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October 2, 2020

Mr. Chahram Badamtchian, AICP
Lee County Community Development
Zoning Section
1500 Monroe Street
Fort Myers, FL 33901

**RE: DCI2020-00010 Lee County Homes Insufficiency Letter
Lee County Homes Associates I, LLLP (MDA 19079)**

Dear Mr. Badamtchian:

The purpose of this letter is to provide a response to the Lee County Community Development Zoning Staff review comments dated September 28, 2020 for the above referenced Residential Planned Development application. Attached to this response letter please find; a copy of the revised survey, the letter received from the South Florida Water Management District regarding wetland locations as well as a revised Schedule of Deviations further justifying deviation number 2.

We always appreciate interaction with Staff on matters related to this application and welcome additional calls and emails that will assist us to address all the concerns in the most efficient manner to find this application sufficient and scheduled for the necessary public hearings.

APPLICATION MATERIALS COMMENTS:**Planning Review**

1. Please provide additional information on how the proposed development will be consistent with Lee Plan Policy 20.1.6. Policy 20.1.6 discusses a graduated density increase as development moves away from the Rural Community Preserve future land use category and establishing appropriate buffers adjacent to the Rural Community Preserve future land use category. The MCP and Proposed Conditions indicate lots that are closest to the Rural Community Preserve future land use category will have a minimum lot size of 6,500 square feet with rear setbacks of 10 feet for principle structure and 5 feet for accessory structures. The net density of these lots closest to the Rural Community Preserve, which has a minimum lot size of 43,560 square feet (1 acre), is 6.7 units an acre.

Response:

Policy 20.1.6 calls for residential development adjacent to the Rural Community Preserve, when possible, to make:

“appropriate transitions to the Community Plan area with a graduated increase in intensity as development moves away from the Rural Community Preserve boundary. Appropriate buffers will be established for projects adjacent to the Rural Community Preserve ...”

Density of three units per acre for the overall project average represents a graduated increasing density as development moves away from the Rural Community Preserve. The lot sizes transition from larger lots on the southern boundary to smaller lots farther north of the Rural Community Preserve (RCP). Internally, larger lots are located closer to the RCP reflecting both the graduated increase in overall project density as well as appropriate internal transitions as the project abuts the Rural Community Preserve boundary.

The applicant submits that the “graduated increase in density” is most appropriately considered as part of the overall project at three units per acre, rather than converting and comparing the minimum lot size for the single row of homes adjacent to the south boundary. Still, if that row of homes must be considered on its own, it should also include the 20 foot buffer area adjacent to the south boundary. In that case, the lots would be 7,500 s.f. with rear setbacks of 30 feet from the property line (including the 20 foot buffer and structural setback). At 7,500 s.f., this amounts to the equivalent of a standard RS-1 single-family residential lot separated by significant vegetation buffer and wall/fence. That buffer includes ten 10’ tall oak trees with a minimum 8’ tall berm and fence or wall. The policy, when read as a whole and in context, makes it clear that there is intended to be flexibility for buffers to work in conjunction with gradual increases in density adjacent to the Rural Community Preserve boundary. The applicant submits that, when viewed in the appropriate context, a standard RS-1 sized single family homes with a significant vegetated buffer inside of the project meets the intent of Policy 20.1.6.

Legal Description Review:

1. The boundary survey is still based upon previously insufficient title work, rather than the newly submitted title opinion. The survey must also be signed/sealed.
- 2.

Response:

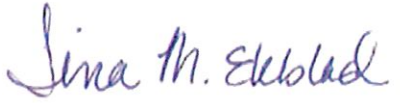
The revised boundary survey is enclosed.

DCI2020-00010 Lee County Homes
Mr. Badamtchian
October 5, 2020
Page | 3

Please let us know if there is anything else needed for the approval of this request.

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.



FOR

Heather M. Urwiller, AICP, CFM

Principal Planner

Enclosures:

Boundary Survey

Letter from South Florida Water Management District

Revised Schedule of Deviations

Cc: Mr. Kevin Ratterree
Steve C. Hartsell, Esq.

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Lee County Homes Associates I, LLLP
Residential Planned Development
 Schedule of Deviations & Justifications

1. An existing approved deviation from LDC §10-416(d)(6) which requires where a road is located less than 125 feet from an adjacent single-family residential subdivision, the developer must provide a combination berm, and solid wall not less than eight feet in height not less than 25 feet from the abutting property and install landscaping between the wall and abutting property with a Type "C" buffer (a minimum of five (5) trees and 18 shrubs per 100 linear feet) so as to allow landscaping and a three-foot high berm/five-foot high wall combination to be located closer to the abutting property.

Justification: The applicant desires to maintain this deviation as approved by Zoning Resolution Z-05-74. A portion of the Portico Subdivision boundary is within 125 feet of the internal spine road for the residential planned development. The applicant agrees to maintain the enhanced Type C buffer previously included in Z-05-074 (see the location denoted by the blue triangles in Figure 1 below).

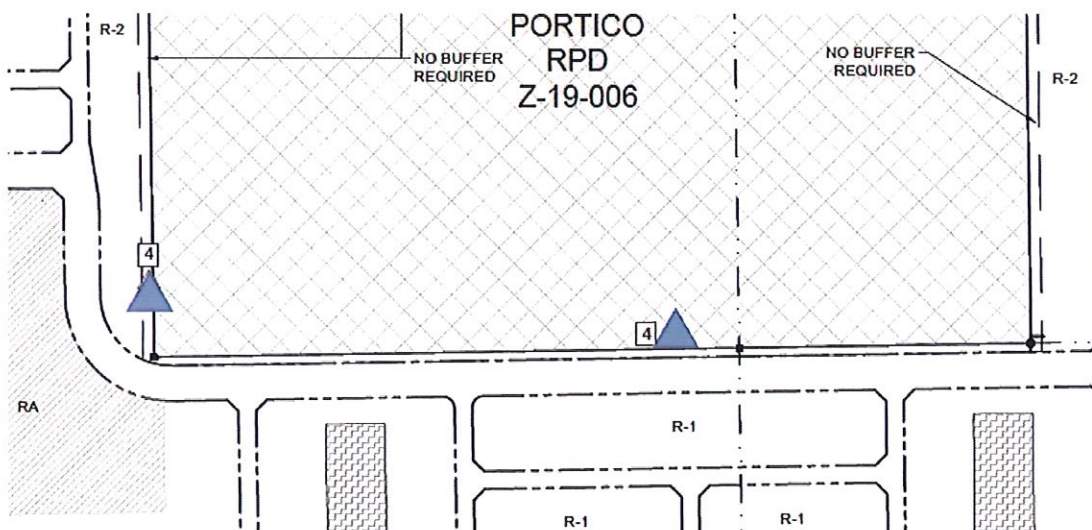


Figure 1. Location of Reduced Buffer

2. Deviation from LDC § 10-415(b)(1)(a) which requires developments, with existing indigenous native vegetation communities to provide 50 percent of their open space percentage requirement through the onsite preservation of existing native vegetation communities to allow 17.3 acres existing native vegetation communities to be maintained onsite.

Justification: The site has been previously cleared and is currently utilized for cattle grazing, which maintains the property in a cleared condition. To comply with this provision of the Land Development Code, 50 acres of the property would need to be existing indigenous habitat. While there is an area of indigenous vegetation along the southwest property corner, which is being maintained by the proposed Master Concept Plan, it is only 17.3 acres. A small wetland (.67 acre) exists along the southern property boundary; however, this area is proposed to be impacted due to size and lack of connectivity to other wetlands.

This wetland is surrounded in the landscape by exotic monocultures, active agricultural operations, and single-family residences which impede interconnectedness and functionality of a viable hydroecological system. There are no off-site conservation areas adjacent to the ± 0.67 acre wetland which would provide contiguous tracts of connected wildlife habitat. Furthermore, the habitat types that comprise the 0.67-acre wetland consist of Brazilian Pepper, Hydric (FLUCFCS Code 4221) ($0.53 \pm$ acre) and a small ± 0.14 acre area of Willow, Disturbed (25-49% Exotics) (FLUCFCS Code 6189 E2). As such, approximately 79 percent of the wetland is comprised of low-quality, non-indigenous habitat.

A review of the FLUCCS Map provided by Passarella and Associates demonstrates that the required 50 acres of indigenous habitat does not exist on the subject property. The proposed design of the residential community preserves the larger areas of wetland habitat and adjacent uplands providing larger contiguous indigenous habitat meeting the intent of this provision of the land development code. The master concept plan utilizes the location of the contiguous indigenous; enhancing the planned development by locating the amenity adjacent to this area so all residents can observe the natural resources existing on-site.

3. Deviation from LDC§ 10-296 (e)(2)(h)(5) Table 15 Suburban Local Streets which requires residential land uses to have 10 ft travel lane width, 5 ft planting strip and 5 ft pedestrian facility width on both sides of the roadway to allow a roadway cross section with a 10 to 12 ft travel lane, no planting strip and a 5ft pedestrian facility on only one side of the Primary road and Village road.

Justification: The requested residential planned development will be a private subdivision that is committed to providing pedestrian connectivity; however, the volume of activity on the internal roads will be limited to residents and will not provide interconnectivity to other residential areas. The internal roadways are also expected to have a lower speed than local roads interconnected to multiple neighborhoods.

As a result, the Master Concept Plan includes 2 separate cross sections for the internal roadways. In each configuration a sidewalk is proposed to be constructed on only one side of the roadway; thereby providing additional open space on the opposite side of the roadway enhancing the visual aesthetic of the internal roadways and continuing to provide for safe travel for non-motorized vehicular traffic. The limitation of the sidewalk to one side of the road will not limit mobility and will continue to protect the safety of residents and guests.

4. Deviation from LDC§ 10-296 (e)(2)(h)(5) Table 15 Suburban Local Streets which requires residential land uses to have 10 ft travel lane width, 5 ft planting strip and 5 ft pedestrian facility width on both sides of the roadway to allow a roadway cross section with a 10 to 12 foot travel lane, a 5 ft planting strip and a 5ft pedestrian facility on only one side of the primary road at the community entry.

Justification: At the entry to the community, a boulevard street design is proposed consistent with condition 22 of Z-05-074 and is proposed to be maintained as part of this zoning request. This deviation is requested to permit the planting strip to be provided either on the sides of the road or within the central median and to permit pedestrian facilities on only one side of the roadway. The sidewalk will be placed on the side of the street that will have the greatest benefit to residents and facilitate pedestrian travel within the subdivision, most likely the south side of the road to facilitate pedestrian and vehicular travel in the same direction. Due to the proposed entry gate and boulevard design travel speed on this portion of the roadway is expected to be low and no thru traffic is possible from other adjacent properties.

5. Deviation from LDC§ 10-291 (3) which requires residential development of more than five acres must provide more than one means of ingress or egress for the development. Access points designated for emergency use only may not be used to meet this requirement. To memorialize a single point of access previously approved via Zoning Resolution Z-05-074 and an additional emergency access point to Buckingham Road.

Justification: Resolution Z-05-074 permits a single entry with an emergency access point only.

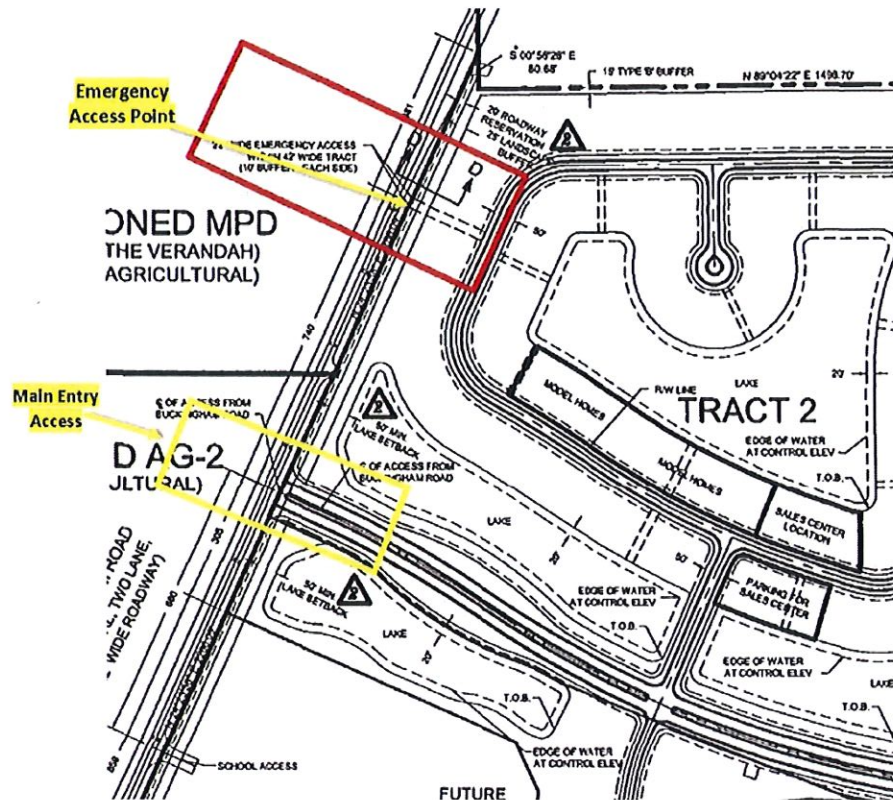


Figure 2. Location of Access Point of Approved MCP(Z-05-074)

This deviation is requested to memorialize the single point of entry as outlined in Condition 22 of Zoning Resolution Z-05-74:

22. ACCESS TO BUCKINGHAM ROAD

- A. The approved MCP and local development order must depict a minimum 70-foot wide divided entrance on Buckingham Road that includes a 14-foot wide median with two 11-foot wide lanes on both sides of the median for ingress and egress.
- B. The local development orders must include an emergency access point on Buckingham Road as shown on the approved MCP.
- C. Prior to issuance of a development order, the developer must provide written documentation from the Fort Myers Shores Fire District indicating that these access points are acceptable and provide adequate access for emergency vehicles.

Figure 3. Condition 22 Excerpt from Zoning Resolution Z-05-074

As demonstrated by Deviation 4, the applicant intends to continue to abide by the provisions of this condition with a boulevard entry that is a minimum of 70 feet wide. The proposed master concept plan demonstrates that an emergency access point continues to be provided further north along Buckingham Road consistent with the existing master concept plan.

The applicant agrees to continue to seek a letter from the Fire District at the time of Development Order that the access points as designed are adequate for emergency vehicles.

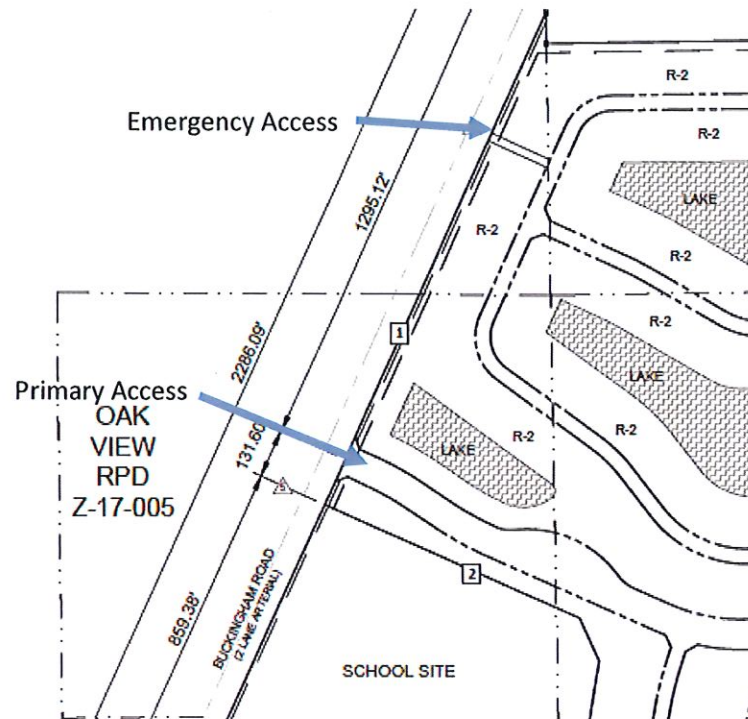


Figure 4. Location of Emergency Access Point New MCP

6. Deviation LDC §10-296(k)(1) which requires that all dead end streets be closed at one end by a circular turnaround to allow the road to terminate at a residential driveway.

Justification: The proposed MCP has been designed to have an internal road system with a single point of access. The design has incorporated dead-end streets in lieu of cul-de-sacs to promote a more efficient use of the available land area. Several of the internal roadways terminate at residential driveways; which occur approximately 2 lots after a traditional intersection as demonstrated by Figure 6. A graphic example of the dead end ROW terminating at a residential driveway is provided in Figure 5 below. The dead-end roads do not support significant traffic and only allow access to a maximum of 2 lots at minimum sizing and therefore are not a detriment to public safety.

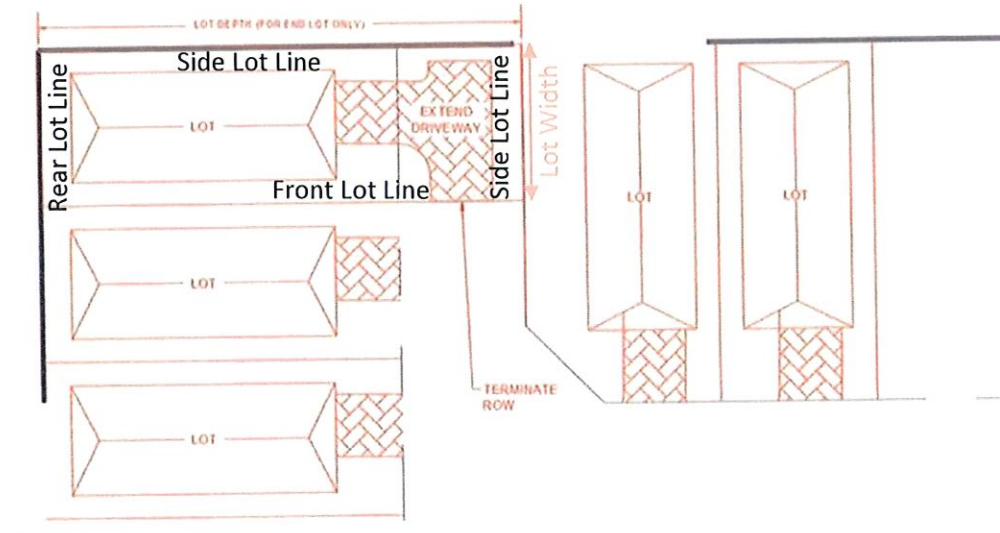


Figure 5. Graphic Example of Lot Layout and Dead End Street.

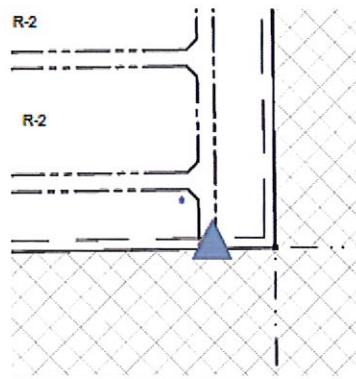


Figure 6. Proposed Dead-end Street Design

Traffic will have the ability to pull into the driveway for forward access. Upon exit, a three-point turn can be executed within the driveway to also exit in a forward motion. Due to the close proximity to an intersection, emergency vehicles will still be able to access the lots and exit quickly. An emergency vehicle or sanitary truck needing to access the end lot would be able to pull forward to the end unit and back up straight past the intersection or conduct a turn in reverse to leave the subdivision ensuring not only adequate entry to the lot but also exit to the internal street network. The adjacent properties are already developed with either residential subdivisions or large lot single family residential inhibiting interconnectivity between neighborhoods. The requested design will continue to promote access by emergency services and will not negatively impact public health safety and welfare.

7. Deviation from LDC §10-418(1) which requires "Shorelines must be sinuous in configuration to provide increased length and diversity of the littoral zone," to allow some of the stormwater management ponds to be more rectangular in shape rather than sinuous which *"is defined as serpentine, bending in and out, wavy or winding."*

Justification: The internal design of the proposed residential planned development generally follows the city block design with interconnecting streets and minimal cul-de-sac neighborhoods. By utilizing smaller linear connections between blocks the residential neighborhood will naturally provide a slower vehicular speed and interconnectivity for residents. When coupled with the unique geometry of the subject property and the shorter intersecting streets, the stormwater management lakes in the rear of the residential lots have a more linear shape.

Despite the proposed design having a more linear layout, the proposed project does provide the required features per Section 10-418(2) of the LDC, which "are considered sufficient to mimic the function of natural systems, improve water quality and provide habitat for a variety of aquatic species, including wading birds and other water fowl." Over three acres of littoral shelves will be provided as part of the construction of subdivision. These littoral areas currently do not exist on-site and upon completion may be utilized by limpkin and other wading birds for foraging. Goal 123 of the Lee Plan is to "Manage coastal, wetland and upland ecosystems and natural resources in order to maintain and enhance native habitats, floral and faunal species diversity, water quality, and natural surface water characteristics." The overall proposed site design protects and enhances 99 percent of the existing on-site indigenous upland and wetland ecosystems (i.e. native habitats) through preservation and exotic vegetation removal. Specifically, the project will preserve and enhance the Cypress, Disturbed (FLUCFCS Code 6219) habitat which may be utilized by limpkin and other wading birds in addition to the required planted littoral shelves. The only policy under Goal 123 relating to littoral shelf design is Policy 123.10.3, which does not indicate that shorelines are required to be sinuous to be found consistent, it states that "the county will encourage the creation of wood stork feeding areas in the mandatory littoral shelf design, construction and plantings." The required slopes, littoral shelves, littoral plantings and design requirements will continue to be met consistent with Goal 123 and the supporting objectives and policies to protect the public health, safety and welfare of future residents of the community and provide habitat for wildlife.



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

September 3, 2020

** Delivered via email*

Kevin Ratterree *
Lee County Homes I, LLLP
1600 Sawgrass Corporate Parkway
Suite 400
Sunrise, FL 33323

Subject: Lee County Homes Associates I, LLLP
Application No. 200714-3877
Informal Wetland Determination No. 36-103963-P
Lee County

Dear Mr. Ratterree:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water (OSW) boundaries within the subject property, shown on Exhibit No. 1. On August 6, 2020, a joint site inspection with District staff was conducted.

Based on the information provided and the results of the site inspection, jurisdictional wetlands and OSW as defined in Chapter 62-340, Florida Administrative Code, were identified and delineated on the property. Wetlands delineated on the property total 11.09 acres and OSW total 0.91 acres. An aerial photograph depicting the property boundary, and locations of the wetlands and other surface waters is attached as Exhibit No. 2.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination should use it for planning purposes only and are not entitled to rely upon it for purposes of compliance with provision of law or District rules. A binding wetland determination may be obtained through a formal determination or an Environmental Resource Permit.

Sincerely,

A handwritten signature in blue ink that reads "Laura Layman".

Laura Layman
Section Leader

c: Lauren Edinger, Passarella & Associates, Inc *

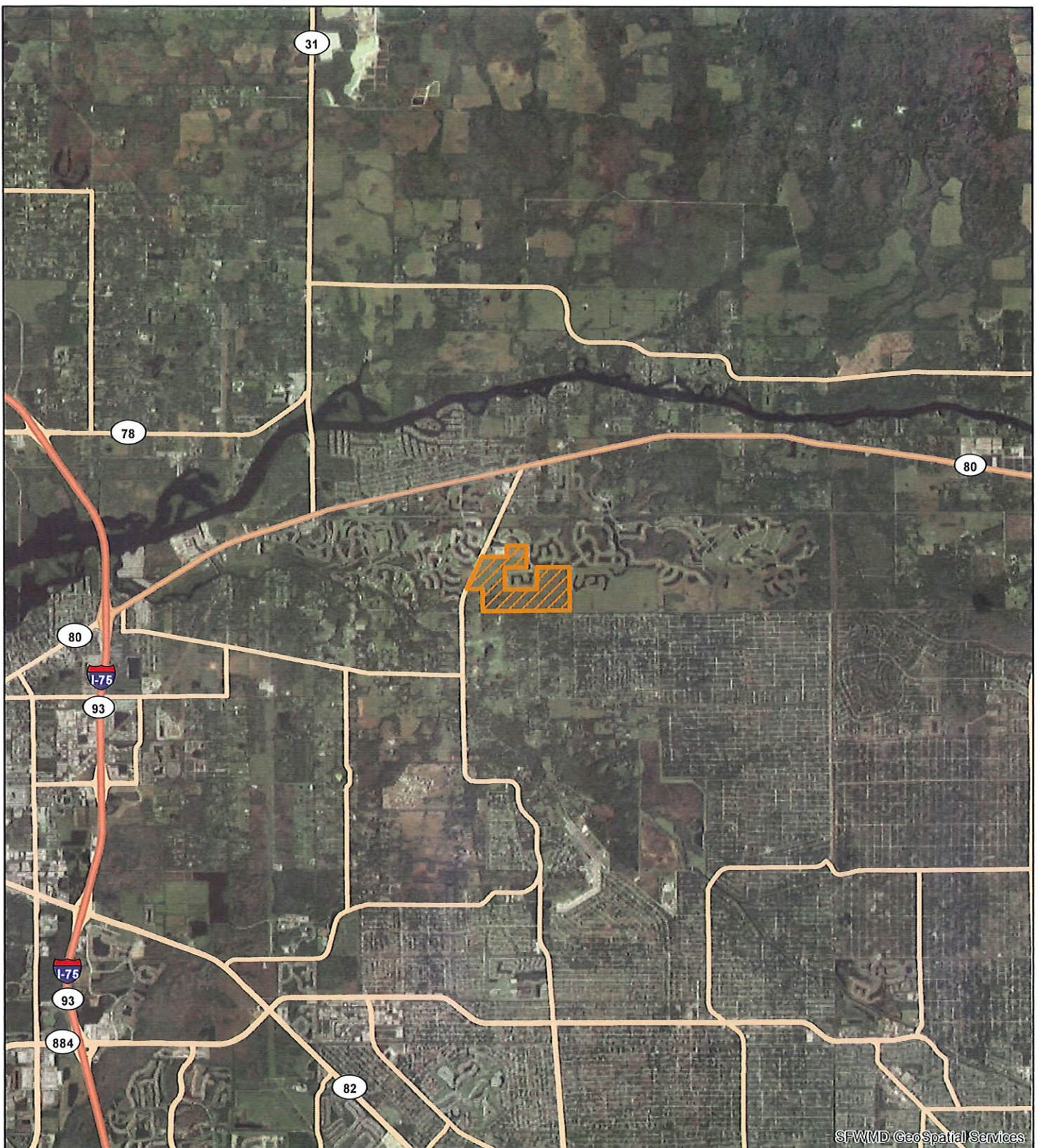
Lee County Homes Associates I, LLLP
Application No. 200714-3877 / Permit No. 36-103963-P
Page 2



Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (<http://my.sfwmd.gov/ePermitting>) and searching under this application number 200714-3877 .

[Exhibit No. 1 Location Map](#)

[Exhibit No. 2 Wetland Map](#)



| | | | | | |
|--|-----------------------------------|----------------|---|---------------------------------|--|
| Exhibit No:1.0 | Exhibit Created On: 2020-09-02 | LEE COUNTY, FL | | Application | |
| <p align="center">REGULATION DIVISION</p> <p align="center">Project Name: Lee County Homes Associates I, LLLP</p> | | | | Application Number: 200714-3877 | |
|  <div data-bbox="342 1923 740 1988"> <p>0 7,000 14,000</p> <p>Feet</p> </div> <div data-bbox="837 1860 894 1976"> <p>N</p> </div> | | | <p align="center">  <small>Created by IT GIS Section</small> South Florida Water Management District </p> | | |

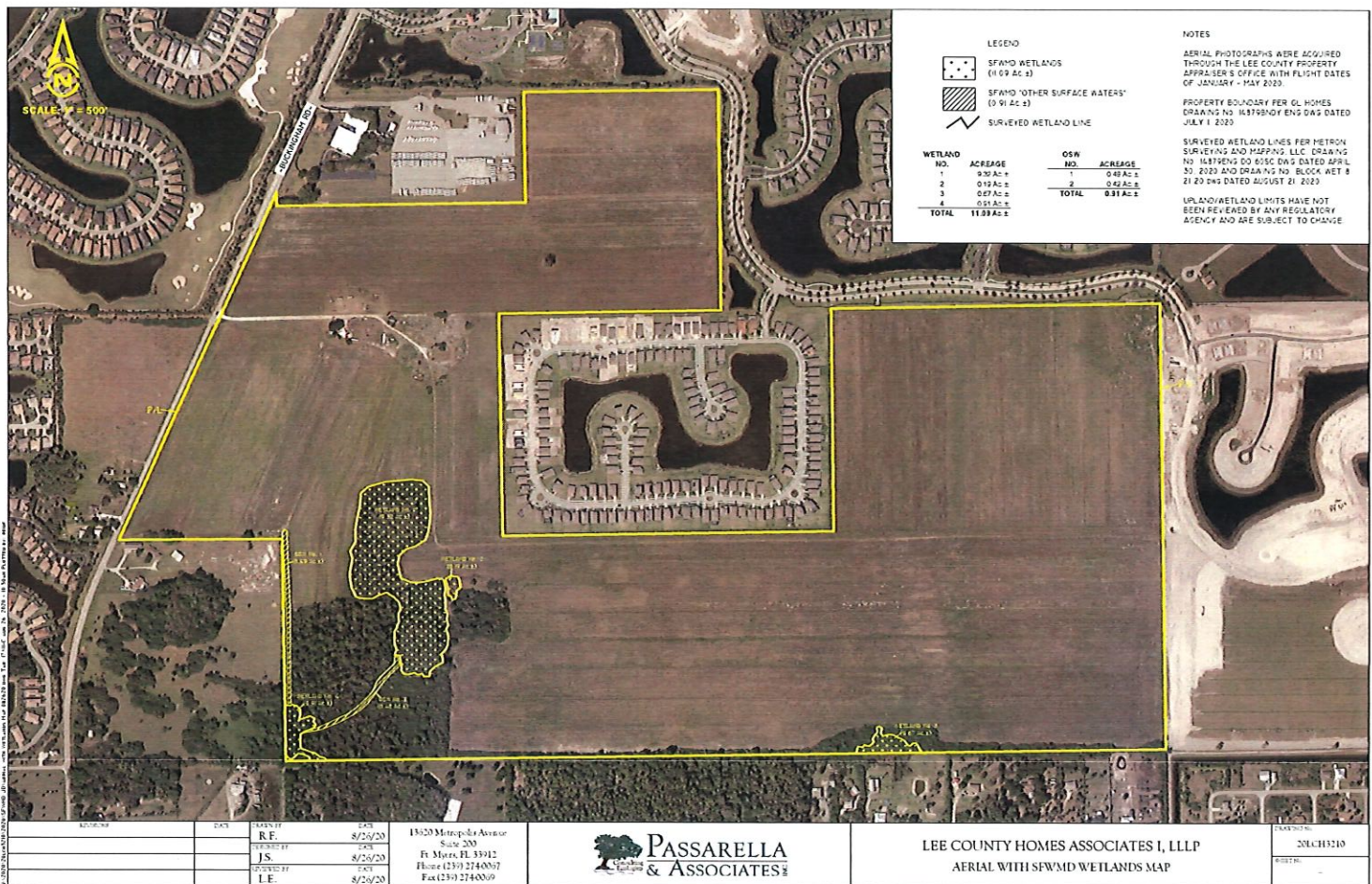


Exhibit No. 2

Application No. 200714-3877

Page 1 of 1

SURVEY PLAT

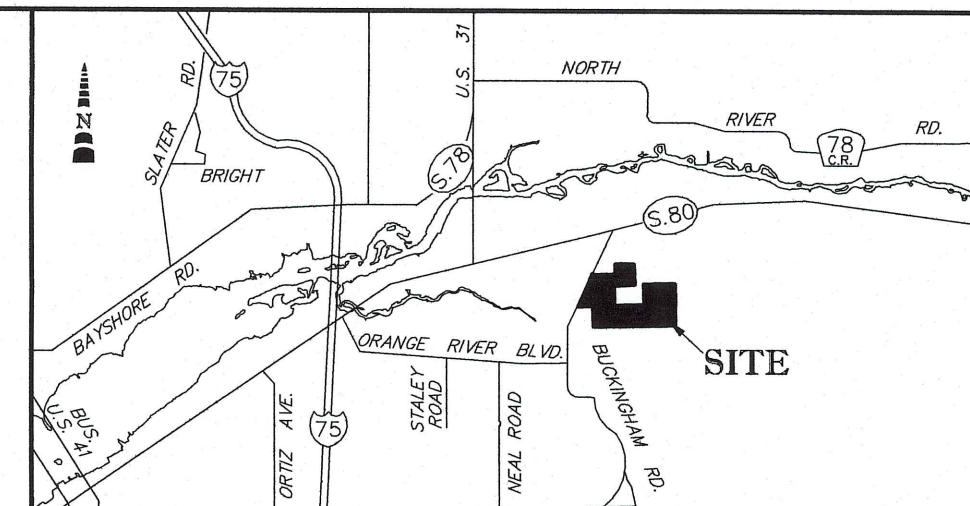
OF A PARCEL LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

NOTE:

OPINION OF TITLE BY GREENBURG TRAUING, P.A. DATED JULY 28, 2020
THE PROPERTY SHOWN HEREON IS SUBJECT TO THE FOLLOWING
MATTERS OF RECORD:

THERE ARE NO MORTGAGES SECURED BY THE PROPERTY.

THERE ARE NO RECORDED EASEMENTS AND RIGHTS OF WAY AFFECTING
THE PROPERTY.



LOCATION MAP
NOT TO SCALE

NOTES:

SURVEY BASED ON AN OPINION OF TITLE BY GREENBURG TRAUING, P.A. DATED JULY 28, 2020, THE LEGAL DESCRIPTION AS SHOWN, THE PLAT OF PORTICO PHASE I, THE PLAT OF PORTICO PHASE II, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND EXISTING MONUMENTATION.

BEARINGS ARE BASED ON STATE PLANE COORDINATES AND THE PLAT OF PORTICO PHASE I, RECORDED AS INSTRUMENT #206000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

THE STATE PLANE COORDINATES HEREON ARE IN FEET, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) BASED UPON CONTINUOUSLY OPERATING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

PARCEL LIES WITHIN FLOOD ZONE "A", HAVING A BASE FLOOD ELEVATION 9.0 N.A.V.D. (NORTH AMERICAN VERTICAL DATUM 1985) AND FLOOD ZONE "X" HAVING NO BASE FLOOD ELEVATION, PER FLOOD INSURANCE RATE MAP (FIRM) 125124 0303F, 125124 0304F, 125124 0311F AND 125124 0312F, ALL HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008 AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) WEBSITE.

THE FEMA FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY AGENCIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.

IRON RODS "SET" ARE 5/8" X 18" REBAR WITH ORANGE CAP BEARING CORPORATION NO. 7071.

ADJOINING INFORMATION WERE TAKEN FROM THE LEE COUNTY PROPERTY APPRAISERS WEBSITE.

UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.

WETLANDS, IF ANY, WERE NOT LOCATED. (WETLANDS SHOWN WERE LOCATED BY OTHERS AND PROVIDED BY CLIENT)

THIS PLAT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

DATE OF LAST FIELD WORK: 8/21/2020.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE STATE OF FLORIDA, COUNTY OF LEE BEING A PORTION OF SECTIONS 32 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S.89°06'45"W, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2647.49 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE S.89°06'35"W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2647.39 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE N.00°56'24"W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1329.88 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE S.89°35'38"W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 977.91 FEET TO THE SOUTHEASTLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, A 60' RIGHT-OF-WAY; THENCE N.24°23'07"E, ALONG THE SOUTHEASTLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, FOR A DISTANCE OF 2266.44 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S.00°56'28"E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 81.43 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N.89°04'22"E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1498.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE N.00°47'24"W, ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 662.27 FEET TO A POINT ON THE PLATTED BOUNDARY LINE OF PORTICO PHASE I, RECORDED AS INSTRUMENT #206000411756, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.89°09'28"E, ALONG SAID LINE, FOR A DISTANCE OF 1167.05 FEET; THENCE S.00°56'28"E, ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE I, FOR A DISTANCE OF 1321.78 FEET TO THE CENTER OF SAID SECTION 33; THENCE S.89°59'10"W, ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE I, FOR A DISTANCE OF 1334.18 FEET; THENCE S.00°56'28"E, ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE I, FOR A DISTANCE OF 1333.38 FEET; THENCE N.88°59'10"E, ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE I, FOR A DISTANCE OF 1988.34 FEET; THENCE N.00°41'08"W, ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE I, FOR A DISTANCE OF 1333.38 FEET; THENCE N.88°59'10"E, ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE I, FOR A DISTANCE OF 1988.34 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33 AND A NORTHWEST CORNER OF PORTICO PHASE II, RECORDED AS INSTRUMENT #20190023574, OF SAID PUBLIC RECORDS; THENCE S.00°47'28"E, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33 AND THE WEST LINE OF SAID PORTICO PHASE II, FOR A DISTANCE OF 2670.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 15,018,447 SQUARE FEET, 344.776 ACRES, MORE OR LESS

FOR THE FIRM:

BY: DENIS J. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

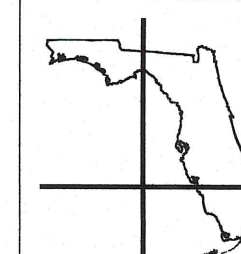
DATE SIGNED: 10/1/2020

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

THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED.
THIS SURVEY WAS PREPARED WITH BENEFIT OF A TITLE. ALL MATTERS
OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

GL HOMES, BUCKINGHAM ROAD

BOUNDARY SURVEY



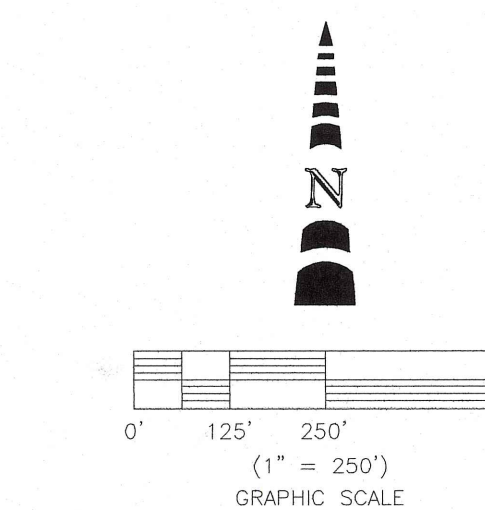
METRON
SURVEYING & PLANNERS, LLC
LAND SURVEYORS • PLANNERS

LB# 7071

10970 S. CLEVELAND AVENUE,
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

www.metronfl.com

| | | | |
|---------------------------------|--|-----------------------|----------------------------|
| FILE NAME: 14879SR 250SC.DWG | FIELD BOOK/PAGE: 653/10,16-20,23-25 | PROJECT NO.: 14879 | SHEET: 1 OF 1 |
| SURVEY DATE: 3/17/2020 | DRAWN BY: BUD | SCALE: 1"= 250' | CHECKED BY: DJO (S-T-R) |
| | | | 33-43-26 |



LEGEND

P.O.B. = POINT OF BEGINNING
FCM = FOUND CONCRETE MONUMENT (D AS SHOWN)
FIR = FOUND IRON ROD (D AS SHOWN)
FIP = FOUND IRON PIPE (D AS SHOWN)
PRM = PERMANENT REFERENCE MONUMENT
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE
D.E. = DRAINAGE EASEMENT
R/W = RIGHT OF WAY
INST = INSTRUMENT
COR = CORNER
(P) = PER PLAT
(F) = FIELD DIMENSION
○ = WOOD UTILITY POLE
— = GUY WIRE ANCHOR
⊙ = TELEPHONE SERVICE BOX
⊙ = WELL