



**APPLICATION TO AMEND A
PLANNED DEVELOPMENT OR PUD
and/or
APPLICATION FOR FINAL PLAN APPROVAL
IN UNINCORPORATED AREAS ONLY
[LDC Section 34-380 or 34-1037]**

Project Name: Timberwalk South (Parcel M-2)

Current Zoning: RPD

- ☒ Amendment to a PD or PUD to allow: Revise MCP to shift access point & show new park access point
☐ Final Plan Approval for: _____

-
1. **Name of Applicant:** Paul H. Freeman Trust
Address: 13691 Pondview Circle
City, State, Zip: Naples, Florida 34119
Phone Number: _____
E-mail Address: Alan_c_freeman@yahoo.com

 2. **Relationship of Applicant to owner (check one) and provide [Affidavit of Authorization](#) form:**
☒ Applicant is the sole owner of the property. [34-201; 34-204]
☐ Applicant has been authorized by the owner(s) to represent them for this action. [34-202; 34-204]

 3. **Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202; 34-204]**
 - a. **Company Name:** Banks Engineering
Contact Person: Stacy Hewitt
Address: 10511 Six Mile Cypress Parkway, Suite 101
City, State, Zip: Fort Myers, Florida 33966
Phone Number: 239-939-5490 **Email:** shewitt@bankseng.com

 - b. **[Additional Agent\(s\)](#):** Provide the names of other agents that the County may contact concerning this application. [34-202; 34-204]

 4. **Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]**
Name: Paul H. Freeman Trust
Address: 13691 Pondview Circle
City, State, Zip: Naples, Florida 34119
Phone Number: _____ **E-mail:** Alan_c_freeman@yahoo.com

 5. **Disclosure of Interest [34-201; 34-204]:**
☒ Attach [Disclosure of Interest](#) Form. [34-201; 34-204]

 6. **STRAP Number(s) [34-204]:**
10-46-25-00-00001.2030

 7. **Street Address of Property:** N/A

RECEIVED
JUL 01 2016

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

COMMUNITY DEVELOPMENT

ADD2016-00120

8. Legal Description (must submit one):

☒ Legal description (metes and bounds) and sealed sketch of the legal description. **[34-204]**

OR

☐ Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.) **[34-204]**

9. Lee Plan (Future Land Use) Designation [34-204]: Urban Community

10. Original Project Name: Villages of San Carlos (Timberwalk South - Parcel M-2)

11. Original Rezoning Resolution Number: Z-07-027

12. Subsequent Zoning Action Resolution/Case Numbers (if any): Please list all previous zoning and administrative actions (approvals and denials) on this project subsequent to original rezoning. Include Resolution Numbers and Case Numbers (provide added sheets, if necessary).

13. Development Order Numbers (if any): List all local development orders approved on this project. Please indicate the status of each development order (provide added sheets, if necessary).

DOS2006-00259

14. Written Narrative: Provide a written narrative statement explaining exactly what is proposed.

15. Deviations: If any relief is requested from the provisions of the Lee County Land Development Code (LDC), provide a **written explanation** of the specific relief requested (a schedule of deviations). Explain what conditions currently exist which warrant this request for relief from the regulations (a written justification for each of the requested deviations). Include specific references to any section (number{s} and name{s}) of the LDC from which relief is sought including why the requested relief is necessary and how it will affect the project. All deviation requests must be specifically keyed to the location on the Master Concept Plan or Final Plan. **[34-373]**

16. Planning Community or Community Plan Area*: San Carlos

*If in Caloosahatchee Shores **[33-1482]**, Captiva **[33-1612]**, Estero **[33-64]**, Lehigh Acres **[33-1401]**, North Fort Myers **[33-1532]**, North (Upper) Captiva **[33-1711]**, or Page Park **[33-1203]**, attach meeting summary from informational meeting.

17. Approved Master Concept Plan (MCP): Provide an APPROVED MCP and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED at a size of 24"x36". **[34-204; 34-373]**

18. Proposed Final Plan (for Final Plan Approval applications only): Provide a copy of the proposed Final Plan consistent with the approved Master Concept Plan and the approved Zoning Resolution at a size of 24"x36". This proposed Final Plan must show any DEVIATION(s) keyed on the plan to identify the location of the specific deviation. **[34-204]**

SUBMITTAL REQUIREMENT CHECKLIST

Clearly label your attachments as noted in bold below.

☒	Completed application [34-204]
☒	Filing Fee [34-204]
☒	Affidavit of Authorization Form [34-204; 34-202]
☐	Additional Agents [34-204; 34-202]
☐	Multiple Owners List (if applicable) [34-201; 34-204]
☒	Disclosure of Interest Form [34-204; 34-201]
☒	Legal description (must submit one) [34-204]
☒	Legal description (metes and bounds) and sealed sketch of legal description
	OR
☐	Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
☐	Previous Zoning Actions (if applicable)
☐	DO Numbers (if applicable)
☒	Narrative of Request [34-204]
☐	Schedule of Deviations (if applicable) [34-373]
☐	Meeting Summary (if applicable) [34-204]
☒	MCP and detailed drawings of any proposed deviations (if applicable) (24"x36") [34-204]
☐	Proposed Final Plan including deviations keyed to the plan (24"x36") [34-204]

Note: All information submitted with the application becomes a part of the public record and will be a permanent part of the file. Department staff will review this application for compliance with requirements of the Lee County Land Development Code. The applicant will be notified of any deficiencies.

Acceptance of an application for an administrative amendment in no way guarantees its approval. If the Director determines that the requested amendment is beyond the scope of Land Development Code Section 34-380 or 34-1036 and that a public hearing is necessary, then all fees paid toward the administrative application may be applied toward an application for public hearing.

The Director's decision on an administrative amendment is final and can not be appealed. In the event the Director denies the request, the applicant's only recourse is to apply for a public hearing. No fees paid for the administrative application will be refunded or applied towards the public hearing.

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

AFFIDAVIT OF AUTHORIZATION

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

I, Alan Freeman (name), as Trustee (owner/title) of Paul H. Freeman Trust (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

***Notes:**

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

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

Alan C. Freeman
Signature

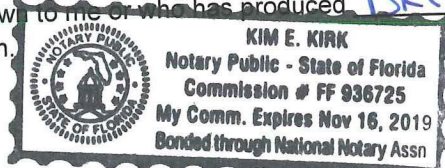
May 2, 2016
Date

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

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 5/2/16 (date) by ALAN C. FREEMAN (name of person providing oath or affirmation), who is personally known to me or who has produced DRIVERS LICENSE (type of identification) as identification.

STAMP/SEAL



Kim E. Kirk
Signature of Notary Public

DISCLOSURE OF INTEREST AFFIDAVIT

BEFORE ME this day appeared Alan Freeman, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at 10-46-25-00-00001.2030 and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership
N/A	

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

Alan C. Freeman
Property Owner

Alan Freeman
Print Name

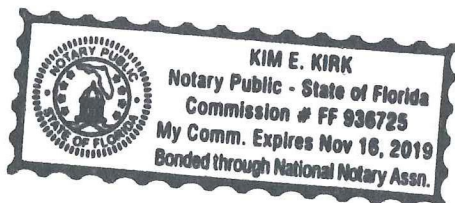
*****NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS*****
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 5/2/16 (date) by ALAN C. FREEMAN (name of person providing oath or affirmation), who is personally known to me or who has produced DRIVERS LICENSE (type of identification) as identification.

Kim E. Kirk
Signature of Notary Public

STAMP/SEAL





Professional Engineers, Planners & Land Surveyors

**TIMBERWALK SOUTH
PARCEL M-2
VILLAGES OF SAN CARLOS DRI**

**Minor Administrative Amendment to Planned
Development**

Narrative of Request

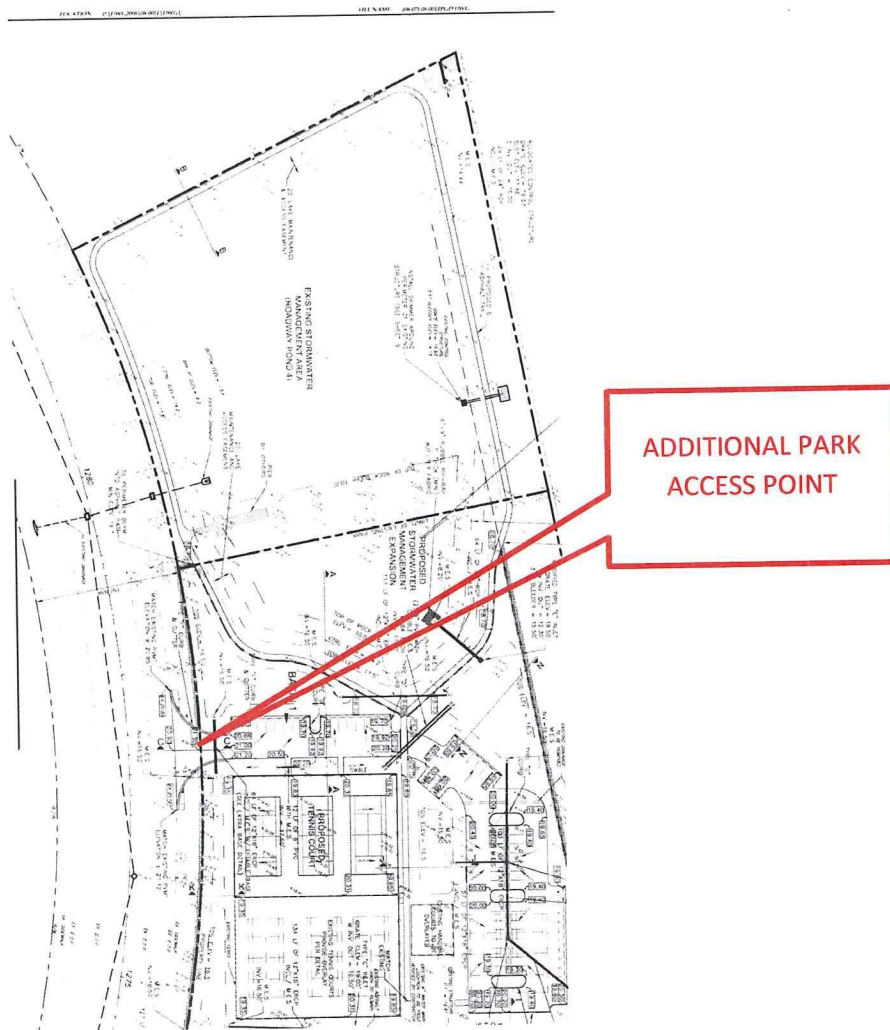
Request Summary

The applicant is requesting a minor administrative amendment to the approved Master Concept Plans (MCP) for Villages of San Carlos. There is an approved MCP for the overall Villages of San Carlos DRI as well as a separate MCP for Timberwalk South (Parcel M-2). The applicant is seeking to relocate the right-in, right-out, resident only, secondary access point for Parcel M-2 (16.68 acres±). The access point is proposed to be shifted south approximately 475 feet and will meet access connection separation requirements. The main full access point to the project is proposed to remain the same, connecting to the existing stubbout at the full intersection of Three Oaks Parkway and Roundstone Circle/Pittsburgh Blvd. This main access was not shown on the master concept plan for the overall Villages of San Carlos MCP, since it is just outside the Villages of San Carlos DRI boundary and actually lies within the boundary of the Alico Interchange Park DRI. However, it has been shown on the individual MCP for Timberwalk South (Parcel M-2). The applicant is also updating the overall MCP to show the additional access point that was constructed on the Lee County Park site (Parcel K), Three Oaks Community Park, south of the subject property. This park access point was approved via DOS2009-00008 (excerpt on page 2 of this narrative) and was constructed in 2010 without amending the MCP. In order to accommodate the proposed revisions, amendments are proposed to the Master Concept Plans as well as a the DRI Map H under separate application.

It should be noted that this portion of Three Oaks Parkway is not designated as a controlled access facility. Access stationing detail is not required to be shown on conceptual plans such as the zoning Master Concept Plan. However, since the prior approvals showed this information, the attached addendums to the Master Concept

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Plan reflect the approximate stationing of the relocated access point as well as the new park access point.



Background and Approval History

The project is located on Three Oaks Parkway, just south of the Timberwalk Development. The subject property is located in the Urban Community future land use category within the San Carlos Planning Community.

The overall 495 acre ±Villages of San Carlos project originally received DRI approval on February 16, 1981 pursuant to zoning resolution Z-81-047 which also rezoned the property to conventional zoning districts. The property was later rezoned to Residential Planned Development, Commercial Planned Development and Community Facilities Planned Development by zoning resolution Z-91-083.

The zoning was later amended on August 20, 2007 by zoning resolution Z-07-027 which is the current approval and allocated 800 dwelling units to parcels M-1 and M-2 as part of the DRI DO. This approval also revised the property development regulations for multiple-family and townhouse building types. Parcel M-1 was approved and developed with 304 condominium units.

There is an active development order on the subject Parcel M-2 property (DOS2006-00259) which was approved on November 6, 2007 for 216 residential condominium units in 72 buildings with streets, utilities, stormwater management facilities, clubhouse, a swimming pool, and related minor site improvements. The development order has been granted extensions with a current expiration date of April 6, 2021. This project is proposed for a new development order for 298 dwelling units since the site is being redesigned; once the new development order is approved, DOS2006-00259 will be vacated.

LDC Consistency/Minimal Modification

LDC Section 34-377(a)(5) in part provides that applications for administrative approval will be processed as administrative amendments in accordance with Section 34-380. This section also states that administrative amendments may be granted by the Director upon a finding that public health, safety, and welfare will not be adversely affected by the request. LDC Section 34-380(a) provides that amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development. LDC Section 34-380(b) provides that the Director may approve any change to the interior of the development that does not increase height, density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area). This section of the code further specifies that "the Director may not approve a change that will result in the substantial underutilization of public resources and public infrastructure committed to the support of the development." In addition, this section provides that "the Director may not approve changes that will result in a reduction of total open space, buffering, landscaping and preservation areas or that will adversely impacts on surrounding land uses."

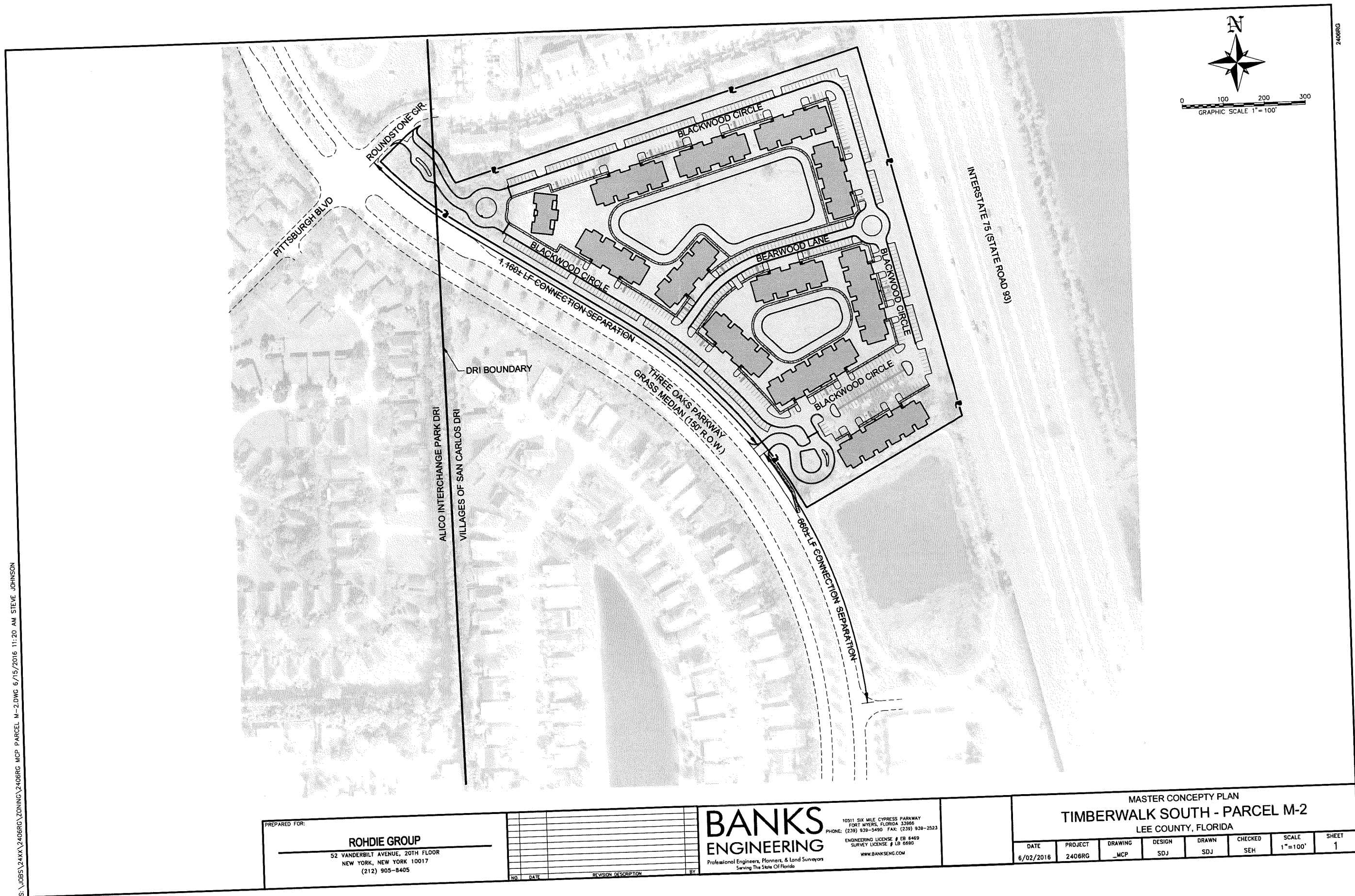
The request is consistent with the administrative amendment requirements contained in LDC Section 34-380(b). The request is specific to portions of the development located in the interior of the planned development. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public

resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The requested amendment is a minimal necessary modification to the already approved planned development to allow the project to proceed with development.

Conclusions

The request increases development potential and economic viability of the site. The request affects interior portions of the approved planned development. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The proposed amendment is a necessary minimal modification to the approved planned development to allow development to proceed. The proposed modifications do not change the fact that the project is consistent with the Lee Plan and the LDC.

S:\JOBS\24XX\2406RG\ZONING\2406RG MCP PARCEL M-2.DWG 6/15/2016 11:20 AM STEVE JOHNSON



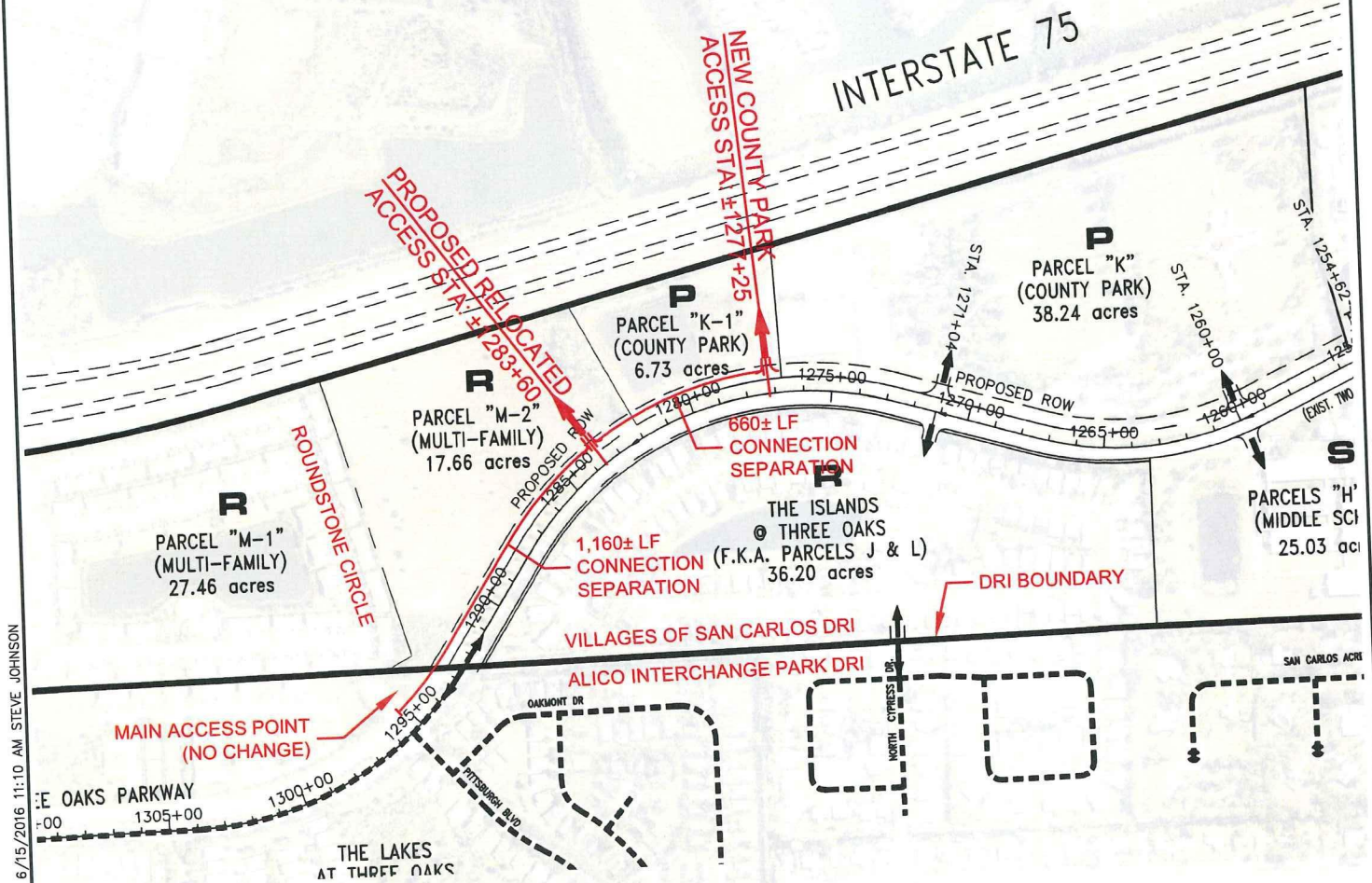
PREPARED FOR:
ROHDIE GROUP
52 VANDERBILT AVENUE, 20TH FLOOR
NEW YORK, NEW YORK 10017
(212) 905-8405

NO.	DATE	REVISION DESCRIPTION	BY

BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LS 6589
WWW.BANKSENG.COM

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/02/2016	2406RG	_MCP	SDJ	SDJ	SEH	1"=100'	1



BANKS
ENGINEERING

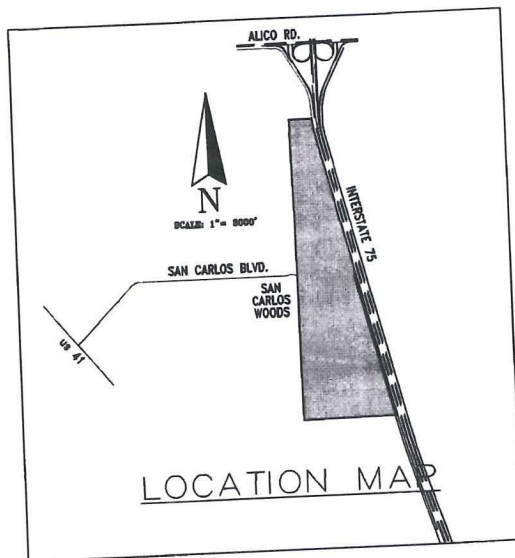
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690
WWW.BANKSENG.COM

ACCESS - EXHIBIT TO MAP-H & OVERALL MCP
TIMBERWALK SOUTH PARCEL M-2
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/13/2016	2406RG	_ACCESS	SDJ	SDJ	SEH	N.T.S.	1

S:\JOBS\24XX\2406RG\ZONING\2406RG-ACCESS - EXHIBIT TO MAP-H.DWG 6/15/2016 11:10 AM STEVE JOHNSON



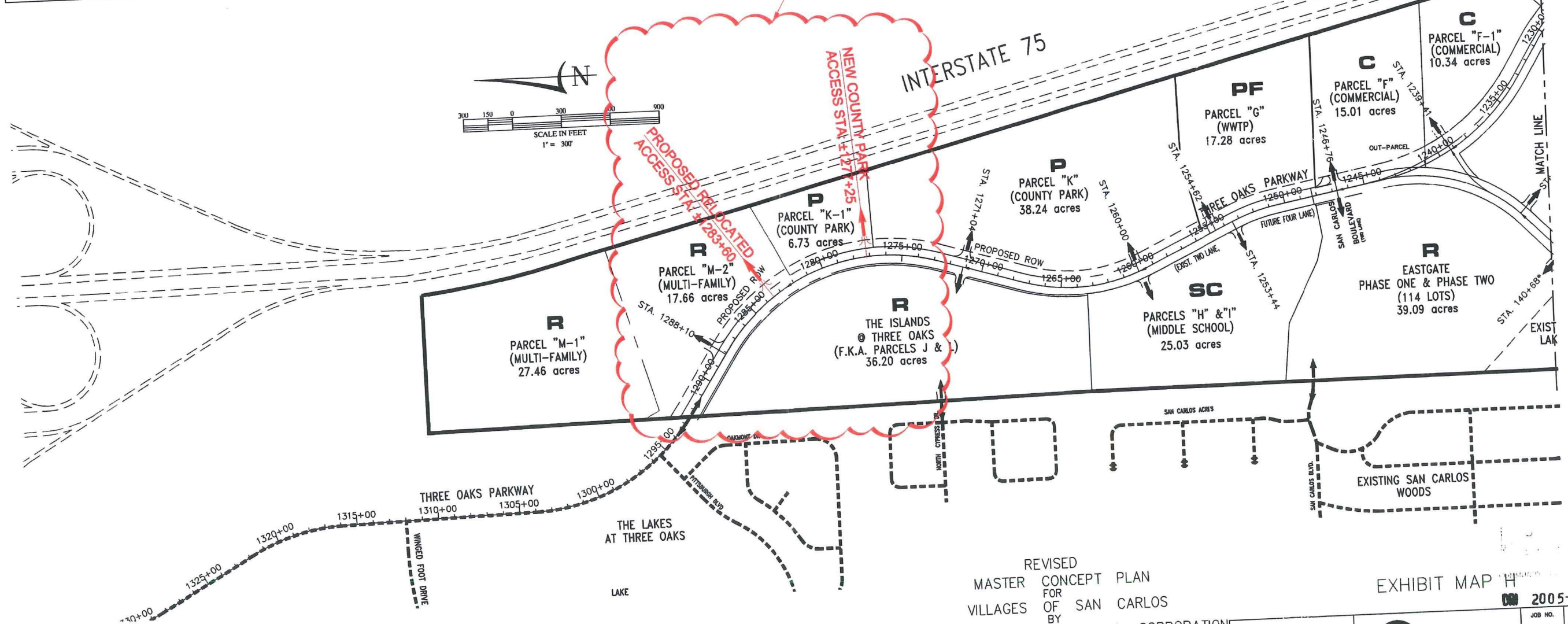
LEGEND

- R** - RESIDENTIAL
- C** - COMMERCIAL
- P** - COUNTY PARK
- PF** - PUBLIC FACILITIES
- SC** - SCHOOL
- PR/WM** - PRESERVE

DESCRIPTION	AREA (ACRES)	PARAMETERS
- RESIDENTIAL TRACTS	309.32 ACRES	
+ R/W	49.01 ACRES	2,500 D.U.'s
TOTAL	358.33 ACRES	158,799 SF
- COMMERCIAL	25.35 ACRES	-
- COUNTY PARK	44.97 ACRES	-
- PUBLIC FACILITIES	17.28 ACRES	-
- SCHOOL	25.03 ACRES	-
- PRESERVE	23.80 ACRES	-
TOTAL	494.76 ACRES	-

SEE ATTACHED ACCESS EXHIBIT

APPROVED
Map H
Site Plan # Z-01027 Page 1 of 2
Subject to conditions in Resolutions Z-07-027
Case # DRI2005-00005



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT MAP H

2005-00005

* STATIONS FOR THESE C's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

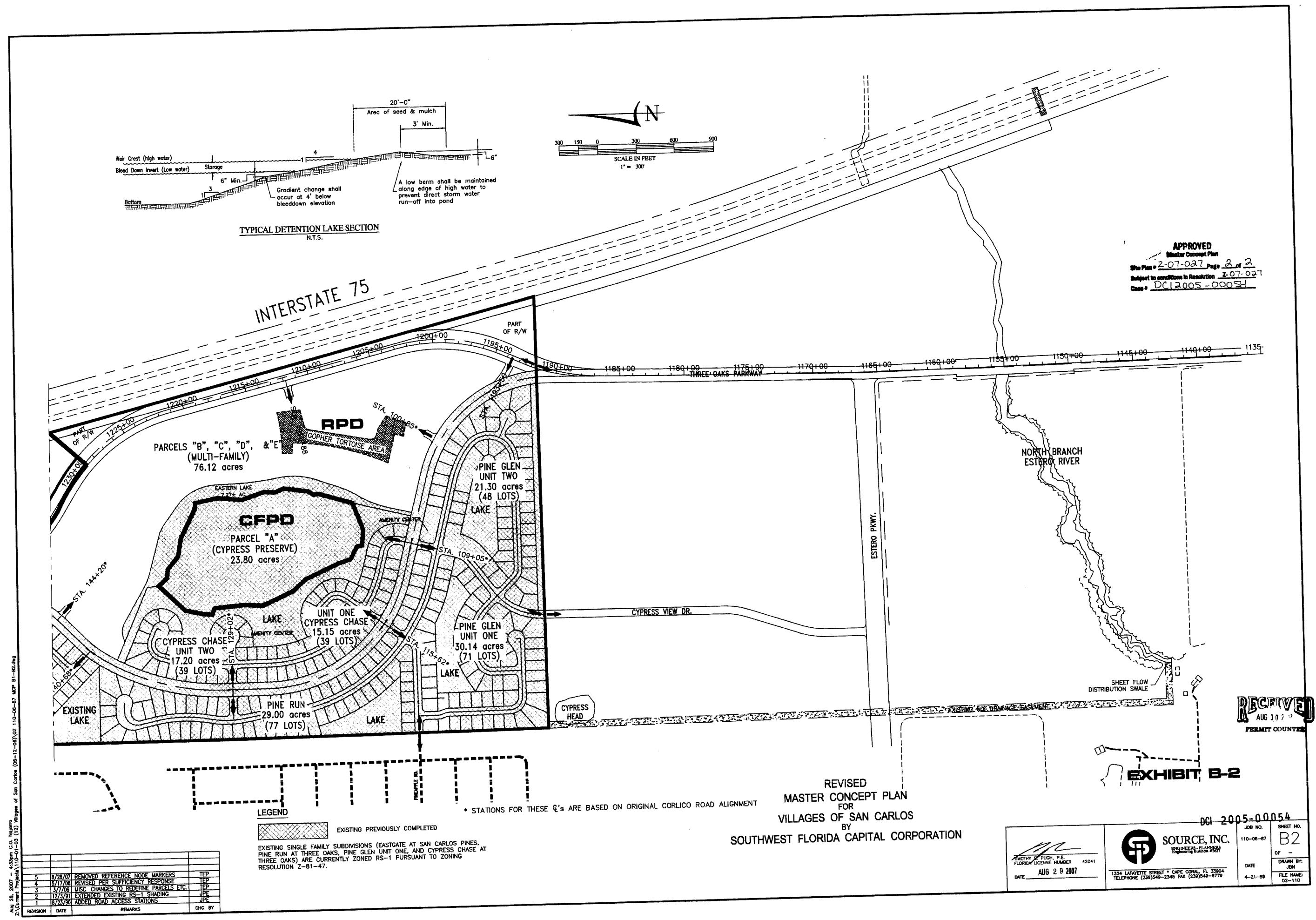
Sep 08, 2008 - 10:47am C.O. Noguera
2:\Current Projects\110-01-03(12) Villages of San Carlos (05-12-06)\03 110-06-87 Map H C1-C2.dwg

REVISION	DATE	REMARKS	CHG. BY
2	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
1	1/18/06	NEW MAP H CREATED	TEP

RECEIVED
SEP 08 2006
DATE

SOURCE, INC.
ENGINEERS - PLANNERS
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)548-2345 FAX (239)548-6779

JOB NO. 110-06-87
SHEET NO. C-1
DATE 4-21-09
DRAWN BY: JBN
FILE NAME: 03-110



APPROVED
Master Concept Plan
Site Plan # 2-07-027 Page 2 of 2
Subject to conditions in Resolution 2-07-027
Case # DCI 2005-00054

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AUG 30 2 17
PERMIT COUNTY

EXHIBIT B-2

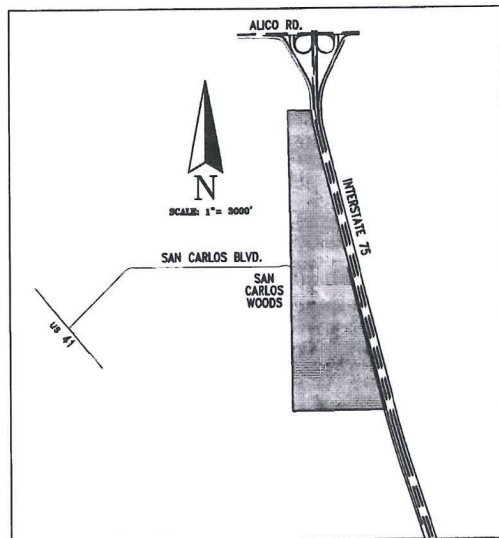
REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

DCI 2005-00054

MOTLEY & FLUCH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE AUG 29 2007

SOURCE, INC.
ENGINEERS-PLANNERS
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)548-8779

JOB NO. 110-06-87	SHEET NO. B2
DATE 4-21-89	FILE NAME 02-110



LOCATION MAP

PREVIOUSLY APPROVED DEVIATION LIST
SEE Z-91-083 FOR CONDITIONS OF APPROVAL

APPROVED ONLY

NOTE:

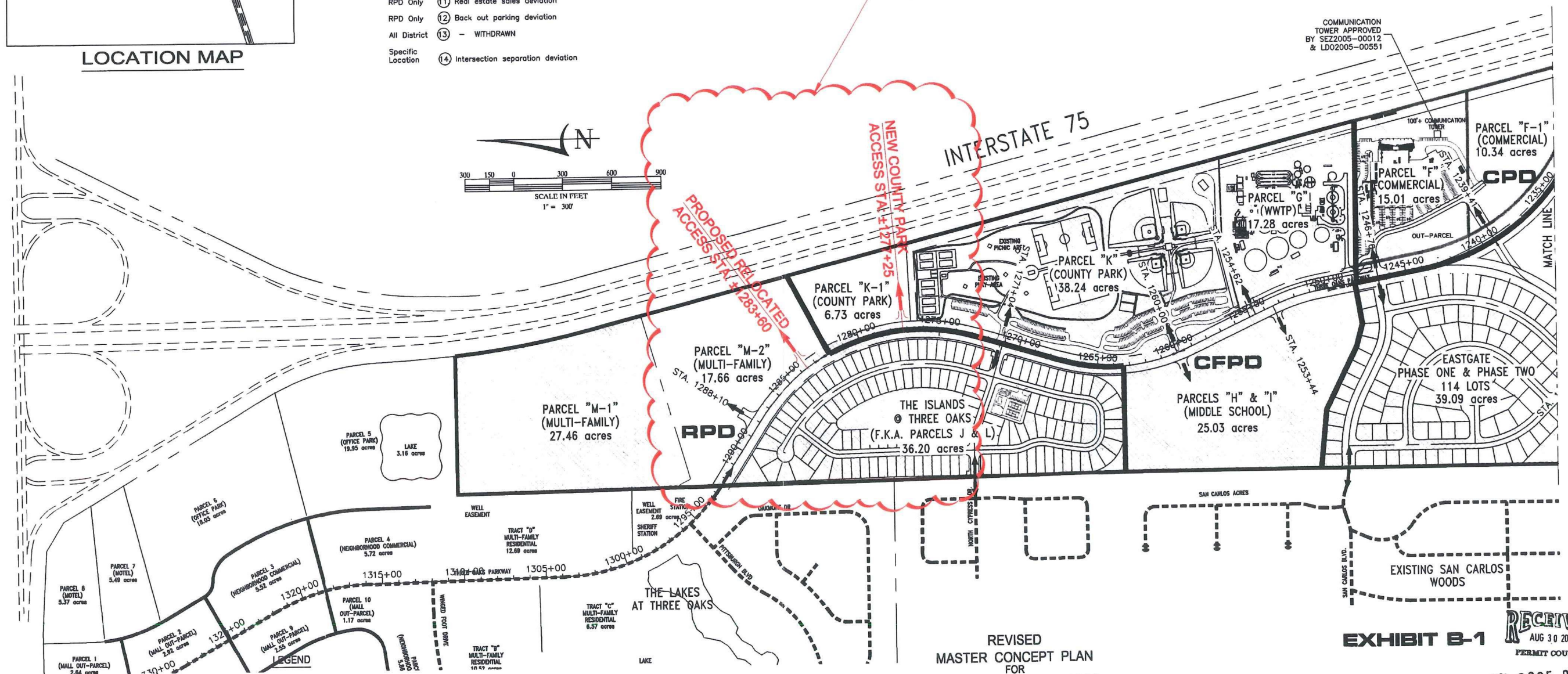
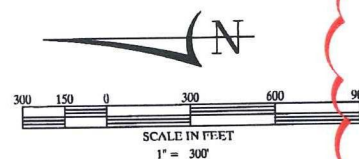
If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County Standards:

- All Districts (1) Access road deviation
All Districts (2) Access to adjoining property
All Districts (3) Pavers drive deviation
RPD Only (4) Open space deviation
All Districts (5) Excavation depth deviation
RPD Only (6) Property development deviation
All Districts (7) Sign deviation
All Districts (8) Fence around excavation deviation
All Districts (9) Street buffer deviation
All Districts (10) Pavement standards deviation
RPD Only (11) Real estate sales deviation
RPD Only (12) Back out parking deviation
All District (13) - WITHDRAWN
Specific Location (14) Intersection separation deviation

DESCRIPTION	AREA (ACRES)
RPD	
TRACTS	309.32 ACRES
+ R/W	49.01 ACRES
TOTAL	358.33 ACRES
CFPD	111.08 ACRES
CPD	25.35 ACRES
TOTAL	494.76 ACRES

APPROVED
Master Concept Plan
Site Plan Z-07-027 Page 1 of 2
Subject to conditions in Resolution Z-07-027
Case # DC12005-00054

SEE ATTACHED
ACCESS EXHIBIT



EXISTING PREVIOUSLY COMPLETED

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION 2-81-47.

* STATIONS FOR THESE Q's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT B-1

RECEIVED
AUG 30 2007
PERMIT COUNTER

DCI 2005 00054

 TIMOTHY C. PUGH, P.E. FLORIDA LICENSE NUMBER 42041 DATE AUG 29 2007	 SOURCE, INC. ENGINEERS, PLANNERS Engineering Business 230 1334 LAFAYETTE STREET • CAPE CORAL, FL 33904 TELEPHONE (239)548-2345 FAX (239)548-6779	JOB NO. 110-06-87	SHEET NO. B1
		DATE AUG 29 2007	DATE 4-21-89

REVISION	DATE	REMARKS	CHG. BY
5	8/28/07	REMOVED REFERENCE NODE MARKERS	TCP
4	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TCP
3	3/7/06	MISC. CHANGES TO REDEFINING PARCELS ETC.	TCP
2	12/3/01	EXTENDED EXISTING RS-1 SHADING	JPE
1	8/23/00	ADDED ROAD ACCESS STATIONS	JPE

EXHIBIT "A"

DESCRIPTION:

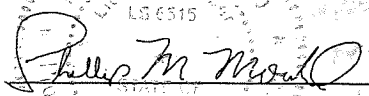
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A TRACT OR PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE AFORESAID SECTION 10; THENCE RUN NORTH 01°24'08" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER (S.E. 1/4) FOR 1175.50 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (100 FEET FROM CENTERLINE AS SHOWN ON RIGHT-OF-WAY SKETCH PREPARED BY AIM ENGINEERING & SURVEYING, INC., PROJECT NO. 02-8240 AND DATED OCTOBER 31, 2003) AND THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE; THENCE RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 192.52 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 1070.00 FEET, A DELTA OF 10°18'33", A CHORD BEARING OF NORTH 48°49'53" WEST, AND A CHORD DISTANCE OF 192.26 FEET; THENCE RUN NORTH 47°21'09" EAST, FOR 88.91 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY FOR 42.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 130.00 FEET, A DELTA OF 18°31'11", A CHORD BEARING OF NORTH 56°36'46" EAST, AND A CHORD DISTANCE OF 41.84 FEET TO A POINT OF CUSP; THENCE RUN SOUTHWESTERLY FOR 29.05 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 15.00 FEET, A DELTA OF 110°58'29", A CHORD BEARING OF SOUTH 10°23'07" WEST, AND A CHORD DISTANCE OF 24.72 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN SOUTHEASTERLY FOR 48.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 960.00 FEET, A DELTA OF 02°52'05", A CHORD BEARING OF SOUTH 46°32'11" EAST, AND A CHORD DISTANCE OF 48.05 FEET; THENCE RUN SOUTHEASTERLY FOR 43.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 120.00 FEET, A DELTA OF 20°32'37", A CHORD BEARING OF SOUTH 35°46'26" EAST, AND A CHORD DISTANCE OF 42.80 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 25°30'07" EAST, FOR 37.14 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY FOR 18.27 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 80.00 FEET, A DELTA OF 13°04'55", A CHORD BEARING OF SOUTH 32°02'35" EAST, AND A CHORD DISTANCE OF 18.23 FEET; THENCE RUN NORTH 73°26'57" EAST FOR 1032.05 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 75 (162.00 FEET FROM CENTERLINE); THENCE RUN SOUTH 14°13'43" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 927.35 FEET; THENCE RUN SOUTH 61°34'25" WEST, FOR 439.87 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY, SAID POINT BEING ON A CURVE; THENCE RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE (RADIAL TO THE PREVIOUSLY DESCRIBED LINE) FOR 643.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, WITH A RADIUS OF 1270.00 FEET, A DELTA OF 29°01'49", A CHORD BEARING OF NORTH 42°54'50" WEST, AND A CHORD DISTANCE OF 636.62 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 57°25'44" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 451.51 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 64.30 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, WITH A RADIUS OF 1070.00 FEET, A DELTA OF 03°26'34", A CHORD BEARING OF NORTH 55°43'54" WEST, AND A CHORD DISTANCE OF 64.29 FEET TO THE POINT OF BEGINNING.

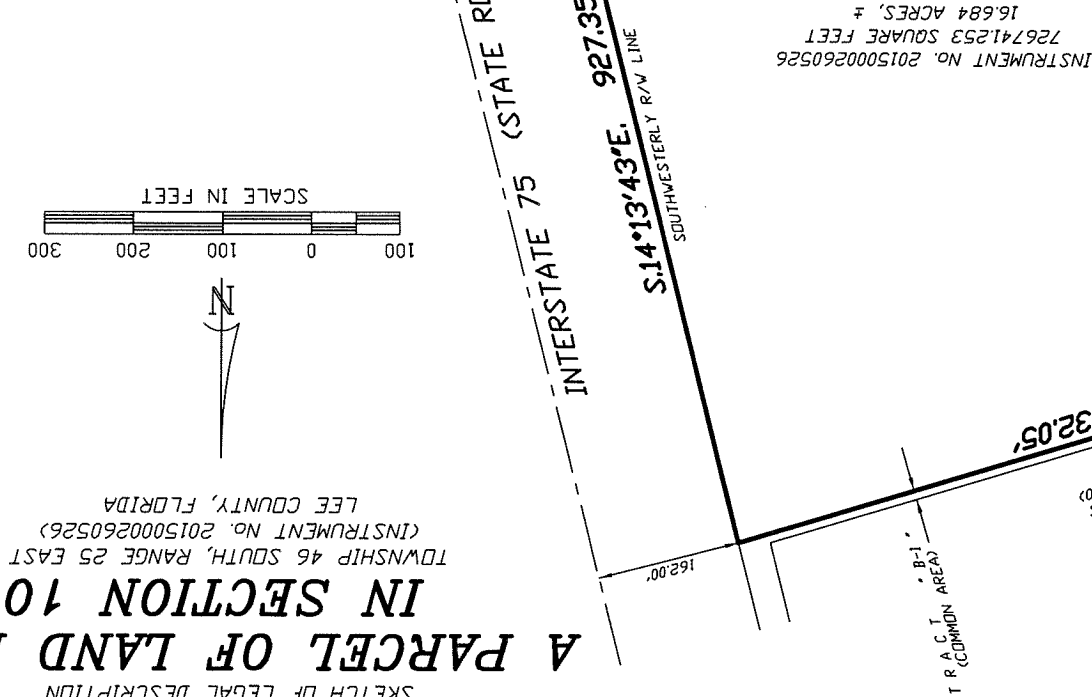
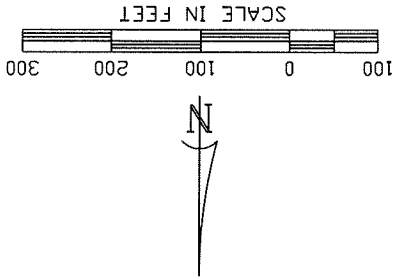
BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER (S.E. 1/4) OF THE AFORESAID SECTION 10 AS BEING NORTH 01°24'08" WEST.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT GRANTED FOR THE BENEFIT OF THE ABOVE DESCRIBED PROPERTY AS SET FORTH IN THAT CERTAIN ENTRY AREA EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 4376, PAGE 4033, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LS 6515


PHILLIP M. MOULD
 LS #6515
 MAY 24, 2016

SKETCH OF LEGAL DESCRIPTION
**A PARCEL OF LAND LYING
IN SECTION 10**
TOWNSHIP 46 SOUTH, RANGE 25 EAST
(INSTRUMENT NO. 2015000260526)
LEE COUNTY, FLORIDA



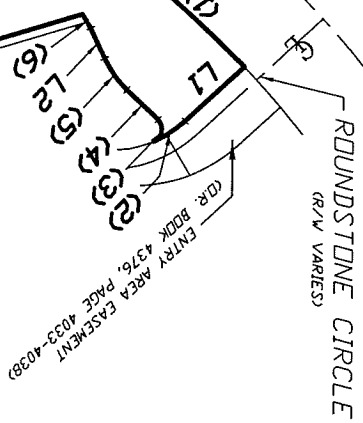
LINE TABLE

Line	Bearing	Distance
L1	N.47°21'09\"E.	88.91'
L2	S.25°30'07\"E.	37.14'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1070.00'	10°18'33\"	192.52'	192.26'	N.48°49'53\"W.
2	130.00'	18°31'11\"	42.02'	41.84'	N.56°36'46\"E.
3	15.00'	110°58'29\"	29.05'	24.72'	S.10°23'07\"W.
4	960.00'	02°52'05\"	48.06'	48.05'	S.46°32'11\"E.
5	120.00'	20°32'37\"	43.03'	42.80'	S.35°46'26\"E.
6	80.00'	13°04'55\"	18.27'	18.23'	S.32°02'35\"E.
7	1270.00'	29°01'49\"	643.48'	636.62'	N.42°54'50\"W.
8	1070.00'	03°26'34\"	64.30'	64.29'	N.55°43'54\"W.

POINT OF COMMENCEMENT
S.W. CORNER OF THE SE1/4
OF SECTION 10-46-25

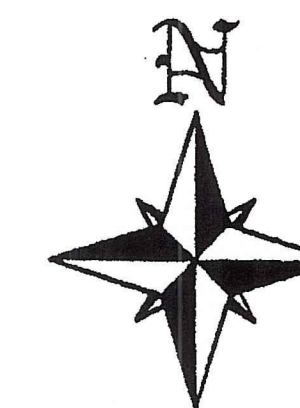


BLOCK
TIMBERWALK AT THREE OAKS
(PLAT BOOK 81, PAGES 65-70)

INSTRUMENT NO. 2015000260526
726741253 SQUARE FEET
16.684 ACRES, ±

THIS IS NOT A BOUNDARY SURVEY

PHILIP M. MULLER
PROFESSIONAL SURVEYOR AND MAPPER
#5315 - STATE OF FLORIDA
HARRIS-JORGENSEN, INC.
3046 DEL. PRADO BLVD., S. 3A
CAPE CORAL, FLORIDA 33904
PHONE (239) 257-2624
FAX (239) 257-2921



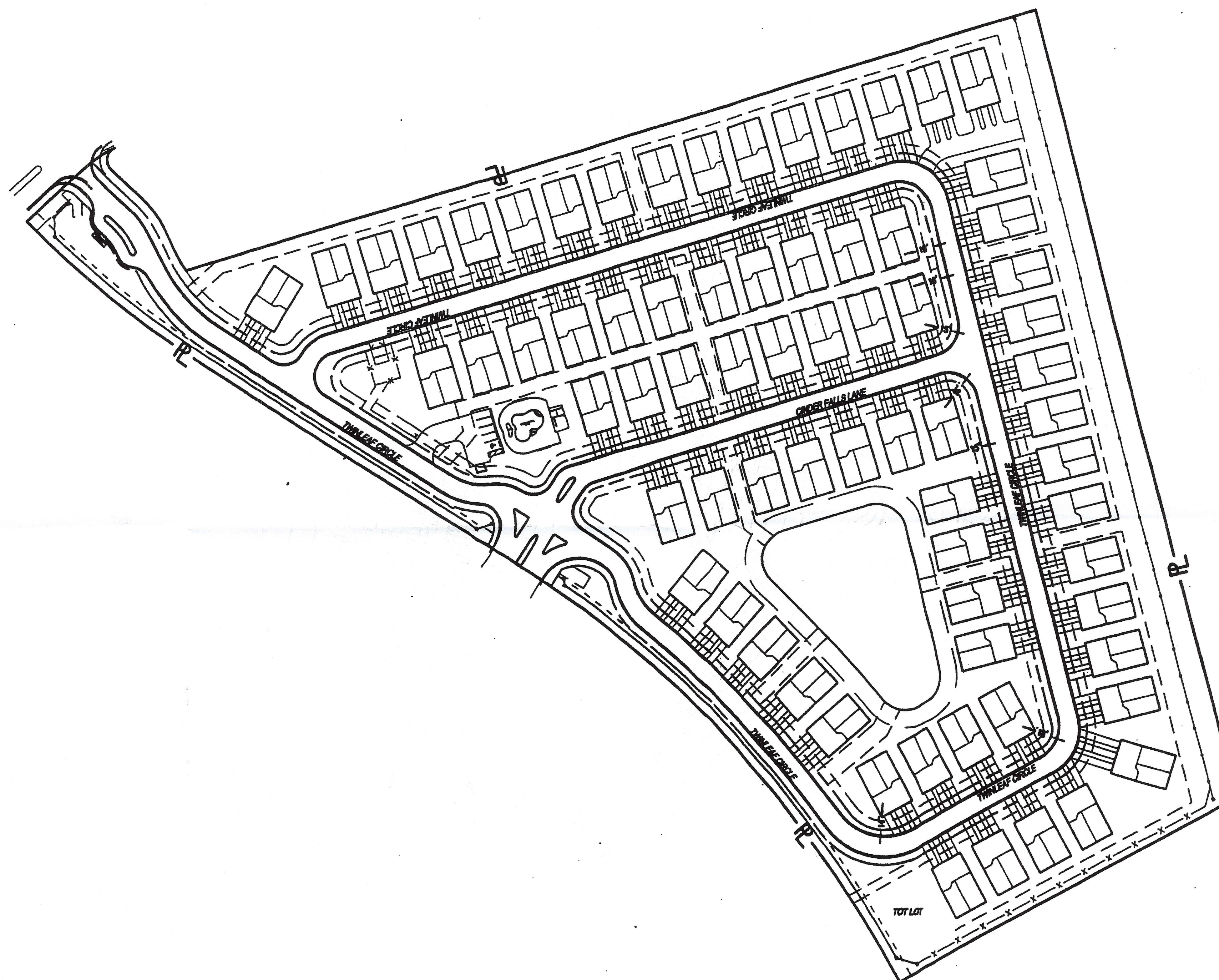
0 150' 300'
GRAPHIC SCALE 1" = 150'

RECEIVED
JAN 12 2007

COMMUNITY DEVELOPMENT

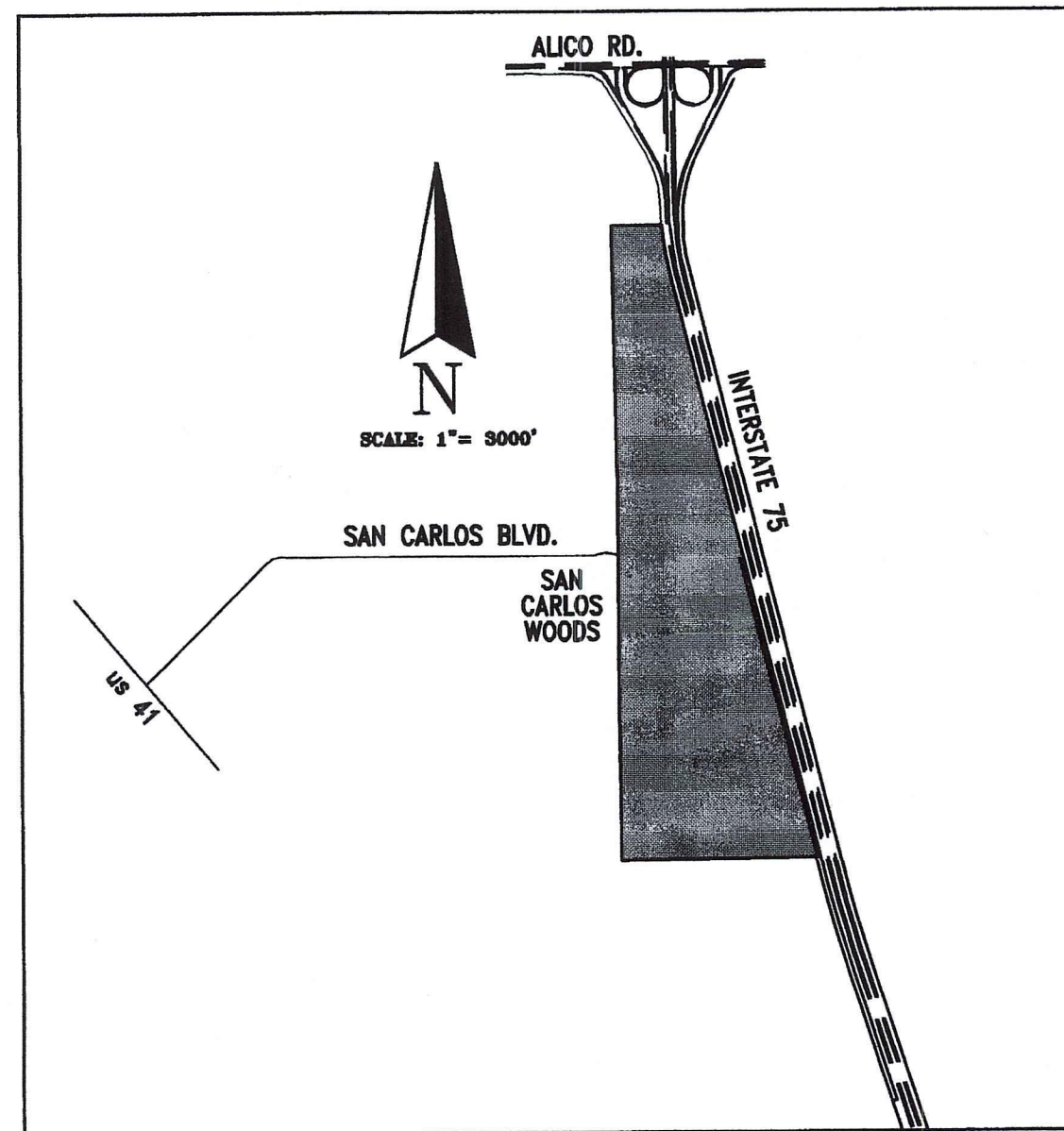
NOTES:

1. CORNER LOTS WITH REDUCED STREET SETBACKS PROPOSED AS SHOWN.



DCI 2005-00054

PREPARED FOR: D.R. HORTON, INC. 12771 WESTLINKS DRIVE, UNIT 9 FORT MYERS, FLORIDA 33913 PHONE: (239) 225-2800 FAX: (239) 225-2801		Banks Engineering Professional Engineers, Planners & Land Surveyors 10311 SIX MILE CYPRESS PARKWAY FORT MYERS, FLORIDA 33968 PHONE: (239) 936-5400 FAX: (239) 936-2523 ENGINEERING LICENSE # ES 6408 SURVEY LICENSE # LS 0880		MASTER CONCEPT PLAN TIMBERWALK SOUTH - PARCEL M-2 LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)		
12-27-2006	2406	SITE 8	SEH	SEH	SEH	1"=150'	1	1			



LOCATION MAP

PREVIOUSLY APPROVED DEVIATION LIST
SEE Z-91-083 FOR CONDITIONS OF APPROVAL

APPROVED ONLY

NOTE:

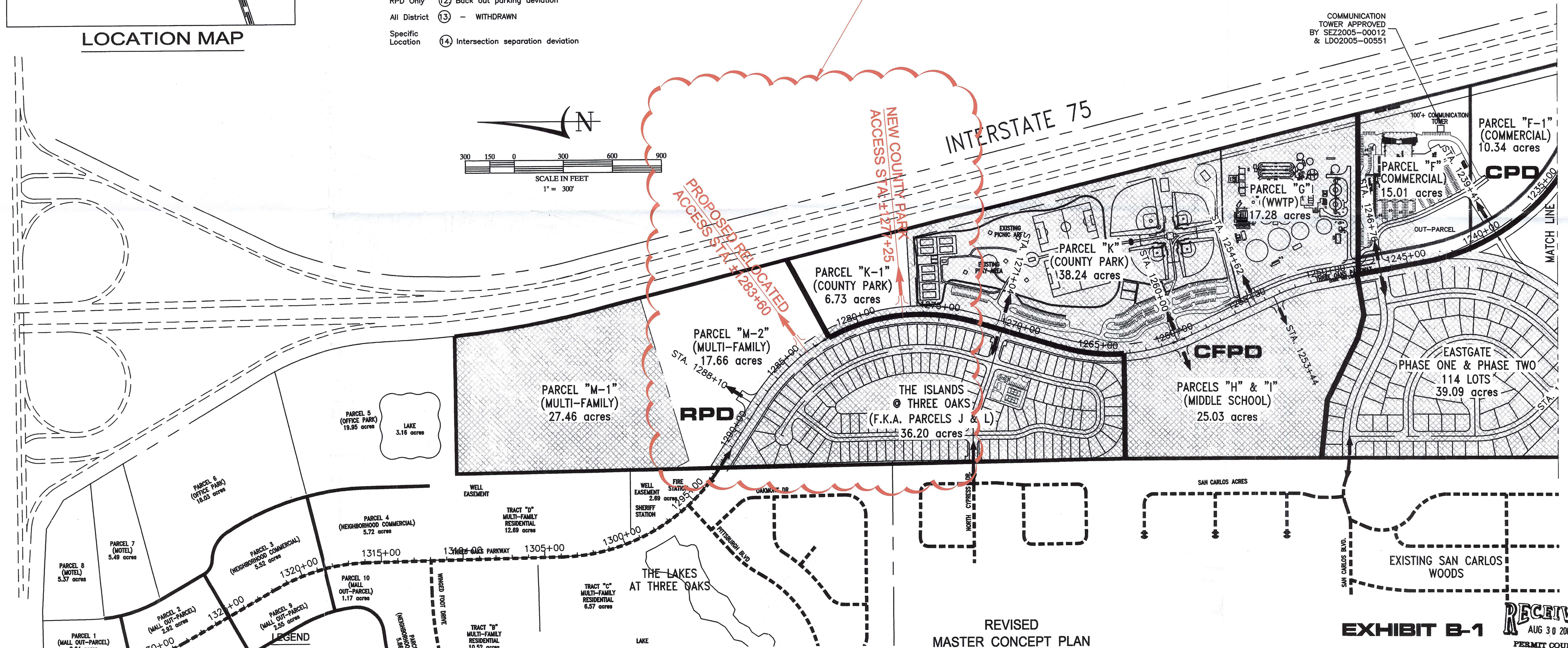
If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County Standards:

- All Districts ① Access road deviation
All Districts ② Access to adjoining property
All Districts ③ Pavers drive deviation
RPD Only ④ Open space deviation
All Districts ⑤ Excavation depth deviation
RPD Only ⑥ Property development deviation
All Districts ⑦ Sign deviation
All Districts ⑧ Fence around excavation deviation
All Districts ⑨ Street buffer deviation
All Districts ⑩ Pavement standards deviation
RPD Only ⑪ Real estate sales deviation
RPD Only ⑫ Back out parking deviation
All District ⑬ - WITHDRAWN
Specific Location ⑭ Intersection separation deviation

DESCRIPTION	AREA (ACRES)
RPD	
TRACTS	309.32 ACRES
+ R/W	49.01 ACRES
TOTAL	358.33 ACRES
CFPD	111.08 ACRES
CPD	25.35 ACRES
TOTAL	494.76 ACRES

APPROVED
Master Concept Plan
Site Plan # Z-07-027 Page 1 of 2
Subject to conditions in Resolution Z-07-027
Case # DC12005-00054

SEE ATTACHED
ACCESS EXHIBIT



EXISTING PREVIOUSLY COMPLETED

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-47.

* STATIONS FOR THESE C's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT B-1

RECEIVED
AUG 30 2007
PERMIT COUNTER

DCI 2005 00054

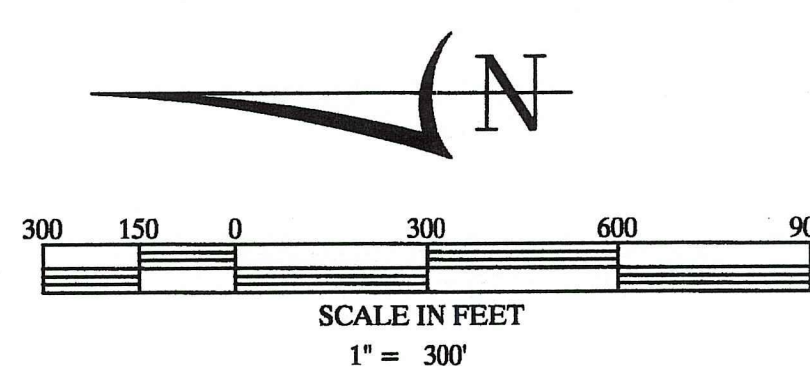
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5	8/28/07	REMOVED REFERENCE NODE MARKERS	TEP
4	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
3	3/7/06	MISC. CHANGES TO REDEFINE PARCELS ETC.	TEP
2	12/3/01	EXTENDED EXISTING RS-1 SHADING	JPE
1	8/23/00	ADDED ROAD ACCESS STATIONS	JPE

TIMOTHY C. PUGH, P.E.
FLORIDA LICENSE NUMBER 42041
DATE AUG 29 2007



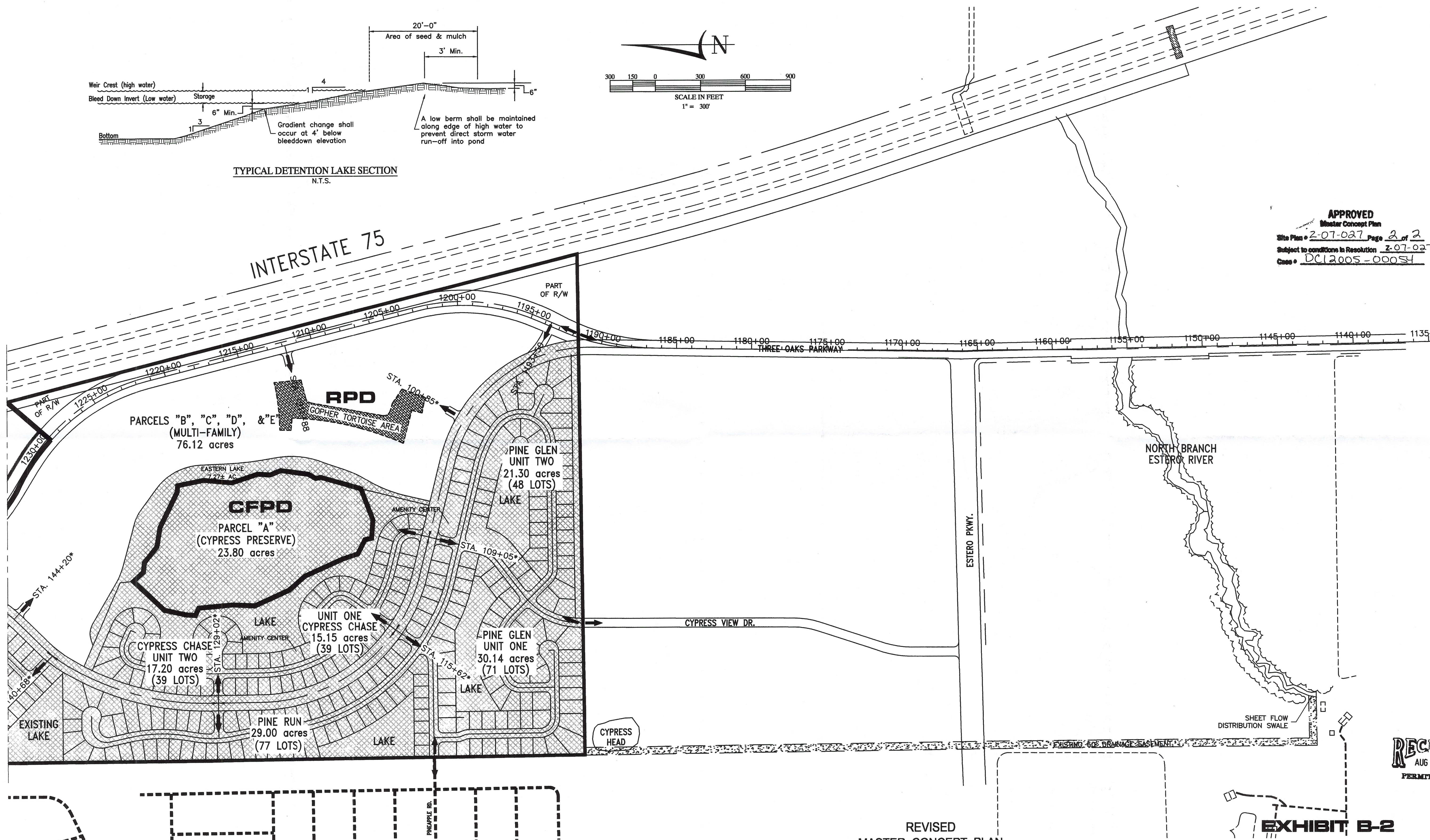
SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Building #207
1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)548-2345 FAX (239)548-6779

JOB NO.
110-06-87
SHEET NO.
B1
DATE
4-21-89
DRAWN BY:
JBN
FILE NAME:
02-110



TYPICAL DETENTION LAKE SECTION
N.T.S.

APPROVED
Master Concept Plan
Site Plan * 2-07-027 Page 2 of 2
Subject to conditions in Resolution 2-07-027
Case * DC12005-00054



RECEIVED
AUG 30 2 17
PERMIT COUNTY

EXHIBIT B-2

REVISIONS

1. REVISED MASTER CONCEPT PLAN FOR VILLAGES OF SAN CARLOS BY SOUTHWEST FLORIDA CAPITAL CORPORATION

5	8/26/07	REMOVED REFERENCE NODE MARKERS	TEP
4	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
3	3/7/06	MISC. CHANGES TO REDEFINE PARCELS ETC.	TEP
2	12/23/91	EXTENDED EXISTING RS-1 SHADING	JPE
1	8/23/90	ADDED ROAD ACCESS STATIONS	JPE
REVISION	DATE	REMARKS	CHG. BY

LEGEND

 EXISTING PREVIOUSLY COMPLETED

* STATIONS FOR THESE C's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-47.

DCI 2005-00054

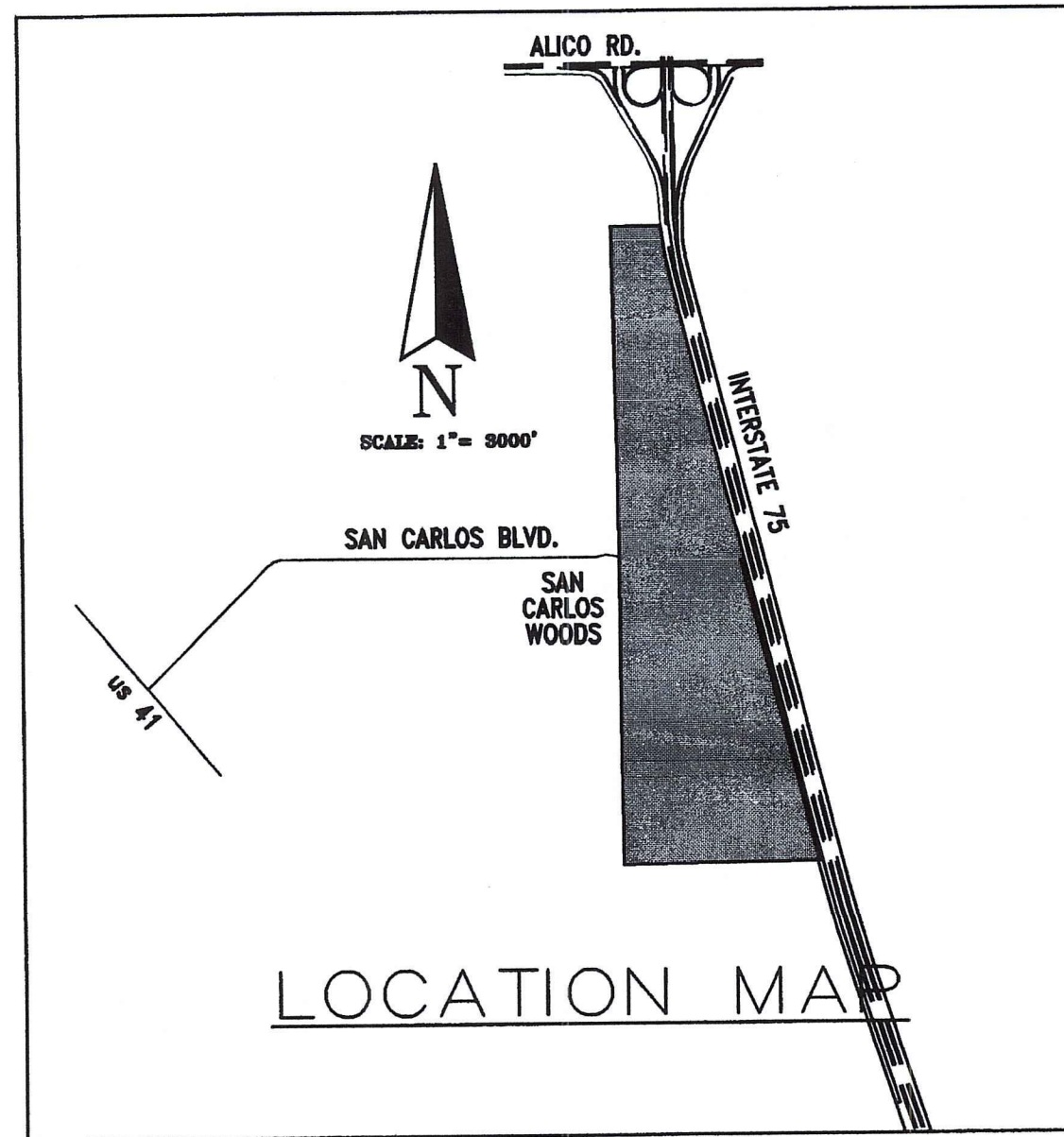
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110-06-87	B2
DATE	OF -
4-21-89	DRAWN BY JBN
	FILE NAME 02-110


TIMOTHY E. PUGH, P.E.
FLORIDA LICENSE NUMBER 4204
AUG 29 2007



SOURCE, INC.
ENGINEERS - PLANNERS
Engineering Business #2627

1334 LAFAYETTE STREET * CAPE CORAL, FL 33904
TELEPHONE (239)549-2345 FAX (239)549-6779



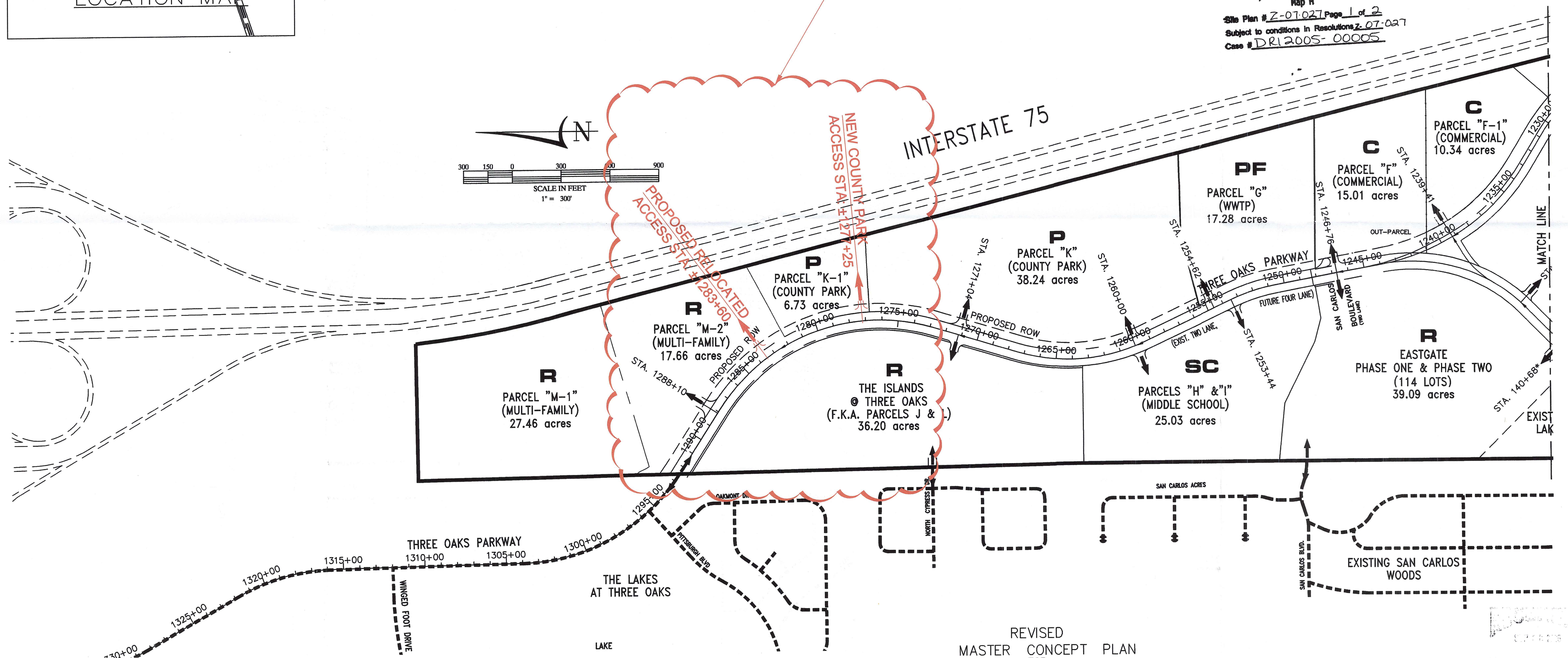
LEGEND

- R** - RESIDENTIAL
- C** - COMMERCIAL
- P** - COUNTY PARK
- PF** - PUBLIC FACILITIES
- SC** - SCHOOL
- PR/WM** - PRESERVE

DESCRIPTION	AREA (ACRES)	PARAMETERS
- RESIDENTIAL TRACTS + R/W	309.32 ACRES	
TOTAL	49.01 ACRES	2,500 D.U.'s
- COMMERCIAL	25.35 ACRES	158,799 SF
- COUNTY PARK	44.97 ACRES	-
- PUBLIC FACILITIES	17.28 ACRES	-
- SCHOOL	25.03 ACRES	-
- PRESERVE	23.80 ACRES	-
TOTAL	494.76 ACRES	-

SEE ATTACHED
ACCESS EXHIBIT

APPROVED
Map H
Site Plan # Z-07-027 Page 1 of 2
Subject to conditions in Resolution Z-07-027
Case # DRI2005-00005



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT MAP H
2005-00005

* STATIONS FOR THESE Q's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISION	DATE	REMARKS	CHG. BY
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1	1/18/06	NEW MAP H CREATED	TEP

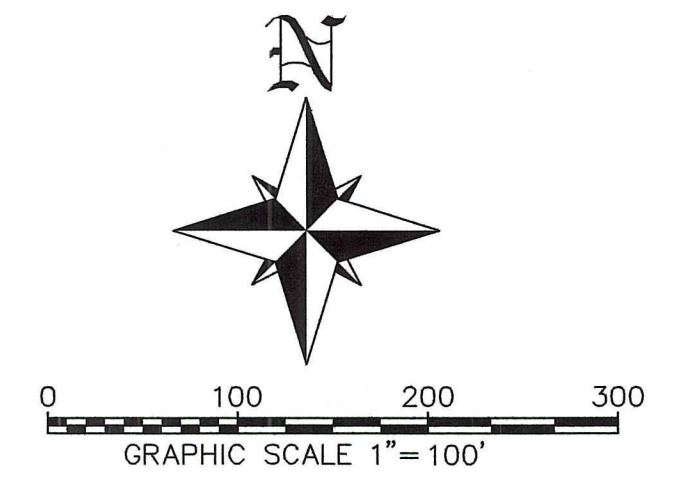
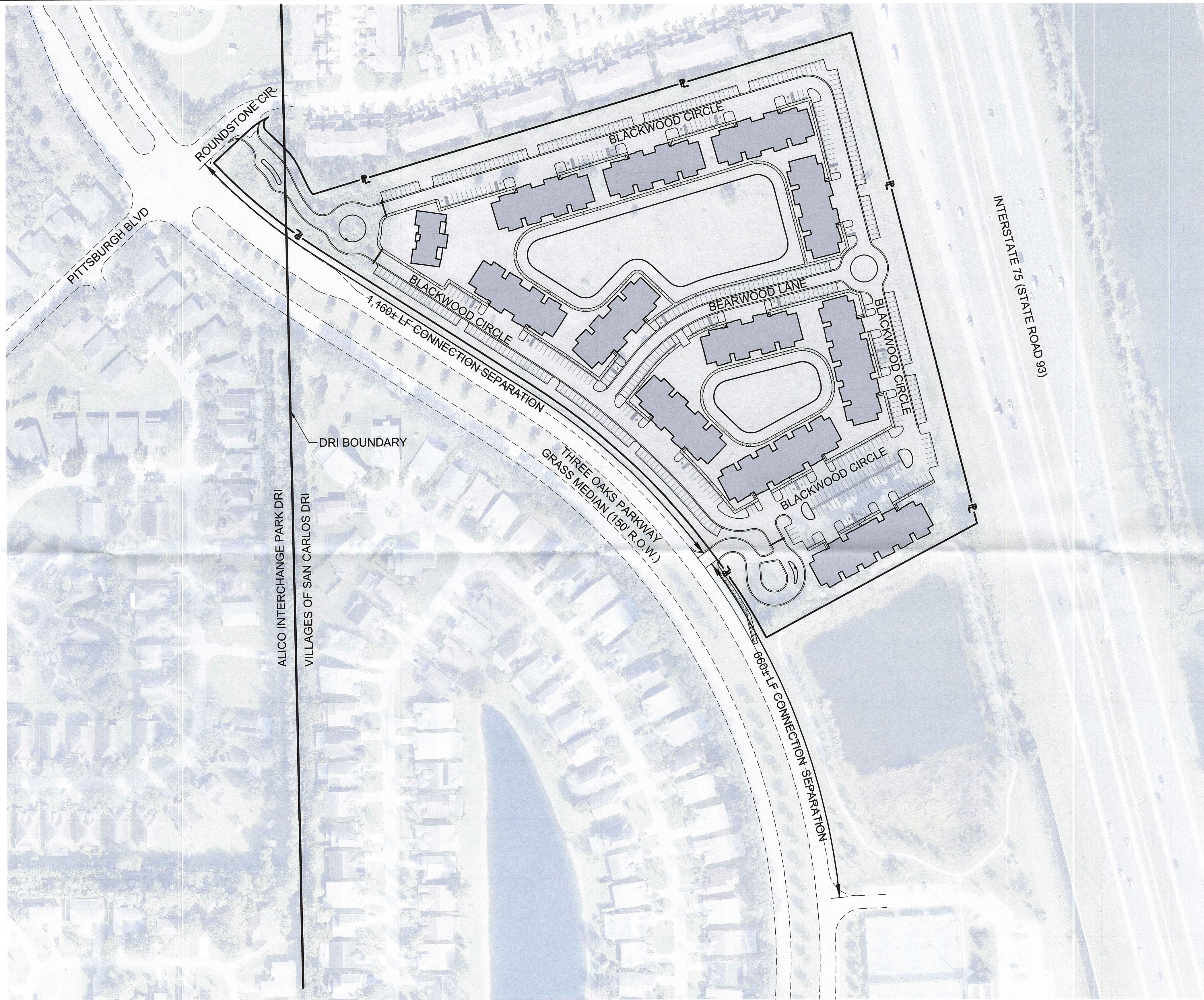
DATE SEP 08 2006

SOURCE, INC.
ENGINEERS, PLANNERS
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)548-2345 FAX (239)548-6779

JOB NO. 110-06-87
SHEET NO. C-1
DATE 4-21-89
DRAWN BY: JEN
FILE NAME: 03-110

Sep 08, 2006 - 10:47am C.O. Nolasco
Z:\Current Projects\110-01-03(12) Villages of San Carlos (05-12-06)\03 110-06-87 Map H C1-C2.dwg

S:\JOBS\24XX\2406RG\ZONING\2406RG MCP PARCEL M-2.DWG 6/15/2016 11:20 AM STEVE JOHNSON



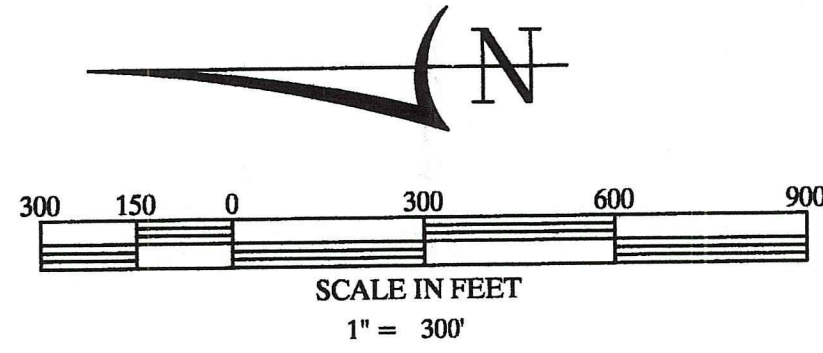
2406RG

PREPARED FOR:
ROHDIE GROUP
52 VANDERBILT AVENUE, 20TH FLOOR
NEW YORK, NEW YORK 10017
(212) 905-8405

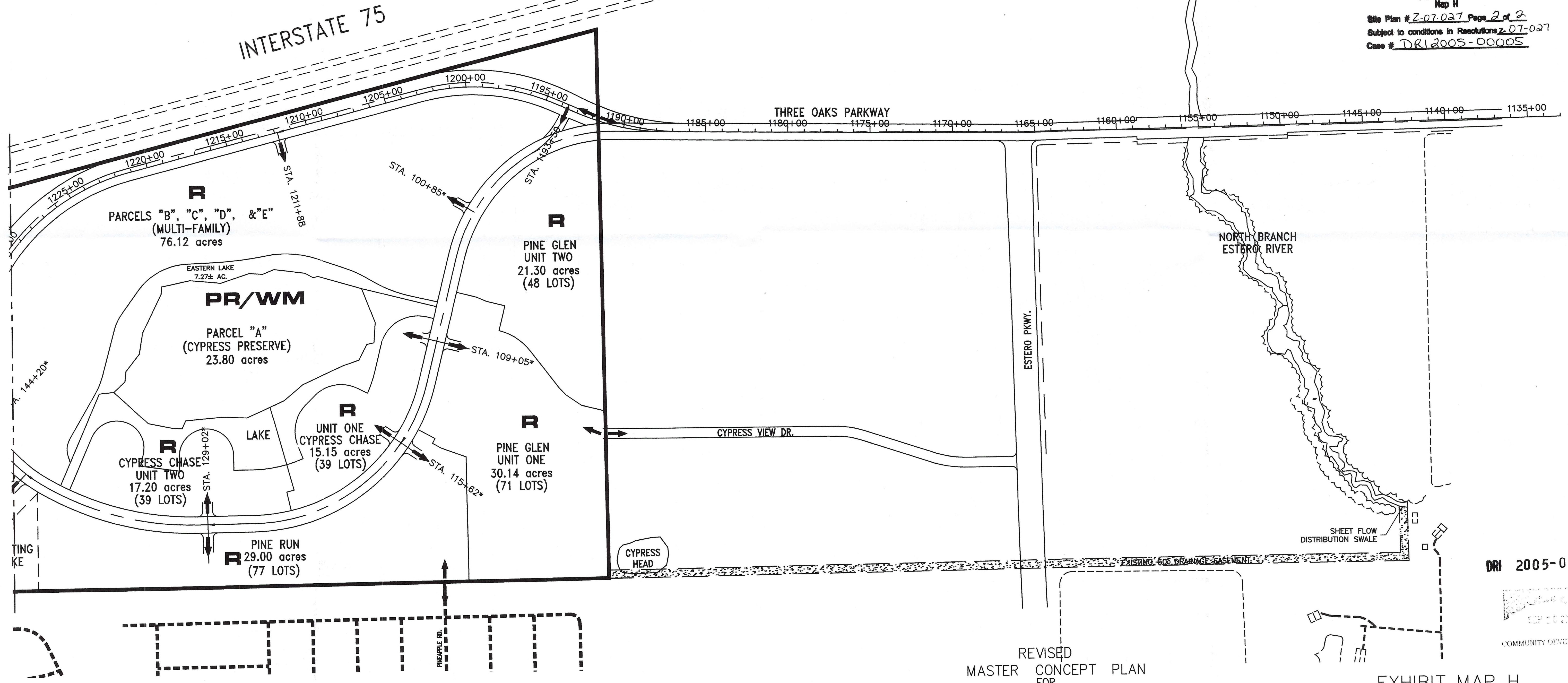
NO.	DATE	REVISION DESCRIPTION	BY

BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 8469
SURVEY LICENSE # LB 6650
WWW.BANKSENG.COM

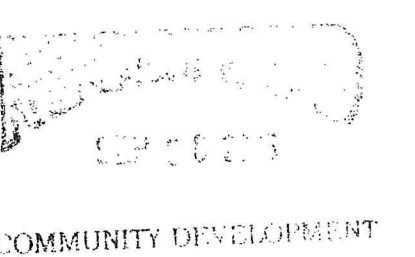
MASTER CONCEPT PLAN TIMBERWALK SOUTH - PARCEL M-2 LEE COUNTY, FLORIDA							
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
6/02/2016	2406RG	_MCP	SDJ	SDJ	SEH	1"=100'	1



APPROVED
Map H
Site Plan # Z-07-027 Page 2 of 2
Subject to conditions in Resolutions Z-07-027
Case # DRI 2005-00005



DRI 2005-00005



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT MAP H

* STATIONS FOR THESE C's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

Sep 08, 2006 - 10:47am C.O. Najera
Z:\Current Projects\110-01-03(12) Villages of San Carlos (05-12-06)\03 110-06-87 Map H C1-C2.dwg

REVISION	DATE	REMARKS	CHG. BY
2	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
1	1/18/06	NEW MAP H CREATED	TEP

 TIMOTHY E. PUGH, P.E. FLORIDA LICENSE NUMBER 42041 DATE SEP 08 2006	 SOURCE, INC. ENGINEERS - PLANNERS Engineering Division #267 1334 LAFAYETTE STREET • CAPE CORAL, FL 33904 TELEPHONE (239)549-2345 FAX (239)549-8779	JOB NO. 110-06-87 SHEET NO. C-2 OF - DATE 4-21-89 DRAWN BY: JBN FILE NAME: 03-110
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