

GIS Tracking Sheet

Case No.: ADD2006-00122

Intake Date: 6/21/06

Project Name: Crane Landing RPD

STRAP Number(s): 23.43.24.00.00001.0000

Planner Name:

Tony

Ext.

8325

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 29 JUNE 06

LEGAL SUFFICIENT

☒ YES

INTAKE: N/A

☐ NO

Initials: *gms*

If not, give brief explanation:

MAP UPDATE following FINAL ACTION

Date:

☐ Hearing Examiner Decision

☐ Board of County Commissioner's Resolution

☐ Blue Sheet

☒ Administrative Approval (PD)

Zoning Notes: ADD2006-00122, 29 JUNE 06, CRANE LANDING RPD, AMEND RPD; CONDS.

MAP UPDATED

☐ YES

☐ NO

Initials:

If not, give brief explanation:

RPD: 501351

Banks Engineering

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

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

(PALERMO)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S.00°12'52"E. FOR 100.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELLOW DRIVE (100.00 FEET WIDE PER COUNTY RIGHT-OF-WAY MAP FOR COUNTY PROJECT #4013) AND THE **POINT OF BEGINNING**; THENCE N.89°59'56"E. (100.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 23) FOR 2671.79 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE N.89°55'22"E. ALONG SAID PARALLEL FOR 185.94 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE FORMER S.A.L. RAILROAD; THENCE S.11°11'14"E. ALONG SAID FORMER RIGHT-OF-WAY FOR 5333.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE N.88°39'48"W. ALONG SAID SOUTH LINE FOR 1226.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S.89°50'59"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 634.36 FEET; THENCE N.00°02'44"E. FOR 567.97 FEET; THENCE S.89°50'59"W. FOR 505.06 FEET; THENCE S.00°02'44"W. FOR 567.97 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE; THENCE S.89°50'59"W. ALONG SAID SOUTH LINE FOR 1519.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N.00°02'44"E. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 2649.76 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AND TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1174.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'01" FOR 122.02 FEET; THENCE N.05°59'45"E. FOR 435.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1024.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°12'37" FOR 111.09 FEET; THENCE N.00°12'52"W. FOR 882.68 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1024.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'42" FOR 222.33 FEET; THENCE N.12°38'34"W. FOR 387.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1174.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'42" FOR 254.86 FEET; THENCE N.00°12'52"W. FOR 110.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'43" FOR 78.32 FEET; THENCE S.89°57'35"E. FOR 124.78 FEET TO THE **POINT OF BEGINNING**.

BEARINGS, DISTANCES, AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE WEST LINE OF THE SOUTH WEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS N. 00°02'44" E. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN TOP OF A CONCRETE MONUMENT. THE MARK DESIGNATION IS "A136". THE AVERAGE SCALE FACTOR IS 0.99994291.


PARCEL CONTAINS 394.82 ACRES, MORE OR LESS.

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

DESCRIPTION PREPARED: 04-12-06


ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559

S:\Jobs\19xx\1960\SURVEYING\DESCRIPTIONS\1960_PALERMO_SKT.doc
S:\Jobs\19xx\1960\SURVEYING\DESCRIPTIONS\1960_PALERMO_SKT.dwg

Applicant's Legal Checked
by  29 JUNE 06

ADD 2006-00122
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JUN 21 2006

COMMUNITY DEVELOPMENT

EXHIBIT A

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 22 AND 23,
TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA
(PALERMO)

LINE TABLE

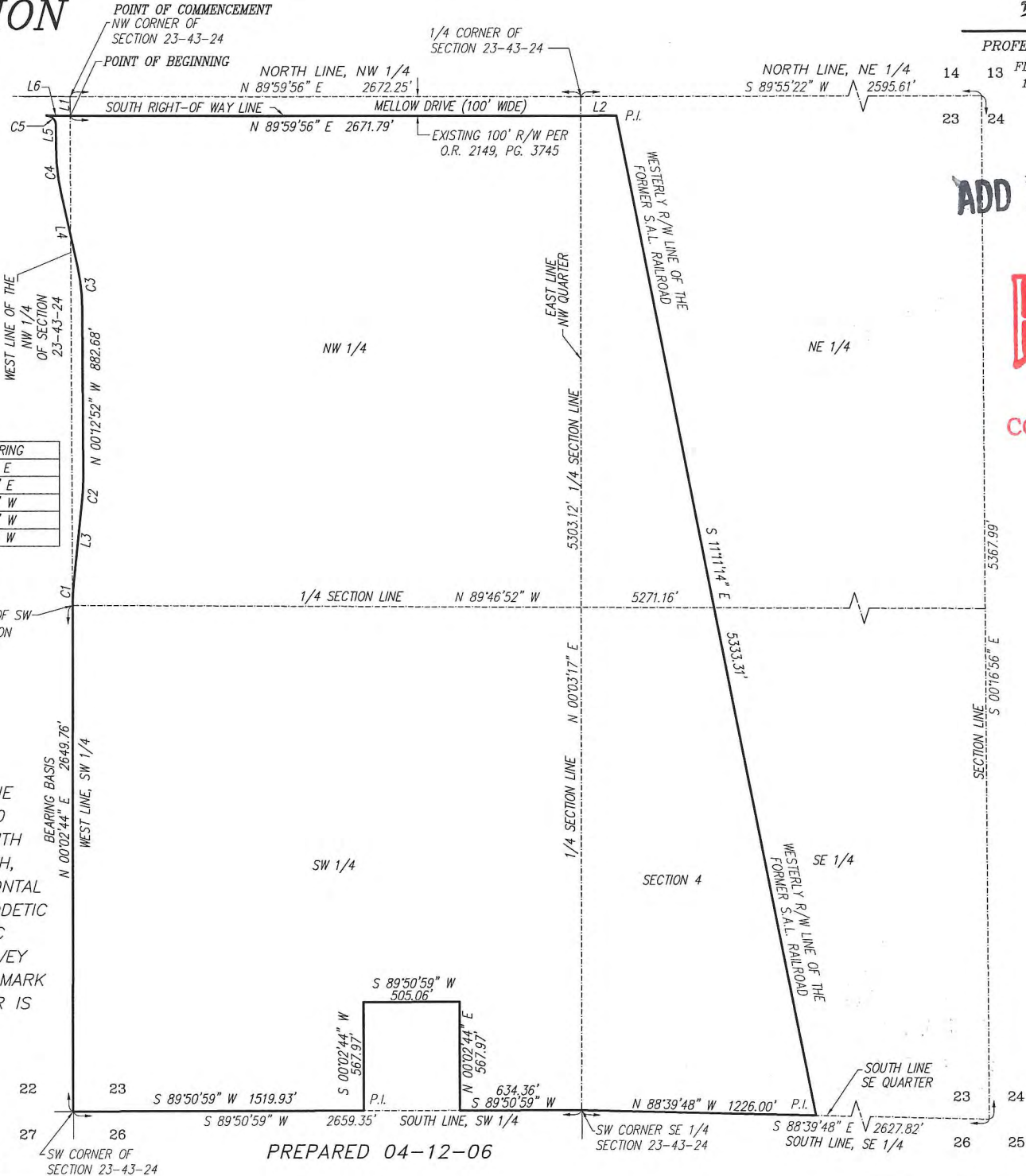
LINE	BEARING	DISTANCE
L1	S 00°12'52" E	100.00'
L2	N 89°55'22" E	185.94'
L3	N 05°59'45" E	435.43'
L4	N 12°38'34" W	387.74'
L5	N 00°12'52" W	110.54'
L6	S 89°57'35" E	124.78'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1174.94'	05°57'01"	122.02'	121.96'	N 03°01'15" E
C2	1024.94'	06°12'37"	111.09'	111.04'	N 02°53'27" E
C3	1024.94'	12°25'42"	222.33'	221.89'	N 06°25'43" W
C4	1174.94'	12°25'42"	254.86'	254.36'	N 06°25'43" W
C5	50.00'	89°44'43"	78.32'	70.55'	N 45°05'13" W

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) BEARINGS, DISTANCES, AND COORDINATES UNLESS OTHERWISE SHOWN ARE BASED ON "THE STATE PLANE COORDINATES SYSTEM" FLORIDA WEST ZONE 1983/90 ADJUSTMENT WHEREIN THE WEST LINE OF THE SOUTH WEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST BEARS N. 00°02'44" E. THE HORIZONTAL COORDINATES WERE ESTABLISHED BY CLASSICAL GEODETIC METHODS AND ADJUSTED BY THE NATIONAL GEODETIC SURVEY IN MAY 1991. THE SURVEY MARK IS A SURVEY DISC SET IN TOP OF A CONCRETE MONUMENT. THE MARK DESIGNATION IS "A136". THE AVERAGE SCALE FACTOR IS 0.99994291.



Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490

ADD 2006-00122N

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1" = 800'

COMMUNITY DEVELOPMENT

LEGEND:

- PG. INDICATES PAGE
O.R. INDICATES OFFICIAL RECORDS BOOK
CL INDICATES CENTER LINE
P.I. INDICATES POINT OF INTERSECTION
L1 INDICATES LINE 1 OF LINE TABLE
C1 INDICATES CURVE 1 OF CURVE TABLE

SEE SHEET 1 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.
THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY
ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559

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

ADMINISTRATIVE AMENDMENT (PD) ADD2006-00122

**ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA**

WHEREAS, CL Ventures, LLC filed an application for administrative approval to a Residential Planned Development on a project known as Crane Landing RPD (Zoning Resolution #Z-04-19) for an administrative amendment on property located at Del Prado Blvd. Extension, North Ft. Myers, described more particularly as:

LEGAL DESCRIPTION: In Section 23, Township 43 South, Range 24 East, Lee County, Florida:

See Exhibit "A";

WHEREAS, the property was originally rezoned in case number DCI2003-00023 (with subsequent administrative amendment ADD2005-00154); and

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

WHEREAS Banks Engineering submitted an application on behalf of CL Ventures LLC for an administrative amendment to the Crane Landing RPD; and

WHEREAS, Condition #7 of Zoning Resolution #Z-04-19 requires an administrative amendment for the location of a golf maintenance facility; and

WHEREAS, administrative amendment ADD2005-00154, made changes to the master concept plan, including the location of a golf maintenance facility; and

WHEREAS, this new administrative amendment request includes an updated Master Concept Plan (MCP) including the location of the golf maintenance facility in the same location as found in ADD2005-00154; and

WHEREAS, the golf maintenance facility's location is still in compliance with Condition #7 with no interconnection to Sabal Spring Residential Planned Development (RPD) to the west; and

WHEREAS, the revisions to the MCP for this administrative amendment include some changes to the location of the lakes, golf areas, residential tracts and other facilities; and

WHEREAS, these revisions to the MCP are consistent with Zoning Resolution #Z-04-019 and do not create any negative external impacts to neighbors; and

WHEREAS, Condition #9 of Zoning Resolution #Z-04-019 limits the number of model units to nine (9); and

WHEREAS, this request includes 9 additional model units for a total of 18 model homes or units; and

WHEREAS, the amended MCP shows the general location for all model homes and model units; and

WHEREAS, this is an appropriate number of model homes and units for a development of this size (1,229 dwelling units); and

WHEREAS, the request includes a revised set of property development regulations (See Exhibit B) consistent with those approved under ADD2005-00154; and

WHEREAS, Zoning Resolution #Z-04-019 includes building heights with a maximum of 45 feet/3 stories; and

WHEREAS, the attached property development regulations are consistent with Zoning Resolution #Z-04-019, will create no external impacts, and are acceptable to staff; and

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

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

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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to a Residential Planned Development is **APPROVED**.

Approval is subject to the following conditions:

- 1. The Development must be in compliance with the amended Master Concept Plan, dated JUNE 21, 2006 The Master Concept Plan for ADD2006-00122 is hereby APPROVED and adopted. A reduced copy is attached hereto.**
- 2. Administrative Amendment ADD2005-00154 is null and void, and superseded by this amendment.**

3. The site development regulations table for Crane Landing RPD found in condition 2.b. of Zoning Resolution #Z-04-019 is replaced by the 3-page "Crane Landing RPD Property Development Regulations", attached Exhibit B.
4. The Minimum Open Space requirement is 154.48 acres.
5. Condition #6 is amended to read: "All accessory structures must be set back a minimum of 10 feet from the boundary of the "Preserve" areas as shown on the Master Concept Plan, and other structures must comply with the setback requirements set out in the Crane Landing RPD Property Development Regulations (Exhibit B) herein."
6. Condition #2.A. of Deviation 2 is eliminated. Condition #2.B. of Deviation 2 is unchanged.

~~A. Prior to the Board of County Commissioner zoning hearing, the Master Concept Plan must be revised to delineate the native tree preservation and replanting areas as shown on the exhibits prepared by Source, Inc. stamped received October 29, 2003 and entitled "Native Tree Planting Typical Areas" and "Potential Native Tree Preservation", and Lake No. 17 must be shown as dry detention/created marsh.~~

7. Condition #9 is amended to read:


"Model homes and real estate sales:

- a. The number of model homes or model units will be limited to no more than nine eighteen (9 18) within the development, at any point in time.
- b. Any model homes or units or real estate sales may be developed only within any of the 9 properties ~~areas~~ identified as "General Model Home Locations" "Models & Sales Office" and "Amenity Area" on the approved Master Concept Plan."

Condition #9 c. and d. are unchanged.

8. Otherwise, the terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 29th day of June, A.D., 2006.

BY: 
Pam Houck, Director
Division of Zoning
Department of Community Development

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: June 29, 2006

TO: WHOM IT MAY CONCERN

FROM: Cathy Keller
Administrative Assistant

RE: ADMINISTRATIVE AMENDMENT

Case Number	Case Name
ADD2006-00122	Crane Landing RPD

cc: Applicant (care of agent)
Julie Dalton - Property Appraiser's Office
Sharon Mihm
Matt Noble
DCI2003-00023
ADD File

Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA
HOLMES BEACH ♦ PORT CHARLOTTE

EXHIBIT B

Crane Landing RPD Property Development Regulations

Single-Family

Minimum lot size 9,750 square feet
Minimum lot width 75 feet
Minimum lot depth 130 feet

Minimum Setbacks:

Private Street 20 feet (35 feet for corner lots)
Public Streets 20 feet
Side 7.5 feet
Rear 20 feet (5 feet for accessory structure)
Waterbody 20 feet (5 feet for accessory structure)
Preserve 20 feet (10 feet for accessory structure)

Maximum Building Height 35 feet or 2 stories
Maximum Lot Coverage 45 percent

Duplex

Minimum lot size 9,750 square feet
Minimum lot width 75 feet
Minimum lot depth 130 feet

Minimum Setbacks:

Private Street 20 feet
Public Streets 20 feet
Side 7.5 feet (0 feet for common wall unit)
Rear 20 feet (5 feet for accessory structure)
Waterbody 20 feet (5 feet for accessory structure)
Preserve 20 feet (10 feet for accessory structure)

Minimum Building Separation 15 feet
Maximum Building Height 35 feet or 2 stories
Maximum Lot Coverage 45 percent

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COMMUNITY DEVELOPMENT

Two-family Attached and Townhouse

Minimum lot size	5,200 square feet
Minimum lot width	40 feet
Minimum lot depth	130 feet

Minimum Setbacks:

Private Street	20 feet
Public Streets	20 feet
Side	10 feet (0 feet for common wall unit)
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	55 percent

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COMMUNITY DEVELOPMENT

Multiple-Family Building

Minimum lot size	6,500 square feet
Minimum lot width	65 feet
Minimum lot depth	100 feet

Minimum Setbacks:

Private Street	20 feet (0 feet for free standing garages)
Public Streets	25 feet
Side	25 feet (0 feet for common wall unit)
Rear	25 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Minimum Building Separation	25 feet
Maximum Building Height	45 feet or 3 stories
Maximum Lot Coverage	50 percent

Recreation Area

Minimum lot size	N/A
Minimum lot width	N/A
Minimum lot depth	N/A

EXHIBIT B

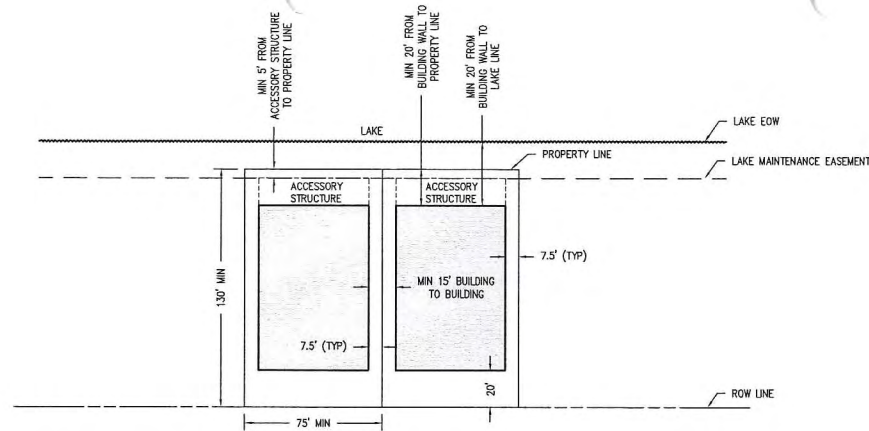
Minimum Setbacks:	
Private Street	20 feet
Public Streets	20 feet
Side	5 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	45 feet or 3 stories
Maximum Lot Coverage	50 percent

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COMMUNITY DEVELOPMENT



MINIMUM LOT SIZE: 9,750 SF
MINIMUM LOT WIDTH: 75'
MINIMUM LOT DEPTH: 130'

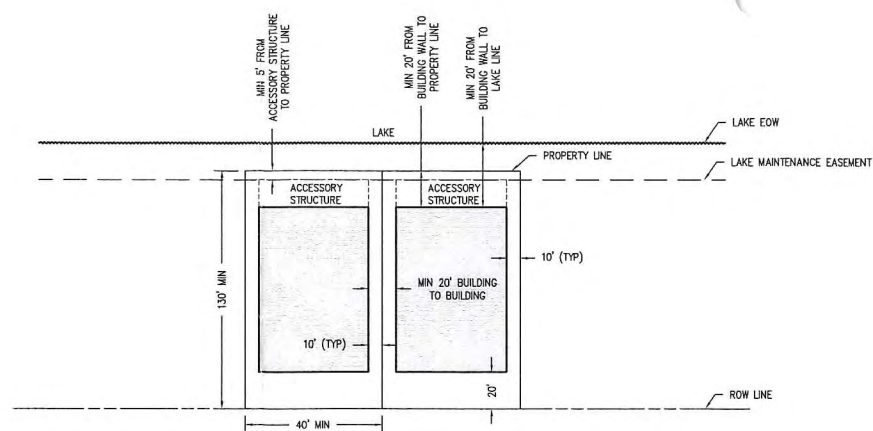
MINIMUM SETBACKS:
PRIVATE STREET: 20' (35' FOR CORNER LOTS)
PUBLIC STREET: 20'
SIDE: 7.5'
REAR: 20' (5' FOR ACCESSORY STRUCTURE)
WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES
MAXIMUM LOT COVERAGE: 45 PERCENT

TYPICAL SINGLE FAMILY LOT
NOT TO SCALE

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JUN 21 2006

COMMUNITY DEVELOPMENT

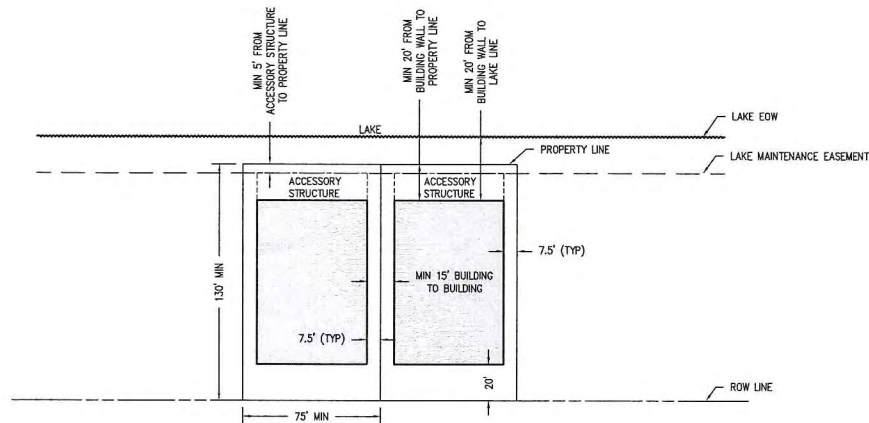


MINIMUM LOT SIZE: 5,200 SF
MINIMUM LOT WIDTH: 40'
MINIMUM LOT DEPTH: 130'

MINIMUM SETBACKS:
PRIVATE STREET: 20'
PUBLIC STREET: 20'
SIDE: 10' (0' FOR COMMON WALL UNIT)
REAR: 20' (5' FOR ACCESSORY STRUCTURE)
WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES
MAXIMUM LOT COVERAGE: 55 PERCENT

TYPICAL TWO-FAMILY ATTACHED AND TOWNHOUSE
NOT TO SCALE

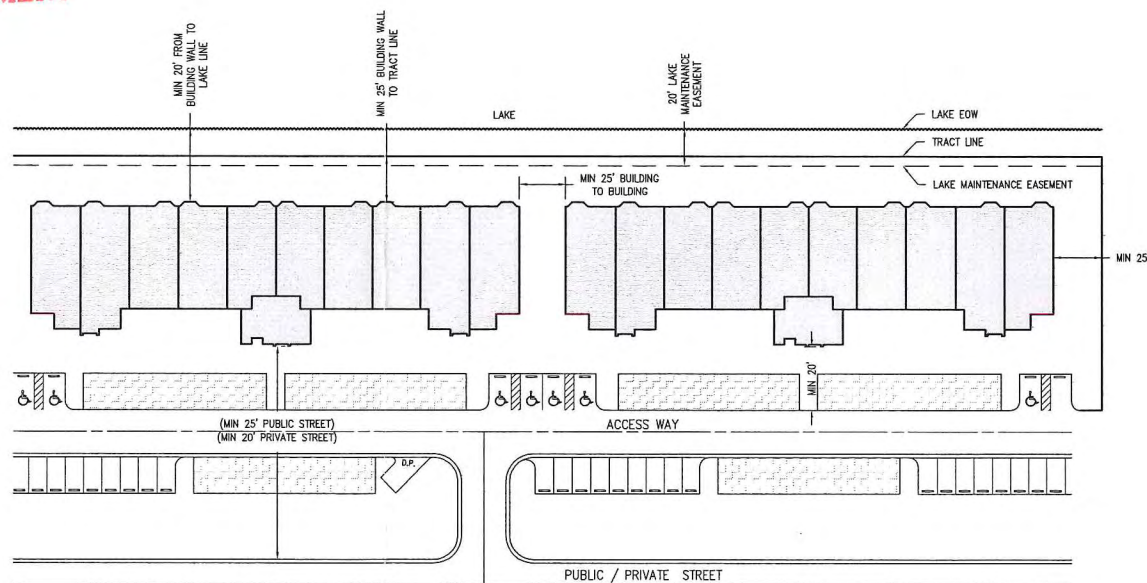


MINIMUM LOT SIZE: 9,750 SF
MINIMUM LOT WIDTH: 75'
MINIMUM LOT DEPTH: 130'

MINIMUM SETBACKS:
PRIVATE STREET: 20'
PUBLIC STREET: 20'
SIDE: 7.5' (0' FOR COMMON WALL UNIT)
REAR: 20' (5' FOR ACCESSORY STRUCTURE)
WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MINIMUM BUILDING SEPARATION: 15'
MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES
MAXIMUM LOT COVERAGE: 45 PERCENT

TYPICAL DUPLEX
NOT TO SCALE



MINIMUM LOT SIZE: 6,500 SF
MINIMUM LOT WIDTH: 65'
MINIMUM LOT DEPTH: 100'

MINIMUM SETBACKS:
PRIVATE STREET: 20' (0' FOR FREE STANDING GARAGES)
PUBLIC STREET: 20'
SIDE: 25' (0' FOR COMMON WALL UNIT)
REAR: 20' (5' FOR ACCESSORY STRUCTURE)
WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MINIMUM BUILDING SEPARATION: 25'
MAXIMUM BUILDING HEIGHT: 45' OR 3 STORIES
MAXIMUM LOT COVERAGE: 50 PERCENT

TYPICAL MULTI-FAMILY BUILDING
NOT TO SCALE

OPEN SPACE SUMMARY:

OPEN SPACE REQUIRED @ 40% = 154.28 ACRES

INDIGENOUS VEGETATION: (PER LDC SECTION 10-415 (b), LARGE DEVELOPMENTS MUST PROVIDE 50% OF THEIR REQUIRED OPEN SPACE THROUGH ON-SITE PRESERVATIONS OF EXISTING NATIVE VEGETATION. THIS WOULD EQUATE TO 77.14 ACRES OF INDIGENOUS OPEN SPACE TO BE PRESERVED. HOWEVER, THIS SITE IS PREDOMINATELY A "CLEARED PASTURE". THEREFORE, INSUFFICIENT INDIGENOUS VEGETATION IS AVAILABLE ON-SITE TO SATISFY THIS REQUIREMENT. THE ONLY PORTION OF THE SITE CLASSIFIED AS "INDIGENOUS VEGETATION" ARE THE PROPOSED WETLAND PRESERVES. THOSE AREAS CONTAIN APPROXIMATELY 17.32 ACRES OF INDIGENOUS WETLAND VEGETATION TO BE PRESERVED AND/OR ENHANCED.

PROVIDED OPEN SPACE SUMMARY:

LAKE (SEE BELOW) = 38.57 ACRES
WETLAND PRESERVES/FILTER MARSH = 30.43 ACRES
GOLF COURSE/OPEN SPACE = 128.08 ACRES
TOTAL OPEN SPACE = 197.08 ACRES

WATER BODY OPEN SPACE (PER LDC 10-415(d)(2)), WATER BODIES MAY BE USED TO OFFSET A MAXIMUM OF 25% OF THE REQUIRED OPEN SPACE AREA:

MAXIMUM WATER BODIES THAT MAY OFFSET OPEN SPACE = 38.57 ACRES
PROVIDED WATER BODY OPEN SPACE (LAKES) = 61.26 ACRES

TYPICAL UNIT	LOT REQUIREMENTS*		PROPOSED SITE CONDITIONS	
	MIN LOT SIZE	MIN OPEN SPACE	MIN LOT SIZE	MIN OPEN SPACE REQUIRED
SINGLE FAMILY	6,500	NONE	9,750	NONE
DUPLEX	7,500	NONE	9,750	NONE
TWO-FAMILY ATTACHED	3,750/PER UNIT	NONE	5,200/PER UNIT	NONE
MULTI FAMILY	N/A	40%	N/A	40%**

* PER SEC 10-415 OF LDC FOR LARGE PROJECTS

** MIN 40% OPEN SPACE IS PROVIDED FOR ENTIRE PROJECT AREA

APPROVED
Amendment to
Master Concept Plan
Subject to Case # **ADD2006-00122**
Date **JUNE 29, 2006**

LEGEND:

-----	ACCESSORY STRUCTURE
-----	TRACT LINE
-----	LAKE EOW
-----	LAKE MAINTENANCE EASEMENT
-----	ROW LINE
-----	ROAD CENTER LINE
-----	STRUCTURE

ADD 2006-00122

NO.	DATE	REVISION DESCRIPTION	BY






Banks Engineering
Professional Engineers, Planners & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

PROPERTY DEVELOPMENT REGULATIONS
CRANE LANDING
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
08-17-05	1960	_MCP02	EPB	EPB	JGH	NTS	2	2	

Amendment to
Master Concept Plan
Subject to Case # ADD2006-0012Z
Date June 29, 2006

 = EXISTING DRAINAGE EASEMENT
 = PRESERVE
 = FILTER MARSH
 = LAKE
 = TREE PRESERVATION AREA

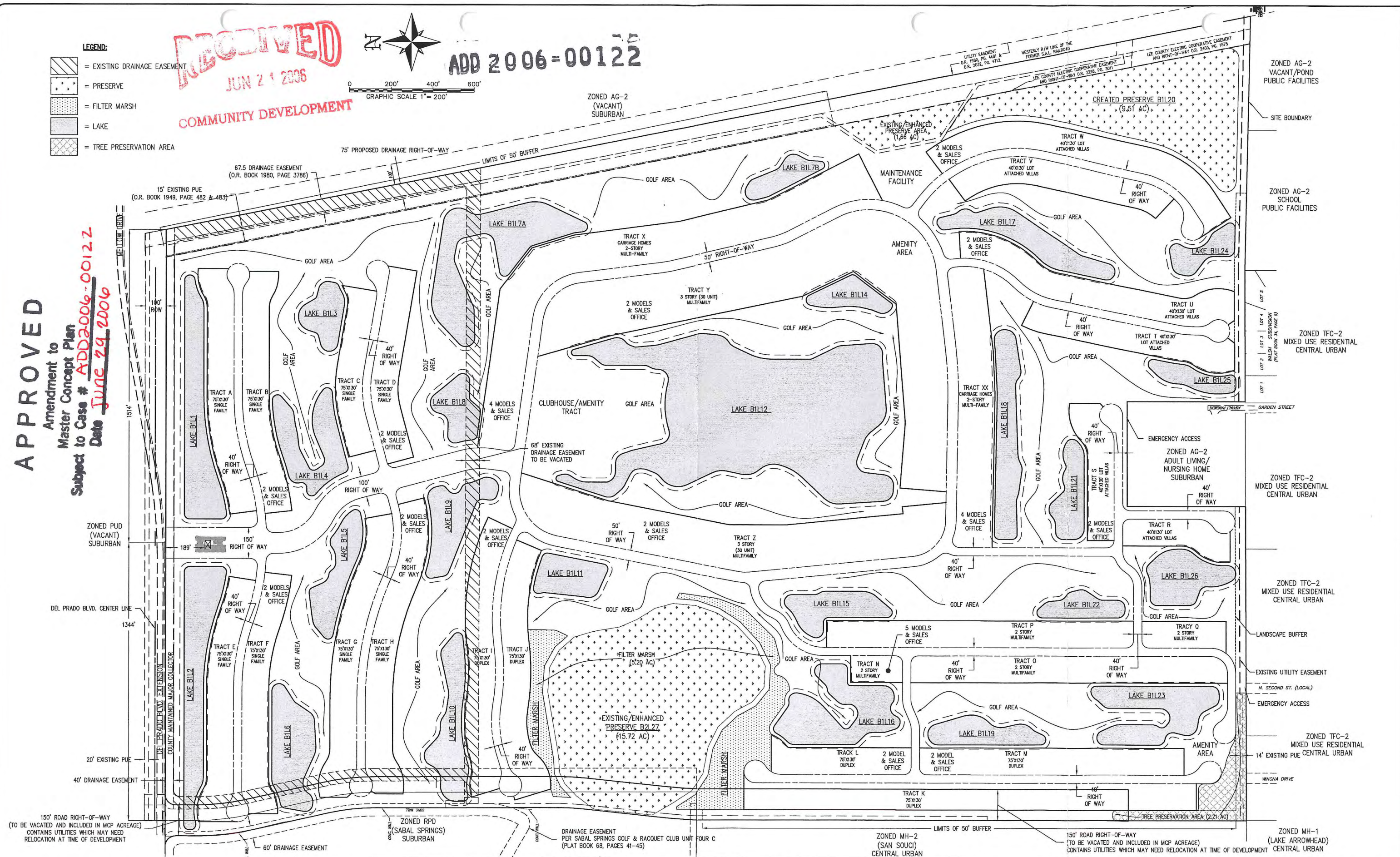
COMMUNITY DEVELOPMENT



ADD 2006-00122



ZONED AG-2
(VACANT)
SUBURBAN



13100 WESTLINKS TERRACE
FORT MYERS, FLORIDA 33913

[illegible]

Banks Engineering
Professional Engineers, Planners & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN
CRANE LANDING
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
07/08/05	1960	_MCP	SCM	SEH	GH/SCM	1"=200'	1	2	(23-43-24-00)

Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA
HOLMES BEACH ♦ PORT CHARLOTTE

June 21, 2006

Mrs. Pamela Houck, Director
Division of Zoning
Lee County Development Services
1500 Monroe Street
Fort Myers, FL 33901

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JUN 21 2006
Cum 1615
COMMUNITY DEVELOPMENT

**Reference: Crane Landing RPD
DCI2003-00023
Administrative Action for Administrative Amendment**

Dear Pam:

Attached is an Application for Administrative Action for an Administrative Amendment to the Crane Landing Master Concept Plan approved by Resolution Z-04-19. The purpose of the Administrative Amendment is to request 9 additional model homes with a condition that the project can have no more than 18 at one time, correct a scrivener's error to show a maximum height of 45 feet as approved by the original Resolution No. Z-04-19 and revise the Property Development Regulations. The proposed changes will not increase height, density or intensity and will not affect the surrounding property owners.

Should you have any questions or require additional information please advise.

Sincerely,

BANKS ENGINEERING

Jon G. Hagan / mhm
Jon G. Hagan
Director of Planning

ADD 2006-00122

cc: Norm Hash
#1960



LEE COUNTY
SOUTHWEST FLORIDA

Application For Administrative Action

APPLICATION FOR:

- ☐ Administrative Variance (attach Supplement A)
- ☐ Commercial Lot Split (attach Supplement B)
- ☐ Consumption On Premises (attach Supplement C)
- ☐ Minimum Use Determination (attach Supplement D)
- ☐ Ordinance Interpretation (attach Supplement E)
- ☐ Relief for Designation Historic Resources (attach Supplement F)
- ☐ Relief for Easement Encroachment (attach Supplement G)
- ☒ Administrative Amendment PUD or PD (attach Supplement H)
- ☐ Final Plan Approval per Resolution: # _____ (attach Supplement H)
- ☐ Administrative Deviation from Chapter 10 (attach Supplement I)
- ☐ Placement of Model Home/Unit or Model Display Center (attach Supplement J)
- ☐ Dock & Shoreline Structures (attach Supplement K)
- ☐ Wireless Communication Facility (attach Supplement M and Shared Use Plan Agreement)

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Cum 1615
COMMUNITY DEVELOPMENT

Applicant's Name: CL Ventures, LLC Phone #: (239) 561-2400

Project Name: Crane Landing RPD

STRAP Number: 23-43-24-00-00001.0000

STAFF USE ONLY

Case Number: ADD 2006-00122 Commission District: 4
Current Zoning: RPD / AG-2 Fee Amount: _____
Land Use Classification: Suburban / wetlands Intake by: Cum
Planning Community: 90.86 / 5.69
N Ft. Myers

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

ADD 2006-00122

PART I - GENERAL INFORMATION

1. APPLICANT'S NAME: CL Ventures, LLC
Mailing Address:
Street: 13100 Westlinks Terrace
City: Fort Myers State: FL Zip: 33913
Phone Number: Area Code: 239 Number: 561-2400 Ext. _____
Fax Number: Area Code: _____ Number: _____
E-mail address: _____

2. Relationship of applicant to property*:

☒ Owner ☐ Trustee
☐ Option holder ☐ Contract Purchaser
☐ Lessee ☐ Other (indicate) _____

Applicant must submit an Affidavit that he is the authorized representative of the owner [see Part I (attached) and please complete the appropriate Affidavit form (A1 or A2) to the type of applicant].

3. AGENT'S NAME(S): (Use additional sheets if necessary): Banks Engineering, Inc.
Mailing Address:
Street: 10511 Six Mile Cypress Parkway, Suite 101
City: Fort Myers State: FL Zip: 33912
Contact Person: Jon G. Hagan
Phone Number: Area Code: (239) Number: 939-5490 Ext.: 241
Fax Number: Area Code: (239) Number: 939-2523
E-mail address: jhagan@bankseng.com

4. TYPE OF REQUEST (please check one)

- ☐ Administrative Variance (requires supplement A)
- ☐ Commercial Lot Split (requires supplement B)
- ☐ Consumption On Premises (requires supplement C)
- ☐ Minimum Use Determination (requires supplement D)
- ☐ Ordinance Interpretation (requires supplement E)
- ☐ Relief for Designated Historic Resources (requires supplement F)
- ☐ Easement Encroachment (requires supplement G)
- ☒ Administrative Amendment to a PUD or Planned Development (requires supplement H)
- ☐ Administrative Deviation from Chapter 10 of the LDC (requires supplement I)
- ☐ Placement of Model Home/Unit or Model Display Center (requires supplement J)
- ☐ Dock & Shoreline Structure (requires supplement K)
- ☐ Wireless Communication Facility (requires supplement M and Shared Use Plan Agreement)
- ☐ Final Plan Approval (no supplement)

5. NATURE OF REQUEST (please print): Request additional model homes, correct a scrivener's error and revise the Property Development Regulations (please see attached Administrative Action Request for clarification).

ART II - PROPERTY INFORMATION

Is this request specific to a particular tract of land? _____ NO ☒ YES. If the answer is yes, please complete the following:

1. Is this action being requested as a result of a violation notice? ☒ NO _____ YES.

a. If yes, date of notice: N/A

b. Specific nature of violation: N/A

2. Name of owner of property: Same

Mailing Address: Street: _____

City: _____ State: _____ Zip: _____

Phone Number: Area Code: _____ Number: _____ Ext.: _____

Fax Number: Area Code: _____ Number: _____

3. Legal Description: Is property one or more undivided platted lots within a subdivision recorded in the official Plat Books of Lee County?

☒ NO. Attach a legible copy of the metes and bounds property description and boundary survey (10 acres or more) or certified sketch of description (less than 10 acres) meeting the minimum technical standards set out in chapter 61G 17-6.006, Florida Administrative Code.

_____ YES. Property is identified as:

Subdivision Name: _____

Plat Book _____ Page _____ Unit _____ Block _____ Lot _____

4. STRAP NUMBER: 23-43-24-00-00001.0000

5. Property Dimensions:

Area: _____ square feet or 386 acres.

Width along roadway: 2671.98 feet.

Depth: 5331.57 feet.

6. Property Street Address: Del Prado Blvd. Extension, North Fort Myers, FL 33917

7. General Location Of Property: Take North Cleveland Avenue (U.S. 41); turn west on Del Prado Blvd. Extension. Property is located south of Del Prado Blvd. Extension and west of Sabal Springs in North Fort Myers.

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PART I AFFIDAVIT A2

COMMUNITY DEVELOPMENT

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

I, * Norm Hash as _____
of CL Ventures, LLC, 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 am hereby authorizing 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.

CL Ventures, LLC

*Name of Entity (corporation, partnership, LLP, LC, etc)

ADD 2006-00122

[Signature]
Signature

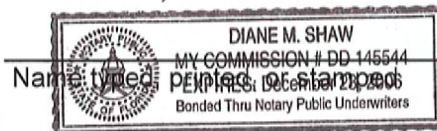
Norm Hash
(Type or Printed name)
CL Ventures, LLC

(title of signatory)

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 15th June 2006 (date) by Norm Hash (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

[Signature]
Signature of person taking oath or affirmation



Title or Rank

Serial number, if any

***Notes:**

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member".
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then the 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.

LETTER OF AUTHORIZATION

The undersigned hereby acknowledges to be the owner or the authorized representative of the owner(s) of the real property described below and further authorizes **BANKS ENGINEERING** to act as agent in obtaining information and permits for this real property.

CL Ventures, LLC

Company

Norm Hash

Printed Name, Title

By: 

Signature

Date:

Norm Hash
Treasurer
CL Ventures, LLC

Property Description

STRAP #'s: 23-43-24-00-00001.0000

ADD 2006-00122

Address: Access Undetermined
North Fort Myers, FL 33917

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COMMUNITY DEVELOPMENT

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn (or affirmed) and subscribed before me 15th day of June, 2006

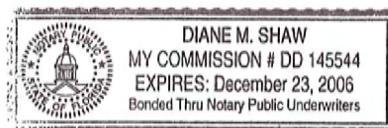
by Norm Hash as Treasurer CL Ventures LLC
of Beazer Homes USA

on behalf of the corporation. He / she is personally known to me or has produced

as identification.



Notary Signature





ADMINISTRATIVE ACTION REQUEST SUPPLEMENT H

ADMINISTRATIVE AMENDMENT TO A PUD OR PLANNED DEVELOPMENT

If the request is for an administrative amendment to a PUD or to a Planned Development please submit the "Application for Administrative Action" form and the following:

1. Original Project Name: Crane Golf Course Community RPD/Sabal Springs RPD
2. Current Project Name: Crane Landing RPD
3. Original Rezoning Case Number: #DCI2003-00023 (Z-04-19)
4. Subsequent Zoning Action Case Numbers (if any):
Z-89-026
Z-86-193
ZAB-86-63
ADD2005-00154
5. Development Order Project Numbers (if any):
DOS2005-00244
6. Date property was acquired by present owner(s): August 30, 2004

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REQUESTED ACTION AND JUSTIFICATION

1. Please provide a written statement explaining exactly what is proposed. Include references to any sections of the Land Development Code from which relief is sought including why the relief is necessary and how it will affect the project.
2. Explain what conditions currently exist which warrant this request for relief from the regulations. Explain how approval of the relief will affect the project.

ADDITIONAL SUBMITTAL REQUIREMENTS: Please submit the following:

1. Area Location Map
2. Previous Zoning and Administrative Action approvals/denials
3. Four (4) sets of the APPROVED MASTER CONCEPT PLAN and DETAILED DRAWINGS of any DEVIATIONS OR CHANGES BEING PROPOSED.
4. One (1) copy of the Master Concept Plan REDUCED to a maximum size of 11 inches by 17 inches.

**ADMINISTRATIVE ACTION REQUEST
CRANE LANDING RPD
DCI2003-00023 (Z-04-19)**

REQUESTED ACTION AND JUSTIFICATION

1. Please provide a written statement explaining exactly what is proposed. Include references to any sections of the Land Development Code from which relief is sought including why the relief is necessary and how it will affect the project.

A request is being made to amend the Crane Landing Master Concept Plan, as approved by Administrative Amendment Number ADD2005-00154 on September 22, 2005, to request 9 additional model homes with a condition that the project can have no more than 18 at one time. The MCP and Property Development Regulations have been revised to allow a maximum building height of 35 feet (2 stories) for Duplex, Two-family Attached and Townhouses, 45 feet (3 Stories) for Recreation Area and correct a scrivener's error of a maximum building height of 35 feet (2 stories) for Multiple-Family Buildings and Recreation Building to a maximum building height of 45 feet (3 stories) as approved by original Resolution No. Z-04-19.

2. Explain what conditions currently exist which warrant this request for relief from the regulations. Explain how approval of the relief will affect the project.

The residential planned development was approved for a maximum 1,999 dwelling units and 9 model homes at general model home locations on the approved MCP by Resolution Number Z-04-19. An additional 9 model homes with a condition that the project can have no more than 18 model homes at one time is being requested. This request is appropriate for the approved number of dwelling units. The MCP has been revised to show the location of the models and sales offices.

A maximum building height of three stories (45 feet) was approved by original Zoning Resolution Number Z-04-19. The Crane Landing Master Concept Plan and Property Development Regulations, as approved by Administrative Amendment ADD2005-00154, inadvertently showed a Maximum Building Height of 35 feet (2 stories) for Multi-Family Buildings and Recreation Building. Changes to the MCP and Property Development Regulations are being made to correct the scrivener's error. The proposed changes will not increase height, density or intensity and will not affect the surrounding property owners.

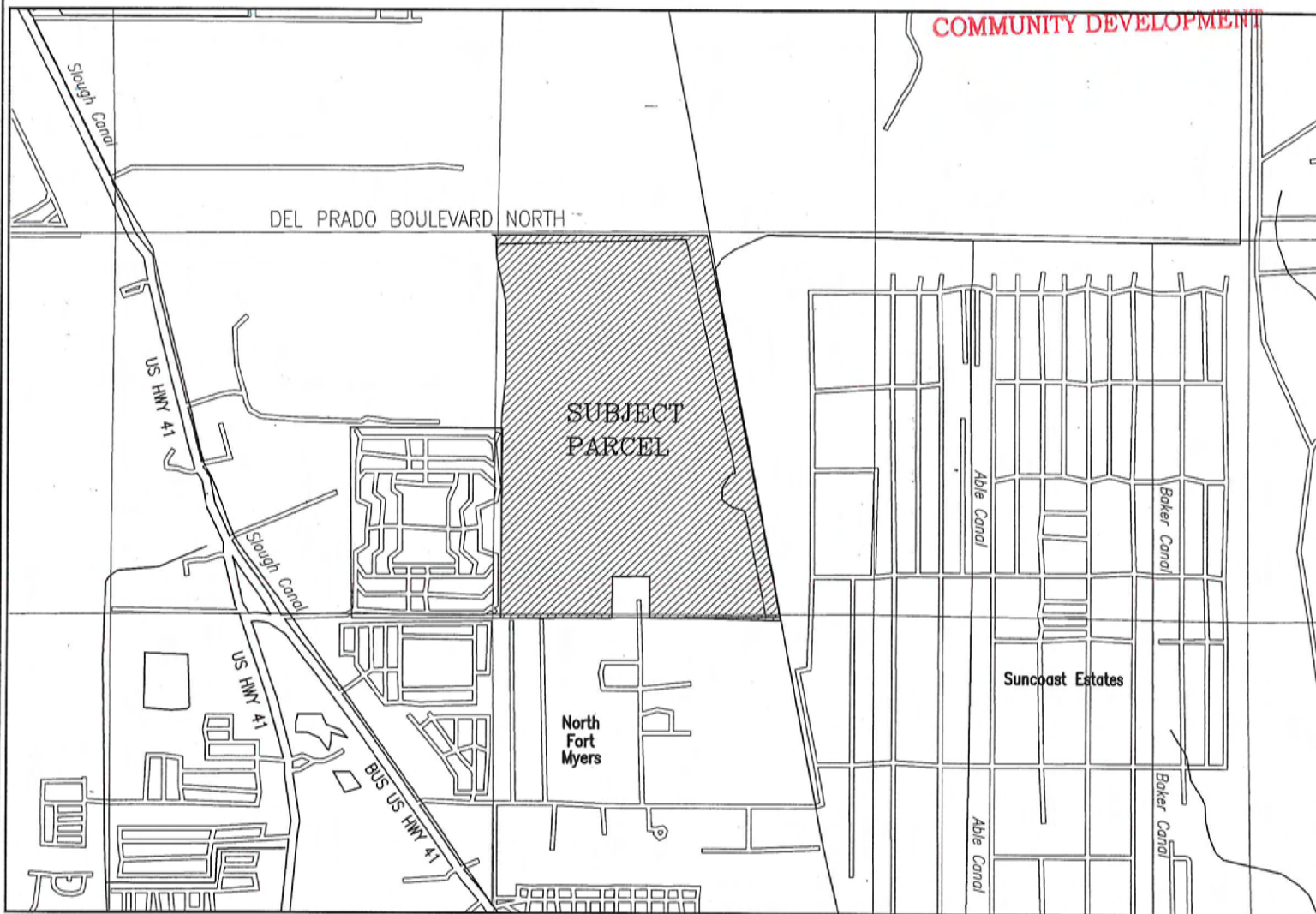
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ADD 2006-00122

PALEMO

PREPARED FOR
CL VENTURES, LLC
13100 WESTLINKS TERRACE
FT. MYERS, FLORIDA 33913

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JUN 21 2005



NOT TO SCALE

SECTION 23, TOWNSHIP 43, RANGE 24
LEE COUNTY, FLORIDA

Banks Engineering

Professional Engineers, Planners & Land Surveyors

FORT MYERS - NAPLES - SARASOTA
License Number EB-0006469

10511 SIX MILE CYPRESS PARKWAY - SUITE 101 FORT MYERS, FLORIDA 33912
PHONE: (239)-939-5490 FAX: (239)-939-2523

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COMMUNITY DEVELOPMENT

ADD 2006-00122

RESOLUTION NUMBER Z-04-19

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

WHEREAS, an application was filed by the property owner, Hibiscus of Lee County, L.L.C., to rezone \pm 385.7 acres from the Mobile Home Planned Development (MHPD), Agricultural (AG-2) and Two Family Conservation (TFC-2) zoning districts to the Residential Planned Development (RPD) zoning district, in reference to Crane Landing Golf Course Community RPD/Sabal Springs RPD; and,

WHEREAS, a public hearing was advertised and held on May 5, 2004, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2003-00023; and

WHEREAS, a second public hearing was advertised and held on June 21, 2004, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

- A) Rezone 385.7 acres from the Mobile Home Planned Development (MHPD), Agricultural (AG-2) and Two Family Conservation (TFC-2) zoning districts to the Residential Planned Development (RPD) zoning district; and
- B) Amend the Sabal Springs Residential Planned Development (Resolution Z-86-193, as amended) to include an additional 274.8 acres and change the mix of uses to allow a maximum 1,999 dwelling units (comprised of 615 multi-family and 1,384 single-family units) and an 18 hole golf course on a total of 606.3 acres of land. Proposed building heights are a maximum of three stories (45 feet). No development blasting is requested.

The applicant filed a request to rezone \pm 385.7 acres from the MHPD, AG-2 and TFC-2 to RPD, to include an additional 274.8 acres and change the mix of uses to allow a maximum 1,999 dwelling units (comprised of 615 multi-family and 1,384 single-family units) and an 18 hole golf course on a total of 606.3 acres of land. Proposed building heights are a maximum of three stories (45 feet). No development blasting is requested. The property is located in the Suburban. Portions Wetland Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

REQUEST A) - REZONING TO RPD - CRANE LANDING

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the two-page Master Concept Plan entitled "CRANE LANDING MASTER CONCEPT PLAN" (Sheet No. 2 and 3) stamped received July 28, 2004 except as modified by the conditions below. This development must comply with all requirements of the Lee County 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 Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

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

a. Schedule of Uses

ACCESSORY USES AND STRUCTURES

ADMINISTRATIVE OFFICES

AGRICULTURE - Subject to limitations in Condition 8

ASSISTED LIVING FACILITIES - in compliance with LDC § 34-1411 and LDC § 34-1494. On the MULTI-FAMILY, TOWNHOUSE, DUPLEX/FOURPLEX, PATIO HOMES TRACTS ONLY, 80 BEDS MAXIMUM. Amendment to the planned development required for over 80 beds.

CONSUMPTION ON PREMISES - Up to a 4-COP. In conjunction with Country Club/Clubhouse only. Indoor seating only. Limited hours from 8:00 a.m. to 12:00 midnight, daily.

COUNTRY CLUB - on the parcel labeled "CLUBHOUSE" on the approved MCP, limited to a maximum +/- 24,000-Square-foot building.

COMMUNITY RESIDENTIAL HOME - serving one to six unrelated residents as defined in LDC § 34-2.

DWELLING UNITS, may be any MIX of the following, Total not to exceed 1,229: ()

SINGLE-FAMILY: 500-615

DUPLEX, TWO-FAMILY ATTACHED: 50-100

TOWNHOUSES, 4-PLEXES, PATIO HOMES: 50-100

MULTI-FAMILY: 400-515

DAY CARE (CHILD OR ADULT) - Maximum of one facility, in Multi-Family portion only, in compliance with LDC § 34-203(e)(9).

ENTRANCE GATE AND GATEHOUSE - in compliance with LDC § 34-1748

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES, GROUP I

EXCAVATION, WATER RETENTION - NO BLASTING. Removal of excavated material is not permitted off site.

FENCES, WALLS, ENTRANCE GATES

GOLF COURSE - 18 holes, putting greens, driving ranges, and maintenance facilities.

HOME CARE FACILITY - three persons or fewer as defined in LDC § 34-2
HOME OCCUPATION - in compliance with LDC § 34-1771 *et seq.*
MODEL HOMES, MODEL DISPLAY CENTER, MODEL UNITS -
in compliance with LDC § 34-1951 *et seq.*, Limited to 9 at
"GENERAL MODEL HOME LOCATIONS" on the
approved Master Concept Plan.
PARKING LOT, ACCESSORY
REAL ESTATE SALES OFFICE - LIMITED TO MODEL HOME
LOCATIONS ONLY, AND THE CLUBHOUSE. Sales of
lots or units within the Crane Landing development only.
RECREATIONAL FACILITIES, PERSONAL & PRIVATE -
RECREATION AREAS and CLUBHOUSE TRACTS ONLY.
Consisting of swimming pools, swimming platforms, docks,
fishing piers, cabanas, tennis/sports courts, playgrounds,
vending machines, and restrooms.
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30
TEMPORARY USES, in compliance with LDC § 34-3041

b. Site Development Regulation for Crane Landing RPD:

Land Use	Min. Lot Area (SF)	Min. Lot Width (1)	Min. Lot Depth	Setbacks (FT) (6)				Max . Ht. (FT)	Floors	% LOT COV. MAX.
				Road (2)	Side (3)	Rear (4)	Water (5)			
Single Family ESTATE	8,625	75/ 82.5	115	25/ 20	7.5/ 15	20/5	20/5	35	2	45
Single-Family STANDARD	7,475	65/ 67.5	115	25/ 20	5/15	20/5	20/5	35	2	45
Single-Family EXECUTIVE	6,325	55/ 57.5	115	25/ 20	5/15	15/5	20/5	35	2	50
Patio (Two Family Attached)	3,225	35/ 42.5	95	25/ 20	5/0/15 (7)	10/5	20/5	35	2	55
Townhomes or Townhouses	2,250	30	75	25/0	0	0	20/5	45	3	100
Multi-family (8)	6,500	65	100	25	25	25/5	20/5	45	3	50
ALL OTHER NON-RESIDENTIAL BUILDINGS INCLUDING CLUBHOUSE AND RECREATION BUILDINGS.										
	N/A	N/A	N/A	25/ 20	20/ 10	20/10	20/10	35	2	50

Unless modified by approved deviations or subject to other conditions.

NOTES:

1. Width: Regular then corner lots.
2. Road Setback : Arterial then local.
3. Side: Regular then local road.
4. Rear: Principle then accessory
5. Water: Principle then accessory.
6. Preservation Areas: 10-foot minimum setback for all structures including accessory.
7. Side, opposite side, local road
8. Condominium, Duplex, Quadraplex, Apartment, ALF.

Minimum Open Space 154.48 acres

Minimum building separation of 20 feet for all multi-family and attached dwelling unit buildings.

3. Golf Course Conditions:

- a. The golf course developer must use fertilizers with a low leaching potential (slow release). Fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and
- b. 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 U.S. 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) are prohibited within 35 feet of wetlands or preserve areas. The Applicant may be allowed to reduce this setback from wetland or preserve areas to a minimum of 15 feet with an average of 25 feet (or to zero feet if a structural buffer is used), if it is approved administratively by the Department of Community Development. The chemical management plan must be reviewed and approved by Lee County Natural Resources Division prior to development order approval.
- c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.
- d. The Developer must utilize a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.
- e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

- f. Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Maintenance Departments," (as they apply to physical improvements) prepared by the Florida Department of Environmental Protection, as amended, as outlined below:
 - (1) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above referenced document.
 - (2) The development order plans must specify the construction material for all buildings in compliance with "Best Management Practices for Golf Course Maintenance Departments."
 - (3) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.
- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;
- h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
- i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be treated in accordance with the goals of the Audubon Cooperative Sanctuary Program. Treatment may include directing outflow to water quality basins for detention, buffer areas for filtration, or through specially constructed filtration units.
- j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention or detention and water retention or detention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.
- k. The operator of the golf course, or its assigns, must submit an annual monitoring report of ground water and surface water quality. The monitoring program must include: testing to assess whether there are any unacceptable increased levels of herbicide, pesticide or fertilizer at project outfalls; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The Developer must submit the test results with the monitoring report to the Lee County Natural Resources 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. The monitoring plan will continue in perpetuity. This plan will be approved by the Division of Natural Resources and evaluated in accordance with the directives of Chapter 62-302, F.A.C., water quality standards.
- l. If groundwater or surface water pollution occurs, as that term is defined by applicable state and federal rules or regulations, and if the pollution is caused by the

application of fertilizers, herbicides or pesticides to the golf course, the application of the material containing the pollutant must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.

- m. Prior to development order approval for the golf course, the developer must submit results of the pre-development groundwater analysis. The submittal must include the proposed plan for the surface water analysis. The analysis is intended to establish baseline data for groundwater and surface water monitoring for the project. The water quality monitoring plans must be designed to identify those nutrients and chemicals that are anticipated to be associated with the golf course.
- 4. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
- 5. All buffers must utilize 100 percent native vegetation.
- 6. All accessory structures must be set back a minimum of 10 feet from the boundary of the "Preserve" areas as shown on the Master Concept Plan, and other structures must comply with the setback requirements set out in Condition 2b hereinabove.

7. GOLF MAINTENANCE FACILITY

A stand alone golf course maintenance facility for the Crane Landing golf course must be located within Crane Landing property as defined in this RPD and not within the Sabal Springs property. There will be no interconnection between this facility and the Sabal Springs property. There will be no interconnection between the Sabal Springs maintenance facility and the Crane Landing property. An Administrative Amendment to this RPD must be obtained to provide for the location of the golf course maintenance facility within the Crane Landing property.

- 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 as shown on attached **Exhibit D** 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. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The agricultural use must cease by December 31st of the calendar year in which the local development order is issued. The exemption termination must be filed with the Property Appraiser's Office by December 31st of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.

9. Model homes and real estate sales:
 - a. The number of model homes or model units will be limited to no more than nine (9) within the development, at any point in time.
 - b. Any model homes or units or real estate sales may be developed only within any of the 9 properties identified as "General Model Home Locations" on the approved Master Concept Plan.
 - c. Real estate sales will be limited to the sale of lots or units within the Crane Landing development only.
 - d. Models cannot be of the same floor plan and each must be a separate different design.
10. Prior to local development order approval, the 150-foot right-of-way on the western border of the subject property must be vacated.
11. Remove the Zoning Notes on the MCP. The following condition will be in lieu of those Zoning Notes:

In an effort to enhance compatibility of this project with the surrounding property, the Master Concept Plan denotes a minimum 50-foot-wide separation/buffer (enhanced setback) in various locations around the periphery of the development. These 50-foot-wide separation buffers (enhanced setbacks) may contain existing and/or proposed utility and/or drainage easements or berms that could preclude the planting of buffer trees through out the entire width of these areas. It is the intention of this development to also provide whatever minimum planting strips necessary to accommodate all standard buffers as may be required by both the Lee County Land Development Code and this resolution. The specific locations and planting composition of those standard buffers will be depicted during the local development order process. A minimum 20-foot-wide planting strip is available for this purpose.
12. The multi-family buildings, patio homes, and townhouses must be separated from properties outside the subject property boundaries (regardless of use or zoning) by a minimum Type B buffer (minimum 15 feet in width, five trees per 100 linear feet, double staggered hedge row). This requirement will also apply to the clubhouse in the event it is moved to a development area which abuts the perimeter of the project.
13. Prior to local development order approval, the landscape plans must demonstrate that a minimum of 154.48 acres of common open space is provided for the overall project.
14. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC § 34-2174(a).
15. 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.

16. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with all other Lee Plan provisions.
17. Names of streets on the approved Master Concept Plan are conceptual only (Alpha, Bravo, Echo, etc.) Actual names of streets within the development must be changed to appropriate street names for a residential development.
18. CONSTRUCTION ADJACENT TO SABAL SPRINGS
 - a. No mulching or stockpiling of debris will be allowed to be placed within 200 feet of the Sabal Springs residential development, to the west of the subject property, during site development.
 - b. Due to the proximity to existing residential development, the existing roadway access utilized on the northwestern boundary adjacent to Sabal Springs may not be used as a primary construction access. The developer will be responsible for constructing alternative temporary construction access(es) at a minimum 200 feet further east of this existing access. The existing roadway access may only be used on a limited basis for activities directly related to the construction of residential units abutting Sabal Springs property.
19. No residential, golf maintenance, or construction traffic to or from Crane Landing will be permitted access through Sabal Springs through the gate located on the east end of Sabal Springs Boulevard (except during an emergency evacuation).
20. No development order or permitting (including land clearing) will be issued by Lee County without the easements as shown on the approved Master Concept Plan being either vacated, released, extinguished or moved by the holder of the easement, or the holder(s) of the easements consent to their use.

Written documentation of compliance with this condition must be submitted to the county prior to Development Order approval or permitting (including land clearing).

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from LDC § 10-291(3) which requires (when practical) that residential developments of more than five acres in size provide two or more means of ingress into the development to allow the project to be constructed with a single-ingress egress connection. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. The local development orders must include emergency access gates to be constructed on BOTH North 2nd Street and Garden Street access points as shown on the approved Master Concept Plan.
 - b. The emergency access gates as shown on North 2nd Street and Garden Street must comply with all applicable regulations with respect to required equipment for an emergency override mechanism at the time of installation. Additionally, if an emergency necessitates the breaking of an entrance

gate, the cost of repairing the gate and the emergency vehicle (if applicable) will be the responsibility of the owner or the operator of the gate.

- c. The local development order must provide primary access on Del Prado Boulevard in compliance with the LDC as shown on the approved Master Concept Plan.
2. Deviation (2) seeks relief from LDC §10-415(b) which requires large development with existing indigenous vegetation communities to provide 50 percent of the required open space through onsite preservation of existing vegetation communities to allow the restoration, preservation, and/or creation of the "Preserve" areas shown on the Master Concept Plan to fulfill this requirement. This deviation is APPROVED, SUBJECT TO the following conditions:
- a. Prior to the Board of County Commissioner zoning hearing, the Master Concept Plan must be revised to delineate the native tree preservation and replanting areas as shown on the exhibits prepared by Source, Inc. stamped received October 29, 2003 and entitled "Native Tree Planting Typical Areas" and "Potential Native Tree Preservation", and Lake No. 17 must be shown as dry detention/created marsh (See attached **Exhibit C**).
 - b. Prior to local development order approval, the landscape plans must include the following for the Division of Environmental Sciences Staff review and approval:
 - (1) Delineation of the wetland preserves (15.72 acres and 1.66 acres) and marsh creation areas (5.2 acres and 9.51 acres) in substantial compliance with the Master Concept Plan; and
 - (2) Details on the marsh creation areas including plant size, species and number; and
 - (3) Native tree planting details that provide a mixture of trees ranging from a minimum three-foot to 10-foot in height based on one native three-foot tree per 100 square feet, with a proportionate ratio for larger trees, to be installed in the tree planting areas delineated around the freshwater marsh preserve; and
 - (4) Delineate tree preservation areas in the southwest corner of the property as shown on the Master Concept Plan.

REQUEST B) - SABAL SPRINGS RPD AMENDMENT:

A. CONDITIONS:

- 1. The development of this project must be consistent with the one-page Master Concept Plan entitled "SABAL SPRING GOLF AND RACQUET CLUB RPD," stamped received July 28, 2004 except as modified by the conditions below. This development must comply with all requirements of the Lee County 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 Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

The Resolution issued in this rezoning supersedes Resolutions ZAB-86-63, Z-86-193 and Z-89-026, and all terms and conditions not contained herein have been completed and/or are no longer outstanding and applicable to the Sabal Springs RPD.

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

a. Schedule of Uses

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES
CLUBHOUSE
CONSUMPTION ON PREMISES - Up to a 4-COP. In conjunction with
Country Club/Clubhouse only. Indoor seating only. Limited hours
from 8:00 a.m. to midnight, daily.
DWELLING UNITS - SINGLE-FAMILY: Maximum 770
ENTRANCE GATE AND GATEHOUSE, SECURITY GUARD HOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES, GROUP I
EXCAVATION, WATER RETENTION - (NO BLASTING)
FENCES, WALLS
GOLF COURSE AND GOLF MAINTENANCE FACILITY
HOME OCCUPATION
MODEL HOMES, MODEL DISPLAY CENTER, MODEL UNITS - in
compliance with LDC Section 34-1951 et seq. (Existing only, no additional
model homes permitted)
PARKING LOT, ACCESSORY
TEMPORARY REAL ESTATE SALES OFFICE -
Limited to units or lots within Sabal Springs Developments Only
RECREATION CENTER
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30
WETLAND PRESERVES

b. Site Development Regulations for Sabal Springs (See Condition 5)

Maximum building height for single-family : 35 feet above grade

Maximum Building height for Clubhouse: 35 feet above grade

Minimum lot size: 50 feet by 100 feet (5,000 S/F)

Side Setbacks: five (5) feet

Preservation Area: Minimum 5.66 acres

Development will encourage the preservation of trees wherever possible, upland
preservation are indicated by cross-hatching.

3. The following shall be provided in order to mitigate hazard occurrences and to insure Comprehensive Plan compliance:

A. Hurricane Evacuation

- 1) Establish and maintain a condominium or homeowner's association to provide a program of education and information to the residential population, describing the risks of environment hazards, as well as the action necessary to mitigate which these hazards present.
- 2) The developer shall provide evacuation facilities of 14,000 square feet to meet Lee County standards.

B. Emergency Medical Services

At the completion of development construction or each phase thereof, a development representative shall contact Lee County Emergency Medical Services to discuss the designation of emergency helicopter landing zone, provide a site plan depicting the official street names and building addresses within the development, and other pertinent information deemed necessary.

4. Any security gate or similar device that is not manned 24 hours per day must be provided with an override switch installed in a glass-covered box for the use of emergency vehicles.
5. The property development regulations for the project shall be the same as for the Residential Single-Family (RS-1) zoning district, as it may be amended from time to time, except where modified by deviations or this resolution.
6. Final plans shall be in conformance with the Land Development Code (LDC) and other development regulations in effect, except as provided herein.

B. DEVIATIONS:

The following Deviations were approved, as conditioned, in Resolutions Z-89-026 and Z-86-193, and the RPD has been developed in accordance with those approvals. These Deviations are reiterated herein to ensure that they are not rendered null and void by the adoption of this Resolution, but will continue to be appropriate and applicable to the Sabal Springs RPD.

Deviation 1 was approved to allow the excavation of water retention facilities to be zero feet from a quarter section line, instead of the 60 feet required by then Section 518.C.2 of the Lee County Zoning Regulations.

Deviation 2 was approved to allow structures within zero feet of a section line instead of the 15-foot setback required in the then Section 202.15.D30 of the Lee County Zoning Regulations.

Deviation 3 was approved to modify the private street setbacks from one-half of the right of way (ROW) (or street easement), plus 20 feet (then Section 202.18.B.2.a of the Lee County Zoning Regulations) to allow a 15-foot setback for all corner lots excepting unit 1 as recorded in Plat Book 41, page 14-22, specifically including only the following platted lots:

Block 1, lot 6; Block 4, Lot 9; Block 6, Lot 8; Block 7, Lots 1 and 2; Block 10, Lots 14 and 15; and Block 12, Lot 1.

Deviation 4 was approved to allow development of the residential lots with rear lot swales, instead of concrete gutters as required in Lee County Development Standards Ordinance Section D.4.c, with the following conditions:

1. NO swales are allowed in Unit 1 as recorded in Plat Book 41, pages 14-22; and
2. An enforceable homeowner's association agreement had to be created that would ensure the perpetual maintenance of those swales by the homeowner's association or its successors in interest, and said agreement had to be approved by the Lee County Attorney.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Ag Uses Sketch

The applicant has indicated that the STRAP numbers for the subject property are: 23-43-24-00-00001.0000, 23-43-24-00-00001.1000, 23-43-24-00-00001.1010, 23-43-24-00-00001.1020, 23-43-24-00-00001.1030, 23-43-24-00-00001.1040, 23-43-24-00-00001.1050 and 23-43-24-00-00001.105A

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,


- d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
- a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Coy, seconded by Commissioner Judah and, upon being put to a vote, the result was as follows:


Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 21st day of June 2004.

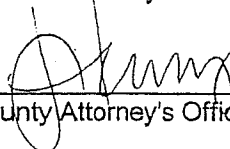
ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Chairman

Approved as to form by:


County Attorney's Office



CASE NO: DCI2003-00023

RECEIVED
MINUTES OFFICE

2004 AUG 18 PM 2: 08

DESCRIPTION:

A tract or parcel of land lying in Section 23, Township 43 South, Range 24 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the aforesaid Section 23; thence run S.00°13'38"E. along the West line of said Section 23 for 100.00 feet to the South right-of-way line of Mellow Drive (100 feet wide per County right-of-way map for County Project # 4013) and the point of beginning; thence run N.89°59'07"E. (100 feet South of and parallel to the North line of the aforesaid Section 23) for 2671.98 feet; thence run N.89°54'44"E. for 110.03 feet to a point 75.00 feet West-erly of and parallel to the Westerly line of the former S.A.L. Railroad; thence run S.11°11'47"E. (75.00 feet West-erly of and parallel to the former S.A.L. Railroad) for 5331.57 feet to a point on the South line of the aforesaid Section 23; thence run N.88°39'56"W. along the South line of said Section 23 for 1149.28 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of said Section 23; thence run S.89°49'54"W. along the South line of said Section 23 for 634.40 feet to the East right-of-way line of Garden Street (60.00 feet wide); thence run N.00°01'02"E. along said East right-of-way line for 568.00 feet; thence run S.89°49'54"W. for 505.00 feet; thence run S.00°01'02"W. for 568.00 feet to the South line of the aforesaid Section 23; thence run S.89°49'54"W. along the South line of said Section 23 for 1519.91 feet to the Southwest corner of said Section 23; thence run N.00°01'31"E. along the West line of said Section 23 for 2650.26 feet to a point of curvature; thence run Northeasterly for 122.07 feet along the arc of a curve concave Southeasterly, with a radius of 1175.00 feet, a delta of 05°57'08", a chord bearing of N.03°00'16"E. and a chord distance of 122.01 feet to a point of tangency; thence run N.05°58'50"E. for 435.69 feet to a point of curvature; thence run Northeasterly for 111.05 feet along the arc of a curve concave Northwesterly, with a radius of 1025.00 feet, a delta of 06°12'28", a chord bearing of N.02°52'36"E. and a chord distance of 111.00 feet to a point of tangency; thence run N.00°13'38"W. for 882.73 feet to a point of curvature; thence run Northwesterly for 222.67 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 12°26'49", a chord bearing of N.06°27'02"W. and a chord distance of 222.23 feet to a point of tangency; thence run N.12°40'27"W. for 386.43 feet to a point of curvature; thence run Northwest-erly for 255.26 feet along the arc of a curve concave Northeasterly, with a radius of 1175.00 feet, a delta of 12°26'49", a chord bearing of N.06°27'02"W. and a chord distance of 254.76 feet to a point of tangency; thence run N.00°13'38"W. for 160.33 feet to the South right-of-way line of the aforesaid Mellow Drive; thence run S.89°58'21"E. along the South line of said Mellow Drive for 75.00 feet to the point of beginning.

Said tract contains 385.697 acres, more or less and is subject to easements, restrictions and reservations of record.

Bearings are based on the West line of the Northwest Quarter (N.W.1/4) of the aforesaid Section 23 as being N.00°13'38"W.

Applicant's Legal Checked

by [Signature] August 03, 2004.

[Signature]
John B. Harris

P.S.M. #4631

October 13, 2003

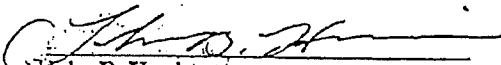
Southeasterly, with a radius of 1175.00 feet, a delta of $05^{\circ}57'08''$, a chord bearing of $S.03^{\circ}01'36''W.$ and a chord distance of 122.01 feet; thence run $N.89^{\circ}51'07''W.$ (not radial to the previously described line) for 394.92 feet (per Plat) - (392.06 feet as computed) to the Southeast corner of Tract "A", Sabal Springs Golf & Racquet Club, Unit Four - B as recorded in Plat Book 65, Pages 81 and 82, Public Records of Lee County, Florida; thence continue $N.89^{\circ}51'07''W.$ for 906.26 feet to the Southeast corner of Tract "D", of the aforesaid Sabal Springs Golf & Racquet Club, Unit Three; thence run $N.89^{\circ}51'01''W.$ for 1156.49 feet to the Southeast corner of Tract "D", of the aforesaid Sabal Springs Golf & Racquet Club, Unit One; thence run $N.89^{\circ}51'07''W.$ for 205.41 feet; thence run $N.89^{\circ}51'50''W.$ for 1065.66 feet; thence run $N.15^{\circ}38'10''W.$ for 55.27 feet; thence run $S.74^{\circ}21'50''W.$ for 195.69 feet; thence run $N.15^{\circ}38'10''W.$ for 54.87 feet; thence run $S.74^{\circ}21'50''W.$ for 201.47 feet to the point of beginning.

Said tract contains 220.642 acres, more or less, and is subject to easements, restrictions and reservations of record.

Bearings are based on the North line of the aforesaid Sabal Springs Golf & Racquet Club, Unit Three as being $S.89^{\circ}57'02''E.$

Applicant's Legal Checked

by fg February 4, 2004.


John B. Harris

P.S.M. #4631

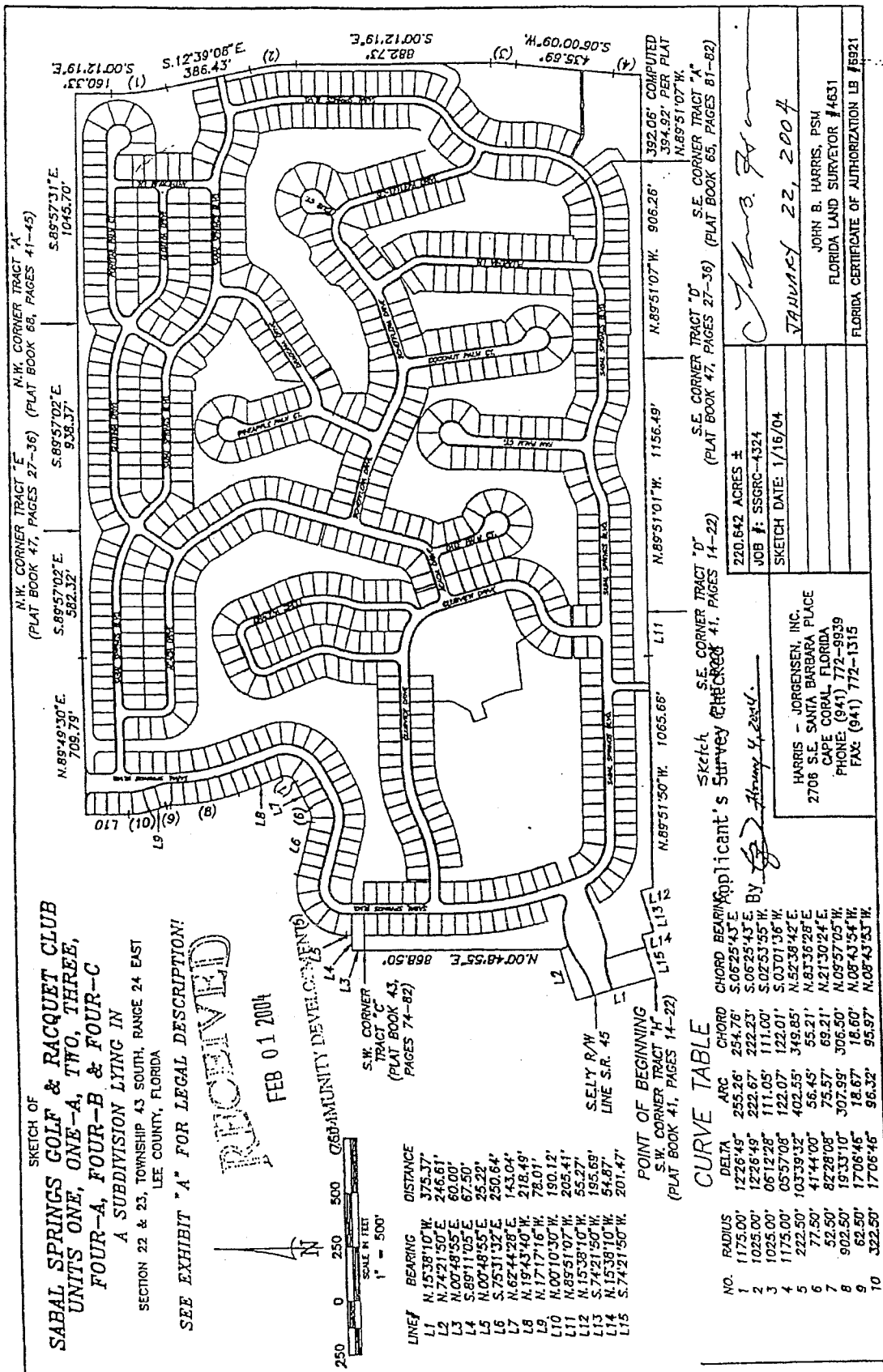
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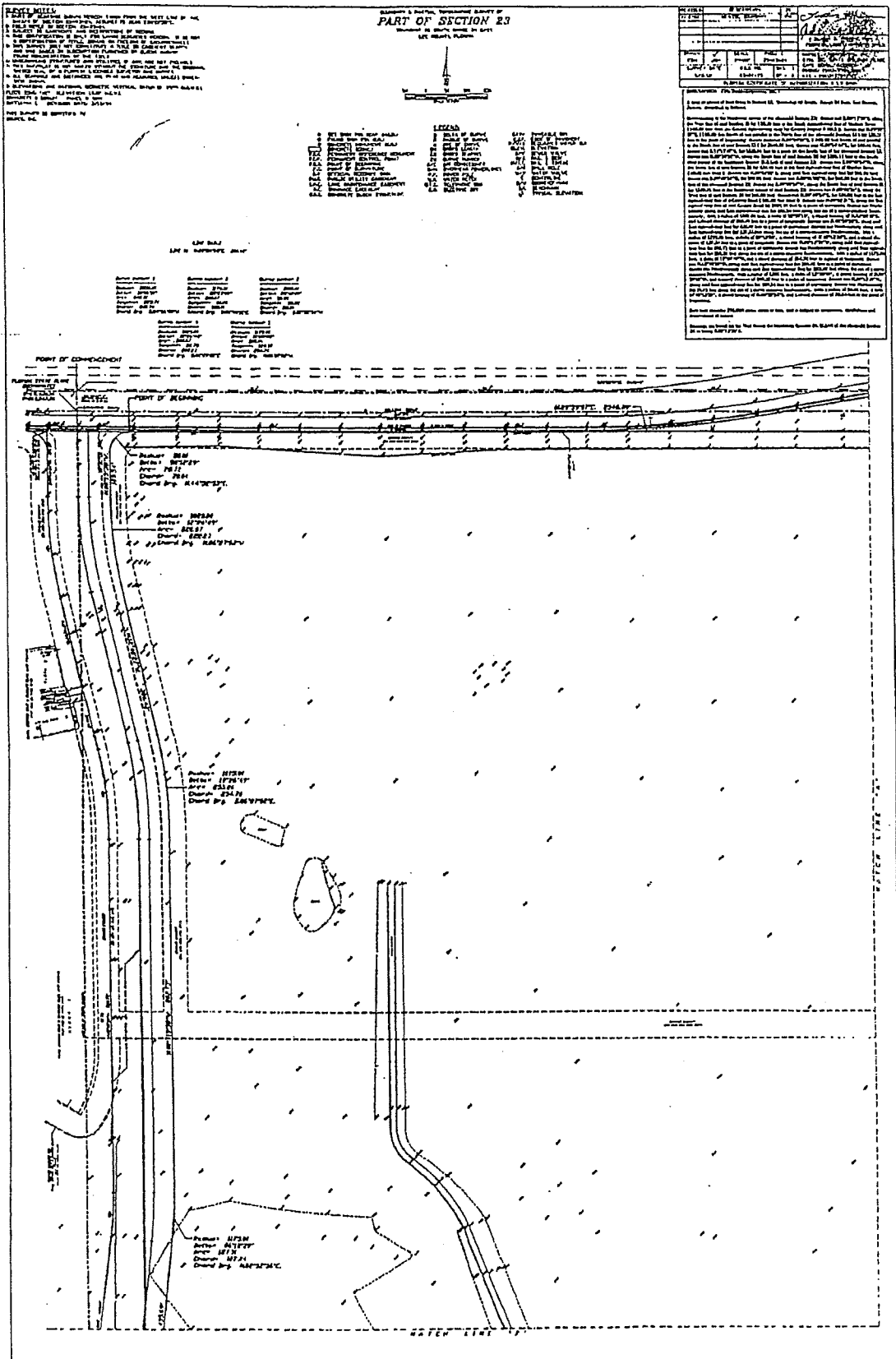
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COMMUNITY DEVELOPMENT

DCI 2003-00023





Page 12 of 12

PART OF SECTION 23
 NUMBERED AS SEPARATE CHARTS IN 1901
 1:50,000 SCALE, PLAIN

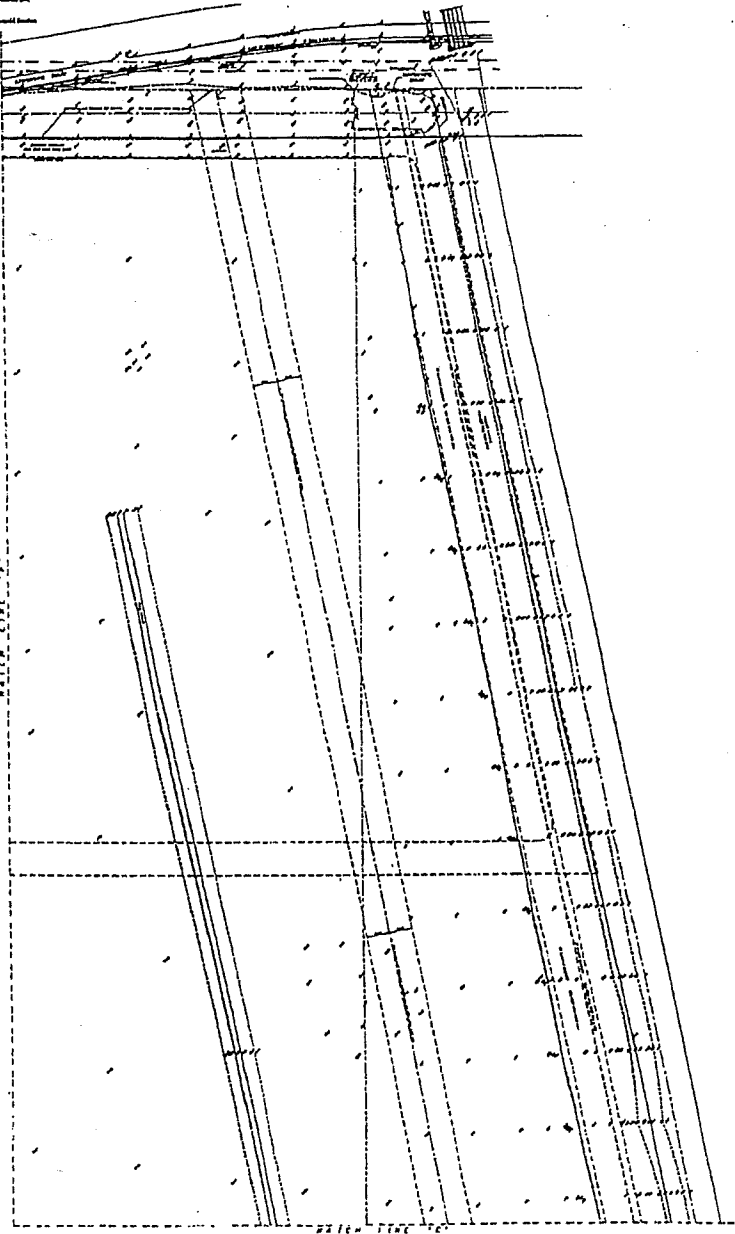
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EXHIBIT A
(Page 7 of 9)

12000-0027

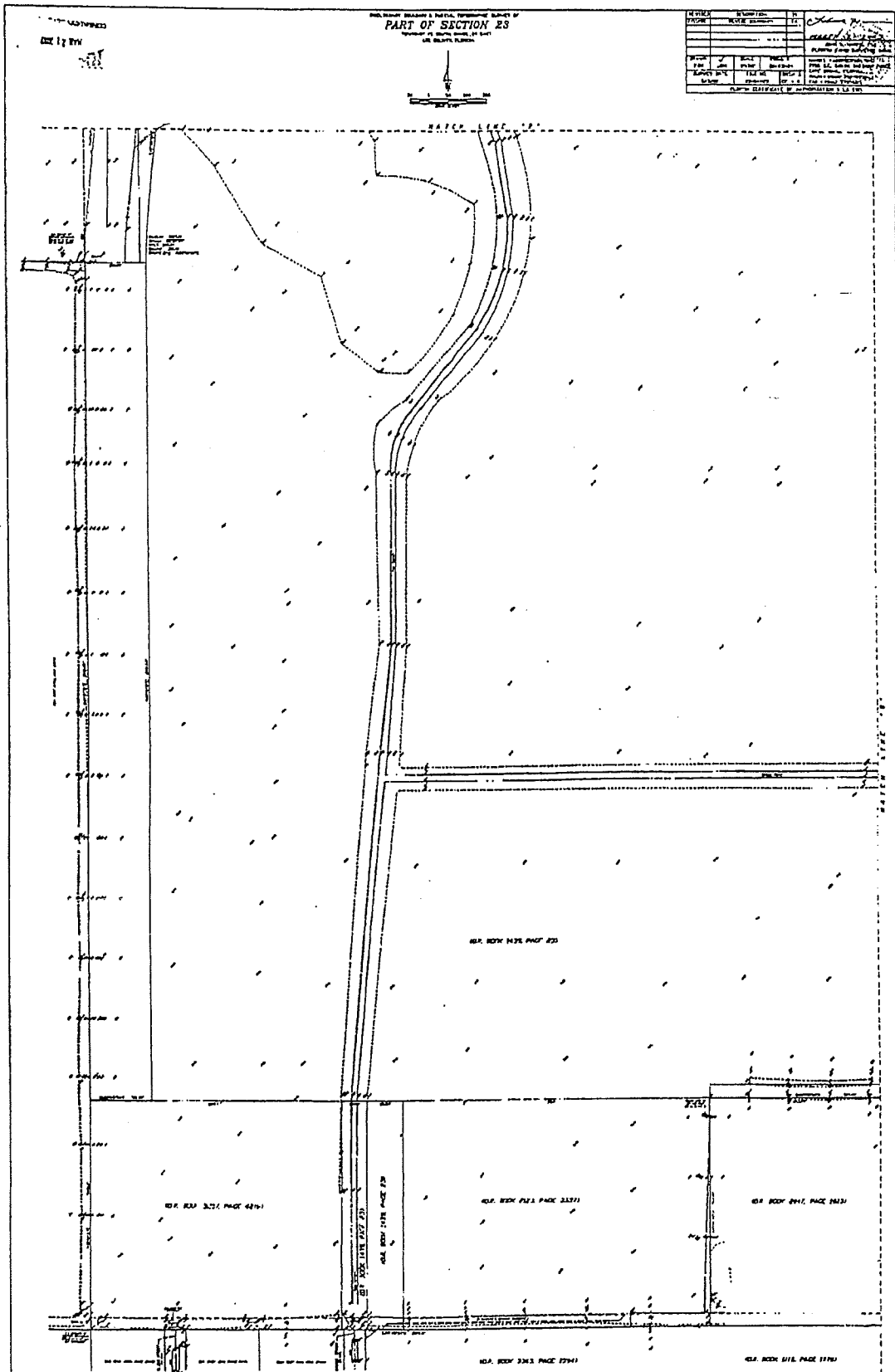


EXHIBIT A
 (Page 8 of 9)

EXHIBIT B

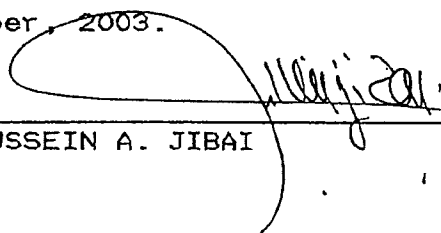
AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF LEE)

BEFORE ME this day appeared HUSSEIN A. JIBAI, who,
being first duly sworn, deposed and says:

1. He is a Director of Flash Holdings USA Corporation, which is a member of Hibiscus of Lee County, L.L.C., the owner of the property that is the subject of Application DCI2003-00023.
2. A copy of the boundary sketch of the property to be rezoned is attached as Exhibit "A". The parcel consists of 385.7 +/- acres.
3. The entire parcel described in Exhibit "A" has been cleared and is being used for grazing purposes.
4. Hibiscus of Lee County, L.L.C. intends to continue this use upon the approval of the rezoning to the extent permitted by Lee County regulations.

EXECUTED this 15th day of October, 2003.



HUSSEIN A. JIBAI

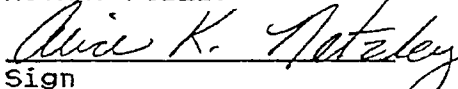
STATE OF FLORIDA
COUNTY OF LEE

Sworn to and subscribed before me this 15th day of
October, 2003 by Hussein A. Jibai, who is personally known
to me or has produced _____ as
identification and who did take an oath.

My Commission Expires:

8-26-2007

NOTARY PUBLIC



Sign

ALICE K. NETZEY

Print

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OCT 29 2003

PERMIT COUNTER State of Florida at Large (Seal)

EXHIBIT D
(Page 1 of 2)

DCI 2003-00023



EXHIBIT "A"

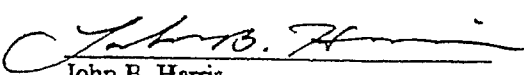
DESCRIPTION:

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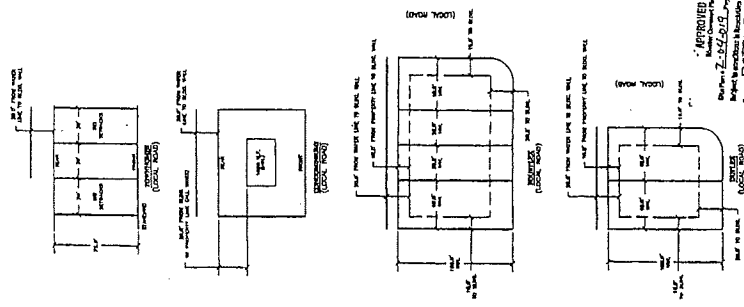
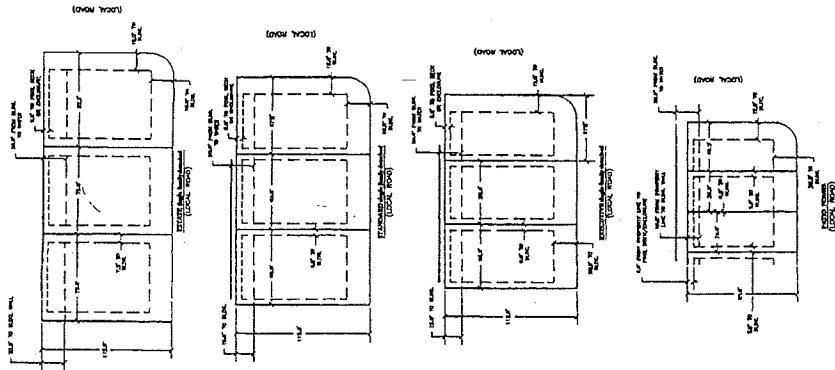
Bearings are based on the West line of the Northwest Quarter (N.W.1/4) of the aforesaid Section 23 as being N.00°13'38"W.


John B. Harris
P.S.M. #4631
October 13, 2003

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PERMIT COUNTER

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APPROVED
 Member Complaint Panel
 On File # Z-04019 Page 3 of 3
 Subject to disclosure to Respondents 1-04-08
 On File # DC-2003-00313

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MAY 11 1964
FEDERAL BUREAU OF INVESTIGATION

Crane Landing
IN
SECTION 23, TOWNSHIP 43 SOUTH, RANGE
LEE COUNTY, FLORIDA
Master Concept Plan

DATE	WATER EDGE	POOL BEH OF OCCUPANT	WADING
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1-27-74
1-11-74
STAFF



SOURCE, INC.
FARMINGTON, CT 06030

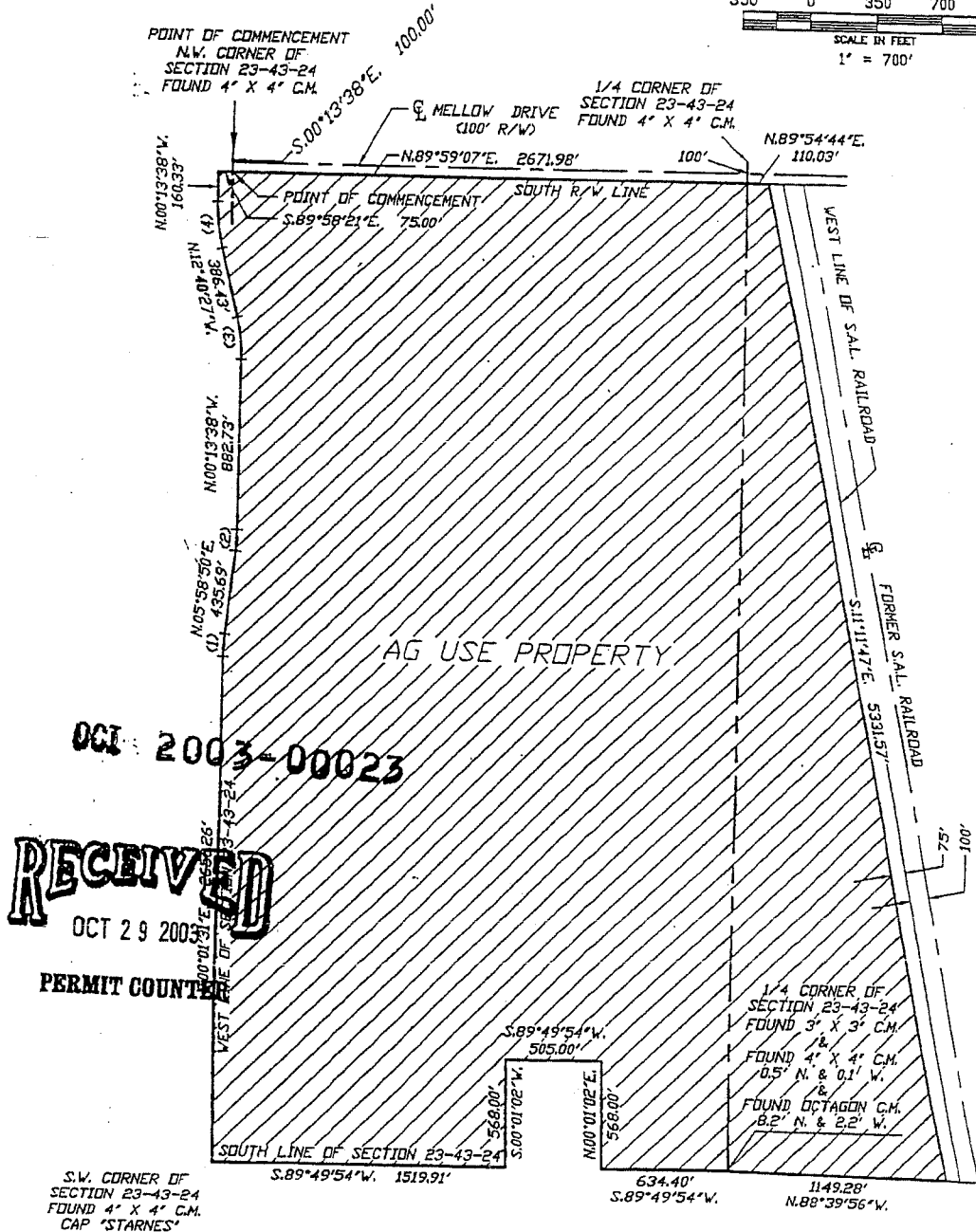
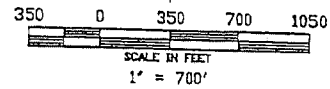
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DEC 20 1962

SKETCH OF PART OF SECTION 23

TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

SEE EXHIBIT 'A' FOR LEGAL DESCRIPTION.



OCT 2003-00023

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OCT 29 2003

PERMIT COUNTER

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1175.00'	05°57'08"	122.07'	122.01'	N.03°00'16"E.
2	1025.00'	06°12'28"	111.05'	111.00'	N.02°52'36"E.
3	1025.00'	12°26'49"	222.67'	222.23'	N.06°27'02"W.
4	1175.00'	12°26'49"	255.26'	254.76'	N.06°27'02"W.

PROJECT # NSS-4	JOB #: NSS-2
SKETCH DATE: 10/16/03	
<i>John B. Harris</i>	
OCTOBER 16, 2003	
JOHN B. HARRIS, PSM	
FLORIDA LAND SURVEYOR #4631	
FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921	

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JUN 21 2006

ADD 2006-00122

ADMINISTRATIVE AMENDMENT (PD) ADD2005-00154

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, CL Ventures, LLC., filed an application for administrative approval to a Residential Planned Development (RPD) on a project known as Crane Landing RPD (Z-04-19) for an administrative amendment on property located at Del Prado Blvd. Extension, North Fort Myers, FL. described more particularly as:

LEGAL DESCRIPTION: In Section 23, Township 43 South, Range 24 East, Lee County, Florida:

See Exhibit "A".

WHEREAS, the property was originally rezoned in case number DCI2003-00023, Zoning Resolution Number Z-04-19 (with subsequent amendments in case numbers ZAB-86-63; Z-86-193; Z-89-026); and

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

WHEREAS, Banks Engineering submitted an application on behalf of CL Ventures LLC. for an administrative amendment to the Crane Landing RPD; and

WHEREAS, Condition #7 of Z-04-19 requires an administrative amendment for the location of the golf maintenance facility; and

WHEREAS, the request includes an updated Master Concept Plan (MCP), including the location of the golf maintenance facility; and

WHEREAS, the golf maintenance facility's location is in compliance with Condition #7, with no interconnection to Sabal Springs Residential Planned Development (RPD) to the west; and

WHEREAS the revisions to the MCP include some changes to the location of lakes, golf areas, residential tracts and other features; and

WHEREAS, these revisions to the MCP are consistent with Z-04-19 and do not create any negative external impacts to neighbors; and

WHEREAS, the request includes a revised set of property development regulations (See Exhibit B); and

WHEREAS, these property development regulations, as conditioned below, are consistent with Z-04-19 and are acceptable to staff; and

WHEREAS, the general configuration of the access points, internal roads and dwelling units is consistent with Z-04-19 and acceptable to staff; and

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

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

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. The Development must be in compliance with the amended Master Concept Plan, dated SEPTEMBER 14, 2005. The Master Concept Plan for ADD2005-00154 is hereby APPROVED and adopted. A reduced copy is attached hereto.
2. The site development regulations table for Crane Landing RPD found in condition 2.b. are replaced by the 3-page "Crane Landing RPD Property Development Regulations" attached. (Exhibit B)
3. The Minimum Open Space requirement is 154.48 acres.
4. Property Development Regulations for the Recreation Area include any golf maintenance facilities, clubhouses, amenities, etc. (including maximum building height 35 feet/2 stories, 50 percent maximum lot coverage).
5. Condition #6 is amended to read: "All accessory structures must be set back a minimum of 10 feet from the boundary of the "Preserve" areas as shown on the Master Concept Plan, and other structures must comply with the setback requirements set out in the Crane Landing RPD Property Development Regulations (Exhibit B) herein."
6. Condition 2.A. of Deviation 2 is eliminated. Condition 2.B. of Deviation 2 is unchanged.

~~A. Prior to the Board of County Commissioner zoning hearing, the Master Concept Plan must be revised to delineate the native tree preservation and replanting areas as shown on the exhibits prepared by Source, Inc. stamped received October 29, 2003 and entitled "Native Tree Planting~~

~~Typical Areas" and "Potential Native Tree Preservation", and Lake No. 17
must be shown as dry detention/created marsh.~~

7. Otherwise, the terms and conditions of the original zoning resolutions remain in full force and effect.

DULY SIGNED this 22nd day of September, A.D., 2005.

BY: _____

Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

Banks Engineering, Inc.

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

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

(CRANE LANDING)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTIONS 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:


COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S.00°12'52"E. FOR 100.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELLOW DRIVE (100.00 FEET WIDE PER COUNTY RIGHT-OF-WAY MAP FOR COUNTY PROJECT #4013) AND THE **POINT OF BEGINNING**; THENCE N.89°59'56"E. (100.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 23) FOR 2671.79 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE N.89°55'22"E. ALONG SAID PARALLEL FOR 185.94 FEET; THENCE S.11°11'14"E. FOR 5333.31 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE N.88°39'48"W. ALONG SAID SOUTH LINE FOR 1226.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S.89°50'59"W. ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 634.36 FEET; THENCE N.00°02'44"E. FOR 567.97 FEET; THENCE S.89°50'59"W. FOR 505.06 FEET; THENCE S.00°02'44"W. FOR 567.97 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE; THENCE S.89°50'59"W. ALONG SAID SOUTH LINE FOR 1519.93 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N.00°02'44"E. ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR 2649.76 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 23 AND TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1174.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°57'01" FOR 122.02 FEET; THENCE N.05°59'45"E. FOR 435.43 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1024.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°12'37" FOR 111.09 FEET; THENCE N.00°12'52"W. FOR 882.68 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1024.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'42" FOR 222.33 FEET; THENCE N.12°38'34"W. FOR 387.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1174.94 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°25'42" FOR 254.86 FEET; THENCE N.00°12'52"W. FOR 110.54 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°44'43" FOR 78.32 FEET; THENCE S.89°57'35"E. FOR 124.78 FEET TO THE **POINT OF BEGINNING**.

ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEARING N.89°59'56"E.

PARCEL CONTAINS 394.82 ACRES, MORE OR LESS.

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

DESCRIPTION PREPARED: 08-02-05


ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559

RECEIVED
AUG 03 2005

PERMIT COUNTER

ADD 2005-00154

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10511 Six Mile Cypress Pkwy, Suite 101, Ft Myers, Florida 33912 • (239) 939-5490 • Fax (239) 939-2923

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 22 AND 23,
TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA
(CRANE LANDING)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°12'52" E	100.00'
L2	N 89°55'22" E	185.94'
L3	N 05°59'45" E	435.43'
L4	N 12°38'34" W	387.74'
L5	N 00°12'52" W	110.54'
L6	S 89°57'35" E	124.78'

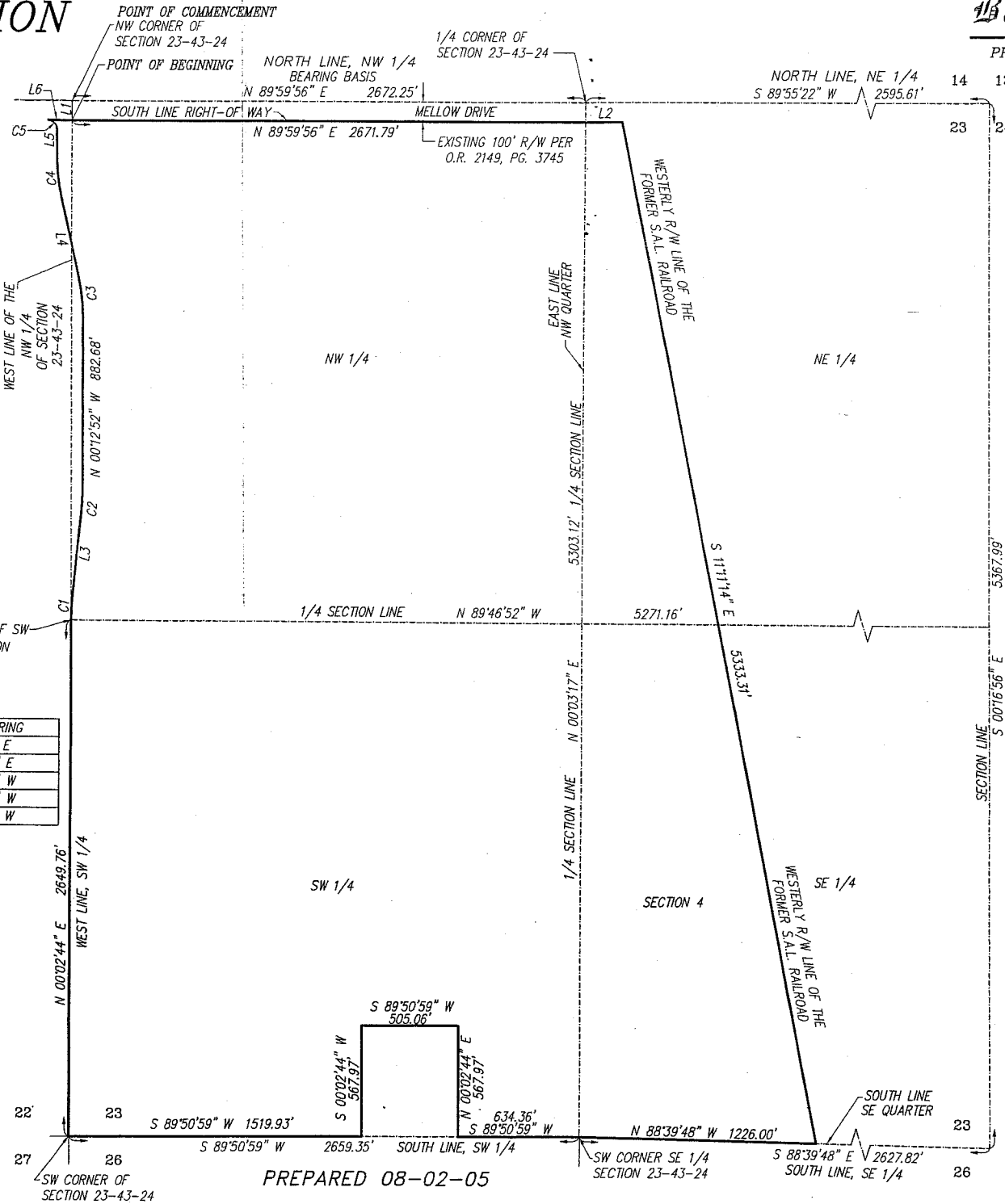
CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	1174.94'	05°57'01"	122.02'	121.96'	N 03°01'15" E
C2	1024.94'	06°12'37"	111.09'	111.04'	N 02°53'27" E
C3	1024.94'	12°25'42"	222.33'	221.89'	N 06°25'43" W
C4	1174.94'	12°25'42"	254.86'	254.36'	N 06°25'43" W
C5	50.00'	89°44'43"	78.32'	70.55'	N 45°05'13" W

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) ASSUMED NORTH BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEARING N.89°59'56"E.

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S:\JOBS\19XX\1960\SURVEYING\DESCRIPTIONS\1960_SKT.DWG



Banks Engineering, Inc.

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490



1" = 800'

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PERMIT COUNTER

LEGEND:

- PG. INDICATES PAGE
O.R. INDICATES OFFICIAL RECORDS BOOK
C. INDICATES CENTER LINE
P.I. INDICATES POINT OF INTERSECTION
L1 INDICATES LINE 1 OF LINE TABLE
C1 INDICATES CURVE 1 OF CURVE TABLE

SEE SHEET 1 FOR COMPLETE
METES AND BOUNDS DESCRIPTION.
THIS SKETCH OF DESCRIPTION
IS NOT A BOUNDARY SURVEY

ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559

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

ADD 2005-00154

Revised 8/10/85

Crane Landing RPD Property Development Regulations

Single-Family

Minimum lot size	9,750 square feet
Minimum lot width	75 feet
Minimum lot depth	130 feet

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ZONING

Minimum Setbacks:

Private Street	20 feet (35 feet for corner lots)
Public Streets	20 feet
Side	7.5 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	45 percent

Duplex

Minimum lot size	9,750 square feet
Minimum lot width	75 feet
Minimum lot depth	130 feet

Minimum Setbacks:

Private Street	20 feet
Public Streets	20 feet
Side	7.5 feet (0 feet for common wall unit)
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Minimum Building Separation	15 feet
Maximum Building Height	35 feet or 3 stories
Maximum Lot Coverage	45 percent

EXHIBIT B

Two-family Attached and Townhouse

Minimum lot size	5,200 square feet
Minimum lot width	40 feet
Minimum lot depth	130 feet

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AUG 11 2005

Minimum Setbacks:

ZONING

Private Street	20 feet
Public Streets	20 feet
Side	10 feet (0 feet for common wall unit)
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 3 stories
Maximum Lot Coverage	55 percent .

Multiple-Family Building

Minimum lot size	6,500 square feet
Minimum lot width	65 feet
Minimum lot depth	100 feet

Minimum Setbacks:

Private Street	20 feet (0 feet for free standing garages)
Public Streets	25 feet
Side	25 feet (0 feet for common wall unit)
Rear	25 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Minimum Building Separation	25 feet
Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	50 percent

EXHIBIT B

Recreation Area

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Minimum lot size	N/A
Minimum lot width	N/A
Minimum lot depth	N/A

AUG 11 2005

ZONING

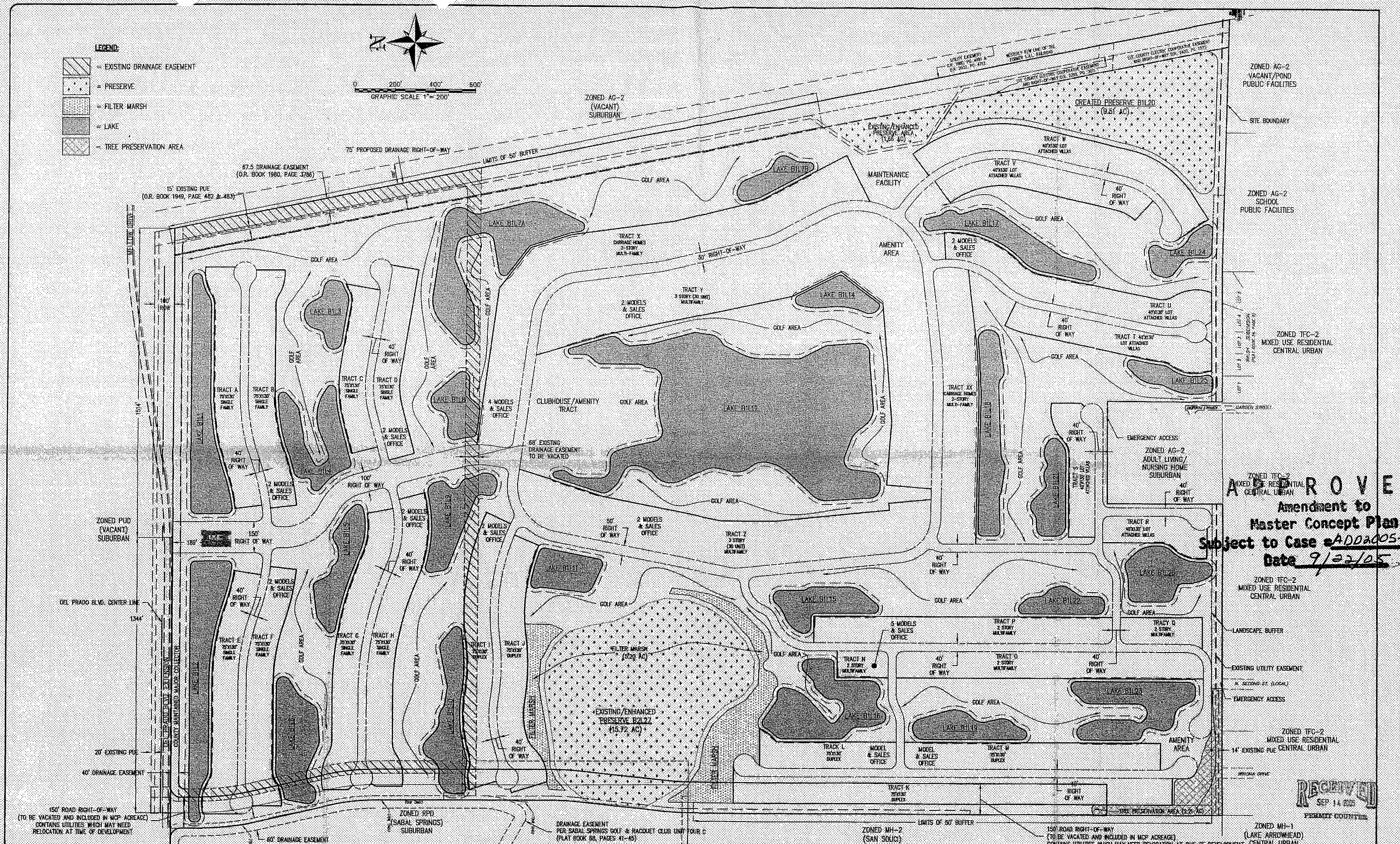
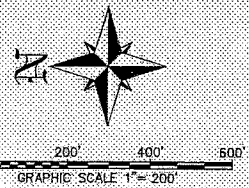
Minimum Setbacks:

Private Street	20 feet
Public Streets	20 feet
Side	5 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (10 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	50 percent

EXHIBIT B

- LEGEND:**
- = EXISTING DRAINAGE EASEMENT
 - = PRESERVE
 - = FILTER MARSH
 - = LAKE
 - = TREE PRESERVATION AREA



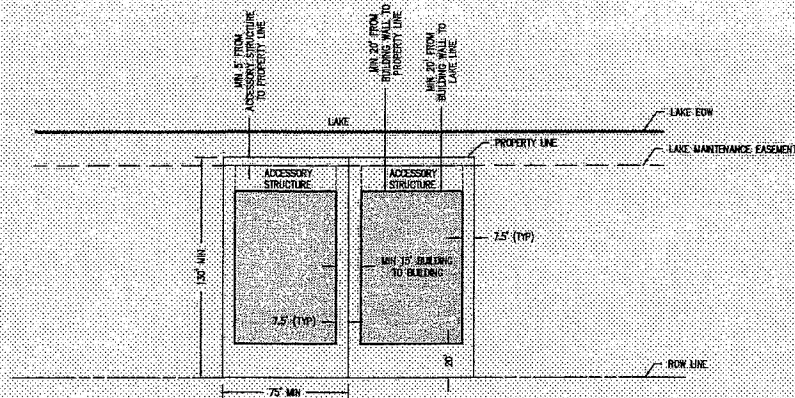
APPROVED
 Amendment to
 Master Concept Plan
 Subject to Case #ADD005-00154
 Date 9/22/05

CL VENTURES LLC
 13100 WESTLINKS TERRACE
 FORT MYERS, FLORIDA 33913

Banks Engineering, Inc.
 Professional Engineers, Planners & Land Surveyors
 10511 SIX MILE CYPRESS PARKWAY - SUITE 101
 FORT MYERS, FLORIDA 33912
 PHONE: (239) 839-5490 FAX: (239) 839-2523
 ENGINEERING LICENSE # EB 6400
 SURVEY LICENSE # LB 6690

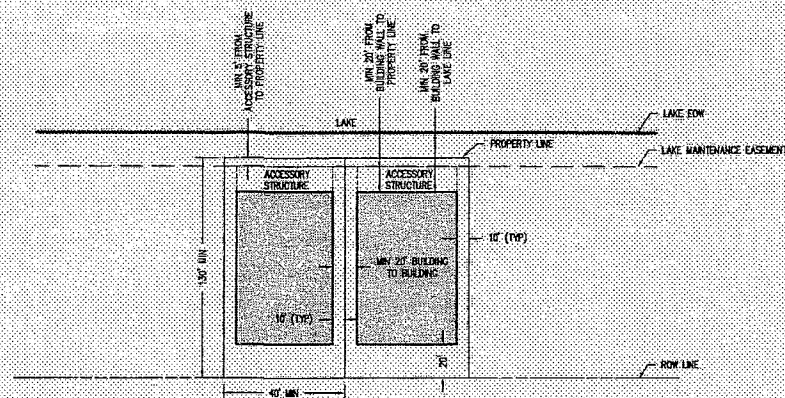
MASTER CONCEPT PLAN
CRANE LANDING
 LEE COUNTY, FLORIDA
 ADD 2005-00154

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
07/08/05	1960	JMP	SCM	SEM	GH/SCM	1"=200'	1	2	(23-43-24-00)



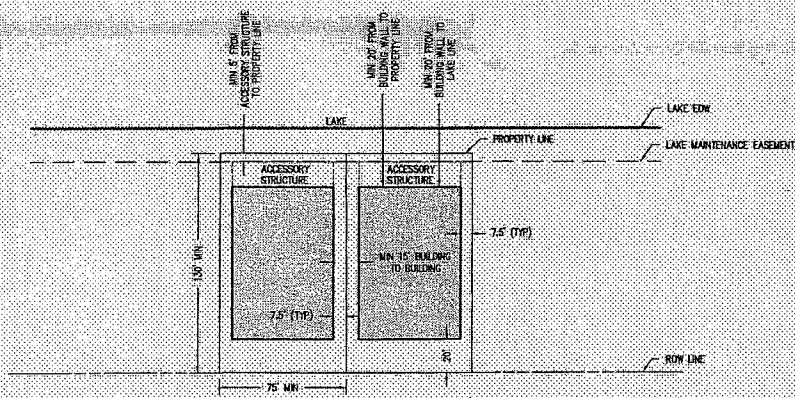
MINIMUM LOT SIZE: 8,750 SF
 MINIMUM LOT WIDTH: 75'
 MINIMUM LOT DEPTH: 130'
 MINIMUM SETBACKS:
 PRIVATE STREET: 20' (5' FOR CORNER LOTS)
 PUBLIC STREET: 20'
 REAR: 20' (5' FOR ACCESSORY STRUCTURE)
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)
 MAXIMUM BUILDING HEIGHT: 25' OR 3 STORES
 MAXIMUM LOT COVERAGE: 45 PERCENT

TYPICAL SINGLE FAMILY LOT
 NOT TO SCALE



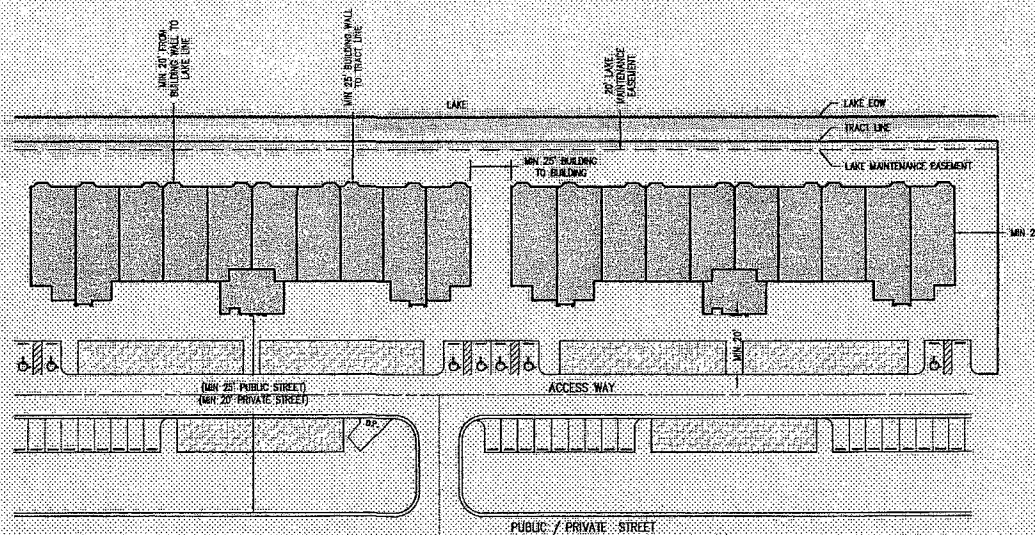
MINIMUM LOT SIZE: 5,200 SF
 MINIMUM LOT WIDTH: 40'
 MINIMUM LOT DEPTH: 130'
 MINIMUM SETBACKS:
 PRIVATE STREET: 20'
 PUBLIC STREET: 20' (10' FOR COMMON WALL UNIT)
 REAR: 20' (5' FOR ACCESSORY STRUCTURE)
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)
 MAXIMUM BUILDING HEIGHT: 25' OR 3 STORES
 MAXIMUM LOT COVERAGE: 55 PERCENT

TYPICAL TWO-FAMILY ATTACHED AND TOWNHOUSE
 NOT TO SCALE



MINIMUM LOT SIZE: 8,750 SF
 MINIMUM LOT WIDTH: 75'
 MINIMUM LOT DEPTH: 130'
 MINIMUM SETBACKS:
 PRIVATE STREET: 20'
 PUBLIC STREET: 20'
 REAR: 20' (5' FOR COMMON WALL UNIT)
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)
 MINIMUM BUILDING SEPARATION: 15'
 MAXIMUM BUILDING HEIGHT: 25' OR 3 STORES
 MAXIMUM LOT COVERAGE: 45 PERCENT

TYPICAL DUPLEX
 NOT TO SCALE



MINIMUM LOT SIZE: 8,500 SF
 MINIMUM LOT WIDTH: 40'
 MINIMUM LOT DEPTH: 130'
 MINIMUM SETBACKS:
 PRIVATE STREET: 20' (0' FOR FREE STANDING GARAGES)
 PUBLIC STREET: 20'
 REAR: 20' (0' FOR COMMON WALL UNIT)
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)
 MINIMUM BUILDING SEPARATION: 25'
 MAXIMUM BUILDING HEIGHT: 25' OR 3 STORES
 MAXIMUM LOT COVERAGE: 55 PERCENT

TYPICAL MULTI-FAMILY BUILDING
 NOT TO SCALE

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED @ 40% = 16,420 ACRES

INDIGENOUS VEGETATION: (PER LDC SECTION 10-415 (5), LARGE DEVELOPMENTS MUST PROVIDE 50% OF THEIR REQUIRED OPEN SPACE THROUGH ON-SITE PRESERVATIONS OF EXISTING NATIVE VEGETATION. THIS WOULD EQUATE TO 77,114 ACRES OF INDIGENOUS OPEN SPACE TO BE PRESERVED. HOWEVER, THIS SITE IS PRESENTLY A "CLEARED PASTURE". THEREFORE, INDIGENOUS VEGETATION IS AVAILABLE ON-SITE TO SATISFY THIS REQUIREMENT. THE ONLY PORTION OF THE SITE CLASSIFIED AS "INDIGENOUS VEGETATION" ARE THE PROPOSED WETLAND PRESERVES. THESE AREAS CONTAIN APPROXIMATELY 17,342 ACRES OF INDIGENOUS WETLAND VEGETATION TO BE PRESERVED AND/OR ENHANCED.

PROVIDED OPEN SPACE SUMMARY

LAKES (SEE BELOW) = 38.57 ACRES
 WETLAND PRESERVES/FILTER MARSH = 36,433 ACRES
 GOLF COURSE/OPEN SPACE = 122,006 ACRES
 TOTAL OPEN SPACE = 187,046 ACRES

WATER BODY OPEN SPACE (PER LDC 10-415(4)(2)(c), WATER BODIES MAY BE USED TO OFFSET A MAXIMUM OF 20% OF THE REQUIRED OPEN SPACE AREA:

MAXIMUM WATER BODIES THAT MAY OFFSET OPEN SPACE = 3,657 ACRES
 PROVIDED WATER BODY OPEN SPACE (LAKES) = 61.26 ACRES

TYPICAL UNIT	LOT REQUIREMENTS*		PROPOSED SITE CONDITIONS	
	MIN LOT SIZE	MIN OPEN SPACE	MIN LOT SIZE	MIN OPEN SPACE REQUIRED
SINGLE FAMILY	8,500	NONE	8,750	NONE
DUPLEX	7,500	NONE	8,750	NONE
TWO-FAMILY (ATTACHED)	5,750/PER UNIT	NONE	5,200/PER UNIT	NONE
MULTI-FAMILY	N/A	40%	N/A	40%*

* PER SEC 10-415 OF LDC FOR LARGE PROJECTS
 ** MIN 40% OPEN SPACE IS PROVIDED FOR ENTIRE PROJECT AREA

LEGEND

- ACCESSORY STRUCTURE
- TRACT LINE
- LAKE EDGE
- LAKE MAINTENANCE EASEMENT
- ROW LINE
- ROAD CENTER LINE
- STRUCTURE

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 SEP 11 2015
 PERMIT COUNTER

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering, Inc.
 Professional Engineers, Planners & Land Surveyors
 10511 SIX MILE CYPRESS PARKWAY - SUITE 101
 FORT MYERS, FLORIDA 33912
 PHONE: (239) 938-5490 FAX: (239) 938-2523
 ENGINEERING LICENSE # EB 6489
 SURVEY LICENSE # LB 8680

PROPERTY DEVELOPMENT REGULATIONS									
CRANE LANDING ADD 2005-00124									
LEE COUNTY, FLORIDA									
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
08-17-05	1960	_MCP02	EPB	EPB	JGH	NTS	2	2	

ADD 2006-00122

RESOLUTION NUMBER Z-89-026

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

RECEIVED
JUN 21 2006

COMMUNITY DEVELOPMENT

WHEREAS, Mohamed Jebai, in reference to Sabal Springs Golf & Racquet Club, Ltd., has properly filed an application for an amendment in the RPD district to modify the approval granted in Resolution Z-86-193 as follows:

- (a) Minimum setbacks between structures and the centerline of a private street of 1/2 (ROW) (or street easement) plus 20 feet (202.18.B.2.a.), to 15 feet for all corner lots excepting Unit 1 as recorded in Plat Book 41, Page 14-22 which shall include the following platted lots only;

Block 1, Lot 6; Block 4, Lot 9; Block 6, Lot 8; Block 7, Lots 1 and 2; Block 10, Lots 14 and 15; and Block 12, Lot 1; and

- (b) Requirement that discourages rear lot swales and ditches and does not permit them in easements (DSO Sec. D.4.c.), to permit rear lot swales in lieu of concrete gutters within all of the RPD portion of the property except Unit 1 as recorded in Plat Book 41, Pages 14-22; and

WHEREAS, the subject property is located at 17540 North Tamiami Trail, North Fort Myers, described more particularly as:

LEGAL DESCRIPTION: In Sections 22 and 23, Township 43 South, Range 24 East, Lee County, Florida:

SITE SPECIFIC FOR RPD PARCEL ONLY:

A parcel of land in Section 22, Township 43 South, Range 24 East, Lee County, Florida, more particularly described as follows:

Commence at the Northeast corner of Section 22, Township 43 South, Range 24 East;
THENCE S.00°12'19"E. along the East line of the Northeast One Quarter (NE¼) of said Section 22 for 2660.01 feet to the Southeast corner of the Northeast One Quarter (NE¼) of said Section 22;
THENCE N.89°51'07"W. along the South line of said Northeast One Quarter (NE¼) for 1779.96 feet to the POINT OF BEGINNING of the herein described parcel of land;
THENCE continue N.89°51'07"W. along said South line for 882.94 feet to the Southwest corner of said Northeast One Quarter (NE¼);
THENCE S.00°16'33"W. along the West line of the Southeast One Quarter (SE¼) of said Section 22 for 204.78 feet;
THENCE S.74°21'50"W. for 1102.54 feet;
THENCE N.15°38'10"W. for 180.00 feet;
THENCE N.74°21'50"E. for 140.00 feet;
THENCE N.15°38'10"W. for 360.00 feet;
THENCE S.74°21'50"W. for 195.69 feet to an intersection with the South line of the East One Half (E½) of the Northwest One Quarter (NW¼) of the aforementioned Section 22;
THENCE N.89°51'50"W. for 4.48 feet to an intersection with the Northeasterly line of that certain parcel of land described in Deed Book 186 at page 346 of the Public Records of Lee County, Florida;
THENCE N.15°38'10"W. along said Northeasterly line for 54.87 feet to the Northeasterly corner of said parcel of land;

THENCE N.74°21'50"W. along the Northwesterly line of said parcel of land and along the Southerly line of Lot 25 of Block 2 of Tamiami City according to the plat thereof as recorded in Plat Book 9 at pages 6 & 7 of the aforementioned Public Records for 201.47 feet to an intersection with the Easterly right-of-way line of S.R. 45 (U.S.41, Tamiami Trail);
 THENCE N.15°38'10"W. along said Easterly right-of-way line for 375.37 feet to an intersection with the Northerly line of Lot 22 of said Block 2;
 THENCE N.74°21'50"E. along said Northerly line for 246.61 feet to an intersection with the East line of said Block 2;
 THENCE N.00°48'55"E. along the East line of said Block 2, also being the West line of the East One Half (E½) of the Northwest One Quarter (NW¼) of the aforementioned Section 22 for 2222.09 feet to an intersection with the North line of the Northwest One Quarter (NW¼) of the aforementioned Section 22;
 THENCE N.89°49'30"E. along said North line for 1319.42 feet to the Northwest corner of the Northeast One Quarter (NE¼) of said Section 22;
 THENCE S.89°57'02"E. along the North line of said Northeast One Quarter (NE¼) for 861.24 feet;
 THENCE S.00°12'19"E. for 2656.95 feet to the POINT OF BEGINNING. Said parcel of land situate lying and being in Lee County, Florida. Containing 144.15 acres more or less.

A parcel of land in Sections 22 and 23, Township 43 South, Range 24 East, Lee County, Florida, more particularly described as follows:

BEGIN at the Northwest corner of Section 23, Township 43 South, Range 24 East;
 THENCE S.00°12'19"E. along the West line of the Northwest One Quarter (NW¼) of said Section 23 for 260.00 feet to the Point of Curvature of a circular curve concave to the Northeast;
 THENCE Southerly and Southeasterly along the arc of said curve having for its elements a radius of 1100.00 feet and a central angle of 12°26'49" for 238.97 feet to the Point of Tangency;
 THENCE S.12°39'08"E. for 386.43 feet to the Point of Curvature of a circular curve concave to the Southwest;
 THENCE Southeasterly and Southerly along the arc of said curve having for its elements a radius of 1100.00 and a central angle of 12°26'49" for 238.97 feet to the Point of Tangency;
 THENCE S.00°12'19"E. for 1549.31 feet;
 THENCE N.89°51'07"W. for 135.00 feet to the Southeast corner of the Northeast One Quarter (NE¼) of Section 22, Township 43 South, Range 24 East;
 THENCE continue N.89°51'07"W. along the South line of said Northeast One Quarter (NE¼) for 1779.95 feet;
 THENCE N.00°12'19"W. for 2656.95 feet to an intersection with the North line of the Northeast One Quarter (NE¼) of the aforementioned Section 22;
 THENCE S.89°57'02"E. along the North line of said Northeast One Quarter (NE¼) for 1779.93 feet to the POINT OF BEGINNING. Said parcel situate lying and being in Lee County, Florida, containing 114.75 acres more or less.

WHEREAS, the applicant has indicated the property's current STRAP numbers are: 22-43-24-00-00001.0000,
 22-43-24-01-00002.0220; and
 23-43-24-00-00001.0000; and

WHEREAS, proper authorization has been given to Winesett, Avery, Dupree & Whigham, P.A., by Sabal Springs Golf & Racquet Club, Ltd., the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and

WHEREAS, the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on March 28, 1989 and April 17, 1989; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby:

APPROVE Request (a) Minimum setbacks between structures and the center-line of a private street of 1/2 (ROW) (or street easement) plus 15 feet for all corner lots except Unit 1 as recorded in Plat Book 41, Pages 14-22; exception shall include the following platted lots only:

Block 1, Lot 6; Block 4, Lot 9; Block 6, Lot 8; Block 7, Lots 1 and 2; Block 10, Lots 14 and 15; and Block 12, Lot 1; and

APPROVE WITH A CONDITION Request (b) Requirement that discourages rear lot swales and ditches and does not permit them in easements, to permit rear lot swales in lieu of concrete gutters within all of the RPD portion of the property except Unit 1 as recorded in Plat Book 41, Pages 14-22; UPON THE CONDITION that the approval be CONDITIONED upon the creation of an enforceable homeowner's association agreement and the imposition upon that association and/or its successors in interest of the obligation to perpetually maintain the grass swales to be located at the rear of the lots in the subdivision and is FURTHER CONDITIONED upon the approval by the Lee County Attorney of the documents required to create and impose this condition.

The following findings of fact were made in conjunction with this approval of the amendment in the Residential Planned Development district:

The amendment recommended for approval will enhance the achievement of the objective of the development and the general intent of the zoning regulations to preserve and promote the protection of the public health, safety, and welfare.

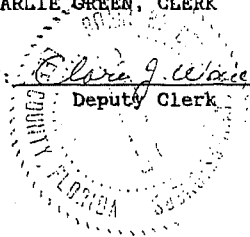
The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Donald D. Slisher, and seconded by Commissioner Bill Fussell and, upon being put to a vote, the result was as follows:

John E. Manning	ABSENT
Charles L. Bigelow, Jr.	AYE
Ray Judah	NAY
Bill Fussell	AYE
Donald D. Slisher	AYE

DULY PASSED AND ADOPTED this 22nd day of May, A.D., 1989.

ATTEST:
CHARLIE GREEN, CLERK

BY: Charlie Green
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Charles L. Bigelow, Jr.
Chairman

Approved as to form by:

[Signature]
County Attorney's Office

FILED

JUN 1 1989

CLERK CIRCUIT COURT
BY C. Green, D.C.

E: 898PG0631

ADD 2006-00122

RESOLUTION NUMBER Z-86-193

RECEIVED
JUN 21 2006

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

2226828

COMMUNITY DEVELOPMENT

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: H. FENSTROM, D.C.

WHEREAS, Reynaldo Mayor, trustee has properly filed an application on a project known as Sabal Springs Golf & Racquet Club for a rezoning from Mobile Home Planned Development to Residential Planned Development and Mobile Home Planned Development, to permit 860 single-family homes and 440 mobile homes, with buildings not to exceed 45 feet above average grade, on 371.72 total acres of land. The western (RPD) portion of the project contains 260.83 acres, and the eastern (MHPD) portion of the project contains 110.89 acres. The proposed development is a modification of case #86-3-24 DCI, wherein approval was granted for up to 1300 mobile homes under the project's former name of "Forest Creek."

NOTE:

If approved, the Master Concept Plan will deviate from the following Lee County standards (in addition to deviations previously approved in case #86-3-24 DCI):

- (1) Minimum lot width of 75 feet for a conventional single-family residence (434.02.A), to 50 feet;
- (2) Minimum lot area of 7,500 square feet for a conventional single-family residence (434.02.A), to 5,000 feet;
- (3) Minimum side setback of 7.5 feet for a conventional single-family residence (434.02.B), to 5 feet; and
- (4) Minimum water retention excavation setbacks to a quarter section line of 60 feet (518.C.2), to 0 feet for the north-south line in Section 22, the east-west line in Section 22, and the north-south line in Section 23.; and

WHEREAS, the subject property is located along the east side of U.S. 41 N. approximately 1 mile north of Laurel Drive and approximately 4 miles south of Charlotte County, described more particularly as:

LEGAL DESCRIPTION: In Sections 22/23, Township 43S, Range 24E, Lee County, Florida:

R.P.D. PARCEL

A parcel of land in Sections 22 and 23, Township 43 South, Range 24 East, Lee County, Florida, more particularly described as follows:

Begin at the northwest corner of Section 23, Township 43 South, Range 24 East; thence S 0° 12' 19" E along the east line of the northwest one quarter (NW ¼) of said Section 23 for 260.00 feet to the point of curvature of a circular curve concave to the northeast; thence southerly and southeasterly along the arc of said curve having for its elements a radius of 1100.00 feet and a central angle of 12° 26' 49" for 238.97 feet to the point of tangency; thence S 12° 39' 08" E for 386.43 feet to the point of curvature of a circular curve concave to the southwest; thence southeasterly and southerly along the arc of said curve having for its elements a

radius of 1100.00 and a central angle of 12° 26' 49" for 238.97 feet to the point of tangency; thence S 0° 12' 19" E for 1549.31 feet; thence N 89° 51' 07" W for 135.00 feet to the southeast corner of the northeast one quarter (NE ¼) of Section 22, Township 43 South, Range 24 East; thence continue N 89° 51' 07" W along the south line of said northeast one quarter (NE ¼) for 2662.90 feet to the southwest corner of said northeast one quarter (NE ¼); thence S 0° 16' 33" W along the west line of the southeast one quarter (SE ¼) of said Section 22 for 204.78 feet; thence S 74° 21' 50" W for 1102.54 feet; thence N 15° 38' 10" W. for 180.00 feet; thence N 74° 21' 50" E for 140.00 feet; thence N 15° 38' 10" W for 360.00 feet; thence S 74° 21' 50" W for 195.69 feet to an intersection with the south line of the east one half (E ½) of the northwest one quarter (NW ¼) of the aforementioned Section 22; thence N 89° 51' 50" W for 4.48 feet to an intersection with the northeasterly line of that certain parcel of land described in Deed Book 186 at page 346 of the Public Records of Lee County, Florida; thence N 15° 38' 10" W along said northeasterly line for 54.87 feet to the northeasterly corner of said parcel of land; thence S 74° 21' 50" W along the northwesterly line of said parcel of land and along the southerly line of Lot 25 of Block 2 of Tamiami City according to the plat thereof as recorded in Plat Book 9 at Pages 6 & 7 of the aforementioned Public Records for 201.47 feet to an intersection with the easterly right of way line of S.R. 45 (U.S. 41, Tamiami Trail); thence N 15° 38' 10" W along said easterly right of way line for 375.37 feet to an intersection with the northerly line of Lot 22 of said Block 2; thence N 74° 21' 50" E along said northerly line for 246.61 feet to an intersection with the east line of said Block 2; thence N. 0° 48' 55" E. along the east line of said Block 2, also being the west line of the east one half (E ½) of the northwest one quarter (NW ¼) of the aforementioned Section 22 for 2222.09 feet to an intersection with the north line of the northwest one quarter (NW ¼) of the aforementioned Section 22; thence N 89° 49' 30" E along said north line for 1319.42 feet to the northwest corner of the northeast one quarter (NE ¼) of said Section 22; thence S 89° 57' 02" E along the north line of said northeast one quarter (NE ¼) for 2641.17 feet to the point of beginning. Together with Lot 2, Block 2 of Tamiami City according to the Plat thereof as recorded in Plat Book 9 at Pages 6 and 7 of the Public Records of Lee County, Florida. Said parcel of land situate lying and being in Lee County, Florida. Containing 260.83 acres more or less.

REF 1898PG0632

M.H.P.D. PARCEL

A parcel of land in Section 23, Township 43 South, Range 24 East, Lee County, Florida, more particularly described as follows:

Begin at the northwest corner of Section 23, Township 43 South, Range 24 East; thence S 89° 59' 50" E along the north line of the northwest one quarter (NW ¼) of said Section 23 for 2672.58 feet to the northeast corner of said northwest one quarter (NW ¼); thence N 89° 55' 58" E along the north line of the northeast one quarter (NE ¼) of said Section 23 for 166.14 feet to an intersection with the westerly right of way line of the former S.A.L. Railroad; thence S 11° 10' 49" E along said westerly right of way line for 1649.49 feet; thence N 89° 51' 07" W for 2902.79 feet to an intersection with a line parallel with and 250.00 feet easterly of as measured at right angles to the west line of the northwest one quarter of said Section 23; thence S 0° 12' 19" E along said parallel line for 1050.02 feet; thence N 89° 51' 07" W for 115.00 feet; thence N 0° 12' 19" W for 1549.31 feet to the point of curvature of a circular curve concave to the southwest; thence northerly and northwesterly along the arc of said curve having for its elements a radius of 1100.00 feet and a central angle of 12° 26' 49" for 238.97 feet to the point of tangency; thence N 12° 39' 08" W for 386.43 feet to the point of curvature of a circular curve concave to the northeast; thence northwesterly and northerly along the arc of said curve having for its elements a radius of 1100.00 feet and a central angle of 12° 26' 49" for 238.97 feet to the point of tangency, being a point on the west line of the northwest one quarter (NW ¼) of the aforementioned Section 23; thence N 0° 12' 19" W along said west line for 260.00 feet to the point of beginning. Said parcel of land situate lying and being in Lee County, Florida. Containing 110.89 acres more or less.

WHEREAS, the applicant has indicated the property's current STRAP numbers are 22-43-24-00-00001.0000,

22-43-24-00-00003.0020,

22-43-24-00-00003.002A,

22-43-24-00-00003.002B,

22-43-24-01-00002.0220,

22-43-24-01-00002.0230,

22-43-24-01-00002.0240,

22-43-24-01-00002.0250; and

WHEREAS, proper authorization has been given to Osvaldo Silvera, the representative, by Reynaldo F. Mayor, the contract purchaser who has been authorized by Mohamed Jebai, the owner of the subject parcel, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Planning and Zoning Commission, with full consideration of all the evidence available to the Planning and Zoning Commission; and

WHEREAS, the Lee County Planning and Zoning Commission fully reviewed the matter and recommended approval of the request with conditions, based on the analysis contained in the staff report dated October 30, 1986, and testimony at the public hearing which was held on November 3, 1986; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Planning and Zoning Commission, the documents on file with the county, and the testimony of all interested persons:

LEGISLATIVE HISTORY:

The applicant proposes to amend the previously approved Forest Creek Mobile Home Park (86-3-24 DCI), now known as Sabal Springs Golf and Racquet Club, to permit 860 single-family residential units on 260.83 acres of land located between U.S. 41 and the future north-south arterial which will run through the project, and 440 mobile home units on 110.89 acres of land located between the future north-south arterial and the old railroad right-of-way. The proposed development will contain the same total of 1300 residential units on 371.72 acres of land as had been previously approved. Several other elements of the project will change, however.

The subject site is located on the east side of U.S. 41 in North Fort Myers, about three miles south of the Charlotte County line. It is situated between the recently-approved Heritage Mobile Home Park to the north and the existing San Souci Trailer Park to the south. The southern entrance to the proposed project will be located approximately one-half mile north of the intersection of U.S. 41 and Business 41.

The applicant has provided an updated traffic impact statement which states that the modified project would generate approximately 7734 trips per day. Current Florida Department of Transportation counts on U.S. 41 in this area are 12,571 trips per day, although Lee County counts indicate a somewhat higher figure of 16,819 average trips per day. The applicant stated that only U.S. 41 will be impacted by the proposed project, and the impact on the existing road capacity would be about 9.7 percent. A growth rate of 11.8 percent was utilized by the applicant to calculate the total project impacts at buildout.

The existing highway level of service for U.S. 41 in the project area is "A". The applicant's analysis indicates that the projected traffic with this development will drop the level of service to "B" at the project entrance and to the north of the entrance, and will drop the level of service of U.S. 41 to the south of the project to "C". There are currently no roadway improvements scheduled for U.S. 41 in the project area.

The county's traffic engineer has stated that several roadway improvements in the area will be needed in the near future with or without the proposed project. These improvements would include intersection improvements on U.S. 41 at Business 41 and at S.R. 78.

At the present time, the Trafficways Map indicates that two new arterial roadways will substantially impact the site. The first arterial road will require a 100-foot-wide right-of-way and will run east-west along the northern boundary line of the site. The applicant has provided the entire right-of-way on the project's northern property line for the future roadway. The second arterial road will require a 150-foot-wide right-of-way running north-south along the section line between Sections 22 and 23. This right-of-way would be aligned with the right-of-way previously approved by the Board in the Heritage Mobile Home Park to the north, and continue to the south. The applicant has provided the required right-of-way and placed it in a manner to impact the southern wetland as little possible, as requested by staff. Reservation for both rights-of-way is essential to serve the burgeoning development in this area, and the removal of some of the impacted wetlands would be necessary.

The subject parcel has four environmentally sensitive wetland areas, totaling approximately 15.74 acres. The county's biologists have inspected the site with the applicant and agree as to the size and location of the wetlands. The applicant has agreed to preserve the environmentally sensitive areas and has shown these areas on their plans. The proposed north-south arterial road running along the section line through the project, however, will impact the eastern two wetland areas on the site. Only part of the impacted wetlands will be destroyed by the roadway, and the remaining portions should still be preserved. The applicant has shown these wetlands as preserve areas.

Potable water will be provided to the project by Lee County Utilities. Lee County Utilities' officials previously expressed concerns about water pressure in the area, and requested that the applicant participate in a program of upgrading and looping the water lines. This program would bring additional water into the area of the proposed project and reduce the pressure problems. In order to address the problem, the previous rezoning approval contained a condition requiring the upgrading of the water system as dictated by Lee County Utilities requirements. The applicant has since been working with Lee County Utilities and has agreed to provide the necessary facilities. At the present time, the two parties are working on an agreement.

The applicant proposes to provide sewer service to the project by constructing a temporary on-site package sewage treatment plant. The applicant has stated that the project would connect to the North Fort Myers Utility's regional facility, which will be located just to the northeast of the subject parcel, when it is available.

OFF 1898PG0634

During the review of this project, fire protection was identified as an area of concern. Currently, there is no fire station in the northern portion of the North Fort Myers Fire District. A new fire facility will be under construction shortly on Trail Dairy Road, just east of U.S. 41, with the necessary equipment and manpower to provide fire protection for this area. New development should pay for additional fire equipment and facilities through mandatory dedication for fees-in-lieu, at least to the degree to which it creates the demands for additional services. This policy has been established through the existing regulations and past Board actions.

The Department of Public safety has stated that the proposed development will cause moderate impacts on the existing hurricane evacuation conditions during a category three or greater hurricane. The Department has made several recommendations in order to mitigate hazard occurrences and to insure compliance with the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby APPROVE a rezoning from Mobile Home Planned Development to Residential Planned Development and Mobile Home Planned Development, to permit 860 single-family homes and 440 mobile homes, with buildings not to exceed 45 feet above average grade, on 371.72 total acres of alnd. The western (RPD) portion of the project contains 260.83 acres, and the eastern (MHPD) portion of the project contains 110.89 acres. The proposed development is a modification of case #86-3-24 DCI, wherein approval was granted for up to 1300 mobile homes under the project's former name of "Forest Creek." Approval is subject to the following conditions:

1. Prior to final plan approval, the applicant shall make acceptable provisions for off-setting any added net public costs or premature commitment of public funds needed to provide appropriate levels of fire protection services for this development. In particular, the applicant shall make the necessary arrangements with the North Fort Myers Fire District to offset a proportionate share of the cost of the new local fire station (including land, buildings, and equipment) planned by the North Fort Myers Fire District. Said fire district may apply these monies toward a more comprehensive facility that provides district-wide services.
2. Site planning shall encourage the preservation of trees. The precise location of roads, parking areas, structures, excavations and golf facilities may be altered during construction to preserve trees through a Planned Development administrative modification under the provisions of Section 804.03 of the Zoning Ordinance.
3. Prior to development completion, the following shall be provided in order to mitigate hazard occurrences and to insure Comprehensive Plan compliance:

A. Hurricane Evacuation

(1) Establish and maintain a condominium or homeowners' association to provide a program of education and information to the residential population, describing the risks of environmental hazards, as well as the action necessary to mitigate the dangers which these hazards present.

(2) The developer shall provide two hurricane evacuation facilities, as stated in the hearing today, of 14,000 square feet and 8,000 respectively, that will meet our requirements. Shelter shall be elevated to a minimum height equal to or above worst-case category three storm flooding level, utilizing the National Weather Service's storm surge model "SLOSH".

(3) Provide shelter space at a ratio of 20 square feet per person.

B. Emergency Medical Services

At the completion of development construction or each phase thereof, a development representative shall contact Lee County Emergency Medical Services to discuss the designation of emergency helicopter landing zones, provide a site plan depicting the official street names and building addresses within the development, and other pertinent information deemed necessary.

4. Final plans shall be in conformance with the Development Standards Ordinance and other development regulations in effect, except as provided herein.
5. The Master Concept Plan for this development is the plan received on September 5, 1986 and dated August 1986, from Ink Engineering, numbered as Drawing No. 8510.
6. In the MHPD portion of the project, permitted uses shall be, in addition to mobile homes and their customary accessory uses: recreational and water management facilities, a temporary sales office, model units, signs as permitted by current regulations, and gatehouses, as shown on the Master Concept Plan. Lot sizes and setbacks for the mobile home (MHPD) portion of the project shall be the same as the MH-2 zoning district, as may be amended from time to time.
7. Lot sizes, setbacks, and permitted use for the conventional home (RPD) portion of the project shall be the same as the RS-1 zoning district generally, as may be amended from time to time, except where modified by deviations (1), (2), (3), and (4).
8. No permit authorizing the construction of buildings or move-on of mobile homes shall be granted to the applicant until such time as a potable water source which will not adversely affect the capacity or pressure of the Lee County Utilities' system has been provided. This source may include the upgrading of the Lee County Utilities' system, or contributions thereto. Any application for a development order shall specify the source of potable water for the project, and shall include as a plan specification the foregoing limitations upon permit issuance. If the proposed potable water source is the Lee County Utilities' system, the Director of the system shall determine whether the proposed connections from the subject project will affect the system's capacity or pressure, prior to the issuance of building or move-on permits.
9. Any security gate or similar device that is not manned 24 hours per day must be provided with an override switch installed in a glass-covered box for the use of emergency vehicles.

Site Plan-86-193 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this RPD and MPD of Zoning:

- 1) The proposed residential uses are appropriate at the subject location at the proposed density.

- 2) Sufficient safeguards to the public interest for the residential use are provided by the recommended conditions to the Master Concept Plan and by other applicable regulations; and
- 3) All recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
- 4) The deviations recommended for approval enhance the achievement of the objectives of the planned development, and will preserve and promote the public health, safety and welfare.

The following findings of fact were made in conjunction with the requested deviations:

Deviation (1) would allow the 75-foot lot width normally required for a conventional single-family residential unit to be decreased to 50 feet. This deviation merely allows the applicant to construct a narrow home on the site rather than placing a mobile home of similar shape on lots of same size. Deviation (1) is hereby APPROVED.

Deviation (2) is related to the above request in that the lot area of a 50-foot by 100-foot lot would equal 5,000 square feet, instead of the required 7,500 square feet. Deviation (2) is hereby APPROVED.

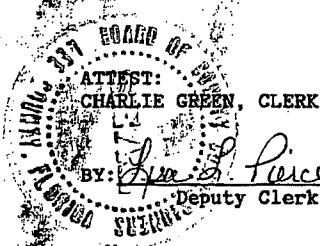
Deviation (3) would allow a side setback of 5 feet instead of the normal 7.5 feet required on 75-foot by 100-foot lots. This deviation will allow the applicant to place a narrow conventional houses on the smaller lots. Deviation (3) is hereby APPROVED.

Deviation (4) would allow water retention lakes to be built over the quarter section lines in Sections 22 and 23. These setbacks were originally reserved for future roadways. Since no roads will be necessary on these quarter section lines. Deviation (4) is hereby APPROVED.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Fussell, and seconded by Commissioner Goss and, upon being put to a vote was as follows:

Porter J. Goss	Aye
Charles L. Bigelow, Jr.	Absent
Mary Ann Wallace	Nay
Bill Fussell	Aye
Donald D. Slisher	Aye

DULY PASSED AND ADOPTED this 24th day of November, A.D., 1986.



BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [Signature]
Chairman

FILED

FEB 3 1987

CLERK CIRCUIT COURT
BY [Signature] D.G.

RESOLUTION NUMBER Z-86-193

Approved as to form by:

[Signature]
County Attorney's Office

HEARING NUMBER 86-3-24(a)DCI

Page 7 of 7

(2429Z)

REC 1898PG06371

NOTES

1. General Outline of the History of the World from the beginning to the present time.
2. General Outline of the History of the World from the beginning to the present time.
3. General Outline of the History of the World from the beginning to the present time.
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9. General Outline of the History of the World from the beginning to the present time.
10. General Outline of the History of the World from the beginning to the present time.



RECORDS AND RECORD VERIFIED
CLERK COURT
LEE COUNTY FLA

SWD. NO.	MASTER CONCEPT PLAN <u>SADAL SPRINGS GOLF & RACQUET CLUB</u> SECTIONS 22 & 23, TOWNSHIP 43 S, RANGE 24 E. LEE COUNTY, FLORIDA
8510	
1 OF 1	

DATE	DATE TIME	E C T A B L E		
SCALE	PS 500			
DESCRIPTION				
REMARKS	OK/ST			
CHECKED				
APPROVED			DATE	DESCRIPTION

AIR ENGINEERING INC.
 6945 DEAN DRIVE
 NORTH FORT MYERS FLORIDA
 (813) 992-9740

1998

RECEIVED
33 00
FILED 21 2006

RESOLUTION NUMBER ZAB-86-63

2197696

COMMUNITY DEVELOPMENT

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

ADD 2006-00122

REC 1886PG2655b

WHEREAS, an application has been properly filed for the following zoning change for Forest Creek:

Rezoning from AG to Residential Planned Development, to permit a mobile home residential development of 1300 units not to exceed 15 feet, and a clubhouse not to exceed 35 feet in height, on 371.72 acres of land. The proposed development will also include a golf course, wetland preserves, a guardhouse, a temporary sales office, and model units.

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:

- (1) Maximum excavation size for water retention areas of 5 acres (500.4.B), to 7.62 acres;
- (2) Minimum setback between structures and a half (quarter) section line of 60 feet (500.29.D.2), to 0 feet in Section 22; and
- (3) Minimum setback between structures and a half (quarter) section line of 60 feet (500.29.D.2), to 0 feet in Section 23; and
- (4) Minimum setback between structures and a section line of 75 feet (500.29.D.1), to 0 feet between sections 22 and 23.

The subject property is located on the east side of U.S.41 N (Tamiami Trail), approximately one mile north of Laurel Drive in North Fort Myers, described more particularly as:

LEGAL DESCRIPTION: In Sections 22 and 23, Township 43 South, Range 24 East, Lee County, Florida:

Tract or parcel of land lying in Sections 22 and 23, Township 43 South, Range 24 East, Lee County, Florida, Described as Follows:

From the Point of Beginning at the north section corner common with said Sections 22 and 23; Thence N. 89° 48' 33" E. along the north line of section 23 and along the northerly line of parcel 2 as described in ORB 1049, Pages 1 through 3 for 2672.54 feet to the north quarter corner of said section 23; Thence N. 89° 52' 17" E. along the north line of said Section 23 and along the northerly line of said parcel 2 for 166.20 feet; Thence S. 11° 23' 35" E. along the westerly right of way of former Seaboard Airline Railroad right of way as recorded in ORB 775, Pages 261 and 262 and along the north-easterly line of said Parcel 2 for 1648.50 feet; Thence S. 89° 56' 33" W. for 2902.97 feet; Thence S. 0° 24' 20" E. parallel with the Section line common with said Sections 22 & 23 for 1050.02 feet; Thence S. 89° 56' 33" W. along the easterly extension of and the quarter section line of said Section 22 (passing through the section line common with said Sections 22 & 23 at 250.0 feet) for 2912.84 feet to the center of Section 22; Thence along the lines of Parcel 1 as described in said ORB 1049, Pages 1 through 3 for the following calls, S. 0° 04' 04" W. along the north-south quarter section line of said Section 22 for 204.65 feet; Thence S. 74° 10' 01" W. for 1102.48 feet; Thence N. 15° 49' 59" W. for 180.0 feet; Thence N. 74° 10' 01" E. for 140.08 feet; Thence N. 15° 49' 59" W. for 359.99 feet; Thence S. 74° 10' 01" W. for 195.62 feet; Thence S. 89° 57' 01" W. for 81.97 feet; Thence N. 0° 35' 10" E. for 35.08 feet;

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: H. FERNSTROM, D.C.

Thence S. 74° 10' 01" W. along the southeasterly line of Lot 25, Block 2, Tamiami City, as Recorded in Plat Book 9 at Page 7 of the Public Records of Lee County, Florida for 136.77 feet; Thence N. 15° 49' 59" W. along the easterly right of way of S.R. 45 (U.S. 41, Tamiami Trail, 150.0 feet from centerline) for 375.47 feet; Thence N. 74° 10' 01" E. along the northwesterly line of Lot 22 of said Block 2 for 247.42 feet; Thence N. 0° 35' 10" E. along the east line of said Block 2 for 1978.82 feet; Thence S. 74° 10' 01" W. along the southeasterly line of said Lot 2 and along the southeasterly line of parcel 4 as Recorded in said ORB 1052, Page 547 for 822.02 feet to a curve to the left, radius 5884.58 feet, Delta Angle 4° 52' 35", chord 500.68 feet, chord bearing N. 23° 01' 41" W.; Thence northwesterly along the easterly right of way of said S.R. 45 (U.S. 41, Tamiami Trail, 155.0 feet from centerline) and along the arc of said curve for 500.83 feet; Thence N. 89° 37' 46" E. along the north line of said Section 22 and along the north line of said Parcel 4 and said Parcel 1 for 2308.89 feet to the north quarter corner of said Section 22; Thence N. 89° 50' 44" E. along the north line of Section 22 and said parcel 1 for 2640.89 feet to the Point of Beginning.

Containing 377.204 acres more or less, subject to any easements, restrictions, reservations, or rights of way of record. Bearings are assumed. Bearing in description for S.R. 45 is N. 15° 49' 59" W. and is N. 15° 38' 10" W. on Right of Way Map.

LESS THE FOLLOWING;

A tract of parcel of land lying in Section 22, Township 43 South, Range 24 East, Lee County, Florida, said tract being part of Lot 1, Block 2, Tamiami City, as Recorded in Plat Book 9 at Page 7 of the Public Records of Lee County, Florida, also described as Parcel 4, as Recorded in Official Record Book 1052 at Page 547, described as follows:

From the northeast corner of said Section 22; Thence S. 89° 50' 45" W. along the north line of Section 22 for 2640.89 feet to the north quarter corner of said Section 22; Thence S. 89° 37' 46" W. along said north line of Section 22 for 1319.70' to the Point of Beginning; Thence S. 0° 35' 10" W. along the east line of said Lot 1 for 138.76 feet; Thence S. 74° 10' 01" W. along the southeasterly line of said Lot 1 for 860.63 feet to a curve to the left, radius 5884.58 feet, (delta angle 03° 53' 58", chord 400.43 feet, chord bearing N. 23° 31' 00" W.); Thence northwesterly along the easterly right of way of S.R. 45 (U.S., Tamiami Trail, 155.0 feet from centerline) and along the arc of said curve for 400.50 feet; Thence N. 89° 37' 46" E. along the said north line of Section 22, Parcel 4 and Lot 1 for 989.19 feet to the Point of Beginning.

Containing 5.475 acres more or less.

Subject to any easements, restrictions, reservations, or rights of way of record.

Bearings are assumed, bearing in parent tract description for S.R. 45 is N. 15° 49' 59" W. and is N. 15° 38' 10" W. on Right of Way Map.

WHEREAS, proper authorization has been given to Matt Uhle of Bigelow & Winesett, Attorneys at Law, by Reynaldo Mayor, the contract purchaser of the subject parcel, and by M. H. Jebai, the fee simple owner, to act as agent to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Zoning Board, with full consideration of all the evidence available to the Zoning Board; and

WHEREAS, the Lee County Zoning Board fully reviewed the matter and recommended approval of a district boundary change from AG to Residential Planned Development with conditions and with findings of fact as contained in staff summary report dated March 14, 1986 (with conditions 1, 2, 3 and 4 to be accomplished prior to plan resubmission), to permit a mobile home residential development of 1300 units not to exceed 15 feet in height, and a clubhouse not to exceed 35 feet in height, on 371.72 acres of land; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the Staff, the Local Planning Agency, the Zoning Board, the documents on file with the County, and the testimony of all interested persons:

LEGISLATIVE HISTORY:

The LPA found the request consistent with the Lee Plan on March 18, 1986. On March 25, 1986, the Zoning Board recommended approval of a district boundary change from AG to Residential Planned Development with conditions and with findings of fact as contained in the staff summary report dated March 14, 1986, with conditions 1, 2, 3 and 4 to be accomplished prior to plan resubmission. The Board of County Commissioners heard this case on May 12, 1986, and deferred it because staff had not yet been able to work out the traffic issue with the developer concerning two proposed arterial roads. Other issues of concern included hurricane preparedness, low water pressure from the Lee County Utilities lines, density, and future utility easements. The staff recommended approval of the requested rezoning subject to ten conditions, approval of requested deviations (1), (2), and (3), and partial approval of requested deviation (4) for the southerly portion of the line where the north-south road running along the section line between Sections 22 and 23 bends to the east to run along the eastern boundary line of the adjoining Sans Souci Mobile Home Park. On June 23, 1986, the Board of County Commissioners granted a district boundary change to RPD based on comments made that day, and the agreement that the road construction would commence within four years, with completion being within 180 days. The name of this development has been changed to "Sabal Springs" to avoid a conflict with an existing mobile home park.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS AS THE ZONING APPEALS BOARD, that the Zoning Appeals Board does hereby grant a district boundary change in the AG district to Residential Planned Development, subject to the following conditions:

1. Prior to final plan approval, the applicant shall make acceptable provisions for off-setting any added net public costs or premature commitment of public funds needed to provide appropriate levels of fire protection service for this development. In particular, the applicant shall make necessary arrangements with the North Fort Myers Fire District to off-set a proportionate share of the cost of the new local fire station (including land, buildings and equipment) planned by the North Fort Myers Fire District. Said fire district may apply these monies toward a more comprehensive facility that provides district-wide services.

2. Prior to final plan approval, the applicant shall flag the wetland/upland line of demarcation for review by county staff. The applicant shall modify the project site plan where necessary to preserve the wetlands areas, including all "Resource Protection Areas" and "Transition Zones", except where needed for public arterial roads.
3. Site planning shall encourage the preservation of trees. The precise location of roads, parking areas, structures, excavations and golf facilities may be altered during construction to preserve trees through an administrative modification to an RPD under the provisions of Section 626 of the Zoning Regulations.
4. Prior to development completion, the following shall be provided in order to mitigate hazard occurrences and to insure Comprehensive Plan compliance:
 - A. Hurricane Evacuation
 - (1) Establish and maintain a condominium or homeowner's association to provide a program of education and information to the residential population, describing the risks of environmental hazards, as well as the action necessary to mitigate the dangers which these hazards present.
 - (2) Construct an emergency shelter for 45% of the potential population. Shelter shall be elevated to a minimum height equal to or above worst-case category three storm flooding level, utilizing the National Weather Service's storm surge model "SLOSH".
 - (3) Provide shelter space at a ratio of 20 square feet per person.
 - B. Emergency Medical Services

At the completion of development construction or each phase thereof, a development representative shall contact Lee County Emergency Medical Services to discuss the designation of emergency helicopter landing zones, provide a site plan depicting the official street names and building addresses within the development, and other pertinent information deemed necessary.
5. This approval shall permit, in addition to mobile homes and their customary accessory uses: recreational and water management facilities, a temporary sales office, model units, signs as permitted by current regulations, and gatehouses. Any security gate or similar device that is not manned 24 hours per day must be provided with an override switch installed in a glass-covered box for the use of emergency vehicles. Lot sizes and setbacks shall be the same as for the MH-2 zoning district generally.
6. Final plans shall be in conformance with the Development Standard Regulations, and other development regulations in effect, except for deviations (1), (2), and (3) as shown on the master Concept Plan dated June 17, 1986, (unless future variances are requested and approved). Deviation (4) is hereby denied, except for any portion of the southerly end of the section line between Sections 22 and 23 where the future arterial roadway bends to the east and thereby not following the section line.
7. The applicant shall modify the project Master Concept Plan to show a 100-foot right-of-way along the northern boundary line of the entire project. The applicant shall also dedicate the subject 100-foot right-of-way and construct an arterial roadway from U.S. 41 (S.R. 45) through, but not beyond, the intersection of the future roadway with the north-south section line of Sections 22 and 23. This intersection shall be constructed to the specifications of the County Engineer. This 100-foot right-of-way will be accepted in lieu of the projected 150-foot right-of-way only if:
 - (A) the Lee County Electric Co-op approves, in writing, the use of its powerline easement for a drainage swale as shown on the attached cross section, and
 - (B) the buffer along the mobile home park adjacent to the roadway includes drainage provisions, and that the subject project accepts all stormwater runoff from the roadway and includes it as part of its stormwater management plan.

If the applicant cannot fulfill the above conditions, the applicant shall amend the Master Concept Plan to provide a 150-foot right-of-way and construct the proposed arterial as prescribed by the County Engineer. Credits for the right-of-way dedicated and the roads constructed by the developer shall be the amount in excess of that which is normally required for the proposed development by the Development Standards Ordinance.

8. The applicant shall commence construction of the proposed east-west arterial running along the northern property line of the site within four years of the approval of this project. The proposed road shall be completed within 180 days of construction commencement.
9. The applicant shall modify the Master Concept Plan to show a 150-foot right-of-way along the section line running generally along the line between Sections 22 and 23. This right-of-way shall curve to the east as specified by the County Engineer in order to avoid disruption of existing adjacent development. The applicant shall be required to provide a portion of the drainage swale within a 40-foot buffer adjacent to east side of the roadway, as shown on the attached cross-section. Credits for the right-of-way dedicated and the roads constructed by the developer shall be the amount in excess of that which is normally required for the proposed development by the Development Standards Ordinance.
10. No permit authorizing the construction or move-on of buildings or mobile homes shall be granted to the applicant until such time as a potable water source which will not adversely affect the capacity or pressure of the Lee County Utilities system has been provided. This source may include the upgrading of the Lee County Utilities system, or contributions thereto. Any application for a development order shall specify the source of potable water for the project, and shall include as a plan specification the foregoing limitations upon permit issuance. If the proposed potable water source is the Lee County Utilities system, the Director of the system shall determine whether the proposed connections from the subject project will adversely affect the system's capacity or pressure, prior to the issuance of building or move-on permits.
11. Deviations (1), (2), and (3) are hereby APPROVED; and deviation (4) is PARTIALLY APPROVED for that portion of the section not required by the County Engineer for roadway purposes (see Condition #9).

Site Plan SP-86-63 dated June 17, 1986, is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of zoning:

- 1) The proposed use or mix of uses is appropriate at the subject location; and
- 2) The proposed development is consistent with the adopted Lee Plan, in that:
 - (a) The land use change meets or exceeds the applicable performance and locational standards; and
 - (b) Urban Services, as defined by the Lee Plan, are (or will be) available and adequate to serve the proposed land use change; and
 - (c) The land use change complies with the densities and general uses set forth in the Lee Plan; and
 - (d) The land use change will protect, conserve, or preserve environmentally critical areas and natural resources; and
 - (e) The land use change is compatible with existing or planned land uses, and would not cause damage, hazard, or nuisance, or other detriment to persons or property; and

- (f) The location of the proposed land use change does not place an undue burden upon existing transportation and other services and facilities, and will be served by streets of a capacity sufficient to carry traffic generated by the development; and
- 3) Sufficient safeguards to the public interest are provided by the recommended conditions to the Concept Plan or by other applicable regulations; and
- 4) All recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

The following findings of fact were required in conjunction with the requested deviations:

Approval of the deviations as provided in this Resolution enhances the planned development objectives, and preserves and promotes the general intent of the regulations, to protect the public health, safety, and welfare.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Fussell, and seconded by Commissioner Eastwood and, upon being put to a vote, was as follows:

Porter J. Goss	Aye
Roland Eastwood	Aye
Mary Ann Wallace	Absent
Bill Fussell	Aye
Donald D. Slisher	Aye

DULY PASSED AND ADOPTED this 23rd day of June, A.D., 1986.

ATTEST
CHARLIE GREEN, CLERK

BY: Mary Annment
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Bill Fussell
Chairman

Approved as to form by:

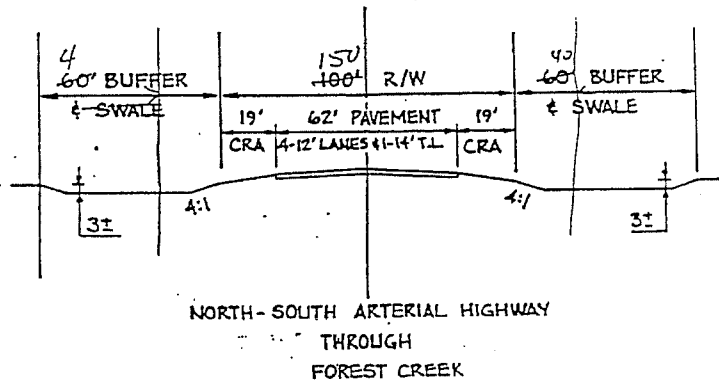
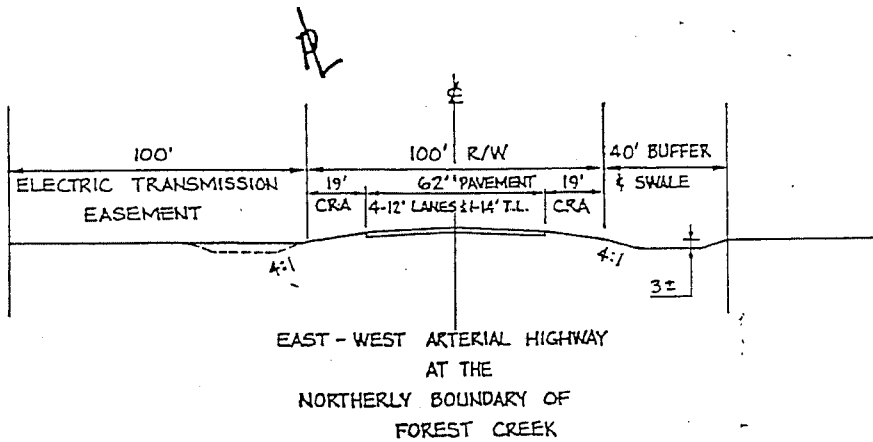
County Attorney's Office

FILED

DEC. 12, 1986

CLERK CIRCUIT COURT
BY: M. Annment D.C.

REC 1886PG2663



Dec 19 2 20 PM '86

RECORDED AND RECORDED VERIFIED
CLERK CIRCUIT COURT
LEE COUNTY FLA

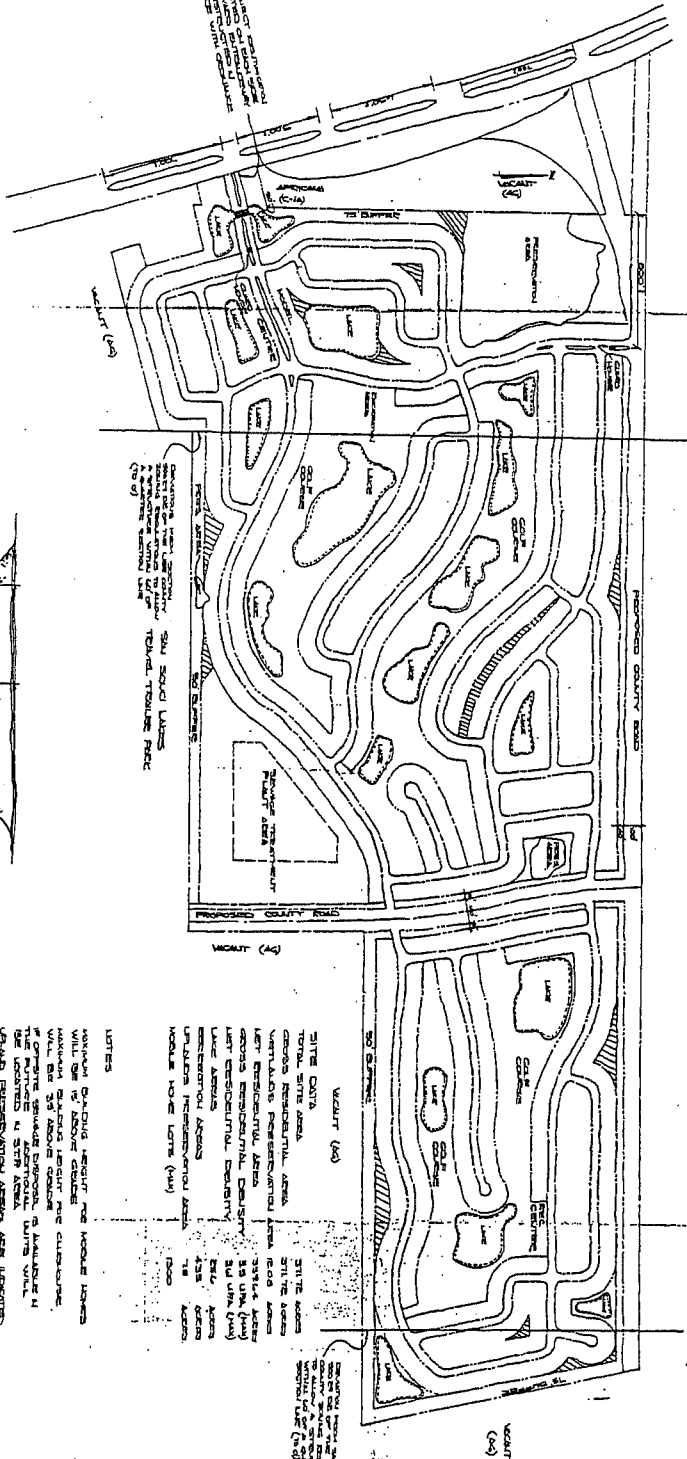
INK ENGINEERING, INC.
260 PROFESSIONAL PLACE
NORTH FORT MYERS, FLORIDA
(813) 995 - 8500 33903

HIGHWAY
SECTION

Forest Creek
Sec. 22 & 23, T43S, R24E
Lee County, Florida

86-3-24 DCI

PROPOSED MOBILE HOME PARK
(THE HIGHLANDS)
RFD



TYPICAL LAKE X-SECTION

[illegible]

SP-86-63
86-3-24 DCI

PRINTED ON
JUN 17 1945

DEPT. OF COMM. DEV.

MASTER SITE PLAN
FOREST CREEK
SECTIONS 28, 23, 24, 43.5, 44, 45, 46
LEE COUNTY, FLORIDA
R.C. OSWALDO SILVERA

INK ENGINEERING INC.
200 PROFESSIONAL PLACE
NORTH FORT MYERS, FL 33916

Page 11 of 11

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA
HOLMES BEACH ♦ PORT CHARLOTTE

Crane Landing RPD Property Development Regulations

Single-Family

Minimum lot size	9,750 square feet
Minimum lot width	75 feet
Minimum lot depth	130 feet

Minimum Setbacks:

Private Street	20 feet (35 feet for corner lots)
Public Streets	20 feet
Side	7.5 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (5 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	45 percent

Duplex

Minimum lot size	9,750 square feet
Minimum lot width	75 feet
Minimum lot depth	130 feet

Minimum Setbacks:

Private Street	20 feet
Public Streets	20 feet
Side	7.5 feet (0 feet for common wall unit)
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (5 feet for accessory structure)

Minimum Building Separation	15 feet
Maximum Building Height	35 feet or 3 stories
Maximum Lot Coverage	45 percent

Two-family Attached and Townhouse

Minimum lot size	5,200 square feet
Minimum lot width	40 feet
Minimum lot depth	130 feet

Minimum Setbacks:

Private Street	20 feet
Public Streets	20 feet
Side	10 feet (0 feet for common wall unit)
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (5 feet for accessory structure)

Maximum Building Height	35 feet or 3 stories
Maximum Lot Coverage	55 percent

Multiple-Family Building

Minimum lot size	6,500 square feet
Minimum lot width	65 feet
Minimum lot depth	100 feet

Minimum Setbacks:

Private Street	20 feet (0 feet for free standing garages)
Public Streets	25 feet
Side	25 feet (0 feet for common wall unit)
Rear	25 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (5 feet for accessory structure)

Minimum Building Separation	25 feet
Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	50 percent

Recreation Area

Minimum lot size	N/A
Minimum lot width	N/A
Minimum lot depth	N/A

Minimum Setbacks:

Private Street	20 feet
Public Streets	20 feet

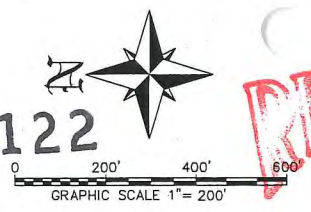
Side	5 feet
Rear	20 feet (5 feet for accessory structure)
Waterbody	20 feet (5 feet for accessory structure)
Preserve	20 feet (5 feet for accessory structure)

Maximum Building Height	35 feet or 2 stories
Maximum Lot Coverage	50 percent

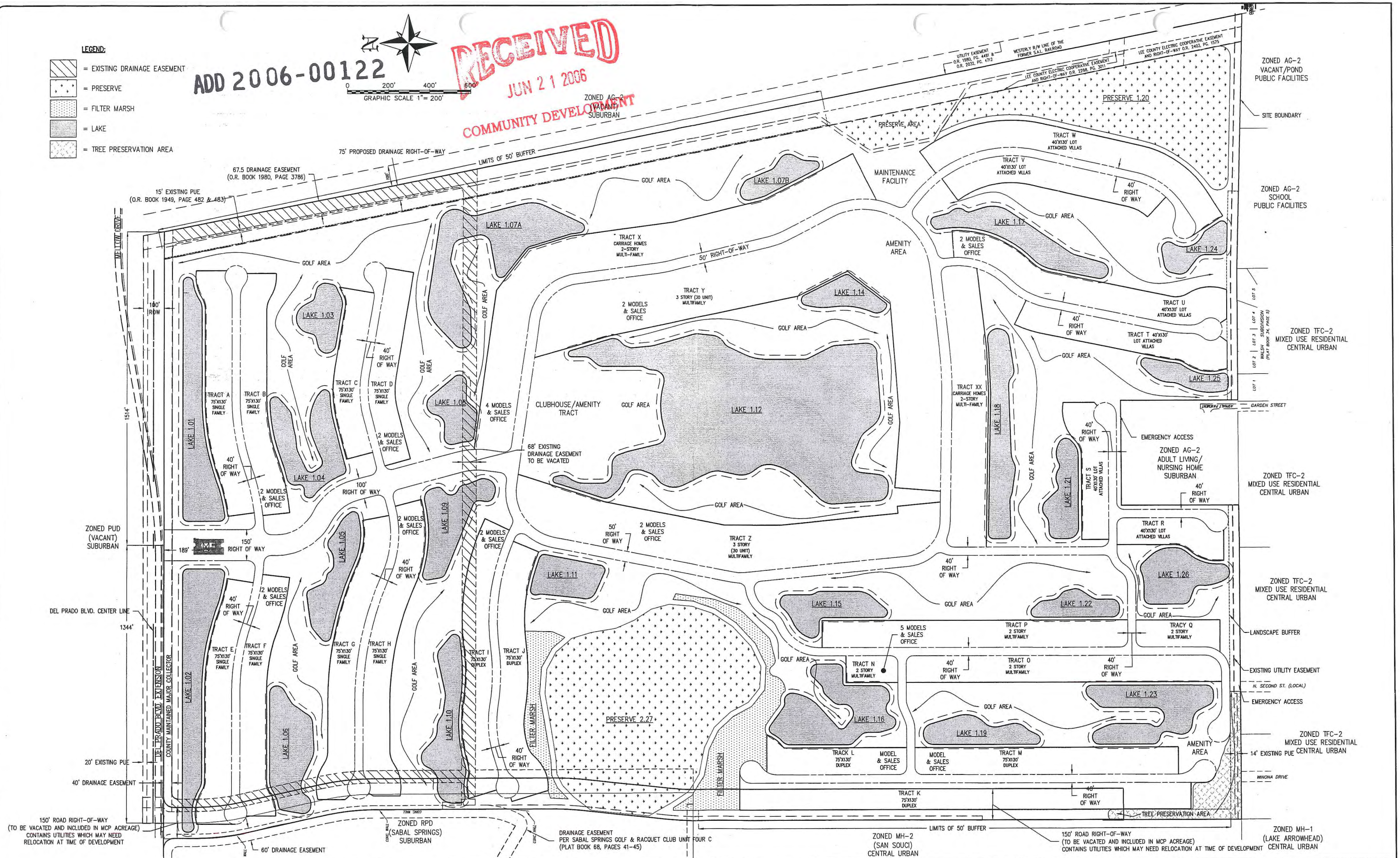
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- LEGEND:
- EXISTING DRAINAGE EASEMENT
 - PRESERVE
 - FILTER MARSH
 - LAKE
 - TREE PRESERVATION AREA

ADD 2006-00122



RECEIVED
JUN 21 2006
COMMUNITY DEVELOPMENT
SUBURBAN


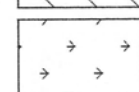
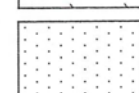
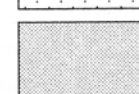



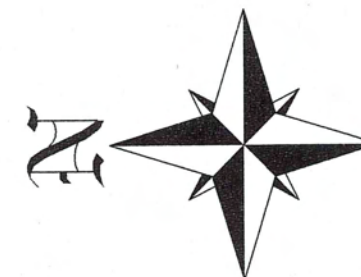
PREPARED FOR:
CL VENTURES LLC
13100 WESTLINKS TERRACE
FORT MYERS, FLORIDA 33913

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

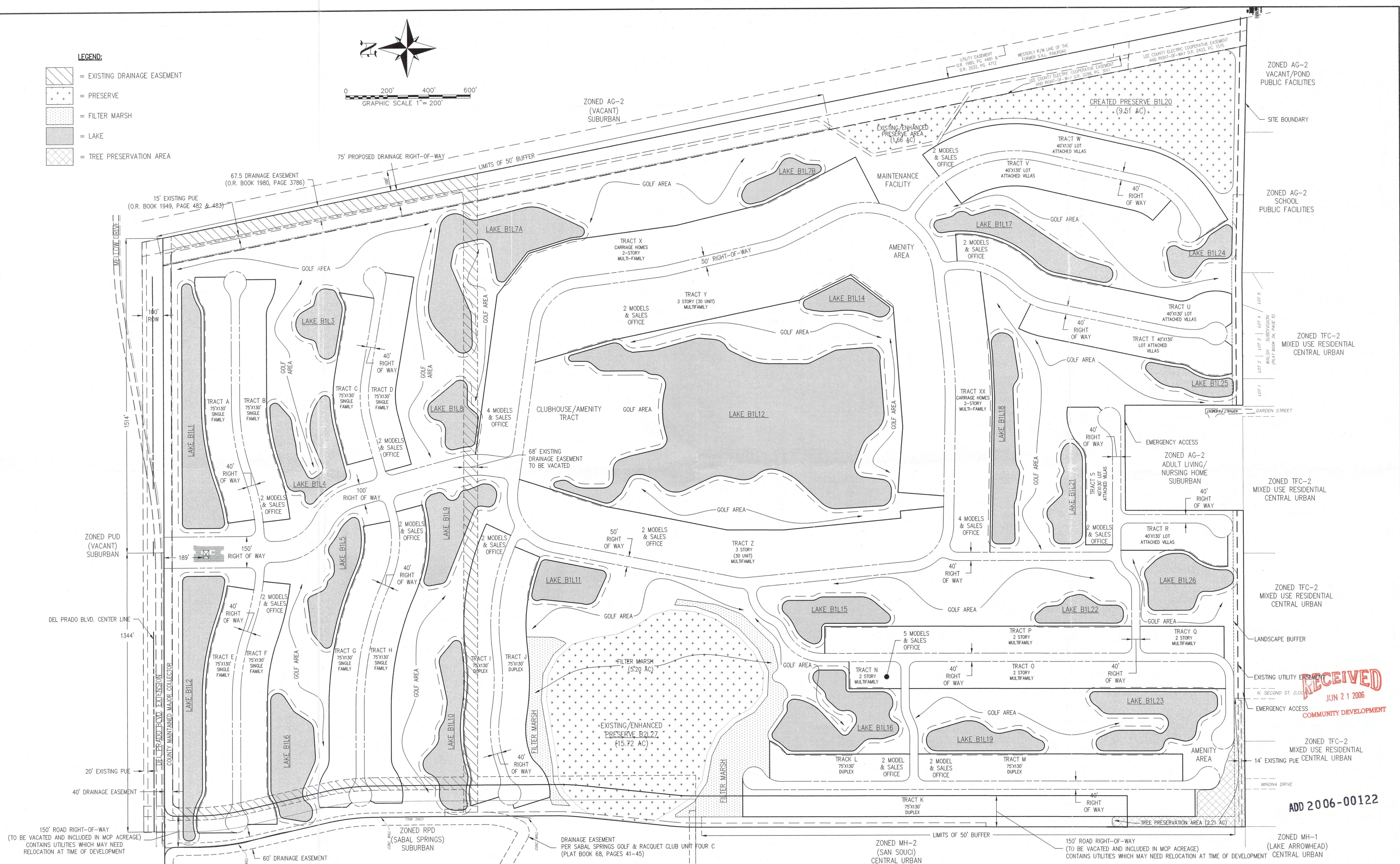
MASTER CONCEPT PLAN CRANE LANDING LEE COUNTY, FLORIDA											
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)		
07/08/05	1960	_MCP	SCM	SEH	GH/SCM	1"=200'	1	1	(23-43-24-00)		

LEGEND:

-  = EXISTING DRAINAGE EASEMENT
-  = PRESERVE
-  = FILTER MARSH
-  = LAKE
-  = TREE PRESERVATION AREA



0 200' 400' 600'
GRAPHIC SCALE 1" = 200'



CL VENTURES LLC

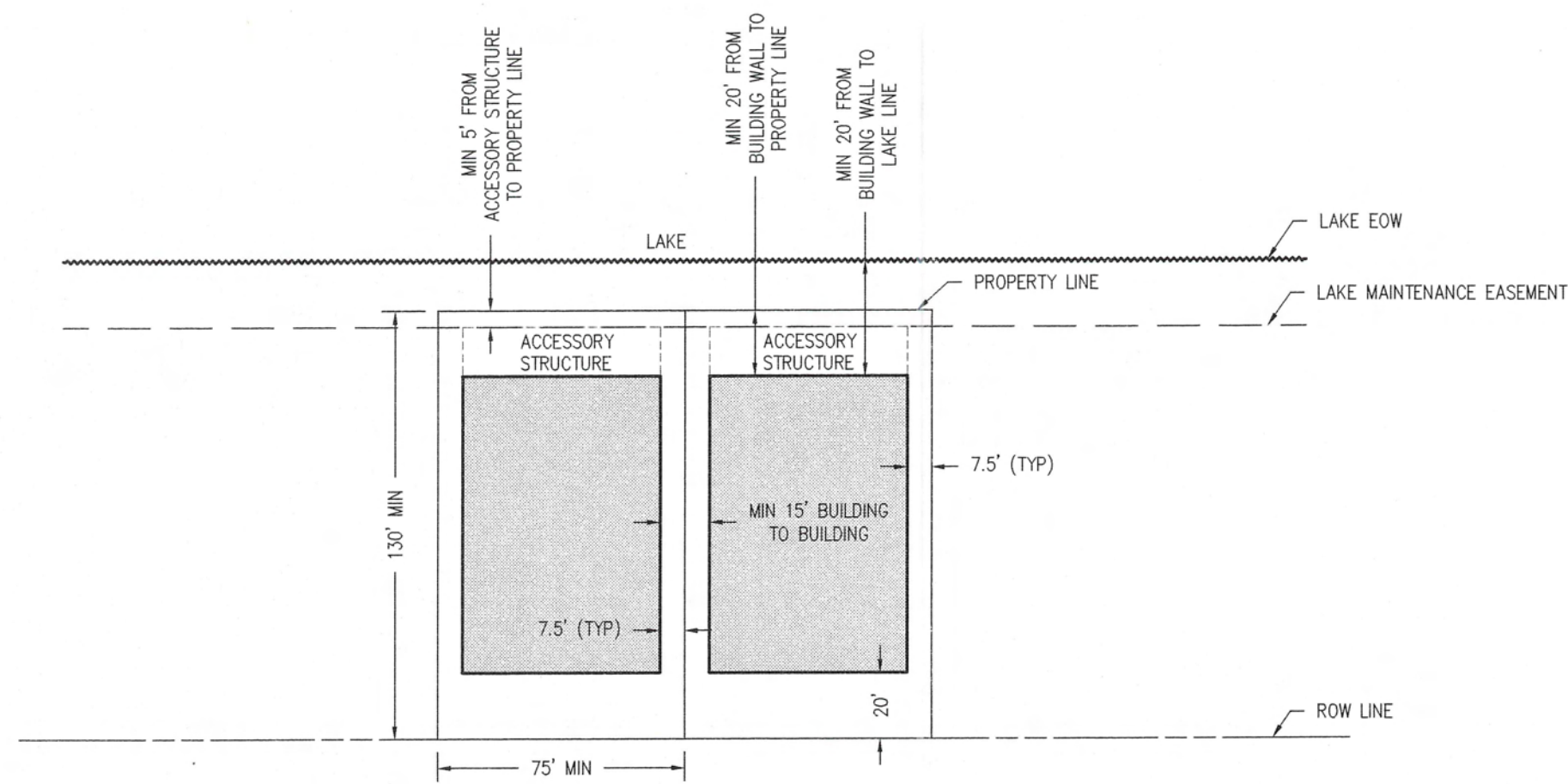
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ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

**MASTER CONCEPT PLAN
CRANE LANDING
LEE COUNTY, FLORIDA**

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
07/08/05	1960	_MCP	SCM	SEH	GH/SCM	1"=200'	1	2	(23-43-24-00)

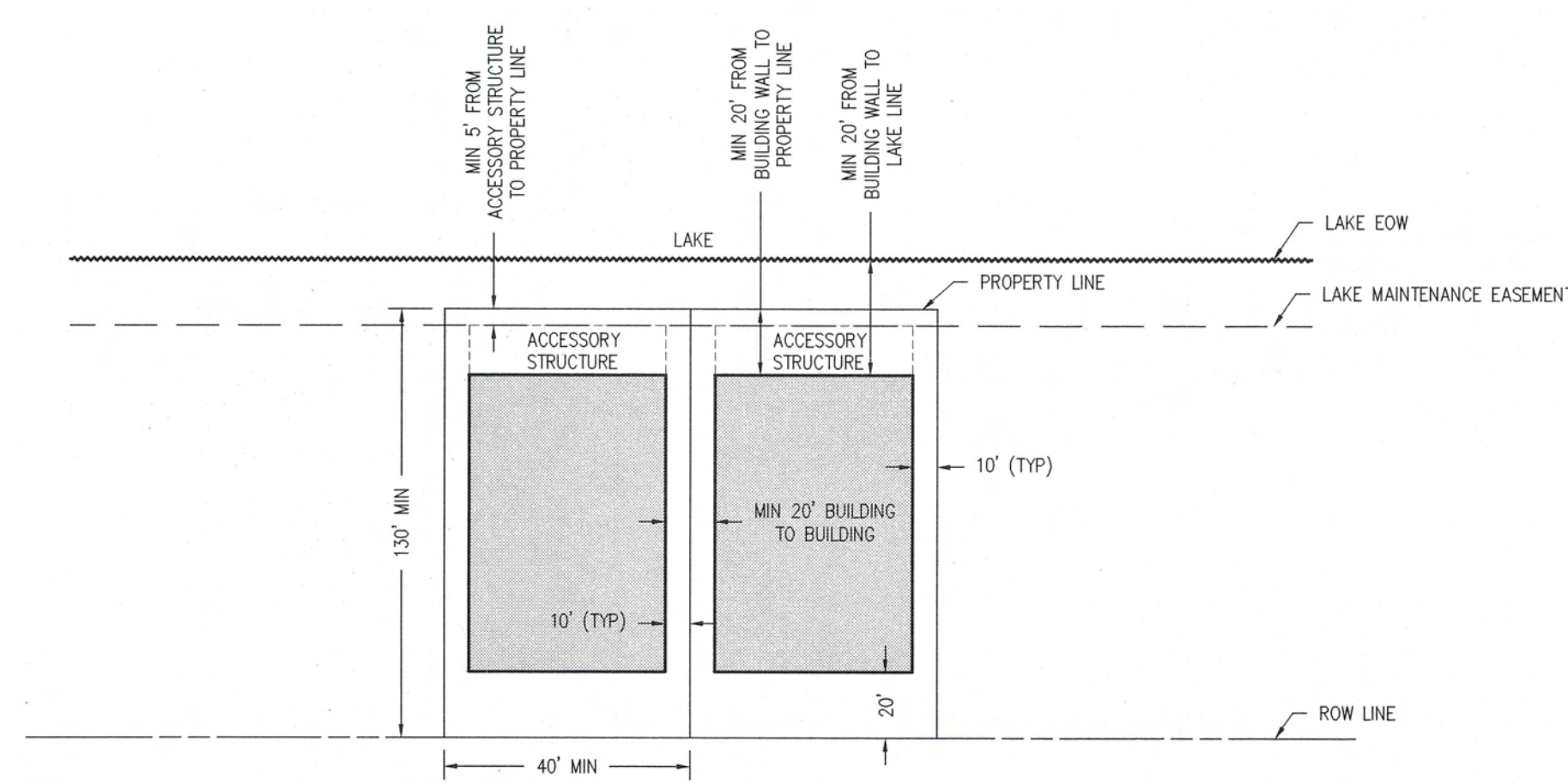


MINIMUM LOT SIZE: 9,750 SF
MINIMUM LOT WIDTH: 75'
MINIMUM LOT DEPTH: 130'

MINIMUM SETBACKS:
PRIVATE STREET: 20' (35' FOR CORNER LOTS)
PUBLIC STREET: 20'
SIDE: 7.5'
REAR: 20' (5' FOR ACCESSORY STRUCTURE)
WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES
MAXIMUM LOT COVERAGE: 45 PERCENT

TYPICAL SINGLE FAMILY LOT
NOT TO SCALE

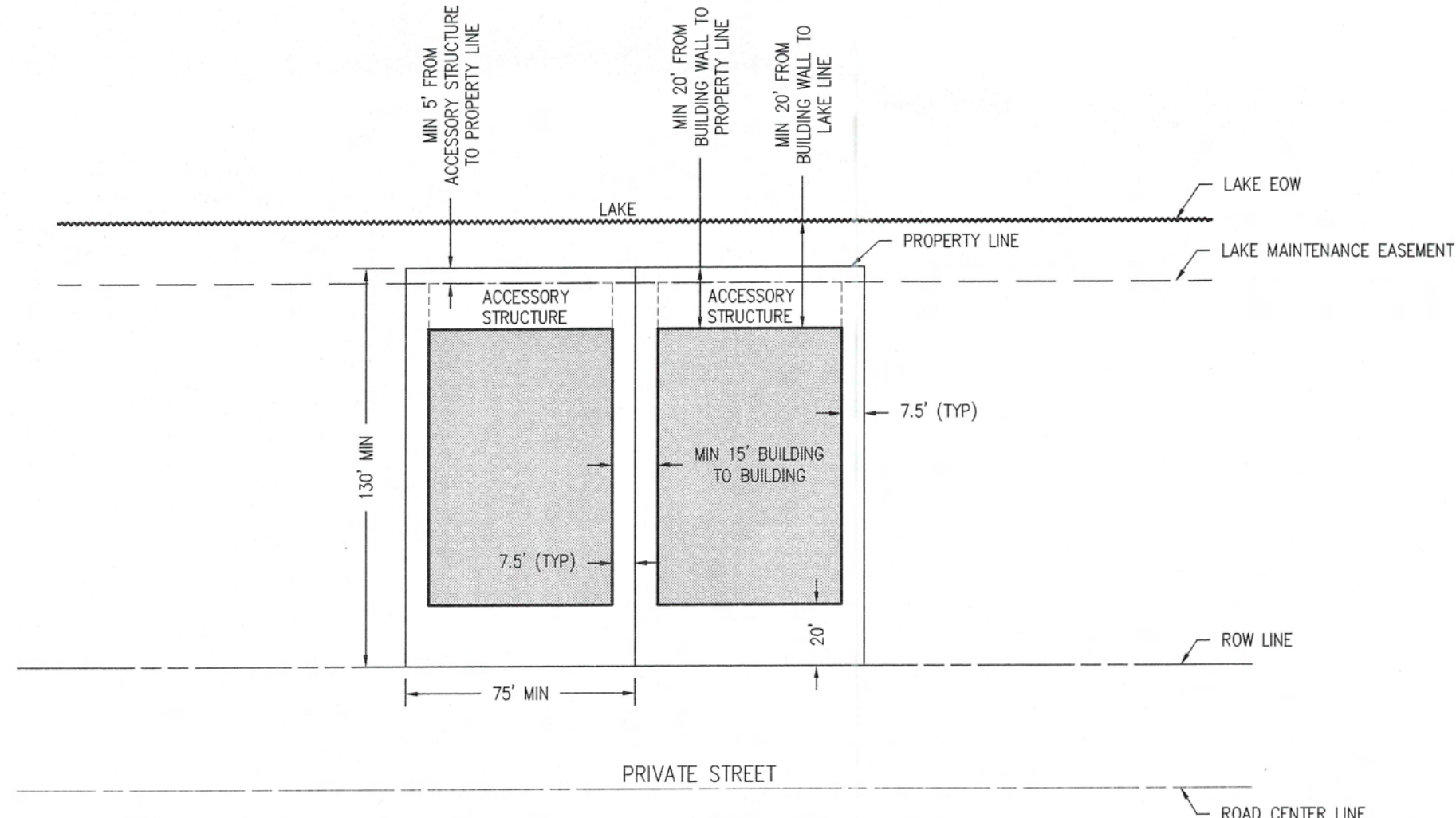


MINIMUM LOT SIZE: 5,200 SF
MINIMUM LOT WIDTH: 40'
MINIMUM LOT DEPTH: 130'

MINIMUM SETBACKS:
PRIVATE STREET: 20'
PUBLIC STREET: 20'
SIDE: 10' (0' FOR COMMON WALL UNIT)
REAR: 20' (5' FOR ACCESSORY STRUCTURE)
WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES
MAXIMUM LOT COVERAGE: 55 PERCENT

TYPICAL TWO-FAMILY ATTACHED AND TOWNHOUSE
NOT TO SCALE

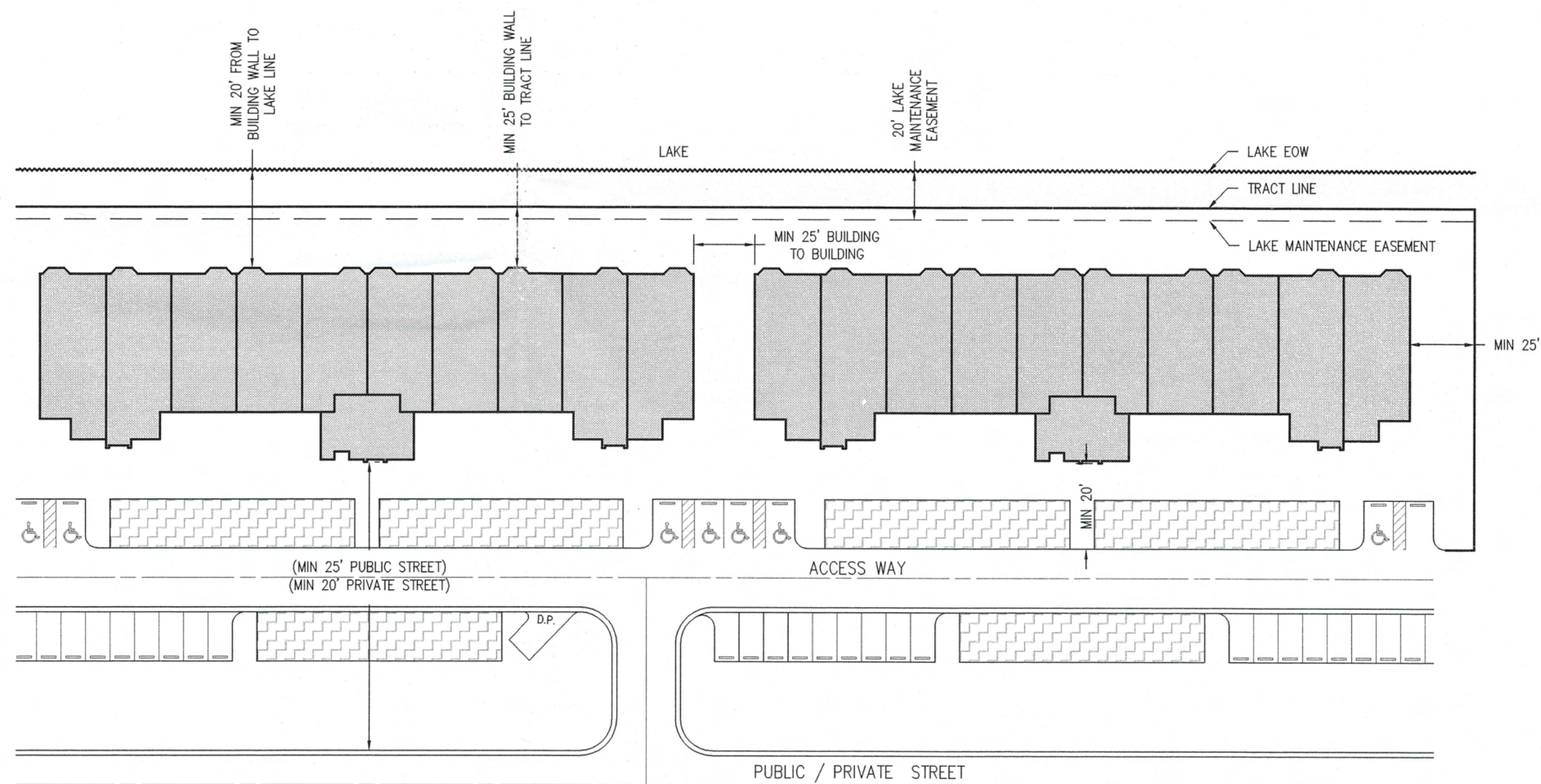


MINIMUM LOT SIZE: 9,750 SF
MINIMUM LOT WIDTH: 75'
MINIMUM LOT DEPTH: 130'

MINIMUM SETBACKS:
PRIVATE STREET: 20'
PUBLIC STREET: 20'
SIDE: 7.5' (0' FOR COMMON WALL UNIT)
REAR: 20' (5' FOR ACCESSORY STRUCTURE)
WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MINIMUM BUILDING SEPARATION: 15'
MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES
MAXIMUM LOT COVERAGE: 45 PERCENT

TYPICAL DUPLEX
NOT TO SCALE



MINIMUM LOT SIZE: 6,500 SF
MINIMUM LOT WIDTH: 65'
MINIMUM LOT DEPTH: 100'

MINIMUM SETBACKS:
PRIVATE STREET: 20' (0' FOR FREE STANDING GARAGES)
PUBLIC STREET: 20'
SIDE: 25' (0' FOR COMMON WALL UNIT)
REAR: 25' (5' FOR ACCESSORY STRUCTURE)
WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MINIMUM BUILDING SEPARATION: 25'
MAXIMUM BUILDING HEIGHT: 45' OR 3 STORIES
MAXIMUM LOT COVERAGE: 50 PERCENT

TYPICAL MULTI-FAMILY BUILDING
NOT TO SCALE

OPEN SPACE SUMMARY:

OPEN SPACE REQUIRED @ 40% = 154.28 ACRES

INDIGENOUS VEGETATION: (PER LDC SECTION 10-415 (b), LARGE DEVELOPMENTS MUST PROVIDE 50% OF THEIR REQUIRED OPEN SPACE THROUGH ONSITE PRESERVATIONS OF EXISTING NATIVE VEGETATION. THIS WOULD EQUATE TO 77.14 ACRES OF INDIGENOUS OPEN SPACE TO BE PRESERVED. HOWEVER, THIS SITE IS PREDOMINATELY A "CLEARED PASTURE". THEREFORE, INSUFFICIENTS INDIGENOUS VEGETATION IS AVAILABLE ONSITE TO SATISFY THIS REQUIREMENT. THE ONLY PORTION OF THE SITE CLASSIFIED AS "INDIGENOUS VEGETATION" ARE THE PROPOSED WETLAND PRESERVES. THOSE AREAS CONTAIN APPROXIMATELY 17.32 ACRES OF INDIGENOUS WETLAND VEGETATION TO BE PRESERVED AND/OR ENHANCED.

PROVIDED OPEN SPACE SUMMARY:
LAKES (SEE BELOW) = 38.57 ACRES
WETLAND PRESERVES/FILTER MARGH = 30.43 ACRES
GOLF COURSE/OPEN SPACE = 128.08 ACRES
TOTAL OPEN SPACE = 197.08 ACRES

WATER BODY OPEN SPACE (PER LDC 10-415(d)(2)c), WATER BODIES MAY BE USED TO OFFSET A MAXIMUM OF 25% OF THE REQUIRED OPEN SPACE AREA:

MAXIMUM WATER BODIES THAT MAY OFFSET OPEN SPACE = 38.57 ACRES
PROVIDED WATER BODY OPEN SPACE (LAKES) = 61.26 ACRES

TYPICAL UNIT	LOT REQUIREMENTS*		PROPOSED SITE CONDITIONS	
	MIN LOT SIZE	MIN OPEN SPACE	MIN LOT SIZE	MIN OPEN SPACE REQUIRED
SINGLE FAMILY	6,500	NONE	9,750	NONE
DUPLEX	7,500	NONE	9,750	NONE
TWO-FAMILY ATTACHED	3,750/PER UNIT	NONE	5,200/PER UNIT	NONE
MULTI FAMILY	N/A	40%	N/A	40%**

* PER SEC 10-415 OF LDC FOR LARGE PROJECTS

** MIN 40% OPEN SPACE IS PROVIDED FOR ENTIRE PROJECT AREA

LEGEND:

-----	ACCESSORY STRUCTURE
-----	TRACT LINE
-----	LAKE EOW
-----	LAKE MAINTENANCE EASEMENT
-----	ROW LINE
-----	ROAD CENTER LINE
-----	STRUCTURE

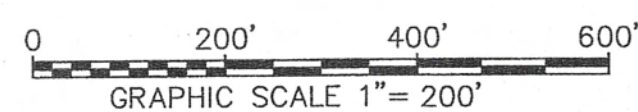
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RECEIVED
JUN 21 2006
COMMUNITY DEVELOPMENT






NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

PROPERTY DEVELOPMENT REGULATIONS
CRANE LANDING
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
08-17-05	1960	_MCP02	EPB	EPB	JGH	NTS	2	2	



 = EXISTING DRAINAGE EASEMENT
 = PRESERVE
 = FILTER MARSH
 = LAKE
 = TREE PRESERVATION AREA

ZONED AG-2
(VACANT)
SUBURBAN

ZONED AG-2
VACANT/POND
PUBLIC FACILITIES

ZONED AG-2
SCHOOL
PUBLIC FACILITIES

ZONED TFC-2
MIXED USE RESIDENTIAL
CENTRAL URBAN

ZONED TFC-2
MIXED USE RESIDENTIAL
CENTRAL URBAN

A P P R O V E D

Amendment to
Master Concept Plan
Subject to Case # ADD2005-00154
Date 9/22/05

ZONED TFC-2
MIXED USE RESIDENTIAL
CENTRAL URBAN

LANDSCAPE BUFFER

EXISTING UTILITY EASEMENT

N. SECOND ST. (LOCAL)

14' EXISTING PUE ZONED TFC-2
MIXED USE RESIDENTIAL
CENTRAL URBAN

WINONA DRIVE ADD 2005-00154

RECEIVED
SEP 14 2005

ZONED MH-1
(LAKE ARROWHEAD)
CENTRAL URBAN

RECEIVED
JUN 21 2006

COMMUNITY DEVELOPMENT

ADD 2006-0012

OF	FILE NO. (S-T-R)
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2 (23-43-24-00)

2 (23-43-24-00)

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN
CRANE LANDING
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
07/08/05	1060	MCP	SCM	SEH	CH/SCM	1"=200'	1	2	(23-43-24-00)

07/08/03	1960	-MCP	SCM	SEH	JGH/SCM	-200	1	2	(Z3-43-Z4-00)
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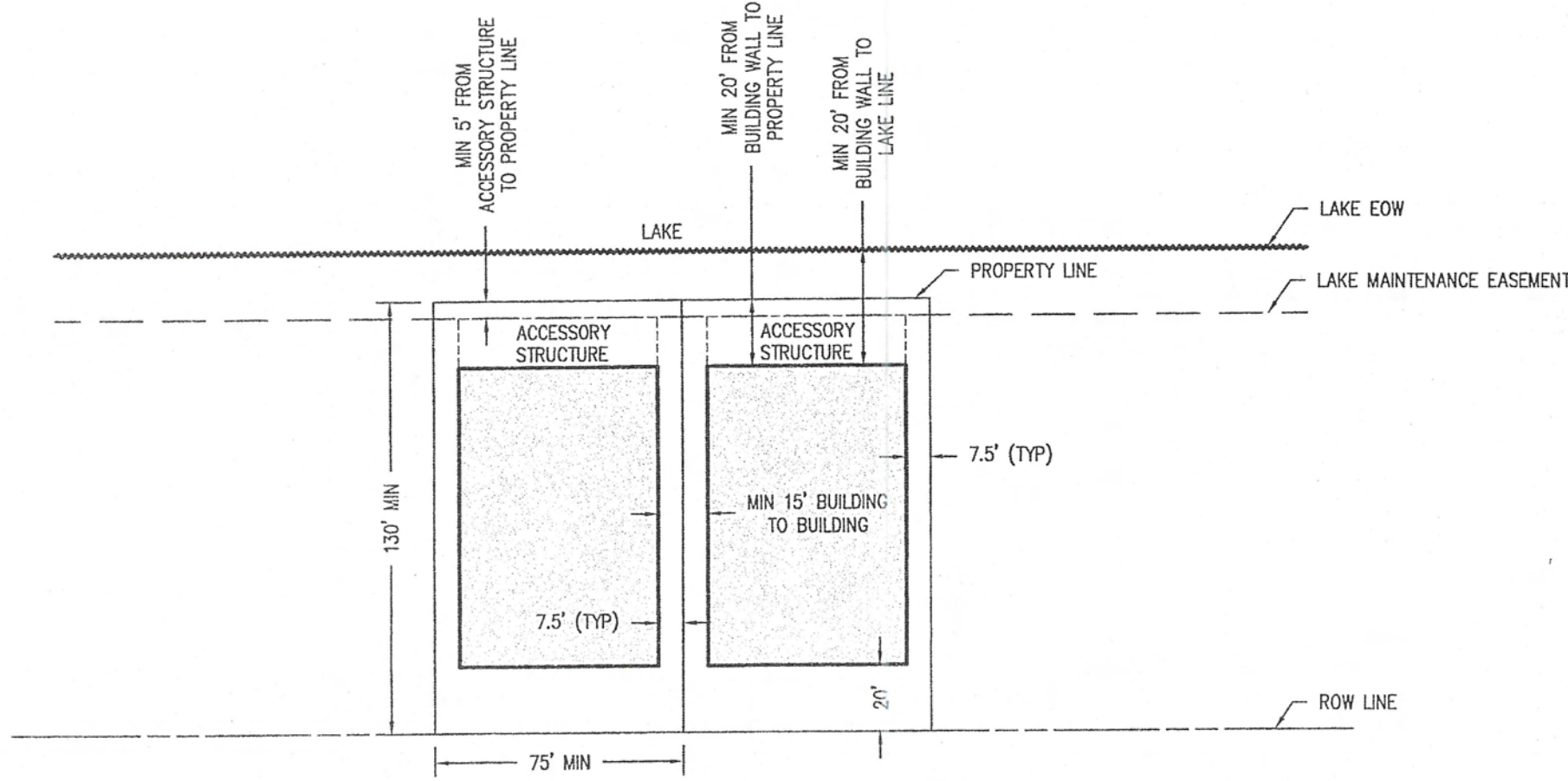
CL VENTURES LLC

13100 WESTLINKS TERRACE
FORT MYERS, FLORIDA 33913

PREPARED FOR:

[illegible]

NO.	DATE	REVISION DESCRIPTION	BY
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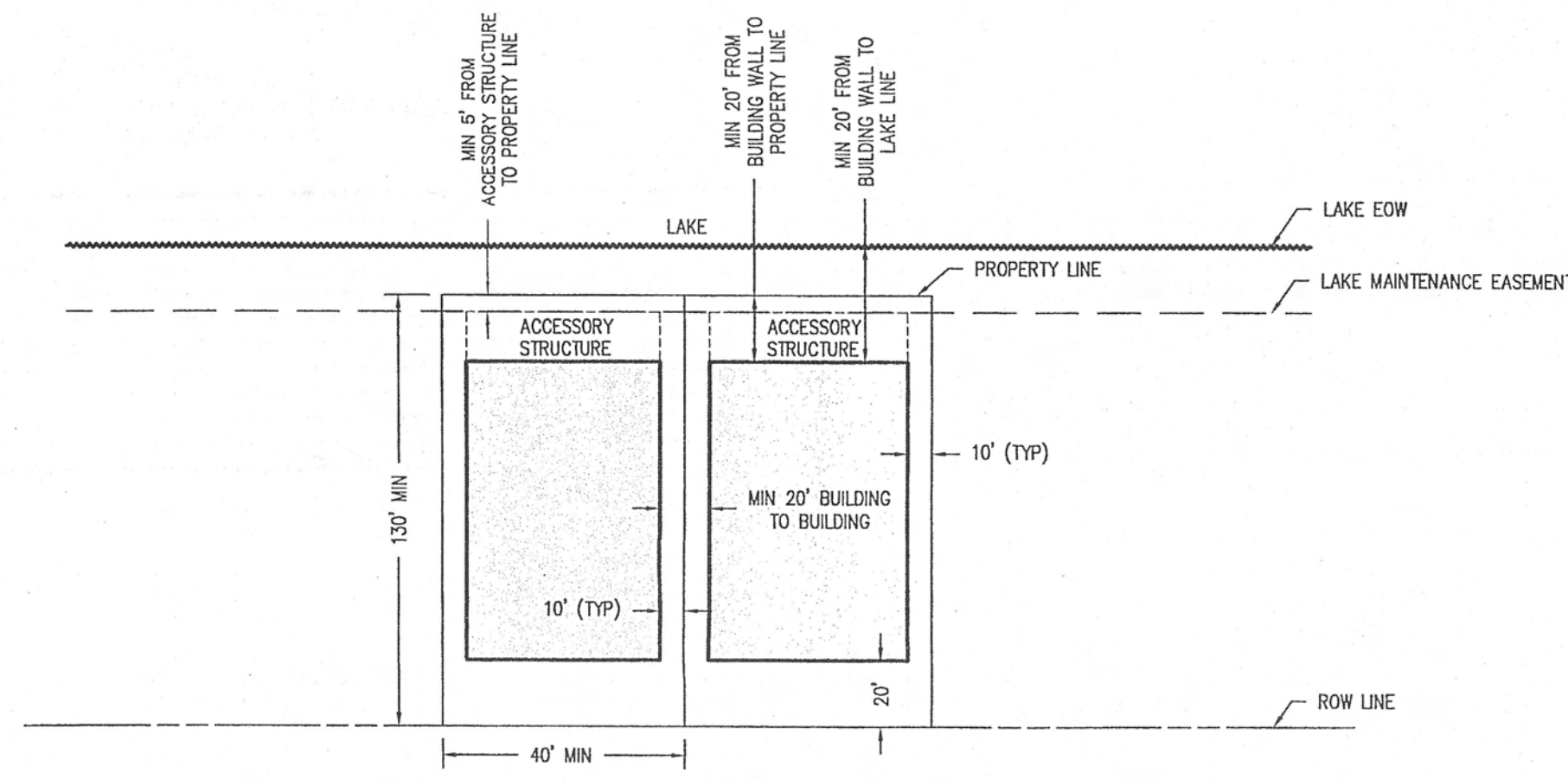


MINIMUM LOT SIZE: 9,750 SF
 MINIMUM LOT WIDTH: 75'
 MINIMUM LOT DEPTH: 130'

MINIMUM SETBACKS:
 PRIVATE STREET: 20' (35' FOR CORNER LOTS)
 PUBLIC STREET: 20'
 SIDE: 7.5'
 REAR: 20' (5' FOR ACCESSORY STRUCTURE)
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MINIMUM BUILDING SEPARATION: 15'
 MAXIMUM BUILDING HEIGHT: 35' OR 2 STORIES
 MAXIMUM LOT COVERAGE: 45 PERCENT

TYPICAL SINGLE FAMILY LOT
 NOT TO SCALE

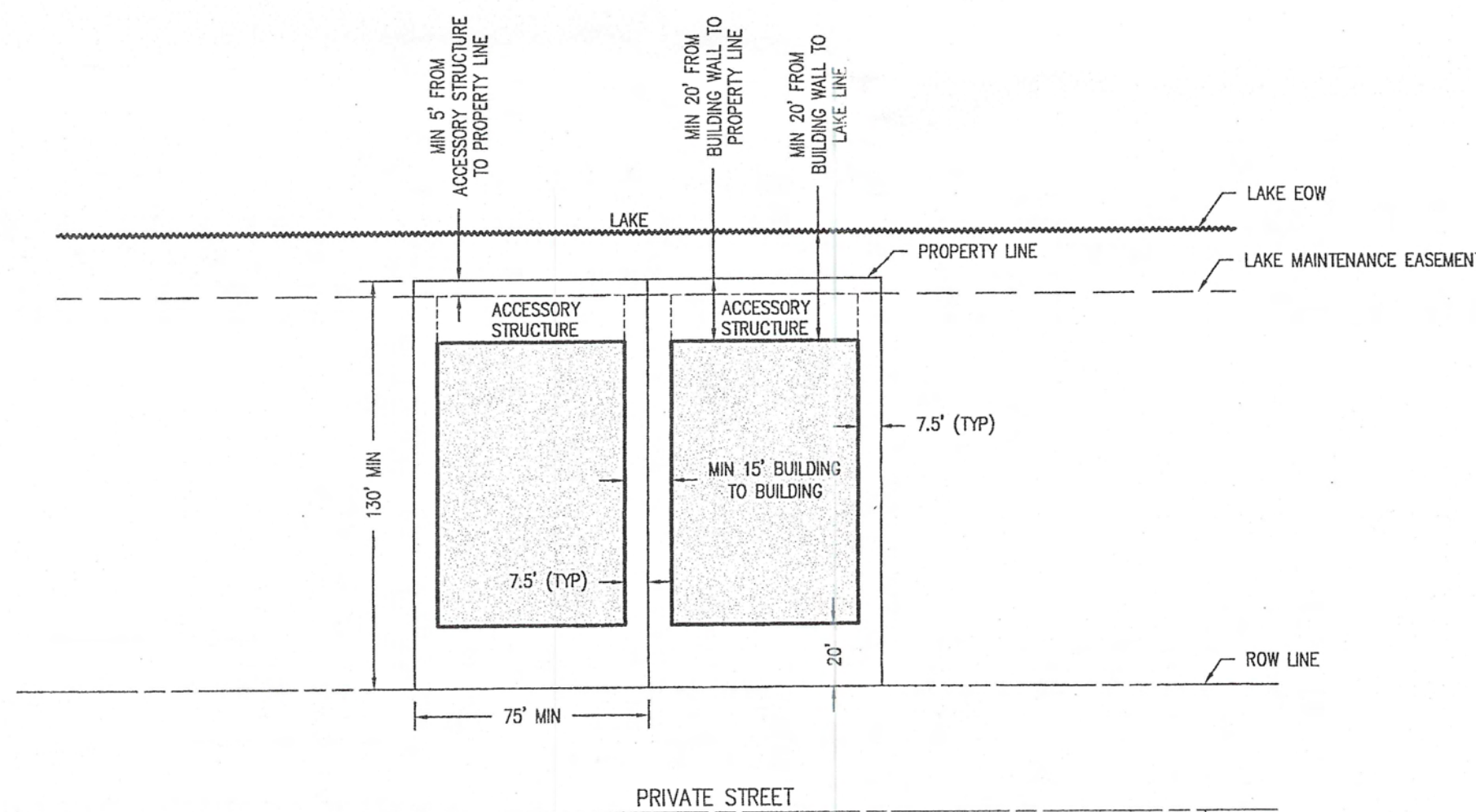


MINIMUM LOT SIZE: 5,200 SF
 MINIMUM LOT WIDTH: 40'
 MINIMUM LOT DEPTH: 130'

MINIMUM SETBACKS:
 PRIVATE STREET: 20'
 PUBLIC STREET: 20'
 SIDE: 10' (0' FOR COMMON WALL UNIT)
 REAR: 20' (5' FOR ACCESSORY STRUCTURE)
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MINIMUM BUILDING SEPARATION: 25'
 MAXIMUM BUILDING HEIGHT: 35' OR 3 STORIES
 MAXIMUM LOT COVERAGE: 55 PERCENT

TYPICAL TWO-FAMILY ATTACHED AND TOWNHOUSE
 NOT TO SCALE

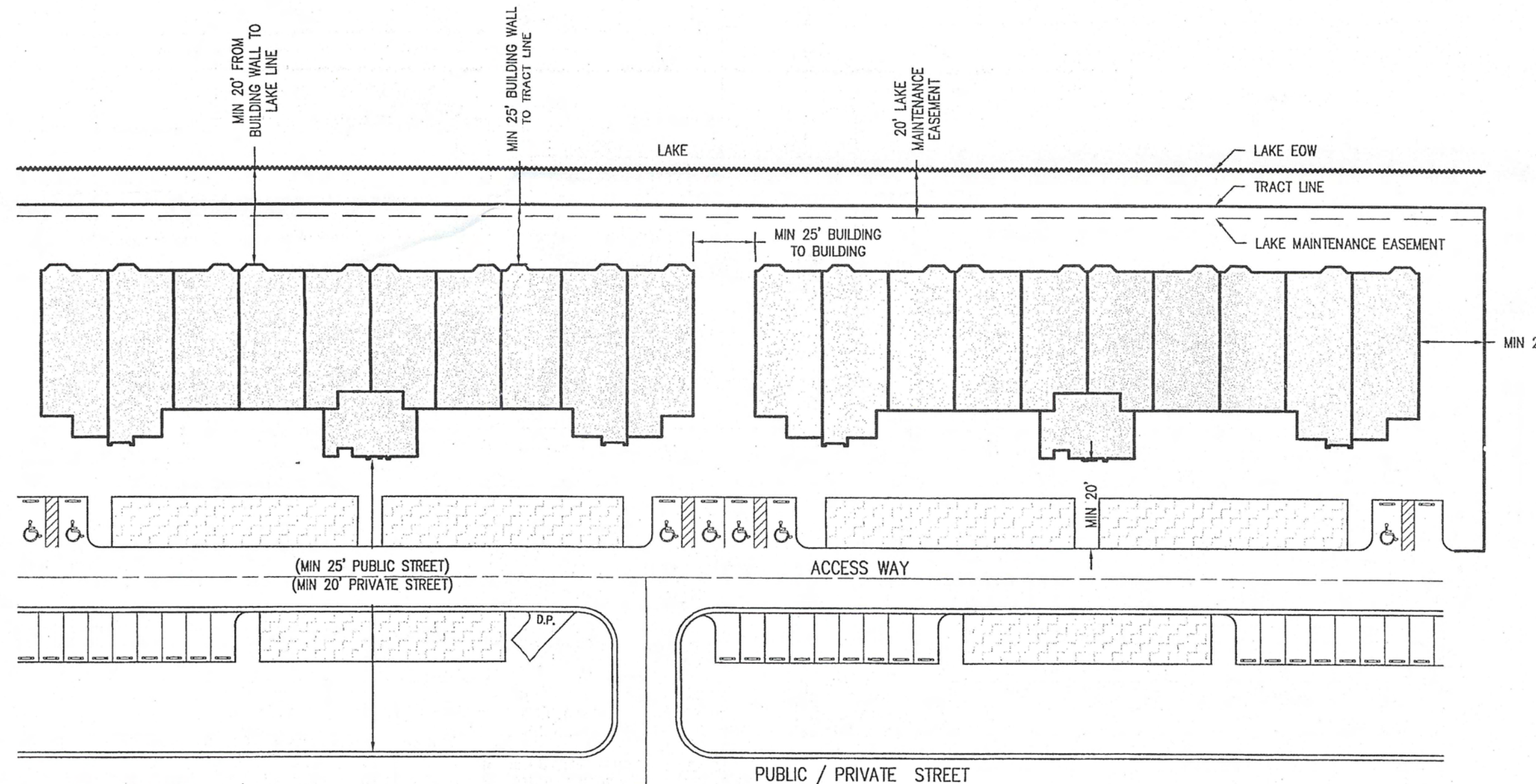


MINIMUM LOT SIZE: 9,750 SF
 MINIMUM LOT WIDTH: 75'
 MINIMUM LOT DEPTH: 130'

MINIMUM SETBACKS:
 PRIVATE STREET: 20'
 PUBLIC STREET: 20'
 SIDE: 7.5' (0' FOR COMMON WALL UNIT)
 REAR: 20' (5' FOR ACCESSORY STRUCTURE)
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MINIMUM BUILDING SEPARATION: 15'
 MAXIMUM BUILDING HEIGHT: 35' OR 3 STORIES
 MAXIMUM LOT COVERAGE: 45 PERCENT

TYPICAL DUPLEX
 NOT TO SCALE



MINIMUM LOT SIZE: 6,500 SF
 MINIMUM LOT WIDTH: 65'
 MINIMUM LOT DEPTH: 100'

MINIMUM SETBACKS:
 PRIVATE STREET: 20' (0' FOR FREE STANDING GARAGES)
 PUBLIC STREET: 25'
 SIDE: 25' (0' FOR COMMON WALL UNIT)
 REAR: 25' (5' FOR ACCESSORY STRUCTURE)
 WATERBODY: 20' (5' FOR ACCESSORY STRUCTURE)
 PRESERVE: 20' (10' FOR ACCESSORY STRUCTURE)

MINIMUM BUILDING SEPARATION: 25'
 MAXIMUM BUILDING HEIGHT: 35' OR 3 STORIES
 MAXIMUM LOT COVERAGE: 50 PERCENT

TYPICAL MULTI-FAMILY BUILDING
 NOT TO SCALE

OPEN SPACE SUMMARY:

OPEN SPACE REQUIRED @ 40% = 154.28 ACRES

INDIGENOUS VEGETATION: (PER LDC SECTION 10-415 (b), LARGE DEVELOPMENTS MUST PROVIDE 50% OF THEIR REQUIRED OPEN SPACE THROUGH ON-SITE PRESERVATIONS OF EXISTING NATIVE VEGETATION. THIS WOULD EQUATE TO 77.14 ACRES OF INDIGENOUS OPEN SPACE TO BE PRESERVED. HOWEVER, THIS SITE IS PREDOMINATELY A "CLEARED PASTURE". THEREFORE, INSUFFICIENT INDIGENOUS VEGETATION IS AVAILABLE ON-SITE TO SATISFY THIS REQUIREMENT. THE ONLY PORTION OF THE SITE CLASSIFIED AS "INDIGENOUS VEGETATION" ARE THE PROPOSED WETLAND PRESERVES. THOSE AREAS CONTAIN APPROXIMATELY 17.32 ACRES OF INDIGENOUS WETLAND VEGETATION TO BE PRESERVED AND/OR ENHANCED.

PROVIDED OPEN SPACE SUMMARY:

LAKES (SEE BELOW) = 38.57 ACRES
 WETLAND PRESERVES/FILTER MARSH = 30.43 ACRES
 GOLF COURSE/OPEN SPACE = 128.08 ACRES
 TOTAL OPEN SPACE = 197.08 ACRES

WATER BODY OPEN SPACE (PER LDC 10-415(d)(2)), WATER BODIES MAY BE USED TO OFFSET A MAXIMUM OF 25% OF THE REQUIRED OPEN SPACE AREA:

MAXIMUM WATER BODIES THAT MAY OFFSET OPEN SPACE = 38.57 ACRES
 PROVIDED WATER BODY OPEN SPACE (LAKES) = 61.26 ACRES

TYPICAL UNIT	LOT REQUIREMENTS*		PROPOSED SITE CONDITIONS	
	MIN LOT SIZE	MIN OPEN SPACE	MIN LOT SIZE	MIN OPEN SPACE REQUIRED
SINGLE FAMILY	6,500	NONE	9,750	NONE
DUPLEX	7,500	NONE	9,750	NONE
TWO-FAMILY ATTACHED	3,750/PER UNIT	NONE	5,200/PER UNIT	NONE
MULTI FAMILY	N/A	40%	N/A	40%**

* PER SEC 10-415 OF LDC FOR LARGE PROJECTS

** MIN 40% OPEN SPACE IS PROVIDED FOR ENTIRE PROJECT AREA

LEGEND:

ACCESSORY STRUCTURE
 TRACT LINE
 LAKE EOW
 LAKE MAINTENANCE EASEMENT
 ROW LINE
 ROAD CENTER LINE
 STRUCTURE

COPY

RECEIVED
 SEP 14 2006
 PERMIT CENTER

ADD 2005-00154

RECEIVED
 JUN 21 2006

COMMUNITY DEVELOPMENT

ADD 2006-00122

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY - SUITE 101
 FORT MYERS, FLORIDA 33912
 PHONE: (239) 939-5490 FAX: (239) 939-2523
 ENGINEERING LICENSE # EB 6469
 SURVEY LICENSE # LB 6690

PROPERTY DEVELOPMENT REGULATIONS

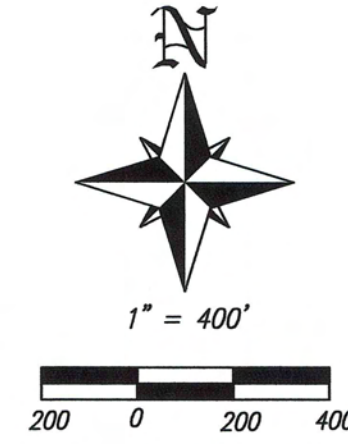
CRANE LANDING

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
08-17-05	1960	_MCP02	EPB	EPB	JGH	NTS	2	2	

SURVEY PLAT

OF
A PARCEL OF LAND LYING IN
SECTIONS 22, AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA



PARCEL 1

A TRACT OR PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE AFORESAID SECTION 23; THENCE RUN S.007338°E. ALONG THE WEST LINE OF SAID SECTION 23 FOR 100.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MELLOW DRIVE (100.00 FEET WIDE PER COUNTY RIGHT-OF-WAY MAP PROJECT #4013); THENCE RUN N.89°59'07"E. (100.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE AFORESAID SECTION 23) FOR 125.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°59'07"E. (100.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 23) FOR 254.80 FEET; THENCE RUN N.89°54'44"E. FOR 186.46 FEET; THENCE RUN S.11°11'47"E. FOR 533.31 FEET TO A POINT ON THE SOUTH LINE OF THE AFORESAID SECTION 23; THENCE RUN N.89°39'56"W. ALONG THE SOUTH LINE OF SAID SECTION 23 FOR 1226.12 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (S.E.1/4) OF SAID SECTION 23; THENCE RUN S.89°49'54"W. ALONG THE SOUTH LINE OF SAID SECTION 23 FOR 634.40 FEET TO THE EAST RIGHT-OF-WAY LINE OF GARDEN STREET (60.00 FEET WIDE); THENCE RUN N.00°01'02"E. ALONG SAID EAST RIGHT-OF-WAY LINE FOR 568.00 FEET; THENCE RUN S.00°01'02"W. FOR 568.00 FEET TO THE SOUTH LINE OF THE AFORESAID SECTION 23; THENCE RUN S.89°49'54"W. ALONG THE SOUTH LINE OF SAID SECTION 23 FOR 1518.91 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE RUN N.00°01'31"E. ALONG THE WEST LINE OF SAID SECTION 23 FOR 568.00 FEET; THENCE RUN N.89°49'54"E. FOR 150.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF A COUNTY ROAD (150.00 FEET WIDE); THENCE RUN N.00°01'31"E. ALONG THE EAST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD FOR 2081.69 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE FOR 106.54 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 1025.00 FEET, A CHORD BEARING OF 6°12'28" E., AND A CHORD DISTANCE OF 108.40 FEET TO A POINT OF TANGENCY; THENCE RUN N.05°58'50"E. ALONG SAID EAST RIGHT-OF-WAY LINE FOR 435.69 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE FOR 127.31 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 1175.00 FEET, A CHORD BEARING OF 12°26'49" E., AND A CHORD DISTANCE OF 127.24 FEET TO A POINT OF TANGENCY; THENCE RUN N.00°13'38"W. ALONG SAID EAST RIGHT-OF-WAY LINE FOR 882.73 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE FOR 255.26 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 1175.00 FEET, A CHORD BEARING OF 12°26'49" E., AND A CHORD DISTANCE OF 254.76 FEET TO A POINT OF TANGENCY; THENCE RUN N.12°40'27"W. ALONG SAID EAST RIGHT-OF-WAY LINE FOR 386.42 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE FOR 222.67 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 1025.00 FEET, A CHORD BEARING OF 12°26'49" E., AND A CHORD DISTANCE OF 222.23 FEET TO A POINT OF TANGENCY; THENCE RUN N.00°13'38"W. ALONG SAID EAST RIGHT-OF-WAY LINE FOR 882.73 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE FOR 255.26 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 1175.00 FEET, A CHORD BEARING OF 12°26'49" E., AND A CHORD DISTANCE OF 254.76 FEET TO A POINT OF TANGENCY; THENCE RUN N.12°40'27"W. ALONG SAID EAST RIGHT-OF-WAY LINE FOR 386.42 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE FOR 222.67 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, WITH A RADIUS OF 1025.00 FEET, A CHORD BEARING OF 12°26'49" E., AND A CHORD DISTANCE OF 222.23 FEET TO A POINT OF TANGENCY; THENCE RUN N.00°13'38"W. ALONG SAID EAST RIGHT-OF-WAY LINE FOR 882.73 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE FOR 255.26 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 1175.00 FEET, A CHORD BEARING OF 12°26'49" E., AND A CHORD DISTANCE OF 254.76 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2

A PARCEL OF LAND IN SECTIONS 22 & 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST; THENCE N.00°13'08"E. ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 FOR 2850.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND AND THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; AND THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 5°57'01" FOR 122.02 FEET TO THE POINT OF TANGENCY; THENCE N.60°09'19"E. FOR 435.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 6°12'28" FOR 110.55 FEET TO THE POINT OF TANGENCY; THENCE N.07°12'19"W. ALONG A LINE PARALLEL WITH AND 60.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 882.73 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 222.67 FEET TO THE POINT OF TANGENCY; THENCE N.12°39'08"W. FOR 386.43 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 255.26 FEET TO THE POINT OF TANGENCY; THENCE N.07°12'19"W. ALONG A LINE PARALLEL WITH AND 75.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES TO THE AFORESAID WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 110.55 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY, NORTHEASTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 78.32 FEET TO THE CURVE OF SAID CURVE BEING A POINT ON A LINE PARALLEL WITH AND 100.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE AFORESAID SECTION 22; THENCE S.89°50'07"E. ALONG SAID PARALLEL LINE FOR 124.37 FEET TO THE POINT OF TANGENCY; THENCE S.89°59'50"E. ALONG A LINE PARALLEL WITH AND 100.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 23 FOR 0.41 FEET; THENCE S.01°21'19"E. ALONG THE AFORESAID WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 160.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 238.97 FEET TO THE POINT OF TANGENCY; THENCE S.12°39'08"E. FOR 386.43 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 238.97 FEET TO THE POINT OF TANGENCY; THENCE S.01°21'19"E. ALONG A LINE PARALLEL WITH AND 135.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE AFORESAID WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 1549.31 FEET; THENCE N.89°51'07"W. FOR 135.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE LYING AND BEING IN LEE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 3

A PARCEL OF LAND IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST; THENCE N.00°13'08"E. ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 FOR 568.00 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH 568.00 FEET OF SAID SECTION 23 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE N.00°13'08"E. ALONG SAID WEST LINE FOR 2082.78 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE S.89°51'07"E. FOR 135.00 FEET; THENCE N.07°12'19"W. ALONG A LINE PARALLEL WITH AND 150.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 1549.31 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 238.97 FEET TO THE POINT OF TANGENCY; THENCE S.89°59'50"E. ALONG A LINE PARALLEL WITH AND 100.00 FEET SOUTHERLY OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE AFORESAID SECTION 23 FOR 125.18 FEET TO THE CURVE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°12'29" FOR 78.72 FEET TO THE POINT OF TANGENCY; THENCE S.01°21'19"E. ALONG A LINE PARALLEL WITH AND 75.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE AFORESAID WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 108.54 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 222.67 FEET TO THE POINT OF TANGENCY; THENCE S.12°39'08"E. FOR 386.43 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 255.26 FEET TO THE POINT OF TANGENCY; THENCE S.01°21'19"E. ALONG A LINE PARALLEL WITH AND 210.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE AFORESAID WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23 FOR 882.73 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1100.00 FEET AND A CENTRAL ANGLE OF 12°26'49" FOR 238.97 FEET TO THE POINT OF TANGENCY; THENCE S.00°09'19"E. FOR 435.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1025.00 FEET AND A CENTRAL ANGLE OF 5°57'01" FOR 106.45 FEET TO THE POINT OF TANGENCY; THENCE S.00°09'19"E. ALONG A LINE PARALLEL WITH AND 150.00 FEET EASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE AFORESAID WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 23 FOR 2082.78 FEET TO AN INTERSECTION WITH THE AFORESAID NORTH LINE OF THE SOUTH 568.00 FEET OF SAID SECTION 23; THENCE S.89°50'33"W. ALONG SAID NORTH LINE FOR 150.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND SITUATE LYING AND BEING IN LEE COUNTY, FLORIDA.

LEGEND:

C.R.	INDICATES CENTERLINE
O.R.	INDICATES OFFICIAL RECORDS BOOK
P.C./S.	INDICATES PAGE/S
F.N.D.	INDICATES FOUND
G.W.A.	INDICATES GUY WIRE ANCHOR
I.R.	INDICATES IRON ROD
C.M.	INDICATES CONCRETE MONUMENT
ID	INDICATES IDENTIFICATION
#	INDICATES NUMBER
INV.	INDICATES INVERT
R/W	INDICATES RIGHT-OF-WAY
WV	INDICATES WATER VALVE
FH	INDICATES FIRE HYDRANT
RCP	INDICATES REINFORCED CONCRETE PIPE
WPP	INDICATES WOOD POWER POLE
M.E.S.	INDICATES MITERED END SECTION
EL	INDICATES ELEVATION
T.O.B.	INDICATES TOP OF BANK
CPP	INDICATES CONCRETE POWER POLE
P.B.	INDICATES PLAT BOOK
L.B.	INDICATES LICENSED BUSINESS
PLS	INDICATES PROFESSIONAL LAND SURVEYOR
R.L.S.	INDICATES REGISTERED LAND SURVEYOR
D.O.T.	INDICATES DEPARTMENT OF TRANSPORTATION
M.H.	INDICATES MANHOLE
WM	INDICATES WATER METER
IRC	INDICATES IRON ROD WITH CAP
F.I.R.	INDICATES SET 5/8" IRON ROD "LB 6690 BANKS ENG."
O/H	INDICATES OVERHEAD WIRES

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREIN DESCRIBED PROPERTY, IS A TRUE REPRESENTATION OF A FIELD SURVEY, MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 1, §1017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.023, FLORIDA STATUTES.

Richard W. Palermo
RICHARD W. PALERMO, P.L.S.
FLORIDA CERTIFICATION NO. 4009
DATE SIGNED 06-21-2006

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PASSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON.

IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TITLE COMMITMENT ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, ORT FILE NO. 05080218, AND THAT ALL ITEMS WITHIN THAT COMMITMENT THAT CAN BE ELIMINATED ON THE SURVEY ARE SHOWN.

ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

ADD 2006-00122

CERTIFIED TO:
HENDERSON, FRANKLIN, STARNES & HOLT PA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CL VENTURES, LLC

NO.	DATE	REVISION DESCRIPTION	BY
2	05-24-06	UPDATE SURVEYORS CERTIFICATION	JWW
1	10-03-05	UPDATE SURVEY, NEW TITLE WORK	RTS

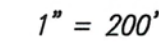
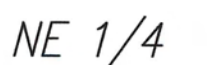
Banks Engineering
ENGINEERING, SURVEYING & LAND PLANNING
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
PORT MYERS, FLORIDA 33912
(889) 939-5490

BOUNDARY AND TOPOGRAPHIC SURVEY

PALERMO
LEE COUNTY, FLORIDA

DATE	PROJECT NO.	DRAWING	DRAWN	CHECKED	SCALE	SHT.	OF	FILE NO. (S-T-R)
01-18-05	1960	1960_S&T.TITLE	RTS	RTS	1"=400'	1	OF 3	88 & 23-43-24

OF
A PARCEL OF LAND LYING IN
SECTION 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA


$$1'' = 60'$$


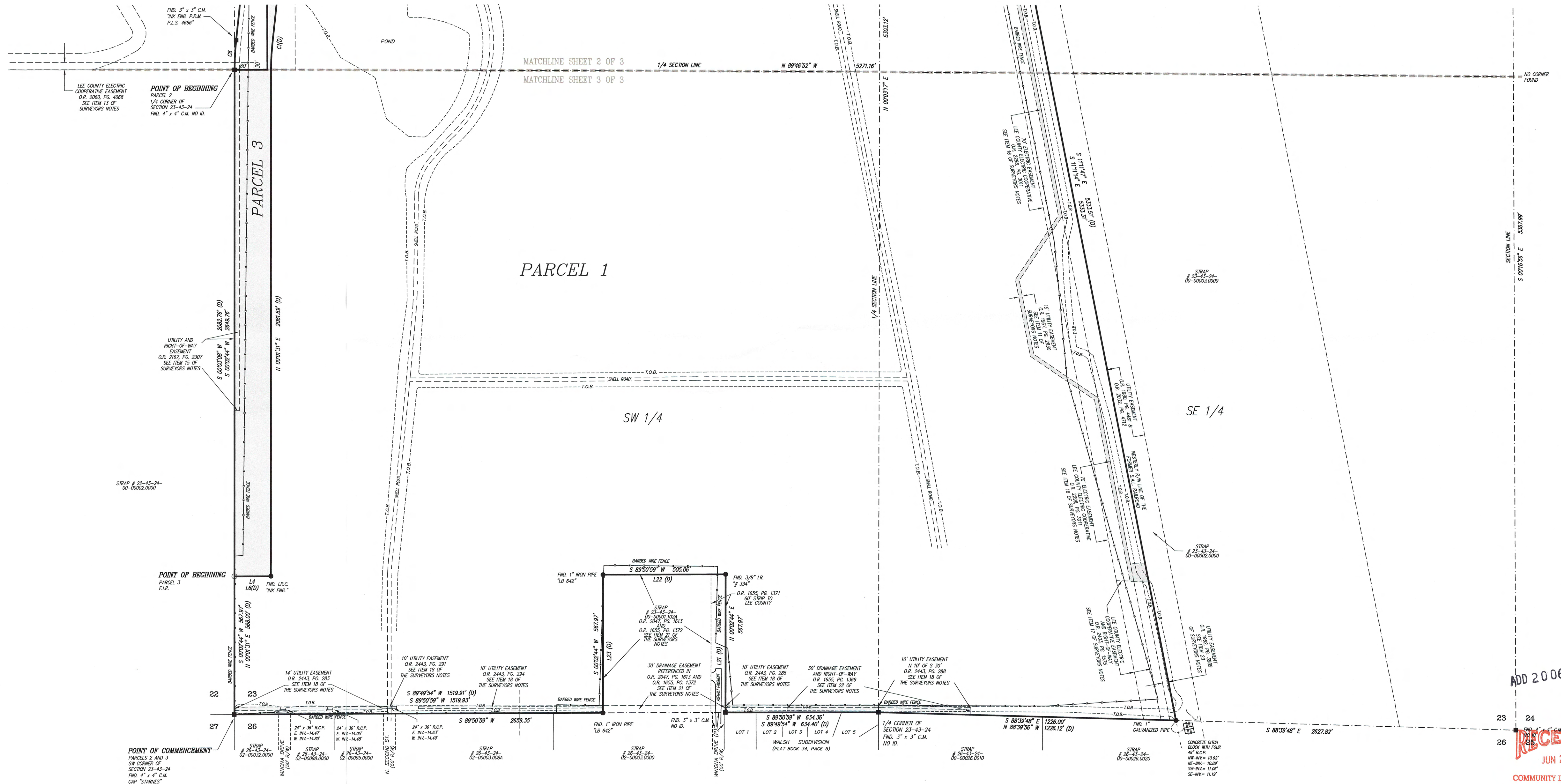
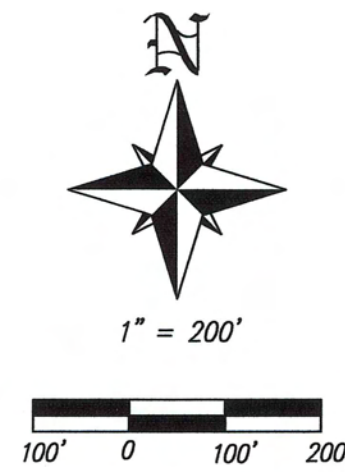
COMMUNITY DEVELOPMENT

ADD 2006-00122.

[illegible]

SURVEY PLAT

OF
A PARCEL OF LAND LYING IN
SECTION 22 AND 23, TOWNSHIP 43 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA



ADD 2006-00122
RECEIVED
JUN 21 2006
COMMUNITY DEVELOPMENT

Banks Engineering				BOUNDARY SURVEY			
ENGINEERING, SURVEYING & LAND PLANNING				PALERMO			
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690				LEE COUNTY, FLORIDA			
10511 SIX MILE CYPRESS PARKWAY - SUITE 101							
FORT MYERS, FLORIDA 33912							
(239) 939-5490							
DATE	PROJECT NO.	DRAWING	DRAWN	CHECKED	SCALE	FILE NO. (S-T-R)	
02-03-05	1980	1980_SR_TITLE	AJR	RR	1"=200'	SHT. 3 OF 3	22 & 23-43-24