



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: Lee County Homes Associates I, LLLP (Lee County Homes)

Project Description: Amend Future Land Use Category for ±345 acres from Sub-Outlying Suburban
(2 unit/acres) to Outlying Suburban (3 units/acre) and Wetlands.

Map(s) to Be Amended: Map 1, Page 1 of 7

State Review Process: ☐ Small-Scale Review ☐ State Coordinated Review ☒ Expedited State Review

1. Name of Applicant: Lee County Homes I Corporation General Partner, Kevin Ratterree, Vice President
Address: 1600 Sawgrass Corporate Pkwy, Suite 400
City, State, Zip: Sunrise, Florida, 33323
Phone Number: (954) 753-1730, Ext 2240 E-mail: kevin.ratterree@glhomes.com

2. Name of Contact: Morris-Depew Associates, Inc c/o Tina Ekblad
Address: 2914 Cleveland Avenue
City, State, Zip: Fort Myers, Florida, 33901
Phone Number: (239)-337-3993 E-mail: tekblad@m-da.com

3. Owner(s) of Record: Lee County Home Associates I, LLLP
Address: 1600 Sawgrass Corporate Pkwy, Suite 400
City, State, Zip: Sunrise, Florida, 33323
Phone Number: (954) 753-1730, Ext. 2240 E-mail: kevin.ratterree@glhomes.com

4. Property Location:
1. Site Address: N/A
2. STRAP(s): See Attached List of Properties

5. Property Information:
Total Acreage of Property: 344.776 Total Acreage Included in Request: 344.776
Total Uplands: 334.51 Total Wetlands: 10.19 Current Zoning: RPD
Current Future Land Use Category(ies): Sub-Outlying Suburban
Area in Each Future Land Use Category: 334.51 acres Outlying Suburban & 10.19 Wetlands
Existing Land Use: Agriculture

6. Calculation of maximum allowable development under current Lee Plan:
Residential Units/Density: 690 Commercial Intensity: _____ Industrial Intensity: _____

7. Calculation of maximum allowable development with proposed amendments:
Residential Units/Density: 1,035 Commercial Intensity: _____ Industrial Intensity: _____

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17.

- a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:
 - i. Total peak hour trip generation less than 50 total trip ends – trip generation.
 - ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.
 - iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.
- b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. Provide an existing and future conditions analysis for the following (see Policy 95.1.3):

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space
- e. Public Schools

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- a. Franchise Area, Basin, or District in which the property is located
- b. Current LOS, and LOS standard of facilities serving the site
- c. Projected 2030 LOS under existing designation
- d. Projected 2030 LOS under proposed designation
- e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property
- f. Improvements/expansions currently programmed in 5-year CIP, 6-10 year CIP, and long range improvements
- g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water

In addition to the above analysis, provide the following for potable water:

- a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- d. Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

- a. Fire protection with adequate response times
- b. Emergency medical service (EMS) provisions
- c. Law enforcement
- d. Solid Waste
- e. Mass Transit
- f. Schools

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
5. A map delineating wetland, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment.

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis.

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

<input type="checkbox"/>	Completed Application (Exhibit – M1)
<input type="checkbox"/>	Filing Fee (Exhibit – M2)
<input type="checkbox"/>	Disclosure of Interest (Exhibit – M3)
<input type="checkbox"/>	Surrounding Property Owners List, Mailing Labels, and Map for All Parcels Within 500 Feet of the Subject Property (Exhibit – M3)
<input type="checkbox"/>	Future Land Use Map - Existing and Proposed (Exhibit – M4)
<input type="checkbox"/>	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M5)
<input type="checkbox"/>	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M6)
<input type="checkbox"/>	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M7)
<input type="checkbox"/>	Copy of the Deed(s) of the Subject Property (Exhibit – M8)
<input type="checkbox"/>	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M9)
<input type="checkbox"/>	Authorization Letter from the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M10)
<input type="checkbox"/>	Lee Plan Analysis (Exhibit – M11)
<input type="checkbox"/>	Environmental Impacts Analysis (Exhibit – M12)
<input type="checkbox"/>	Historic Resources Impact Analysis (Exhibit – M13)
<input type="checkbox"/>	Public Facilities Impacts Analysis (Exhibit – M14)
<input type="checkbox"/>	Traffic Circulation Analysis (Exhibit – M15)
<input type="checkbox"/>	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M16)
<input type="checkbox"/>	Letter of Determination for the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M17)
<input type="checkbox"/>	State Policy Plan and Regional Policy Plan (Exhibit – M18)
<input type="checkbox"/>	Justification of Proposed Amendment (Exhibit – M19)
<input type="checkbox"/>	Planning Communities/Community Plan Area Requirements (Exhibit – M20)

APPLICANT – PLEASE NOTE:

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

AFFIDAVIT

I, _____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize 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 through this application.

Signature of Applicant

Date

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

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

Signature of Notary Public

(Name typed, printed or stamped)

MORRIS**DEPEW**ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com**Lee County Homes**
Comprehensive Plan Amendment
Properties Subject to Application Request

STRAP	Owner Name	Address	Future Land Use	Zoning
32-43-26-00-0003.000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-0004.0000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-0004.0010	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development

RECEIVED
MAY 27 2020

COMMUNITY DEVELOPMENT

GPA2020-00002

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LANDSCAPE ARCHITECTSPhone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

May 26, 2020

Ms. Sharon Jenkins-Owen, AICP
Lee County Community Development
Planning Department
1500 Monroe Street
Fort Myers, FL 33901**RECEIVED**
MAY 27 2020

COMMUNITY DEVELOPMENT

CPA2020-00002**RE: CPA2019-00002 Lee County Homes Insufficiency Letter
Lee County Homes Associates I, LLLP (MDA 19079)**

Dear Ms. Jenkins-Owens:

The purpose of this letter is to provide a response to the Lee County Community Development Planning Staff review comments dated March 31, 2020 for the above referenced Comprehensive Plan Map Amendment application. Since the time of the initial application, the property owner has undertaken a Protected Species Survey and FLUCCS Mapping effort on the property. Both documents are included in this response consistent with the environmental waiver. Please note that a result of the FLUCCS Mapping effort, the area of the wetlands on-site has changed. New legal descriptions and sketches have been prepared and are attached and a revised proposed Future Land Use Map has been included in this response package.

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 the extent this request can be approved.

APPLICATION MATERIALS COMMENTS:*Comment/Condition:*

1. *Application Page 1. Please correct the Map to be amended to "Map 1, Page 1 of 7." The application currently says 8 instead of 7.*

Response:**Please see the attached revised Application Form.**

2. *Application Page 1, Item 3: Application Page 1, Item 4 (2). The application refers to a "list of properties". Please confirm if STRAP# 33-43-26-00-00004.0010 is part of the request and if so, please update the list.*

Response:

STRAP 33-43-26-00-00004.0010 is included in the requested application. Please see the attached *Properties Subject to Application Request*; which outlines the parcels subject to the application also provides the owner name, address, existing future land use and existing zoning.

3. *The Letter of Authorization refers to an "attached list of STRAPS". Please provide the list of STRAPS and as stated above, please confirm if STRAP# 33- 43-26-00-00004.0010 is part of the request.*

Response:

STRAP 33-43-26-00-00004.0010 is included in the requested application. Please see the attached *Properties Subject to Application Request*. The same chart is attached to all documents for ease of reference.

4. *Disclosure of Interest. Please provide the "attached STRAP list" as referenced.*

Response:

STRAP 33-43-26-00-00004.0010 is included in the requested application. Please see the attached *Properties Subject to Application Request*. The same chart is attached to all documents for ease of reference.

5. *Some Exhibits include STRAP # 33-43-26-00-00004.0010 as being within the request boundaries and some do not. Please confirm if STRAP # 33-43-26-00-00004.0010 is part of the request. If so,*

- a. *Update Application Page 1, Item 4(2) "list of properties- STRAP numbers"*

Response:

STRAP 33-43-26-00-00004.0010 is included in the requested application. Please see the attached *Properties Subject to Application Request*. The same chart is attached to all documents for ease of reference.

- b. *Provide Letter of Authorization "Attached list of STRAPS"*

Response:

STRAP 33-43-26-00-00004.0010 is included in the requested application. Please see the attached *Properties Subject to Application Request*. The same chart is attached to all documents for ease of reference.

- c. *Provide Disclosure of Interest "Attached STRAP list"*

Response:

STRAP 33-43-26-00-00004.0010 is included in the requested application. Please see the attached *Properties Subject to Application Request*. The same chart is attached to all documents for ease of reference.

- d. *Update Exhibit M3 and the surrounding property information*

Response:

A revised surrounding property owners list, and map are included. They are attached and labelled as Exhibit M3.

- e. *Provide a copy of the associated Deed (OR Book 4465/2417)*

Response:

The deed for the parcel identified by STRAP 33-43-26-00-00004.0010 is attached and labelled as Exhibit M8.

6. *If STRAP # 33-43-26-00-00004.0010 is not within the request, please modify the other Exhibits accordingly.*

Response:

STRAP 33-43-26-00-00004.0010 is included in the requested application. All previous Map Exhibits provided included this parcel; however, a copy has been attached again for reference. The authorizations and other materials have been updated accordingly as previously described in this response letter.

7. *Application Page 3, Item 3(f). Please provide the required letter of availability from the Lee County School District.*

Response:

This has not been received from our initial request on January 6, 2020 nor from numerous follow up emails.

8. *Legal Description. The legal description is incomplete. Please provide a legal description for the entire subject property as required. "A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line."*

Response:

Please see the attached Legal Description and Sketch entitled "Buckingham 345 Acres, Overall."

9. *Sketch of Legal Description.*

a. *Please provide a sketch of the legal description for the entire subject property as required.*

Response:

Please see the attached Legal Description and Sketch entitled "Buckingham 345 Acres, Overall."

b. *The sketches provided for the two "Wetland" areas and the two "Outlying Suburban" areas are not tied to the state plane coordinate system. Please update the sketches accordingly. "The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner."*

Response:

Please see the attached Legal Description and Sketch entitled "Buckingham 345 Acres, Outlying Suburban," Buckingham 345 Acres, Wetland 1," and Buckingham 345 Acres, Wetland 2" all which include Note 4 referencing Florida West Zone, North American Datum of 1983.

- c. The four legal descriptions have three different points of commencement and the two that use the same point of commencement travel in opposite directions. When mapped, the lines of the wetlands and the uplands are not coincident.*

Response:

Please see the attached Legal Description and Sketch entitled "Buckingham 345 Acres, Outlying Suburban," Buckingham 345 Acres, Wetland 1," and Buckingham 345 Acres, Wetland 2" all which include Note 4 referencing Florida West Zone, North American Datum of 1983.

- d. The call on the west property line within the first Outlying Suburban sketch does not match the call in the written legal description.*

Response:

Please see the attached Legal Description and Sketch entitled "Buckingham 345 Acres, Outlying Suburban," Buckingham 345 Acres, Wetland 1," and Buckingham 345 Acres, Wetland 2" all which include Note 4 referencing Florida West Zone, North American Datum of 1983.

- 10. Please provide a topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).*

Response:

Please see the attached Topography Exhibit and Floodzone Map Exhibit. The applicant has prepared these as two separate maps due to the datasets acquired from Lee County. Please note only the southwest corner of the property – which is proposed to be preserved as indigenous habitat is within a 100 year flood prone area.

- 11. Please provide a map delineating the property boundaries on the most recent Flood Insurance Rate Map.*

Response:

Please see the attached Floodzone Map Exhibit. Please note that the 100-year flood prone areas are synonymous with the Special Flood Hazard Area (SFHA) which is commonly called the FEMA Floodplain and depicted on the Flood Insurance Rate Map published by FEMA. The Floodzone Exhibit provides the Flood Zones AE and X zones as well as floodways as identified on the FIRM.

- 12. Application Page 3. The subject property is within the Caloosahatchee Shores Community planning area. Please provide the public informational session summary document as required by Lee Plan Policy 21.6.3.*

Response:

Acknowledged. Meeting will be scheduled when social distancing order has been lifted. An email inquiry has been sent to Mr. Ed Kimball of the Caloosahatchee Shores Planning Panel. If a meeting cannot be organized with the Planning Panel, a separate meeting will be arranged and advertised.

13. Application Page 3. Please list the State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment. The Exhibit M19 provided is missing this information.

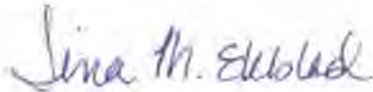
Response:

This item was included with the original submittal; however, the exhibit number was omitted. We have included an additional copy with this submittal and labelled it with Exhibit number M19. Please find the requested information within the Lee Plan Consistency labeled Exhibits M11, M18 and M19.

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

Sincerely,

MORRIS-DEPEW ASSOCIATES, INC.



Tina M. Ekblad, MPA, AICP, LEED AP
Partner – Planning Director

Enclosure: Application Form

- Properties Subject to Application List
- Executed Affidavit
- Executed Disclosure of Interest
- Executed Affidavit
- Executed MDA Authorization
- Variance Report
- Deed
- Property Card
- Supporting Maps
- Legal Descriptions and Sketches
- Lee Plan Consistency

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

AFFIDAVIT

I, Kevin Ratterree, the Vice President of Lee County Homes I Corporation, a Florida corporation, the General Partner of Lee County Homes Associates I, LLLP, a Florida limited liability limited partnership, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize 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 through this application.

Kevin Ratterree V.P. 1/23/2020
Signature of Applicant Date

Kevin Ratterree
Lee County Homes Associates I, LLLP
By: Lee County Homes I Corporation, General Partner
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was sworn to (or affirmed) and subscribed before me on January 23, 2020 (date) by Kevin Ratterree, the Vice President of Lee County Homes I Corporation, the General Partner of Lee County Homes Associates I, LLLP (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification. and signed in my physical presence.

Rebecca C. Medley
Signature of Notary Public



(Name typed, printed or stamped)

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CPA2020-00002

AFFIDAVIT OF AUTHORIZATION

RECEIVED
MAY 27 2020

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

COMMUNITY DEVELOPMENT

I, Kevin Ratterree (name), as Vice President (title) of LEE COUNTY HOMES I CORPORATION, a Florida corporation, the General Partner of LEE COUNTY HOMES ASSOCIATES I, LLLP, a Florida limited liability limited partnership (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

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

*Notes:

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

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

Lee County Homes Associates I, LLLP

By: Lee County Homes I Corporation, General Partner

Kevin Ratterree, V.P.
Signature

1/23/2020
Date

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

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization on this 23rd day of January, 2020, by Kevin Ratterree (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Web/AffidavitofAuthorization (01/2020)



Shirley C. Medley
Signature of Notary Public



Lee County Homes
Comprehensive Plan Amendment
Properties Subject to Application Request

STRAP	Owner Name	Address	Future Land Use	Zoning
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33-43-26-00-0004.0010	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared Kevin Ratterree, the Vice President of Lee County Homes I Corporation, a Florida corporation, the General Partner of Lee County Homes Associates I, LLLP, a Florida limited liability limited partnership (the "record owner"), who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at Please see attached STRAP list and is the subject of an Application for zoning action (hereinafter the "Property").

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

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

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

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

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

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

	Name and Address	Percentage of Ownership
None		

RECEIVED
MAY 27 2020

COMMUNITY DEVELOPMENT

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

Lee County Homes Associates I, LLLP
By: Lee County Homes I Corporation, General Partner

Kevin Ratterree, V.P.
Property Owner

Kevin Ratterree, Vice President
Print Name

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

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was sworn to (or affirmed) and subscribed before me on January 23, 2020 (date) by Kevin Ratterree, the Vice President of Lee County Homes I Corporation, the General Partner of Lee County Homes Associates I, LLLP (name of person providing oath or affirmation), who is personally known to me or who has produced (type of identification) as identification. *by physical presence*

STAMP/SEAL



Rebecca C. Medley
Signature of Notary Public



Lee County Homes
Comprehensive Plan Amendment
Properties Subject to Application Request

STRAP	Owner Name	Address	Future Land Use	Zoning
32-43-26-00-0003.000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-0004.0000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-0004.0010	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development

MORRIS

DEPEW

ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN:

PLEASE BE ADVISED THAT I (WE) AM (ARE) THE FEE SIMPLE PROPERTY OWNER(S) OF THE PROPERTY DESCRIBED BELOW AND THAT MORRIS-DEPEW ASSOCIATES, INC. HAS BEEN AUTHORIZED TO REPRESENT ME (US) FOR THE BELOW REFERENCED PARCEL(S) IN ALL MATTERS PERTAINING TO REZONING OR DEVELOPMENT PERMITS. THIS AUTHORITY TO REPRESENT MY (OUR) INTEREST INCLUDES ANY AND ALL DOCUMENTS REQUIRED BY THE REZONING, PLANNING OR PERMITTING REQUESTS SUBMITTED ON MY (OUR) BEHALF BY MORRIS-DEPEW ASSOCIATES, INC.


STRAP NUMBER OR LEGAL DESCRIPTION:

STRAP# : Please see attached list of STRAPs

Lee County Homes Associates I, LLLP

By: Lee County Homes I Corporation, General Partner

COMPANY NAME


SIGNATURE

Kevin Ratterree, Vice President
PRINTED NAME & TITLE

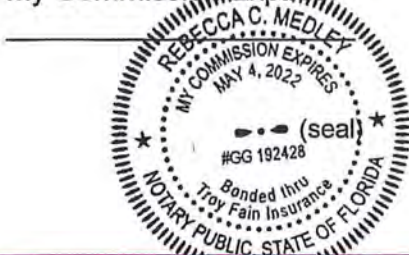
RECEIVED
MAY 27 2020

COMMUNITY DEVELOPMENT

STATE OF Florida
COUNTY OF Broward

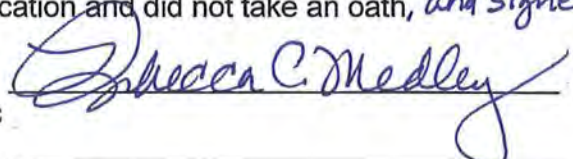
The foregoing instrument was acknowledged before me this 23 day of January 2020, by Kevin Ratterree, the Vice President of Lee County Homes I Corporation, the General Partner of Lee County Homes Associates I, LLLP, who is personally known to me or has produced _____ as identification and did not take an oath, and signed in my physical presence.

My Commission Expires:



Notary Public

Notary Printed Name



CPA2020-00002

**MORRIS****DEPEW**ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

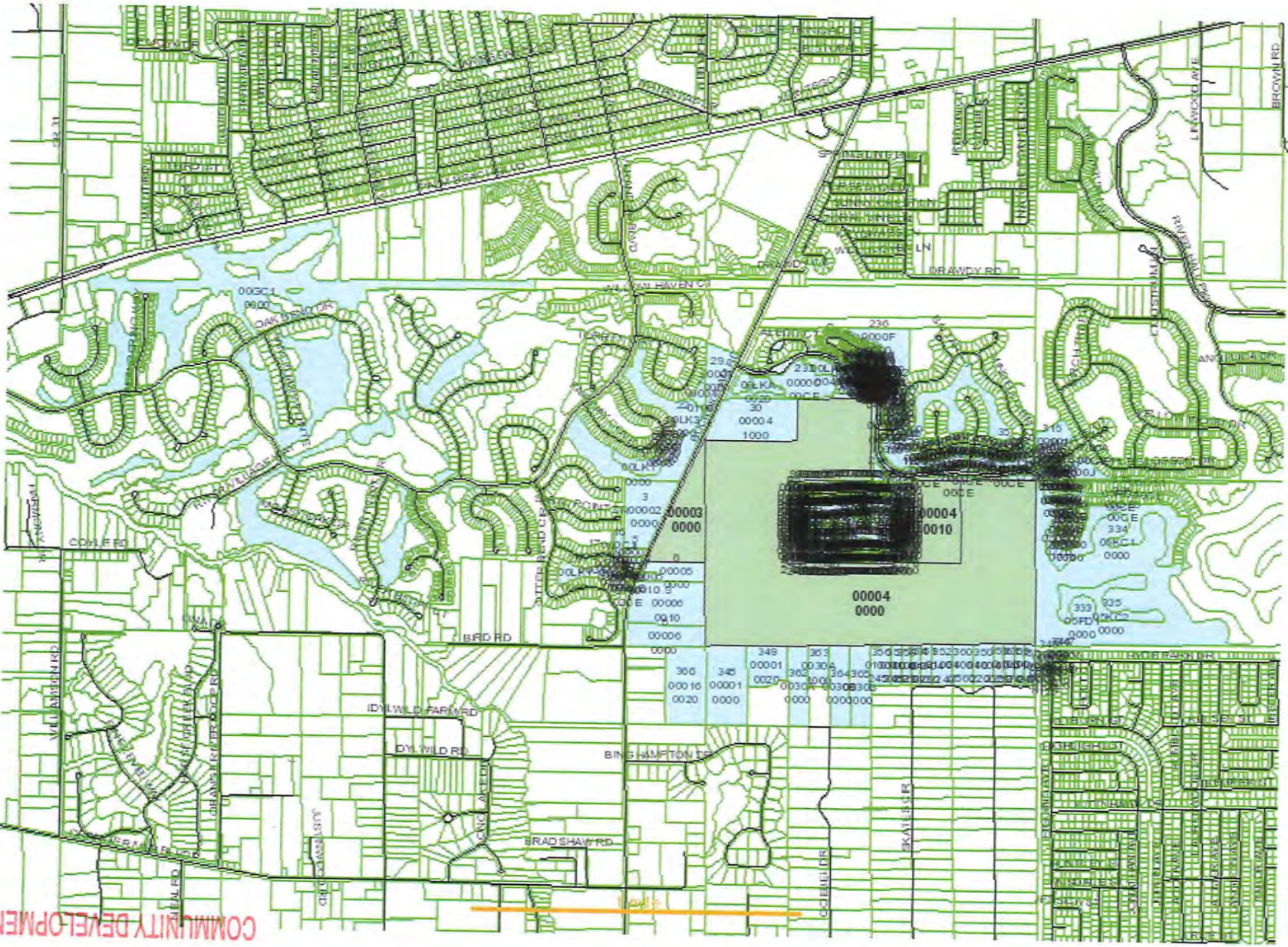
Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Lee County Homes
Comprehensive Plan Amendment
Properties Subject to Application Request

STRAP	Owner Name	Address	Future Land Use	Zoning
32-43-26-00-0003.000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-0004.0000	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development
33-43-26-00-0004.0010	Lee County Homes Associates I, LLLP	1600 Sawgrass Corporate Parkway, Suite 400 Sunrise, FL 33323	Sub-Outlying Suburban	Residential Planned Development

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MAY 27 2020

COMMUNITY DEVELOPMENT



CPA2020-00002

VERANDAH DEVELOPMENT LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

KH VERANDAH LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

BUCKINGHAM 16 LLC
6810 INTERNATIONAL CENTER BLVD
FORT MYERS FL 33912

SAPP HILTON
3750 BUCKINGHAM RD
FORT MYERS FL 33905

SANTIN MARION L + RUBY W
3720 BUCKINGHAM RD
FORT MYERS FL 33905

HENLEY RICKY + MARYLEE
PO BOX 50593
FORT MYERS FL 33994

STAHL STEPHEN A JR + NANCY J
3791 BUCKINGHAM RD
FORT MYERS FL 33905

INGRAM CEZANNE +
4755 WOODLAWN RD
MAURICE LA 70555

LEE COUNTY DIST SCHOOL BOARD
2855 COLONIAL BLVD
FORT MYERS FL 33966

WASHAM STEVARL M + DEBORAH
13616 CITRUS CREEK CT
FORT MYERS FL 33905

EHLERT GREGG D & KIM H
13606 CITRUS CREEK CT
FORT MYERS FL 33905

SMITH KENNETH R + KATHRYN M
442 GILES CT
BARTLETT IL 60103

HATJOANNOU JASON T &
1930 VILLA CT
JOHNSON CITY TN 37615

KINGHORN GREGORY + ARLETTE K
13576 CITRUS CREEK CT
FORT MYERS FL 33905

MAHONEY MICHAEL J +
13566 CITRUS CREEK CT
FORT MYERS FL 33905

RECEIVED
MAY 27 2020

VERANDAH WEST CDD
WRATHELL HART HUNT & ASSOCIATE
6131 LYONS RD STE 100
COCONUT CREEK FL 33073

CITRUS CREEK AT VERANDAH
12951 METRO PKWY STE 8
FORT MYERS FL 33966

COMMUNITY DEVELOPMENT

CITRUS CREEK AT VERANDAH
12951 METRO PKWY STE 8
FORT MYERS FL 33966

VERANDAH DEVELOPMENT LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

VERANDAH EAST CDD
WRATHELL HART HUNT & ASSOCIATE
6131 LYONS RD STE 100
COCONUT CREEK FL 33073

VERANDAH EAST CDD
WRATHELL HART HUNT & ASSOCIATE
6131 LYONS RD STE 100
COCONUT CREEK FL 33073

RESOURCE CONSERVATION
9990 COCONUT RD STE 200
BONITA SPRINGS FL 34135

BACHMANN ADAM IV &
12731 FAIRWAY COVE CT
FORT MYERS FL 33905

PEREZ ALBERTO +
12727 FAIRWAY COVE CT
FORT MYERS FL 33905

GALLAGHER ANDREW J & MARY L
12723 FAIRWAY COVE CT
FORT MYERS FL 33905

BOWDY BRUCE K & MARGARET E L/E
12719 FAIRWAY COVE CT
FORT MYERS FL 33905

ESPELAND JAMES A + JULIE C
815 MARSHALL AVE
HENNING MN 56551

STECK DALE C + ANNETTE M
12709 FAIRWAY COVE CT
FORT MYERS FL 33905

KH VERANDAH LLC
701 S OLIVE AVE STE 104
WEST PALM BEACH FL 33401

LEE COUNTY DIST SCHOOL BOARD
2855 COLONIAL BLVD
FORT MYERS FL 33966

YOUNG WILLIAM A +
14100 MINDELLO DR
FORT MYERS FL 33905

MAYS CHRISTOPHER D
14106 MINDELLO DR
FORT MYERS FL 33905

CERRATO SAMUEL JR +
14112 MINDELLO DR
FORT MYERS FL 33905

BURBRIDGE MATTHEW J
14118 MINDELLO DR
FORT MYERS FL 33905

ADMIRE JAMES RYAN &
14442 MINDELLO DR
FORT MYERS FL 33905

MCMANUS CYNTHIA & GARY
14544 MINDELLO DR
FORT MYERS FL 33905

DITTSCHAR FRANK & ALEXANDRA
14537 MINDELLO DR
FORT MYERS FL 33905

WONG CAMILO JOEL & SAILY
14531 MINDELLO DR
FORT MYERS FL 33905

MCCORMICK SEAN
14525 MINDELLO DR
FORT MYERS FL 33905

NELSON DAVID &
14519 MINDELLO DR
FORT MYERS FL 33905

FITE GIA MARIE
14513 MINDELLO DR
FORT MYERS FL 33905

FELIZ MIRIAM M
14507 MINDELLO DR
FORT MYERS FL 33905

ISAACSON-DUPONT ELIZABETH &
14501 MINDELLO DR
FORT MYERS FL 33905

KACZOR LAWRENCE T & KELLY A
14495 MINDELLO DR
FORT MYERS FL 33905

FLOWERS RANORD J & ANNETTE
14489 MINDELLO DR
FORT MYERS FL 33905

CARVER THOMAS HAROLD
14483 MINDELLO DR
FORT MYERS FL 33905

CROOKS DAVID C
14477 MINDELLO DR
FORT MYERS FL 33905

BARRETO MELISSA
14471 MINDELLO DR
FORT MYERS FL 33905

WESTERGREN RICHARD A
14461 MINDELLO DR
FORT MYERS FL 33905

SAINT LOUIS JEAN C & NADIA
14455 MINDELLO DR
FORT MYERS FL 33905

VINCENT MIKE & MARIE
14449 MINDELLO DR
FORT MYERS FL 33905

SPRATT DENNIS LEE &
14447 MINDELLO DR
FORT MYERS FL 33905

BUTLER JAMES FRANCIS JR &
14445 MINDELLO DR
FORT MYERS FL 33905

MCPHERSON ROBERT W &
14443 MINDELLO DR
FORT MYERS FL 33905

WILLIAMS DAVID & WENDY
14441 MINDELLO DR
FORT MYERS FL 33905

HIRSCH JEFFREY
14435 MINDELLO DR
FORT MYERS FL 33905

OLIVER SEAN
14431 MINDELLO DR
FORT MYERS FL 33905

SUCO PASTOR L &
14427 MINDELLO DR
FORT MYERS FL 33905

MARANAN GIL V & PEGGY A
14421 MINDELLO DR
FORT MYERS FL 33905

SHERIDAN TODD ALLEN &
14415 MINDELLO DR
FORT MYERS FL 33905

REED DAMEION D & TYHISIA
14409 MINDELLO DR
FORT MYERS FL 33905

GILES ROBERT L & LATANYA R
14171 MINDELLO DR
FORT MYERS FL 33905

MCKAY JOSEPH S & ELYSE R
14165 MINDELLO DR
FORT MYERS FL 33905

GERENA ALFREDO & DEBORAH A
14159 MINDELLO DR
FORT MYERS FL 33905

FORD JOHN & TARA
14153 MINDELLO DR
FORT MYERS FL 33905

THOMAS-WATKINS DONNA MARIE
14147 MINDELLO DR
FORT MYERS FL 33905

BATEMAN LISA MARIE
14141 MINDELLO DR
FORT MYERS FL 33905

TINDLE JAMES EDWARD &
14129 MINDELLO DR
FORT MYERS FL 33905

DOLAN TIMOTHY
14113 MINDELLO DR
FORT MYERS FL 33905

HOLMES NATHANIEL ADAM &
14000 VINDEL CIR
FORT MYERS FL 33905

HERNANDEZ JEANETTE
14006 VINDEL CIR
FORT MYERS FL 33905

SANT ELENA KRISTINE
14012 VINDEL CIR
FORT MYERS FL 33905

MACK TANNER G
14018 VINDEL CIR
FORT MYERS FL 33905

JENSEN STEPHEN &
14024 VINDEL CIR
FORT MYERS FL 33905

CLEMENTI PATRICIA ANN
14030 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

SELPH TREVOR D
14054 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

BLIND JOHN & LINDA
14072 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
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10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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FORT MYERS FL 33966

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10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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FORT MYERS FL 33966

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10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

MOSELY KHANDYCE JACINTA
14134 VINDEL CIR
FORT MYERS FL 33905

BRAAT GUSTAV JR &
14138 VINDEL CIR
FORT MYERS FL 33905

ROEMER PATRICK & JULIA
14144 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

TORRES CABRERA PEDRO I
14186 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

NICOLAS MARIE & RAYMOND
14210 VINDEL CIR
FORT MYERS FL 33905

STRAHIJA RUTH ANITA &
14216 VINDEL CIR
FORT MYERS FL 33905

DALEY TERRANCE
14222 VINDEL CIR
FORT MYERS FL 33905

HETLAND JEFFREY DANIAL &
14228 VINDEL CIR
FORT MYERS FL 33905

GARCIA BRIAN +
14234 VINDEL CIR
FORT MYERS FL 33905

VICK RICHARD PHILLIPS II +
14240 VINDEL CIR
FORT MYERS FL 33905

KEENEY WILLIAM ROBERT
14246 VINDEL CIR
FORT MYERS FL 33905

KAVANAGH JASON DAVID &
14252 VINDEL CIR
FORT MYERS FL 33905

VALDES PATRICIA G +
14258 VINDEL CIR
FORT MYERS FL 33905

SPATARO ANNA PAULETTE &
14264 VINDEL CIR
FORT MYERS FL 33905

COOK MARY & JOHN
14270 VINDEL CIR
FORT MYERS FL 33905

GALLARDO ANTHONY +
14276 VINDEL CIR
FORT MYERS FL 33905

WILLIAMS GRANT & BRIANNA
14282 VINDEL CIR
FORT MYERS FL 33905

ROEDER RYAN & LINDSAY
14288 VINDEL CIR
FORT MYERS FL 33905

MARSHALL TAMEKA LASHONDA
14300 VINDEL CIR
FORT MYERS FL 33905

ACOSTA YVONNE
14306 VINDEL CIR
FORT MYERS FL 33905

HERNANDEZ LORNA G BAEZ
14312 VINDEL CIR
FORT MYERS FL 33905

RIEKEN BRIAN & DANIELLE
14318 VINDEL CIR
FORT MYERS FL 33905

PERALTA JOSE DAVID
14324 VINDEL CIR
FORT MYERS FL 33905

TANNER DEBORAH
14330 VINDEL CIR
FORT MYERS FL 33905

LAGUARDIA JOAN
14336 VINDEL CIR
FORT MYERS FL 33905

LOPEZ RUBEN DARIO & LYDIA
14342 VINDEL CIR
FORT MYERS FL 33905

PHILPOT MOSES ALEXANDER III &
14348 VINDEL CIR
FORT MYERS FL 33905

SOMERS DOUGLAS JAMES &
14354 VINDEL CIR
FORT MYERS FL 33905

ROY KEVIN & BERNNADETTE
14360 VINDEL CIR
FORT MYERS FL 33905

MEGLIO MARIA & JOHN JR
14366 VINDEL CIR
FORT MYERS FL 33905

SUN FENG & HUANG BAORONG
14372 VINDEL CIR
FORT MYERS FL 33905

PIERRE LOUIS JOSEPH L &
14378 VINDEL CIR
FORT MYERS FL 33905

EMERY LINDA
14384 VINDEL CIR
FORT MYERS FL 33905

STEARNS KEVIN JAMES +
14390 VINDEL CIR
FORT MYERS FL 33905

MEYER NANCY & JAMES
14396 VINDEL CIR
FORT MYERS FL 33905

SCHUEFER RALF UDO &
91187 ROETTENBACH
METZGERSGASSE 10C 91187
GERMANY

MANSELL CRYSTAL J & JEFFREY
14408 VINDEL CIR
FORT MYERS FL 33905

RONDEAU CHRISTOPHER J &
14412 VINDEL CIR
FORT MYERS FL 33905

DEVINE RAYMOND J
14418 VINDEL CIR
FORT MYERS FL 33905

HOULE FRANCIS & NICOLE
14424 VINDEL CIR
FORT MYERS FL 33905

MORRISSEY JARRAD C +
14430 VINDEL CIR
FORT MYERS FL 33905

PARLATORE BRUNO & DEBORAH
14436 VINDEL CIR
FORT MYERS FL 33905

ROBINSON RICHARD ANDREW +
14442 VINDEL CIR
FORT MYERS FL 33905

ALEXANDER BROOKE A +
14448 VINDEL CIR
FORT MYERS FL 33905

PIETRI ANGEL OCTAVIO &
14454 VINDEL CIR
FORT MYERS FL 33905

HELLER MARK J JR &
14460 VINDEL CIR
FORT MYERS FL 33905

BARAKAT NOUR & NORAH
14466 VINDEL CIR
FORT MYERS FL 33905

WOODRING DONALD NORMAN &
14472 VINDEL CIR
FORT MYERS FL 33905

HAGLUND ERICK GLENN &
14478 VINDEL CIR
FORT MYERS FL 33905

WESNER NICHOLAS R & KAYLA J
14484 VINDEL CIR
FORT MYERS FL 33905

KARGBO FODAY SULAIMAN &
14490 VINDEL CIR
FORT MYERS FL 33905

SHULTS RYAN A & AMIE M
14496 VINDEL CIR
FORT MYERS FL 33905

LOLLAR RANDAL HASKELL +
14502 VINDEL CIR
FORT MYERS FL 33905

SAWDON WENDY & PHILIP J
14508 VINDEL CIR
FORT MYERS FL 33905

LEANO PAMELA
14514 VINDEL CIR
FORT MYERS FL 33905

KRESSEL ANITA & THOMAS
14520 VINDEL CIR
FORT MYERS FL 33905

YEAGER BART W & ANDREA S
14526 VINDEL CIR
FORT MYERS FL 33905

RIES ALBERT J & JANICE M TR
14532 VINDEL CIR
FORT MYERS FL 33905

COPE-FERRELL TOCHA &
14538 VINDEL CIR
FORT MYERS FL 33905

RESTIVO ANTHONY
14544 VINDEL CIR
FORT MYERS FL 33905

SPINOSA STEPHEN & BEVERLY
14019 VINDEL CIR
FORT MYERS FL 33905

RODRIGUEZ JUAN CARLOS +
14025 VINDEL CIR
FORT MYERS FL 33905

CRUZ EFRAIN & LINDY L
3352 BROZAS CT
FORT MYERS FL 33905

BEZIO JAMES T
3364 BROZAS CT
FORT MYERS FL 33905

FITTS GUY H & DANIELLE E
3372 BROZAS CT
FORT MYERS FL 33905

LOHNER CHRISTINE & STEVEN
3369 BROZAS CT
FORT MYERS FL 33905

DECLEMENTE BRETT &
3363 BROZAS CT
FORT MYERS FL 33905

COX JEREMY RYAN &
3357 BROZAS CT
FORT MYERS FL 33905

EDLIN LANDON +
3351 BROZAS CT
FORT MYERS FL 33905

PRICE CHARLIE & APRIL
14041 VINDEL CIR
FORT MYERS FL 33905

VAN HOOK PENELOPE A
14047 VINDEL CIR
FORT MYERS FL 33905

ST CYR CHARLES M &
14053 VINDEL CIR
FORT MYERS FL 33905

SILVA LUIS & SANCHEZ RAQUEL
14059 VINDEL CIR
FORT MYERS FL 33905

HALM PATRICK & SANDRA
14065 VINDEL CIR
FORT MYERS FL 33905

LE TRAN
2910 BRIDLE CT
LAKE GENEVA WI 53147

LUKICH MARK & DEANNA
14077 VINDEL CIR
FORT MYERS FL 33905

VO PHONG THU & LOI PHAN
3613 12TH ST S
ARLINGTON VA 22204

GARRETT ROBERT & SUZANNE
14089 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WIERSMA HEIDI T & WILLIAM D
14101 VINDEL CIR
FORT MYERS FL 33905

LAWLOR JOHN & KATHERINE
14107 VINDEL CIR
FORT MYERS FL 33905

DEPASQUALE GREGORY L TR
14113 VINDEL CIR
FORT MYERS FL 33905

PREJNA RICHARD G &
14119 VINDEL CIR
FORT MYERS FL 33905

WESTBROOK IVAN COREY
14155 VINDEL CIR
FORT MYERS FL 33905

POLACZEK JOHN BARBUSCIA &
7130 BAKER RD
FRANKENMUTH MI 48734

ANDERSEN KENNETH JOEL &
14175 VINDEL CIR
FORT MYERS FL 33905

KNIGHT CASEY
14179 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

CARROLL DAVID J & JULIE A
6620 SCENIC WOODS DR
VALLEY CITY OH 44280

BEAUBRUN PIERRE SEIDE
14197 VINDEL CIR
FORT MYERS FL 33905

SCHINGH SYLVIE & MICHAEL
14203 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

KOISA ERIKA & JEFFREY
14215 VINDEL CIR
FORT MYERS FL 33905

MANION LORA LESLIE &
3866 SHADY POINTE ROW
GREENWOOD IN 46143

CRANE MARY G
14271 VINDEL CIR
FORT MYERS FL 33905

SANTIAGO EDWIN
14283 VINDEL CIR
FORT MYERS FL 33905

SMITH RODNEY &
14289 VINDEL CIR
FORT MYERS FL 33905

NAZIR MALISSA & KHALID
8990 PASEO DE VALENCIA ST
FORT MYERS FL 33908

GIRON RANDOLFO
14301 VINDEL CIR
FORT MYERS FL 33905

KINNEY BRIAN ROBERT &
3437 LANA CT
FORT MYERS FL 33905

KAPFHAMMER RONALD M +
3431 LANA CT
FORT MYERS FL 33905

MCGLASSON ROBERT WAYNE &
3425 LANA CT
FORT MYERS FL 33905

BOOGAARD EMERSON JEFFREY &
3401 LANA CT
FORT MYERS FL 33905

BASS LATONYA M
3400 LANA CT
FORT MYERS FL 33905

CRANFILL SCOTT A &
3424 LANA CT
FORT MYERS FL 33905

SCALORA JOSEPH +
3430 LANA CT
FORT MYERS FL 33905

SECCOMBE ROBERT F &
3436 LANA CT
FORT MYERS FL 33905

MONTENEGRO MARK & CHRISTINA
14319 VINDEL CIR
FORT MYERS FL 33905

GALLATIN CASEY & KARA
14325 VINDEL CIR
FORT MYERS FL 33905

POTHEMONT AINSWORTH A
14331 VINDEL CIR
FORT MYERS FL 33905

RUSSELL TODD & LISA
14337 VINDEL CIR
FORT MYERS FL 33905

REID BYRON C +
14343 VINDEL CIR
FORT MYERS FL 33905

KALMAN JEFFREY & SALLY
14349 VINDEL CIR
FORT MYERS FL 33905

DUMITRESCU STEFAN & ASHLEY
14355 VINDEL CIR
FORT MYERS FL 33905

FRANCOIS GABRIELA
14361 VINDEL CIR
FORT MYERS FL 33905

HUFF CHRISTOPHER & JESSICA
14367 VINDEL CIR
FORT MYERS FL 33905

CRUZ DAVID DARRELL
14373 VINDEL CIR
FORT MYERS FL 33905

COLBERT JAMES F & MARIAN
14379 VINDEL CIR
FORT MYERS FL 33905

LEWIS GWENDOLYN T
14385 VINDEL CIR
FORT MYERS FL 33905

ARREOLA ROBERTO
14391 VINDEL CIR
FORT MYERS FL 33905

HOLMES AIMEE E TR
14623 KELMSLEY DR
OREGON CITY OR 97045

LYNCH CALAN & CALLEE
14403 VINDEL CIR
FORT MYERS FL 33905

ANTOINE WILFRID & YVROSE
14441 VINDEL CIR
FORT MYERS FL 33905

HENDRZAK RICHARD S &
14453 VINDEL CIR
FORT MYERS FL 33905

KOHER JEAN E & ROBERT L
14459 VINDEL CIR
FORT MYERS FL 33905

GOMEZ IVAN & VASQUEZ ANA C
14465 VINDEL CIR
FORT MYERS FL 33905

MEDORS LISA A & JEFFREY W
14471 VINDEL CIR
FORT MYERS FL 33905

TERAN OSCAR ARTURO NOVOA
14477 VINDEL CIR
FORT MYERS FL 33905

NORTHROP DEVIN L & DEANNE M
14483 VINDEL CIR
FORT MYERS FL 33905

TENEYCK WALTER
14489 VINDEL CIR
FORT MYERS FL 33905

CAMADECO MICHAEL A &
14495 VINDEL CIR
FORT MYERS FL 33905

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON FL 34202

PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON FL 34202

PORTICO CDD
RIZZETTA & COMPANY INC
12750 CITRUS PARK LN STE 115
TAMPA FL 33625

PORTICO MASTER PROPERTY
8430 ENTERPRISE CIR STE 100
BRADENTON FL 34202

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BRADENTON FL 34202

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TAMPA FL 33625

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TAMPA FL 33625

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
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PORTICO CDD
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12750 CITRUS PARK LN STE 115
TAMPA FL 33625

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TAMPA FL 33625

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RIZZETTA & COMPANY INC
12750 CITRUS PARK LN STE 115
TAMPA FL 33625

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

FORNASIER GIANCARLO +
1821 SHIRELY RD
PORT PERRY ON LIL 9B3
CANADA

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

RIVER HALL CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

FLYNN JOHN F &
15004 GREAT LAUREL CT
ALVA FL 33920

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

CASCADES AT RIVER HALL
GRS MANAGEMENT ASSOCIATES INC
3900 WOODLAKE BLVD STE 309
LAKE WORTH FL 33463

RIVER HALL CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
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PORTICO CDD
RIZZETTA & COMPANY INC
12750 CITRUS PARK LN STE 115
TAMPA FL 33625

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RIZZETTA & COMPANY INC
12750 CITRUS PARK LN STE 115
TAMPA FL 33625

WCI COMMUNITIES LLC
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WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

SHARKEY THOMAS JAMES III
13098 WESTHEIMER RD APT 1451
HOUSTON TX 77077

GAF FINANCIAL LLC
750 ISLAND WAY #303
CLEARWATER BEACH FL 33767

BARBARAN ALDO MARTIN ARAUZO
LANDSHUTER ALLE 75
MUNICH 80637
GERMANY

COOK GATLE M
6029 TABOR AVE
FORT MYERS FL 33905

NURIDDIN RAPHEAL S + ALTHELIA
4466 BIG BLUFF CT
DOUGLASVILLE GA 30135

LEHARTE SOPHIA L
6147 HIGGINS AVE
FORT MYERS FL 33905

MNKT REALTY INVESTMENT INC
6147 HIGGINS AVE
FORT MYERS FL 33905

BARICKMAN ROBERT L
2409 MANSFIELD AVE S
LEHIGH ACRES FL 33973

HARDING ROBERT G +
4261 BUCKINGHAM RD
FORT MYERS FL 33905

CUTLER CARLIE
4203 BUCKINGHAM RD
FORT MYERS FL 33905

SOJDAK HILARY
4555 SKATES CIR
FORT MYERS FL 33905

ASSELIN EDWARD D III + BEVERLY
4471 SKATES CIR
FORT MYERS FL 33905

MAURER KYLE JAMES &
4499 SKATES CIR
FORT MYERS FL 33905

DEMERS GLEN E + MARIE L
4575 SKATES CIR
FORT MYERS FL 33905

MAY JAMES R + SUSAN
4463 SKATES CIR
FORT MYERS FL 33905

MASTRIANA KELLY S
4595 SKATES CIR
FORT MYERS FL 33905

FOUR DIAMOND LLC +
6249 PRESIDENTIAL CT STE B
FORT MYERS FL 33919

FOUR DIAMOND LLC +
6249 PRESIDENTIAL CT STE B
FORT MYERS FL 33919

HOWARD MITCHELL M III
4609 SKATES CIR
FORT MYERS FL 33905

HANSEN EDWARD K III + JENNIFER
4455 SKATES CIR
FORT MYERS FL 33905

WALKER TATUMA +
4525 SKATES CIR
FORT MYERS FL 33905

DENSHAM SHANNON
4585 SKATES CIR
FORT MYERS FL 33905

UNKNOWN HEIRS OF
4170 GOEBEL DR
FORT MYERS FL 33905

RB&B FAMILY TRUST +
1471 GRACE AVE
FORT MYERS FL 33901

CZIRR JOANNE
439 ARAGON AVE
CORAL GABLES FL 33134

FOUR DIAMOND LLC +
JEFFREY C LEDWARD PA
6249 PRESIDENTIAL CT STE B
FORT MYERS FL 33919

RIOS RISCARDO
4175 BUCKINGHAM RD
FORT MYERS FL 33905

VERANDAH DEVELOPMENT LLC
 701 S OLIVE AVE STE 104
 WEST PALM BEACH FL 33401

BUCKINGHAM 16 LLC
 6810 INTERNATIONAL CENTER BLVD
 FORT MYERS FL 33912

SANTIN MARION L + RUBY W
 3720 BUCKINGHAM RD
 FORT MYERS FL 33905

STAHL STEPHEN A JR + NANCY J
 3791 BUCKINGHAM RD
 FORT MYERS FL 33905

LEE COUNTY DIST SCHOOL BOARD
 2855 COLONIAL BLVD
 FORT MYERS FL 33966

EHLERT GREGG D & KIM H
 13606 CITRUS CREEK CT
 FORT MYERS FL 33905

HATJIOANNOU JASON T &
 1930 VILLA CT
 JOHNSON CITY TN 37615

MAHONEY MICHAEL J +
 13566 CITRUS CREEK CT
 FORT MYERS FL 33905

CITRUS CREEK AT VERANDAH
 12951 METRO PKWY STE 8
 FORT MYERS FL 33966

VERANDAH DEVELOPMENT LLC
 701 S OLIVE AVE STE 104
 WEST PALM BEACH FL 33401

KH VERANDAH LLC
 701 S OLIVE AVE STE 104
 WEST PALM BEACH FL 33401

SAPP HILTON
 3750 BUCKINGHAM RD
 FORT MYERS FL 33905

HENLEY RICKY + MARYLEE
 PO BOX 50593
 FORT MYERS FL 33994

INGRAM CEZANNE +
 4755 WOODLAWN RD
 MAURICE LA 70555

WASHAM STEVARL M + DEBORAH
 13616 CITRUS CREEK CT
 FORT MYERS FL 33905

SMITH KENNETH R + KATHRYN M
 442 GILES CT
 BARTLETT IL 60103

KINGHORN GREGORY + ARLETTE K
 13576 CITRUS CREEK CT
 FORT MYERS FL 33905

VERANDAH WEST CDD
 WRATHELL HART HUNT & ASSOCIATE
 6131 LYONS RD STE 100
 COCONUT CREEK FL 33073

CITRUS CREEK AT VERANDAH
 12951 METRO PKWY STE 8
 FORT MYERS FL 33966

VERANDAH EAST CDD
 WRATHELL HART HUNT & ASSOCIATE
 6131 LYONS RD STE 100
 COCONUT CREEK FL 33073

VERANDAH EAST CDD
 WRATHELL HART HUNT & ASSOCIATE
 6131 LYONS RD STE 100
 COCONUT CREEK FL 33073

BACHMANN ADAM IV &
 12731 FAIRWAY COVE CT
 FORT MYERS FL 33905

GALLAGHER ANDREW J & MARY L
 12723 FAIRWAY COVE CT
 FORT MYERS FL 33905

ESPELAND JAMES A + JULIE C
 815 MARSHALL AVE
 HENNING MN 56551

KH VERANDAH LLC
 701 S OLIVE AVE STE 104
 WEST PALM BEACH FL 33401

YOUNG WILLIAM A +
 14100 MINDELLO DR
 FORT MYERS FL 33905

CERRATO SAMUEL JR +
 14112 MINDELLO DR
 FORT MYERS FL 33905

ADMIRE JAMES RYAN &
 14442 MINDELLO DR
 FORT MYERS FL 33905

DITTSCHAR FRANK & ALEXANDRA
 14537 MINDELLO DR
 FORT MYERS FL 33905

MCCORMICK SEAN
 14525 MINDELLO DR
 FORT MYERS FL 33905

RESOURCE CONSERVATION
 9990 COCONUT RD STE 200
 BONITA SPRINGS FL 34135

PEREZ ALBERTO +
 12727 FAIRWAY COVE CT
 FORT MYERS FL 33905

BOWDY BRUCE K & MARGARET E L/E
 12719 FAIRWAY COVE CT
 FORT MYERS FL 33905

STECK DALE C + ANNETTE M
 12709 FAIRWAY COVE CT
 FORT MYERS FL 33905

LEE COUNTY DIST SCHOOL BOARD
 2855 COLONIAL BLVD
 FORT MYERS FL 33966

MAYS CHRISTOPHER D
 14106 MINDELLO DR
 FORT MYERS FL 33905

BURBRIDGE MATTHEW J
 14118 MINDELLO DR
 FORT MYERS FL 33905

MCMANUS CYNTHIA & GARY
 14544 MINDELLO DR
 FORT MYERS FL 33905

WONG CAMILO JOEL & SAILY
 14531 MINDELLO DR
 FORT MYERS FL 33905

NELSON DAVID &
 14519 MINDELLO DR
 FORT MYERS FL 33905

FITE GIA MARIE
 14513 MINDELLO DR
 FORT MYERS FL 33905

ISAACSON-DUPONT ELIZABETH &
 14501 MINDELLO DR
 FORT MYERS FL 33905

FLOWERS RANORD J & ANNETTE
 14489 MINDELLO DR
 FORT MYERS FL 33905

CROOKS DAVID C
 14477 MINDELLO DR
 FORT MYERS FL 33905

WESTERGREN RICHARD A
 14461 MINDELLO DR
 FORT MYERS FL 33905

VINCENT MIKE & MARIE
 14449 MINDELLO DR
 FORT MYERS FL 33905

BUTLER JAMES FRANCIS JR &
 14445 MINDELLO DR
 FORT MYERS FL 33905

WILLIAMS DAVID & WENDY
 14441 MINDELLO DR
 FORT MYERS FL 33905

OLIVER SEAN
 14431 MINDELLO DR
 FORT MYERS FL 33905

MARANAN GIL V & PEGGY A
 14421 MINDELLO DR
 FORT MYERS FL 33905

FELIZ MIRIAM M
 14507 MINDELLO DR
 FORT MYERS FL 33905

KACZOR LAWRENCE T & KELLY A
 14495 MINDELLO DR
 FORT MYERS FL 33905

CARVER THOMAS HAROLD
 14483 MINDELLO DR
 FORT MYERS FL 33905

BARRETO MELISSA
 14471 MINDELLO DR
 FORT MYERS FL 33905

SAINT LOUIS JEAN C & NADIA
 14455 MINDELLO DR
 FORT MYERS FL 33905

SPRATT DENNIS LEE &
 14447 MINDELLO DR
 FORT MYERS FL 33905

MCPHERSON ROBERT W &
 14443 MINDELLO DR
 FORT MYERS FL 33905

HIRSCH JEFFREY
 14435 MINDELLO DR
 FORT MYERS FL 33905

VANDERPOOL ROBERT E &
 14427 MINDELLO DR
 FORT MYERS FL 33905

SHERIDAN TODD ALLEN &
 14415 MINDELLO DR
 FORT MYERS FL 33905

REED DAMEION D & TYHISIA
 14409 MINDELLO DR
 FORT MYERS FL 33905

MCKAY JOSEPH S & ELYSE R
 14165 MINDELLO DR
 FORT MYERS FL 33905

FORD JOHN & TARA
 14153 MINDELLO DR
 FORT MYERS FL 33905

BATEMAN LISA MARIE
 14141 MINDELLO DR
 FORT MYERS FL 33905

DOLAN TIMOTHY
 14113 MINDELLO DR
 FORT MYERS FL 33905

HERNANDEZ JEANETTE
 14006 VINDEL CIR
 FORT MYERS FL 33905

MACK TANNER G
 14018 VINDEL CIR
 FORT MYERS FL 33905

CLEMENTI PATRICIA ANN
 14030 VINDEL CIR
 FORT MYERS FL 33905

WCI COMMUNITIES LLC
 LENNAR HOMES LLC
 10481 6 MILE CYPRESS PKWY
 FORT MYERS FL 33966

NAZIR MALISSA & KHALID
 8990 PASEO DE VALENCIA ST
 FORT MYERS FL 33908

GILES ROBERT L & LATANYA R
 14171 MINDELLO DR
 FORT MYERS FL 33905

GERENA ALFREDO & DEBORAH A
 14159 MINDELLO DR
 FORT MYERS FL 33905

THOMAS-WATKINS DONNA MARIE
 14147 MINDELLO DR
 FORT MYERS FL 33905

TINDLE JAMES EDWARD &
 14129 MINDELLO DR
 FORT MYERS FL 33905

HOLMES NATHANIEL ADAM &
 14000 VINDEL CIR
 FORT MYERS FL 33905

SANT ELENA KRISTINE
 14012 VINDEL CIR
 FORT MYERS FL 33905

JENSEN STEPHEN &
 14024 VINDEL CIR
 FORT MYERS FL 33905

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 LENNAR HOMES LLC
 10481 6 MILE CYPRESS PKWY
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 10481 6 MILE CYPRESS PKWY
 FORT MYERS FL 33966

BLIND JOHN & LINDA
 14072 VINDEL CIR
 FORT MYERS FL 33905

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 FORT MYERS FL 33966

WCI COMMUNITIES LLC
 LENNAR HOMES LLC
 10481 6 MILE CYPRESS PKWY
 FORT MYERS FL 33966

BRAAT GUSTAV JR &
 14138 VINDEL CIR
 FORT MYERS FL 33905

GONZALEZ ANTONY DE LOS ANGELES
 14150 VINDEL CIR
 FORT MYERS FL 33905

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 LENNAR HOMES LLC
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WCI COMMUNITIES LLC
 LENNAR HOMES LLC
 10481 6 MILE CYPRESS PKWY
 FORT MYERS FL 33966

GIRARD CRYSTAL & SCOTT
 14090 VINDEL CIR
 FORT MYERS FL 33905

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 LENNAR HOMES LLC
 10481 6 MILE CYPRESS PKWY
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MOSELY KHANDYCE JACINTA
 14134 VINDEL CIR
 FORT MYERS FL 33905

ROEMER PATRICK & JULIA
 14144 VINDEL CIR
 FORT MYERS FL 33905

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 10481 6 MILE CYPRESS PKWY
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TORRES CABRERA PEDRO I
 14186 VINDEL CIR
 FORT MYERS FL 33905

WCI COMMUNITIES LLC
 LENNAR HOMES LLC
 10481 6 MILE CYPRESS PKWY
 FORT MYERS FL 33966

NICOLAS MARIE & RAYMOND
 14210 VINDEL CIR
 FORT MYERS FL 33905

DALEY TERRANCE
 14222 VINDEL CIR
 FORT MYERS FL 33905

GARCIA BRIAN +
 14234 VINDEL CIR
 FORT MYERS FL 33905

KEENEY WILLIAM ROBERT
 14246 VINDEL CIR
 FORT MYERS FL 33905

VALDES PATRICIA G +
 14258 VINDEL CIR
 FORT MYERS FL 33905

COOK MARY & JOHN
 14270 VINDEL CIR
 FORT MYERS FL 33905

WILLIAMS GRANT & BRIANNA
 14282 VINDEL CIR
 FORT MYERS FL 33905

MARSHALL TAMEKA LASHONDA
 14300 VINDEL CIR
 FORT MYERS FL 33905

WCI COMMUNITIES LLC
 LENNAR HOMES LLC
 10481 6 MILE CYPRESS PKWY
 FORT MYERS FL 33966

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 LENNAR HOMES LLC
 10481 6 MILE CYPRESS PKWY
 FORT MYERS FL 33966

STRAHIJA RUTH ANITA &
 14216 VINDEL CIR
 FORT MYERS FL 33905

HETLAND JEFFREY DANIAL &
 14228 VINDEL CIR
 FORT MYERS FL 33905

VICK RICHARD PHILLIPS II +
 14240 VINDEL CIR
 FORT MYERS FL 33905

KAVANAGH JASON DAVID &
 14252 VINDEL CIR
 FORT MYERS FL 33905

SPATARO ANNA PAULETTE &
 14264 VINDEL CIR
 FORT MYERS FL 33905

GALLARDO ANTHONY +
 14276 VINDEL CIR
 FORT MYERS FL 33905

ROEDER RYAN & LINDSAY
 14288 VINDEL CIR
 FORT MYERS FL 33905

ACOSTA YVONNE
 14306 VINDEL CIR
 FORT MYERS FL 33905

HERNANDEZ LORNA G BAEZ
 14312 VINDEL CIR
 FORT MYERS FL 33905

PERALTA JOSE DAVID
 14324 VINDEL CIR
 FORT MYERS FL 33905

LAGUARDIA JOAN
 14336 VINDEL CIR
 FORT MYERS FL 33905

PHILPOT MOSES ALEXANDER III &
 14348 VINDEL CIR
 FORT MYERS FL 33905

ROY KEVIN & BERNNADETTE
 14360 VINDEL CIR
 FORT MYERS FL 33905

SUN FENG & HUANG BAORONG
 14372 VINDEL CIR
 FORT MYERS FL 33905

EMERY LINDA
 14384 VINDEL CIR
 FORT MYERS FL 33905

MEYER NANCY & JAMES
 14396 VINDEL CIR
 FORT MYERS FL 33905

MANSELL CRYSTAL J & JEFFREY
 14408 VINDEL CIR
 FORT MYERS FL 33905

DEVINE RAYMOND J
 14418 VINDEL CIR
 FORT MYERS FL 33905

RIEKEN BRIAN & DANIELLE
 14318 VINDEL CIR
 FORT MYERS FL 33905

TANNER DEBORAH
 14330 VINDEL CIR
 FORT MYERS FL 33905

LOPEZ RUBEN DARIO & LYDIA
 14342 VINDEL CIR
 FORT MYERS FL 33905

SOMERS DOUGLAS JAMES &
 14354 VINDEL CIR
 FORT MYERS FL 33905

MEGLIO MARIA & JOHN JR
 14366 VINDEL CIR
 FORT MYERS FL 33905

PIERRE LOUIS JOSEPH L &
 14378 VINDEL CIR
 FORT MYERS FL 33905

STEARNS KEVIN JAMES +
 14390 VINDEL CIR
 FORT MYERS FL 33905

SCHUEFER RALF UDO &
 91187 ROETTENBACH
 METZGERSGASSE 10C 91187
 GERMANY

RONDEAU CHRISTOPHER J &
 14412 VINDEL CIR
 FORT MYERS FL 33905

HOULE FRANCIS & NICOLE
 14424 VINDEL CIR
 FORT MYERS FL 33905

MORRISSEY JARRAD C +
 14430 VINDEL CIR
 FORT MYERS FL 33905

ROBINSON RICHARD ANDREW +
 14442 VINDEL CIR
 FORT MYERS FL 33905

PIETRI ANGEL OCTAVIO &
 14454 VINDEL CIR
 FORT MYERS FL 33905

BARAKAT NOUR & NORAH
 14466 VINDEL CIR
 FORT MYERS FL 33905

HAGLUND ERICK GLENN &
 14478 VINDEL CIR
 FORT MYERS FL 33905

KARGBO FODAY SULAIMAN &
 14490 VINDEL CIR
 FORT MYERS FL 33905

LOLLAR RANDAL HASKELL +
 14502 VINDEL CIR
 FORT MYERS FL 33905

LEANO PAMELA
 14514 VINDEL CIR
 FORT MYERS FL 33905

YEAGER BART W & ANDREA S
 14526 VINDEL CIR
 FORT MYERS FL 33905

COPE-FERRELL TOCHA &
 14538 VINDEL CIR
 FORT MYERS FL 33905

PARLATORE BRUNO & DEBORAH
 14436 VINDEL CIR
 FORT MYERS FL 33905

ALEXANDER BROOKE A +
 14448 VINDEL CIR
 FORT MYERS FL 33905

HELLER MARK J JR &
 14460 VINDEL CIR
 FORT MYERS FL 33905

WOODRING DONALD NORMAN &
 14472 VINDEL CIR
 FORT MYERS FL 33905

WESNER NICHOLAS R & KAYLA J
 14484 VINDEL CIR
 FORT MYERS FL 33905

SHULTS RYAN A & AMIE M
 14496 VINDEL CIR
 FORT MYERS FL 33905

SAWDON WENDY & PHILIP J
 14508 VINDEL CIR
 FORT MYERS FL 33905

KRESSEL ANITA & THOMAS
 14520 VINDEL CIR
 FORT MYERS FL 33905

RIES ALBERT J & JANICE M TR
 14532 VINDEL CIR
 FORT MYERS FL 33905

RESTIVO ANTHONY
 14544 VINDEL CIR
 FORT MYERS FL 33905

SPINOSA STEPHEN & BEVERLY
 14019 VINDEL CIR
 FORT MYERS FL 33905

CRUZ EFRAIN & LINDY L
 3352 BROZAS CT
 FORT MYERS FL 33905

FITTS GUY H & DANIELLE E
 3372 BROZAS CT
 FORT MYERS FL 33905

DECLEMENTE BRETT &
 3363 BROZAS CT
 FORT MYERS FL 33905

EDLIN LONDON +
 3351 BROZAS CT
 FORT MYERS FL 33905

VAN HOOK PENELOPE A
 14047 VINDEL CIR
 FORT MYERS FL 33905

SILVA LUIS & SANCHEZ RAQUEL
 14059 VINDEL CIR
 FORT MYERS FL 33905

LE TRAN
 2910 BRIDLE CT
 LAKE GENEVA WI 53147

VO PHONG THU & LOI PHAN
 3613 12TH ST S
 ARLINGTON VA 22204

WALKER RAKISHA
 14095 VINDEL CIR
 FORT MYERS FL 33905

RODRIGUEZ JUAN CARLOS +
 14025 VINDEL CIR
 FORT MYERS FL 33905

BEZIO JAMES T
 3364 BROZAS CT
 FORT MYERS FL 33905

LOHNER CHRISTINE & STEVEN
 3369 BROZAS CT
 FORT MYERS FL 33905

COX JEREMY RYAN &
 3357 BROZAS CT
 FORT MYERS FL 33905

PRICE CHARLIE & APRIL
 14041 VINDEL CIR
 FORT MYERS FL 33905

ST CYR CHARLES M &
 14053 VINDEL CIR
 FORT MYERS FL 33905

HALM PATRICK & SANDRA
 14065 VINDEL CIR
 FORT MYERS FL 33905

LUKICH MARK & DEANNA
 14077 VINDEL CIR
 FORT MYERS FL 33905

GARRETT ROBERT & SUZANNE
 14089 VINDEL CIR
 FORT MYERS FL 33905

WIERSMA HEIDI T & WILLIAM D
 14101 VINDEL CIR
 FORT MYERS FL 33905

LAWLOR JOHN & KATHERINE
 14107 VINDEL CIR
 FORT MYERS FL 33905

PREJNA RICHARD G &
 14119 VINDEL CIR
 FORT MYERS FL 33905

POLACZEK JOHN BARBUSCIA &
 7130 BAKER RD
 FRANKENMUTH MI 48734

KNIGHT CASEY
 14179 VINDEL CIR
 FORT MYERS FL 33905

CARROLL DAVID J & JULIE A
 6620 SCENIC WOODS DR
 VALLEY CITY OH 44280

SCHINGH SYLVIE & MICHAEL
 14203 VINDEL CIR
 FORT MYERS FL 33905

KOISA ERIKA & JEFFREY
 14215 VINDEL CIR
 FORT MYERS FL 33905

CRANE MARY G
 14271 VINDEL CIR
 FORT MYERS FL 33905

SMITH RODNEY &
 14289 VINDEL CIR
 FORT MYERS FL 33905

GIRON RANDOLFO
 14301 VINDEL CIR
 FORT MYERS FL 33905

DEPASQUALE GREGORY L TR
 14113 VINDEL CIR
 FORT MYERS FL 33905

WESTBROOK IVAN COREY
 14155 VINDEL CIR
 FORT MYERS FL 33905

ANDERSEN KENNETH JOEL &
 14175 VINDEL CIR
 FORT MYERS FL 33905

WCI COMMUNITIES LLC
 LENNAR HOMES LLC
 10481 6 MILE CYPRESS PKWY
 FORT MYERS FL 33966

BEAUBRUN PIERRE SEIDE
 14197 VINDEL CIR
 FORT MYERS FL 33905

JETER MARK L & BARBARA L
 14209 VINDEL CIR
 FORT MYERS FL 33905

MANION LORA LESLIE &
 3866 SHADY POINTE ROW
 GREENWOOD IN 46143

SANTIAGO EDWIN
 14283 VINDEL CIR
 FORT MYERS FL 33905

NAZIR MALISSA & KHALID
 8990 PASEO DE VALENCIA ST
 FORT MYERS FL 33908

KINNEY BRIAN ROBERT &
 3437 LANA CT
 FORT MYERS FL 33905

KAPFHAMMER RONALD M +
 3431 LANA CT
 FORT MYERS FL 33905

BOOGAARD EMERSON JEFFREY &
 3401 LANA CT
 FORT MYERS FL 33905

CRANFILL SCOTT A &
 3424 LANA CT
 FORT MYERS FL 33905

SECCOMBE ROBERT F &
 3436 LANA CT
 FORT MYERS FL 33905

GALLATIN CASEY & KARA
 14325 VINDEL CIR
 FORT MYERS FL 33905

RUSSELL TODD & LISA
 14337 VINDEL CIR
 FORT MYERS FL 33905

KALMAN JEFFREY & SALLY
 14349 VINDEL CIR
 FORT MYERS FL 33905

FRANCOIS GABRIELA
 14361 VINDEL CIR
 FORT MYERS FL 33905

CRUZ DAVID DARRELL
 14373 VINDEL CIR
 FORT MYERS FL 33905

LEWIS GWENDOLYN T
 14385 VINDEL CIR
 FORT MYERS FL 33905

MCGLASSON ROBERT WAYNE &
 3425 LANA CT
 FORT MYERS FL 33905

BASS LATONYA M
 3400 LANA CT
 FORT MYERS FL 33905

SCALORA JOSEPH +
 3430 LANA CT
 FORT MYERS FL 33905

MONTENEGRO MARK & CHRISTINA
 14319 VINDEL CIR
 FORT MYERS FL 33905

POTHEMONT AINSWORTH A
 14331 VINDEL CIR
 FORT MYERS FL 33905

REID BYRON C +
 14343 VINDEL CIR
 FORT MYERS FL 33905

DUMITRESCU STEFAN & ASHLEY
 14355 VINDEL CIR
 FORT MYERS FL 33905

HUFF CHRISTOPHER & JESSICA
 14367 VINDEL CIR
 FORT MYERS FL 33905

COLBERT JAMES F & MARIAN
 14379 VINDEL CIR
 FORT MYERS FL 33905

ARREOLA ROBERTO
 14391 VINDEL CIR
 FORT MYERS FL 33905

HOLMES AIMEE E TR
 14623 KELMSLEY DR
 OREGON CITY OR 97045

ANTOINE WILFRID & YVROSE
 14441 VINDEL CIR
 FORT MYERS FL 33905

KOHER JEAN E & ROBERT L
 14459 VINDEL CIR
 FORT MYERS FL 33905

MEDORS LISA A & JEFFREY W
 14471 VINDEL CIR
 FORT MYERS FL 33905

NORTHROP DEVIN L & DEANNE M
 14483 VINDEL CIR
 FORT MYERS FL 33905

CAMADECO MICHAEL A &
 14495 VINDEL CIR
 FORT MYERS FL 33905

PORTICO MASTER PROPERTY
 8430 ENTERPRISE CIR STE 100
 BRADENTON FL 34202

PORTICO CDD
 RIZZETTA & COMPANY INC
 12750 CITRUS PARK LN STE 115
 TAMPA FL 33625

PORTICO MASTER PROPERTY
 8430 ENTERPRISE CIR STE 100
 BRADENTON FL 34202

PORTICO CDD
 RIZZETTA & COMPANY INC
 12750 CITRUS PARK LN STE 115
 TAMPA FL 33625

LYNCH CALAN & CALLEE
 14403 VINDEL CIR
 FORT MYERS FL 33905

HENDRZAK RICHARD S &
 14453 VINDEL CIR
 FORT MYERS FL 33905

GOMEZ IVAN & VASQUEZ ANA C
 14465 VINDEL CIR
 FORT MYERS FL 33905

TERAN OSCAR ARTURO NOVOA
 14477 VINDEL CIR
 FORT MYERS FL 33905

TENEYCK WALTER
 14489 VINDEL CIR
 FORT MYERS FL 33905

WCI COMMUNITIES LLC
 LENNAR HOMES LLC
 10481 6 MILE CYPRESS PKWY
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PORTICO MASTER PROPERTY
 8430 ENTERPRISE CIR STE 100
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WCI COMMUNITIES LLC
LENNAR HOMES LLC
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PORTICO CDD
RIZZETTA & COMPANY INC
12750 CITRUS PARK LN STE 115
TAMPA FL 33625

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12750 CITRUS PARK LN STE 115
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 FORT MYERS FL 33966

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 10481 6 MILE CYPRESS PKWY
 FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

FLYNN JOHN F &
15004 GREAT LAUREL CT
ALVA FL 33920

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

CASCADES AT RIVER HALL
GRS MANAGEMENT ASSOCIATES INC
3900 WOODLAKE BLVD STE 309
LAKE WORTH FL 33463

RIVER HALL CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

FORNASIER GIANCARLO +
1821 SHIRELY RD
PORT PERRY ON L1L 9B3
CANADA

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

PINNACLE CASCADES I LLC
2970 LUCKIE RD
FORT LAUDERDALE FL 33331

RIVER HALL CDD
WRATHELL HUNT & ASSOCIATES LLC
2300 GLADES RD STE 410W
BOCA RATON FL 33431

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

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WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

PORTICO CDD
RIZZETTA & COMPANY INC
12750 CITRUS PARK LN STE 115
TAMPA FL 33625

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

SHARKEY THOMAS JAMES III
13098 WESTHEIMER RD APT 1451
HOUSTON TX 77077

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
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FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

PORTICO CDD
RIZZETTA & COMPANY INC
12750 CITRUS PARK LN STE 115
TAMPA FL 33625

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

WCI COMMUNITIES LLC
LENNAR HOMES LLC
10481 6 MILE CYPRESS PKWY
FORT MYERS FL 33966

GAF FINANCIAL LLC
750 ISLAND WAY #303
CLEARWATER BEACH FL 33767

BARBARAN ALDO MARTIN ARAUZO
 LANDSHUTER ALLE 75
 MUNICH 80637
 GERMANY

NURIDDIN RAPHEAL S + ALTHELIA
 4466 BIG BLUFF CT
 DOUGLASVILLE GA 30135

MNKT REALTY INVESTMENT INC
 6147 HIGGINS AVE
 FORT MYERS FL 33905

HARDING ROBERT G &
 4261 BUCKINGHAM RD
 FORT MYERS FL 33905

SOJDAK HILARY
 4555 SKATES CIR
 FORT MYERS FL 33905

MAURER KYLE JAMES &
 4499 SKATES CIR
 FORT MYERS FL 33905

MAY JAMES R + SUSAN
 4463 SKATES CIR
 FORT MYERS FL 33905

FOUR DIAMOND LLC +
 6249 PRESIDENTIAL CT STE B
 FORT MYERS FL 33919

HOWARD MITCHELL M III
 4609 SKATES CIR
 FORT MYERS FL 33905

WALKER TATUM A +
 4525 SKATES CIR
 FORT MYERS FL 33905

COOK GATLE M
 6029 TABOR AVE
 FORT MYERS FL 33905

LEHARTE SOPHIA L
 6147 HIGGINS AVE
 FORT MYERS FL 33905

BARICKMAN ROBERT L
 2409 MANSFIELD AVE S
 LEHIGH ACRES FL 33973

CUTLER CARLIE
 4203 BUCKINGHAM RD
 FORT MYERS FL 33905

ASSELIN EDWARD D III + BEVERLY
 4471 SKATES CIR
 FORT MYERS FL 33905

DEMERS GLEN E + MARIE L
 4575 SKATES CIR
 FORT MYERS FL 33905

MASTRIANA KELLY S
 4595 SKATES CIR
 FORT MYERS FL 33905

FOUR DIAMOND LLC +
 6249 PRESIDENTIAL CT STE B
 FORT MYERS FL 33919

HANSEN EDWARD K III + JENNIFER
 4455 SKATES CIR
 FORT MYERS FL 33905

DENSHAM SHANNON
 4585 SKATES CIR
 FORT MYERS FL 33905

UNKNOWN HEIRS OF
4170 GOEBEL DR
FORT MYERS FL 33905

CZIRR JOANNE
439 ARAGON AVE
CORAL GABLES FL 33134

RIOS RISCARDO
4175 BUCKINGHAM RD
FORT MYERS FL 33905

RB&B FAMILY TRUST +
1471 GRACE AVE
FORT MYERS FL 33901

FOUR DIAMOND LLC +
JEFFREY C LEDWARD PA
6249 PRESIDENTIAL CT STE B
FORT MYERS FL 33919

RECORD AND RETURN TO:
CAROL D. HOLLER, CLAS
P. O. BOX 1900, SMITH, SCHUSTER & RUSSELL, P.A.
POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302



This instrument prepared by or under the supervision of
(and after recording should be returned to):

Name: Ricardo L. Fraga, Esq.
Address: Greenberg Traurig, P.A.
1221 Brickell Avenue
Miami, Florida 33131

INSTR # 6486666
OK 04/02/2004 12:23:50 PM
RECORDED 10/14/2004 12:23:50 PM
CAROLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
A. J. JONES, JR. 2/1/00
Date of 6, 3/1/00
JOSEPH L. LACK, CLERK

Parcel ID No. 33-43-26-00-00003.0000

(Space Reserved for Clerk of Court)

SPECIAL WARRANTY DEED

9 THIS DEED, made as of the 30th day of September, 2004, by **BUCKINGHAM DEVELOPMENT, L.L.C.**, a Florida limited liability company, ("Grantor"), whose post office address is 8045 N.W. 155th Street, Miami Lakes, Florida 33016, to **LEE COUNTY HOMES ASSOCIATES I, LLLP**, a Florida limited liability limited partnership whose mailing address is 1401 University Drive, Suite 200, Coral Springs, Florida 33071, ("Grantee"). Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successor and assigns.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to wit:

East 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 43 South, Range 26 East, all in Lee County, Florida.

Subject only to:

1. Agreements and reservations of record, without reimposing same.
2. Real Estate Taxes for the year 2004 and subsequent years.

TO HAVE AND TO HOLD unto Grantee and Grantee's, successors and assigns in fee simple forever.

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MAY 27 2020

COMMUNITY DEVELOPMENT

Page 1 of 3
CPA2020-0000E

AND Grantor does hereby specially warrant the title to the Property subject to the foregoing matters, and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor and no others.

[Signature on next page.]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

BUCKINGHAM DEVELOPMENT,
L.L.C., a Florida limited liability
company

Maria D Garcia
(Signature of Witness)

By:

Eddy Garcia, Manager

Maria D Garcia
(Printed Name of Witness)

Jose Cata
(Signature of Witness)

JOSE CATA
(Printed Name of Witness)

STATE OF Florida)
COUNTY OF Dade) SS:

The foregoing instrument was acknowledged before me this 29 day of September, 2004, by Eddy Garcia, as Manager of **BUCKINGHAM DEVELOPMENT, L.L.C.**, a Florida limited liability company. He is personally known to me or have produced Personally known, as identification.

NOTARY PUBLIC

My commission expires: June 16 2005

Maria D Garcia
Notary Public, State of Fla At Large

Maria D Garcia
(Printed Name of Notary Public)

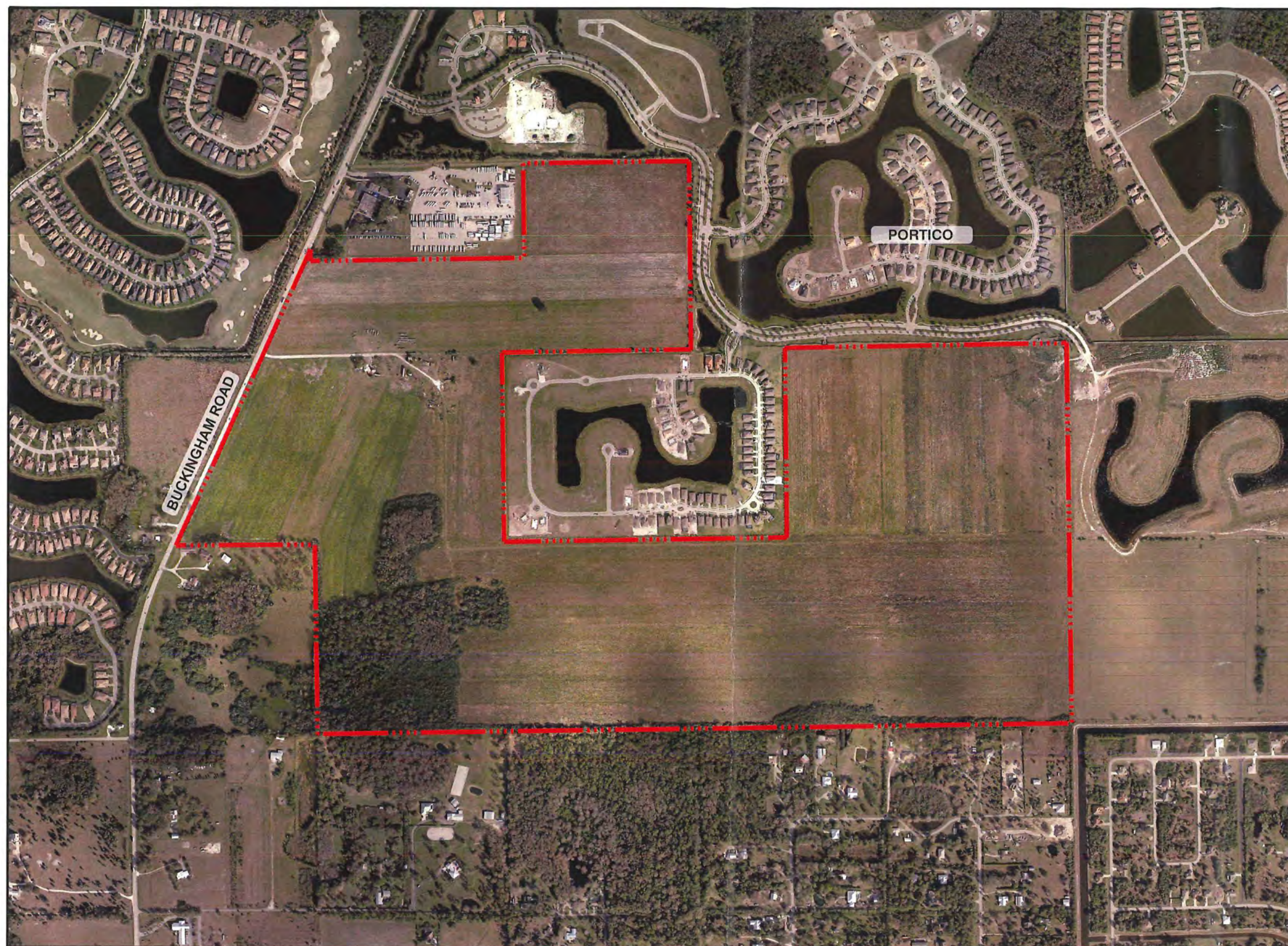
Commission No.



Maria D Garcia
My Commission DD033924
Expires June 16, 2005

[NOTARY SEAL]

::ODMA\PCDOCS\MIAMI\1588282\1



PROJECT:

LEE COUNTY HOMES

LOCATION:

ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:

LEE COUNTY HOMES
ASSOCIATES I, LLLP

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6032 / FL CERT NO. L00001 / L00000000

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(238) 337-0900
Fax: (238) 337-3868
Toll free: 866-337-7241

Tallahassee
113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7241

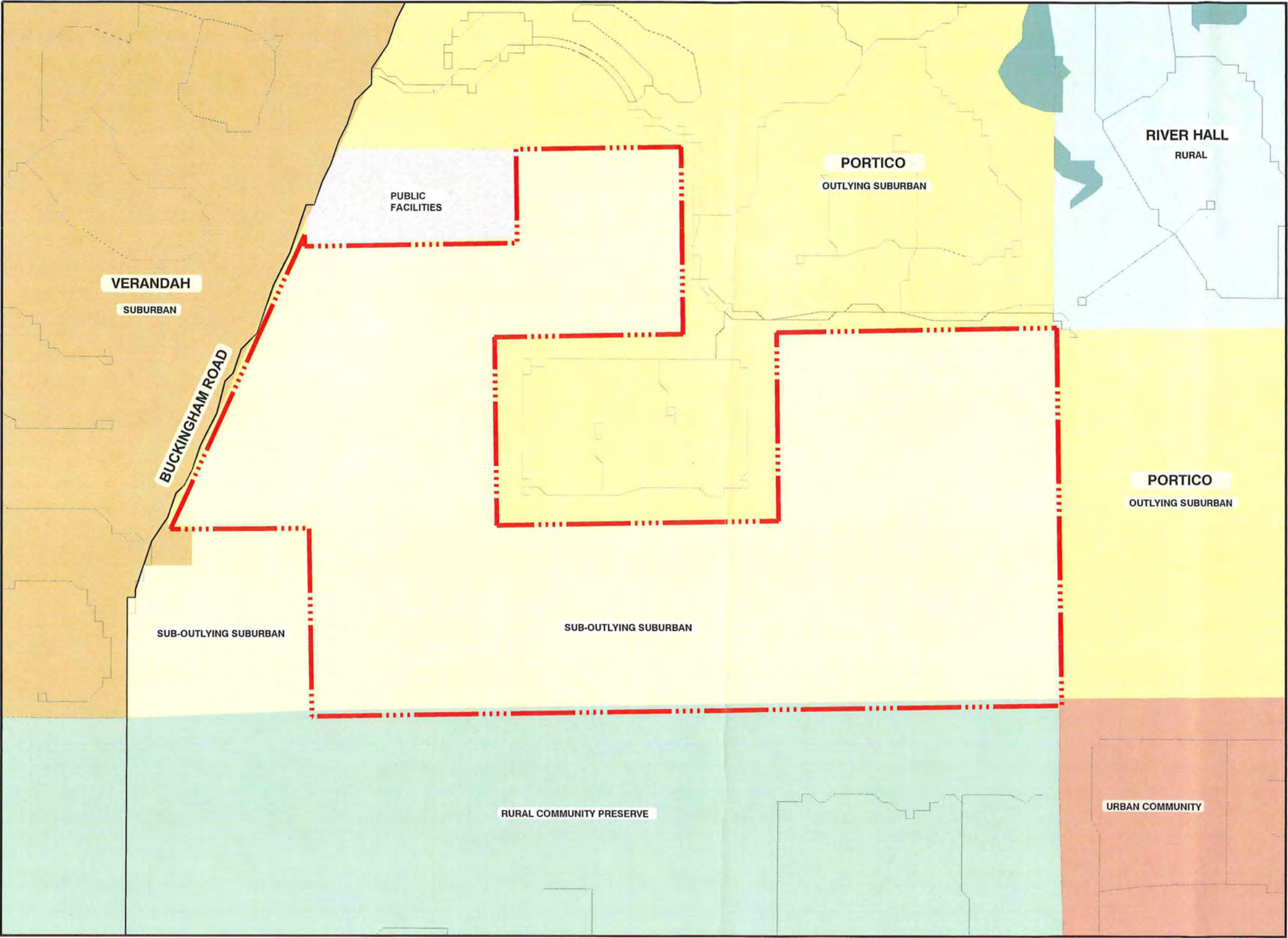
Destin
409 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7241

PREPARED BY:
RECEIVED
MAY 27 2020
COMMUNITY DEVELOPMENT

REVISIONS	DATE

PROJECT MANAGER: TME
DRAWING BY: CJV
JURISDICTION: LEE COUNTY
DATE: 02/12/2020
SHEET TITLE:
AERIAL EXHIBIT - M9
SHEET NUMBER: X-101
SCALE 1"=300'
JOB/FILE NUMBER: 19079-00

CPA2020-00002



PROJECT:

LEE COUNTY HOMES

LOCATION:

ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:

LEE COUNTY HOME
ASSOCIATES I, LLLP

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. LHM81 / LC20000330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3993
Fax: (239) 337-3994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
435 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: TME
DRAWING BY: C JV
JURISDICTION: LEE COUNTY
DATE: 02/12/2020

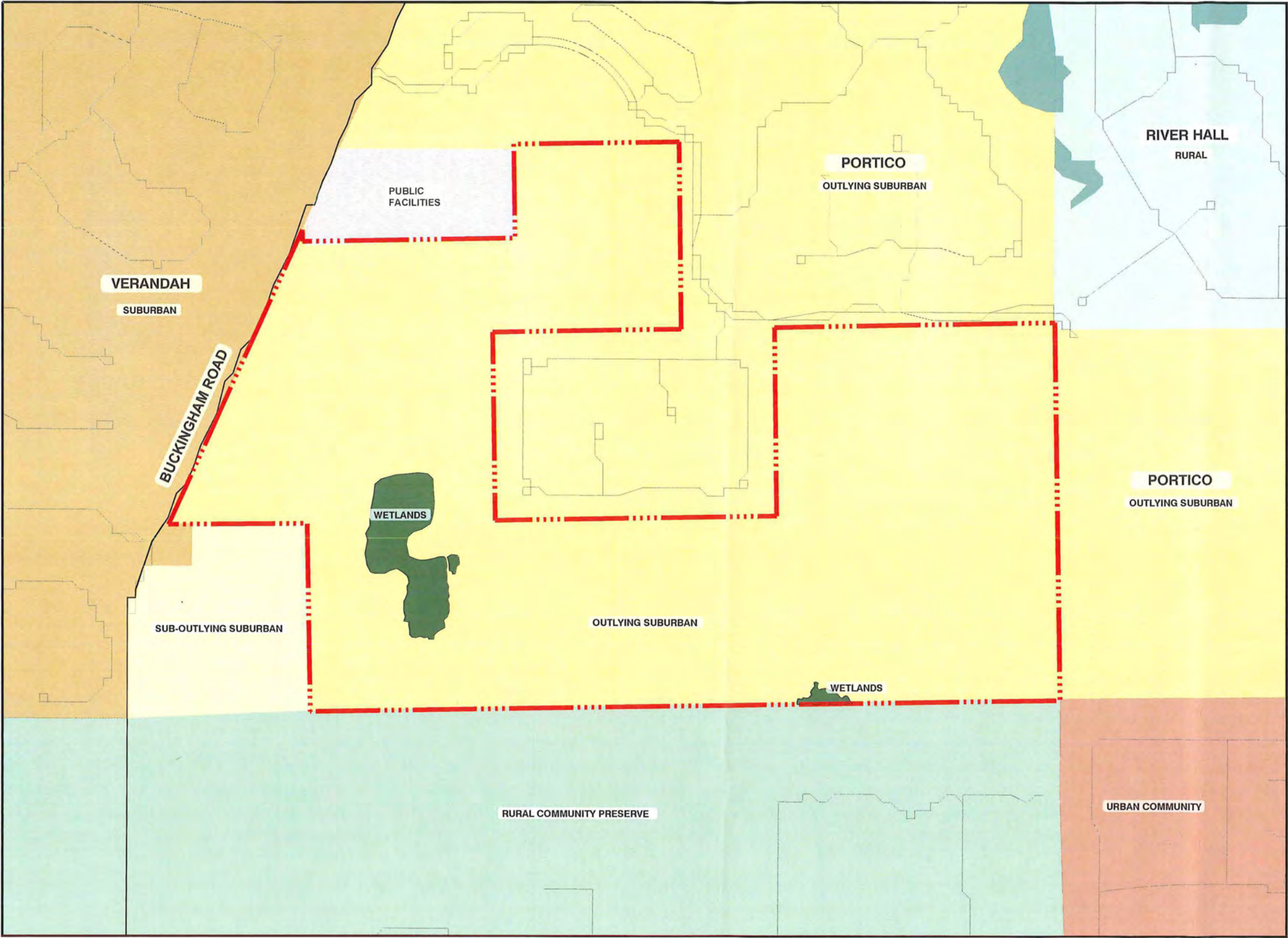
SHEET TITLE:

EXISTING FLU
EXHIBIT - M4

SHEET NUMBER: X-102



JOB/FILE NUMBER: 19079-00



PROJECT:
LEE COUNTY HOMES ASSOCIATES I, LLLP

LOCATION:
ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:
LEE COUNTY HOMES ASSOCIATES I, LLLP

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL, CA NO. 6550 • FL, CERT. NO. 18989 • LC2830330

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3900
Fax: (239) 337-3864
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
5507 Highway 90
Unit 201
Destin, Florida 32541
Toll free: 866-337-7341

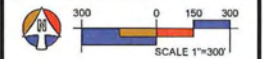
PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: TME
DRAWING BY: C JV
JURISDICTION: LEE COUNTY
DATE: 05/15/2020

SHEET TITLE:
PROPOSED FLU EXHIBIT- M4

SHEET NUMBER: X-103



JOB/FILE NUMBER: 19079-00



PROJECT:
LEE COUNTY HOMES

LOCATION:
ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:
**LEE COUNTY HOMES
ASSOCIATES I, LLLP**

CONSULTANT:
**MORRIS
DEPEW**
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL C.A.D. 6532 / FL C.E.R.T. NO. L00081 / FL C.E.C. 00000330

Fort Myers
2314 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-0900
Fax: (239) 337-3844
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
435 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

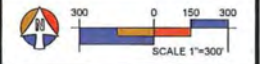
PREPARED BY:

REVISIONS	DATE

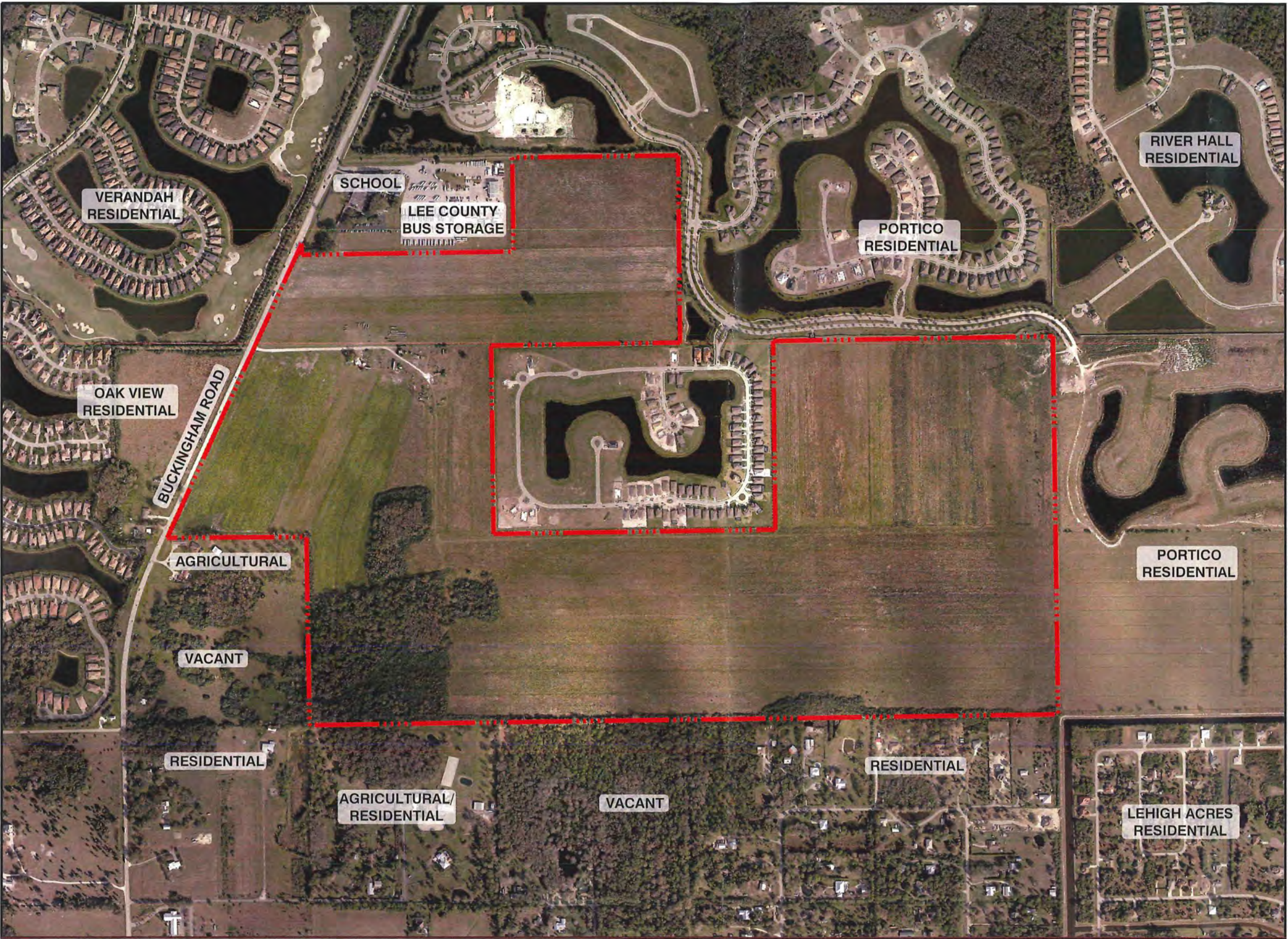
PROJECT MANAGER: TME
DRAWING BY: CJV
JURISDICTION: LEE COUNTY
DATE: 02/12/2020

SHEET TITLE:
**ZONING MAP
EXHIBIT - M6**

SHEET NUMBER: X-104



JOB/FILE NUMBER: 19079-00



PROJECT:

LEE COUNTY HOMES

LOCATION:

ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:

LEE COUNTY HOMES
ASSOCIATES I, LLLP

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CAD. 6032 / FL CERT NO. LEM891 / L260000300

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(238) 337-0960
Fax: (238) 337-3864
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
499 Grand Boulevard
Suite 206
Miramar Beach, FL 32550
Toll free: 866-337-7341

PREPARED BY:

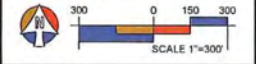
REVISIONS	DATE

PROJECT MANAGER: TME
DRAWING BY: C/JV
JURISDICTION: LEE COUNTY
DATE: 02/12/2020

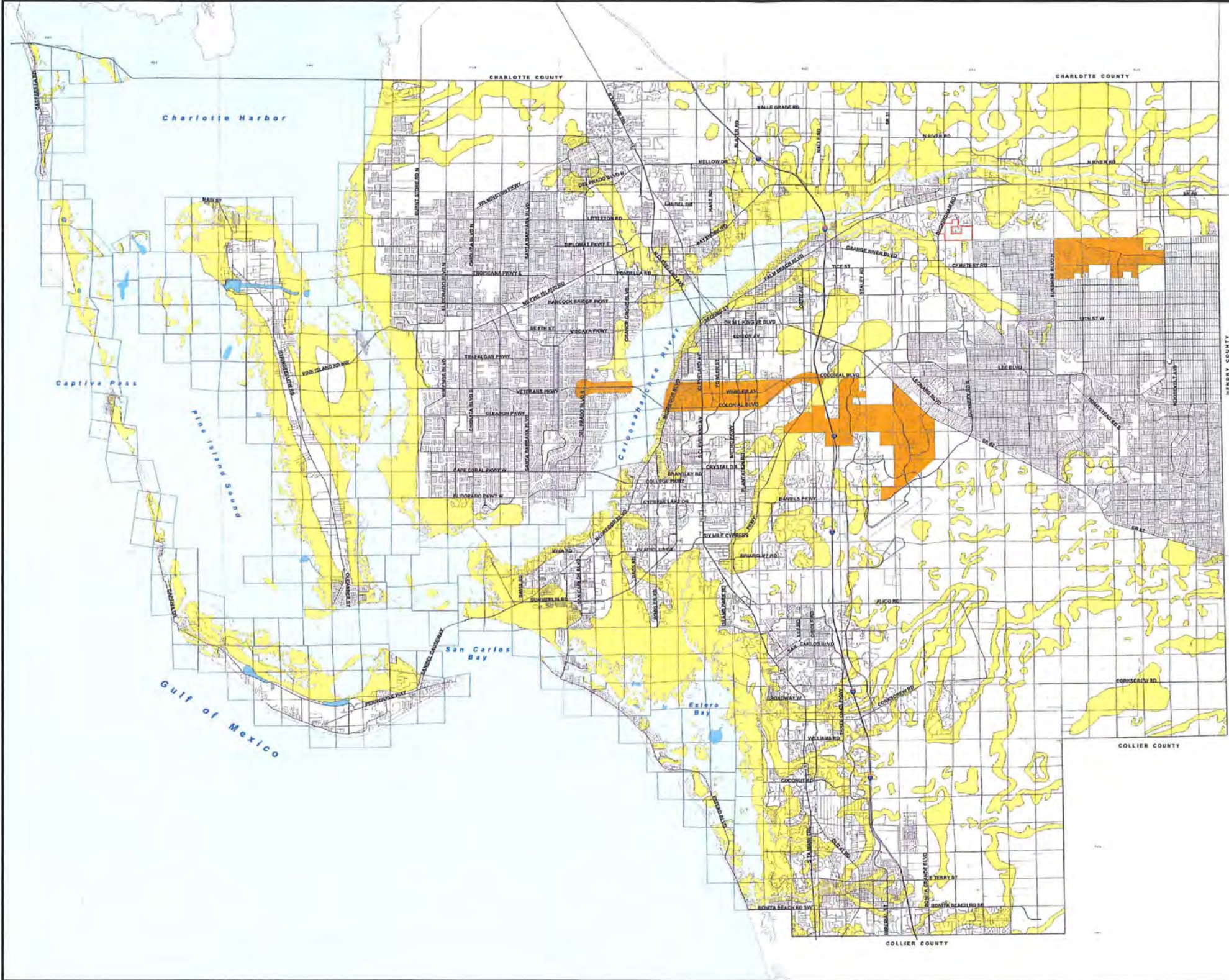
SHEET TITLE:

EXISTING LAND USES
EXHIBIT - M5

SHEET NUMBER: X-105






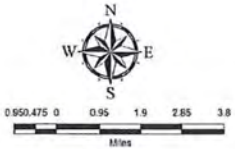
JOB/FILE NUMBER: 19079-00



Lee County Archaeological Sensitivity Map

Legend


-  Sensitivity Level 1
-  Sensitivity Level 2
-  Previously Surveyed



Map Generated: December 2014
Adopted December 21, 1988
Land Development Code Chapter 22-106



LEGEND

 SENSITIVITY LEVEL 2

 SUBJECT PROPERTY

PROJECT:

LEE COUNTY HOMES

LOCATION:

ACCESS UNDETERMINED

CLIENT:

LEE COUNTY HOMES
ASSOCIATE I, LLLP

CONSULTANT:

MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO 8638 / FL CERT NO 138691 / LC28005330

Fort Myers
2014 Cleveland Avenue
Fort Myers, Florida 33901
Phone: 941-337-5993
Fax: (239) 337-5994
Toll free: 866-337-7341

Tallahassee
113 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll free: 866-337-7341

Destin
695 Grand Boulevard
Suite 205
Miramar Beach, FL 32556
Toll free: 866-337-7341

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: TME

DRAWING BY: CJV

JURISDICTION: LEE COUNTY


DATE: 02/12/2020

SHEET TITLE:

ARCHAEOLOGICAL
SENSITIVITY MAP - M13

SHEET NUMBER:

X-107


SCALE 1"=500'

JOB/FILE NUMBER: 19079-00

MORRIS

2914 Cleveland Avenue | Fort Myers, Florida 33901

DEPEWPhone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.comENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

January 6, 2020

Mr. Dominic Gemelli
Long Range Planner, Planning Department
Lee County Public School District
2855 Colonial Blvd.
Fort Myers, FL 33966

Re: Request for Letter of Availability
±345 Acre Parcel for Residential Development
GL Homes (f.k.a Buckingham 345)

Dear Mr. Gemelli,

Please accept this letter as a Letter of Availability request to Lee County Public Schools for an existing ±345 acre residential subdivision, known as Buckingham 345. The subject property is currently approved as a Residential Planned Development by Zoning Resolution Numbers Z-05-074 & Z-00-029 for the development of 690 single family dwelling units.

The applicant is applying for a Comprehensive Plan Amendment and Planned Development to permit and additional 305 units for a total of 995 single family units. Please see the attached aerial exhibit and the STRAP Numbers for the subject property, which are 32-43-26-00-00003.0000 and 33-43-26-00-00004.0000 for reference.

We respectfully request Lee County School District provide a letter explaining the service availability of Lee County Schools to the property. If you have any questions, please feel free to contact me via email or phone. Thank you in advance for your assistance in this matter.

Sincerely,
MORRIS-DEPEW ASSOCIATES, INC.



Heather M. Urwiller, AICP, CFM
Principal Planner

Enclosure: Property Aerial Exhibit

RECEIVED
MAY 27 2020

COMMUNITY DEVELOPMENT

CPA2020-00002

GL Homes Aerial Exhibit



Subject Property

From: [Richard Akin](#)
To: [Paula Terry](#); [Heather Urwiller](#); [Tina Ekblad](#)
Subject: RE: DRAFT Comp Plan Application
Date: Thursday, April 2, 2020 4:32:40 PM
Attachments: [image004.png](#)
[image006.png](#)
[image013.png](#)
[image014.png](#)
[image018.png](#)
[image019.png](#)
[image022.png](#)
[image023.png](#)
[image026.png](#)
[image027.png](#)

I have asked numerous times and gotten no response. I will keep trying.

Richard Akin

Attorney

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

1715 Monroe Street

Fort Myers, FL 33901

Direct Dial: 239.344.1182

Direct Fax: 239.344.1554

Richard.Akin@henlaw.com

www.henlaw.com

Blogs: www.swflbusinessandipblog.com • www.legalscoopswflre.com



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From: Paula Terry [<mailto:PTerry@M-DA.com>]

Sent: Thursday, April 2, 2020 4:06 PM

To: Richard Akin <Richard.Akin@henlaw.com>; Heather Urwiller <HUrwiller@M-DA.com>; Tina Ekblad <tekblad@m-da.com>

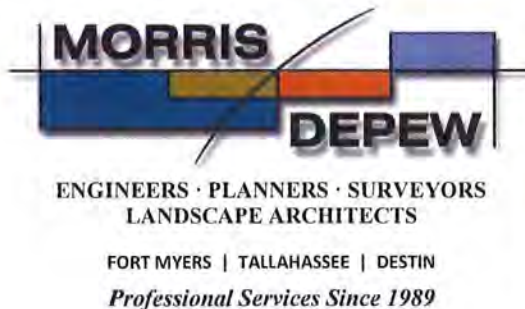
Subject: RE: DRAFT Comp Plan Application

Hi Richard.

Was wondering if there was an update on the below letter of availability request from the schools,

Thank you

Paula



Paula Terry
Executive Assistant

2914 Cleveland Ave
Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free

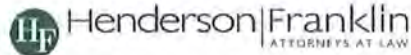


From: Richard Akin <Richard.Akin@henlaw.com>
Sent: Friday, March 20, 2020 10:22 AM
To: Paula Terry <PTerry@M-DA.com>; Heather Urwiller <HUrwiller@M-DA.com>; Tina Ekblad <tekblad@m-da.com>
Subject: RE: DRAFT Comp Plan Application

I have continued to follow up with the people who are making this decision. I do not have anything yet.

Richard Akin

Attorney
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
Fort Myers, FL 33901
[Direct Dial: 239.344.1182](tel:239.344.1182)
[Direct Fax: 239.344.1554](tel:239.344.1554)
Richard.Akin@henlaw.com
www.henlaw.com
Blogs: www.swflbusinessandipblog.com • www.legalscoopswflre.com



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From: Paula Terry [<mailto:PTerry@M-DA.com>]
Sent: Friday, March 20, 2020 10:03 AM
To: Heather Urwiller <HUrwiller@M-DA.com>; Richard Akin <Richard.Akin@henlaw.com>; Tina Ekblad <tekblad@m-da.com>
Cc: DominicTG@LeeSchools.net
Subject: RE: DRAFT Comp Plan Application

Hello Richard and Dominic

We were wondering if there is a status on the below request for a letter of availability.

Could you please advise update?

Thank you Paula Terry



Paula Terry
Executive Assistant

2914 Cleveland Ave
Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free



From: Heather Urwiller <HUrwiller@M-DA.com>
Sent: Wednesday, March 18, 2020 9:12 AM
To: Richard Akin <Richard.Akin@henlaw.com>; Tina Ekblad <tekblad@m-da.com>
Cc: Paula Terry <PTerry@M-DA.com>

Subject: RE: DRAFT Comp Plan Application

Dear Richard,

Have you heard from the school district on the GL Homes project. We still have not received a letter of availability. Please let me know if you have any updates. Thank You, Heather



Heather M. Urwiller
Principal Planner

2914 Cleveland Ave
Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free



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vCard

From: Heather Urwiller

Sent: Thursday, February 27, 2020 9:30 AM

To: Richard Akin <Richard.Akin@henlaw.com>

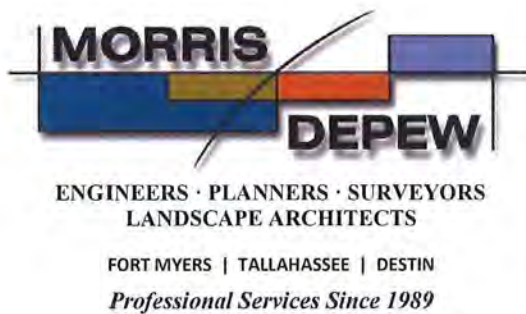
Subject: RE: DRAFT Comp Plan Application

Dear Richard,

Good Morning. Thank you for the update. Have you hear back from the School District since last your February 20th update?

Thanks,

Heather



Heather M. Urwiller
Principal Planner

2914 Cleveland Ave
Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free



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From: Richard Akin <Richard.Akin@henlaw.com>

Sent: Thursday, February 20, 2020 3:08 PM

To: Tina Ekblad <tekblad@m-da.com>; Kevin Ratterree <kevin.ratterree@glhomes.com>; Richard Arkin <richard.arkin@glhomes.com>

Cc: Russell Schropp <Russell.Schropp@henlaw.com>; Heather Urwiller <HUrwiller@M-DA.com>

Subject: RE: DRAFT Comp Plan Application

Tina, Kevin, and Richard,

As an update on the school issue, Russ and I had another call with the attorney handling it for the School Board last week. I think we made progress and hopefully we will have both the letter of availability and a final decision on the school site issue soon.

Richard

Richard Akin

Attorney

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

1715 Monroe Street

Fort Myers, FL 33901

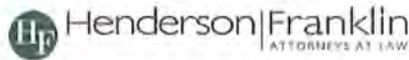
[Direct Dial: 239.344.1182](tel:239.344.1182)

[Direct Fax: 239.344.1554](tel:239.344.1554)

Richard.Akin@henlaw.com

www.henlaw.com

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From: Tina Ekblad [<mailto:teklad@m-da.com>]

Sent: Thursday, February 20, 2020 3:04 PM

To: Kevin Ratterree <kevin.ratterree@ghomes.com>; Richard Arkin <richard.arkin@ghomes.com>

Cc: Russell Schropp <Russell.Schropp@henlaw.com>; Richard Akin <Richard.Akin@henlaw.com>; Heather Urwiller <HUrwiller@M-DA.com>

Subject: DRAFT Comp Plan Application

Good Afternoon Kevin and Richard

At the download link below, please find a draft copy of the Map Amendment application for the Buckingham 345 property. We are still missing the LOA from the School District. So, the Public Facilities narrative has some numbers that have not been filled in. However I know that pressure is being applied to the school district to get that resolved. We can technically submit without it and provide an update later.

[Draft FLUM Amendment](#)

Please review and let us know of any revisions or comments that you may have. We will be sending along the Text Amendment application in short order as well but many of the documents are "repeats."

To submit we will need Ted's TIS as well as two fee checks made out to the Lee County Board of County Commissioners as outlined below.

Text Amendment: 2,500.00

Map Amendment: 2,689.76

Thanks

Tina

| Tina M. Ekblad



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FORT MYERS | TALLAHASSEE | DESTIN

MPA, AICP, LEED® AP
Partner - Planning Director
Leadership Florida Connect Class V

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Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free



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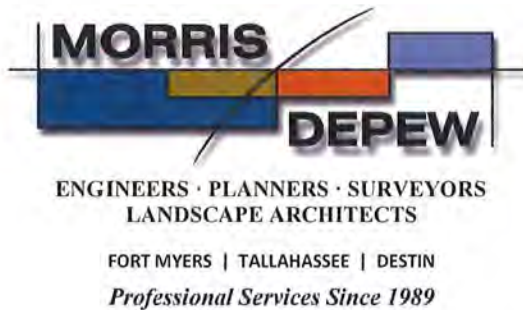
From: [Heather Urwiller](#)
To: [Richard Akin](#)
Subject: RE: GL Homes Letter of Availability-School District
Date: Thursday, February 13, 2020 1:57:00 PM
Attachments: [image013.png](#)
[image014.png](#)
[image003.png](#)
[image005.png](#)

Dear Richard,

Good Afternoon,

I am just reaching out as a follow-up to my email earlier in the week on the letter of availability for School district capacity. Do you have an update? I really appreciate all your help. Thank You.

With Respect,



Heather M. Urwiller
Principal Planner

2914 Cleveland Ave.
Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free



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vCard

From: Richard Akin <Richard.Akin@henlaw.com>
Sent: Tuesday, February 11, 2020 7:59 AM
To: Heather Urwiller <HUrwiller@M-DA.com>
Cc: Tina Ekblad <tekblad@m-da.com>; Russell Schropp <Russell.Schropp@henlaw.com>
Subject: RE: GL Homes Letter of Availability-School District

I will call Brian (the School Board attorney) today and see if I can explain that the two things are not related.

Richard Akin

Attorney

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

1715 Monroe Street

Fort Myers, FL 33901

Direct Dial: 239.344.1182

Direct Fax: 239.344.1554

Richard.Akin@henlaw.com

www.henlaw.com

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From: Heather Urwiller [<mailto:HUrwiller@M-DA.com>]

Sent: Monday, February 10, 2020 4:36 PM

To: Richard Akin <Richard.Akin@henlaw.com>

Cc: Tina Ekblad <tekblad@m-da.com>; Russell Schropp <Russell.Schropp@henlaw.com>

Subject: GL Homes Letter of Availability-School District

Dear Richard,

Good Afternoon. I hope you are well.

I am preparing the application materials for the GL Homes comprehensive plan map amendment and I have run into a bit of a challenge. One of the requirements of the application is for a letter of determination from the various service providers that there is adequate existing or proposed support facility(ise) to serve the proposed project. We have heard back from all the service providers except the Lee County School District.

I have made several requests of Dominic Gemelli, Director – Planning Growth and Capacity with the School District. He told me last week that he had forwarded our request to the School District’s Attorney. I am not sure why but I assume it is related to the negotiations regarding the school site. I was hoping that we could chat when you have a minute. I think I am going to need some help to secure the necessary letter from the school district. If you could let me know your availability I would appreciate any help or advice you can offer. I am copying Russell and Tina on this email too in case they have any other recommendations. Thank You.

Regards,

Heather



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Heather M. Urwiller
Principal Planner

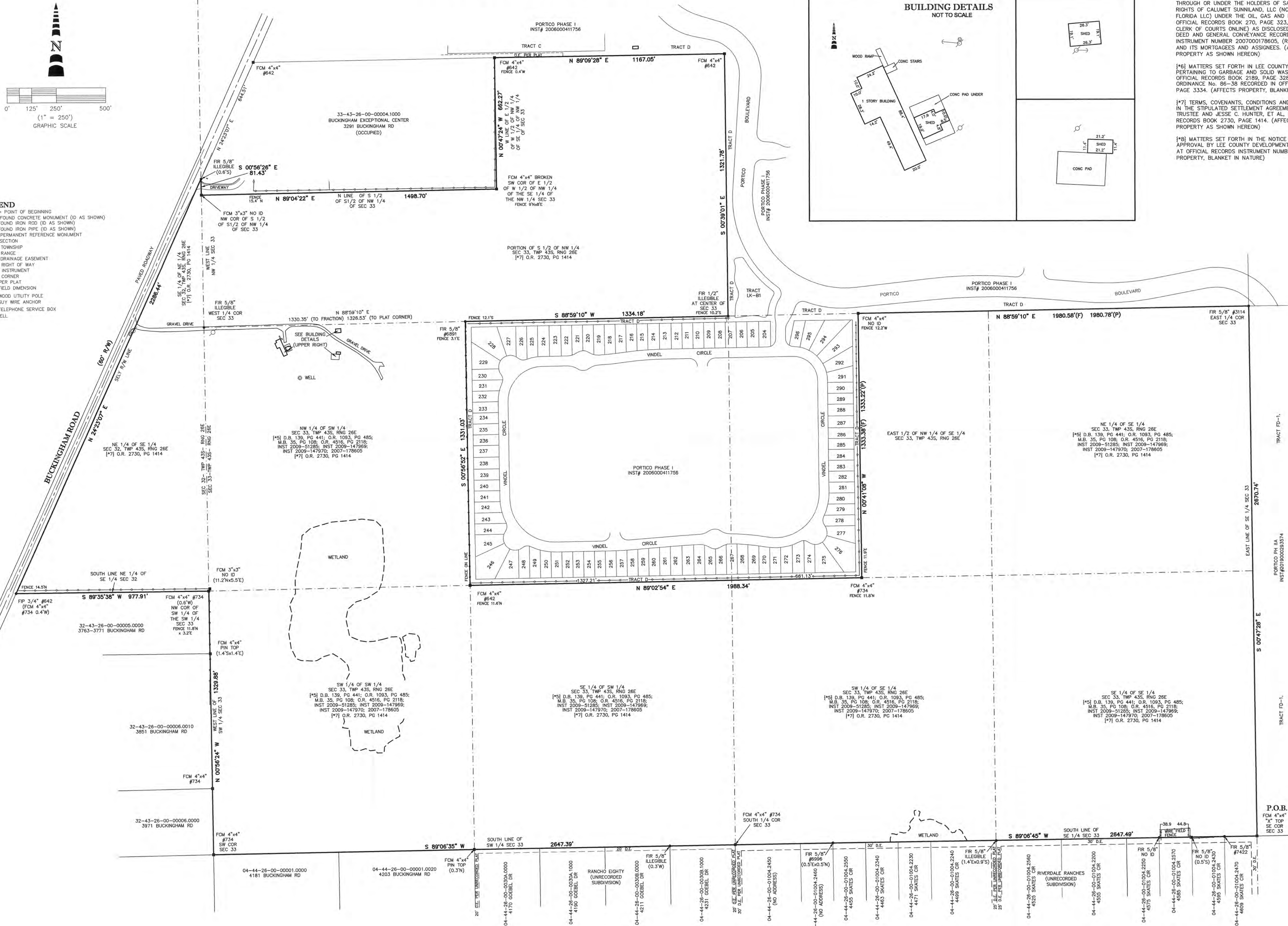
2914 Cleveland Ave.
Fort Myers, FL 33901
(239) 337-3993 telephone
(866) 337-7341 toll free



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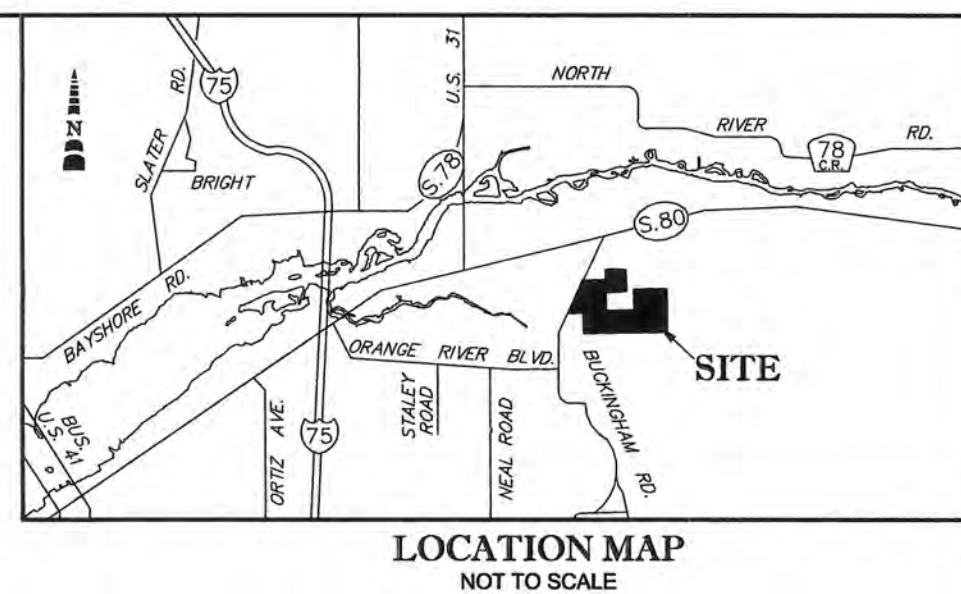
LEGEND

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



NOTE:
PER A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER
No. 8330348, COMMITMENT DATE 3/09/20, AMENDED JANUARY 2, 2018
AT 11:00 p.m., THE PROPERTY SHOWN HEREON IS SUBJECT TO THE
FOLLOWING MATTERS OF RECORD:

{*} INDICATES EXCEPTION NUMBER OF SCHEDULE "B" SECTION II OF
TITLE REPORT



{*6} MATTERS SET FORTH IN LEE COUNTY ORDINANCE No. 86-14
PERTAINING TO GARBAGE AND SOLID WASTE COLLECTION RECORDED IN
OFFICIAL RECORDS BOOK 2189, PAGE 3281, AS AMENDED BY
ORDINANCE No. 86-38 RECORDED IN OFFICIAL RECORDS BOOK 2189,
PAGE 3334. (AFFECTS PROPERTY, BLANKET IN NATURE)

{*7} TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS CONTAINED IN THE STIPULATED SETTLEMENT AGREEMENT BETWEEN THOMAS GORE, TRUSTEE AND JESSE C. HUNTER, ET AL, RECORDED IN OFFICIAL RECORDS BOOK 2730, PAGE 1414. (AFFECTS PORTIONS OF THE PROPERTY AS SHOWN HEREON)

{*8} MATTERS SET FORTH IN THE NOTICE OF DEVELOPMENT ORDER
APPROVAL BY LEE COUNTY DEVELOPMENT SERVICES DIVISION RECORDED
AT OFFICIAL RECORDS INSTRUMENT NUMBER 2009000016123. (AFFECTS
PROPERTY, BLANKET IN NATURE)

NOTES:
SURVEY BASED THE LEGAL DESCRIPTION AS SHOWN, A TITLE REPORT BY CHICAGO TITLE INSURANCE COMPANY, ORDER No. 8330348, THE PLAT OF PORTICO PHASE I, THE PLAT OF PORTICO PHASE IIA, 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.

PARCEL LIES WITHIN FLOOD ZONE "AE", HAVING A BASE FLOOD ELEVATION 9.0 N.A.V.D. (NORTH AMERICAN VERTICAL DATUM 1988) 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 F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES 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: 3/13/2020.

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 SOUTHWEST 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 267.49 FEET TO THE
EAST CORNER OF SAID QUARTER; THENCE S.0°00'00"E. ALONG THE WEST LINE OF THE
SOUTH QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 267.39 FEET TO THE
SOUTHWEST CORNER OF SAID SECTION 33; THENCE N.00°56'24"W. ALONG THE WEST
LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 100.00
FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 33; THENCE S.89°35'36"W. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER
OF SECTION 33, FOR A DISTANCE OF 149.70 FEET TO THE POINT OF BEGINNING; OR,
A DISTANCE OF 977.91 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF BUCKINGHAM
ROAD, A 60' RIGHT-OF-WAY; THENCE N.24°23'07"E. ALONG THE SOUTHEASTERLY
RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, FOR A DISTANCE OF 100.00 FEET TO A POINT
ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE
N.89°56'24"W. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33,
FOR A DISTANCE OF 81.43 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE
SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE N.89°24'22"E.
ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE
OF 149.70 FEET TO THE SOUTHWEST CORNER OF THE EAST 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
SECTION 33; THENCE S.89°56'24"W. ALONG THE WEST LINE OF THE WEST HALF OF THE
NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1498.70 FEET TO THE
SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID
SECTION 33; THENCE N.00°47'24"W. ALONG THE WEST LINE OF THE WEST HALF OF THE
WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1498.70
FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF PORTICO PHASE I, RECORDED AS INSTRUMENT #2006000411756, OF THE PUBLIC RECORD
OF LEE COUNTY, FLORIDA; THENCE N.89°09'28"E. ALONG SAID LINE, FOR A DISTANCE OF
116.30 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF PORTICO PHASE
I; THENCE S.89°56'24"W. ALONG THE WEST LINE OF SAID SECTION 33, 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
134.10 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF PORTICO PHASE
I; THENCE S.89°56'24"W. ALONG THE WEST LINE OF SAID SECTION 33, FOR A DISTANCE
OF 1331.03 FEET; THENCE N.89°02'54"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 1988.34 FEET;
THENCE S.89°59'10"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE I, FOR A DISTANCE OF
1990.58 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33 AND A NORTHWEST
QUARTER CORNER OF PORTICO PHASE II, RECORDED AS INSTRUMENT #2006000411756, OF THE
PUBLIC RECORDS; THENCE S.00°47'28"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER
OF SAID SECTION 33 AND THE WEST LINE OF SAID PORTICO PHASE IIA, FOR A DISTANCE OF

PARCEL CONTAINS 15,018.447 SQUARE FEET, 344.776 ACRES, MORE OR LESS

RECEIVED
MAY 27 2020
COMMUNITY DEVELOPMENT

REVISD 4/22/20 ADD TITLE

CPA2020-00002

FOR THE FIRM: _____
BY: _____
DENIS J. O'CONNELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430
DATE SIGNED: 5/8/2020

DATE SIGNED: 5/8/2020

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

TITLE: **BOUNDARY SURVEY**

METRON
SURVEYING & MAPPING, LLC

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	

LEGAL DESCRIPTION OF A PARCEL LYING IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

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 2847.49 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 2847.39 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 THE SOUTHWEST QUARTER OF SECTION 33; THENCE S.89°35'38"W. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 977.91 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD., A 60' RIGHT-OF-WAY; THENCE N.24°23'07"E. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, FOR A DISTANCE OF 2286.44 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S.00°56'26"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 SOUTHEAST QUARTER OF THE NORTHWEST 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 SOUTHEAST QUARTER OF THE NORTHWEST 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 #2006000411756, 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°39'01"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1321.78 FEET TO THE CENTER OF SAID SECTION 33; THENCE S.88°59'10"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1334.18 FEET; THENCE S.00°56'52"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1331.03 FEET; THENCE N.89°02'54"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1988.34 FEET; THENCE N.00°41'08"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1333.38 FEET; THENCE N.88°59'10"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1980.58 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33 AND A NORTHWEST CORNER OF PORTICO PHASE IIA, RECORDED AS INSTRUMENT #2019000293574, OF SAID PUBLIC RECORDS; THENCE S.00°47'28"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE WEST LINE OF SAID PORTICO PHASE IIA, FOR A DISTANCE OF 2670.74 FEET TO THE POINT OF BEGINNING.

OVERALL PARCEL CONTAINS 15,018,447 SQUARE FEET, OR 344.78 ACRES, MORE OR LESS

LESS AND EXCEPT WETLAND #1

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

COMMENCE 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 1468.80 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.89°06'45"W., ALONG SAID SOUTH LINE OF SECTION, FOR A DISTANCE OF 390.76 FEET; THENCE N.38°24'57"W. FOR A DISTANCE OF 0.83 FEET; THENCE N.01°24'36"W. FOR A DISTANCE OF 16.42 FEET; THENCE N.16°58'49"E. FOR A DISTANCE OF 25.47 FEET; THENCE S.85°55'39"E. FOR A DISTANCE OF 12.21 FEET; THENCE S.74°49'15"E. FOR A DISTANCE OF 14.31 FEET; THENCE N.45°11'42"E. FOR A DISTANCE OF 17.67 FEET; THENCE S.79°36'10"E. FOR A DISTANCE OF 25.01 FEET; THENCE N.76°59'04"E. FOR A DISTANCE OF 11.11 FEET; THENCE N.47°46'28"E. FOR A DISTANCE OF 18.61 FEET; THENCE N.34°45'40"E. FOR A DISTANCE OF 13.50 FEET; THENCE N.26°01'12"W. FOR A DISTANCE OF 17.16 FEET; THENCE N.28°05'58"E. FOR A DISTANCE OF 20.84 FEET; THENCE N.40°57'49"E. FOR A DISTANCE OF 12.46 FEET; THENCE N.39°41'48"E. FOR A DISTANCE OF 19.93 FEET; THENCE N.13°18'21"W. FOR A DISTANCE OF 19.41 FEET; THENCE N.09°32'34"E. FOR A DISTANCE OF 8.43 FEET; THENCE N.71°41'18"E. FOR A DISTANCE OF 13.68 FEET; THENCE S.58°22'22"E. FOR A DISTANCE OF 19.10 FEET; THENCE S.19°23'13"W. FOR A DISTANCE OF 16.37 FEET; THENCE S.06°06'16"W. FOR A DISTANCE OF 14.75 FEET; THENCE S.33°56'59"E. FOR A DISTANCE OF 19.10 FEET; THENCE N.74°35'37"E. FOR A DISTANCE OF 22.63 FEET; THENCE N.81°54'09"E. FOR A DISTANCE OF 25.34 FEET; THENCE S.79°00'41"E. FOR A DISTANCE OF 21.29 FEET; THENCE S.58°10'28"E. FOR A DISTANCE OF 23.72 FEET; THENCE S.68°36'34"E. FOR A DISTANCE OF 17.19 FEET; THENCE S.65°34'27"E. FOR A DISTANCE OF 20.69 FEET; THENCE S.47°54'33"E. FOR A DISTANCE OF 16.16 FEET;

CONTINUED ON SHEET 2

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

BUCKINGHAM 345 ACRES,
OUTLYING SUBURBAN

TITLE: LEGAL DESCRIPTION			
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071	
10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com			
FILE NAME: 14879UPLAND.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 1 OF 7
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 1000'	CHECKED BY: DJO FILE NO. (S-T-R) 33-43-26

CPA2020-00002

LEGAL DESCRIPTION OF A PARCEL LYING IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 1

THENCE S.36°07'10"E. FOR A DISTANCE OF 18.71 FEET; THENCE S.49°07'52"E. FOR A DISTANCE OF 15.91 FEET; THENCE N.80°58'36"E. FOR A DISTANCE OF 13.03 FEET; THENCE N.41°54'17"E. FOR A DISTANCE OF 14.59 FEET; THENCE N.78°27'24"E. FOR A DISTANCE OF 16.52 FEET; THENCE S.48°49'40"E. FOR A DISTANCE OF 15.61 FEET; THENCE S.24°04'35"E. FOR A DISTANCE OF 9.85 FEET; THENCE S.28°47'52"E. FOR A DISTANCE OF 17.06 FEET; THENCE S.33°37'44"E. FOR A DISTANCE OF 27.26 FEET TO THE POINT OF BEGINNING.

WETLAND #1 CONTAINS 29,338 SQUARE FEET, OR 0.67 ACRE, MORE OR LESS

LESS AND EXCEPT WETLAND #2

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

COMMENCE 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 1630.28 FEET; THENCE N 00°53'25" W, FOR A DISTANCE OF 953.66 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N.16°27'13"W. FOR A DISTANCE OF 20.28 FEET; THENCE N.71°44'49"W. FOR A DISTANCE OF 20.32 FEET; THENCE N.02°28'15"W. FOR A DISTANCE OF 51.89 FEET; THENCE N.15°27'05"W. FOR A DISTANCE OF 47.26 FEET; THENCE N.59°46'55"E. FOR A DISTANCE OF 34.77 FEET; THENCE S.83°40'25"E. FOR A DISTANCE OF 43.31 FEET; THENCE S.33°23'00"E. FOR A DISTANCE OF 19.17 FEET; THENCE S.06°53'37"E. FOR A DISTANCE OF 50.21 FEET; THENCE S.53°25'17"W. FOR A DISTANCE OF 28.80 FEET; THENCE S.03°45'16"W. FOR A DISTANCE OF 21.61 FEET; THENCE S.13°31'28"W. FOR A DISTANCE OF 28.32 FEET; THENCE S.78°26'52"W. FOR A DISTANCE OF 19.02 FEET TO THE POINT OF BEGINNING.

WETLAND #2 CONTAINS 8,334 SQUARE FEET, OR 0.19 ACRE, MORE OR LESS

LESS AND EXCEPT WETLAND #3

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


COMMENCE 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 1772.88 FEET; THENCE N 00°53'25" W, FOR A DISTANCE OF 496.12 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.89°23'09"W. FOR A DISTANCE OF 35.35 FEET; THENCE N.19°05'25"W. FOR A DISTANCE OF 15.45 FEET; THENCE S.82°22'42"W. FOR A DISTANCE OF 28.84 FEET; THENCE N.67°09'24"W. FOR A DISTANCE OF 27.37 FEET; THENCE S.72°43'55"W. FOR A DISTANCE OF 32.70 FEET; THENCE N.85°40'57"W. FOR A DISTANCE OF 26.41 FEET; THENCE N.44°44'24"W. FOR A DISTANCE OF 26.66 FEET; THENCE N.00°40'46"E. FOR A DISTANCE OF 27.83 FEET; THENCE N.09°38'53"W. FOR A DISTANCE OF 38.20 FEET; THENCE N.02°44'06"W. FOR A DISTANCE OF 25.25 FEET; THENCE N.80°55'27"W. FOR A DISTANCE OF 34.13 FEET; THENCE N.18°10'41"E. FOR A DISTANCE OF 32.37 FEET; THENCE N.15°37'32"W. FOR A DISTANCE OF 40.22 FEET; THENCE N.01°29'58"W. FOR A DISTANCE OF 22.89 FEET; THENCE N.01°03'33"E. FOR A DISTANCE OF 46.85 FEET; THENCE N.29°02'50"E. FOR A DISTANCE OF 24.29 FEET; THENCE N.20°05'53"E. FOR A DISTANCE OF 42.25 FEET; THENCE N.04°45'06"W. FOR A DISTANCE OF 46.55 FEET; THENCE N.29°19'46"E. FOR A DISTANCE OF 28.09 FEET; THENCE N.09°16'41"W. FOR A DISTANCE OF 32.41 FEET; THENCE N.24°29'10"W. FOR A DISTANCE OF 18.69 FEET; THENCE N.48°03'59"W. FOR A DISTANCE OF 39.71 FEET; THENCE N.58°07'40"W. FOR A DISTANCE OF 26.05 FEET; THENCE N.57°53'11"W. FOR A DISTANCE OF 22.27 FEET; THENCE S.73°08'55"W. FOR A DISTANCE OF 51.72 FEET; THENCE S.60°18'29"W. FOR A DISTANCE OF 38.44 FEET; THENCE S.85°01'37"W. FOR A DISTANCE OF 20.03 FEET;

CONTINUED ON SHEET 3

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

BUCKINGHAM 345 ACRES, OUTLYING SUBURBAN

TITLE: LEGAL DESCRIPTION			
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071	
10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457		www.metronfl.com	
FILE NAME: 14879UPLAND.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 2 OF 7
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 1000'	CHECKED BY: DJO
		FILE NO. (S-T-R) 33-43-26	

LEGAL DESCRIPTION OF A PARCEL LYING IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION:

CONTINUED FROM SHEET 2

THENCE N.87°50'44"W. FOR A DISTANCE OF 58.04 FEET; THENCE N.69°43'46"W. FOR A DISTANCE OF 26.01 FEET; THENCE N.28°03'46"W. FOR A DISTANCE OF 12.82 FEET; THENCE N.26°34'10"W. FOR A DISTANCE OF 46.19 FEET; THENCE N.09°04'32"W. FOR A DISTANCE OF 79.72 FEET; THENCE N.10°36'22"E. FOR A DISTANCE OF 96.02 FEET; THENCE N.15°32'18"W. FOR A DISTANCE OF 48.60 FEET; THENCE N.28°31'26"E. FOR A DISTANCE OF 64.15 FEET; THENCE N.00°46'47"W. FOR A DISTANCE OF 71.66 FEET; THENCE N.09°49'09"E. FOR A DISTANCE OF 68.71 FEET; THENCE N.11°43'36"E. FOR A DISTANCE OF 77.09 FEET; THENCE N.05°43'49"E. FOR A DISTANCE OF 77.70 FEET; THENCE N.49°41'55"E. FOR A DISTANCE OF 56.89 FEET; THENCE N.73°32'31"E. FOR A DISTANCE OF 53.00 FEET; THENCE N.74°31'28"E. FOR A DISTANCE OF 60.66 FEET; THENCE N.85°31'34"E. FOR A DISTANCE OF 79.12 FEET; THENCE N.83°44'04"E. FOR A DISTANCE OF 72.78 FEET; THENCE S.84°00'50"E. FOR A DISTANCE OF 67.86 FEET; THENCE S.46°30'27"E. FOR A DISTANCE OF 52.28 FEET; THENCE S.01°58'05"E. FOR A DISTANCE OF 92.16 FEET; THENCE S.05°06'06"E. FOR A DISTANCE OF 68.27 FEET; THENCE S.03°42'04"W. FOR A DISTANCE OF 58.14 FEET; THENCE S.09°20'49"W. FOR A DISTANCE OF 56.87 FEET; THENCE S.19°23'05"W. FOR A DISTANCE OF 47.18 FEET; THENCE S.57°22'13"W. FOR A DISTANCE OF 73.53 FEET; THENCE S.73°18'50"W. FOR A DISTANCE OF 58.04 FEET; THENCE S.48°34'09"W. FOR A DISTANCE OF 55.53 FEET; THENCE S.10°03'57"W. FOR A DISTANCE OF 53.42 FEET; THENCE S.12°20'29"E. FOR A DISTANCE OF 44.70 FEET; THENCE S.13°13'13"E. FOR A DISTANCE OF 41.54 FEET; THENCE S.67°47'47"E. FOR A DISTANCE OF 59.85 FEET; THENCE S.81°48'51"E. FOR A DISTANCE OF 31.20 FEET; THENCE N.87°14'23"E. FOR A DISTANCE OF 36.07 FEET; THENCE N.78°04'06"E. FOR A DISTANCE OF 49.33 FEET; THENCE N.74°25'34"E. FOR A DISTANCE OF 43.75 FEET; THENCE N.88°45'47"E. FOR A DISTANCE OF 34.88 FEET; THENCE S.41°53'45"E. FOR A DISTANCE OF 19.01 FEET; THENCE S.09°23'01"E. FOR A DISTANCE OF 51.77 FEET; THENCE S.11°36'01"W. FOR A DISTANCE OF 29.06 FEET; THENCE S.08°13'20"E. FOR A DISTANCE OF 44.02 FEET; THENCE S.01°50'18"W. FOR A DISTANCE OF 45.88 FEET; THENCE S.24°42'40"E. FOR A DISTANCE OF 30.36 FEET; THENCE S.06°30'12"W. FOR A DISTANCE OF 34.20 FEET; THENCE S.14°00'53"E. FOR A DISTANCE OF 35.49 FEET; THENCE S.25°05'25"W. FOR A DISTANCE OF 25.63 FEET; THENCE S.16°22'02"E. FOR A DISTANCE OF 37.03 FEET; THENCE S.01°19'20"W. FOR A DISTANCE OF 37.10 FEET; THENCE S.01°26'29"W. FOR A DISTANCE OF 17.73 FEET; THENCE S.22°10'51"W. FOR A DISTANCE OF 37.77 FEET; THENCE S.48°57'14"W. FOR A DISTANCE OF 32.90 FEET; THENCE S.15°28'14"E. FOR A DISTANCE OF 28.07 FEET; THENCE S.04°47'13"E. FOR A DISTANCE OF 25.42 FEET; THENCE S.61°33'06"W. FOR A DISTANCE OF 37.20 FEET; THENCE S.57°46'28"W. FOR A DISTANCE OF 28.56 FEET; THENCE S.44°12'37"W. FOR A DISTANCE OF 29.35 FEET; THENCE S.05°19'50"W. FOR A DISTANCE OF 29.39 FEET TO THE POINT OF BEGINNING.

WETLAND #3 CONTAINS 406,177 SQUARE FEET, OR 9.33 ACRES, MORE OR LESS

NET UPLAND PARCEL CONTAINS 14,574,598 SQUARE FEET, OR 334.59 ACRES, MORE OR LESS

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

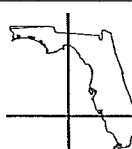
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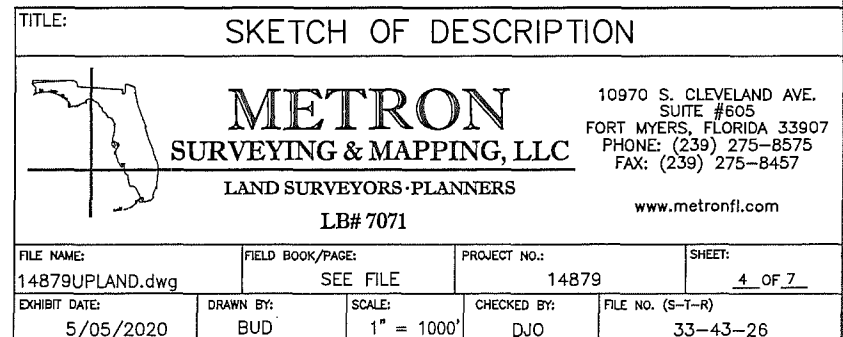
NOT VALID WITHOUT THE SIGNATURE
AND THE ORIGINAL RAISED SEAL OF A
FLORIDA LICENSED SURVEYOR AND
MAPPER.

NOTES:

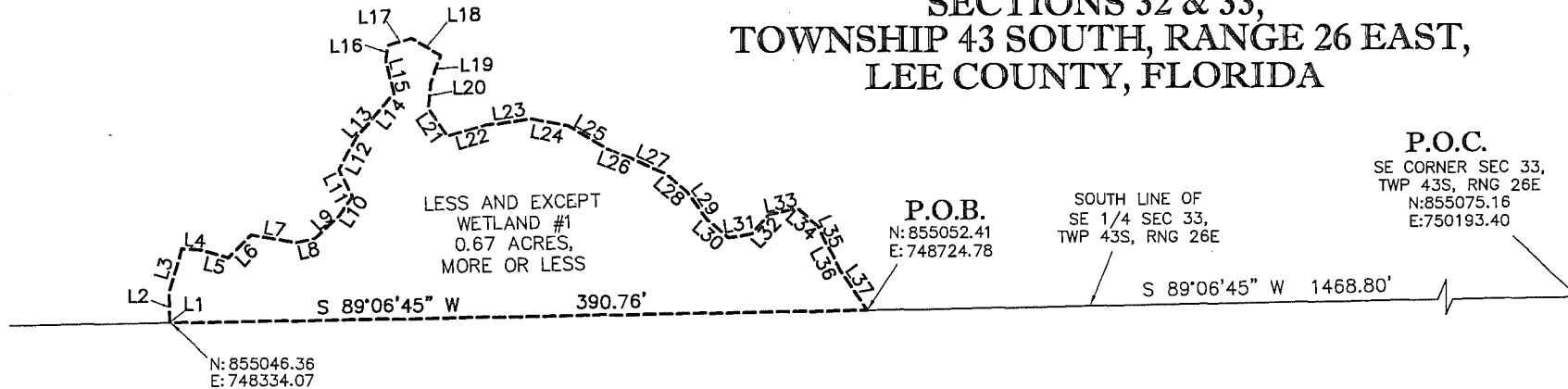
1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

BUCKINGHAM 345 ACRES, OUTLYING SUBURBAN

TITLE: LEGAL DESCRIPTION			
	METRON SURVEYING & MAPPING, LLC LAND SURVEYORS - PLANNERS LB# 7071		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com
	FILE NAME: 14879UPLAND.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 1000'	CHECKED BY: DJO
		FILE NO. (S-T-R) 33-43-26	



LEGAL DESCRIPTION OF A PARCEL LYING IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 38°24'57" W	0.83'
L2	N 01°24'36" W	16.42'
L3	N 16°58'49" E	25.47'
L4	S 85°55'39" E	12.21'
L5	S 74°49'15" E	14.31'
L6	N 45°11'42" E	17.67'
L7	S 79°36'10" E	25.01'
L8	N 76°59'04" E	11.11'
L9	N 47°46'28" E	18.61'
L10	N 34°45'40" E	13.50'
L11	N 26°01'12" W	17.16'
L12	N 28°05'58" E	20.84'
L13	N 40°57'49" E	12.46'
L14	N 39°41'48" E	19.93'
L15	N 13°18'21" W	19.41'
L16	N 09°32'34" E	8.43'
L17	N 71°41'18" E	13.68'
L18	S 58°22'22" E	19.10'
L19	S 19°23'13" W	16.37'
L20	S 06°06'16" W	14.75'
L21	S 33°56'59" E	19.10'
L22	N 74°35'37" E	22.63'
L23	N 81°54'09" E	25.34'
L24	S 79°00'41" E	21.29'
L25	S 58°10'28" E	23.72'
L26	S 68°36'34" E	17.19'
L27	S 65°34'27" E	20.69'
L28	S 47°54'33" E	16.16'
L29	S 36°07'10" E	18.71'
L30	S 49°07'52" E	15.91'
L31	N 80°58'36" E	13.03'
L32	N 41°54'17" E	14.59'

LINE TABLE

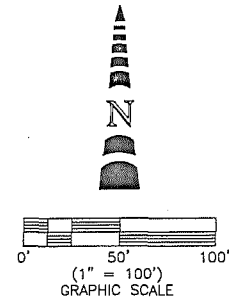
LINE	BEARING	DISTANCE
L33	N 78°27'24" E	16.52'
L34	S 48°49'40" E	15.61'
L35	S 24°04'35" E	9.85'
L36	S 28°47'52" E	17.06'
L37	S 33°37'44" E	27.26'

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N = NORTHING
E = EASTING
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE



BUCKINGHAM 345 ACRES, OUTLYING SUBURBAN

TITLE: SKETCH OF DESCRIPTION			
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS · PLANNERS LB# 7071	
10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com			
FILE NAME:	FIELD BOOK/PAGE:	PROJECT NO.:	SHEET:
14879UPLAND.dwg	SEE FILE	14879	5 OF 7
EXHIBIT DATE:	DRAWN BY:	SCALE:	CHECKED BY:
5/06/2020	BUD	1" = 100'	DJO
		FILE NO. (S-T-R)	
		33-43-26	

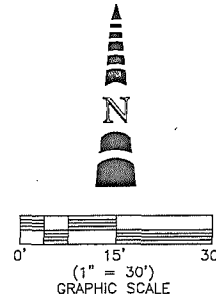
LEGAL DESCRIPTION OF A PARCEL LYING IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

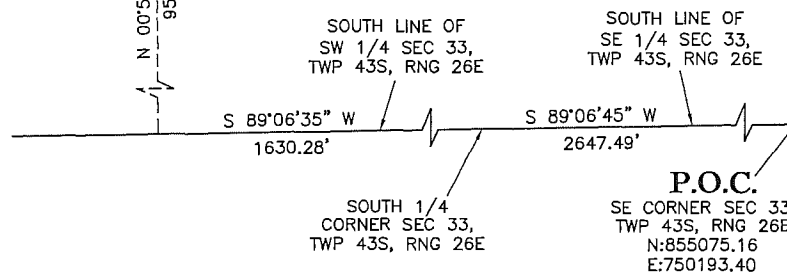
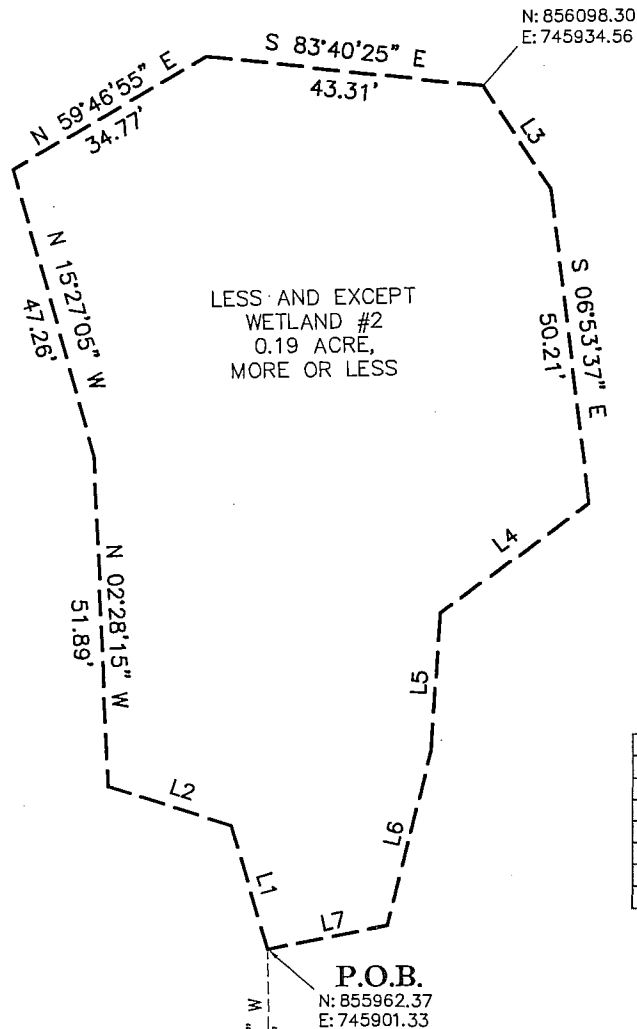
LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N: = NORTHING
E: = EASTING
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE



LINE TABLE

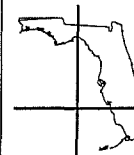
LINE	BEARING	DISTANCE
L1	N 16°27'13" W	20.28'
L2	N 71°44'49" W	20.32'
L3	S 33°23'00" E	19.17'
L4	S 53°25'17" W	28.80'
L5	S 03°45'16" W	21.61'
L6	S 13°31'28" W	28.32'
L7	S 78°26'52" W	19.02'



BUCKINGHAM 345 ACRES, OUTLYING SUBURBAN

TITLE:

SKETCH OF DESCRIPTION



METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS · PLANNERS

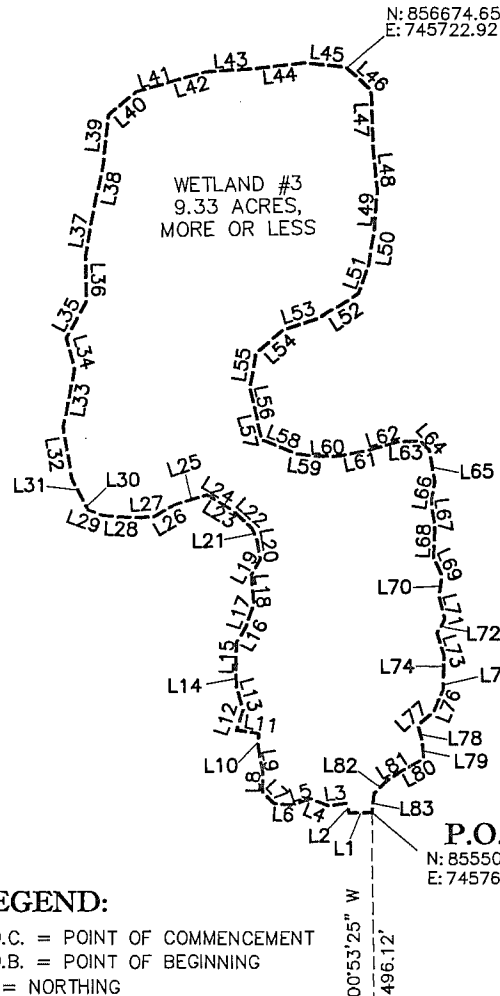
LB# 7071

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

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FILE NAME: 14879UPLAND.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 6 OF 7
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 30'	CHECKED BY: DJO
		FILE NO. (S-T-R)	33-43-26

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



NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°23'09" W	35.35'
L2	N 19°05'25" W	15.45'
L3	S 82°22'42" W	28.84'
L4	N 67°09'24" W	27.37'
L5	S 72°43'55" W	32.70'
L6	N 85°40'57" W	26.41'
L7	N 44°44'24" W	26.66'
L8	N 00°40'46" E	27.83'
L9	N 09°38'53" W	38.20'

LINE TABLE

LINE	BEARING	DISTANCE
L10	N 02°44'06" W	25.25'
L11	N 80°55'27" W	34.13'
L12	N 18°10'41" E	32.37'
L13	N 15°37'32" W	40.22'
L14	N 01°29'58" W	22.89'
L15	N 01°03'33" E	46.85'
L16	N 29°02'50" E	24.29'
L17	N 20°05'53" E	42.25'
L18	N 04°45'06" W	46.55'
L19	N 29°19'46" E	28.09'
L20	N 09°16'41" W	32.41'
L21	N 24°29'10" W	18.69'
L22	N 48°03'59" W	39.71'
L23	N 58°07'40" W	26.05'
L24	N 57°53'11" W	22.27'
L25	S 73°08'55" W	51.72'
L26	S 60°18'29" W	38.44'
L27	S 85°01'37" W	20.03'
L28	N 87°50'44" W	58.04'
L29	N 69°43'46" W	26.01'
L30	N 28°03'46" W	12.82'
L31	N 26°34'10" W	46.19'
L32	N 09°04'32" W	79.72'
L33	N 10°36'22" E	96.02'
L34	N 15°32'18" W	48.60'
L35	N 28°31'26" E	64.15'
L36	N 00°46'47" W	71.66'
L37	N 09°49'09" E	68.71'
L38	N 11°43'36" E	77.09'
L39	N 05°43'49" E	77.70'
L40	N 49°41'55" E	56.89'
L41	N 73°32'31" E	53.00'
L42	N 74°31'28" E	60.66'
L43	N 85°31'34" E	79.12'
L44	N 83°44'04" E	72.78'
L45	S 84°00'50" E	67.86'
L46	S 46°30'27" E	52.28'

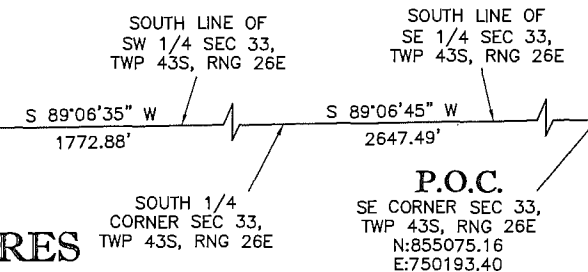
LINE TABLE

LINE	BEARING	DISTANCE
L47	S 01°58'05" E	92.16'
L48	S 05°06'06" E	68.27'
L49	S 03°42'04" W	58.14'
L50	S 09°20'49" W	56.87'
L51	S 19°23'05" W	47.18'
L52	S 57°22'13" W	73.53'
L53	S 73°18'50" W	58.04'
L54	S 48°34'09" W	55.53'
L55	S 10°03'57" W	53.42'
L56	S 12°20'29" E	44.70'
L57	S 13°13'13" E	41.54'
L58	S 67°47'47" E	59.85'
L59	S 81°48'51" E	31.20'
L60	N 87°14'23" E	36.07'
L61	N 78°04'06" E	49.33'
L62	N 74°25'34" E	43.75'
L63	N 88°45'47" E	34.88'
L64	S 41°53'45" E	19.01'
L65	S 09°23'01" E	51.77'
L66	S 11°36'01" W	29.06'
L67	S 08°13'20" E	44.02'
L68	S 01°50'18" W	45.88'
L69	S 24°42'40" E	30.36'
L70	S 06°30'12" W	34.20'
L71	S 14°00'53" E	35.49'
L72	S 25°05'25" W	25.63'
L73	S 16°22'02" E	37.03'
L74	S 01°19'20" W	37.10'
L75	S 01°26'29" W	17.73'
L76	S 22°10'51" W	37.77'
L77	S 48°57'14" W	32.90'
L78	S 15°28'14" E	28.07'
L79	S 04°47'13" E	25.42'
L80	S 61°33'06" W	37.20'
L81	S 57°46'28" W	28.56'
L82	S 44°12'37" W	29.35'
L83	S 05°19'50" W	29.39'

LEGEND:

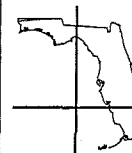
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SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE

BUCKINGHAM 345 ACRES
OUTLYING SUBURBAN



TITLE:

SKETCH OF DESCRIPTION



METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS-PLANNERS

LB# 7071

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

www.metronfl.com

FILE NAME: 14879UPLAND.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 7 OF 7
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 300'	CHECKED BY: DJO
		FILE NO. (S-T-R): 33-43-26	

LEGAL DESCRIPTION OF A PARCEL LYING IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

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 THE SOUTHWEST QUARTER OF SECTION 33; THENCE S.89°35'38"W. ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 977.91 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD., A 60' RIGHT-OF-WAY; THENCE N.24°23'07"E. ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, FOR A DISTANCE OF 2286.44 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE S.00°56'26"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 SOUTHEAST QUARTER OF THE NORTHWEST 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 SOUTHEAST QUARTER OF THE NORTHWEST 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 #2006000411756, 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°39'01"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1321.78 FEET TO THE CENTER OF SAID SECTION 33; THENCE S.88°59'10"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1334.18 FEET; THENCE S.00°56'52"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1331.03 FEET; THENCE N.89°02'54"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1988.34 FEET; THENCE N.00°41'08"W. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1333.38 FEET; THENCE N.88°59'10"E. ALONG SAID PLATTED BOUNDARY OF PORTICO PHASE 1, FOR A DISTANCE OF 1980.58 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33 AND A NORTHWEST CORNER OF PORTICO PHASE IIA, RECORDED AS INSTRUMENT #2019000293574, OF SAID PUBLIC RECORDS; THENCE S.00°47'28"E. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33 AND THE WEST LINE OF SAID PORTICO PHASE IIA, FOR A DISTANCE OF 2670.74 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 15,018,447 SQUARE FEET, OR 344.78 ACRES, MORE OR LESS

RECEIVED
MAY 27 2020

COMMUNITY DEVELOPMENT

CPA2020-00002

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

BY:

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

DATE SIGNED: 5/7/2020

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

BUCKINGHAM 345 ACRES, OVER ALL

TITLE:

LEGAL DESCRIPTION



METRON
SURVEYING & MAPPING, LLC

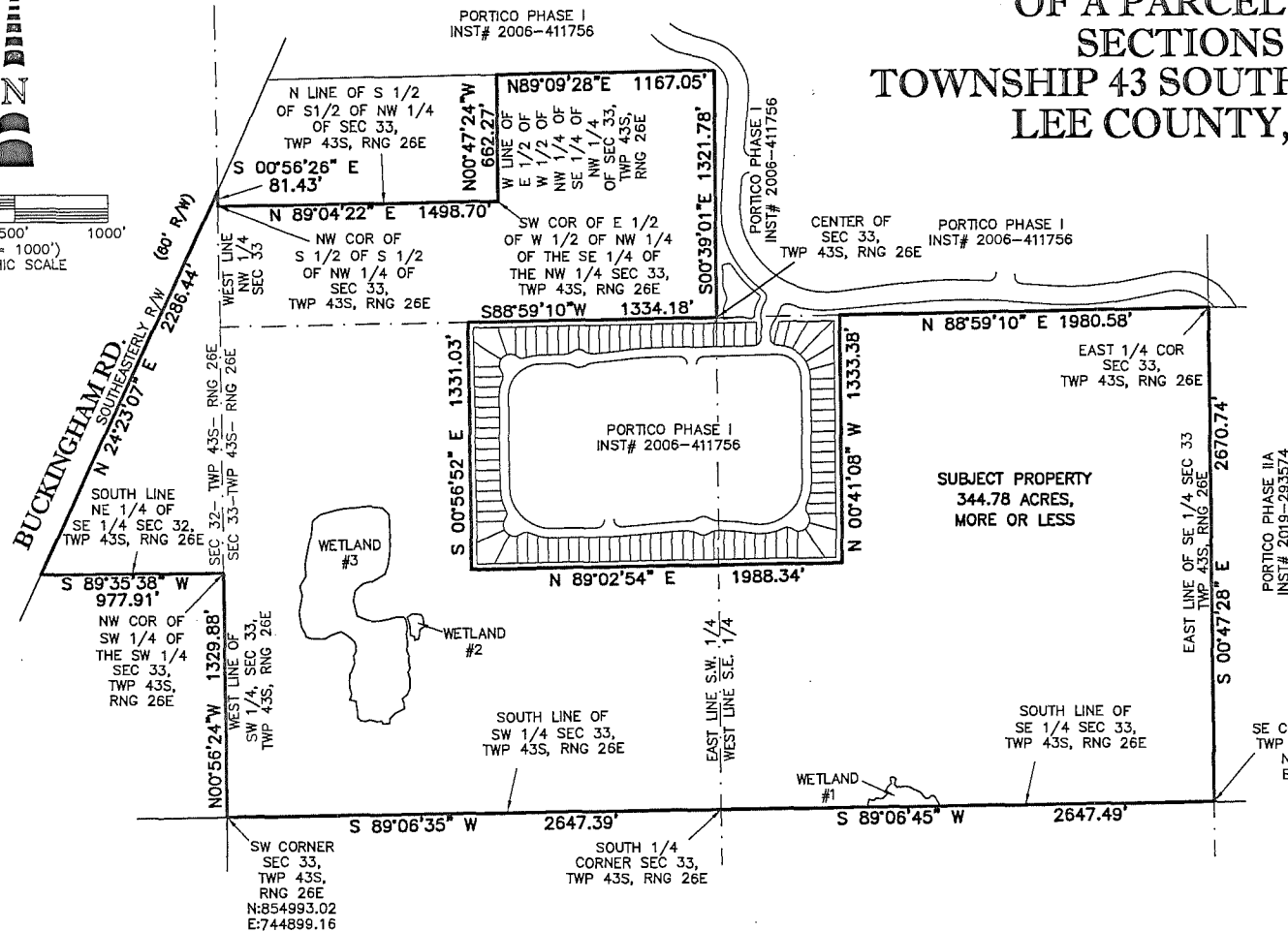
LAND SURVEYORS · PLANNERS

LB# 7071

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

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FILE NAME: 14879OVERALL.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 1 OF 2
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 1000'	CHECKED BY: DJO
		FILE NO. (S-T-R)	33-43-26

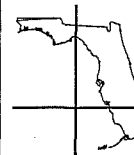


1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

SE CORNER SEC 33,
TWP 43S, RNG 26E
N:855075.16
E:750193.40

P.O.B. = POINT OF BEGINNING
INST = INSTRUMENT
R/W = RIGHT OF WAY
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE

TITLE:	SKETCH OF DESCRIPTION
--------	-----------------------



METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS · PLANNERS

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FILE NAME: 14879OVERALL.dwg		FIELD BOOK/PAGE: SEE FILE		PROJECT NO.: 14879		SHEET: <u>2</u> OF <u>2</u>	
EXHIBIT DATE: 5/05/2020		DRAWN BY: BUD		SCALE: 1" = 100'		CHECKED BY: DJO	
						FILE NO. (S-T-R) 33-43-26	

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

LEGAL DESCRIPTION:

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

COMMENCE 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 1468.80 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.89°06'45"W., ALONG SAID SOUTH LINE OF SECTION, FOR A DISTANCE OF 390.76 FEET; THENCE N.38°24'57"W. FOR A DISTANCE OF 0.83 FEET; THENCE N.01°24'36"W. FOR A DISTANCE OF 16.42 FEET; THENCE N.16°58'49"E. FOR A DISTANCE OF 25.47 FEET; THENCE S.85°55'39"E. FOR A DISTANCE OF 12.21 FEET; THENCE S.74°49'15"E. FOR A DISTANCE OF 14.31 FEET; THENCE N.45°11'42"E. FOR A DISTANCE OF 17.67 FEET; THENCE S.79°36'10"E. FOR A DISTANCE OF 25.01 FEET; THENCE N.76°59'04"E. FOR A DISTANCE OF 11.11 FEET; THENCE N.47°46'28"E. FOR A DISTANCE OF 18.61 FEET; THENCE N.34°45'40"E. FOR A DISTANCE OF 13.50 FEET; THENCE N.26°01'12"W. FOR A DISTANCE OF 17.16 FEET; THENCE N.28°05'58"E. FOR A DISTANCE OF 20.84 FEET; THENCE N.40°57'49"E. FOR A DISTANCE OF 12.46 FEET; THENCE N.39°41'48"E. FOR A DISTANCE OF 19.93 FEET; THENCE N.13°18'21"W. FOR A DISTANCE OF 19.41 FEET; THENCE N.09°32'34"E. FOR A DISTANCE OF 8.43 FEET; THENCE N.71°41'18"E. FOR A DISTANCE OF 13.68 FEET; THENCE S.58°22'22"E. FOR A DISTANCE OF 19.10 FEET; THENCE S.19°23'13"W. FOR A DISTANCE OF 16.37 FEET; THENCE S.06°06'16"W. FOR A DISTANCE OF 14.75 FEET; THENCE S.33°56'59"E. FOR A DISTANCE OF 19.10 FEET; THENCE N.74°35'37"E. FOR A DISTANCE OF 22.63 FEET; THENCE N.81°54'09"E. FOR A DISTANCE OF 25.34 FEET; THENCE S.79°00'41"E. FOR A DISTANCE OF 21.29 FEET; THENCE S.58°10'28"E. FOR A DISTANCE OF 23.72 FEET; THENCE S.68°36'34"E. FOR A DISTANCE OF 17.19 FEET; THENCE S.65°34'27"E. FOR A DISTANCE OF 20.69 FEET; THENCE S.47°54'33"E. FOR A DISTANCE OF 16.16 FEET; THENCE S.36°07'10"E. FOR A DISTANCE OF 18.71 FEET; THENCE S.49°07'52"E. FOR A DISTANCE OF 15.91 FEET; THENCE N.80°58'36"E. FOR A DISTANCE OF 13.03 FEET; THENCE N.41°54'17"E. FOR A DISTANCE OF 14.59 FEET; THENCE N.78°27'24"E. FOR A DISTANCE OF 16.52 FEET; THENCE S.48°49'40"E. FOR A DISTANCE OF 15.61 FEET; THENCE S.24°04'35"E. FOR A DISTANCE OF 9.85 FEET; THENCE S.28°47'52"E. FOR A DISTANCE OF 17.06 FEET; THENCE S.33°37'44"E. FOR A DISTANCE OF 27.26 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 29,338 SQUARE FEET, OR 0.67 ACRE, MORE OR LESS

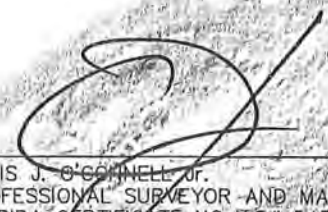
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MAY 27 2020

COMMUNITY DEVELOPMENT

CPA2020-00002

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

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

DATE SIGNED: 5/7/2020

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

BUCKINGHAM 345 ACRES WETLAND 1

TITLE:

LEGAL DESCRIPTION



METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS · PLANNERS

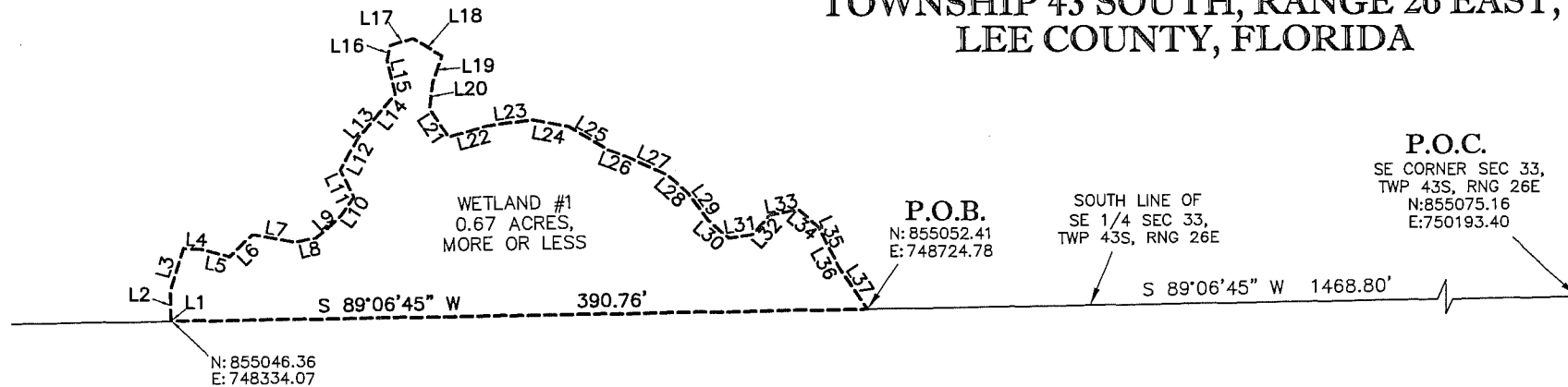
LB# 7071

10970 S. CLEVELAND AVE.
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FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
FAX: (239) 275-8457

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FILE NAME: 14879WET1.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 1 OF 2
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 100'	CHECKED BY: DJO
		FILE NO. (S-T-R) 33-43-26	

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 38°24'57\" W	0.83'
L2	N 01°24'36\" W	16.42'
L3	N 16°58'49\" E	25.47'
L4	S 85°55'39\" E	12.21'
L5	S 74°49'15\" E	14.31'
L6	N 45°11'42\" E	17.67'
L7	S 79°36'10\" E	25.01'
L8	N 76°59'04\" E	11.11'
L9	N 47°46'28\" E	18.61'
L10	N 34°45'40\" E	13.50'
L11	N 26°01'12\" W	17.16'
L12	N 28°05'58\" E	20.84'
L13	N 40°57'49\" E	12.46'
L14	N 39°41'48\" E	19.93'
L15	N 13°18'21\" W	19.41'
L16	N 09°32'34\" E	8.43'
L17	N 71°41'18\" E	13.68'
L18	S 58°22'22\" E	19.10'
L19	S 19°23'13\" W	16.37'
L20	S 06°06'16\" W	14.75'
L21	S 33°56'59\" E	19.10'
L22	N 74°35'37\" E	22.63'
L23	N 81°54'09\" E	25.34'
L24	S 79°00'41\" E	21.29'
L25	S 58°10'28\" E	23.72'
L26	S 68°36'34\" E	17.19'
L27	S 65°34'27\" E	20.69'
L28	S 47°54'33\" E	16.16'
L29	S 36°07'10\" E	18.71'
L30	S 49°07'52\" E	15.91'
L31	N 80°58'36\" E	13.03'
L32	N 41°54'17\" E	14.59'

LINE TABLE

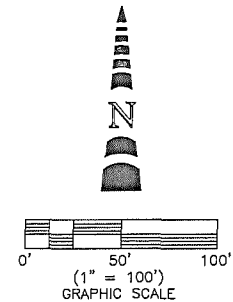
LINE	BEARING	DISTANCE
L33	N 78°27'24\" E	16.52'
L34	S 48°49'40\" E	15.61'
L35	S 24°04'35\" E	9.85'
L36	S 28°47'52\" E	17.06'
L37	S 33°37'44\" E	27.26'

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45\"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N = NORTHING
E = EASTING
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE



BUCKINGHAM 345 ACRES WETLAND 1

TITLE: SKETCH OF DESCRIPTION			
		10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com	
LAND SURVEYORS · PLANNERS			
LB# 7071			
FILE NAME: 14879WET1.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 2 OF 2
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 100'	CHECKED BY: DJO FILE NO. (S-T-R) 33-43-26

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

LEGAL DESCRIPTION:

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

COMMENCE 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 1630.28 FEET; THENCE N 00°53'25" W, FOR A DISTANCE OF 953.66 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE N.16°27'13"W. FOR A DISTANCE OF 20.28 FEET; THENCE N.71°44'49"W. FOR A DISTANCE OF 20.32 FEET; THENCE N.02°28'15"W. FOR A DISTANCE OF 51.89 FEET; THENCE N.15°27'05"W. FOR A DISTANCE OF 47.26 FEET; THENCE N.59°46'55"E. FOR A DISTANCE OF 34.77 FEET; THENCE S.83°40'25"E. FOR A DISTANCE OF 43.31 FEET; THENCE S.33°23'00"E. FOR A DISTANCE OF 19.17 FEET; THENCE S.06°53'37"E. FOR A DISTANCE OF 50.21 FEET; THENCE S.53°25'17"W. FOR A DISTANCE OF 28.80 FEET; THENCE S.03°45'16"W. FOR A DISTANCE OF 21.61 FEET; THENCE S.13°31'28"W. FOR A DISTANCE OF 28.32 FEET; THENCE S.78°26'52"W. FOR A DISTANCE OF 19.02 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 8,334 SQUARE FEET, OR 0.19 ACRE, MORE OR LESS

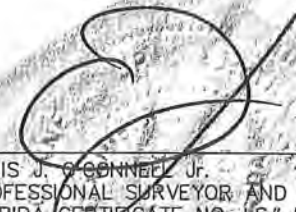
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MAY 27 2020

COMMUNITY DEVELOPMENT

CPA2020-00002

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
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BY: 
DENIS J. O'CONNELL Jr.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

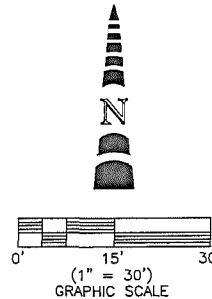
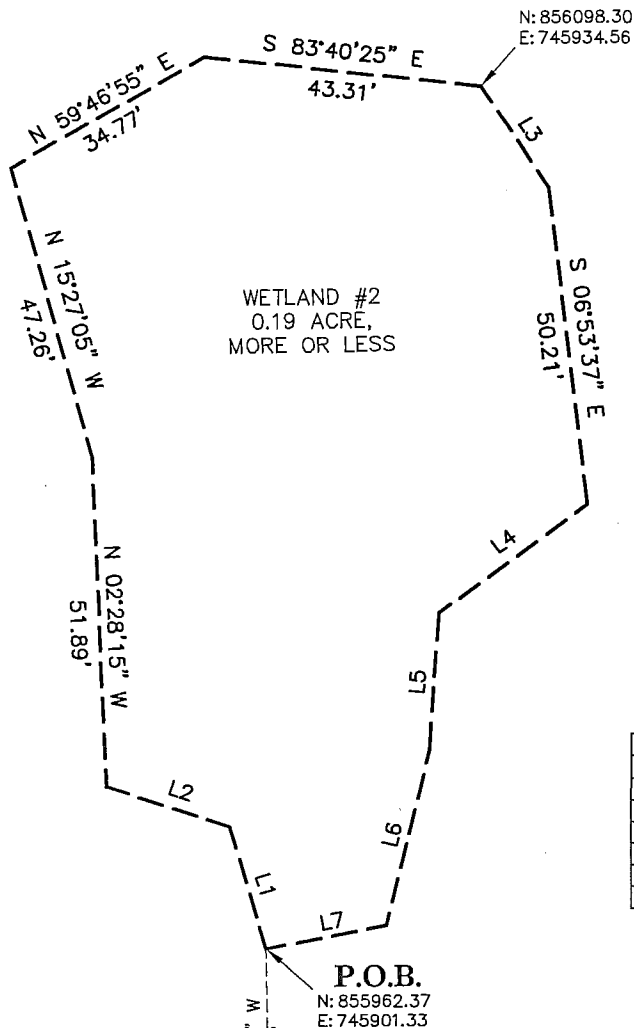
DATE SIGNED: 5/7/2020

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

BUCKINGHAM 345 ACRES WETLAND 2

TITLE: LEGAL DESCRIPTION			
		METRON SURVEYING & MAPPING, LLC LAND SURVEYORS-PLANNERS LB# 7071	
10970 S. CLEVELAND AVE. SUITE #605 FORT MYERS, FLORIDA 33907 PHONE: (239) 275-8575 FAX: (239) 275-8457 www.metronfl.com			
FILE NAME: 14879WET2.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 1 OF 2
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 30'	CHECKED BY: DJO FILE NO. (S-T-R) 33-43-26

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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 16°27'13" W	20.28'
L2	N 71°44'49" W	20.32'
L3	S 33°23'00" E	19.17'
L4	S 53°25'17" W	28.80'
L5	S 03°45'16" W	21.61'
L6	S 13°31'28" W	28.32'
L7	S 78°26'52" W	19.02'

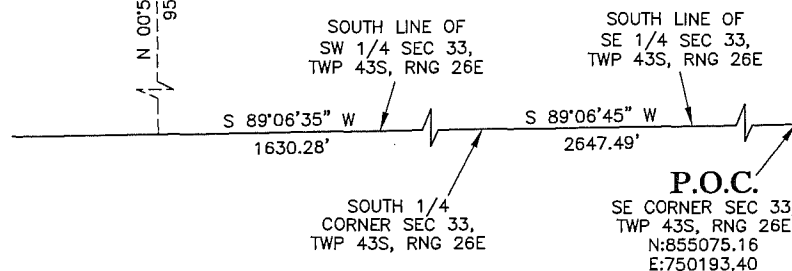
NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

LEGEND:

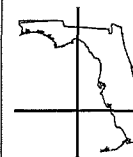
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N: = NORTHING
E: = EASTING
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE

BUCKINGHAM 345 ACRES WETLAND 2



TITLE:

SKETCH OF DESCRIPTION



METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS · PLANNERS

LB# 7071

10970 S. CLEVELAND AVE.
SUITE #605
FORT MYERS, FLORIDA 33907
PHONE: (239) 275-8575
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FILE NAME: 14879WET2.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 2 OF 2
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 30'	CHECKED BY: DJO
		FILE NO. (S-T-R) 33-43-26	

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

LEGAL DESCRIPTION:

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

COMMENCE 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 1772.88 FEET; THENCE N.00°53'25"W. FOR A DISTANCE OF 496.12 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE S.89°23'09"W. FOR A DISTANCE OF 35.35 FEET; THENCE N.19°05'25"W. FOR A DISTANCE OF 15.45 FEET; THENCE S.82°22'42"W. FOR A DISTANCE OF 28.84 FEET; THENCE N.67°09'24"W. FOR A DISTANCE OF 27.37 FEET; THENCE S.72°43'55"W. FOR A DISTANCE OF 32.70 FEET; THENCE N.85°40'57"W. FOR A DISTANCE OF 26.41 FEET; THENCE N.44°44'24"W. FOR A DISTANCE OF 26.66 FEET; THENCE N.00°40'46"E. FOR A DISTANCE OF 27.83 FEET; THENCE N.09°38'53"W. FOR A DISTANCE OF 38.20 FEET; THENCE N.02°44'06"W. FOR A DISTANCE OF 25.25 FEET; THENCE N.80°55'27"W. FOR A DISTANCE OF 34.13 FEET; THENCE N.18°10'41"E. FOR A DISTANCE OF 32.37 FEET; THENCE N.15°37'32"W. FOR A DISTANCE OF 40.22 FEET; THENCE N.01°29'58"W. FOR A DISTANCE OF 22.89 FEET; THENCE N.01°03'33"E. FOR A DISTANCE OF 46.85 FEET; THENCE N.29°02'50"E. FOR A DISTANCE OF 24.29 FEET; THENCE N.20°05'53"E. FOR A DISTANCE OF 42.25 FEET; THENCE N.04°45'06"W. FOR A DISTANCE OF 46.55 FEET; THENCE N.29°19'46"E. FOR A DISTANCE OF 28.09 FEET; THENCE N.09°16'41"W. FOR A DISTANCE OF 32.41 FEET; THENCE N.24°29'10"W. FOR A DISTANCE OF 18.69 FEET; THENCE N.48°03'59"W. FOR A DISTANCE OF 39.71 FEET; THENCE N.58°07'40"W. FOR A DISTANCE OF 26.05 FEET; THENCE N.57°53'11"W. FOR A DISTANCE OF 22.27 FEET; THENCE S.73°08'55"W. FOR A DISTANCE OF 51.72 FEET; THENCE S.60°18'29"W. FOR A DISTANCE OF 38.44 FEET; THENCE S.85°01'37"W. FOR A DISTANCE OF 20.03 FEET; THENCE N.87°50'44"W. FOR A DISTANCE OF 58.04 FEET; THENCE N.69°43'46"W. FOR A DISTANCE OF 26.01 FEET; THENCE N.28°03'46"W. FOR A DISTANCE OF 12.82 FEET; THENCE N.26°34'10"W. FOR A DISTANCE OF 46.19 FEET; THENCE N.09°04'32"W. FOR A DISTANCE OF 79.72 FEET; THENCE N.10°36'22"E. FOR A DISTANCE OF 96.02 FEET; THENCE N.15°32'18"W. FOR A DISTANCE OF 48.60 FEET; THENCE N.28°31'26"E. FOR A DISTANCE OF 64.15 FEET; THENCE N.00°46'47"W. FOR A DISTANCE OF 71.66 FEET; THENCE N.09°49'09"E. FOR A DISTANCE OF 68.71 FEET; THENCE N.11°43'36"E. FOR A DISTANCE OF 77.09 FEET; THENCE N.05°43'49"E. FOR A DISTANCE OF 77.70 FEET; THENCE N.49°41'55"E. FOR A DISTANCE OF 56.89 FEET; THENCE N.73°32'31"E. FOR A DISTANCE OF 53.00 FEET; THENCE N.74°31'28"E. FOR A DISTANCE OF 60.66 FEET; THENCE N.85°31'34"E. FOR A DISTANCE OF 79.12 FEET; THENCE N.83°44'04"E. FOR A DISTANCE OF 72.78 FEET; THENCE S.84°00'50"E. FOR A DISTANCE OF 67.86 FEET; THENCE S.46°30'27"E. FOR A DISTANCE OF 52.28 FEET; THENCE S.01°58'05"E. FOR A DISTANCE OF 92.16 FEET; THENCE S.05°06'06"E. FOR A DISTANCE OF 68.27 FEET; THENCE S.03°42'04"W. FOR A DISTANCE OF 58.14 FEET; THENCE S.09°20'49"W. FOR A DISTANCE OF 56.87 FEET; THENCE S.19°23'05"W. FOR A DISTANCE OF 47.18 FEET; THENCE S.57°22'13"W. FOR A DISTANCE OF 73.53 FEET; THENCE S.73°18'50"W. FOR A DISTANCE OF 58.04 FEET; THENCE S.48°34'09"W. FOR A DISTANCE OF 55.53 FEET; THENCE S.10°03'57"W. FOR A DISTANCE OF 53.42 FEET; THENCE S.12°20'29"E. FOR A DISTANCE OF 44.70 FEET; THENCE S.13°13'13"E. FOR A DISTANCE OF 41.54 FEET; THENCE S.67°47'47"E. FOR A DISTANCE OF 59.85 FEET; THENCE S.81°48'51"E. FOR A DISTANCE OF 31.20 FEET; THENCE N.87°14'23"E. FOR A DISTANCE OF 36.07 FEET; THENCE N.78°04'06"E. FOR A DISTANCE OF 49.33 FEET; THENCE N.74°25'34"E. FOR A DISTANCE OF 43.75 FEET; THENCE N.88°45'47"E. FOR A DISTANCE OF 34.88 FEET; THENCE S.41°53'45"E. FOR A DISTANCE OF 19.01 FEET; THENCE S.09°23'01"E. FOR A DISTANCE OF 51.77 FEET; THENCE S.11°36'01"W. FOR A DISTANCE OF 29.06 FEET; THENCE S.08°13'20"E. FOR A DISTANCE OF 44.02 FEET; THENCE S.01°50'18"W. FOR A DISTANCE OF 45.88 FEET; THENCE S.24°42'40"E. FOR A DISTANCE OF 30.36 FEET; THENCE S.06°30'12"W. FOR A DISTANCE OF 34.20 FEET; THENCE S.14°00'53"E. FOR A DISTANCE OF 35.49 FEET; THENCE S.25°05'25"W. FOR A DISTANCE OF 25.63 FEET; THENCE S.16°22'02"E. FOR A DISTANCE OF 37.03 FEET; THENCE S.01°19'20"W. FOR A DISTANCE OF 37.10 FEET; THENCE S.01°26'29"W. FOR A DISTANCE OF 17.73 FEET; THENCE S.22°10'51"W. FOR A DISTANCE OF 37.77 FEET; THENCE S.48°57'14"W. FOR A DISTANCE OF 32.90 FEET; THENCE S.15°28'14"E. FOR A DISTANCE OF 28.07 FEET; THENCE S.04°47'13"E. FOR A DISTANCE OF 25.42 FEET; THENCE S.61°33'06"W. FOR A DISTANCE OF 37.20 FEET; THENCE S.57°46'28"W. FOR A DISTANCE OF 28.56 FEET; THENCE S.44°12'37"W. FOR A DISTANCE OF 29.35 FEET; THENCE S.05°19'50"W. FOR A DISTANCE OF 29.39 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 406,177 SQUARE FEET, OR 9.33 ACRES, MORE OR LESS

BY:

DENIS J. SCORWELL, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS# 5430

DATE SIGNED: 5/7/2020

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

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

BUCKINGHAM
345 ACRES
WETLAND 3

TITLE:

LEGAL DESCRIPTION



METRON
SURVEYING & MAPPING, LLC

LAND SURVEYORS-PLANNERS

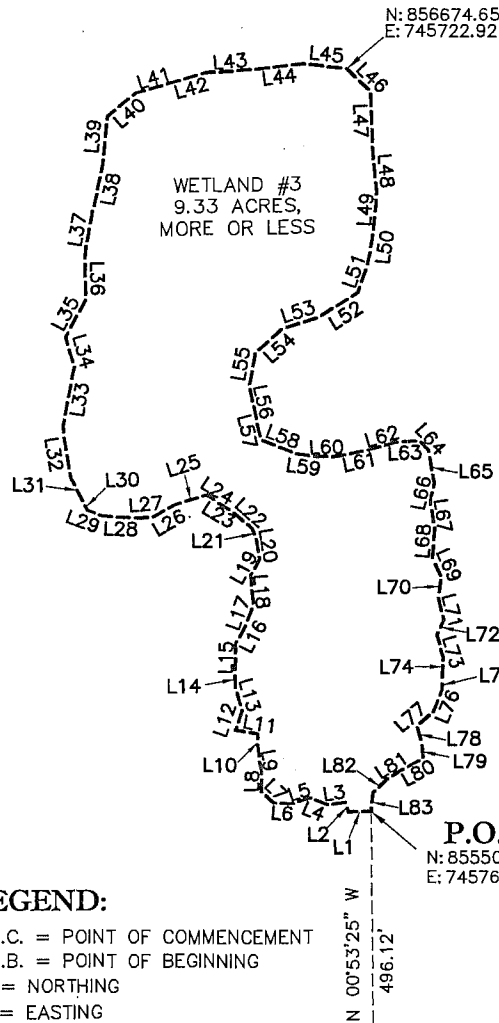
LB# 7071

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FILE NAME: 14879WET3.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 1 OF 2
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 300'	CHECKED BY: DJO
			FILE NO. (S-T-R) 33-43-26

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



NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, AS BEING S.89°06'45"W.
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. PARCEL IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS AND RIGHT-OF-WAYS (RECORDED AND UNRECORDED, WRITTEN AND UNWRITTEN).
4. THE STATE PLANE COORDINATES SHOWN HEREON ARE IN FEET, FLORIDA 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.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°23'09" W	35.35'
L2	N 19°05'25" W	15.45'
L3	S 82°22'42" W	28.84'
L4	N 67°09'24" W	27.37'
L5	S 72°43'55" W	32.70'
L6	N 85°40'57" W	26.41'
L7	N 44°44'24" W	26.66'
L8	N 00°40'46" E	27.83'
L9	N 09°38'53" W	38.20'

LINE TABLE

LINE	BEARING	DISTANCE
L10	N 02°44'06" W	25.25'
L11	N 80°55'27" W	34.13'
L12	N 18°10'41" E	32.37'
L13	N 15°37'32" W	40.22'
L14	N 01°29'58" W	22.89'
L15	N 01°03'33" E	46.85'
L16	N 29°02'50" E	24.29'
L17	N 20°05'53" E	42.25'
L18	N 04°45'06" W	46.55'
L19	N 29°19'46" E	28.09'
L20	N 09°16'41" W	32.41'
L21	N 24°29'10" W	18.69'
L22	N 48°03'59" W	39.71'
L23	N 58°07'40" W	26.05'
L24	N 57°53'11" W	22.27'
L25	S 73°08'55" W	51.72'
L26	S 60°18'29" W	38.44'
L27	S 85°01'37" W	20.03'
L28	N 87°50'44" W	58.04'
L29	N 69°43'46" W	26.01'
L30	N 28°03'46" W	12.82'
L31	N 26°34'10" W	46.19'
L32	N 09°04'32" W	79.72'
L33	N 10°36'22" E	96.02'
L34	N 15°32'18" W	48.60'
L35	N 28°31'26" E	64.15'
L36	N 00°46'47" W	71.66'
L37	N 09°49'09" E	68.71'
L38	N 11°43'36" E	77.09'
L39	N 05°43'49" E	77.70'
L40	N 49°41'55" E	56.89'
L41	N 73°32'31" E	53.00'
L42	N 74°31'28" E	60.66'
L43	N 85°31'34" E	79.12'
L44	N 83°44'04" E	72.78'
L45	S 84°00'50" E	67.86'
L46	S 46°30'27" E	52.28'

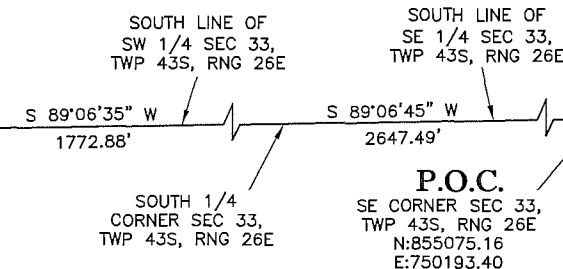
LINE TABLE

LINE	BEARING	DISTANCE
L47	S 01°58'05" E	92.16'
L48	S 05°06'06" E	68.27'
L49	S 03°42'04" W	58.14'
L50	S 09°20'49" W	56.87'
L51	S 19°23'05" W	47.18'
L52	S 57°22'13" W	73.53'
L53	S 73°18'50" W	58.04'
L54	S 48°34'09" W	55.53'
L55	S 10°03'57" W	53.42'
L56	S 12°20'29" E	44.70'
L57	S 13°13'13" E	41.54'
L58	S 67°47'47" E	59.85'
L59	S 81°48'51" E	31.20'
L60	N 87°14'23" E	36.07'
L61	N 78°04'06" E	49.33'
L62	N 74°25'34" E	43.75'
L63	N 88°45'47" E	34.88'
L64	S 41°53'45" E	19.01'
L65	S 09°23'01" E	51.77'
L66	S 11°36'01" W	29.06'
L67	S 08°13'20" E	44.02'
L68	S 01°50'18" W	45.88'
L69	S 24°42'40" E	30.36'
L70	S 06°30'12" W	34.20'
L71	S 14°00'53" E	35.49'
L72	S 25°05'25" W	25.63'
L73	S 16°22'02" E	37.03'
L74	S 01°19'20" W	37.10'
L75	S 01°26'29" W	17.73'
L76	S 22°10'51" W	37.77'
L77	S 48°57'14" W	32.90'
L78	S 15°28'14" E	28.07'
L79	S 04°47'13" E	25.42'
L80	S 61°33'06" W	37.20'
L81	S 57°46'28" W	28.56'
L82	S 44°12'37" W	29.35'
L83	S 05°19'50" W	29.39'

LEGEND:

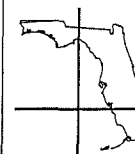
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
N: = NORTHING
E: = EASTING
SEC = SECTION
TWP = TOWNSHIP
RNG = RANGE

BUCKINGHAM
345 ACRES
WETLAND 3



TITLE:

SKETCH OF DESCRIPTION



METRON
SURVEYING & MAPPING, LLC

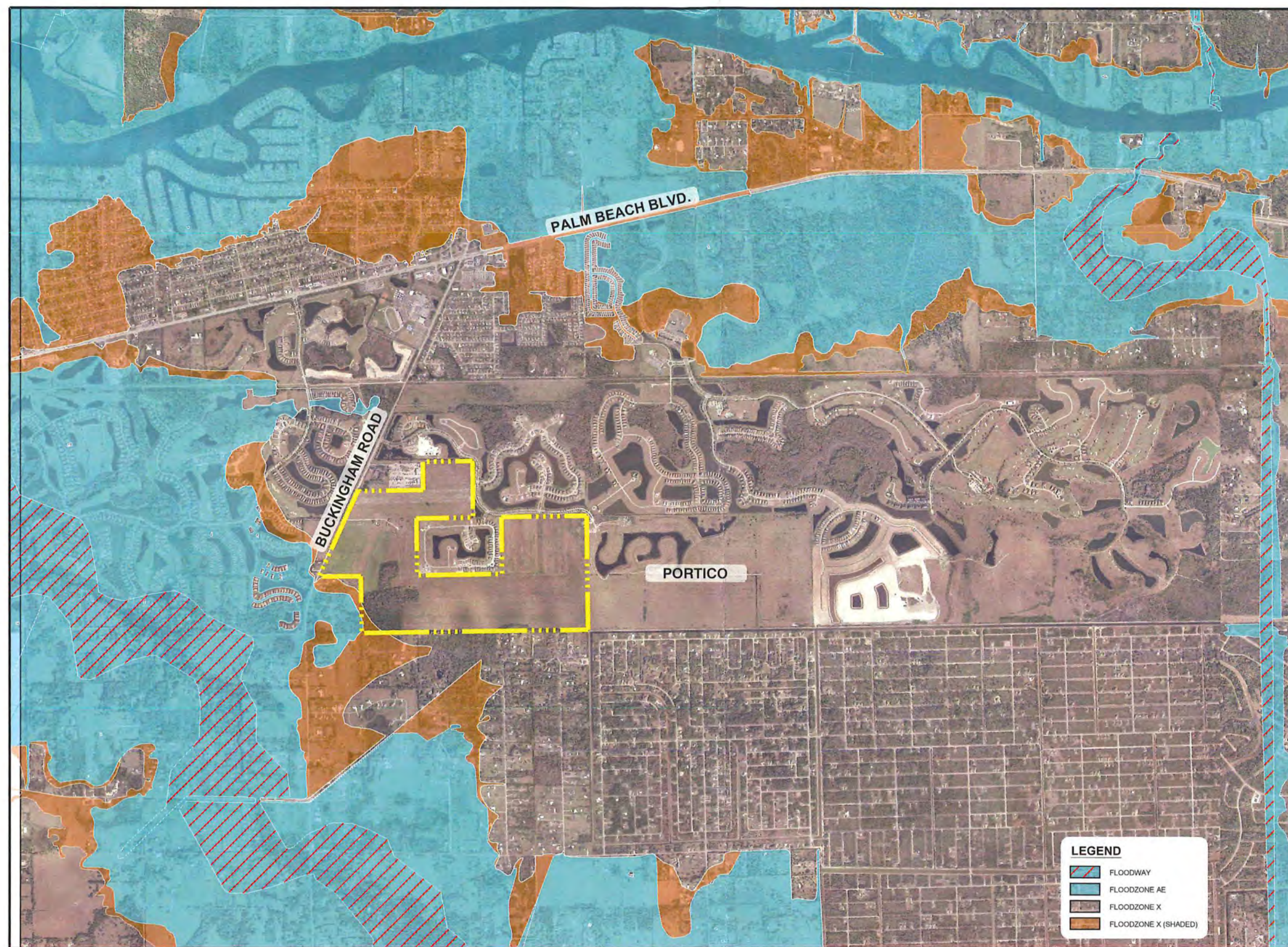
LAND SURVEYORS · PLANNERS

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FILE NAME: 14879WET3.dwg	FIELD BOOK/PAGE: SEE FILE	PROJECT NO.: 14879	SHEET: 2 OF 2
EXHIBIT DATE: 5/06/2020	DRAWN BY: BUD	SCALE: 1" = 300'	CHECKED BY: DJO
		FILE NO. (S-T-R): 33-43-26	



PROJECT:

GL HOMES

LOCATION:

ACCESS UNDETERMINED
FORT MYERS, FL

CLIENT:



CONSULTANT:



ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 6532 / FL CERT NO. 186881 / LC25000333

Fort Myers
2914 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-2000
Fax: (239) 337-2094
Toll free: 866-337-7341

Tallahassee	Destin
113 South Monroe Street	5507 Highway 98
1st Floor	Unit 201
Tallahassee, Florida 32301	Santa Rosa Beach, Florida 32459

PREPARED BY:

RECEIVED
MAY 27 2020

COMMUNITY DEVELOPMENT

REVISIONS	DATE
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[illegible]

PROJECT MANAGER:	TME
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SERIAL	DATE: 11/11/2009	TIME: 11:00
	DRAWING BY: C/JV	

JURISDICTION:	LEE COUNTY
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DATE:	04/17/2020
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SHEET TITLE:

FLOODZONE MAP

SHEET NUMBER: X-108



JOB/FILE NUMBER: 19079-00

MORRIS**DEPEW**ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

Lee County Homes
Comprehensive Plan Amendment
Lee Plan Consistency
Exhibits M11, M18, and M19

RECEIVED
MAY 27 2020**COMMUNITY DEVELOPMENT**

The property subject to this application request is the existing Buckingham 345 Residential Planned Development, an approximately ±345 acres community located on Buckingham Road in eastern Lee County in the Fort Myers Shores Planning Community. The property is currently designated Sub-Outlying Suburban, and zoned Residential Planned Development.



Figure 1. Location of Subject Property

The subject property was originally approved as a residential planned development in December 2000 by Resolution Z-00-029. At that time, Resolution Z-00-029 authorized 640 single family units on approximately 325 acres. In 2005, the existing 325 acres was rezoned to add 20 acres to the overall project site, increase the density, and amend the property development regulations to permit a maximum density of 690 dwelling units per Resolution Z-05-074.

GPA2020-00002

Fort Myers | Tallahassee | Destin

LC26000330

Lee County Home Associates I, LLLP is seeking a Comprehensive Plan Map Amendment to change approximately 345 acres subject to Z-05-074 from Sub-Outlying Suburban to the Outlying Suburban and Wetlands future land use categories. This amendment will allow an increase of 1 dwelling unit per acre for a total of 1,035 single family units; a 345 dwelling unit increase over the existing RPD previously approved for 690 dwelling units. A concurrent Planned Development Application will be filed to permit the additional dwelling units.

The proposed Outlying Suburban FLU category will permit the planned development to act as a transition from the higher densities found in the adjacent, existing Verandah and Oak View planned developments for residential to the west and the existing Portico and River Hall residential communities to the north and east. Given the existing land uses in the immediate proximity to the subject property (Verandah, River Hall, Portico and Lehigh Acres) as well as the proximity to Buckingham Road, the proposed development will provide appropriate infill development and a more efficient use of the land and existing urban services.

Future Land Use

The ±345-acre subject property is currently within the Sub-Outlying Suburban Future Land Use Category, the Fort Myers Shores Planning Community for population accommodation, and Caloosahatchee Shores Planning Community for long term planning and community visioning. The Lee County Comprehensive Plan (Lee Plan) outlines the permitted densities and intensities for each Future Land Use Category as well as additional planning requirements for development within the Planning Communities.

The requested Comprehensive Plan Amendment would reallocate the existing acreage within the Sub-Outlying Suburban FLU to Outlying Suburban & Wetlands FLU categories. Given the existing land uses in the immediate proximity to the existing developments (Verandah, Oak View, Buckingham Chase River Hall, Portico, and Lehigh Acres) as well as the proximity to Buckingham Road, the additional units permitted per acre by the requested amendment will be consistent with the surrounding communities and provide an infill location for the additional units to promote more efficient use of the land and connection to existing infrastructure. A concurrent Planned Development Amendment will be submitted to accompany this FLU Amendment to provide additional details regarding the development of the requested units.

Wetlands

A small portion of the subject property consists of wetland habitat as previously identified and agreed by the South Florida Water Management District for ERP-36-05939-P. Approximately 17.51 acres is identified as wetlands along the southern boundary and southwest corner property boundary. An additional 1.64 acres of upland preserve is included within the wetland areas and an upland buffer will be maintained as preserve with the forthcoming RPD application. Lee Plan Policy 1.5.1 permits low-density residential and recreational uses within the Wetland Future Land Use Category.

"POLICY 1.5.1: Permitted land uses in Wetlands consist of very low-density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1du/20acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan."

Due to the previous ERP approval and existing wetlands on-site, the requested amendment includes allocating the 17.5 acres to the Wetland FLU category and the forthcoming concurrent planned development application will continue to preserve this area consistent with policy 1.5.1.

Outlying Suburban

The Outlying Suburban Future Land Use is described by Policy 1.1.6:

"...characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density development is planned or in place. Industrial land use is not permitted. The standard density range is from one dwelling unit per acre (1du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed."

The subject property is surrounded by a mix of predominately residential uses. Infrastructure is present in the area to support development at 3 dwelling units per area. An assortment of primarily single-family residential types are represented in the area at varying densities. South of the property is the Buckingham community, with a rural character and low density. Many of the single-family homes to the south are on large lots with densities of less than 1 unit per acre. This area has a future land use category of Rural Community Preserve, which allows a density of up to 1 unit per acre. West of the subject property is Verandah and Oak View, located in the Suburban future land use category with an allowed density is up to 6 units per acre. Verandah is a mixed use planned development permitting a variety of housing types and Oak View allows single family and two-family residential dwellings.

Some of the surrounding planned developments do have commercial uses and approximately one and half miles north there is an existing commercial node at intersection of Buckingham Road and SR 80. The commercial node includes the local library branch, and existing businesses to serve the community such as a gas station and convenience store, fast food restaurant and retail. Similar uses exist on the remaining corners of the Buckingham Road and SR 80 intersection. These commercial uses are a short drive away from the proposed planned development and will provide needed services to the community. With the addition of more roof tops in the immediate area perhaps in the future the mass transit could be extended into the area to allow additional access to existing commercial uses. This area exhibits many of the qualities described by Policy 1.1.6.

Transportation

Buckingham Road is the only north/south arterial roadway intersecting with SR 80 east of Interstate 75. The entry to the Lee County Homes Property is just under approximately 1.3 miles south of the intersection of SR 80/Palm Beach Boulevard and Buckingham Road. This intersection supports commercial uses and public facilities at the periphery of urban development. As a roadway within the Strategic Intermodal System, SR 80 is considered a priority roadway for mobility of goods, services, and residents. Therefore, development along this roadway is expected to occur in support of a statewide economic vision as well as local municipal long-range planning efforts. Additionally, interconnecting roadways are expected to support the further distribution of goods, services, and residents.

Development

Several of the existing surrounding communities are within areas defined by the Lee Plan as "Future Urban Areas and Future Suburban Areas." Immediately to the southeast corner of the subject property is the platted community of Lehigh Acres. Within the Urban Community Future Land Use and having an allowed density of 6 dwelling units per acre, Lehigh Acres has been defined as a "Future Urban Area" by the Lee Plan. This portion of Lehigh Acres has a developed density of approximately 4 units per. To the west are existing community of Verandah and planned community of Oak View within the Suburban FLU which is defined as a "Future Suburban Area" by the Lee Plan. Overall the density in the area transitions between higher densities in the west and southeast (Suburban and Urban Community FLU) to the same density to the north (Outlying Suburban) and lower densities to the east and south (Rural and Rural Community Preserve) of the subject property. The proposed development of the subject property with the additional requested density will be consistent with the Outlying Suburban Future Land Use Category, the surrounding future land use categories and will provide infill to accommodate population growth between existing urban areas that have adequate public infrastructure in Lee County.

Public Infrastructure for all Urban Services is available to service the existing communities, as well as the subject property and the additional proposed density. A separate Public Facilities Analysis has been completed and demonstrates urban services will also be available to service the requested additional units.

Growth Management

Goal 2 of the Lee Plan establishes land use policy to support projects that propose an economically feasible plan for development. Specifically, the objectives and policies supporting this goal encourages contiguous and compact growth patterns in locations where adequate public facilities exist.

The proposed planned development will have a compact design that clusters the residential development areas to promote central amenities, open space and a meandering street network thereby reducing the impact of the overall development.

Additionally, more compact designs reduce the linear length of utilities and pavements that must be installed to serve the same number of homes and reduced future maintenance costs.

The residential properties surrounding the subject property to the north, east and west have a similar clustered pattern. The only exceptions are the large residential lots immediately south of the site within the Buckingham community. The proposed compact and clustered design that will be established as part of the concurrent RPF will allow a development pattern consistent with the surrounding area and promote a rural feel, common along Buckingham



Figure 2. Existing and Planned Residential Developments

The subject property will have access to all required urban services. A separate Public Facilities analysis has been prepared and submitted supporting the requested amendment. The analysis demonstrates adequate capacity to serve the additional 345 dwelling units within the 2030-time horizon of the Lee Plan consistent with Objective 2.2 and Policy 2.2.1, which seek to ensure the requested development will be located in an area with adequate public infrastructure.

General Development Standards

Goal 4 of the Lee Plan establishes land development regulations will be developed that balance service availability and protection of natural resources. Water, sewer and environmental standards are specifically outlined in the standards supporting Objective 4.1.

Water

The subject property is within the service area for Lee County Utilities as demonstrated on Lee Plan Map 6. Consistent with this standard and Policies 53.1.2 and 95.1.3, there is adequate capacity at the Olga Water Treatment Facility to service the existing residential units as well as the proposed 345 dwelling units. A Letter of Availability from Lee County Utilities is included in the supporting materials to the application.

Sewer

The subject property is within an area of the County in which an interlocal agreement has been implemented with the City of Fort Myers for wastewater treatment. According to the Lee County 2019 Concurrency Report there is adequate capacity to service the approved 690 dwelling units as well as the proposed 345 dwelling units consistent with this standard and Policies 56.1.2 and 95.1.3. The applicant has obtained a Letter of Availability from Lee County Utilities and is included in the supporting materials to the application.

Environmental Factors

The site has been cleared and maintained. Only limited areas of indigenous habitat remain. The previously approved Buckingham 345 RPD had an Environmental Resources Permit, 36-05939-P which expired; however, the forthcoming Planned Development will demonstrate no changes are proposed to the previously preserved areas. Therefore, a waiver was requested from Lee County Planning Staff for the required environmental assessment.

Residential Land Uses

Goal 5 provides for sufficient land to be provided in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County. The subject property is located within a "Future Suburban Area" which are areas of the county that are expected to grow within the 2030 time horizon of the Lee Plan. The policy statements of Objective 5.1 and its supporting Policies establish the required consistency with the various elements of the Lee Plan and evaluation criteria for residential developments most appropriately implemented at the time of zoning.

The forthcoming Planned Development Amendment will demonstrate consistency with these criteria. The submittal of the amendment application will ensure the proposed development is consistent with Policy 5.1.1. The subject property is not in a location of flood, storm or hurricane hazards, airport noise or unstable geologic conditions therefore the requested additional 345 dwelling units will not be endangered consistent with Policy 5.1.2. The requested density is appropriately considered low-density; however, it is within approximately one mile of existing

commercial development, schools and existing mass transit consistent with policy 5.1.3. The proposed planned development will ensure appropriate open space, buffering, landscaping and amenities are provided consistent with 5.1.6 and 5.1.7.

Finally, as previously discussed, the subject property is in an area surrounded by existing residential development. The requested increase in density is consistent with the adjacent Portico residential subdivision and provides for additional infill development in an area where public facilities are available. Therefore, the additional units will not be destructive to the character and integrity of the residential environment consistent with policy 5.1.5.

Caloosahatchee Shores Community Plan

The subject property is identified on Lee Plan Map 16 as being within the Fort Myers Shores Planning Community. However, Goal 21 and Lee Plan Map 1 page 2 of 8 has this area of the County being known as Caloosahatchee Shores. Consistent with this map, the following analysis demonstrates consistency of the requested amendment with the Caloosahatchee Shores Community Plan.

The stated goal of the Caloosahatchee Shores Community Plan is “to protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses and providing incentives for redevelopment, mixed use development and pedestrian safe environments.” This goal is supported by Objective 21.1 and 2.1.3 which establish residential uses need to maintain the existing rural character of Caloosahatchee Shores. The requested amendment will support this goal by enabling additional dwelling units to support population growth in a location that is already identified for development. No additional impacts will occur to lands identified as low density or contributing to the rural identity. Additionally, while the stated goal is to maintain “a more rural identity for the neighborhoods east of I-75” many of these neighborhoods are within Future Land Use categories that are identified by the Lee Plan as Suburban and have densities above 1 unit per acre.

The planned development will demonstrate through landscaping buffering, clustering of homes, the allocation of open space and preservation of wetland areas that the rural character of the surrounding area is maintained. It is expected that the perspective of a rural community will be maintained for the traveling public along Buckingham Road consistent with Objective 21.1 and 21.3 and their supporting policies through the proposed design promoted by the concurrent planned development.

Policy 21.6.3 requires a public meeting to be held with the Caloosahatchee Shores Community to provide a general overview of the project. Due to the concurrent Residential Planned Development, the applicant intends to host one community meeting in which the requested

Comprehensive Plan Amendment and Planned Development Amendment are presented to the community. The applicant will provide a summary of the meeting outcome in a subsequent submittal.

Buckingham Community Plan

The subject property's location adjacent to the Buckingham Community and along Buckingham Road necessitates a discussion of the Buckingham Community Plan, Goal 20 of the Lee Plan. Policy 20.1.6 requires at the time of rezoning process appropriate buffers be proposed when a property abuts the Rural Community Preserve land use. The width and plant make up of buffers will be determined at the time of planned development zoning; however, the proposed Wetland Future Land Use category is located adjacent to the southern property boundary providing a physical separation between the Buckingham Rural Community Preserve and the proposed development as well as a visual buffer of native habitat. Policy 20.1.8 requires a public meeting to be held within the Buckingham Community to provide a general overview of the project, when a property proposed for rezoning takes direct access to Buckingham Road. Due to the concurrent Planned Development, the applicant intends to host one community meeting in which the requested Comprehensive Plan Amendment and Planned Development Amendment are presented to the community. The applicant will provide a summary of the meeting outcome in a subsequent submittal.

Transportation

A detailed transportation analysis has been prepared by Ted Treesh of TR Transportation Consultants, Inc and is attached in the supporting materials to this application request. The same methodology used to complete the Portico Comprehensive Plan Amendment traffic study was employed to evaluate the impacts of the proposed future land use change. The increase in density of 1 dwelling unit per acre, as discussed previously, permits 345 additional dwelling units. The traffic analysis is based on the 345 dwelling unit increase. The short term analysis of impacts on the transportation impacts concluded

"that no changes are required to the Adopted Work Programs of either FDOT or Lee County due to the change in Future Land Use categories on the subject site. Improvements are identified as being necessary in 2025 due to the Background Traffic Conditions, which include residential dwelling units that are currently approved in both the Portico project as well as the Buckingham 345 project."

Further analysis of the long term impacts resulted in recommendations of widening several roadway segments, however these recommendations are based on the background traffic conditions not on the additional traffic from the proposed comprehensive plan amendment. Improvements of the roadway segments are required regardless of the additional 345 dwelling units.

“No changes are needed to the 2040 Long Range Transportation Plan since the proposed Comprehensive Plan Amendment does not cause the need for any additional roadway capacity.”

In addition to the conclusions reached by Ted Treesh of TR Transportation Consultants, Inc, the Lee Plan establishes in Policy 39.2.2 “Future Suburban areas will have an emphasis on movement by motor vehicle” through a series of criteria. The requested Outlying Suburban FLU is identified as a “future Suburban Area” as are the Suburban and Sub-Outlying Suburban FLU categories surrounding the subject property. Consistent with Policy 39.2.2, the subject property utilizes Buckingham Road for vehicular connectivity. The desired pedestrian and vehicular interconnectivity will be constructed to support the proposed 1,035 dwelling units. While the planned development is a little over a mile from an existing transit stop and route, the future build out of this subdivision, with the requested infill units, as well as the other permitted surrounding subdivisions, will assist with increasing the area’s density to a level that will support mass transit options.

Resource Protection

The Lee Plan has established Goal 107 and its supporting objectives and policies to ensure the protection of wetland and upland habitats as well as specifies diversity. The Planned Development master plan will demonstrate that the previous preserved areas shown on the Buckingham 345 master plan and approved as part of Environmental Resources Permit 36-05939-P remain preserved. The requested additional units will not negatively impact or alter the existing

approved preservation areas and open space will be provided consistent with Lee County’s policies to protect natural resources.

Population

On March 3rd, 2005, a Planned Development was approved for Buckingham 345 permitting residential development. Resolution Z-05-074 approved 690 dwelling units. At 2.35 persons per unit the approved planned development accommodates a population of approximately 1,622 people. The proposed amendment would allow up to 1,035 residential units, a net increase of 345 units from the existing Planned Development. The additional 345 residential units results in a theoretical increase of 811 people. While this is a reasonable estimate for planning purposes it is not precise since future trends in persons per household and occupancy rates are unknown.

According to the U.S. Census in 2010, Lee County had a population of 618,754. The Florida Office of Economic and Demographic Research (OEDR) projects a countywide population of 892,108 in 2030 and 999,851 in 2040. In the context of the existing and projected population for the subject property, the population increase of 811 people is the minimum. The proposed population increase is an estimated 1% increase beyond the OEDR projected population for Lee County. This is well within accepted error ranges and represents no real additional population increase for the Lee Plan’s Future Land Use Map. The most recent growth management legislation suggests that

establishment of minimum development intensity is appropriate methodology for local government planning efforts. The proposed amendment is consistent with that directive.

Also, to be considered is Future Land Use Policy 1.7.6 which establishes the Planning Communities Map and Acreage Allocation Table (Table 1(b)). This mechanism directs itself toward Lee County's ability to issue development orders and serves to ensure that actual development approvals do not exceed that amount needed for the population forecasted through the planning timeframe. To be consistent with both the local government's adopted plan and the State's directive regarding the need to establish minimum development capacity, an amendment to Table 1(b) is proposed.

Planning Communities and Acreage Allocation

Policy 1.7.6 provides for the proposed distribution, extent, and location of generalized land uses for the year 2030. The proposed Comprehensive Plan Amendment would revise Table 1(b) to recognize the future land use map amendment. The approved planned development, existing infrastructure, and proposed comprehensive plan amendment provides for a suburban level of density which is more consistent with the type of development existing and proposed in this area of the Fort Myers Shores Planning Community. Consistent with the vision for the Caloosahatchee Shores Planning Community, the proposal seeks to promote infill. It is noted that Lee County is unable to issue final development orders or extensions which would allow acreage in Table 1(b) to be exceeded.

Due to the inter-relationship between the residential acreage included in Table 1(b) and the forthcoming Planned Development Amendment, the applicant intends to provide a strikethrough/underline version of Table 1(b) at the time of submittal of the response to the first insufficiency. This will ensure the acreage proposed accurately reflects the area proposed for residential development through the zoning process.

Additional Requirements for Specific Future Land Use Map Amendment

Urban Sprawl

The basis for evaluation of whether a comprehensive plan amendment discourages the proliferation of urban sprawl was significantly revised by the 2011 Florida Legislature. Under the Community Planning Act, Rule 9J-5 of the Florida Administrative Code was repealed and with it the detailed urban sprawl methodology. In its place the Legislature adopted the following key provisions.

163.3177(5)(a) Each local government comprehensive plan must include at least two planning periods, one covering at least the first 5-year period occurring after the plan's adoption and one covering at least a 10-year period. Additional planning periods for specific components, elements, land use

amendments, or projects shall be permissible and accepted as part of the planning process.

1673.3177(6)(a)4 The element shall accommodate at least the minimum amount of land required to accommodate the medium projections of the University of Florida's Bureau of Economic and Business Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

Note that the law has shifted from providing maximum land use allocations to an emphasis on ensuring minimum land use allocations.

The urban sprawl test is carried out through the following provisions. The proposed Comprehensive Plan amendment achieves all of the following factors and therefore it must be concluded it discourages the proliferation of urban sprawl.

163.3177(6)(a)9.b. The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

(IV) Promotes conservation of water and energy.

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

(VII) Creates a balance of land uses based upon demands of residential population for the nonresidential needs of an area.

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in FS. 163.3164.

The proposed Comprehensive Plan Amendment discourages urban sprawl in accordance with the above referenced Florida Statue. The proposed density increase will not impact natural resources or ecosystems because the proposed planned development will maintain the previously approved wetland areas and provide the require open space. Also, public utilities are already present adjacent to the property and will be extended to the project boundaries to reach the proposed single family lots. The project is centralized in an area of Lee County that is accessible to urban services and public transit as demonstrated in the Public Facilities Narrative and the attached Service Availability Letters from local service providers. The subject property is located within an area that is central to other residential communities, schools, and commercial uses which is consistent and creates a balance of residential and commercial land uses that continues to prevent urban sprawl.

**BUCKINGHAM 345
LEE COUNTY PROTECTED SPECIES SURVEY**

May 2020

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1.0 INTRODUCTION

This report documents the Lee County Protected Species Survey (PSS) conducted by Passarella & Associates, Inc. (PAI) for Buckingham 345 (Project). The purpose of the survey was to review the Project for protected species in accordance with Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project is 344.78± acres and is located in Sections 32 and 33, Township 43 South, Range 26 East, Lee County (Figure 1). The Project is approximately 1.2 miles south of State Road 80, on the east side of Buckingham Road.

The majority of the Project site consists of fields utilized for the production of hay, and contains forested uplands and wetlands in the southwest corner.

2.0 LAND USES AND VEGETATION ASSOCIATIONS

The vegetation mapping for the Project was conducted using January 2019 Lee County rectified aeriels. Groundtruthing to map the vegetative communities was conducted on January 28, 2020 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote hydrological conditions and disturbance. “E” codes were used to identify levels of exotic infestation (i.e., melaleuca (*Melaleuca quinquenervia*), aquatic soda apple (*Solanum tampicense*) and Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2017 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map. An Aerial with FLUCFCS and Wetlands Map is provided as Appendix A.

A total of 14 vegetative associations and land uses (i.e., FLUCFCS codes) were identified on the property. Table 1 provides the breakdown of the FLUCFCS codes by acreage, while a description of each of the classifications follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
2153	Field Crops, Hay	301.84	87.5
260	Rural Open Land	4.67	1.4
422	Brazilian Pepper	9.72	2.8
4221	Brazilian Pepper, Hydric	2.36	0.7
4349 E2	Mixed Hardwood Conifer, Disturbed (25-49% Exotics)	10.22	3.0
4349 E4	Mixed Hardwood Conifer, Disturbed (76-100% Exotics)	6.22	1.8
514	Ditch	0.90	0.3
6189 E2	Willow, Disturbed (25-49% Exotics)	0.14	<0.1
6219 E2	Cypress, Disturbed (25-49% Exotics)	3.02	0.9
6219 E3	Cypress, Disturbed (50-75% Exotics)	0.70	0.2
6249 E2	Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics)	3.35	1.0

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
740	Disturbed Land	0.84	0.2
7401	Disturbed Land, Hydric	0.35	0.1
8146	Unpaved Road	0.45	0.1
Total		344.78	100.0

Field Crops, Hay (FLUCFCS Code 2153)

This land use type consists of hay fields. The canopy and sub-canopy of this land use type are open. The ground cover contains primarily bahiagrass (*Paspalum notatum*), with some broomgrass (*Andropogon virginicus*), torpedograss (*Panicum repens*), bermudagrass (*Cynodon dactylon*), spermacoce (*Spermacoce verticillata*), and common ragweed (*Ambrosia artemisiifolia*), scattered water pennywort (*Hydrocotyle umbellata*), fingergrass (*Eustachys petraea*), musky mint (*Hyptis alata*), and tickseed (*Coreopsis* spp.).

Rural Open Lands (FLUCFCS Code 260)

This land use type consists of agricultural support structures, farm equipment and supplies. The canopy and sub-canopy vegetation may include scattered slash pine (*Pinus elliottii*), live oak (*Quercus virginicus*), cabbage palm (*Sabal palmetto*), and Brazilian pepper. The ground cover is mostly bahiagrass with some scattered common ragweed and broomgrass.

Brazilian Pepper (FLUCFCS Code 422)

The canopy of this vegetative community contains widely scattered cabbage palm, live oak, and laurel oak (*Quercus laurifolia*). The sub-canopy is dominated by Brazilian pepper, with some scattered cabbage palm. The ground cover is mostly open but may contain some scattered swamp fern (*Telmatoblechnum serrulatum*) and muscadine grape (*Vitis rotundifolia*).

Brazilian Pepper, Hydric (FLUCFCS Code 4221)

The canopy of this vegetative community contains widely scattered cabbage palm, live oak, and laurel oak. The sub-canopy is dominated by Brazilian pepper, with some scattered cabbage palm. The ground cover is mostly open but may contain some scattered swamp fern.

Mixed Hardwood Conifer, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)

The canopy of this upland habitat consists of a combination of species including slash pine, laurel oak, live oak, cabbage palm, and java plum (*Syzygium cumini*). The sub-canopy contains laurel oak, myrsine (*Myrsine cubana*), java plum, and Brazilian pepper. The ground cover includes some saw palmetto (*Serenoa repens*), caesarweed (*Urena lobata*), and greenbrier (*Smilax* spp.).

Mixed Hardwood Conifer, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4)

The vegetative composition of this habitat is similar to FLUCFCS Code 4349 E2 except it contains 76-100 percent coverage by exotic species.

The canopy of this land use type is mostly open. The sub-canopy contains Brazilian pepper, Peruvian primrose willow (*Ludwigia peruviana*) or Carolina willow (*Salix caroliniana*). The ground cover vegetation may include torpedograss, and water pennywort.

Willow, Disturbed (25-49% Exotics) (FLUCFCS Code 6189 E2)

The canopy of this vegetative community is open. The sub-canopy vegetation is dominated by Carolina willow with Brazilian pepper and Peruvian primrose willow. Typical ground cover vegetation includes red ludwigia (*Ludwigia repens*), cattail (*Typha latifolia*), climbing hempvine (*Mikania scandens*), and swamp fern.

Cypress, Disturbed (25-49% Exotics) (FLUCFCS Code 6219 E2)

The canopy of this vegetative community is dominated by bald cypress (*Taxodium distichum*) with scattered cabbage palm and red maple (*Acer rubrum*). The sub-canopy contains cabbage palm, Brazilian pepper red maple, myrsine, bald cypress and scattered java plum. The ground cover includes swamp fern, leather fern (*Acrostichum danaeifolium*), sawgrass (*Cladium jamaicense*), aquatic soda apple, and greenbrier.

Cypress, Disturbed (50-75% Exotics) (FLUCFCS Code 6219 E3)

The vegetative composition of this habitat is similar to FLUCFCS Code 6219 E2 except it contains 50-75 percent coverage by exotic species.

Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics) (FLUCFCS Code 6249 E2)

The canopy of this vegetative community contains mixed cypress, pine, cabbage palm, and laurel oak. The sub-canopy contains cabbage palm, bald cypress, laurel oak, java plum, and Brazilian pepper. The ground cover contains swamp fern, greenbrier, and aquatic soda apple.

Disturbed Land (FLUCFCS Code 740)

The canopy and sub-canopy of this land use type are open. The ground cover vegetation includes bahiagrass, smutgrass (*Sporobolus indicus*), dog fennel (*Eupatorium capilifolium*) caesarweed, common ragweed, muscadine grape, and peppervine (*Nekemias arborea*).

Disturbed Land, Hydric (FLUCFCS Code 7401)

The canopy of this land use type is open. The sub-canopy consists of Brazilian pepper and Peruvian primrose willow. The ground cover vegetation includes torpedograss.

Unpaved Road (FLUCFCS Code 8146)

This land use type consists of a well-traveled and maintained gravel road.

3.0 METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types as outlined in Appendix H of the LDC. The frequency of transects performed in these habitats was designed to meet or exceed the 80 percent minimum coverage requirement. Table 2 outlines those protected species that may inhabit or utilize a particular vegetation association.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code and Description		Potential Protected Species
2153*	Field Crops, Hay	Burrowing Owl (<i>Athene cunicularia</i>)
		Gopher Tortoise (<i>Gopherus Polyphemus</i>)
		Southeastern American Kestrel (<i>Falco sparverius paulus</i>)
260*	Rural Open Land	Burrowing Owl (<i>Athene cunicularia</i>)
		Gopher Tortoise (<i>Gopherus Polyphemus</i>)
		Southeastern American Kestrel (<i>Falco sparverius paulus</i>)
422	Brazilian Pepper	N/A
4221	Brazilian Pepper, Hydric	N/A
4349 E2	Mixed Hardwood Conifer, Disturbed (25-49% Exotics)	Florida Panther (<i>Puma concolor coryi</i>)
4349 E4	Mixed Hardwood Conifer, Disturbed (76-100% Exotics)	Florida Panther (<i>Puma concolor coryi</i>)
514	Ditch	American Alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little Blue Heron (<i>Egretta caerulea</i>)
		Reddish Egret (<i>Egretta rufescens</i>)
		Roseate Spoonbill (<i>Ajaia ajaja</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
		Everglades Mink (<i>Mustela vison evergladensis</i>)
6189 E2	Willow, Disturbed (25-49% Exotics)	Little Blue Heron (<i>Egretta caerulea</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
6219 E2	Cypress, Disturbed (25-49% Exotics)	American Alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little Blue Heron (<i>Egretta caerulea</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
		Wood Stork (<i>Mycteria americana</i>)
6129 E3	Cypress, Disturbed (50-75% Exotics)	American Alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little Blue Heron (<i>Egretta caerulea</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
		Wood Stork (<i>Mycteria americana</i>)

Table 2. (Continued)

FLUCFCS Code and Description		Potential Protected Species
6129 E3 (Continued)	Cypress, Disturbed (50-75% Exotics) (Continued)	Florida Black Bear (<i>Ursus americanus floridanus</i>)
		Florida Panther (<i>Puma concolor coryi</i>)
6249 E2	Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics)	Little Blue Heron (<i>Egretta caerulea</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
		Florida Black Bear (<i>Ursus americanus floridanus</i>)
		Florida Panther (<i>Puma concolor coryi</i>)
740*	Disturbed Land	N/A
7401*	Disturbed Land, Hydric	N/A
8146	Unpaved Road	N/A

*Habitat surveyed for the species noted, although not required per the LDC

N/A – Not Applicable

The PSS for the Project was conducted by PAI on February 7, 2020. The survey was conducted during daylight hours. Weather conditions at the start of the day during the survey period consisted of temperatures in the mid-60s, overcast skies, and winds out of the northwest at 10 to 15 miles per hour. The type of survey utilized for the PSS included meandering pedestrian transects, per WilsonMiller, Inc. methodology previously approved by Lee County.

Visibility in the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, number, length of transects walked, and percent of coverage by habitat type is provided in Table 3. These summaries are not provided for habitats not technically required to be surveyed per the LDC, unless a Lee County protected species was observed within that habitat. Habitats were surveyed at or greater than 80 percent coverage.

Table 3. Summary of Habitat Coverage

FLUCFCS Code	Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet) ¹	Percent Coverage
2153*	Field Crops, Hay	301.84	29,583	200	90
260*	Rural Open Land	4.67	644	150	95
4349 E2	Mixed Hardwood Conifer, Disturbed (25-49% Exotics)	10.22	2,374	75	80
4349 E4	Mixed Hardwood Conifer, Disturbed (76-100% Exotics)	6.22	3,613	30	80
514	Ditch	0.90	314	50	80
6189 E2	Willow, Disturbed (25-49% Exotics)	0.14	58	45	85

Table 3. (Continued)

FLUCFCS Code	Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet)¹	Percent Coverage
6219 E2	Cypress, Disturbed (25-49% Exotics)	3.02	1,184	50	90
6219 E3	Cypress, Disturbed (50-75% Exotics)	0.70	274	50	90
6249 E2	Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics)	3.35	1,313	50	90

¹Average visibility to one side of transect.

*Habitat surveyed as a precautionary measure, although not required per the LDC.

4.0 SURVEY RESULTS

During the survey, two limpkins (*Aramus guarauna*) were documented on the Project site. Also observed was a Florida black bear (*Ursus americanus floridanus*) scratch tree. An aerial with FLUCFCS, survey transects, and protected species locations is provided as Appendix B. Additionally, although not designated as a Lee County protected species, multiple state endangered cardinal airplants (*Tillandsia fasciculata*) and giant wild pine airplants (*Tillandsia utriculata*) were also observed within forested areas of the Project site.

The two limpkins were observed in fields utilized for the production of hay (FLUCFCS Code 2153) and rural open lands (FLUCFCS Code 260). The limpkin is not listed by the U.S. Fish and Wildlife Service (USFWS) or the Florida Fish and Wildlife Conservation Commission (FWCC), but is designated as protected per the Lee County LDC. The Florida black bear scratch tree was observed in cypress habitat (FLUCFCS Code 6219). The Florida black bear is not listed, but is designated as protected per the Lee County LDC.

The airplant species were observed within cypress habitat (FLUCFCS Code 6219), cypress, pine, and cabbage palm habitat (FLUCFCS Code 6249), and mixed hardwood/conifer habitat (FLUCFCS Code 4349). The cardinal airplant and giant wild pine airplant are listed as endangered by the Florida Department of Agriculture and Consumer Services (FDACS) under rule 5B-40.0055 of the Regulated Plant Index.

5.0 ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for wildlife species are only provided for direct sightings. Density calculations will not be provided for protected plant species unless there is a carrying capacity for that species.

The Lee County protected species abundance calculations are provided in Table 4, while Table 5 summarizes the protected species survey findings.

Table 4. Lee County Protected Species Abundance Calculations

Protected Species Density:

$$= \{n/[L_1(W_1+W_2)]\}(43,560 \text{ ft}^2/\text{ac.})$$

where n = Number of individuals observed
 L_1 = Length of transect (feet)
 W_1 = Distance of visibility to the right of transect (feet)
 W_2 = Distance of visibility to the left of transect (feet)

Limpkin

FLUCFCS Code 2153

$$\begin{aligned} &= \{1/[(29,583 \text{ ft.})(200 \text{ ft.} + 200 \text{ ft.})]\}(43,650) \\ &= \{1/11,833,200\}(43,560) \\ &= \{8.451 \times 10^{-8}\}(43,560) \\ &= 0.004 \text{ limpkin/acre} \end{aligned}$$

FLUCFCS Code 260

$$\begin{aligned} &= \{1/[(644 \text{ ft.})(150 \text{ ft.} + 150 \text{ ft.})]\}(43,650) \\ &= \{1/193,200\}(43,560) \\ &= \{5.176 \times 10^{-6}\}(43,560) \\ &= 0.225 \text{ limpkin/acre} \end{aligned}$$

Table 5. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles					
American Alligator (<i>Alligator mississippiensis</i>)	514	80		X	
	6219 E2	90		X	
	6219 E3	90		X	
Gopher Tortoise (<i>Gopherus polyphemus</i>)	2153	90		X	
	260	95		X	
Birds					
Burrowing Owl (<i>Athene cunicularia</i>)	2153	90		X	
	260	95		X	
Limpkin (<i>Aramus guarauna</i>)	2153	90	X		0.004
	260	95	X		0.225
	514	80		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Limpkin (<i>Aramus guarauna</i>) (Continued)	6219 E2	90		X	
	6219 E3	90		X	
Little Blue Heron (<i>Egretta caerulea</i>)	514	80		X	
	6189 E2	85		X	
	6219 E2	90		X	
	6219 E3	90		X	
	6249 E2	90		X	
Reddish Egret (<i>Egretta rufescens</i>)	514	80		X	
Roseate Spoonbill (<i>Ajaia ajaja</i>)	514	80		X	
Snowy Egret (<i>Egretta thula</i>)	514	80		X	
	6189 E2	85		X	
	6219 E2	90		X	
	6219 E3	90		X	
	6249 E2	90		X	
Southeastern American Kestrel (<i>Falco sparverius paulus</i>)	2153	90		X	
	260	95		X	
Tri-Colored Heron (<i>Egretta tricolor</i>)	514	80		X	
	6189 E2	85		X	
	6219 E2	90		X	
	6219 E3	90		X	
	6249 E2	90		X	
Wood Stork (<i>Mycteria americana</i>)	6219 E2	90		X	
	6219 E3	90		X	
Mammals					
Everglades Mink (<i>Mustela vison evergladensis</i>)	514	80		X	
Florida Black Bear (<i>Ursus americanus floridanus</i>)	6219 E2	90		X	
	6219 E3	90		X	
	6249 E2	90		X	
Florida Panther (<i>Puma concolor coryi</i>)	4349 E2	80		X	
	4349 E4	80		X	
	6219 E2	90		X	
	6219 E3	90		X	
	6249 E2	90		X	

6.0 MANAGEMENT PLAN

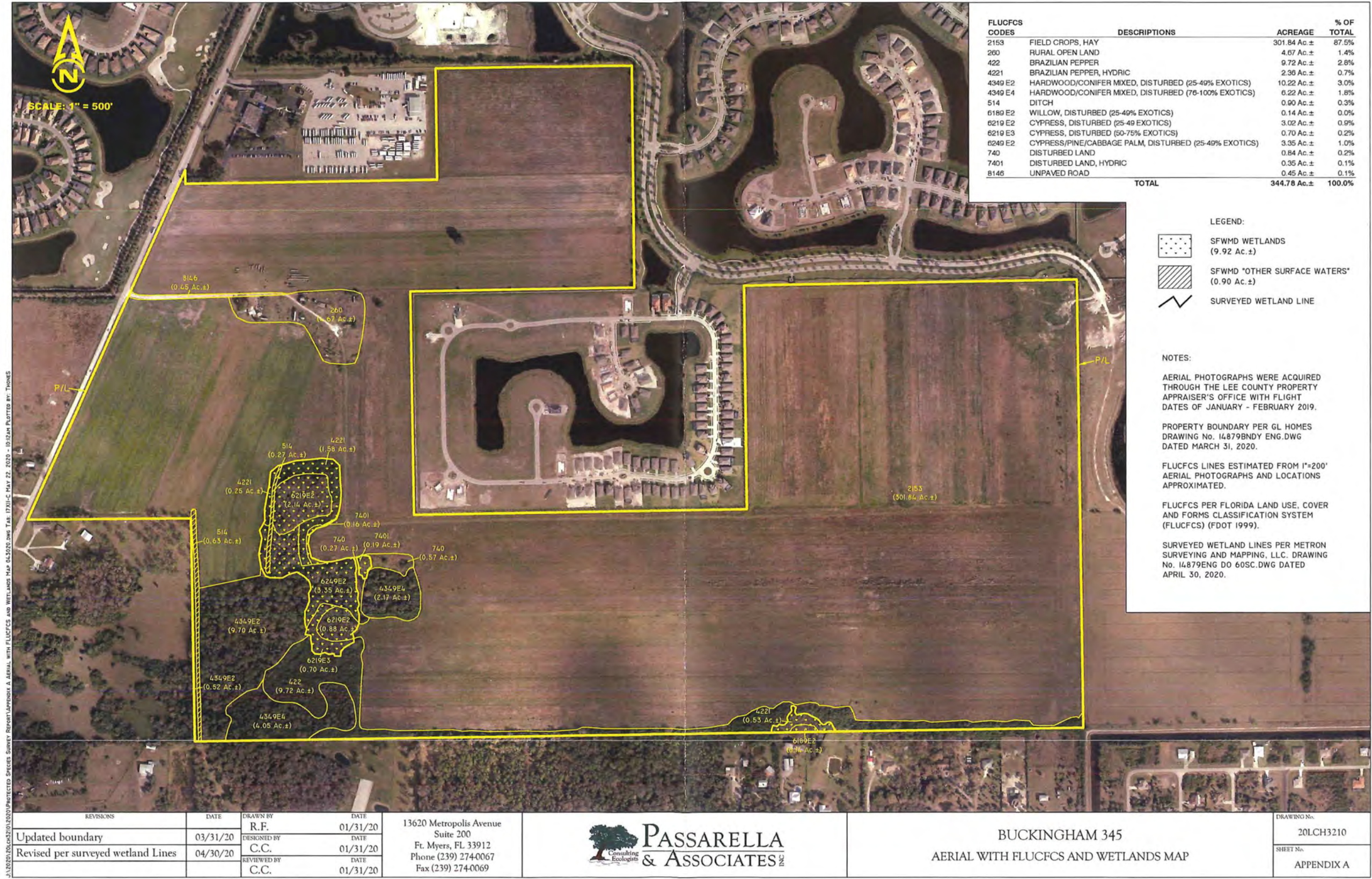
A protected species management plan per LDC 10-474 will be prepared and submitted to the Division of Environmental Sciences prior to Development Order approval. The protected species management plan will outline protection measures for the protected species documented on the Project site.

7.0 REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

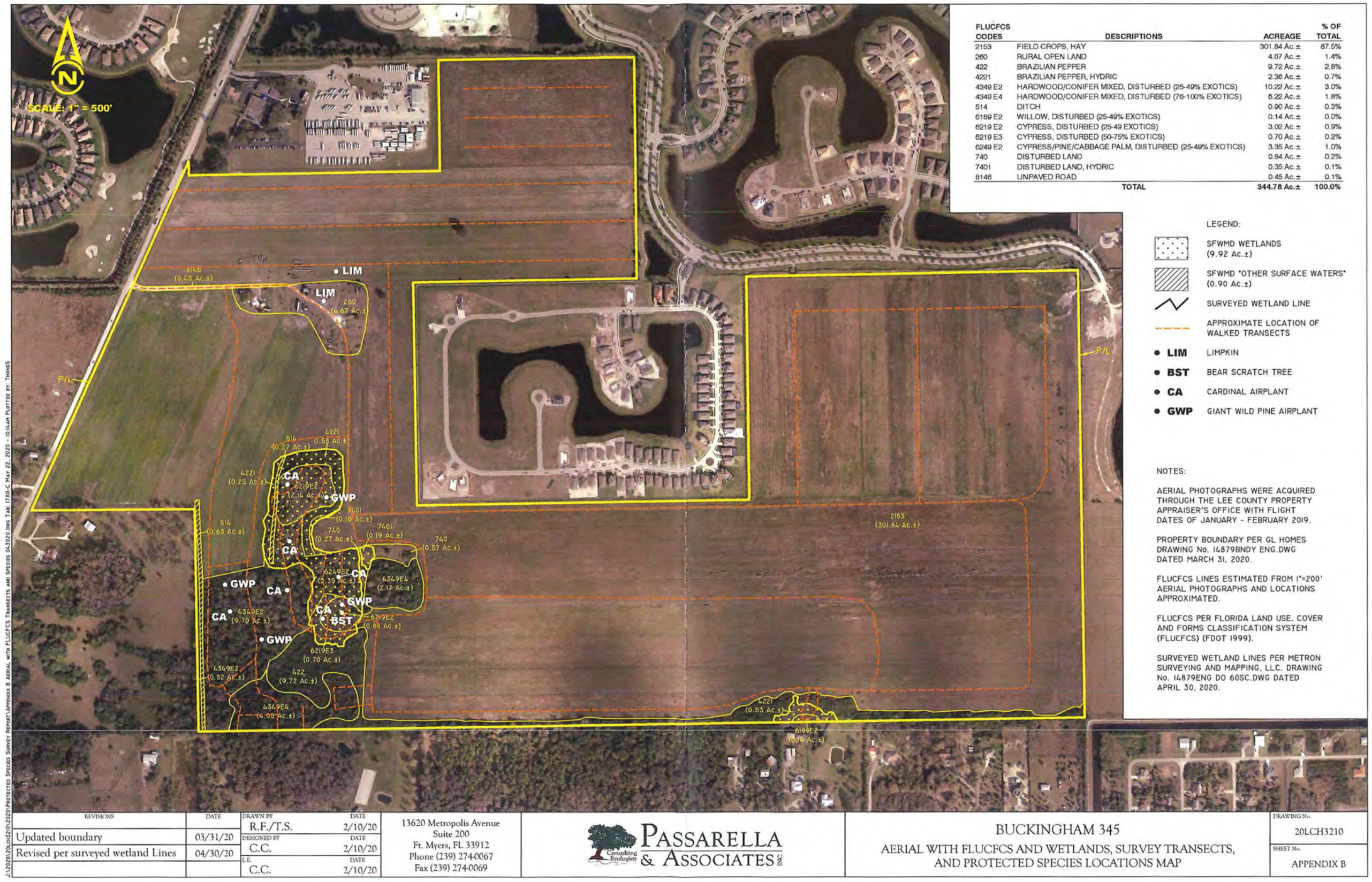
APPENDIX A

AERIAL WITH FLUCFCS AND WETLANDS MAP



APPENDIX B

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
2153	FIELD CROPS, HAY	301.84 Ac.±	87.5%
260	RURAL OPEN LAND	4.67 Ac.±	1.4%
422	BRAZILIAN PEPPER	9.72 Ac.±	2.8%
4221	BRAZILIAN PEPPER, HYDRIC	2.36 Ac.±	0.7%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	10.22 Ac.±	3.0%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	6.22 Ac.±	1.8%
514	DITCH	0.90 Ac.±	0.3%
6189 E2	WILLOW, DISTURBED (25-49% EXOTICS)	0.14 Ac.±	0.0%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	3.02 Ac.±	0.9%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	0.70 Ac.±	0.2%
6249 E2	CYPRESS/PINE/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	3.35 Ac.±	1.0%
740	DISTURBED LAND	0.84 Ac.±	0.2%
7401	DISTURBED LAND, HYDRIC	0.35 Ac.±	0.1%
8146	UNPAVED ROAD	0.45 Ac.±	0.1%
TOTAL		344.78 Ac.±	100.0%

- LEGEND:
- SFWMD WETLANDS (9.92 Ac.±)
 - SFWMD "OTHER SURFACE WATERS" (0.90 Ac.±)
 - SURVEYED WETLAND LINE
 - APPROXIMATE LOCATION OF WALKED TRANSECTS
 - LIM LIMPKIN
 - BST BEAR SCRATCH TREE
 - CA CARDINAL AIRPLANT
 - GWP GIANT WILD PINE AIRPLANT

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH FLIGHT DATES OF JANUARY - FEBRUARY 2019.

PROPERTY BOUNDARY PER GL HOMES DRAWING No. 14879BNDY ENG.DWG DATED MARCH 31, 2020.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

SURVEYED WETLAND LINES PER METRON SURVEYING AND MAPPING, LLC. DRAWING No. 14879ENG DO 60SC.DWG DATED APRIL 30, 2020.

REVISIONS	DATE	DRAWN BY	DATE	13620 Metropolis Avenue Suite 200 Ft. Myers, FL 33912 Phone (239) 274-0067 Fax (239) 274-0069	BUCKINGHAM 345 AERIAL WITH FLUCFCS AND WETLANDS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS MAP	DRAWING No. 20LCH3210 SHEET No. APPENDIX B
Updated boundary	03/31/20	R.F./T.S.	2/10/20			
Revised per surveyed wetland Lines	04/30/20	C.C.	2/10/20			
		C.C.	2/10/20			

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)d.iv.]**

Please refer to the maps prepared by Morris-Depew Associates.

- B. Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flow-ways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].

Vegetation mapping for the Project was conducted using 2019 rectified color aeriels. Groundtruthing to map the vegetative communities was conducted on January 28, 2020 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (Florida Department of Transportation 1999). The property consists of Field Crops, Hay (FLUCFCS Code 2153), Rural Open Land (FLUCFCS Code 260), Brazilian Pepper (*Schinus terebinthifolius*) (FLUCFCS Code 422), Brazilian Pepper, Hydric (FLUCFCS Code 4221), Mixed Hardwood Conifer, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2), Mixed Hardwood Conifer, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4), Ditch (FLUCFCS Code 514), Willow, Disturbed (25-49% Exotics) (FLUCFCS Code 6189 E2), Cypress, Disturbed (25-49% Exotics) (FLUCFCS Code 6219 E2), Cypress, Disturbed (50-75% Exotics) (FLUCFCS Code 6219 E3), Cypress/Pine/Cabbage Palm, Disturbed (25-49% Exotics) (FLUCFCS Code 6249 E2), Disturbed Land (FLUCFCS Code 740), Disturbed Land, Hydric (FLUCFCS Code 7401) and Unpaved Road (FLUCFCS Code 8146). AutoCAD Map 3D 2017 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS and Wetlands Map (Sheet 1). According to the FLUCFCS and Wetlands Map, there are approximately 9.93 acres of jurisdictional wetlands located on the property.

A Lee County protected species survey was conducted on the property on February 7, 2020. Two limpkins (*Aramus guarauna*) were documented on the site. Also observed was a Florida black bear (*Ursus americanus floridanus*) scratch tree. In addition to the Lee County protected species observed, multiple cardinal airplants (*Tillandsia fasciculata*) and giant wild pine (*Tillandsia utriculata*) were observed within the site. The cardinal airplant and giant wild pine airplant are listed as endangered by the Florida Department of Agriculture and Consumer Services (FDACS). Please refer to Appendix B in the attached Protected Species Survey report for the locations of protected species observed.

- C. Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 8.B. above will be protected by the completed project:

Approximately 7.07 acres of wetland habitat will be preserved, all of which are considered indigenous native vegetation per the Lee County Land Development Code (LDC) Section 10-1. Additionally, 10.22± acres of uplands will be preserved, all of which are considered indigenous native vegetation. The preserved areas will be enhanced by the removal of exotic vegetation. The preserve areas will be maintained free of exotic vegetation in perpetuity.

- D. Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not applicable

-
- E. Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**

A soils map is attached as Sheet 2.

- F. FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**

A FLUCFCS and Wetlands Map is attached as Sheet 1. There are approximately 9.93 acres of jurisdictional SFWMD wetlands on the property and 0.90± acre of "other surface waters."

- G. Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**

There is no rare and unique upland habitat on the Project site.

- H. Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

Not applicable.

