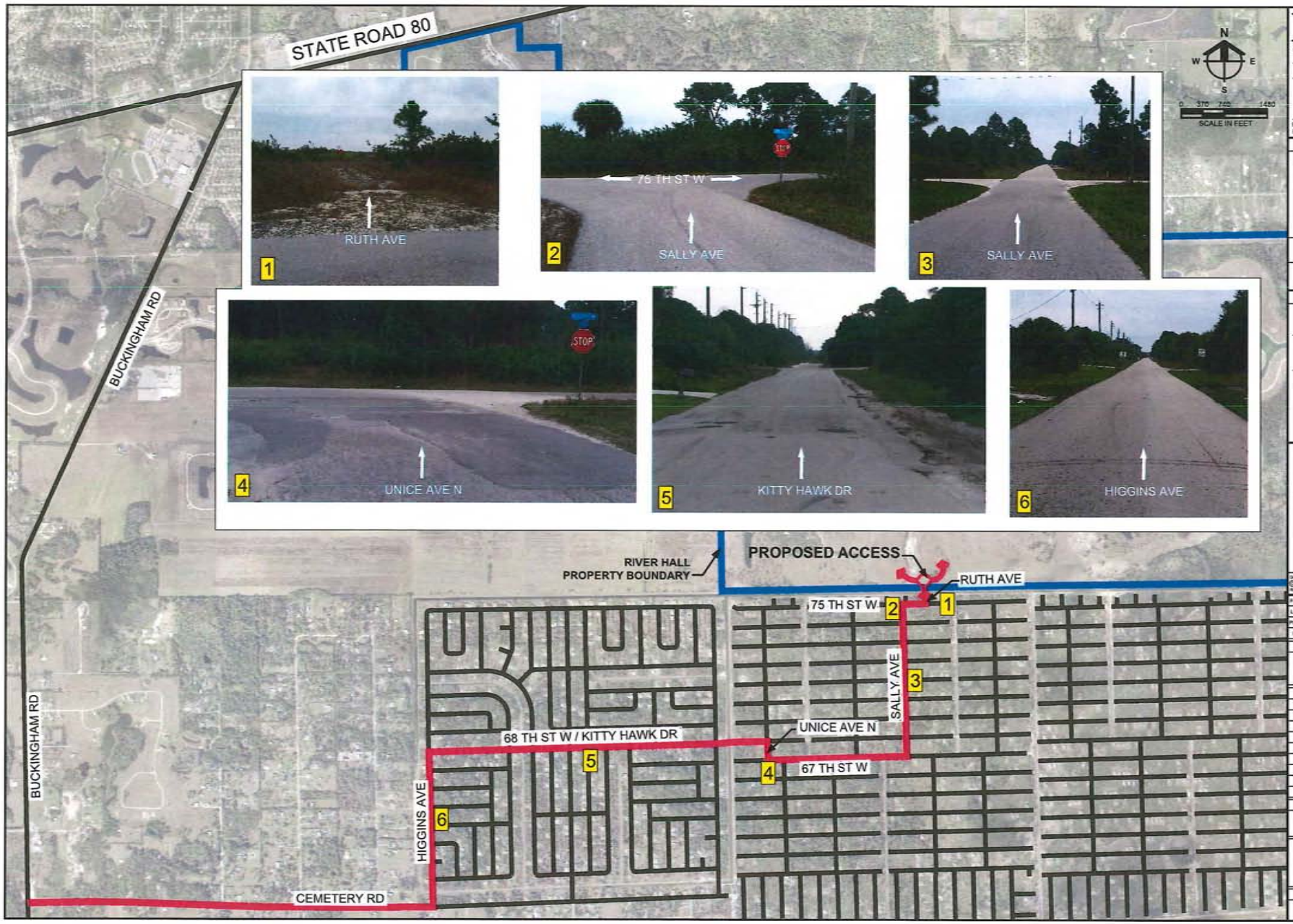
CROSS REFERENCED DRAWINGS

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

PLAN STATUS

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
.	5



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

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3800 COLONIAL BLVD., SUITE 103
FORT MYERS, FL 33916

PHONE (239) 936-0913
FAX (239) 936-1815

PROJECT DESCRIPTION

RIVER HALL

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

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PLOT DATE	FRI, 1-23-2015 - 4:07 PM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4-1-13	REVISED AMENDMENT AREA

PLAN STATUS

NOT FOR CONSTRU

SITE PLA
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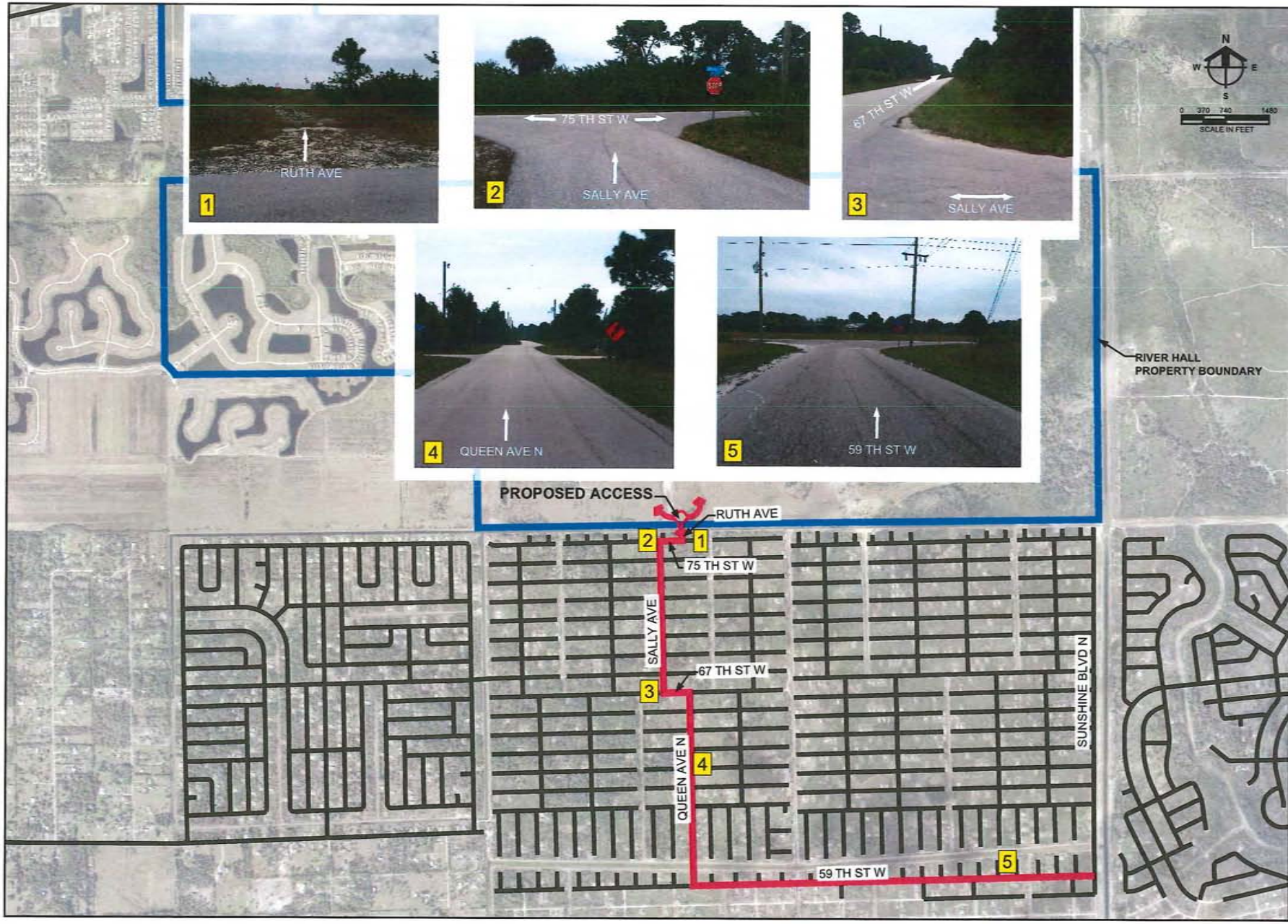
EXHIBIT

PROJECT / FILE NO.	SH
22955	

Attachment C



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PREPARED FOR

RIVER HALL
COMMUNITY DEVELOPMENT DISTRICT

3830 COLONIAL BLVD., SUITE 103
FORT MYERS, FL 33916

PHONE (239) 936-0913
FAX (239) 936-1815

PROJECT DESCRIPTION

RIVER HALL

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

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LOCATION	J:\22955\DWG\EXHIBITS\
PLOT DATE	FRI, 1-23-2015 - 4:19 PM
PLOT BY	ANGELICA OAKLEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4-1-13	REVISED AMENDMENT AREA

PLAN STATUS

NOT FOR CONSTR

SITE PL
ACESS
EXHIBI

PROJECT / FILE NO.
22955

Attachment D

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

DESCRIPTION (AMENDMENT 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

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 6:

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 Southerly Most corner of Lot 37, Block "D" of RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records, run N04°31'30"E for 92.00 feet; thence run N11°20'00"E for 149.99 feet; thence run Easterly along an arc of a curve to the left of radius 50.00 feet (delta 37°58'49") (chord bearing N82°20'35"E) (chord 32.54 feet) for 33.14 feet to a point; thence run N63°21'11"E for 299.18 feet; thence run N63°21'11"E for 41.51 feet; thence run Northeasterly along an arc of a curve to the left of radius 50.00 feet (delta 60°42'05") (chord bearing N33°00'08"E) (chord 50.53 feet) for 52.97 feet to a point of tangency; thence run Northerly along an arc of a curve to the left of radius 288.00 feet (delta 28°23'45") (chord bearing N11°32'46"W) (chord 141.28 feet) for 142.73 feet to a point of tangency; thence run Northwesterly along an arc of a curve to the left of radius 88.00 feet (delta 69°11'33") (chord bearing N60°20'25"W) (chord 99.93 feet) for 106.27 feet to a point of tangency; thence run Northwesterly along an arc of a curve to the right of radius 412.00 feet (delta 78°00'12") (chord bearing N55°56'06"W) (chord 518.58 feet) for 560.90 feet to a point of tangency; thence run S73°04'00"W for 82.17 feet; thence run N00°33'55"W for 218.95 feet; thence run N89°00'08"E for 395.36 feet; thence run S02°19'28"W for 77.97 feet; thence run Southeasterly along an arc of a curve to the left of radius 88.00 feet (delta 96°40'04") (chord bearing S46°00'33"E) (chord 131.48 feet) for 148.47 feet to a point of tangency; thence run Southeasterly along an arc of a curve to the right of radius 412.00 feet (delta 68°35'56") (chord bearing S60°02'37"E) (chord 464.34 feet) for 493.28 feet to a point of tangency; thence run Southerly along an arc of a curve to the right of radius 612.00 feet (delta 25°44'36") (chord bearing S12°52'21"E) (chord 272.67 feet) for 274.98 feet to a point of tangency; thence run S00°00'03"E for 18.29 feet; thence run Southwesterly along an arc of a curve to the right of radius 362.00 feet (delta 63°21'13") (chord bearing S31°40'34"W) (chord 380.19 feet) for 400.27 feet to a point of tangency; thence run S63°21'11"W for 244.60 feet; thence run Southwesterly along an arc of a curve to the left of radius 338.00 feet (delta 11°03'11") (chord bearing S57°49'35"W) (chord 65.10 feet) for 65.20 feet to a point of tangency; thence run N37°42'00"W for 187.00 feet; thence run Southwesterly along an arc of a curve to the left of radius 525.00 feet (delta 07°21'10") (chord bearing S48°37'25"W) (chord 67.33 feet) for 67.37 feet to a point; thence run Southwesterly along an arc of a curve to the right of radius 475.00 feet (delta 13°25'17") (chord bearing S51°39'28"W) (chord 111.01 feet) for 111.27 feet to a point of tangency; to the POINT OF BEGINNING.
Containing 12.45 acres, more or less.

AND

Lots 1, 39 and 40 of Block "D" of RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records.

PARCEL 7:

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 Southerly Most corner of Lot 39, Block "E" of RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records, run N46°03'48"W for 188.00 feet; thence run S43°56'12"W for 18.29 feet; thence run Southwesterly along an arc of a curve to the left of radius 325.00 feet (delta 01°26'27") (chord bearing S43°12'59"W) (chord 8.17 feet) for 8.17 feet to a point of tangency; thence run N47°30'15"W for 144.40 feet; thence run Northeasterly along an arc of a curve to the left of radius 298.00 feet (delta 12°39'49") (chord bearing N50°16'07"E) (chord 65.73 feet) for 65.86 feet to a point; thence run N43°56'12"E for 46.89 feet; thence run Northeasterly along an arc of a curve to the left of radius 100.00 feet (delta 22°40'27") (chord bearing N32°35'59"E) (chord 39.32 feet) for 39.57 feet to a point of tangency; thence run N21°15'45"E for 143.68 feet; thence run Northeasterly along an arc of a curve to the right of radius 967.00 feet (delta 11°36'37") (chord bearing N27°04'03"E) (chord 195.61 feet) for 195.95 feet to a point of tangency; thence run S63°40'00"E for 143.09 feet; thence run Northeasterly along an arc of a curve to the right of radius 825.00 feet (delta 01°27'39") (chord bearing N34°44'06"E) (chord 21.04 feet) for 21.04 feet to a point; thence run Northeasterly along an arc of a curve to the left of radius 375.00 feet (delta 07°28'56") (chord bearing N31°43'28"E) (chord 48.94 feet) for 48.97 feet to a point of tangency; thence run N62°01'00"W for 141.53 feet; thence run Northerly along an arc of a curve to the left of radius 250.00 feet (delta 29°56'16") (chord bearing N14°10'37"E) (chord 129.15 feet) for 130.63 feet to a point; thence run N00°47'31"W for 163.32 feet; thence run Northerly along an arc of a curve to the right of radius 462.00 feet (delta 29°03'17") (chord bearing N13°44'08"E) (chord 231.78 feet) for 234.28 feet to a point of tangency; thence run N28°15'47"E for 108.40 feet; thence run Northwesterly along an arc of a curve to the left of radius 60.00 feet (delta 132°15'04") (chord bearing N37°51'46"W) (chord 109.73 feet) for 138.49 feet to a point of tangency; thence run S76°00'42"W for 242.23 feet; thence run Northwesterly along an arc of a curve to the right of radius 192.00 feet (delta 90°48'01") (chord bearing N58°35'17"W) (chord 273.42 feet) for 304.27 feet to a point of tangency; thence run N13°11'17"W for 97.75 feet; thence run N89°00'08"E for 943.49 feet; thence run S00°59'52"E for 70.20 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 S09°05'00"W for 134.24 feet; thence run Easterly along an arc of a curve to the left of radius 175.00 feet (delta 20°49'49") (chord bearing N88°40'06"E) (chord 63.27 feet) for 63.62 feet to a point; thence run N78°15'11"E for 153.05 feet; 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 tangency; thence run Southeasterly along an arc of a curve to the right of radius 55.00 feet (delta 234°06'42") (chord bearing S38°48'10"E) (chord 97.96 feet) for 224.73 feet to a point of tangency; thence run S78°15'11"W for 9.82 feet; thence run S11°44'49"E for 138.00 feet; thence run S78°15'11"W for 250.28 feet; thence run

DESCRIPTION (CONTINUED)

Westerly along an arc of a curve to the right of radius 383.00 feet (delta 36°15'37") (chord bearing N83°37'00"W) (chord 238.36 feet) for 242.39 feet to a point of tangency; thence run N21°33'00"E for 136.14 feet; thence run Northwesterly along an arc of a curve to the right of radius 225.00 feet (delta 23°15'28") (chord bearing N51°11'30"W) (chord 90.71 feet) for 91.33 feet to a point; thence run Northwesterly along an arc of a curve to the left of radius 125.00 feet (delta 38°18'07") (chord bearing N58°42'49"W) (chord 82.01 feet) for 83.56 feet to a point of tangency; thence run Southwesterly along an arc of a curve to the left of radius 10.00 feet (delta 86°52'24") (chord bearing S58°41'56"W) (chord 13.75 feet) for 15.16 feet to a point of tangency; thence run Southerly along an arc of a curve to the right of radius 225.00 feet (delta 05°08'13") (chord bearing S17°49'50"W) (chord 20.17 feet) for 20.17 feet to a point of tangency; thence run S15°35'00"E for 193.20 feet; thence run Southwesterly along an arc of a curve to the left of radius 57.00 feet (delta 42°57'39") (chord bearing S55°34'25"W) (chord 41.74 feet) for 42.74 feet to a point; thence run Southerly along an arc of a curve to the left of radius 137.00 feet (delta 28°52'06") (chord bearing S19°39'33"W) (chord 68.30 feet) for 69.03 feet to a point of tangency; thence run N84°46'30"W for 138.00 feet; thence run Southerly along an arc of a curve to the left of radius 275.00 feet (delta 06°01'01") (chord bearing S02°13'00"W) (chord 28.87 feet) for 28.88 feet to a point; thence run S00°47'31"E for 53.39 feet; thence run N89°12'29"E for 138.00 feet; thence run S00°47'31"E for 122.31 feet; thence run Southerly along an arc of a curve to the right of radius 563.00 feet (delta 36°15'27") (chord bearing S17°20'13"W) (chord 350.36 feet) for 356.27 feet to a point of tangency; thence run Southwesterly along an arc of a curve to the left of radius 637.00 feet (delta 14°12'11") (chord bearing S28°21'50"W) (chord 157.50 feet) for 157.91 feet to a point of tangency; thence run S21°15'45"W for 124.09 feet; thence run Southwesterly along an arc of a curve to the right of radius 463.00 feet (delta 22°40'27") (chord bearing S32°35'59"W) (chord 182.03 feet) for 183.23 feet to a point of tangency; thence run S43°56'12"W for 87.48 feet to the POINT OF BEGINNING.

Containing 16.80 acres, more or less.

AND

Lots 4 Though 7, 9, 10, 44, 46, 48 through 50 of Block "E" of RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records.

PARCEL 8:

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

DESCRIPTION (CONTINUED)

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 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

DESCRIPTION (CONTINUED)

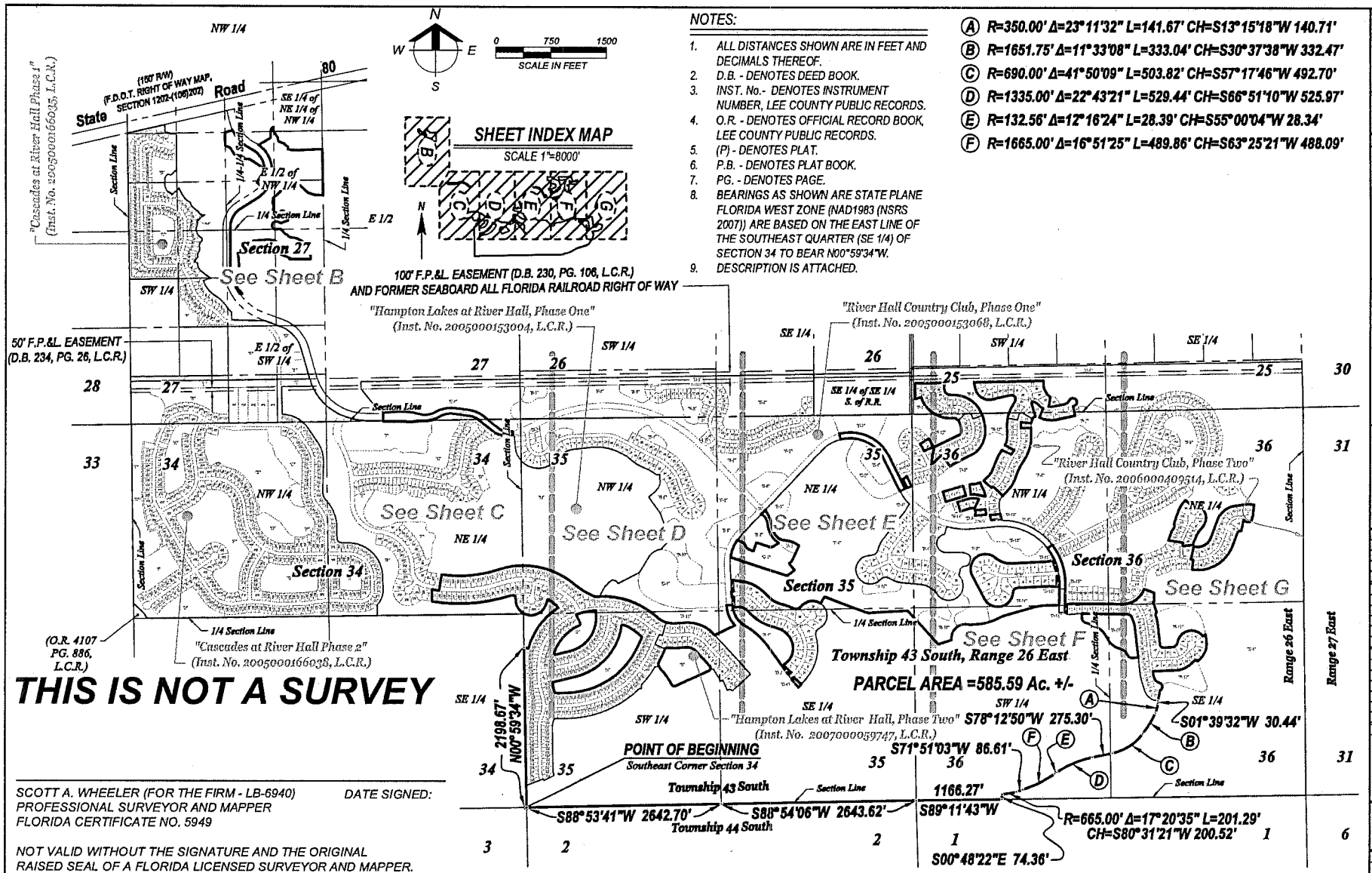
30°02'08") (chord bearing S68°52'04"E) (chord 22.28 feet) for 22.54 feet to a point; thence run Northeasterly along an arc of a curve to the left of radius 193.00 feet (delta 75°43'55") (chord bearing N58°14'55"E) (chord 236.93 feet) for 255.10 feet to a point of tangency; thence run N20°01'59"E for 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 585.59 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.

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

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'

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
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2271 McGREGOR BLVD., SUITE 100
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FORT MYERS, FLORIDA 33902-2000
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7999 - SURVEYING LB-6940

PREPARED FOR:

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

PROJECT DESCRIPTION:

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

PROJECT SURVEYOR

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

FILE NAME	23965CPAD.DWG
LAYOUT	A
LOCATION	J:\23965\DWG\SURVEY\SKETCH
PLOT DATE	WED, 12-17-2014 - 10:36 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-14-2014
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1000'
FIELD BOOK	

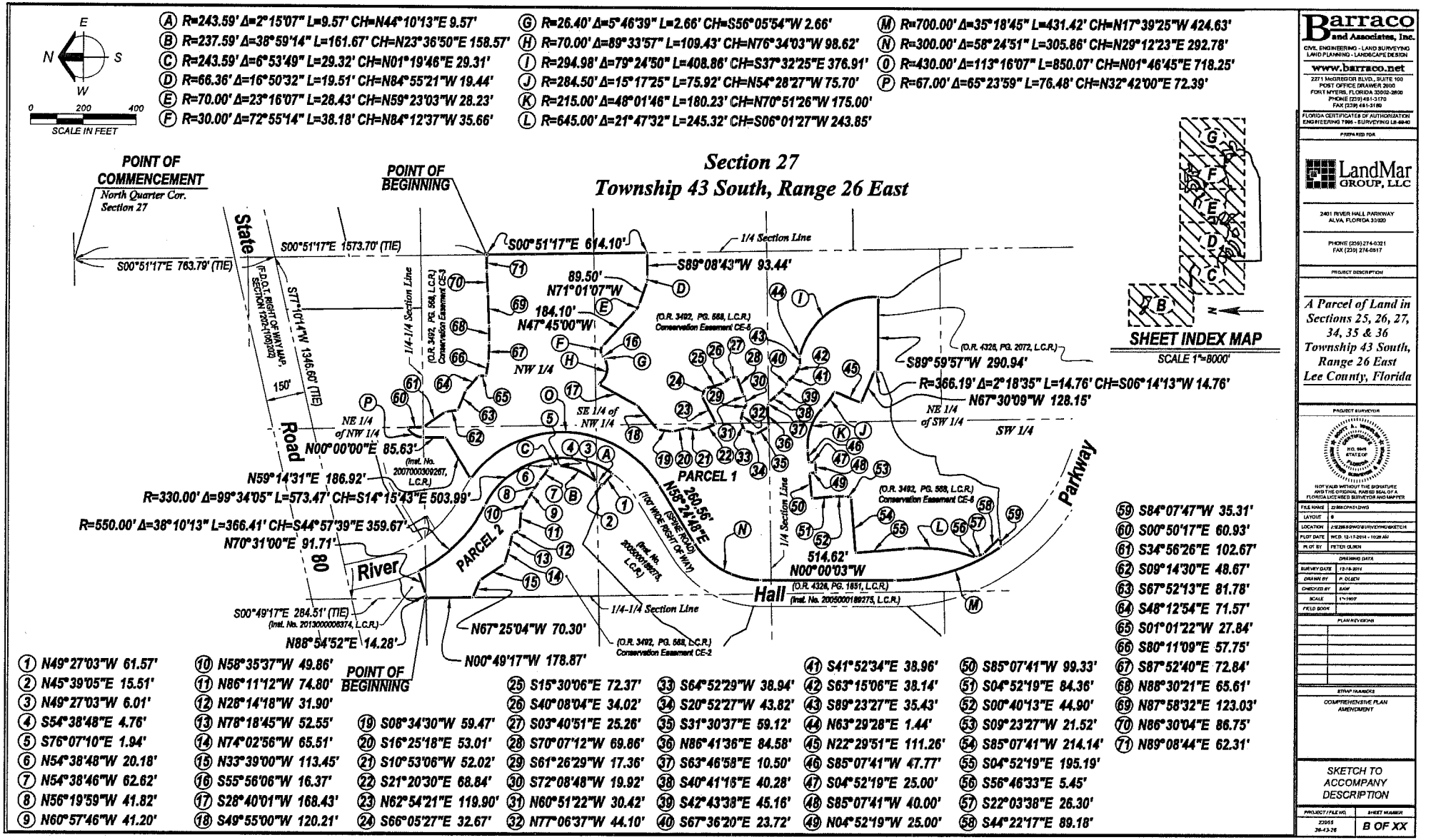
PLAN REVISIONS

STRAP NUMBERS

COMPREHENSIVE PLAN AMENDMENT

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23965 34-43-26	A OF XX


E
N
S
W
0
200
400
SCALE IN FEET
Section 27
Township 43 South, Range 26 East
POINT OF COMMENCEMENT
North Quarter Cor. Section 27
POINT OF BEGINNING
S00°51'17"E 1573.70' (TIE)
S00°51'17"E 763.79' (TIE)
S00°51'17"E 614.10'
S89°08'43"W 93.44'
1/4 Section Line
89.50'
N71°01'07"W
184.10'
N47°45'00"W
NW 1/4
SE 1/4 of NW 1/4
NE 1/4 of NW 1/4
N00°00'00"E 85.63'
N59°14'31"E 186.92'
R=330.00' Δ=99°34'05" L=573.47' CH=S14°15'43"E 503.99'
R=550.00' Δ=38°10'13" L=366.41' CH=S44°57'39"E 359.67'
N70°31'00"E 91.71'
S00°49'17"E 284.51' (TIE)
N88°54'52"E 14.28'
N67°25'04"W 70.30'
N00°49'17"W 178.87'
S89°59'57"W 290.94'
R=366.19' Δ=2°18'35" L=14.76' CH=S06°14'13"W 14.76'
N67°30'09"W 128.15'
NE 1/4 of SW 1/4
SW 1/4
260.56'
N58°24'48"E
514.62'
N00°00'03"W
PARCEL 1
PARCEL 2
State Road 80
River
Hall Parkway
(F.D.O.T. RIGHT OF WAY MAP, SECTION 12024-1060/2202)
S77°10'14"W 1346.60' (TIE)
150'
1/4-1/4 Section Line
(O.R. 3492, PG. 568, L.C.R.) Conservation Easement CE-5
(O.R. 3492, PG. 568, L.C.R.) Conservation Easement CE-6
(O.R. 4326, PG. 2072, L.C.R.)
(O.R. 3492, PG. 568, L.C.R.) Conservation Easement CE-4
(O.R. 4326, PG. 1851, L.C.R.)
(Inst. No. 2007000309267, L.C.R.)
(Inst. No. 2013000006374, L.C.R.)
(Inst. No. 2005000189275, L.C.R.)
(O.R. 3492, PG. 568, L.C.R.) Conservation Easement CE-2
(FOR WIDE RIGHT OF WAY)
(ESTHE ROAD)
Ⓐ R=243.59' Δ=2°15'07" L=9.57' CH=N44°10'13"E 9.57'
Ⓑ R=237.59' Δ=38°59'14" L=161.67' CH=N23°36'50"E 158.57'
Ⓒ R=243.59' Δ=6°53'49" L=29.32' CH=N01°19'46"E 29.31'
Ⓓ R=66.36' Δ=16°50'32" L=19.51' CH=N84°55'21"W 19.44'
Ⓔ R=70.00' Δ=23°16'07" L=28.43' CH=N59°23'03"W 28.23'
Ⓕ R=30.00' Δ=72°55'14" L=38.18' CH=N84°12'37"W 35.66'
Ⓖ R=26.40' Δ=5°46'39" L=2.66' CH=S56°05'54"W 2.66'
Ⓗ R=70.00' Δ=89°33'57" L=109.43' CH=N76°34'03"W 98.62'
Ⓘ R=294.98' Δ=79°24'50" L=408.86' CH=S37°32'25"E 376.91'
Ⓙ R=284.50' Δ=15°17'25" L=75.92' CH=N54°28'27"W 75.70'
Ⓚ R=215.00' Δ=48°01'46" L=180.23' CH=N70°51'26"W 175.00'
Ⓛ R=645.00' Δ=21°47'32" L=245.32' CH=S06°01'27"W 243.85'
Ⓜ R=700.00' Δ=35°18'45" L=431.42' CH=N17°39'25"W 424.63'
Ⓝ R=300.00' Δ=58°24'51" L=305.86' CH=N29°12'23"E 292.78'
Ⓞ R=430.00' Δ=113°16'07" L=850.07' CH=N01°46'45"E 718.25'
Ⓟ R=67.00' Δ=65°23'59" L=76.48' CH=N32°42'00"E 72.39'
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.
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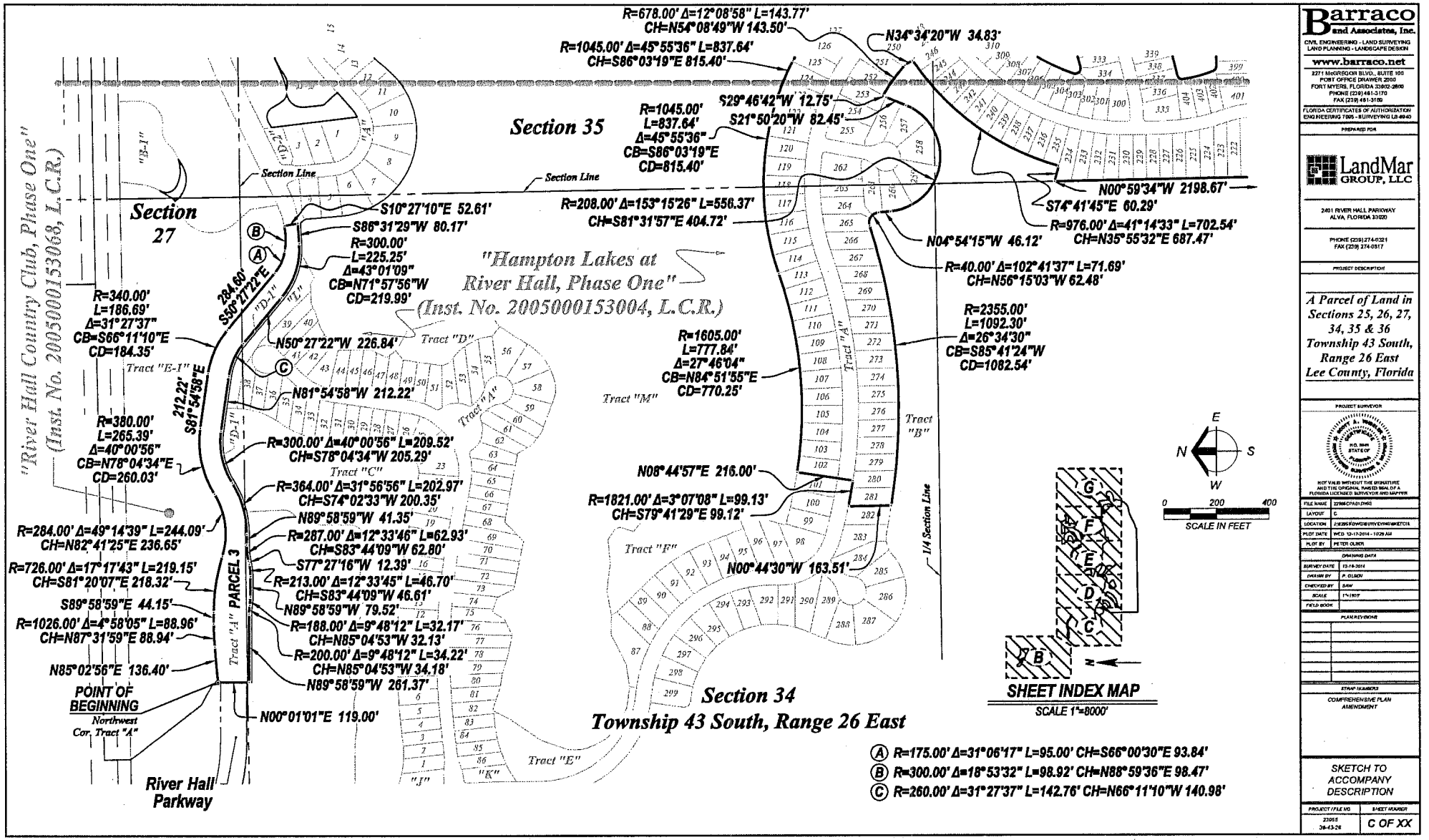
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7996 - SURVEYING LB 4840
PREPARED FOR
LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517
PROJECT DESCRIPTION
A Parcel of Land in Sections 25, 26, 27, 34, 35 & 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 22-864-CP-01.DWG
LAYOUT B
LOCATION J:\22864\DWG\SURVEY\HIGHSKETCH
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 ZAW
SCALE 1"=1000'
FIELD BOOK
PLAN REVISIONS
STRAP NUMBERS
COMPREHENSIVE PLAN AMENDMENT
SKETCH TO ACCOMPANY DESCRIPTION
PROJECT / FILE NO. 22864
SHEET NUMBER 26-43-26
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 2000
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7905 - SURVEYING LB 4940

PREPARED FOR

LandMar GROUP, LLC

2481 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
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	22566CPA01.DWG
LAYOUT	C
LOCATION	J:\2265\DWG\SURVEY\DWG\SKETCH
PLOT DATE	WED, 12-17-2014 - 10:29 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-16-2014
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	

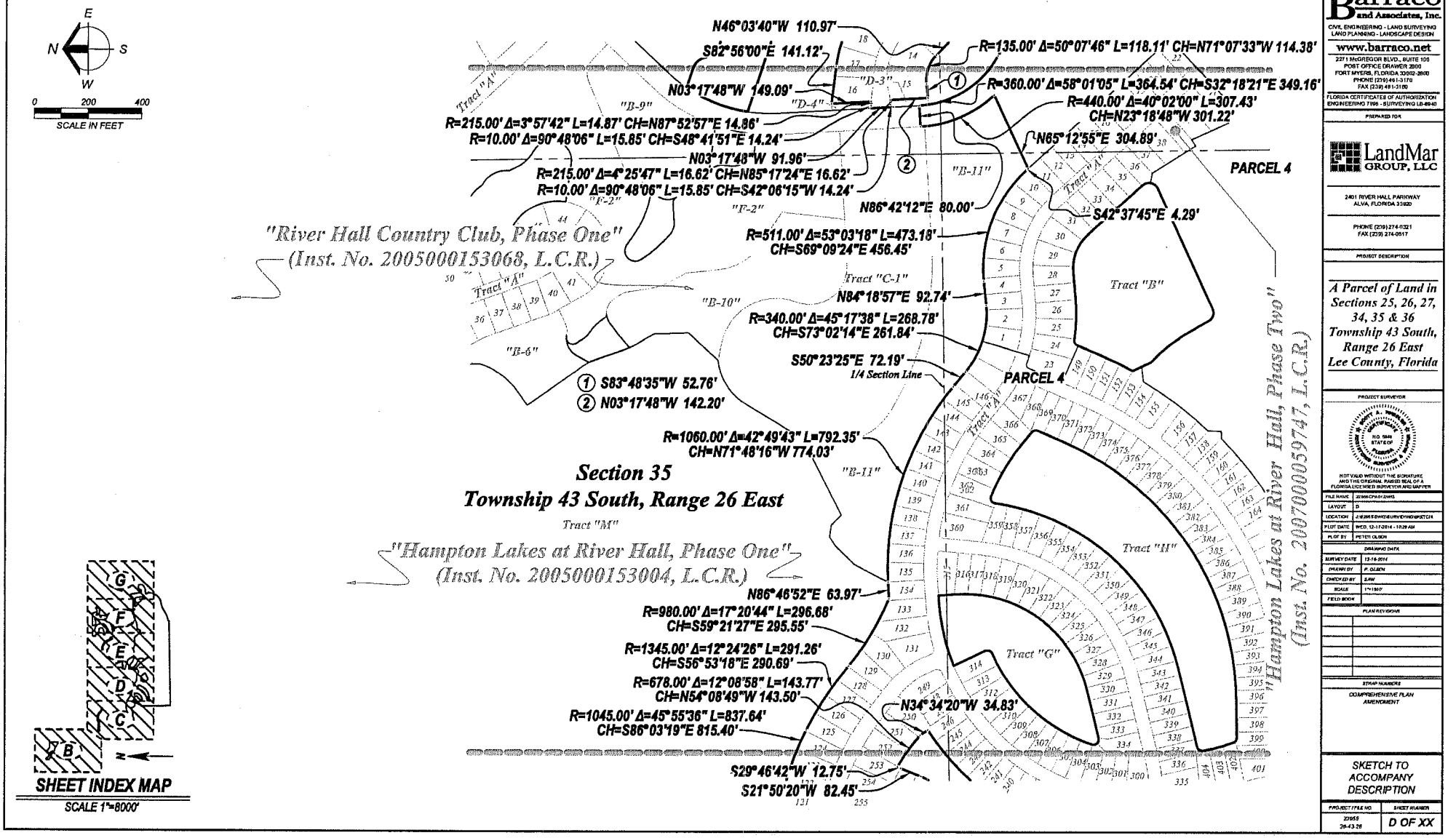
PLAN REVISIONS

STAFF NUMBERS

COMPREHENSIVE PLAN AMENDMENT

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22566 06-43-26	C OF XX



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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) 481-3160
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7996 - SURVEYING LB 4840

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	22666CPA01DWG
LAYOUT	D
LOCATION	J:\22666\DWG\SURVEY\INDEX\SKETCH
PLOT DATE	WED, 12-17-2014 - 10:29 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-16-2014
DRAWN BY	P. OLSEN
CHECKED BY	JLW
SCALE	1"=1500'
FIELD BOOK	

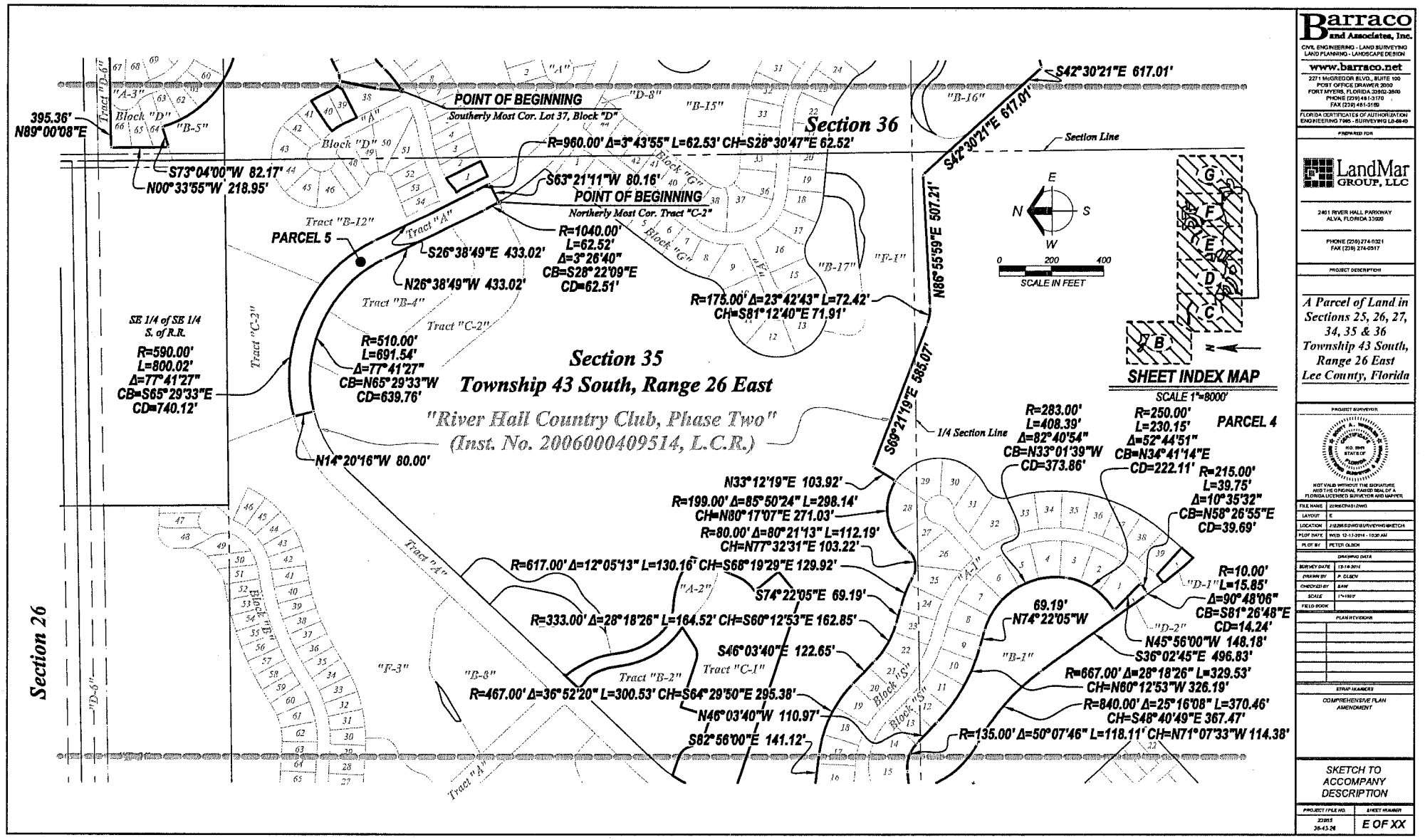
PLAN REVISIONS

STRAP NUMBERS

COMPREHENSIVE PLAN AMENDMENT

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22666 26-43-26	D OF XX



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LAND PLANNING - LANDSCAPE DESIGN
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2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2000
FORT MYERS, FLORIDA 33902-2000
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7366 - SURVEYING LB-66-0

PREPARED FOR

LandMar GROUP, LLC

2481 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	22165CP401.DWG
LAYOUT	E
LOCATION	J:\22165.00\DWG\SURVEY\MISKETCH
PLOT DATE	WED, 12-17-2014 - 10:30 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	12-14-2014
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	

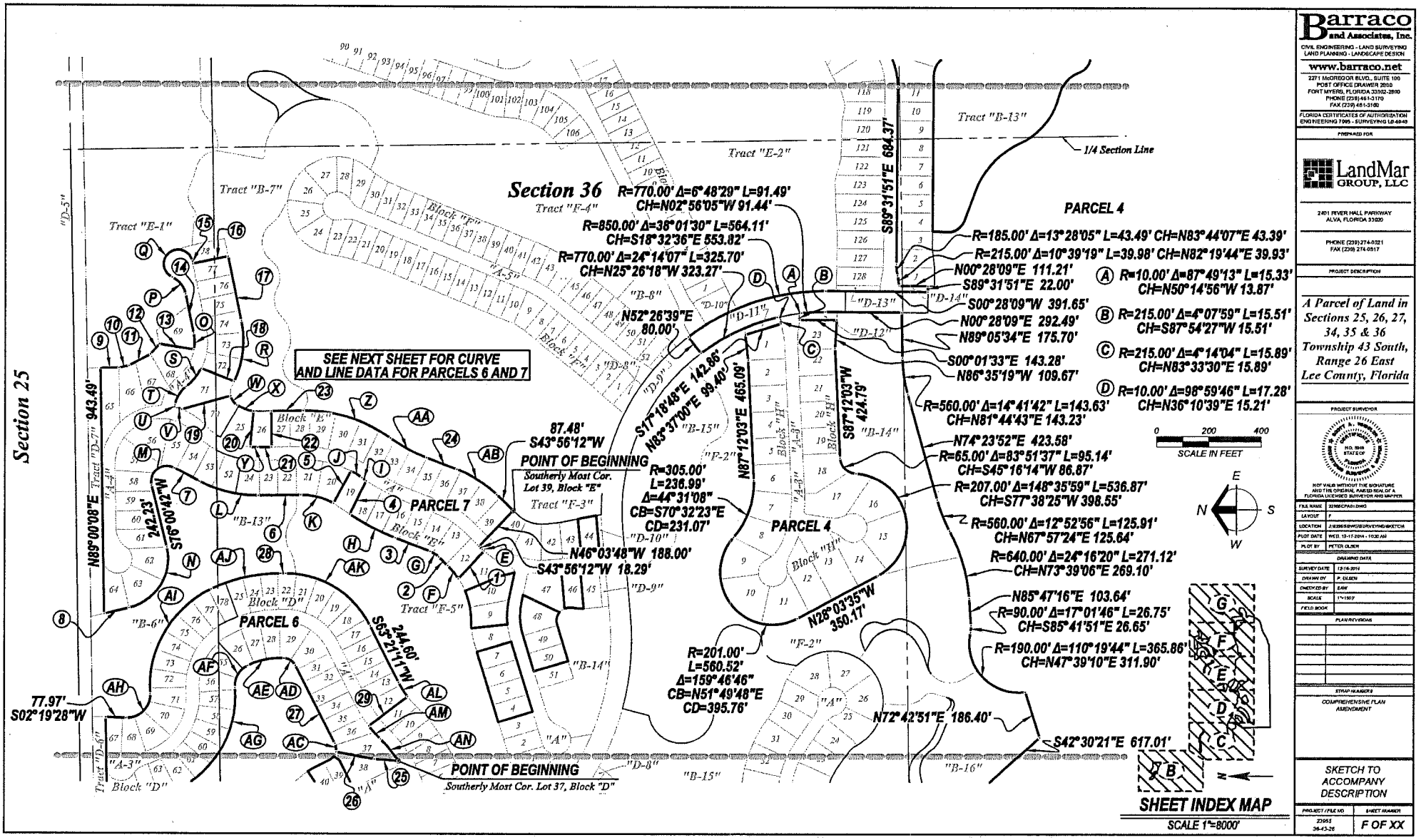
PLAN REVISIONS

STRAP NUMBERS

COMPREHENSIVE PLAN AMENDMENT

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22165 36-43-26	E OF XX



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2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2000
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3180
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB 4948

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	23565CPAR1.DWG
LAYOUT	F
LOCATION	J:\23565\DWG\SURVEY\SKETCH
PLOT DATE	WED, 12-17-2014 - 10:32 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	12-16-2014
DRAWN BY	P. OLSEN
CHECKED BY	EAH
SCALE	1"=150'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

COMPREHENSIVE PLAN AMENDMENT

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23565 36-43-26	F OF XX

Ⓔ R=325.00' Δ=1°26'27" L=8.17' CH=S43°12'59"W 8.17'
Ⓕ R=298.00' Δ=12°39'49" L=65.86' CH=N50°16'07"E 65.73'
Ⓖ R=100.00' Δ=22°40'27" L=39.57' CH=N32°35'59"E 39.32'
Ⓗ R=967.00' Δ=11°36'37" L=195.95' CH=N27°04'03"E 195.61'
Ⓘ R=825.00' Δ=1°27'39" L=21.04' CH=N34°44'06"E 21.04'
Ⓙ R=375.00' Δ=7°28'56" L=48.97' CH=N31°43'28"E 48.94'
Ⓚ R=250.00' Δ=29°56'16" L=130.63' CH=N14°10'37"E 129.15'
Ⓛ R=462.00' Δ=29°03'17" L=234.28' CH=N13°44'08"E 231.78'
Ⓜ R=60.00' Δ=132°15'04" L=138.49' CH=N37°51'46"W 109.73'
Ⓝ R=192.00' Δ=90°48'01" L=304.27' CH=N58°35'17"W 273.42'
Ⓞ R=175.00' Δ=20°49'49" L=63.62' CH=N88°40'06"E 63.27'
Ⓟ R=90.00' Δ=54°06'42" L=85.00' CH=N51°11'50"E 81.87'
Ⓠ R=55.00' Δ=234°06'42" L=224.73' CH=S38°48'10"E 97.96'
Ⓡ R=383.00' Δ=36°15'37" L=242.39' CH=N83°37'00"W 238.36'
Ⓢ R=225.00' Δ=23°15'28" L=91.33' CH=N51°11'30"W 90.71'
Ⓣ R=125.00' Δ=38°18'07" L=83.56' CH=N58°42'49"W 82.01'
Ⓤ R=10.00' Δ=86°52'24" L=15.16' CH=S58°41'56"W 13.75'
Ⓥ R=225.00' Δ=5°08'13" L=20.17' CH=S17°49'50"W 20.17'
Ⓦ R=57.00' Δ=42°57'39" L=42.74' CH=S55°34'25"W 41.74'
Ⓧ R=137.00' Δ=28°52'06" L=69.03' CH=S19°39'33"W 68.30'
Ⓨ R=275.00' Δ=6°01'01" L=28.88' CH=S02°13'00"W 28.87'
Ⓩ R=563.00' Δ=36°15'27" L=356.27' CH=S17°20'13"W 350.36'
Ⓐⓐ R=637.00' Δ=14°12'11" L=157.91' CH=S28°21'50"W 157.50'
Ⓐⓑ R=463.00' Δ=22°40'27" L=183.23' CH=S32°35'59"W 182.03'
Ⓐⓒ R=50.00' Δ=37°58'49" L=33.14' CH=N82°20'35"E 32.54'
Ⓐⓓ R=50.00' Δ=60°42'05" L=52.97' CH=N33°00'08"E 50.53'
Ⓐⓔ R=288.00' Δ=28°23'45" L=142.73' CH=N11°32'46"W 141.28'
Ⓐⓕ R=88.00' Δ=69°11'33" L=106.27' CH=N60°20'25"W 99.93'
Ⓐⓖ R=412.00' Δ=78°00'12" L=560.90' CH=N55°56'06"W 518.58'
Ⓐⓗ R=88.00' Δ=96°40'04" L=148.47' CH=S46°00'33"E 131.48'
Ⓐⓘ R=412.00' Δ=68°35'56" L=493.28' CH=S60°02'37"E 464.34'
Ⓐⓙ R=612.00' Δ=25°44'36" L=274.98' CH=S12°52'21"E 272.67'
Ⓐⓚ R=362.00' Δ=63°21'13" L=400.27' CH=S31°40'34"W 380.19'
Ⓐⓛ R=338.00' Δ=11°03'11" L=65.20' CH=S57°49'35"W 65.10'
Ⓐⓜ R=525.00' Δ=7°21'10" L=67.37' CH=S48°37'25"W 67.33'
Ⓐⓝ R=475.00' Δ=13°25'17" L=111.27' CH=S51°39'28"W 111.01'

① N47°30'15"W 144.40'
② N43°56'12"E 46.89'
③ N21°15'45"E 143.68'
④ S63°40'00"E 143.09'
⑤ N62°01'00"W 141.53'
⑥ N00°47'31"W 163.32'
⑦ N28°15'47"E 108.40'
⑧ N13°11'17"W 97.75'
⑨ S00°59'52"E 70.20'
⑩ S12°17'00"E 39.38'
⑪ S28°53'00"E 92.79'
⑫ S50°17'33"E 51.98'
⑬ S09°05'00"W 134.24'
⑭ N78°15'11"E 153.05'
⑮ S78°15'11"W 9.82'
⑯ S11°44'49"E 138.00'
⑰ S78°15'11"W 250.28'
⑱ N21°33'00"E 136.14'
⑲ S15°35'00"E 193.20'
⑳ N84°46'30"W 138.00'
㉑ S00°47'31"E 53.39'
㉒ N89°12'29"E 138.00'
㉓ S00°47'31"E 122.31'
㉔ S21°15'45"W 124.09'
㉕ N04°31'30"E 92.00'
㉖ N11°20'00"E 149.99'
㉗ N63°21'11"E 340.69'
㉘ S00°00'03"E 18.29'
㉙ N37°42'00"W 187.00'

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LAND PLANNING - LANDSCAPE DESIGN
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2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1995 - SURVEYING LB-8940

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	23968-CPA-01.DWG
LAYOUT	F_A
LOCATION	J:\2396\SURVEY\SKETCH
PLOT DATE	WED. 12-17-2014 - 10:30 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-16-2014
DRAWN BY	P. OLSEN
CHECKED BY	BAW
SCALE	1"=150'
FIELD BOOK	

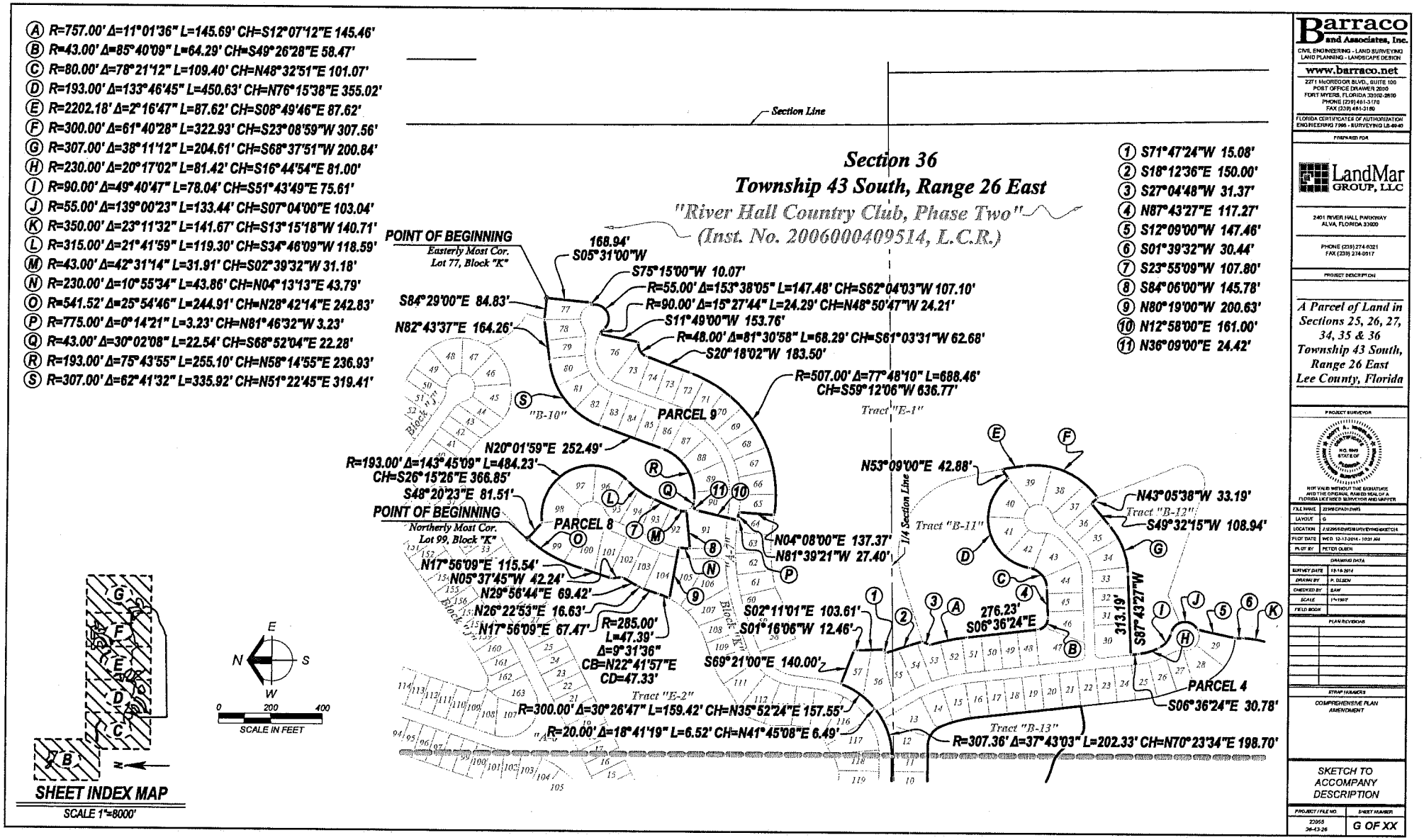
PLAN REVISIONS

STRAP NUMBERS

COMPREHENSIVE PLAN AMENDMENT

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23968 36-43-26	FA 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 2000
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7366 - SURVEYING LB-69-40

PREPARED FOR

LandMar GROUP, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
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	22958-CPA01.DWG
LAYOUT	G
LOCATION	J:\22958\SURVEY\SKETCH
PLOT DATE	WED 12-17-2014 - 10:01 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-16-2014
DRAWN BY	P. OLSEN
CHECKED BY	SAM
SCALE	1"=100'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

COMPREHENSIVE PLAN AMENDMENT

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22958 36-43-26	G OF XX

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

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

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)

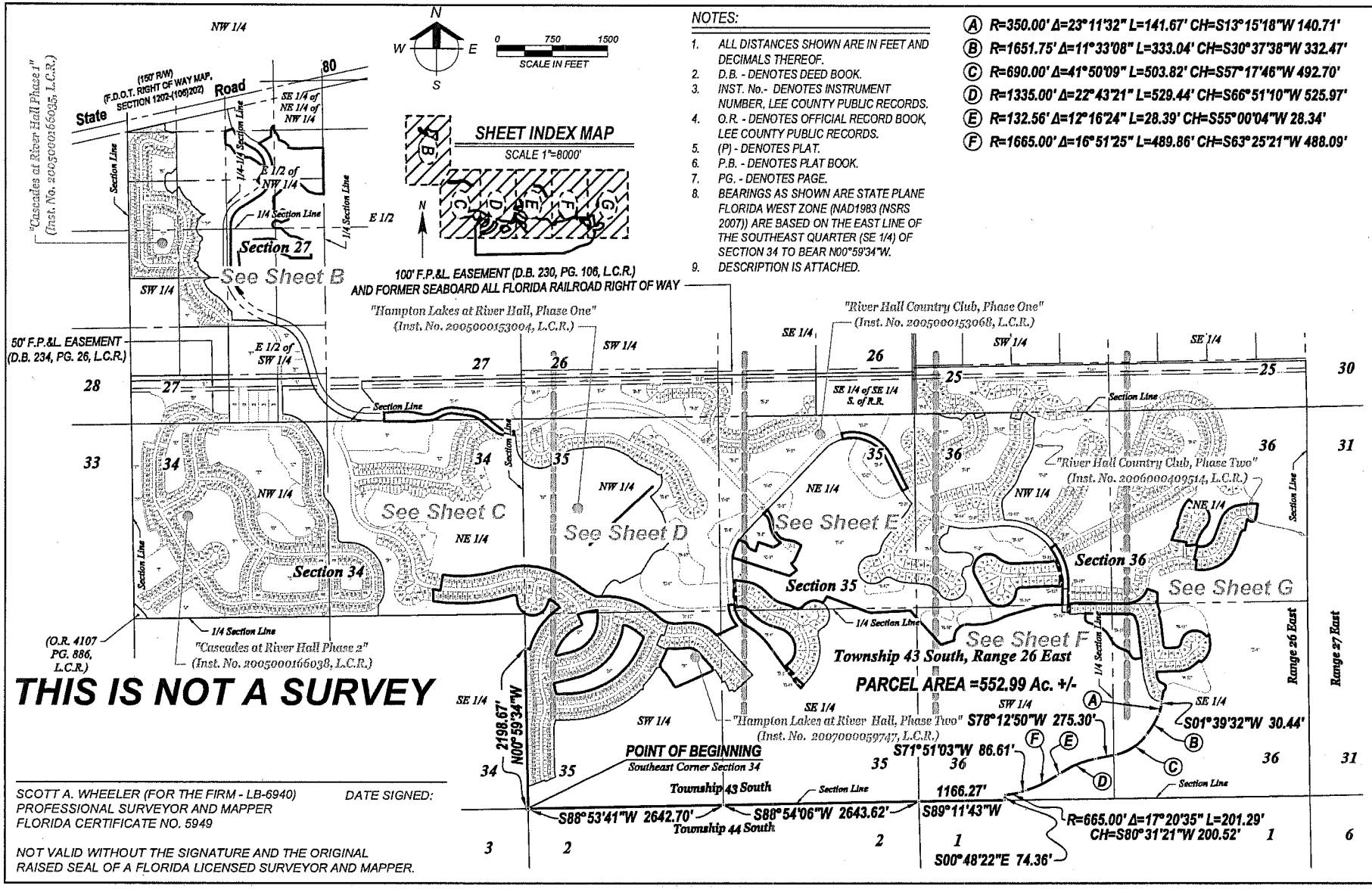
S59°12'06"W) (chord 636.77 feet) for 688.46 feet to a point of tangency; thence run N04°08'00"E for 137.37 feet; thence run N81°39'21"W for 27.40 feet; thence run Westerly along an arc of a curve to the left of radius 775.00 feet (delta 00°14'21") (chord bearing N81°46'32"W) (chord 3.23 feet) for 3.23 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.

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

L:\22955 - River Hall - Due Diligence\Survey\descriptions\22955CPA01.doc



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.
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FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0317

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	23955MAP01.DWG
LAYOUT	A
LOCATION	J:\23955\DWG\SURVEY\DWG\SKETCH
PLOT DATE	WED, 12-17-2014 - 10:24 AM
PLOT BY	PETER OLSON
DRAWING DATA	
SURVEY DATE	12-16-2014
DRAWN BY	P. OLSON
CHECKED BY	SAW
SCALE	1"=1000'
FIELD BOOK	

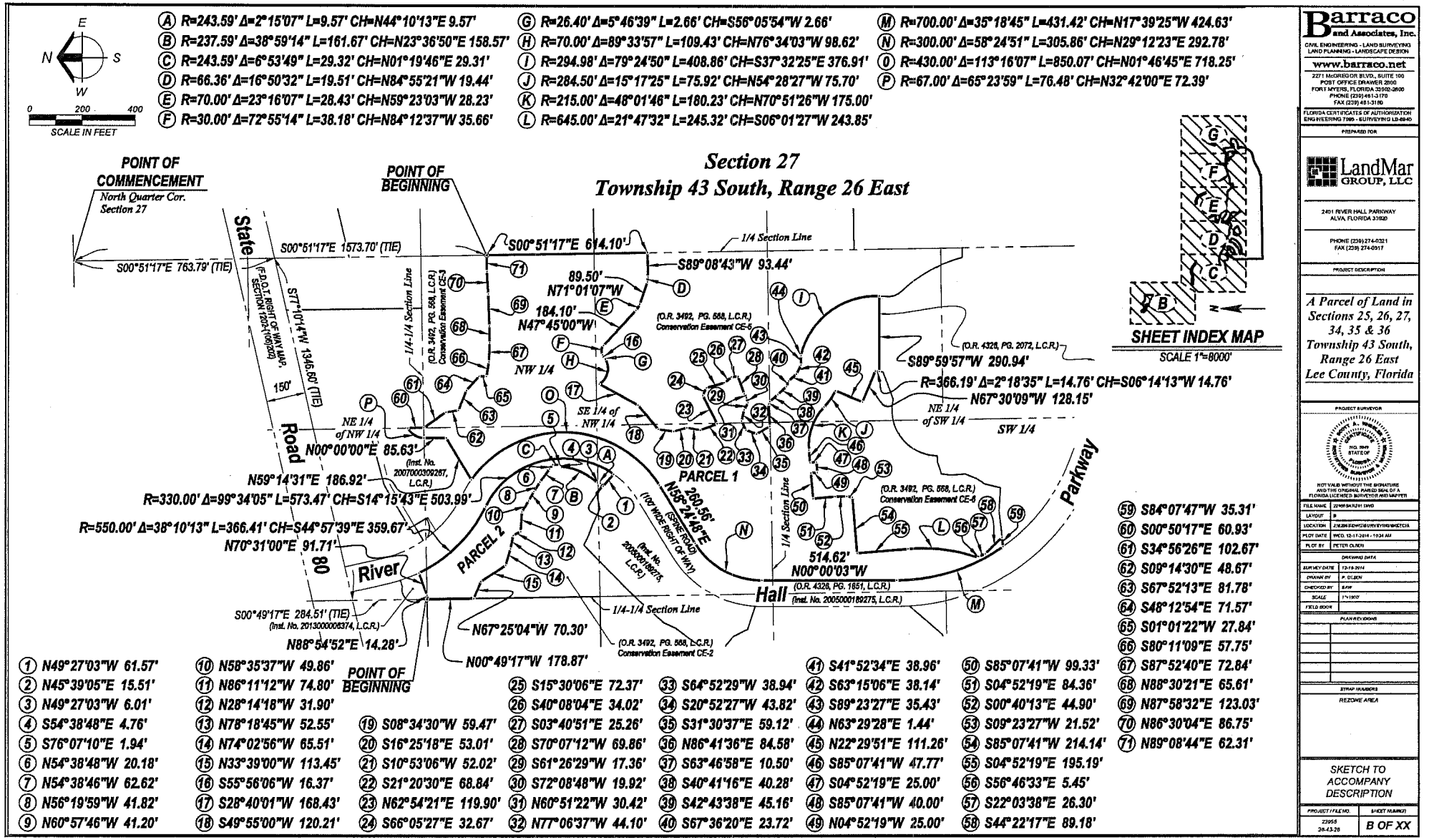
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23955 06-13-26	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'

(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.
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LAND PLANNING - LANDSCAPE DESIGN
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2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2000
FORT MYERS, FLORIDA 33902-2000
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7999 - SURVEYING LB-8940

PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
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	
LAYOUT	
LOCATION	
PLOT DATE	WED. 12-17-2014 - 10:24 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-15-2014
DRAWN BY	P. OLSEN
CHECKED BY	BAW
SCALE	1"=1000'
FIELD BOOK	

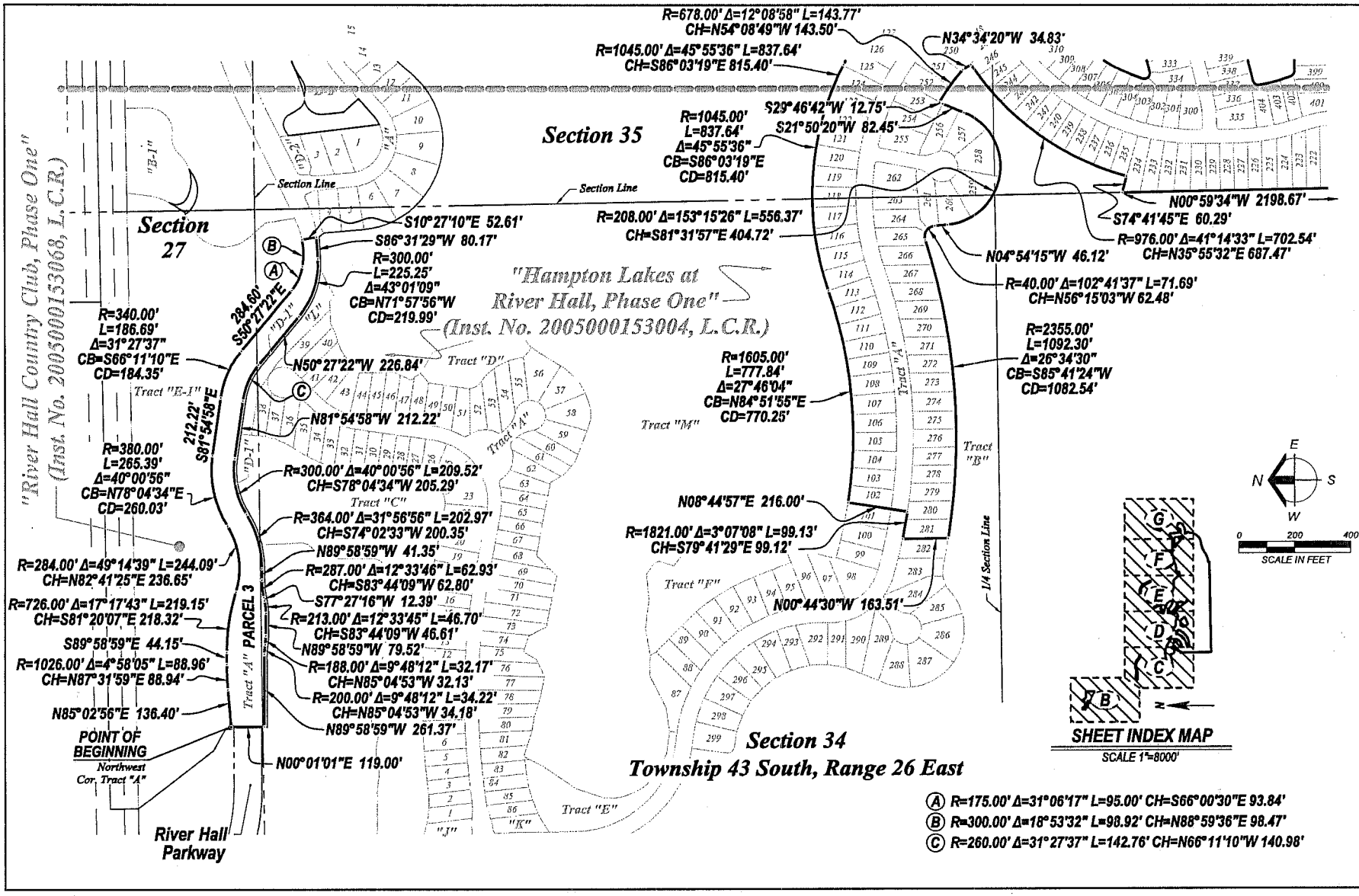
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23958 26-43-26	B OF XX



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LAND PLANNING - LANDSCAPE DESIGN
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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3100
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

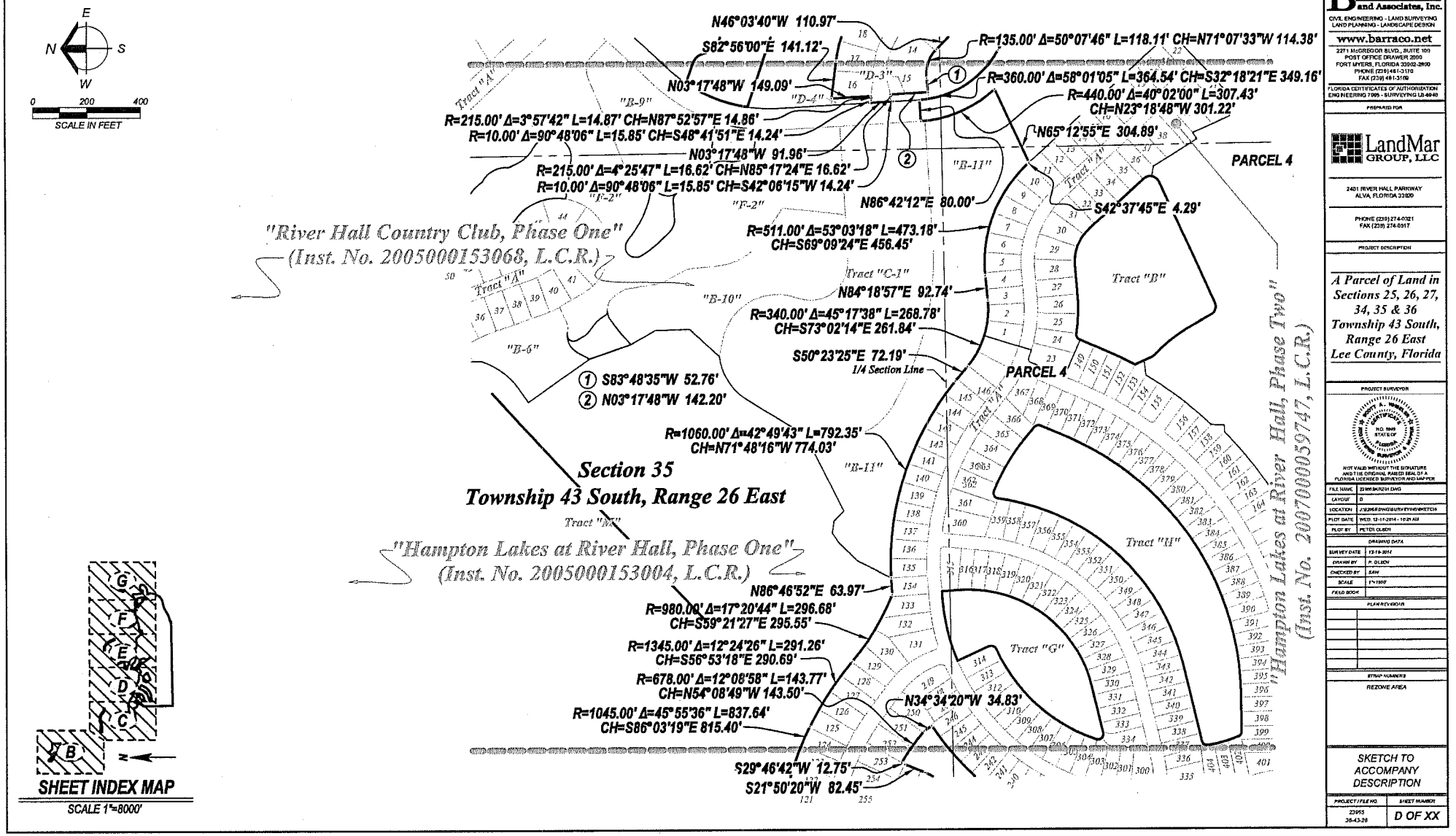
PROJECT SURVEYOR

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

FILE NAME	22955 SKTCH.DWG
LAYOUT	C
LOCATION	J:\22955\DWG\SURVEYING\SKETCH
PLOT DATE	WED. 12-17-2014 - 1:25 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	12-16-2014
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
22955 26-43-26	C OF XX



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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB 4840

PREPARED FOR

LandMar GROUP, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
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	23065SKUCH.DWG
LAYOUT	D
LOCATION	J:\23065\ENGR\SURVEY\SKETCH
PLOT DATE	WED, 12-17-2014 - 10:21 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-16-2014
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1000'
FIELD BOOK	

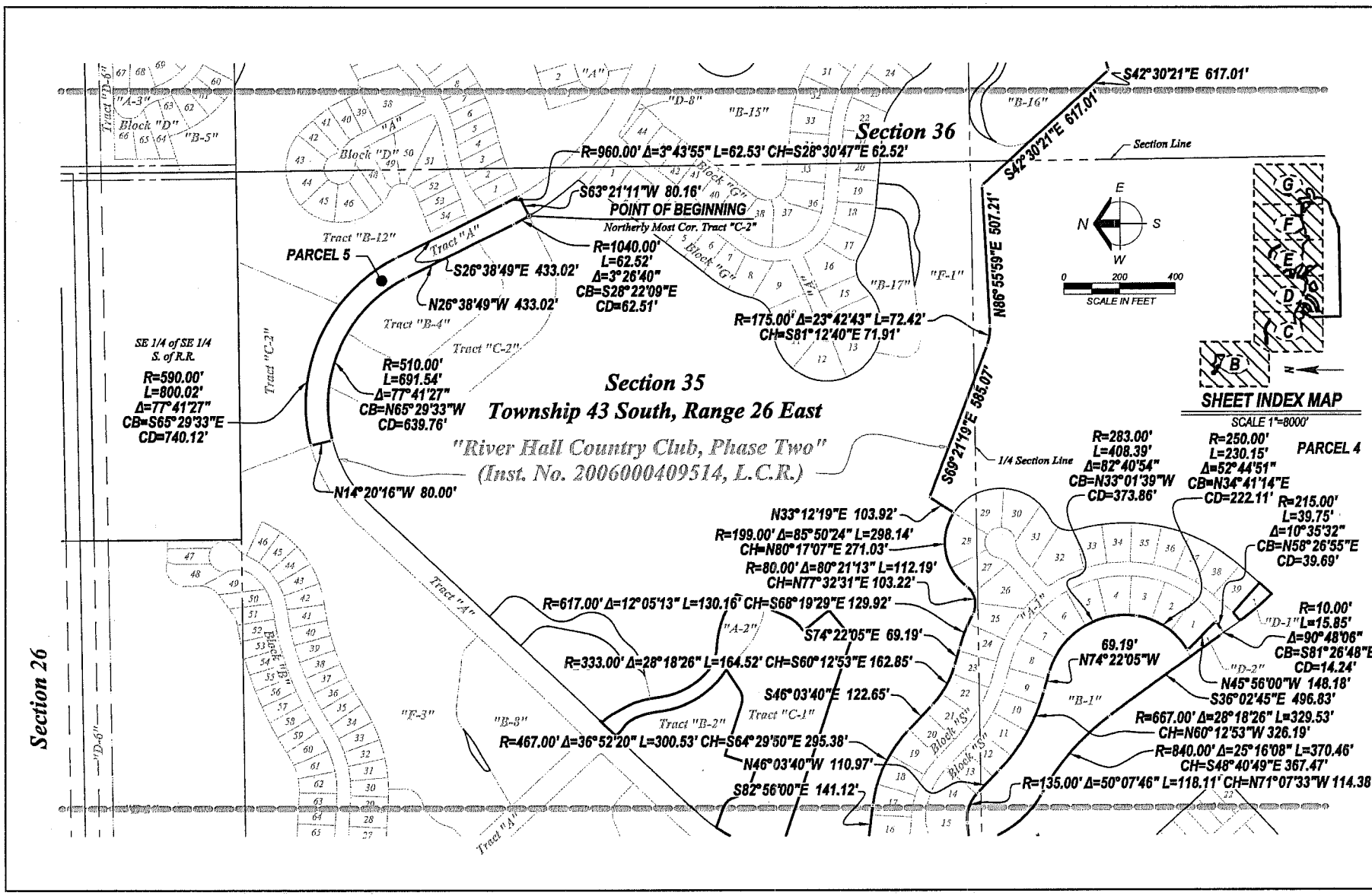
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23065 35-43-26	D OF XX



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PHONE (239) 461-3170
FAX (239) 461-3180
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7996 - SURVEYING LB 6940

PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
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	22955 BARZOI.DWG
LAYOUT	X
LOCATION	J:\22955\DWG\SURVEYING\SKETCH
PLOT DATE	WED, 12-17-2014 - 10:36 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-16-2014
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=1500'
FIELD BOOK	

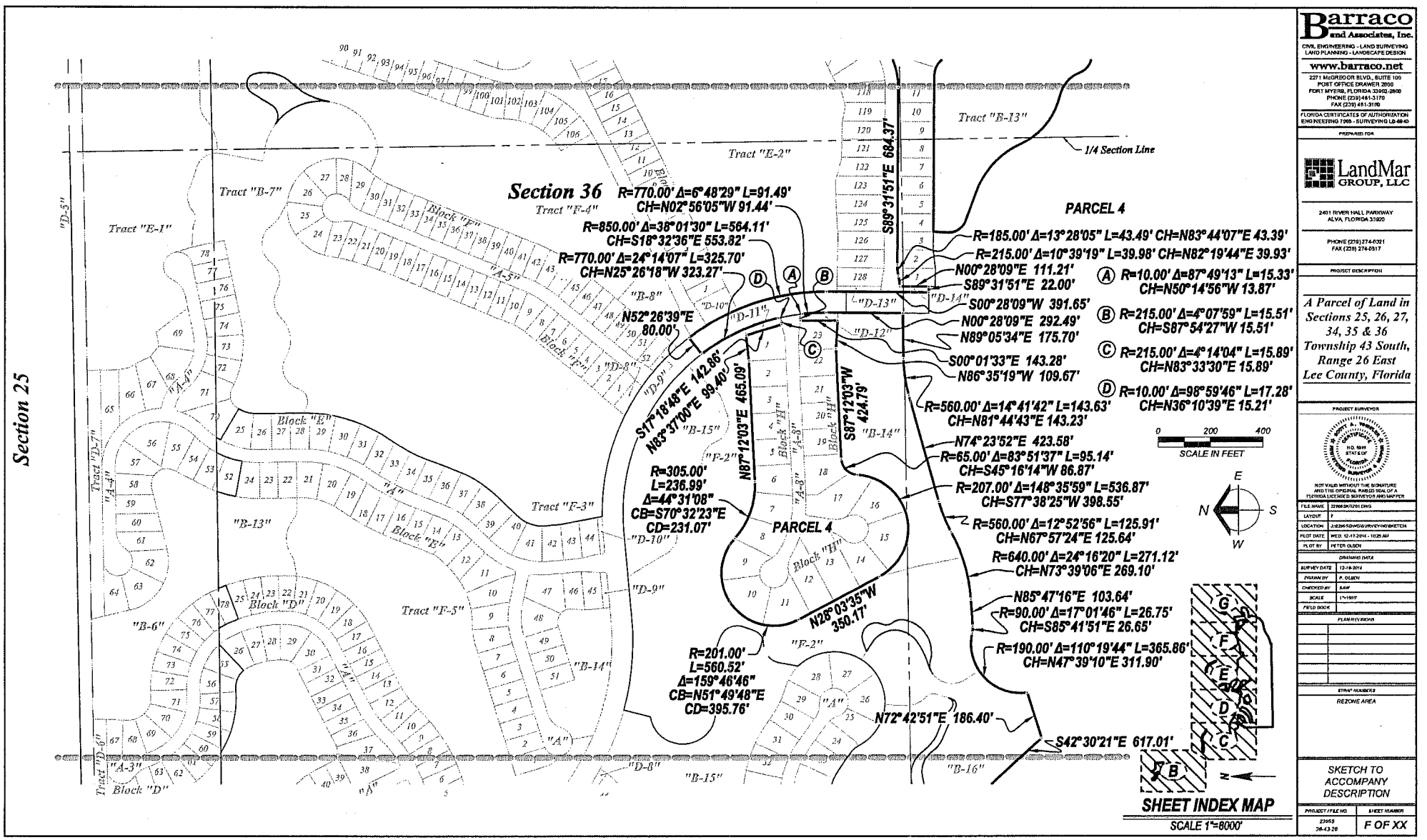
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
22955 36-43-26	E OF XX



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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) 274-0321
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	22955KRZ01.DWG
LAYOUT	F
LOCATION	J:\22955\DWG\SURVEYING\SKETCH
PLOT DATE	WED, 12-17-2014 - 10:25 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-16-2014
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
22955 36-43-26	F OF XX

Ⓐ R=757.00' Δ=11°01'36" L=145.69' CH=S12°07'12"E 145.46'
Ⓑ R=43.00' Δ=85°40'09" L=64.29' CH=S49°26'28"E 58.47'
Ⓒ R=80.00' Δ=78°21'12" L=109.40' CH=N48°32'51"E 101.07'
Ⓓ R=193.00' Δ=133°46'45" L=450.63' CH=N76°15'38"E 355.02'
Ⓔ R=2202.18' Δ=2°16'47" L=87.62' CH=S08°49'46"E 87.62'
Ⓕ R=300.00' Δ=61°40'28" L=322.93' CH=S23°08'59"W 307.56'
Ⓖ R=307.00' Δ=38°11'12" L=204.61' CH=S68°37'51"W 200.84'
Ⓗ R=230.00' Δ=20°17'02" L=81.42' CH=S16°44'54"E 81.00'
Ⓘ R=90.00' Δ=49°40'47" L=78.04' CH=S51°43'49"E 75.61'
Ⓙ R=55.00' Δ=139°00'23" L=133.44' CH=S07°04'00"E 103.04'
Ⓚ R=350.00' Δ=23°11'32" L=141.67' CH=S13°15'18"W 140.71'
Ⓛ R=315.00' Δ=21°41'59" L=119.30' CH=S34°46'09"W 118.59'
Ⓜ R=43.00' Δ=42°31'14" L=31.91' CH=S02°39'32"W 31.18'
Ⓝ R=230.00' Δ=10°55'34" L=43.86' CH=N04°13'13"E 43.79'
Ⓞ R=541.52' Δ=25°54'46" L=244.91' CH=N28°42'14"E 242.83'
Ⓟ R=775.00' Δ=0°14'21" L=3.23' CH=N81°46'32"W 3.23'
Ⓠ R=43.00' Δ=30°02'08" L=22.54' CH=S68°52'04"E 22.28'
Ⓡ R=193.00' Δ=75°43'55" L=255.10' CH=N58°14'55"E 236.93'
Ⓢ R=307.00' Δ=62°41'32" L=335.92' CH=N51°22'45"E 319.41'

Section Line

Section 36
Township 43 South, Range 26 East

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

POINT OF BEGINNING
Easterly Most Cor.
Lot 77, Block "K"

168.94'
S05°31'00"W
S75°15'00"W 10.07'
R=55.00' Δ=153°38'05" L=147.48' CH=S62°04'03"W 107.10'
R=90.00' Δ=15°27'44" L=24.29' CH=N48°50'47"W 24.21'
S11°49'00"W 153.76'
R=48.00' Δ=81°30'58" L=68.29' CH=S61°03'31"W 62.68'
S20°18'02"W 183.50'
R=507.00' Δ=77°48'10" L=688.46'
CH=S59°12'06"W 636.77'
Tract "E-1"

S84°29'00"E 84.83'
N82°43'37"E 164.26'

PARCEL 9

N20°01'59"E 252.49'
R=193.00' Δ=143°45'09" L=484.23'
CH=S26°15'26"E 366.85'
S48°20'23"E 81.51'

POINT OF BEGINNING
Northerly Most Cor.
Lot 99, Block "K"

PARCEL 8

N17°56'09"E 115.54'
N05°37'45"W 42.24'
N29°56'44"E 69.42'
N26°22'53"E 16.63'
N17°56'09"E 67.47'

R=285.00'
L=47.39'
Δ=9°31'36"
CB=N22°41'57"E
CD=47.33'

Tract "E-2"
R=300.00' Δ=30°26'47" L=159.42' CH=N35°52'24"E 157.55'
R=20.00' Δ=18°41'19" L=6.52' CH=N41°45'08"E 6.49'

N04°08'00"E 137.37'
N81°39'21"W 27.40'
S02°11'01"E 103.61'
S01°16'06"W 12.46'
S69°21'00"E 140.00'

1/4 Section Line

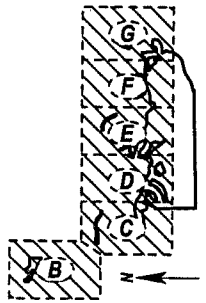
N53°09'00"E 42.88'
Tract "B-11"
276.23'
S06°36'24"E
313.19'
S87°43'27"W
N43°05'38"W 33.19'
Tract "B-12"
S49°32'15"W 108.94'

PARCEL 4
S06°36'24"E 30.78'

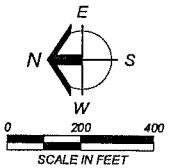
Tract "B-13"
R=307.36' Δ=37°43'03" L=202.33' CH=N70°23'34"E 198.70'

Block "K"

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'



SHEET INDEX MAP
SCALE 1"=8000'



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

PREPARED FOR

LandMar GROUP, LLC
2481 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0917

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

JOHN A. WEBB
No. 5943
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

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FILE NAME	23065SKTCH.DWG
LAYOUT	G
LOCATION	XREFS BINDS (BY) MATCHLINE SKETCH
PLOT DATE	WED, 12-17-2014 - 10:36 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-16-2014
DRAWN BY	P. OLSEN
CHECKED BY	JAW
SCALE	1"=1000'
FIELD BOOK	

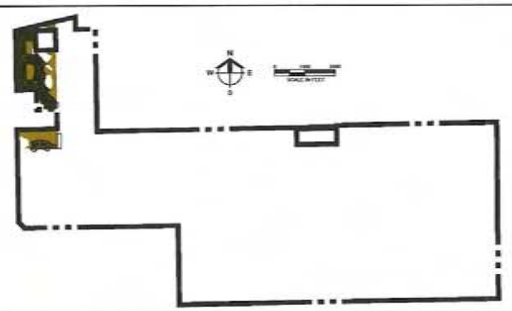
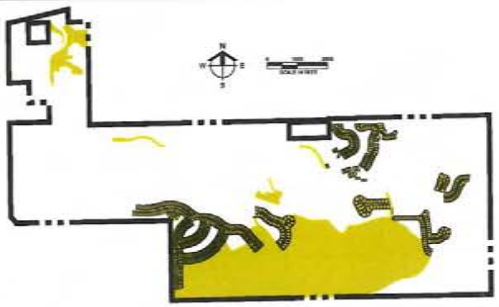
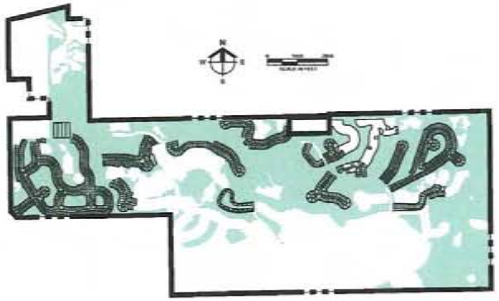
PLAN REVISIONS

STRAP NUMBERS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23065 36-43-26	G OF XX

		ALLOWABLE DENSITY	EXISTING DENSITY	REMAINING DENSITY
WETLANDS		181.00 AC JURISDICTIONAL AND FIELD VERIFIED BY SFWMD PERMIT 9 UNITS ALLOWABLE DENSITY AT 0.5 DU/AC	NO EXISTING UNITS	9 UNITS REMAINING
SUBURBAN		71.49 AC SURVEY ACCURACY BY SECTION AND QUARTER SECTION 429 UNITS ALLOWABLE DENSITY AT 6 DU/AC	CASCADES 186 UNITS (PLATTED SINGLE FAMILY)	243 UNITS REMAINING
SUB OUTLYING SUBURBAN		585.59 AC GREENPOINT CONTROL / OWNERSHIP 1171 UNITS ALLOWABLE DENSITY AT 2 DU/AC	HAMPTON LAKES 186 UNITS RIVER HALL GOLF 272 UNITS TOTAL: 598 UNITS (PLATTED SINGLE FAMILY)	573 UNITS REMAINING
RURAL		TOTAL PROJECT 1978.44 AC LESS WETLANDS 181.00 AC LESS SUBURBAN 71.49 AC LESS S.O.S 585.59 AC = 1140.36 AC 1140.36 REMAINING PROJECT ACREAGE 1140 UNITS ALLOWABLE DENSITY AT 1 DU/AC	CASCADES 389 UNITS HAMPTON LAKES 119 UNITS RIVER HALL GOLF 611 UNITS TOTAL: 1119 UNITS (981 PLATTED SINGLE FAMILY 138 MULTIFAMILY)	21 UNITS REMAINING

REMAINING UNITS BY FUTURE LAND USE

WETLANDS	9 UNITS REMAINING
SUBURBAN	243 UNITS REMAINING
SUB OUTLYING SUBURBAN	573 UNITS REMAINING
RURAL	21 UNITS REMAINING
TOTAL:	846 UNITS REMAINING

PROJECT SUMMARY
PERMITTED UNITS BY PERMIT & COMMUNITYPHASE

CASCADES PHASE 1 DOS2004-00248	167 UNITS
CASCADES PHASE 2 DOS2004-00266	408 UNITS
HAMPTON LAKES PHASE 1 DOS2004-00305	404 UNITS
HAMPTON LAKES PHASE 2 DOS2005-00156	41 UNITS
COUNTRY CLUB PHASE 1 DOS2004-00330	391 UNITS
COUNTRY CLUB PHASE 2 DOS2005-00182	492 UNITS
TOTAL:	1903 UNITS

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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

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

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, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

NOT FOR CONSTRUCTION

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME	FLU-DENSITYAREACOMBINE.DWG
LOCATION	J:\21988\DWG\CIVIL\2014 CPA\
PLOT DATE	FRI, 1-23-2015 - 4:23 PM
PLOT BY	JENNIFER TAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

FUTURE LA
USE ARE
CALCULATI

PROJECT / FILE NO. 21988

Attachment G

15450

INSTR # 6308132
OR BK 04326 Pgs 1955 - 1972; (18pgs)
RECORDED 06/07/2004 01:45:37 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
DEPUTY CLERK J Miller

Prepared by and when recorded return to:
Donna J. Feldman, Esquire
Donna J. Feldman, P.A.
19321-C U.S. Highway 19 North, Suite 103
Clearwater, FL 33764

18

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT ("Memorandum") is made this 7 day of JUNE, 2004 by and between LEVITT AND SONS AT HAWK'S HAVEN, LLC, a Florida limited liability company ("Levitt"), and HAWK'S HAVEN DEVELOPERS, LLC, a Delaware limited liability company ("HHD"), and consented to by HAWKS HAVEN INVESTMENT, L.L.C., a Florida limited liability company ("HHI"), with reference to the following facts:

A. HHI is the fee simple owner of certain real property located in Lee County, Florida, as more particularly described on Exhibit "A" attached hereto ("HHD Property").

B. HHD is the contract purchaser of the HHD Property.

C. Concurrent herewith, HHD is selling and causing to be conveyed to Levitt, and Levitt is purchasing from HHD, certain real property located in Lee County, Florida, as more particularly described on Exhibit "B" attached hereto ("Levitt Property").

D. The parties desire to evidence certain matters that are binding on successors and assigns of Levitt with respect to the Levitt Property.

NOW, THEREFORE, the parties desire to memorialize the following matters:

1. Limitation on Rezoning. Levitt agrees that Levitt shall not object to the Comprehensive Plan Amendment filed on February 27, 2004 as Lee County, Florida, Case No. CPA2004-00010, or a rezoning with respect to the Levitt Property and the HHD Property (collectively, the "Properties"), provided that there shall be no amendment to the Master Development Plan attached hereto as Exhibit "C" without Levitt's prior written consent which shall not be unreasonably withheld or delayed, and provided that such Comprehensive Plan Amendment or rezoning, and any resulting conditions or restrictions, will not materially adversely affect the Property, affect Levitt's ability to develop 570 residential units on the Levitt Property pursuant to a plan of development acceptable to Levitt ("Project"), or result in any additional liability, loss of residential units, or material cost to Levitt. The parties recognize that there are and shall be five hundred seventy (570) residential units allocated to the Levitt Property which shall be such type of units which shall permit Levitt to develop the Levitt Property with up to 570 units (i.e., presently 182 suburban residential units and 388 rural residential units) pursuant to a plan of development acceptable to Levitt and to the extent that pursuant to existing governmental approvals, any rezoning amendment and/or any such Comprehensive Plan Amendment allocates additional residential units in excess of such 570 residential units necessary to develop the Levitt Property in accordance with

the plan of development acceptable to Levitt, such excess units shall be allocated to the HHD Property. In addition, Levitt shall not have the right, and agrees not to seek any modification or amendment to Rezoning Resolution No. Z-99056 approved by Lee County, Florida, as amended by Administrative Amendment (PD) ADD2004-00067, approved by Lee County, Florida, on May 25, 2004, and the Application for Rezoning to be filed with Lee County, Florida for the primary purpose of incorporating into the master zoning plan applicable to the HHD Property and the Levitt Property a 140-acre parcel contiguous with the HHD Property and a 7.5 acre parcel encompassed by the Levitt Property (collectively, the "Zoning Resolutions"), or the Comprehensive Plan designation of the Levitt Property or any other rezoning amendment without the consent of HHD, which shall not be unreasonably withheld or delayed, provided that any density in excess of the 570 residential dwelling units allocated to the Levitt Property as provided above is reserved to HHD. Further, Levitt agrees that Levitt shall not object to any proposed amendment to the Zoning Resolutions, or similar approvals that may be sought by HHD relative to the HHD Property, provided that such amendment, and any resulting conditions or restrictions will not materially adversely affect the Levitt Property or the Project or result in any additional liability, loss of residential units or material cost to Levitt. To the extent required by any governmental authorities and to the extent such joinder will not result in any additional liability, loss of residential units or material cost to Levitt or adversely impact Levitt's Project, Levitt shall consent to, and join in any such amendment as initiated by HHD, and Levitt shall deliver such written consent to HHD within five (5) days of request therefor.

2. Development Permits. Except as otherwise agreed to in writing between Levitt and HHD, Levitt shall be solely responsible for satisfying, at Levitt's sole cost and expense, all conditions and obligations arising under any and all permits, approvals and consents for development of the Levitt Property to the extent necessary for development of the Levitt Property, including, without limitation, specific site plan approval, construction plan approval, SWFMWD permits, and U.S. Army Corps of Engineers permits, as necessary to develop the Levitt Property with the Project (collectively, "Development Permits"), subject to HHD's obligations to comply with the Development Permits as to the HHD Property. Levitt shall not obtain any Development Permit that imposes upon HHD any liability, cost or expense.

3. Number of Units. The Levitt Property shall be developed with no more than five hundred seventy (570) units. To the extent that the Levitt Property is developed with fewer than five hundred seventy (570) units, then HHD, or HHD's assignee as to such right and entitlement, shall have the sole and exclusive right to utilize such unused density within the HHD Property or elsewhere, and Levitt shall not have any right to sell, convey or transfer such unused density separate from the Levitt Property.

4. Age Restriction. The Levitt Property shall be developed as an age-restricted community of up to five hundred seventy (570) units in compliance with the exemption to the Fair Housing Act contained in Section 460.29 (4), Florida Statutes, any rules promulgated by the Secretary of the United States Department of Housing and Urban Development pursuant to 24 C.F.R. Section 100 for verification of occupancy, as required by Florida Statues, Section 760.29(4)(b)(3), and any other federal or state requirements, such that minors may be excluded as permanent residents of any unit located within the Levitt Property.

5. Amenities; Homeowners' Association. Levitt shall develop, as part of the Project, an activities clubhouse, including swimming pools, tennis courts, fitness center, card and media rooms, and other activities to service the residents purchasing homes within the Project. All such amenities and facilities shall be geared toward an active adult community, and shall comply with all federal guidelines relating to age-restricted projects. Levitt shall create a master homeowners' association ("HOA") complying with all federal, state and local guidelines relating to age-restricted communities to ensure that the sale and occupancy of units within the Levitt Property is restricted in compliance with the age restrictions set forth in this Memorandum. The declaration of covenants and restrictions of such homeowners' association ("HOA Declaration") shall contain such age-restricted covenant and shall state that the HOA Declaration shall not be amended as to the age-restricted nature of the Levitt Property without the prior written approval of HHD, or a homeowners association, the CDD (as defined below) or successor in title to all or a substantial portion of the HHD Property to which HHD assigns its rights under the Agreement (as defined below) and the Memorandum as evidenced by a recorded assignment instrument ("HHD's Designee"), provided that no more than one (1) party shall have such rights at any time. Levitt shall either dedicate or convey all common areas developed by Levitt within the Project to the HOA prior to turnover of control of the same to residents within the Project.

6. Community Development District. The Property may be subject to the jurisdiction of a community development district ("CDD"), which CDD may provide for the construction of certain master infrastructure and impact fee credits, to the extent granted by Lee County, Florida and allocable to the Levitt Property, for the benefit of the Levitt Property pursuant to the final assessment methodology approved by the CDD Board of Supervisors and Levitt, provided that Levitt shall not unreasonably withhold its consent to such methodology. CDD bonds not to exceed the initial principal balance of $2,280,000.00 as to the Levitt Property will be issued for the work undertaken by the CDD and the owners of the Levitt Property will be subject to liens and assessments associated therewith pursuant and subject to the terms of the Agreement. To the extent necessary, Levitt shall join in, consent and otherwise execute any and all documents required to be signed by the developer or owner of the Levitt Property to assist in the process for the benefit of the Levitt Property without incurring any additional obligation on Levitt or the Levitt Property than is contemplated by the Agreement.

7. Project Name. Levitt covenants and agrees with HHD that Levitt shall not use the name "Hawk's Haven" in naming the Project or any plats or plans associated with the Project, nor use such name in any advertising materials, without obtaining the prior written consent of HHD thereto, which consent may be withheld in HHD's reasonable discretion, provided that HHD will approve use of the phrase "Hawk's Haven" as part of a name (e.g., "Cascades at Hawk's Haven" or "Cascades of Hawk's Haven").

8. Marketing. Levitt shall pay to HHD the marketing fees provided for in the Agreement, as and when required by the terms of the Agreement, and deliver to HHD such other documents associated therewith as required by the Agreement.

9. Covenant of Unified Control. HHD agrees to attempt to cause the Covenant of Unified Control, recorded in O.R. Book 3186, Page 1151 of the Public Records of Lee County, Florida ("Covenant"), to be eliminated as a title number affecting the Levitt Property. Until such time as the Covenant is eliminated as a title matter affecting the Levitt Property, HHD agrees that HHD shall not file or permit any other party to file any rezoning or otherwise act pursuant to the authority granted in the Covenant with respect to the Levitt Property, except as contemplated by Paragraph 1 above, without Levitt's prior written consent, and HHD shall indemnify and hold Levitt harmless from and against any liability, cost or damage that may result from a violation of the foregoing covenant.

10. Legal Description. HHD and Levitt agree to cooperate in good faith to the extent that any minor adjustments are required to the legal description of the Levitt Property, from time to time, to facilitate Levitt's development plans for the Levitt Property and HHD's development plans for the HHD Property. Neither party shall unreasonably withhold its consent to any such minor adjustments that do not materially impact their respective development plans.

11. Impact Fee Credits. HHD and Levitt acknowledge their surviving obligations under Paragraph 8.e., of the Agreement, relative to the potential receipt, allocation, and purchase of Impact Fee Credits (as defined in the Agreement).

12. Successors and Assigns. The provisions of this Memorandum shall constitute covenants running with the land, burdening and benefiting the Levitt Property, and benefiting and burdening the HHD Property, subject to the limitations set forth in Paragraphs 13 and 19 below.

13. Enforcement. The rights afforded to a HHD hereunder shall run to HHD or an HHD Designee as to the HHD Property, but shall not be enforceable by individual lot owners or others. HHD shall have the right to assign its rights of enforcement under this Memorandum solely and exclusively to a HHD Designee. The rights afforded to Levitt hereunder shall run to Levitt or Levitt's homeowners' association, or successor in title to all or a substantial portion of the Levitt Property to which Levitt assigns its rights under the Agreement and this Memorandum as evidenced by a recorded assignment instrument ("Levitt Designee") as to the Levitt Property, but shall not be enforceable by individual lot owners or others. Levitt shall have the right to assign its rights of enforcement under this Memorandum solely and exclusively to a Levitt Designee.

14. Atttorneys' Fees. In the event any enforcement of this Memorandum is required, the prevailing party in such action shall be entitled, in addition to all other relief granted or awarded by the court, to a judgment for reasonably attorneys' and legal assistants' fees and costs incurred by reason of such action and all costs of mediation, arbitration or suit at both the trial and appellate levels provided the aggregate of such attorneys' fees and costs shall not exceed $100,000.00.

15. Amendment. This Memorandum may not be modified or amended without the written consent of HHD, or HHD's Designee, and Levitt, or Levitt's Designee. Any such amendment shall be recorded in the Public Records of Lee County, Florida.

16. Counterparts. This Memorandum may be executed in two or more separate counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument.

17. Recitals; Exhibits. The recitals set forth above and all exhibits attached hereto are true and correct and are hereby incorporated by this reference.

18. Effect of Memorandum. This Memorandum is intended to memorialize Levitt's covenants under the Agreement, to the extent that they are intended to survive the conveyance of the Levitt Property to Levitt. Nothing in this Memorandum is intended to limit Levitt's covenants under, that certain Contract for Sale of Land, dated February 10, 2004, as amended on March 17, 2004, and as further amended effective as of April 22, 2004 (collectively, the "Agreement"), whether or not fully set forth herein.

19. Termination. Notwithstanding anything to the contrary contained herein, this Memorandum shall automatically be released and terminated as to each lot improved with a residence which is sold within the Levitt Property or the HHD Property to a third party so that, except for the requirements that the Levitt Property be an age-restricted community limited to 570 residential units, the terms of this Memorandum shall not apply to, or burden any lot within the Levitt Property or the HHD Property improved with a residence conveyed by Levitt or HHD, respectively, to a third party.

20. Further Assurances. HHD agrees to execute such further documents (including estoppel certificates) as Levitt may reasonably request to evidence whether or not Levitt is in compliance with this Memorandum. If requested, any request for approval under this Memorandum shall not be unreasonably withheld or delayed and shall be deemed given if not dissaproved and the basis of such disapproval given to Levitt within then (10) days of request therefor.

[Text continued on following page.]

IN WITNESS WHEREOF, this Memorandum has been executed as of the date first above written.

THE COMMUNITY DEVELOPMENT DISTRICTS CONTEMPLATED BY PARAGRAPH 6 OF THIS MEMORANDUM MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

WITNESSES:

Signature of Witness #1

Donna M Feldman
Typed/Printed Name of Witness #1

Signature of Witness #2

Typed/Printed Name of Witness #2

LEVITT AND SONS AT HAWK'S HAVEN, LLC,
a Florida limited liability company

By: _____
Name: Jeffrey Hayos
Title: SVP

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 2nd day of June, 2004, by Jeffery Hayos as S.V.P. of Levitt and Sons at Hawk's Haven, LLC, a Florida limited liability company. He is personally known to me or has produced FL Driver's License (type of identification) as identification.

Notary Public, State of Florida
Printed name: _____

(NOTARY SEAL)
Thomas H. Gunderson
MY COMMISSION # DD298549 EXPIRES
March 24, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires:

[Signatures continued on following page.]

WITNESSES:

Signature of Witness #1

Typed/Printed Name of Witness #1

Signature of Witness #2

Typed/Printed Name of Witness #2

HAWK'S HAVEN DEVELOPERS, LLC,
a Delaware limited liability company

By: LandMar Group, LLC,
a Delaware limited liability company,
Its: Sole Member
By: LandMar Management, LLC,
Delaware limited liability company
Its: Manager

By: _____
James P. Harvey, Vice President

Address: 10161 Centurion Parkway
Suite 101
Jacksonville, Florida 32256

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 31st day of May, 2004, by James P. Harvey as Vice President of LandMar Management, LLC, on behalf of said company which is the Manager of LandMar Group, LLC, a Delaware limited liability company, which is the Sole Member of Hawk's Haven Developers, LLC, a Delaware limited liability company. He is personally known to me or ~~has produced~~ N/A (type of identification) as identification.

Notary Public, State of Florida
Printed name: JoLynn Jorczak

(NOTARY SEAL)
JoLynn Jorczak
Commission # DD260721
Expires February 17, 2008
Bonded Troy Fain - Insurance, Inc. 800-365-7019

My Commission Expires: 2/17/08

[Signatures continued on following page.]

CONSENTED TO SOLELY AS OWNER OF THE HHD PROPERTY:

WITNESS:

Signature of Witness #1

Typed/Printed Name of Witness #1

Signature of Witness #2

Typed/Printed Name of Witness #2

HHI:

HAWKS HAVEN INVESTMENT, L.L.C.,
a Florida limited liability company

By: _____
OJ Buigas
Title: Manager

Address: 12800 University Drive, Suite 275
Fort Myers, Florida 33907

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 2nd day of June, 2004, by OJ Buigas, as Manager of Hawks Haven Investment, L.L.C., a Florida limited liability company. He is personally known to me or has produced _____ (type of identification) as identification.

Notary Public, State of Florida
Printed name: _____

(NOTARY SEAL)

My Commission Expires:

Thomas H. Gunderson
MY COMMISSION # DD298549 EXPIRES
March 24, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

Exhibit "A"

All of that land (described in Official Records Book 976, pages 551 to 554, Incl., Official Records Book 4098, page 479 and in Official Records Book 4177, page 1383, Lee County public records, lying South of State Road 80, all in Township 43 South, Range 26 East, Lee County, Florida, and being more particularly described as follows:

PARCEL NO. 1:

The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 27.

PARCEL NO. 2:

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 5:

The South 1/2 of the South 1/2 of the Southeast 1/4 of Section 25, lying South of the former (now abandoned) Seaboard Airline Railroad Company right-of-way.

PARCEL NO. 6:

All that part of the South 1/2 of the Southwest 1/4 of the Southeast 1/4, and the South 1/2 of the South 1/2 of the Southwest 1/4, of Section 26, which lies South of the former (now abandoned) Seaboard All Florida Railroad Company right-of-way.

PARCEL NO. 7:

(A) All that part of the South 1/2 of the South 1/2 of the Southeast 1/4 of Section 27, which lies South of the former (now abandoned) Seaboard Airline Railroad Company right-of-way.

(B) That part of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 27, which lies South of the former (now abandoned) Seaboard Airline Railroad right-of-way, in Section 27.

(C) The Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4, in Section 27, LESS the former (now abandoned) Seaboard All Florida Railroad Company right-of-way.

PARCEL NO. 8:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 27, lying South of the South right-of-way line of State Road 80.

PARCEL NO. 9:

That portion of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 27, lying South of the South right-of-way line of State Road 80.

PARCEL NO. 10:

The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 27.

PARCEL NO. 11:

(A) The Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 27, LESS that portion of Section 27, along the East line of the West 1/2 thereof, to the South line of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4

thereof, dedicated as a public County Road.

(B) The Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 27.

PARCEL NO. 12:

The South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 27.

PARCEL NO. 13:

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 14:

The Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 15:

The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 16:

The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 17:

The North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 18:

That portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 27, North of the Seaboard All Florida Railroad Company right-of-way.

PARCEL NO. 19:

The North 1/2 of Section 34, less and except the following:

A tract or parcel of land lying in Section 34, Township 43 South, Range 26 East, Lee County, Florida being a part of an Ingress/Egress Easement as described in Deed Book 278 at Page 235, Public Records of Lee County, Florida, which tract or parcel is described as follows:

From the Southwest corner of the North Half (N1/2) of said Section 34 run N. 00° 50'15" W. along the West line of said Section 34 also being the West line of an Ingress/Egress Easement as described in Deed Book 278, at Page 235 for 206.07 feet to an intersection with a non-tangent curve; thence run southeasterly along said curve, departing said section line, to the right of radius 240.00 feet (delta 06° 55' 14") (chord bearing S 48° 34' 00" E) (chord bearing 28.97 feet) for 28.99 feet to a point of tangency, thence run S 45° 6' 23" E. for 156.71 feet to a point or curvature; thence run southeasterly along an arc of said curve to the right of radius 240.00 feet (delta 21° 30'24") (chord bearing S 34° 21'11" E) (chord 89.56 feet) for 90.09 feet to an intersection with the south line of the North Half (N1/2) of said Section 34; thence run S. 89° 15'30" W along said south line for 180.28 feet to the Point of Beginning.

PARCEL NO. 20:

Exhibit "A"

The North 1/2 and the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Southeast 1/4 in Section 35.

ALSO

The East 1/2 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 43 South, Range 26 East in Lee County, Florida.

PARCEL NO. 21:

All of Section 36.

And from Official Records Book 843, pages 855 to 861, Incl., by the Quit Claim Deed recorded in Official Records Book 976, page 549, all in the public records of Lee County, Florida, the following described land:

PARCEL NO. 22:

The North 50 feet of railroad right-of-way from the West line of Section 27 to the center line of Section 27.

PARCEL NO. 24:

That portion of the Abandoned Seaboard Air Line Railroad Company right-of-way between Fort Myers, and Alva, Florida, lying and being in Section 25, Township 43 South, Range 26 East, and the Southerly 50 feet of said right-of-way lying in Sections 26 and 27, Township 43 South, Range 26 East.

And from Official Records Book 4133, page 2322 in the public records of Lee County, Florida, the following described land:

PARCEL NO. 25:

A parcel of land located in Section 27, Township 43, Range 26 of Lee County, Florida, and more particularly described as follows: the Southwest quarter of the Southeast quarter of the Southwest quarter of said Section 27, except the railroad right of way and ditch.

Less and excepting from the above described parcels:

Proposed School Board Parcel:

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00° 51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 3,388.11 feet to the POINT OF BEGINNING.

From said Point of Beginning continue along said East line S00° 51'17"E for 1,304.62 feet an intersection with the Northerly line of a Florida Power and Light Co. easement, (100 feet wide), recorded in Deed Book 230, Page 106, Lee County records; thence run S89° 00'08"W along said Northerly line for 112.79 feet to a point on a non-tangent curve; thence run northerly along an arc of curve to the right of radius 700.00 feet (delta 02° 04'24") (chord bearing N17° 10'43"W) (chord 25.33 feet) for 25.33 feet to a point of tangency; thence run N16° 08'30"W for 429.10 feet to a point of curvature; thence run northwesterly along an arc of curve to the left of radius 550.00 feet (delta 53° 24'45") (chord bearing N42° 50'53"W) (chord 494.36 feet) for 512.72 feet to a point of tangency; thence run N69° 33'15"W for 283.26 feet to a point of curvature; thence run northwesterly along an arc of curve to the right of radius 700.00 feet (delta 34° 14'28")

(chord bearing N52° 26'02"W)(chord 412.14 feet) for 418.33 feet; thence run N84° 07'47"E for 87.43 feet; thence run N82° 52'46"E for 49.35 feet; thence run S86° 33'52"E for 89.92 feet; thence run N12° 58'58"E for 61.88 feet; thence run N33° 25'14"E for 36.18 feet; thence run N23° 32'56"E for 47.94 feet; thence run N03° 55'13"W for 56.03 feet; thence run N07° 58'00"E for 35.55 feet; thence run N71° 47'56"E for 48.67 feet; thence run N88° 44'23"E for 23.42 feet to a point on a non-tangent curve; thence run northeasterly along an arc of curve to the right of radius 175.00 feet (delta 102° 58'00") (chord bearing N52° 06'04"E) (chord 273.85 feet) for 314.49 feet; thence run N69° 32'12"E along a non-tangent line for 112.75 feet to a point on a non-tangent curve; thence run northerly along an arc of curve to the right of radius 366.19 feet (delta 02° 13'10") (chord bearing N03° 58'21"E) (chord 14.18 feet) for 14.19 feet; thence run N89° 59'57"E for 290.94 feet to a point on a non-tangent curve; thence run southerly along an arc of curve to the right of radius 294.98 feet (delta 04° 38'23") (chord bearing S04° 29'11"W) (chord 23.88 feet) for 23.89 feet to a point on a non-tangent curve; thence run southerly along an arc of curve to the left of radius 76.19 feet (delta 50° 10'58") (chord bearing S18° 17'17"E) (chord 64.62 feet) for 66.73 feet to a point on a non-tangent curve; thence run southeasterly along an arc of curve to the right of radius 544.11 feet (delta 28° 08'56") (chord bearing S29° 19'43"E) (chord 264.63 feet) for 267.31 feet; thence run N89° 09'06"E along a non-tangent line for 37.27 feet to the POINT OF BEGINNING.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) And are based on the East line of the West Half (W 1/2) of said Section 27 to bear S00° 51'17"E.

Also less and excepting from the above described parcels:

Proposed Levitt Parcel:

A tract or parcel of land lying in Sections 27 and 34, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows: Beginning at the Northwest corner of said Section 34 run N00° 49'48"W along the West line of the Southwest Quarter (SW 1/4) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N89° 06'39"E along the South line of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27 for 1,318.66 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00° 50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89° 04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00° 50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89° 02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00° 49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00° 47'16"W along the West line of the Northwest Quarter (NW 1/4) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77° 10'14"E along said Southerly right of way line for 511.16 feet; thence run S13° 08'59"E along the Southwesterly line of Conservation Easement CE-1 described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 35.88 feet; thence run S02° 45'57"W along said Southwesterly line for 54.10 feet; thence run S67° 46'48"E along said Southwesterly line for 44.69 feet; thence run S68° 16'17"E along said Southwesterly line for 58.31 feet; thence run N75° 41'35"E along said Southwesterly line for 14.76 feet; thence run N82° 42'24"E along said Southwesterly line for 16.75 feet; thence run N84° 59'50"E along said Southwesterly line for 22.15 feet; thence run N88° 34'22"E along said Southwesterly line for 6.40 feet to an intersection with the West line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00° 48'16"E along said West Line for 504.04 feet; thence run N67° 22'42"W along the Westerly line of Conservation Easement CE-2, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 26.56 feet; thence run S34° 19'51"W along said Westerly line for 37.84 feet; thence run S46° 06'54"W along said Westerly line for 45.04 feet; thence run N72° 15'21"W along said Westerly line for 45.73 feet; thence run S41° 34'25"W along said Westerly line for 55.37 feet; thence run S00° 41'08"W along said Westerly line for 118.61 feet; thence run S20° 36'58"E along said Westerly line for 68.28 feet; thence run S56° 29'59"E along said Westerly line for 86.75 feet; thence run N50° 35'06"E along said Westerly line for 81.49 feet; thence run N39° 40'24"E along said Westerly line for 30.36 feet; thence

run N37° 25'01"E along said Westerly line for 17.76 feet; thence run S19° 52'21"E along said Westerly line for 32.97 feet; thence run S29° 34'38"E along said Westerly line for 54.97 feet; thence run S31° 01'59"E along said Westerly line for 50.46 feet; thence run S37° 43'45"E along said Westerly line for 52.46 feet; thence run S61° 10'41"E along said Westerly line for 46.11 feet; thence run S53° 32'22"E along said Westerly line for 22.35 feet; thence run S12° 39'03"E along said Westerly line for 43.78 feet; thence run S48° 01'27"E for 70.47 feet; thence run S51° 29'37"E along said Westerly line for 50.40 feet; thence run S40° 22'37"E along said Westerly line for 56.04 feet; thence run S83° 55'02"E along said Westerly line and the extension thereof for 54.55 feet; thence run S59° 10'43"W for 54.20 feet; thence run S42° 25'54"W along the Westerly line of Conservation Easement CE-4, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 89.53 feet; thence run S50° 59'07"E along said Westerly line for 13.24 feet; thence run S05° 02'49"W along said Westerly line for 24.02 feet; thence run S20° 13'01"W along said Westerly line for 42.51 feet; thence run S12° 12'54"W along said Westerly line for 24.53 feet; thence run S09° 24'11"E along said Westerly line for 27.08 feet; thence run S17° 07'21"E along said Westerly line for 29.53 feet; thence run S26° 06'11"E along said Westerly line for 29.75 feet; thence run S39° 19'27"E along said Westerly line for 25.82 feet; thence run S51° 22'28"E along said Westerly line for 24.25 feet; thence run S66° 31'38"E along said Westerly line for 15.06 feet; thence run S14° 41'15"E along said Westerly line for 44.20 feet; thence run S42° 02'59"W along said Westerly line for 44.50 feet; thence run S19° 51'05"W along said Westerly line for 35.96 feet; thence run S06° 44'11"E along said Westerly line for 44.73 feet; thence run S00° 11'58"W along said Westerly line for 26.46 feet; thence run S29° 24'12"W along said Westerly line for 61.07 feet; thence run S13° 51'45"E along said Westerly line for 39.43 feet; thence run S40° 22'45"W along said Westerly line for 83.42 feet; thence run S67° 28'24"E along said Westerly line for 54.60 feet; thence run S28° 08'50"W along said Westerly line for 15.14 feet; thence run S19° 01'12"E along said Westerly line for 51.03 feet; thence run S35° 55'44"E along said Westerly line for 50.30 feet; thence run S51° 58'34"E along said Westerly line for 88.69 feet; thence run S56° 03'31"E along said Westerly line for 81.29 feet; thence run S71° 02'11"W leaving said Westerly line for 106.40 feet to a point on a non-tangent curve; thence run southeasterly along an arc of curve to the left of radius 355.00 feet (delta 44° 23'40") (chord bearing S39° 06'43"E) (chord 268.23 feet) for 275.06 feet to a point of reverse curvature; thence run southeasterly along an arc of curve to the right of radius 345.00 feet (delta 23° 55'25") (chord bearing S49° 20'50"E) (chord 143.01 feet) for 144.05 feet to a point of tangency; thence run S37° 23'07"E for 110.93 feet; thence run S46° 42'37"E for 46.66 feet; thence run S02° 37'49"E for 109.36 feet; thence run S88° 31'58"E for 453.33 feet to an intersection with the Westerly right of way line of a proposed road; thence run S69° 33'15"E along said Westerly right of way line for 226.50 feet to a point of curvature; thence run southeasterly along said Westerly right of way line along an arc of curve to the right of radius 450.00 feet (delta 53° 24'45") (chord bearing S42° 50'53"E)(chord 404.47 feet) for 419.50 feet to a point of tangency; thence run S16° 08'30"E along said Westerly right of way line for 429.10 feet to a point of curvature; thence run southerly along an arc of curve to the left of radius 800.00 feet (delta 07° 26'15") (chord bearing S19° 51'38"E)(chord 103.77 feet) for 103.85 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide) and Florida Power & Light Co. Easement (100 feet wide), described in a deed recorded in Deed Book 230, at Page 106, Lee County Records; thence run S89° 00'08"W along said Southerly right of way line for 414.92 feet; thence run S00° 59'58"E for 386.31 feet to a point on a non-tangent curve; thence run southeasterly along an arc of curve to the right of radius 445.00 feet (delta 55° 01'01") (chord bearing S60° 54'53"E) (chord 411.07 feet) for 427.30 feet to a point of tangency; thence run S33° 24'23"E for 235.07 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 445.00 feet (delta 34° 38'18") (chord bearing S16° 05'14"E)(chord 264.95 feet) for 269.03 feet; thence run S01° 13'55"W for 406.49 feet to a point of curvature; thence run southerly along an arc of curve to the left of radius 155.00 feet (delta 41° 03'37") (chord bearing S19° 17'53"E)(chord 108.72 feet) for 111.08 feet to a point of tangency; thence run S39° 49'41"E for 48.28 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 540.00 feet (delta 39° 03'47") (chord bearing S20° 17'48"E)(chord 361.07 feet) for 368.16 feet to a point of tangency; thence run S00° 45'54"E for 156.54 feet to a point of curvature; thence run southeasterly along an arc of curve to the left of radius 60.00 feet (delta 88° 15'45") (chord bearing S44° 53'47"E)(chord 83.56 feet) for 92.43 feet to a point of tangency; thence run S89° 01'39"E for 100.75 feet to a point of curvature; thence run southeasterly along an arc of curve to the right of radius 470.00 feet (delta 86° 38'22") (chord bearing S45° 42'28"E)(chord 644.90 feet) for 710.71 feet to a point of tangency; thence run S02° 23'18"E for 177.28 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 295.00 feet (delta 45° 41'55") (chord bearing S20° 27'40"W)(chord 229.10 feet) for 235.29 feet; thence run S00° 44'13"E along a non-tangent line for 145.68 feet to an intersection with the south line of the north half (N 1/2) of said section 34; thence run S89° 15'30"W along said south line for 3,118.86 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee

County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21° 30'24") (chord bearing N34° 21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45° 06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06° 54'55") (chord bearing N48° 33'50"W)(chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 34; thence run N00° 49'55"W along said West line for 2,437.57 feet to the POINT OF BEGINNING.

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.

6 of 6

Exhibit B

DESCRIPTION

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

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

Beginning at the Northwest corner of said Section 34 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 511.16 feet; thence run S13°08'59"E along the Southwesterly line of Conservation Easement CE-1 described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 35.88 feet; thence run S02°45'57"W along said Southwesterly line for 54.10 feet; thence run S67°46'48"E along said Southwesterly line for 44.69 feet; thence run S68°16'17"E along said Southwesterly line for 58.31 feet; thence run N75°41'35"E along said Southwesterly line for 14.76 feet; thence run N82°42'24"E along said Southwesterly line for 16.75 feet; thence run N84°59'50"E along said Southwesterly line for 22.15 feet; thence run N88°34'22"E along said Southwesterly line for 6.40 feet to an intersection with the West line of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 27; thence run S00°48'16"E along said West Line for 504.04 feet; thence run N67°22'42"W along the Westerly line of Conservation Easement CE-2, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 26.56 feet; thence run S34°19'51"W along said Westerly line for 37.84 feet; thence run S46°06'54"W along said Westerly line for 45.04 feet; thence run N72°15'21"W along said Westerly line for 45.73 feet; thence run S41°34'25"W along said Westerly line for 55.37 feet; thence run S00°41'08"W along said Westerly line for 118.61 feet; thence run S20°36'58"E along said Westerly line for 68.28 feet; thence run S56°29'59"E along said Westerly line for 86.75 feet; thence run N50°35'06"E along said Westerly line for 81.49 feet; thence run N39°40'24"E along said Westerly line for 30.36 feet; thence run N37°25'01"E along said Westerly line for 17.76 feet; thence run S19°52'21"E along said Westerly line for 32.97 feet; thence run S29°34'38"E along said Westerly line for 54.97 feet; thence run S31°01'59"E along said Westerly line for 50.46 feet; thence run S37°43'45"E along said Westerly line for 52.46 feet; thence run S61°10'41"E along said Westerly line for 46.11 feet; thence run S53°32'22"E along said Westerly line for 22.35 feet;

DESCRIPTION (Cont.)

thence run S12°39'03"E along said Westerly line for 43.78 feet; thence run S48°01'27"E for 70.47 feet; thence run S51°29'37"E along said Westerly line for 50.40 feet; thence run S40°22'37"E along said Westerly line for 56.04 feet; thence run S83°55'02"E along said Westerly line and the extension thereof for 54.55 feet; thence run S59°10'43"W for 54.20 feet; thence run S42°25'54"W along the Westerly line of Conservation Easement CE-4, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 89.53 feet; thence run S50°59'07"E along said Westerly line for 13.24 feet; thence run S05°02'49"W along said Westerly line for 24.02 feet; thence run S20°13'01"W along said Westerly line for 42.51 feet; thence run S12°12'54"W along said Westerly line for 24.53 feet; thence run S09°24'11"E along said Westerly line for 27.08 feet; thence run S17°07'21"E along said Westerly line for 29.53 feet; thence run S26°06'11"E along said Westerly line for 29.75 feet; thence run S39°19'27"E along said Westerly line for 25.82 feet; thence run S51°22'28"E along said Westerly line for 24.25 feet; thence run S66°31'38"E along said Westerly line for 15.06 feet; thence run S14°41'15"E along said Westerly line for 44.20 feet; thence run S42°02'59"W along said Westerly line for 44.50 feet; thence run S19°51'05"W along said Westerly line for 35.96 feet; thence run S06°44'11"E along said Westerly line for 44.73 feet; thence run S00°11'58"W along said Westerly line for 26.46 feet; thence run S29°24'12"W along said Westerly line for 61.07 feet; thence run S13°51'45"E along said Westerly line for 39.43 feet; thence run S40°22'45"W along said Westerly line for 83.42 feet; thence run S67°28'24"E along said Westerly line for 54.60 feet; thence run S28°08'50"W along said Westerly line for 15.14 feet; thence run S19°01'12"E along said Westerly line for 51.03 feet; thence run S35°55'44"E along said Westerly line for 50.30 feet; thence run S51°58'34"E along said Westerly line for 88.69 feet; thence run S56°03'31"E along said Westerly line for 81.29 feet; thence run S71°02'11"W leaving said Westerly line for 106.40 feet to a point on a non-tangent curve; thence run southeasterly along an arc of curve to the left of radius 355.00 feet (delta 44°23'40") (chord bearing S39°06'43"E) (chord 268.23 feet) for 275.06 feet to a point of reverse curvature; thence run southeasterly along an arc of curve to the right of radius 345.00 feet (delta 23°55'25") (chord bearing S49°20'50"E) (chord 143.01 feet) for 144.05 feet to a point of tangency; thence run S37°23'07"E for 110.93 feet; thence run S46°42'37"E for 46.66 feet; thence run S02°37'49"E for 109.36 feet; thence run S88°31'58"E for 453.33 feet to an intersection with the Westerly right of way line of a proposed road; thence run S69°33'15"E along said Westerly right of way line for 226.50 feet to a point of curvature; thence run southeasterly along said Westerly right of way line along an arc of curve to the right of radius 450.00 feet (delta 53°24'45") (chord bearing S42°50'53"E)(chord 404.47 feet) for 419.50 feet to a point of tangency; thence run S16°08'30"E along said Westerly right of way line for 429.10 feet to a point of curvature; thence run southerly along an arc of curve to the left of radius 800.00 feet (delta 07°26'15") (chord bearing S19°51'38"E)(chord 103.77 feet) for 103.85 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide) and Florida Power & Light Co. Easement (100 feet wide), described in a deed recorded in Deed Book 230, at Page 106, Lee County Records; thence run S89°00'08"W along said Southerly right of way line for 414.92 feet; thence run S00°59'58"E for 386.31 feet to a point on a non-tangent curve; thence run southeasterly along an arc of curve to the right of radius 445.00 feet (delta 55°01'01") (chord bearing S60°54'53"E) (chord 411.07 feet) for 427.30 feet to a point of tangency; thence run S33°24'23"E for 235.07 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 445.00 feet (delta 34°38'18") (chord bearing S16°05'14"E)(chord 264.95 feet) for 269.03 feet; thence run S01°13'55"W for 406.49 feet to a point of curvature; thence run southerly along an arc of curve to the left of radius 155.00 feet (delta 41°03'37") (chord bearing S19°17'53"E)(chord 108.72 feet) for 111.08 feet to a point of tangency;

DESCRIPTION (Cont.)

thence run S39°49'41"E for 48.28 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 540.00 feet (delta 39°03'47") (chord bearing S20°17'48"E)(chord 361.07 feet) for 368.16 feet to a point of tangency; thence run S00°45'54"E for 156.54 feet to a point of curvature; thence run southeasterly along an arc of curve to the left of radius 60.00 feet (delta 88°15'45") (chord bearing S44°53'47"E)(chord 83.56 feet) for 92.43 feet to a point of tangency; thence run S89°01'39"E for 100.75 feet to a point of curvature; thence run southeasterly along an arc of curve to the right of radius 470.00 feet (delta 86°38'22") (chord bearing S45°42'28"E)(chord 644.90 feet) for 710.71 feet to a point of tangency; thence run S02°23'18"E for 177.28 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 295.00 feet (delta 45°41'55") (chord bearing S20°27'40"W)(chord 229.10 feet) for 235.29 feet; thence run S00°44'13"E along a non-tangent line for 145.68 feet to an intersection with the south line of the north half (N ½) of said section 34; thence run S89°15'30"W along said south line for 3,118.86 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 POINT OF BEGINNING.

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.

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

L:\21988 - Hawks Haven\DESC\21988SK03desc.doc

Exhibit C

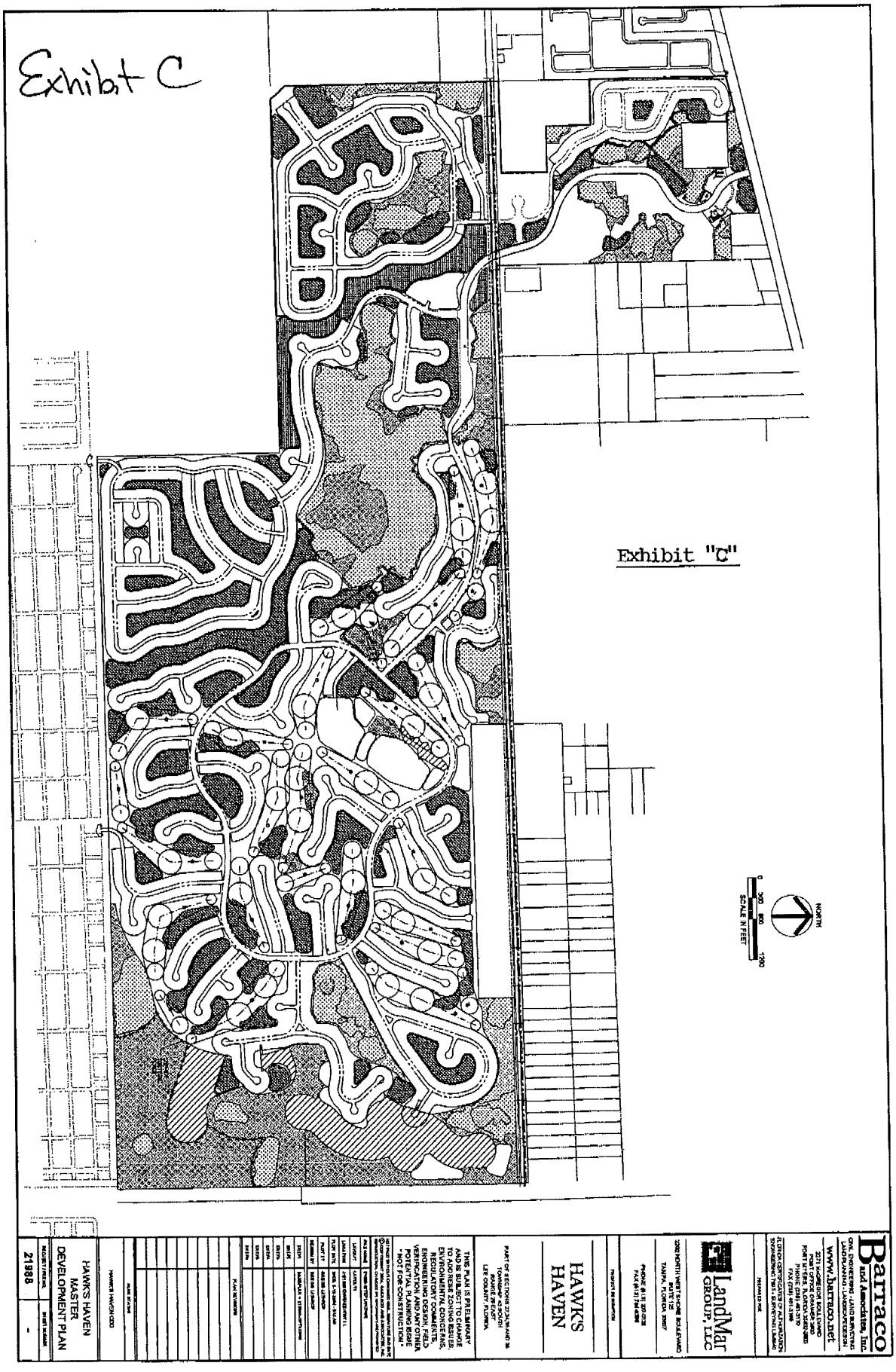
Exhibit "C"
NORTH
0
300
600
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SCALE IN FEET
Barraco and Associates, Inc.
LandMar GROUP, LLC
HAWKS HAVEN
HAWKS HAVEN MASTER DEVELOPMENT PLAN
21938

112.00

INSTR # 6308128
OR BK 04326 Pgs 1890 - 1902; (13pgs)
RECORDED 06/07/2004 01:45:37 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
DEPUTY CLERK J Miller

Prepared by and when recorded return to:
Donna J. Feldman, Esquire
Donna J. Feldman, P.A.
19321-C U.S. Highway 19 North, Suite 103
Clearwater, Florida 33764

13

DECLARATION OF COVENANTS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS AND RESTRICTIONS ("Declaration") is made this 2 day of June, 2004 by HAWKS HAVEN INVESTMENTS, L.L.C., a Florida limited liability company ("Declarant"), for the benefit of LEVITT AND SONS AT HAWK'S HAVEN, LLC, a Florida limited liability company ("Benefited Party"). Declarant, being the owner of that certain real property, located in Lee County, Florida, as more particularly described on Exhibit "A" attached hereto ("Burdened Property"), hereby declares that the Property shall be held, sold, conveyed, encumbered, occupied and improved subject to the covenants, restrictions, and provisions of this Declaration for the benefit of that certain real property, located in Lee County, Florida, as more particularly described on Exhibit "B" attached hereto ("Benefited Property"), as follows:

1. No Age Restriction. Unless the Benefited Party agrees to the contrary in writing in its sole discretion, in no event shall the Burdened Property be developed as an age-restricted community, be restricted to the sale or occupancy of any units within the Burdened Property to persons being fifty-five (55) years of age or older, or exclude minors as permanent residents of units located within the Burdened Property.

2. Homeowners' Association. Any master homeowners' association declaration ("HOA Declaration") recorded against the Burdened Property shall expressly set for therein a provision prohibiting any restriction affecting the Burdened Property that would restrict the sale or occupation of any unit within the Burdened Property to persons fifty-five (55) years of age or older, or exclude minors as permanent residents of the units located within the Burdened Property. The HOA Declaration shall state that the HOA Declaration shall not be amended to provide age restrictions without the express prior written approval of the Benefited Party, which consent shall be recorded in the Public Records of Lee County, Florida.

3. Density. The parties agree that in connection with the governmental approvals applicable to the lands of which the Benefited Property and the Burdened Property are a part, including but not limited to the Rezoning Resolution No. Z-99056 approved by Lee County, Florida, as amended by Administrative Amendment (PD) ADD 2004-00067, approved by Lee County, Florida on May 25, 2004, and applicable future Comprehensive Plan Amendments and resulting land use map designations, that there is hereby reserved for the benefit of the Benefited Property a total of up to five hundred seventy (570) residential units, consisting of one hundred eighty-two (182) Suburban Residential units and three hundred eighty-eight (388) Rural Residential units, as such Declarant may cause such designation to be amended from time to time; provided, however, that any

portion of such density not utilized by the original developer of the Benefited Property, shall be retained for the benefit of the Declarant.

4. Successors and Assigns. The provisions of this Declaration shall constitute covenants running with the land, burdening and binding upon successors and assigns as to the Burdened Property, and benefiting successors and assigns to the Benefited Property, subject to the limitations set forth in Paragraph 5 below.

5. Enforcement. The rights afforded to the Benefited Party hereunder shall run to the successors and assigns of the Benefited Party as to the Benefited Property, but shall not be enforceable by individual lot owners within the Benefited Property. To the extent the Benefited Party elects to assigns its rights hereunder, the Benefited Party shall assign its rights of enforcement under this Declaration solely and exclusively to any lender providing financing to the Benefited Party, the master homeowners association to be established by the Benefited Party, or its successor or assign as to all or substantially all of the Benefited Property, provided that any such assignment shall be evidenced by an instrument recorded in the Public Records of Lee County, Florida, and only one (1) party shall be the assignee of such enforcement rights at any one time, and in addition to such assignment the Benefited Party may also assign them to Benefited Party's lender.

6. Atttorneys' Fees; Governing Law; Venue. In the event any enforcement of this Declaration is required, the prevailing party in such action shall be entitled, in addition to all other relief granted or awarded by the court, to a judgment for reasonably attorneys' and legal assistants' fees and costs incurred by reason of such action and all costs of mediation, arbitration or suit at both the trial and appellate levels. This Declaration shall be governed in accordance with Florida law. Venue for any action with respect to this Declaration shall lie exclusively in the courts located in Lee County, Florida.

7. Waiver of Jury Trial. The parties each hereby waive right to trial by jury in any action brought on under this Declaration.

8. Amendment. This Declaration may not be modified or amended without the written consent of the Benefited Party, or its successor and assign to the Benefited Property, but excluding individual lot owners within the Benefited Property. Any such amendment shall be recorded in the Public Records of Lee County, Florida.

9. Counterparts. This Agreement may be executed in two or more separate counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, this Declaration has been executed as of the date first above written.

WITNESSES:

Signature of Witness #1

Gregory Mikes
Typed/Printed Name of Witness #1

Signature of Witness #2

Thomas H. Gunderson
Typed/Printed Name of Witness #2

DECLARANT:

HAWKS HAVEN INVESTMENT, L.L.C.,
a Florida limited liability company

By: _____
OJ Buigas
Title: Manager

Address: 12800 University Drive, Suite 275
Fort Myers, Florida 33907

WITNESSES:

Signature of Witness #1

Barry Somerstein
Typed/Printed Name of Witness #1

Signature of Witness #2

Thomas H. Gunderson
Typed/Printed Name of Witness #2

BENEFITED PARTY:

LEVITT AND SONS AT HAWK'S HAVEN, LLC
a Florida limited liability company

By: _____
Jeffery Hoyos, Senior Vice President
Date: _____

Address: 7777 Glades Road, Suite 410
Boca Raton, Florida 33434

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 2nd day of June, 2004, by OJ Buigas, as Manager of Hawks Haven Investment, L.L.C., a Florida limited liability company. He is personally known to me or has produced _____ (type of identification) as identification.

Notary Public, State of Florida
Printed name:_____

(NOTARY SEAL)

My Commission Expires:

Thomas H. Gunderson
MY COMMISSION # DD298549 EXPIRES
March 24, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 2nd day of June, 2004, by Jeffery Hazel as VP ~~Elliott Wicher as President~~ of Levitt and Sons at Hawk's Haven, LLC, a Florida limited liability company. He is personally known to me or has produced FL Driver's Lic. (type of identification) as identification.

Notary Public, State of Florida
Printed name:_____

(NOTARY SEAL)

My Commission Expires:

Thomas H. Gunderson
MY COMMISSION # DD298549 EXPIRES
March 24, 2008
BONDED THRU TROY FAIN INSURANCE, INC

Exhibit "A"

All of that land (described in Official Records Book 976, pages 551 to 554, incl., Official Records Book 4098, page 479 and in Official Records Book 4177, page 1383, Lee County public records, lying South of State Road 80, all in Township 43 South, Range 26 East, Lee County, Florida, and being more particularly described as follows:

PARCEL NO. 1:

The Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 27.

PARCEL NO. 2:

The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 5:

The South 1/2 of the South 1/2 of the Southeast 1/4 of Section 25, lying South of the former (now abandoned) Seaboard Airline Railroad Company right-of-way.

PARCEL NO. 6:

All that part of the South 1/2 of the Southwest 1/4 of the Southeast 1/4, and the South 1/2 of the South 1/2 of the Southwest 1/4, of Section 26, which lies South of the former (now abandoned) Seaboard All Florida Railroad Company right-of-way.

PARCEL NO. 7:

(A) All that part of the South 1/2 of the South 1/2 of the Southeast 1/4 of Section 27, which lies South of the former (now abandoned) Seaboard Airline Railroad Company right-of-way.

(B) That part of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 27, which lies South of the former (now abandoned) Seaboard Airline Railroad right-of-way, in Section 27.

(C) The Southeast 1/4 of the Southeast 1/4 of the Southwest 1/4, in Section 27, LESS the former (now abandoned) Seaboard All Florida Railroad Company right-of-way.

PARCEL NO. 8:

That portion of the Northwest 1/4 of the Northwest 1/4 of Section 27, lying South of the South right-of-way line of State Road 80.

PARCEL NO. 9:

That portion of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 27, lying South of the South right-of-way line of State Road 80.

PARCEL NO. 10:

The North 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 27.

PARCEL NO. 11:

(A) The Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 27, LESS that portion of Section 27, along the East line of the West 1/2 thereof, to the South line of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4

thereof, dedicated as a public County Road.

(B) The Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 27.

PARCEL NO. 12:

The South 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 27.

PARCEL NO. 13:

The North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 14:

The Southeast 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 15:

The West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 16:

The Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 17:

The North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 27.

PARCEL NO. 18:

That portion of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 27, North of the Seaboard All Florida Railroad Company right-of-way.

PARCEL NO. 19:

The North 1/2 of Section 34, less and except the following:

A tract or parcel of land lying in Section 34, Township 43 South, Range 26 East, Lee County, Florida being a part of an Ingress/Egress Easement as described in Deed Book 278 at Page 235, Public Records of Lee County, Florida, which tract or parcel is described as follows:

From the Southwest corner of the North Half (N1/2) of said Section 34 run N. 00° 50'15" W. along the West line of said Section 34 also being the West line of an Ingress/Egress Easement as described in Deed Book 278, at Page 235 for 206.07 feet to an intersection with a non-tangent curve; thence run southeasterly along said curve, departing said section line, to the right of radius 240.00 feet (delta 06° 55' 14") (chord bearing S 48° 34' 00" E) (chord bearing 28.97 feet) for 28.99 feet to a point of tangency, thence run S 45° 6' 23" E. for 156.71 feet to a point or curvature; thence run southeasterly along an arc of said curve to the right of radius 240.00 feet (delta 21° 30'24") (chord bearing S 34° 21'11" E) (chord 89.56 feet) for 90.09 feet to an intersection with the south line of the North Half (N1/2) of said Section 34; thence run S. 89° 15'30" W along said south line for 180.28 feet to the Point of Beginning.

PARCEL NO. 20:

Exhibit "A"

The North 1/2 and the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Southeast 1/4 in Section 35.

ALSO

The East 1/2 of the Southeast 1/4 and the Northwest 1/4 of the Southeast 1/4 and the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 35, Township 43 South, Range 26 East in Lee County, Florida.

PARCEL NO. 21:

All of Section 36.

And from Official Records Book 843, pages 855 to 861, Incl., by the Quit Claim Deed recorded in Official Records Book 976, page 549, all in the public records of Lee County, Florida, the following described land:

PARCEL NO. 22:

The North 50 feet of railroad right-of-way from the West line of Section 27 to the center line of Section 27.

PARCEL NO. 24:

That portion of the Abandoned Seaboard Air Line Railroad Company right-of-way between Fort Myers, and Alva, Florida, lying and being in Section 25, Township 43 South, Range 26 East, and the Southerly 50 feet of said right-of-way lying in Sections 26 and 27, Township 43 South, Range 26 East.

And from Official Records Book 4133, page 2322 in the public records of Lee County, Florida, the following described land:

PARCEL NO. 25:

A parcel of land located in Section 27, Township 43, Range 26 of Lee County, Florida, and more particularly described as follows: the Southwest quarter of the Southeast quarter of the Southwest quarter of said Section 27, except the railroad right of way and ditch.

Less and excepting from the above described parcels:

Proposed School Board Parcel:

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00° 51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 3,388.11 feet to the POINT OF BEGINNING.

From said Point of Beginning continue along said East line S00° 51'17"E for 1,304.62 feet an intersection with the Northerly line of a Florida Power and Light Co. easement, (100 feet wide), recorded in Deed Book 230, Page 106, Lee County records; thence run S89° 00'08"W along said Northerly line for 112.79 feet to a point on a non-tangent curve; thence run northerly along an arc of curve to the right of radius 700.00 feet (delta 02° 04'24") (chord bearing N17° 10'43"W) (chord 25.33 feet) for 25.33 feet to a point of tangency; thence run N16° 08'30"W for 429.10 feet to a point of curvature; thence run northwesterly along an arc of curve to the left of radius 550.00 feet (delta 53° 24'45") (chord bearing N42° 50'53"W) (chord 494.36 feet) for 512.72 feet to a point of tangency; thence run N69° 33'15"W for 283.26 feet to a point of curvature; thence run northwesterly along an arc of curve to the right of radius 700.00 feet (delta 34° 14'28")

(chord bearing N52° 26'02"W)(chord 412.14 feet) for 418.33 feet; thence run N84° 07'47"E for 87.43 feet; thence run N82° 52'46"E for 49.35 feet; thence run S86° 33'52"E for 89.92 feet; thence run N12° 58'58"E for 61.88 feet; thence run N33° 25'14"E for 36.18 feet; thence run N23° 32'56"E for 47.94 feet; thence run N03° 55'13"W for 56.03 feet; thence run N07° 58'00"E for 35.55 feet; thence run N71° 47'56"E for 48.67 feet; thence run N88° 44'23"E for 23.42 feet to a point on a non-tangent curve; thence run northeasterly along an arc of curve to the right of radius 175.00 feet (delta 102° 58'00") (chord bearing N52° 06'04"E) (chord 273.85 feet) for 314.49 feet; thence run N69° 32'12"E along a non-tangent line for 112.75 feet to a point on a non-tangent curve; thence run northerly along an arc of curve to the right of radius 366.19 feet (delta 02° 13'10") (chord bearing N03° 58'21"E) (chord 14.18 feet) for 14.19 feet; thence run N89° 59'57"E for 290.94 feet to a point on a non-tangent curve; thence run southerly along an arc of curve to the right of radius 294.98 feet (delta 04° 38'23") (chord bearing S04° 29'11"W) (chord 23.88 feet) for 23.89 feet to a point on a non-tangent curve; thence run southerly along an arc of curve to the left of radius 76.19 feet (delta 50° 10'58") (chord bearing S18° 17'17"E) (chord 64.62 feet) for 66.73 feet to a point on a non-tangent curve; thence run southeasterly along an arc of curve to the right of radius 544.11 feet (delta 28° 08'56") (chord bearing S29° 19'43"E) (chord 264.63 feet) for 267.31 feet; thence run N89° 09'06"E along a non-tangent line for 37.27 feet to the POINT OF BEGINNING.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) And are based on the East line of the West Half (W 1/2) of said Section 27 to bear S00° 51'17"E.

Also less and excepting from the above described parcels:

Proposed Levitt Parcel:

A tract or parcel of land lying in Sections 27 and 34, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows: Beginning at the Northwest corner of said Section 34 run N00° 49'48"W along the West line of the Southwest Quarter (SW 1/4) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N89° 06'39"E along the South line of the North Half (N 1/2) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27 for 1,318.66 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00° 50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89° 04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00° 50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89° 02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00° 49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00° 47'16"W along the West line of the Northwest Quarter (NW 1/4) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77° 10'14"E along said Southerly right of way line for 511.16 feet; thence run S13° 08'59"E along the Southwesterly line of Conservation Easement CE-1 described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 35.88 feet; thence run S02° 45'57"W along said Southwesterly line for 54.10 feet; thence run S67° 46'48"E along said Southwesterly line for 44.69 feet; thence run S68° 16'17"E along said Southwesterly line for 58.31 feet; thence run N75° 41'35"E along said Southwesterly line for 14.76 feet; thence run N82° 42'24"E along said Southwesterly line for 16.75 feet; thence run N84° 59'50"E along said Southwesterly line for 22.15 feet; thence run N88° 34'22"E along said Southwesterly line for 6.40 feet to an intersection with the West line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00° 48'16"E along said West Line for 504.04 feet; thence run N67° 22'42"W along the Westerly line of Conservation Easement CE-2, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 26.56 feet; thence run S34° 19'51"W along said Westerly line for 37.84 feet; thence run S46° 06'54"W along said Westerly line for 45.04 feet; thence run N72° 15'21"W along said Westerly line for 45.73 feet; thence run S41° 34'25"W along said Westerly line for 55.37 feet; thence run S00° 41'08"W along said Westerly line for 118.61 feet; thence run S20° 36'58"E along said Westerly line for 68.28 feet; thence run S56° 29'59"E along said Westerly line for 86.75 feet; thence run N50° 35'06"E along said Westerly line for 81.49 feet; thence run N39° 40'24"E along said Westerly line for 30.36 feet; thence

run N37° 25'01"E along said Westerly line for 17.76 feet; thence run S19° 52'21"E along said Westerly line for 32.97 feet; thence run S29° 34'38"E along said Westerly line for 54.97 feet; thence run S31° 01'59"E along said Westerly line for 50.46 feet; thence run S37° 43'45"E along said Westerly line for 52.46 feet; thence run S61° 10'41"E along said Westerly line for 46.11 feet; thence run S53° 32'22"E along said Westerly line for 22.35 feet; thence run S12° 39'03"E along said Westerly line for 43.78 feet; thence run S48° 01'27"E for 70.47 feet; thence run S51° 29'37"E along said Westerly line for 50.40 feet; thence run S40° 22'37"E along said Westerly line for 56.04 feet; thence run S83° 55'02"E along said Westerly line and the extension thereof for 54.55 feet; thence run S59° 10'43"W for 54.20 feet; thence run S42° 25'54"W along the Westerly line of Conservation Easement CE-4, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 89.53 feet; thence run S50° 59'07"E along said Westerly line for 13.24 feet; thence run S05° 02'49"W along said Westerly line for 24.02 feet; thence run S20° 13'01"W along said Westerly line for 42.51 feet; thence run S12° 12'54"W along said Westerly line for 24.53 feet; thence run S09° 24'11"E along said Westerly line for 27.08 feet; thence run S17° 07'21"E along said Westerly line for 29.53 feet; thence run S26° 06'11"E along said Westerly line for 29.75 feet; thence run S39° 19'27"E along said Westerly line for 25.82 feet; thence run S51° 22'28"E along said Westerly line for 24.25 feet; thence run S66° 31'38"E along said Westerly line for 15.06 feet; thence run S14° 41'15"E along said Westerly line for 44.20 feet; thence run S42° 02'59"W along said Westerly line for 44.50 feet; thence run S19° 51'05"W along said Westerly line for 35.96 feet; thence run S06° 44'11"E along said Westerly line for 44.73 feet; thence run S00° 11'58"W along said Westerly line for 26.46 feet; thence run S29° 24'12"W along said Westerly line for 61.07 feet; thence run S13° 51'45"E along said Westerly line for 39.43 feet; thence run S40° 22'45"W along said Westerly line for 83.42 feet; thence run S67° 28'24"E along said Westerly line for 54.60 feet; thence run S28° 08'50"W along said Westerly line for 15.14 feet; thence run S19° 01'12"E along said Westerly line for 51.03 feet; thence run S35° 55'44"E along said Westerly line for 50.30 feet; thence run S51° 58'34"E along said Westerly line for 88.69 feet; thence run S56° 03'31"E along said Westerly line for 81.29 feet; thence run S71° 02'11"W leaving said Westerly line for 106.40 feet to a point on a non-tangent curve; thence run southeasterly along an arc of curve to the left of radius 355.00 feet (delta 44° 23'40") (chord bearing S39° 06'43"E) (chord 268.23 feet) for 275.06 feet to a point of reverse curvature; thence run southeasterly along an arc of curve to the right of radius 345.00 feet (delta 23° 55'25") (chord bearing S49° 20'50"E) (chord 143.01 feet) for 144.05 feet to a point of tangency; thence run S37° 23'07"E for 110.93 feet; thence run S46° 42'37"E for 46.66 feet; thence run S02° 37'49"E for 109.36 feet; thence run S88° 31'58"E for 453.33 feet to an intersection with the Westerly right of way line of a proposed road; thence run S69° 33'15"E along said Westerly right of way line for 226.50 feet to a point of curvature; thence run southeasterly along said Westerly right of way line along an arc of curve to the right of radius 450.00 feet (delta 53° 24'45") (chord bearing S42° 50'53"E)(chord 404.47 feet) for 419.50 feet to a point of tangency; thence run S16° 08'30"E along said Westerly right of way line for 429.10 feet to a point of curvature; thence run southerly along an arc of curve to the left of radius 800.00 feet (delta 07° 26'15") (chord bearing S19° 51'38"E)(chord 103.77 feet) for 103.85 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide) and Florida Power & Light Co. Easement (100 feet wide), described in a deed recorded in Deed Book 230, at Page 106, Lee County Records; thence run S89° 00'08"W along said Southerly right of way line for 414.92 feet; thence run S00° 59'58"E for 386.31 feet to a point on a non-tangent curve; thence run southeasterly along an arc of curve to the right of radius 445.00 feet (delta 55° 01'01") (chord bearing S60° 54'53"E) (chord 411.07 feet) for 427.30 feet to a point of tangency; thence run S33° 24'23"E for 235.07 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 445.00 feet (delta 34° 38'18") (chord bearing S16° 05'14"E)(chord 264.95 feet) for 269.03 feet; thence run S01° 13'55"W for 406.49 feet to a point of curvature; thence run southerly along an arc of curve to the left of radius 155.00 feet (delta 41° 03'37") (chord bearing S19° 17'53"E)(chord 108.72 feet) for 111.08 feet to a point of tangency; thence run S39° 49'41"E for 48.28 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 540.00 feet (delta 39° 03'47") (chord bearing S20° 17'48"E)(chord 361.07 feet) for 368.16 feet to a point of tangency; thence run S00° 45'54"E for 156.54 feet to a point of curvature; thence run southeasterly along an arc of curve to the left of radius 60.00 feet (delta 88° 15'45") (chord bearing S44° 53'47"E)(chord 83.56 feet) for 92.43 feet to a point of tangency; thence run S89° 01'39"E for 100.75 feet to a point of curvature; thence run southeasterly along an arc of curve to the right of radius 470.00 feet (delta 86° 38'22") (chord bearing S45° 42'28"E)(chord 644.90 feet) for 710.71 feet to a point of tangency; thence run S02° 23'18"E for 177.28 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 295.00 feet (delta 45° 41'55") (chord bearing S20° 27'40"W)(chord 229.10 feet) for 235.29 feet; thence run S00° 44'13"E along a non-tangent line for 145.68 feet to an intersection with the south line of the north half (N 1/2) of said section 34; thence run S89° 15'30"W along said south line for 3,118.86 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

Exhibit "A"

County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21° 30'24") (chord bearing N34° 21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45° 06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06° 54'55") (chord bearing N48° 33'50"W)(chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 34; thence run N00° 49'55"W along said West line for 2,437.57 feet to the POINT OF BEGINNING.

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.

Exhibit B

DESCRIPTION

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

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

Beginning at the Northwest corner of said Section 34 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 511.16 feet; thence run S13°08'59"E along the Southwesterly line of Conservation Easement CE-1 described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 35.88 feet; thence run S02°45'57"W along said Southwesterly line for 54.10 feet; thence run S67°46'48"E along said Southwesterly line for 44.69 feet; thence run S68°16'17"E along said Southwesterly line for 58.31 feet; thence run N75°41'35"E along said Southwesterly line for 14.76 feet; thence run N82°42'24"E along said Southwesterly line for 16.75 feet; thence run N84°59'50"E along said Southwesterly line for 22.15 feet; thence run N88°34'22"E along said Southwesterly line for 6.40 feet to an intersection with the West line of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 27; thence run S00°48'16"E along said West Line for 504.04 feet; thence run N67°22'42"W along the Westerly line of Conservation Easement CE-2, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 26.56 feet; thence run S34°19'51"W along said Westerly line for 37.84 feet; thence run S46°06'54"W along said Westerly line for 45.04 feet; thence run N72°15'21"W along said Westerly line for 45.73 feet; thence run S41°34'25"W along said Westerly line for 55.37 feet; thence run S00°41'08"W along said Westerly line for 118.61 feet; thence run S20°36'58"E along said Westerly line for 68.28 feet; thence run S56°29'59"E along said Westerly line for 86.75 feet; thence run N50°35'06"E along said Westerly line for 81.49 feet; thence run N39°40'24"E along said Westerly line for 30.36 feet; thence run N37°25'01"E along said Westerly line for 17.76 feet; thence run S19°52'21"E along said Westerly line for 32.97 feet; thence run S29°34'38"E along said Westerly line for 54.97 feet; thence run S31°01'59"E along said Westerly line for 50.46 feet; thence run S37°43'45"E along said Westerly line for 52.46 feet; thence run S61°10'41"E along said Westerly line for 46.11 feet; thence run S53°32'22"E along said Westerly line for 22.35 feet;

DESCRIPTION (Cont.)

thence run S12°39'03"E along said Westerly line for 43.78 feet; thence run S48°01'27"E for 70.47 feet; thence run S51°29'37"E along said Westerly line for 50.40 feet; thence run S40°22'37"E along said Westerly line for 56.04 feet; thence run S83°55'02"E along said Westerly line and the extension thereof for 54.55 feet; thence run S59°10'43"W for 54.20 feet; thence run S42°25'54"W along the Westerly line of Conservation Easement CE-4, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records, for 89.53 feet; thence run S50°59'07"E along said Westerly line for 13.24 feet; thence run S05°02'49"W along said Westerly line for 24.02 feet; thence run S20°13'01"W along said Westerly line for 42.51 feet; thence run S12°12'54"W along said Westerly line for 24.53 feet; thence run S09°24'11"E along said Westerly line for 27.08 feet; thence run S17°07'21"E along said Westerly line for 29.53 feet; thence run S26°06'11"E along said Westerly line for 29.75 feet; thence run S39°19'27"E along said Westerly line for 25.82 feet; thence run S51°22'28"E along said Westerly line for 24.25 feet; thence run S66°31'38"E along said Westerly line for 15.06 feet; thence run S14°41'15"E along said Westerly line for 44.20 feet; thence run S42°02'59"W along said Westerly line for 44.50 feet; thence run S19°51'05"W along said Westerly line for 35.96 feet; thence run S06°44'11"E along said Westerly line for 44.73 feet; thence run S00°11'58"W along said Westerly line for 26.46 feet; thence run S29°24'12"W along said Westerly line for 61.07 feet; thence run S13°51'45"E along said Westerly line for 39.43 feet; thence run S40°22'45"W along said Westerly line for 83.42 feet; thence run S67°28'24"E along said Westerly line for 54.60 feet; thence run S28°08'50"W along said Westerly line for 15.14 feet; thence run S19°01'12"E along said Westerly line for 51.03 feet; thence run S35°55'44"E along said Westerly line for 50.30 feet; thence run S51°58'34"E along said Westerly line for 88.69 feet; thence run S56°03'31"E along said Westerly line for 81.29 feet; thence run S71°02'11"W leaving said Westerly line for 106.40 feet to a point on a non-tangent curve; thence run southeasterly along an arc of curve to the left of radius 355.00 feet (delta 44°23'40") (chord bearing S39°06'43"E) (chord 268.23 feet) for 275.06 feet to a point of reverse curvature; thence run southeasterly along an arc of curve to the right of radius 345.00 feet (delta 23°55'25") (chord bearing S49°20'50"E) (chord 143.01 feet) for 144.05 feet to a point of tangency; thence run S37°23'07"E for 110.93 feet; thence run S46°42'37"E for 46.66 feet; thence run S02°37'49"E for 109.36 feet; thence run S88°31'58"E for 453.33 feet to an intersection with the Westerly right of way line of a proposed road; thence run S69°33'15"E along said Westerly right of way line for 226.50 feet to a point of curvature; thence run southeasterly along said Westerly right of way line along an arc of curve to the right of radius 450.00 feet (delta 53°24'45") (chord bearing S42°50'53"E)(chord 404.47 feet) for 419.50 feet to a point of tangency; thence run S16°08'30"E along said Westerly right of way line for 429.10 feet to a point of curvature; thence run southerly along an arc of curve to the left of radius 800.00 feet (delta 07°26'15") (chord bearing S19°51'38"E)(chord 103.77 feet) for 103.85 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide) and Florida Power & Light Co. Easement (100 feet wide), described in a deed recorded in Deed Book 230, at Page 106, Lee County Records; thence run S89°00'08"W along said Southerly right of way line for 414.92 feet; thence run S00°59'58"E for 386.31 feet to a point on a non-tangent curve; thence run southeasterly along an arc of curve to the right of radius 445.00 feet (delta 55°01'01") (chord bearing S60°54'53"E) (chord 411.07 feet) for 427.30 feet to a point of tangency; thence run S33°24'23"E for 235.07 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 445.00 feet (delta 34°38'18") (chord bearing S16°05'14"E)(chord 264.95 feet) for 269.03 feet; thence run S01°13'55"W for 406.49 feet to a point of curvature; thence run southerly along an arc of curve to the left of radius 155.00 feet (delta 41°03'37") (chord bearing S19°17'53"E)(chord 108.72 feet) for 111.08 feet to a point of tangency;

DESCRIPTION (Cont.)

thence run S39°49'41"E for 48.28 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 540.00 feet (delta 39°03'47") (chord bearing S20°17'48"E)(chord 361.07 feet) for 368.16 feet to a point of tangency; thence run S00°45'54"E for 156.54 feet to a point of curvature; thence run southeasterly along an arc of curve to the left of radius 60.00 feet (delta 88°15'45") (chord bearing S44°53'47"E)(chord 83.56 feet) for 92.43 feet to a point of tangency; thence run S89°01'39"E for 100.75 feet to a point of curvature; thence run southeasterly along an arc of curve to the right of radius 470.00 feet (delta 86°38'22") (chord bearing S45°42'28"E)(chord 644.90 feet) for 710.71 feet to a point of tangency; thence run S02°23'18"E for 177.28 feet to a point of curvature; thence run southerly along an arc of curve to the right of radius 295.00 feet (delta 45°41'55") (chord bearing S20°27'40"W)(chord 229.10 feet) for 235.29 feet; thence run S00°44'13"E along a non-tangent line for 145.68 feet to an intersection with the south line of the north half (N ½) of said section 34; thence run S89°15'30"W along said south line for 3,118.86 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 POINT OF BEGINNING.

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.

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

L:\21988 - Hawks Haven\DESC\21988SK03desc.doc

Attachment I

Memorandum

Date : January 26, 2015

To : Laura Belflower, Hearing Examiner

From : Russell P. Schropp

Re : HEX Conditions - River Hall

The Applicant's suggested changes to HEX Exhibit 2 are provided below:

1. Development of this project must be consistent with the five-page Master Concept Plan (MCP) for River Hall, stamped received on _____,2015 ~~December 17, 2014~~, except as modified by the conditions below. [NOTE: On January 23, GreenPointe submitted a revised page 4 that corrects/clarifies the "RMF" notations per the discussion at hearing. The revised Page 4 was contained within the 5-page MCP so that the entire MCP would have one stamp-date. This change would reflect the new stamp=date for the MCP.]

2. .....

TOWN CENTER (CPD)
Maximum 15,000 sf office and maximum 30,000 sf retail within the Town Center CPD parcel only.
Accessory Uses and Structures
Administrative Office

Banks and Financial Establishments, Group I
Business Services, Group I
Consumption on Premises - Indoor only in conjunction with a Restaurant use only. No outdoor seating unless approved as a special exception (public hearing required).
Day Care Center, Adult & Child
Drive-through in connection with any approved use except drugstore/pharmacy
Dwelling Units, limited to Townhouse and Multi-family, ~~two units per residential acre,~~ and only in River Hall 2 [NOTE: Density in the River Hall 2 area will be limited per Condition 5. Density within Sub-Outlying Suburban areas of River Hall 2 can transfer density between them so long as overall density does not exceed 2, unless Policy 5.1.10 is utilized.]

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

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

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

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

c. In River Hall 2 – Units owned or controlled by the developer within the Suburban land use classification in River Hall 1 may be transferred to lands in River Hall 2 designated 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. [NOTE: The change to subsection c. above is necessary because, while no lands within River Hall 2 are designated Suburban, the developer of River Hall 2 has control over the excess units in the Suburban classification by virtue of private agreements. The revision above would allow these excess units to be transferred from Suburban to Sub-Outlying Suburban but would not allow transfer of units to Suburban (thereby affecting and potentially increasing density only in lands within River Hall 2). Demonstration of compliance with Policy 5.1.10 is still required for this transfer.]

d. Given the limited existing available Rural 2020 Planning Community Acreage Allocation at the time of rezoning, the available Rural allocation must be determined by the Planning Division prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1 (b), Acreage

Allocation Table (per Lee Plan Policy 1.7.6). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1 (b). Adequate data and analysis to support this amendment must be submitted by the applicant at the time of the request for the Lee Plan amendment. Development in excess of the current Table 1 (b) allocations will not be permitted until Table 1 (b) is amended accordingly.

10. ~~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. In the event the signal is not constructed within 12 months of the date of this Resolution, the Director of Community Development may issue a reasonable extension if the Applicant demonstrates good faith progress on the design, permitting, and construction of the signal. 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.~~ [NOTE: Substitute revised language agreed upon by Staff and the Applicant, as follows:]

Based on the intersection improvements identified in the Applicant's TIS as being necessary for the Project, a traffic signal is required at the River Hall Parkway/SR 80 intersection. Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. In the event the signal is not constructed within 12 months, issuance of local development order approvals (excluding development orders only authorizing construction of infrastructure) or building permits within River Hall 2 Development will not be granted until the signal is constructed. The Director of Community Development may authorize an extension, not to exceed six (6) months, if the applicant demonstrates a good faith effort to complete the construction of the traffic signal. Please note that this

condition placed by Lee County as a part of this rezoning does not exempt the Applicant from having to comply with the permit as approved by FDOT.

26. The developer of lands within River Hall 2 must provide the ability for drainage from the ECWCD~~ECWMD~~ to pass through the project's surface water management system in order to lower flood stages within the ECWCD~~ECWMD~~. The intent of this condition is to provide for a stormwater conveyance from the existing ECWCD~~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 ECWCD~~ECWMD~~ to utilize the surface water management system within River Hall in accordance with its existing permit. Documentation of compliance with this requirement will be provided by the developer to the County prior to issuance of any residential development orders for River Hall 2; provided, however, that this will not prohibit the issuance of development orders solely for the infrastructure improvements (including but not limited to sewer, water, and drainage) for the project. [NOTE: These are just minor edits and corrections.]

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

DEVIATIONS:

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

1. Deviation 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: Withdrawn.

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

    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:

6. Deviation seeks relief from LDC Section 10-415(b)(1)c, which requires a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a side setback of 17 feet for the following existing platted lots: River Hall Country Club, Phase Two, Block K, Lots 29, 57, 76, and 77, as documented in Instrument No. 2006000409514.

Staff recommends APPROVAL, subject to the following condition: Any re-plat of these lots will require the lots to meet the 30-foot structure setback to the preserve.

7. Deviation seeks relief from LDC Section 10-415(b)(1)c, which requires a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a setback of 20 feet for existing platted lots in River Hall Country Club Phase Two, Block K Lots 37-39, 54-57 & 65-77 as documented in Instrument No. 2006000409514, and Hampton Lakes at River Hall Phase One, Lots 102-134, as documented in Instrument No. 2005001153004.

Staff recommends APPROVAL, subject to the following condition: Any re-plat of these lots will require the lots to meet the 30-foot structure setback to the preserve.

8. Deviation seeks relief 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.

The Applicant withdrew this deviation request at hearing.

9. 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.

The Applicant withdrew this deviation request at hearing.

10. 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.

[NOTE: Changes to the Deviations section are minor edits.]

APPLICANT'S EXHIBIT #
15 8
DC12013-00003

PLATTED SINGLE FAMILY LOTS WITHIN ZONING AMENDMENT AREA **484 UNITS**

LEGEND:

ZONING AMENDMENT AREA

326 SINGLE FAMILY PLATTED LOTS (HAMPTON LAKES)

158 SINGLE FAMILY PLATTED LOTS (RIVER HALL COUNTRY CLUB)

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

PREPARED FOR

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

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

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

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, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

NOT FOR CONSTRUCTION

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE.
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FILE NAME	ZONE-DENSITYCALC.DWG
LOCATION	J:\21988\DWG\CPA\2014 CPA\
PLOT DATE	TUE. 1-27-2015 - 11:11 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

ZONING AMENDMENT EXISTING DENSITY EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
21988	

APPLICANT'S EXHIBIT # 16
DC12013-00003

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↱	↰	↑↑	↰	↱
Volume (vph)	507	115	23	1058	88	17
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		530	615		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			25		25	
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00
Frt		0.850				0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3539	1583	1770	3539	1770	1583
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3539	1583	1770	3539	1770	1583
Link Speed (mph)	50			50	35	
Link Distance (ft)	595			609	415	
Travel Time (s)	8.1			8.3	8.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	551	125	25	1150	96	18
Shared Lane Traffic (%)						
Lane Group Flow (vph)	551	125	25	1150	96	18
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 40.8%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (vph)	1039	121	14	599	166	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		530	615		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			25		25	
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00
Frt		0.850				0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3539	1583	1770	3539	1770	1583
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3539	1583	1770	3539	1770	1583
Link Speed (mph)	50			50	35	
Link Distance (ft)	595			609	415	
Travel Time (s)	8.1			8.3	8.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	1129	132	15	651	180	37
Shared Lane Traffic (%)						
Lane Group Flow (vph)	1129	132	15	651	180	37
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 44.6%		ICU Level of Service A	
Analysis Period (min) 15			

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (vph)	455	199	44	709	168	71
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		530	615		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			25		25	
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00
Frt		0.850				0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3539	1583	1770	3539	1770	1583
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3539	1583	1770	3539	1770	1583
Link Speed (mph)	50			50	35	
Link Distance (ft)	595			609	415	
Travel Time (s)	8.1			8.3	8.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	495	216	48	771	183	77
Shared Lane Traffic (%)						
Lane Group Flow (vph)	495	216	48	771	183	77
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	35.6%	ICU Level of Service	A
Analysis Period (min)	15		

Lane Group	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Volume (vph)	713	120	12	543	162	65
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)		530	615		0	0
Storage Lanes		1	1		1	1
Taper Length (ft)			25		25	
Lane Util. Factor	0.95	1.00	1.00	0.95	1.00	1.00
Frt		0.850				0.850
Flt Protected			0.950		0.950	
Satd. Flow (prot)	3539	1583	1770	3539	1770	1583
Flt Permitted			0.950		0.950	
Satd. Flow (perm)	3539	1583	1770	3539	1770	1583
Link Speed (mph)	50			50	35	
Link Distance (ft)	595			609	415	
Travel Time (s)	8.1			8.3	8.1	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	775	130	13	590	176	71
Shared Lane Traffic (%)						
Lane Group Flow (vph)	775	130	13	590	176	71
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Left	Left	Right
Median Width(ft)	12			12	12	
Link Offset(ft)	0			0	0	
Crosswalk Width(ft)	16			16	16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)		9	15		15	9
Sign Control	Free			Free	Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.4%		ICU Level of Service A	
Analysis Period (min) 15			

Barraco and Associates, Inc.
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Civil Engineers, Land Surveyors and Planners

TRANSMITTAL LETTER

TO:
Laura B. Belflower, Esq.
Lee County - Hearing Examiner's Office
1500 Monroe Street
Room 218
Fort Myers, FL 33901

FROM:
Jennifer Sapen

DATE: FEBRUARY 06, 2015

PROJECT NUMBER

PROJECT NAME:
River Hall

DISTRIBUTION TO:

RE:

WE ARE SENDING THE FOLLOWING ITEMS VIA:

	STANDARD POSTAL MAIL	X	COURIER SERVICE		OTHER
	OVERNIGHT DELIVERY		CLIENT PICK-UP AT OUR OFFICE		

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4.			
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7.			
8.			
9.			
10.			

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	FOR REVIEW AND COMMENT		RETURNED FOR CORRECTIONS		ITEMS RETURNED AFTER LOAN TO US

NOTES/COMMENTS:

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DCI 2013-00003

2015 FEB -6 PM 3:05
LEE COUNTY
HEARING EXAMINER

APPLICANT'S EXHIBIT # 17
DCI2013-00003

IF ENCLOSURES ARE NOT AS NOTED, KINDLY NOTIFY US AT ONCE

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

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

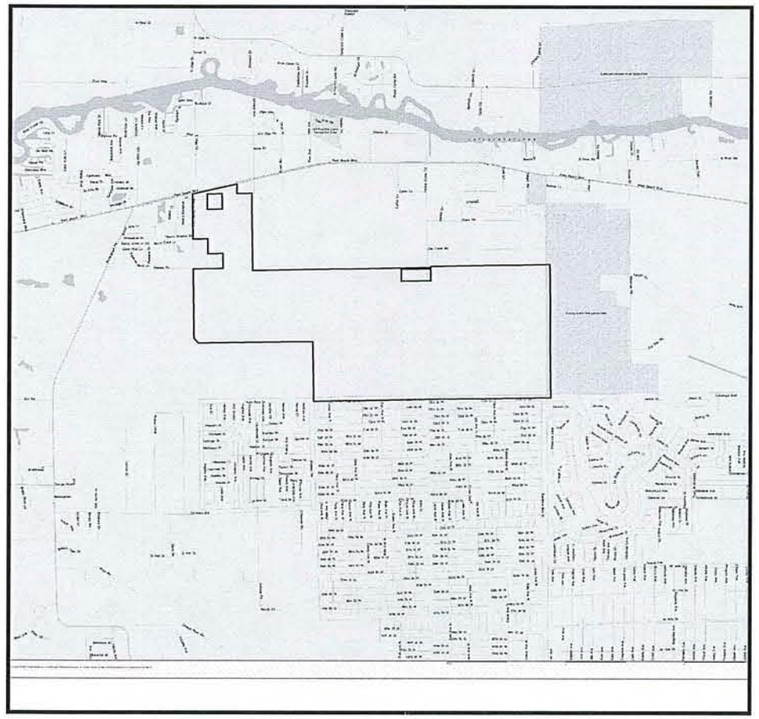
LANDSCAPE DESIGN

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

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2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

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

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FILE NAME	21988Z01.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	MON, 2-2-2015 - 8:54 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

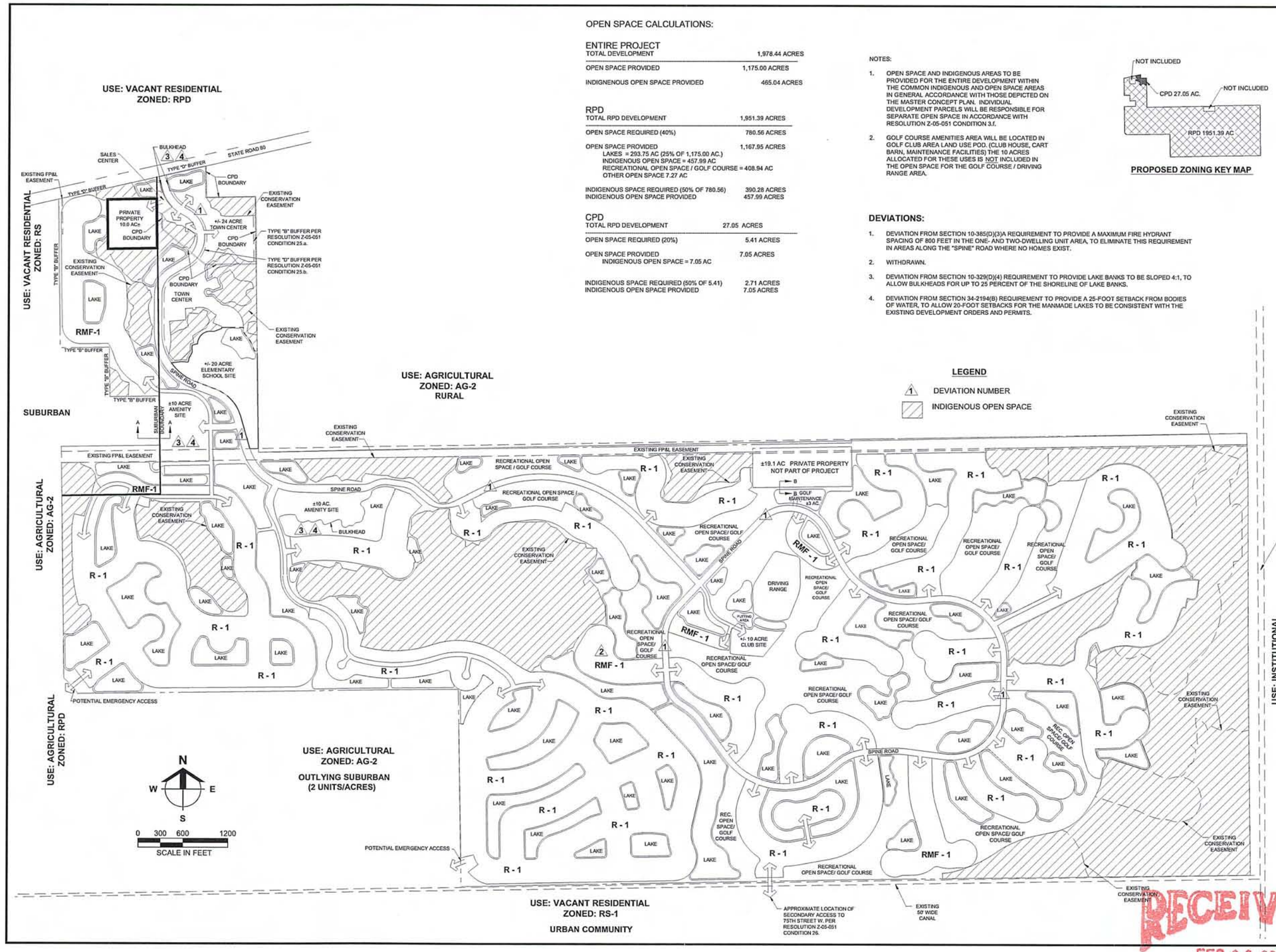
3-20-13	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA
1-23-15	

PLAN STATUS

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
.	1

DCI 2013-00003



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) INDIGENOUS OPEN SPACE PROVIDED	390.28 ACRES 457.99 ACRES

CPD

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

NOTES:

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

PROPOSED ZONING KEY MAP

DEVIATIONS:

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

LEGEND

1 DEVIATION NUMBER

INDIGENOUS OPEN SPACE

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LAND PLANNING - LANDSCAPE DESIGN
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

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LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	MON, 2-2-2015 - 8:54 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

PLAN REVISIONS

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

PLAN STATUS

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
.	2

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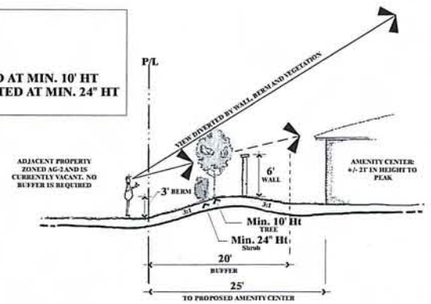
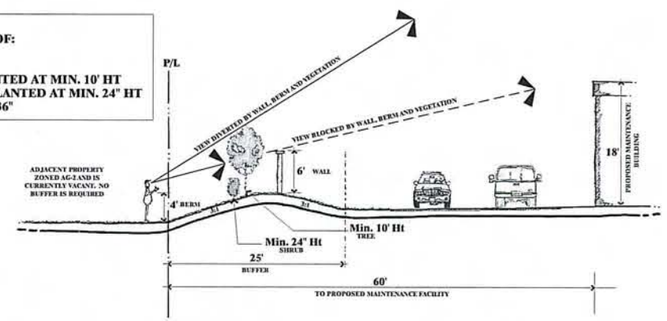
COMMUNITY DEVELOPMENT

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



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

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



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

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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

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LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	MON, 2-2-2015 - 8:54 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

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

PLAN STATUS

PREVIOUSLY APPROVED TYPICAL SECTIONS

PROJECT / FILE NO.	SHEET NUMBER
.	3

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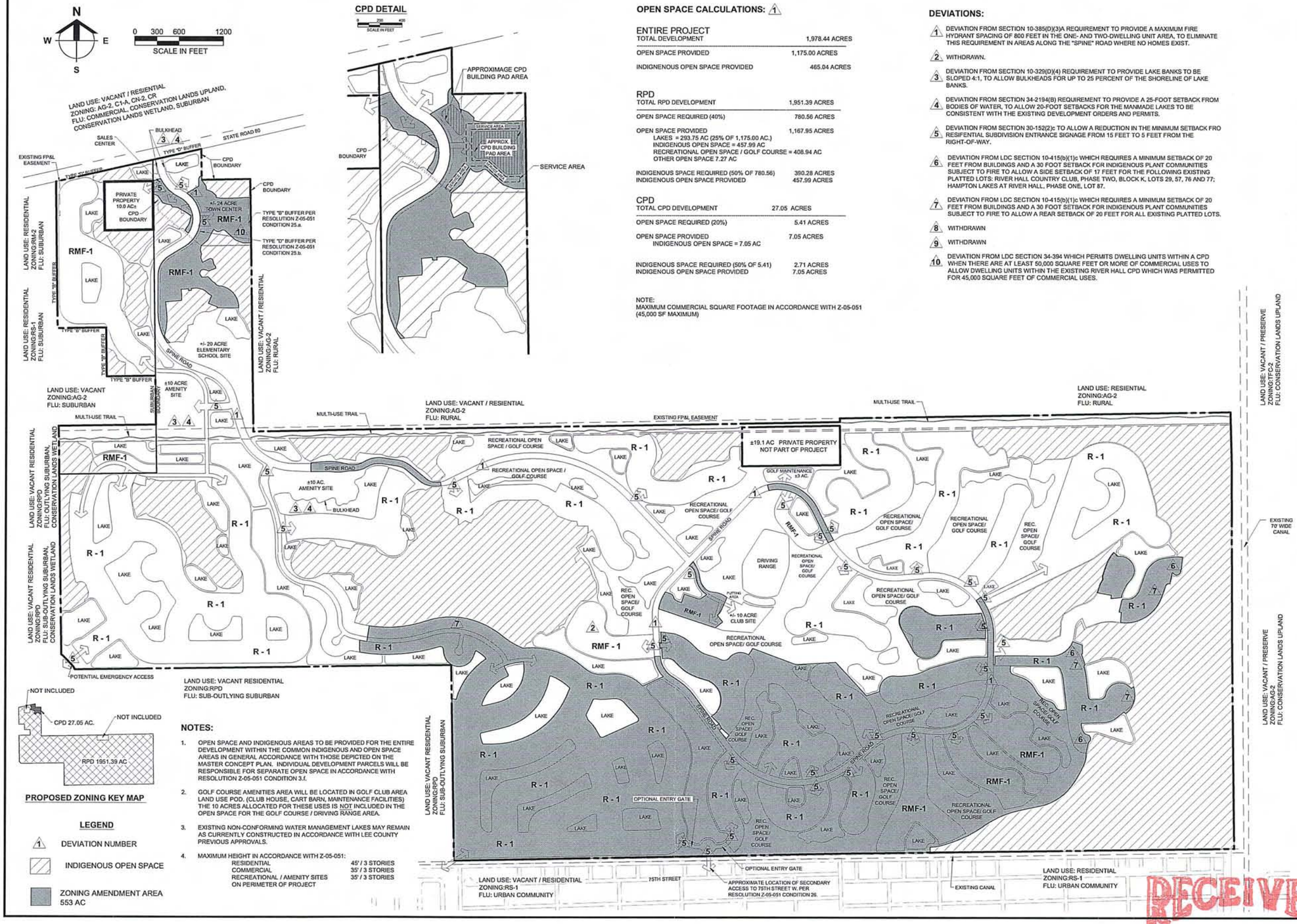

PROPOSED ZONING KEY MAP

LEGEND

- 1 DEVIATION NUMBER
- INDIGENOUS OPEN SPACE
- ZONING AMENDMENT AREA 553 AC

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

CPD DETAIL

OPEN SPACE CALCULATIONS: 1

ENTIRE PROJECT

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

RPD

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

CPD

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

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

DEVIATIONS:

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

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2271 McGREGOR BLVD., SUITE 100
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

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

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LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	MON. 2-2-2015 - 8:54 AM
PLOT BY	ANGELICA CARLEY

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
1-5-14	
1-23-15	REVISED PER HEX

PLAN STATUS

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
.	4

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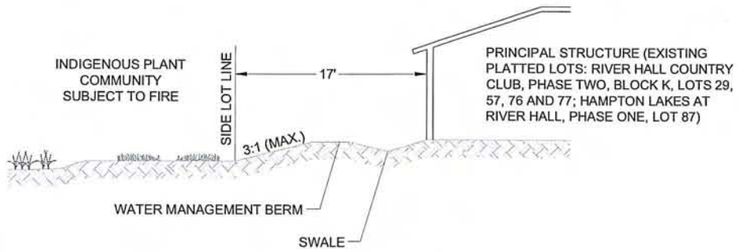
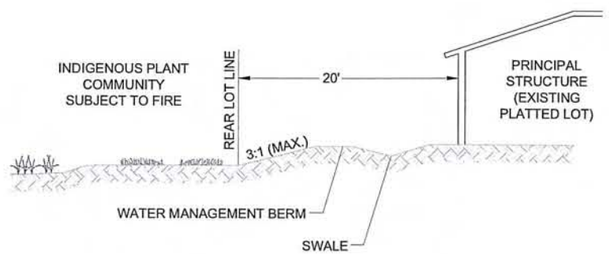
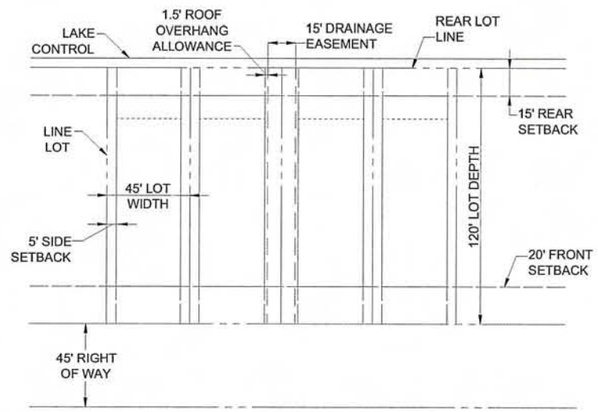


6 **DEVIATION 6 DETAIL**



7 **DEVIATION 7 DETAIL**



SINGLE FAMILY TYPICAL LOT DETAIL

SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH: 45 FEET
DEPTH: 120 FEET
LOT SIZE: 5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD: PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET
SIDE: 5 FEET, SEE CONDITION 2.b.i.
REAR: 15 FEET
WATERBODY: 20 FEET
ACCESSORY: 5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

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

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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

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FILE NAME	21986Z04.DWG
LOCATION	J:\21986\DWG\ZONING\2014 REZONE\
PLOT DATE	MON. 2-2-2015 - 8:55 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

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

PLAN STATUS

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
.	5

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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

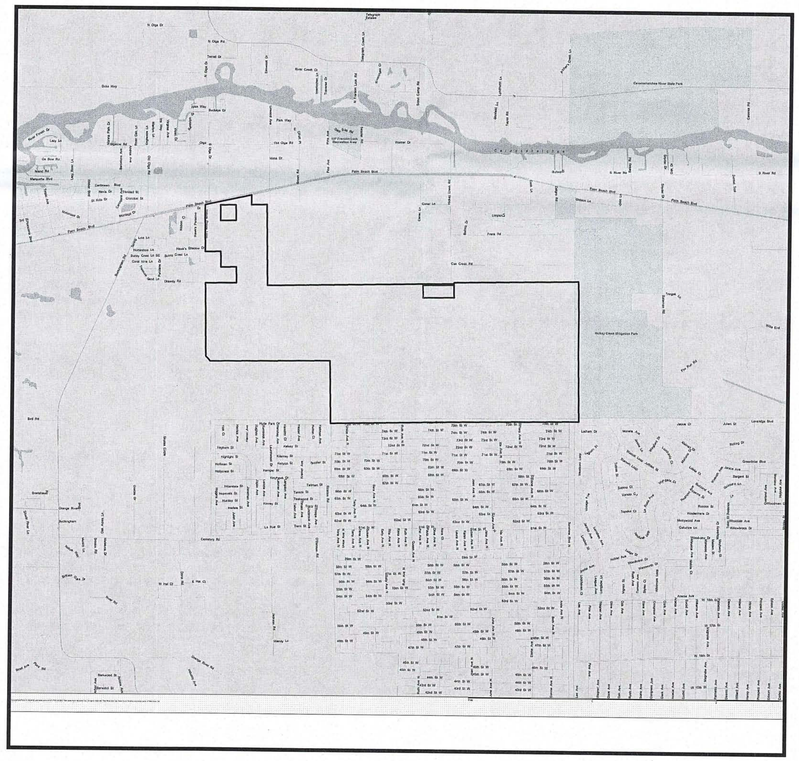
LANDSCAPE DESIGN

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

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TOWNSHIP 43 SOUTH
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LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	MON. 2-2-2015 - 8:54 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS
MASTER = BAI-COVER-1.DWG

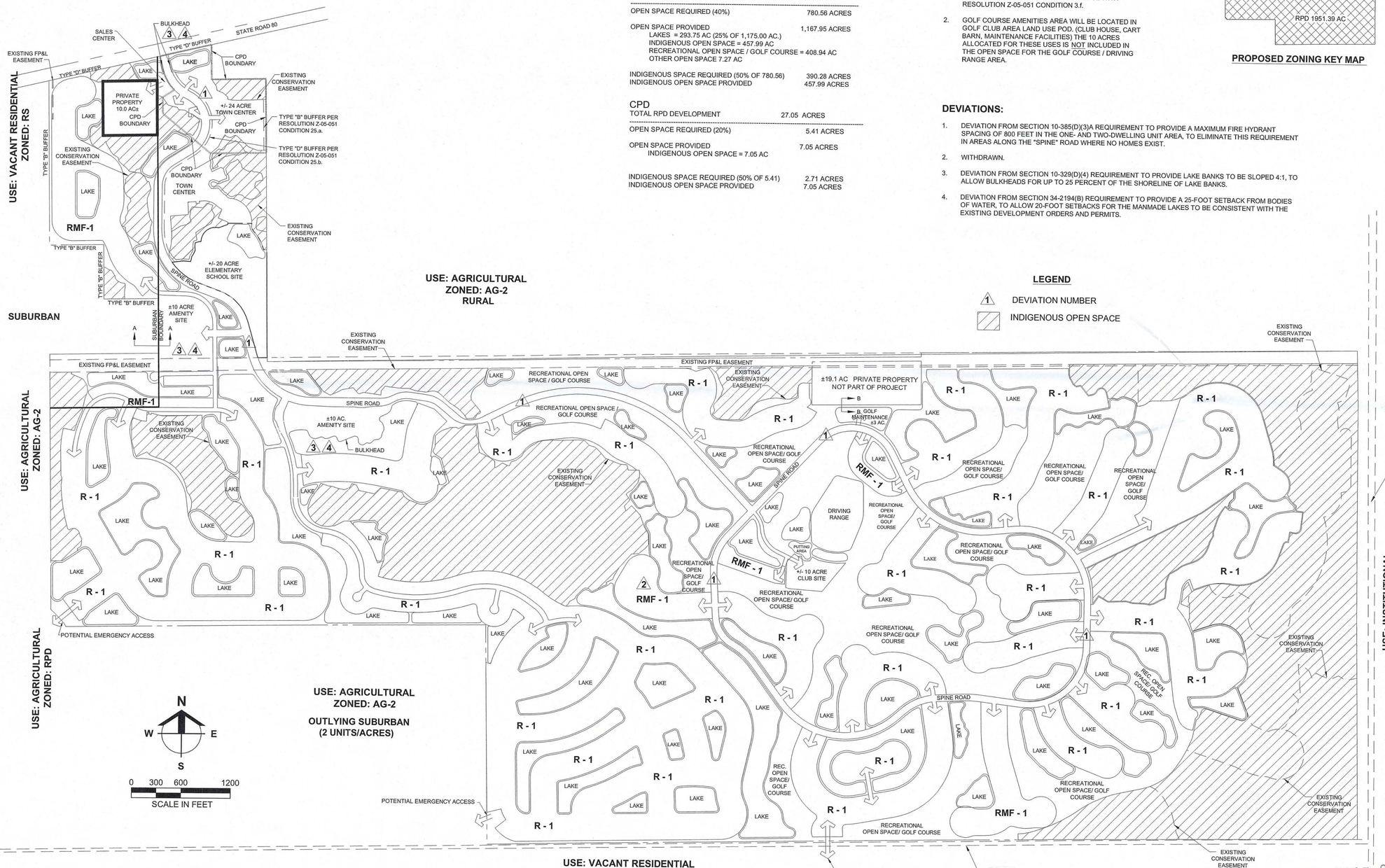
PLAN REVISIONS

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

PLAN STATUS

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
.	1



OPEN SPACE CALCULATIONS:

ENTIRE PROJECT

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

RPD

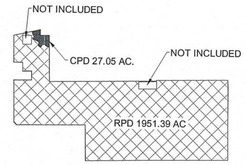
TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED LAKES = 293.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.99 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC OTHER OPEN SPACE 7.27 AC	1,167.95 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.56)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

CPD

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

NOTES:

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



PROPOSED ZONING KEY MAP

DEVIATIONS:

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

LEGEND

1 DEVIATION NUMBER

INDIGENOUS OPEN SPACE

DCI 2013-00003

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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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SUITE 205
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PROJECT DESCRIPTION

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FILE NAME	21988Z02A.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	MON. 2-2-2015 - 8:54 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

PLAN REVISIONS

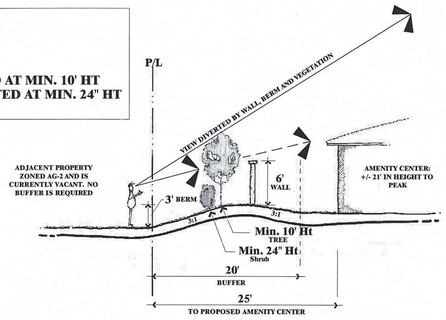
12-17-14	REVISED AMENDMENT AREA
1-23-15	

PLAN STATUS

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

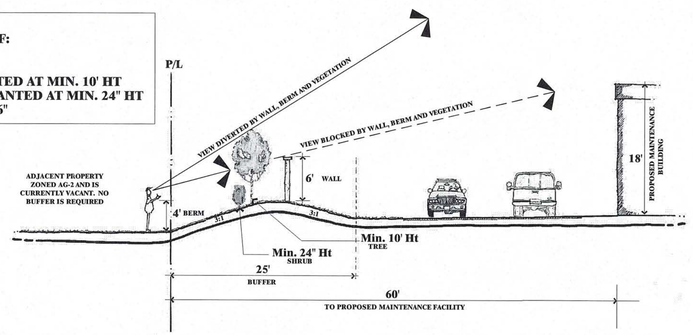
PROJECT / FILE NO.	SHEET NUMBER
.	2

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



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

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



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

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PREPARED FOR

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7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 562-1358
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PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
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FILE NAME	21988Z02B.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	MON. 2-2-2015 - 8:54 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

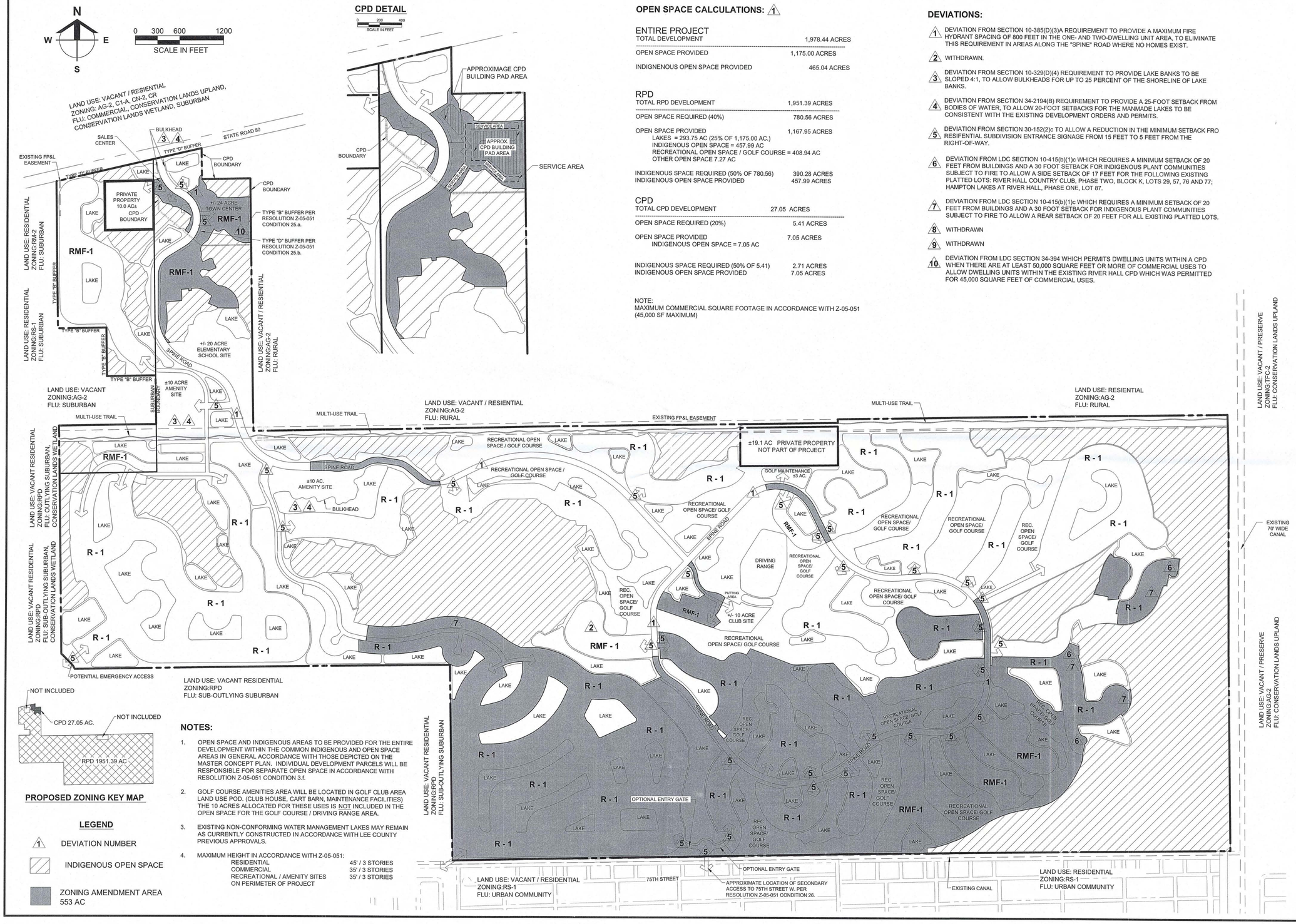
12-17-14	REVISED AMENDMENT AREA
1-23-15	

PLAN STATUS

.

PREVIOUSLY APPROVED TYPICAL SECTIONS

PROJECT / FILE NO.	SHEET NUMBER
.	3



CPD DETAIL

OPEN SPACE CALCULATIONS: 1

ENTIRE PROJECT

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

RPD

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

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

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

DEVIATIONS:

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

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	35' / 3 STORIES
ON PERIMETER OF PROJECT	

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LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	MON. 2-2-2015 - 8:54 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

PLAN REVISIONS	
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PLAN STATUS

MASTER CONCEPT PLAN

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.	4

DCI 2013-00003

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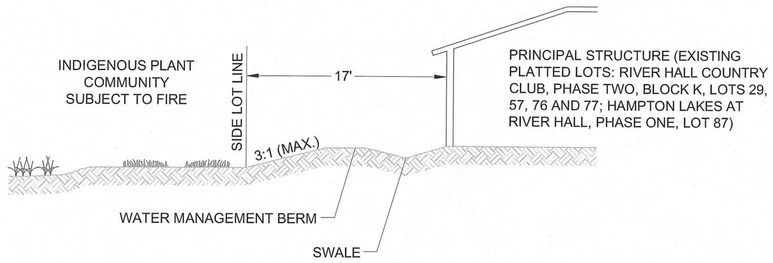
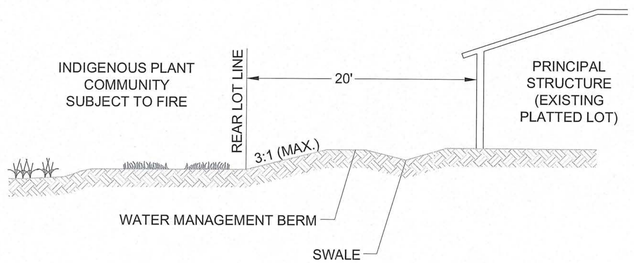
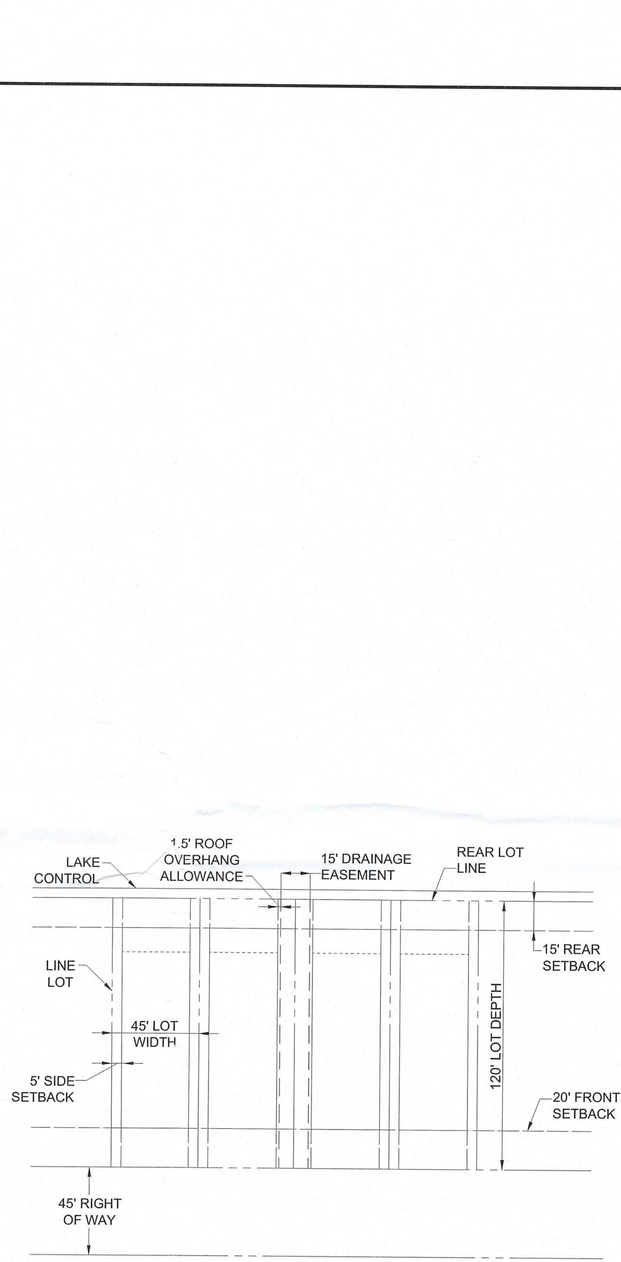


6 **DEVIATION 6 DETAIL**



7 **DEVIATION 7 DETAIL**



SINGLE FAMILY TYPICAL LOT DETAIL

SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH: 45 FEET

DEPTH: 120 FEET

LOT SIZE: 5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

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

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

REAR: 15 FEET

WATERBODY: 20 FEET

ACCESSORY: 5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

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

DCI 2013-00003
RECEIVED
FEB 06 2015
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

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FILE NAME	21988Z04.DWG
LOCATION	J:\21988\DWG\ZONING\2014 REZONE\
PLOT DATE	MON. 2-2-2015 - 8:55 AM
PLOT BY	ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

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

PLAN STATUS

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
.	5