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COMMUNITY DEVELOPMENT

August 30, 2021

Lee County Community Development - Planning Section
Attn: Ms. Tyler Griffin, Planner
1500 Monroe Street
Fort Myers, FL 33901

Subject: Response to Insufficiency Letter
CPA2021-00005 Bayshore Ranch Comprehensive Plan Map Amendment – A02

Dear Intake Team:

Please accept this letter in response to your insufficiency letter dated July 30, 2021, for the above subject project. This letter outlines responses to each comment including stipulations. Please find the following list of information and materials that are being submitted electronically:

1. A02 - Response to Comments Letter
2. A02 - Revised Exhibit M4 - Proposed Future Land Use Map
3. A02 - Revised Exhibit M7 – Legal Sketch & Description FLU Sub-Outlying Suburban and Wetlands
4. A02 - Revised Exhibit M11 – Lee Plan Analysis
5. A02 - Revised Exhibit M20 – Planning Community/Community Plan Requirements
6. A02 - Supplemental Exhibit A – Project Boundary & FEMA Flood Hazard Zone Areas
7. A02 - Supplemental Exhibit B – Topography & 100-year Flood Hazard Zone Areas
8. A02 - Supplemental Exhibit C – Master Concept Plan & FEMA Flood Hazard Zone Areas

In reply to your review comments, we offer the following responses in **bold**:

1. Please provide physical mailing labels, as required with Exhibit M3.

Response: Physical mailing labels were hand delivered to the Department of Community Development's intake counter at 1500 Monroe St. Fort Myers, FL 33901, on August 18, 2021.

2. Please provide application Exhibit M20 (Planning Communities/Community Plan Area Requirements) as required by Lee Plan Objective 17.3.

Response: Exhibit M20 has been revised to reflect the details and requirements of Lee Plan Objective 17.3. Please see revised Exhibit M20.

3. A portion of the property appears to be in a FIRM floodway. Please provide an analysis of Lee Plan Policy 61.3.3.

Response: An analysis of Lee Plan Policy 61.3.3 has been added to the Lee Plan Analysis Exhibit. Please see page 9 of the Revised Exhibit M11, Supplemental Exhibit A – Project Boundary & FEMA Flood Hazard Zone Areas, and Supplemental Exhibit C – Master Concept Plan & FEMA Flood Hazard Zone Areas showing what portions of the property are located within FIRM floodway.

4. Please provide, at minimum, an analysis of Lee Plan Policies 61.3.6, 123.2.15, 123.8.1, 126.1.4.

Response:

- *POLICY 61.3.6: Please refer to the revised Exhibit M11 on page 9 addressing the analysis of Policy 61.3.6.*
- *POLICY 123.2.15: Please refer to the revised Exhibit M11 on page 10 addressing the analysis of Policy 123.2.15.*
- *POLICY 123.8.1: Please refer to the revised Exhibit M11 on page 10 addressing the analysis of Policy 123.8.1.*
- *POLICY 126.1.4: Please refer to revised Exhibit M11 on pages 11 and 12 addressing the analysis of Policy 126.1.4.*

5. Palm Creek is an impaired waterbody, and a tributary of it runs through the eastern portion of the property. Please provide an analysis of Lee Plan Policy 125.1.4.

Response: As indicated above, Palm Creek (WBID No. 3240C1) is reported as impaired and research of Florida Department of Environmental Protection (FDEP) documentation indicates the causative pollutant is Fecal Coliform. It is important to note that the Palm Creek watershed extends northerly, outside of the urban service boundary, towards Sharon Drive (North Fort Myers) and traverses an area occupied by numerous horse farms, domestic animal and livestock operations. Fecal Coliform is a naturally occurring bacteria that originates from fecal matter of warm-blooded animals, and can be found in Florida surface waters from both natural and domestic sources. Fecal Coliform bacteria can also directly originate from humans due to leaking or improperly maintained septic systems. Since the residential development is proposed to utilize wastewater treatment services by the Florida Governmental Utility Authority (FGUA), there will be no septic tanks onsite. In addition, there will be no significant livestock grazing operations on the property that could contribute to Fecal Coliform concentrations above background levels.

In 1990, the FDEP developed and implemented the State Water Resource Implementation Rule (Chapter 62-40 F.S.). The Rule codifies implementation guidelines for the State's stormwater program under 62-40.431. As stated in Ch. 62-40.431 2(a) "The primary goals of the state's stormwater management program are to maintain, to the maximum extent practical, during and after construction and development, the pre-development stormwater characteristics of a site; to reduce stream channel erosion, pollution, siltation, sedimentation and flooding; to reduce stormwater pollutant loadings discharged to waters to preserve or restore designated uses..."

The Applicant is of the opinion that the criteria set forth in Chapter 62-40, applied through the SFWMD's ERP permitting program, provides reasonable assurance that the surface water resources of Lee County will be protected and maintained, and meets the intent of Lee Plan Policy 125.1.4. If the County desires more specific criteria in regards to water quality, details can be provided upon submittal of the first Development Order.

In addressing the comment, please also refer to revised Exhibit M11 on page 11 reiterating consistency with Policy 125.1.4.

6. A majority of the property is within the Wellfield Protection Zone. Please expand on how groundwater resources will be protected, and provide an analysis of Lee Plan Goal 63 and Policy 125.1.6.

Response: In order to address staff's question, the Water Use Permit (WUP) for Lee County Utilities (aka North Lee County Public Water Supply) was reviewed. The North Lee County facility is authorized by WUP No. 36-00152-W to withdraw groundwater from 22 Lower Hawthorn Aquifer production wells that have well casing depths ranging from 418 to 597 feet below land surface (bls), with total well depths ranging from 489 to 803 feet bls. Therefore, the wellfield does not withdraw from a shallow aquifer and hundreds of feet of low permeability confining unit sediments occur between the shallow aquifers and Lee County's public supply production well intervals. It is important to note that the groundwater quality of the Lower Hawthorn is highly mineralized and the water treatment plant must utilize reverse osmosis technology to meet potable standards. The RO plant has a reported efficiency rate of approximately 86 percent, with the waste product (concentrated brine), representing approximately 14% of groundwater withdrawals. The RO waste product is disposed into the Lower Floridan Aquifer via two (2) existing deep injection wells with a combined FDEP permitted capacity of 10.1 million gallons per day (mgd).

The Lee County Wellfield Protection Ordinance, No. 07-35 more appropriately pertains to shallower potable supply production well zones, i.e., the Water Table, Lower Tamiami, and Sandstone Aquifers.

As described above, the proposed development design not only maintains, but potentially improves existing water resource conditions. No adverse impacts are anticipated from the development's stormwater management system or proposed irrigation system which will conjunctively use stormwater from the two (2) onsite wet detention lakes and be supplemented by groundwater supplies sourced from the Sandstone Aquifer. Similar to the County's Public Supply WUP, the development's proposed irrigation system quantities will have to be authorized by the SFWMD and meet the Conditions of Issuance stipulated by Chapter 40E-2 F.S.

As per Chapter 163.3177 F.S., "The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner." As such, Goal 63 must be implemented using meaningful and predictable regulations. The Wellfield Protection Ordinance is one such regulation and the Applicant unequivocally accepts that the development must comply with the applicable provisions of the Wellfield Protection Ordinance.

The proposed development will not generate pollution and will meet all conditions and requirements of Lee County's Wellfield Protection Ordinance No. 07-35. In addition, given the distance to Lee County's nearest production well, the thick sequence of confining unit sediments above the potable supply well's production interval, and the fact that the Lower Hawthorn exhibits an upward head gradient (i.e., groundwater levels are above land surface), prevents the migration of sanitary hazards into the well's zone of capture. Further research into the groundwater flow modeling performed in support of the WUP indicates that the groundwater elevations above land surface are greater than the predicted drawdown from the operation of the wellfield. Therefore, it is not physically possible for surface water and shallow groundwater constituents at the subject property to be intercepted by the North Lee County Public Water Supply wells. Given the hydrologic factors provided above, there is substantial assurance that Policy 125.1.6 will be satisfied.

In addressing the comment, please also refer to revised Exhibit M11 on page 11 reiterating consistency with Policy 125.1.6.

7. Please submit a topographic map depicting the property boundaries and the 100-year flood prone areas as identified by FEMA.

Response: Please see Supplemental Exhibit B – Topography & 100-year Flood Hazard Zone Areas.

8. Please submit a map delineating the property boundaries on the most recent Flood Insurance Rate Map (FIRM)

Response: Please see Supplemental Exhibit A – Project Boundary & FEMA Flood Hazard Zone Areas.

9. The canals/ditches on the western portion of the property appear to convey offsite flows through the property. Please expand on how the proposal will continue to convey offsite flows and avoid adverse impacts.

Response: The proposed stormwater management system will be designed to maintain and convey any off-site flows that may flow onto the predeveloped property. This will be accomplished by constructing a swale along the north and west sides of the project to convey any off-site flows. This swale will be connected to the existing ditch along the west property boundary in the southern half of the proposed project. This existing ditch will continue to convey off-site flows south to the Bayshore Road right-of-way without significantly altering the pre-development drainage patterns for the off-site area.

10. The proposed Future Land Use Map does not show all of the 8.89 wetland acres identified by the applicant. Please include all wetlands on the proposed Future Land Use Map.

Response: Please see the revised Exhibit M4 - Proposed Future Land Use Map showing all identified wetland areas consistent with Exhibit M7. Please also note that the Legal Sketch and Description for Wetland #1, as part of Exhibit M7, has been revised and provided with the submittal documents.

11. The wetland boundary lines provided do not appear to have been verified by an appropriate state agency. In order to change Wetlands on the FLUM, those boundaries need to be verified in accordance with Objective 1.5. Once verified, wetland boundary lines may be adjusted through Land Use Map Boundary Determination.

Response: In accordance with Objective 1.5, the wetland boundary lines for the Wetlands on the FLUM per Exhibit M7 are currently under review for verification by SFWMD as the ERP has been submitted. The Applicant will proceed with a Land Use Map Boundary (LUMB) Determination application once the verification process is complete.

We trust the enclosed information is sufficient for your review and approval. Should you have any questions or require additional information, please contact our office at (239) 597-0575.

Sincerely,
RWA, Inc.

A handwritten signature in blue ink, appearing to read "K. S. Gallander".

Kenrick S. Gallander, AICP
Director of Planning

cc: Barry Ernst, Director of Planning & Permitting
Neale Montgomery, Partner Pavese Law
RWA File: 200070.00.02



BAYSHORE RANCH
Comprehensive Plan Map Amendment (CPA)
EXHIBIT M11
Lee Plan Analysis

BACKGROUND AND REQUEST

The subject property is specifically located in North Fort Myers, FL, (Unincorporated Lee County) west/northwest of the intersection of Bayshore Rd and Palm Creek Dr. (See Figure 1.) and consists of 109.67+/- acres encompassing eight (8) parcels, STRAP No's.:

**23-43-25-00-00007.0000; 23-43-25-00-00013.0000; 23-43-25-00-00014.0000;
23-43-25-00-00014.0020; 23-43-25-00-00014.0030; 23-43-25-00-00014.0040
23-43-25-00-00014.0050; and 23-43-25-00-00014.0010**

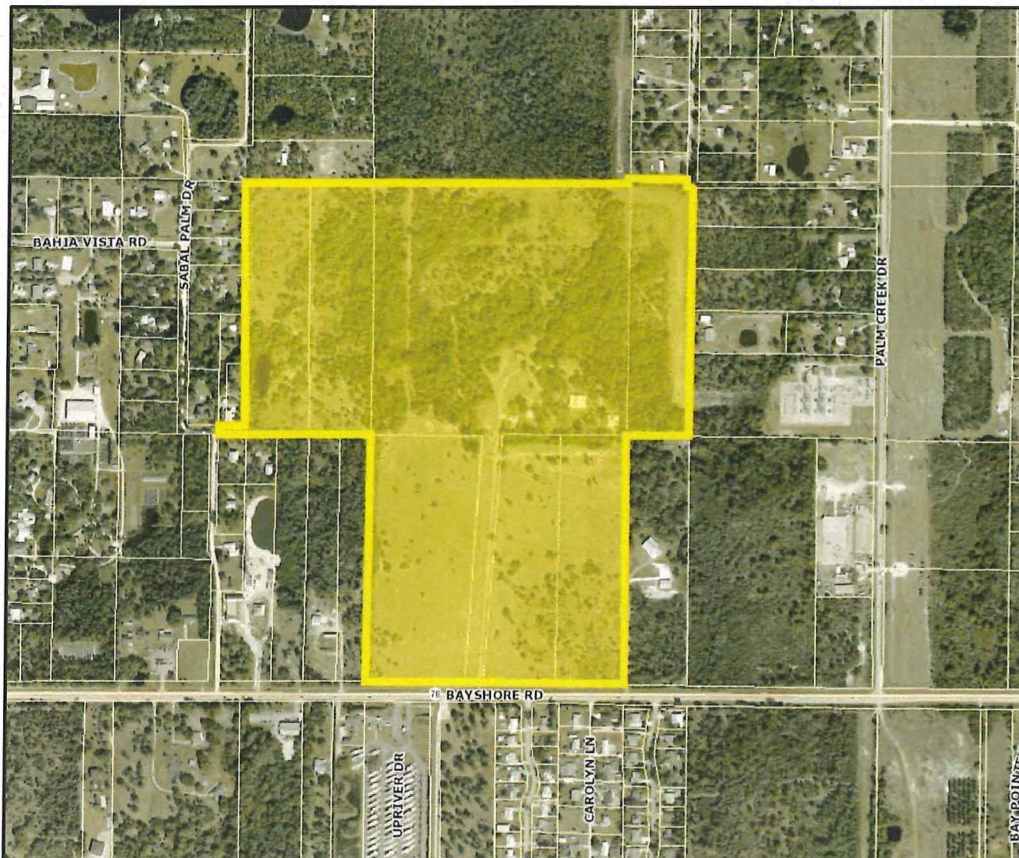


Figure 1. Subject Property Location Map

Bayshore Ranch is in an area of Lee County that is proximate to I-75 to the west, along the northside of Bayshore Road, a state maintained arterial corridor, and to the east is SR31, a major north-south arterial corridor. The property is zoned Agriculture (AG-2) and the current use on the subject property is primarily agricultural grazing lands as well as a residential homestead consisting of a single-family dwelling, barn, and other accessory structures. The property is in an area of the county consisting of mainly large vacant/agricultural lands, single-family detached homesites, RV Resort, and limited commercial uses. The current Future Land Use Map (FLUM) categories based on Lee Plan Map 1 are Rural and Wetlands.

Under the concurrent Bayshore Ranch Residential Planned Development (RPD) zoning application, the intended development plan will provide for a clustered single-family residential community consisting of no more than 130 lots and a density of 1.19 dwelling units per acre. Incorporated within the development will be an extensive separation between the adjacent properties and the residential structures in the community. The community will provide significant open space/preserve areas, environmental stewardship, and recreational areas, which will provide the opportunity for horseback riding and shared use trails ensuring compatibility with the surrounding properties. Although the property is located within the Rural FLU category, adequate urban services exist to justify and support the development with a proposed density of 1.19 dwelling units per acre without negatively impacting the natural resources or burdening the infrastructure and public services.

The proposed comprehensive plan map amendment seeks to change the FLUM category from Rural and Wetlands to Sub-Outlying Suburban and Wetlands. This amendment will allow for the Bayshore Ranch residential development voluntarily capped at 130 single-family homes, along with recreational and amenity facilities, ensuring the preservation of environmentally sensitive areas and establishing enhanced surface water management, water quality, and utilization of surrounding urban service and facilities.

The requested map amendment will allow for an increase of 29 dwelling units from the estimated 101 dwelling units that could be sought under the existing Rural and Wetlands FLUM categories. Again, the specific request is to amend the Lee Plan's Future Land Use Map: Lee Plan Map 1 to change the FLUM categories from Rural and Wetlands to Sub-Outlying Suburban and Wetlands as well as revisions to Table 1(b) to reflect removing approximately 107 acres from the Rural category to the Sub-Outlying Suburban category.

LEE PLAN:

FUTURE LAND USE ELEMENT

As previously referenced, the 109.67± acre Bayshore Ranch subject property is currently within the Rural and Wetlands FLUM categories. Under Policy 1.4.1, the maximum density allowed in the Rural category is 1 dwelling unit (du) per acre, which would be applied to approximately 100.78 acres of upland area allowing for up to 101 dwelling units. Under Policy 1.5.1 for the Wetlands category and further described under Policy 124.1.1 specific to all wetland areas, the maximum density allowed is 1 dwelling unit per 20 acres resulting in 0.44 units for the remaining 8.89± acres of Wetland category and identified areas. Thus, the overall maximum dwelling units allowed under the existing FLUM categories totals 101.

The adjacent properties to the north, east and west of the Bayshore Ranch are all also within the Rural and Wetlands FLUM categories. To the south and across Bayshore Road, are properties predominantly within the Sub-Outlying Suburban category, which allows a density range of 1 du/acre to 2 du/acre under Policy 1.11.1, as well as potentially supporting a variety of urban activities based upon anticipated growth patterns and the availability of public facilities and services per Objective 1.1. Less than a mile to the west are properties also under the Sub-Outlying Suburban category. Please see Exhibit M4 to see the proximity of the Sub-Outlying Suburban category in relation to the subject property. To the east, is the SR 31 corridor, which is planned for an extensive expansion as a result of the planned and anticipated growth due to Babcock Ranch and the existence of urban infrastructure and services. These same growth elements carry over to the west along Bayshore Road. They influence residential and commercial land use development patterns along that corridor and create conditions that support infill development such as the Bayshore Ranch property and justify the appropriateness of the proposed map amendment.

The proposed Bayshore Ranch residential development will be consistent with Objective 1.1 (FUTURE URBAN AND SUBURBAN AREAS) and corresponding Policy 1.1.11 for the Sub-Outlying Suburban future land use category based on the approval of the proposed map amendment to the Lee Plan. The concurrent Bayshore Ranch Residential Planned Development zoning application will, through appropriately agreed upon conditions, ensure the Bayshore Ranch property is developed at a low density below the maximum of 2 du/acre density limits expressed in the Bayshore Community Plan under Goal 18 and consistent with Policy 1.1.11. Utilizing a density of less than 2 du/acre, the proposed clustered development with a maximum of 130 units will allow for increased separation from adjacent properties, open space, options for recreational/amenities, multi-use trail system, and increased flexibility to allow for the protection of environmentally sensitive lands. This low density is compatible and consistent with the existing densities found in residential developments adjacent to the subject property across Bayshore Road.

The request is also consistent with Objective 1.5 (Wetlands) and its corresponding applicable policies outlining the necessary protections and delineation of such environmentally sensitive areas. An Environmental Impact Analysis report has been conducted on the subject site and is included with this submittal. The report has properly delineated the lands that are identified as Wetlands, 8.89 acres as surveyed and described in Exhibit M7, in accordance with the provision listed under Objective 1.5 with regards to the use of the unified state delineation methodology. The proposed Future Land Use Map (Exhibit M4) also accurately reflects all delineated wetland areas. Any action associated with this amendment will continue to adhere to the provisions listed within the Lee Plan to protect these environmentally sensitive lands.

Under the proposed Sub-Outlying Suburban and Wetlands categories, the maximum number of dwelling units that could be developed totals 204. This is based on approximately 100.78 acres of upland area allowing for up to 201.56 dwelling units. Under Policy 1.5.1 for the Wetlands category, Policy 124.1.1, and the ability to transfer density of the preserved wetlands areas to the surrounding Sub-Outlying Suburban category per footnote #8 of Lee Plan Table 1(a) – Summary of Residential Densities, an additional 2.48 dwelling units can be achieved. Thus, the overall maximum dwelling units allowed under the Sub-Outlying

Suburban and Wetlands FLUM categories would total 204. However, the applicant is voluntarily capping density to 130 units through the companion RPD rezoning application, which will be reviewed and seeking approval concurrent to this application.

Growth Management

The request is consistent with Objective 2.1 (DEVELOPMENT LOCATION), and the corresponding applicable Policies 2.1.1 and 2.1.2, which outline the intent to promote contiguous and compact growth patterns and contain urban sprawl. As previously stated, although within a Rural FLU category, adequate urban services exist for such development to proceed without negatively affecting natural resources or requiring additional infrastructure. The existing urban services support the appropriateness of the Sub-Outlying Suburban category in this location and indicate that development intensification along this corridor is a logical extension of existing development patterns and an efficient use of public infrastructure. The property is also, surrounded by Sub-Outlying Suburban categories to the south just across Bayshore Road and less than a mile to the east. The proposed amendment will not result in urban sprawl, which is defined in the Lee plan as *"The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into out-lying, non-urban areas."* The availability of urban services provides supporting evidence for some controlled development to take place in the area, which will utilize and adhere to the strict regulations associated with the planned development process to deliver a quality product which closely aligns with the needs and desires of the Bayshore Community. The subject property also is consistent with infill development potential, as it consistent with the definitions found in the Lee Plan and Land Development Code.

The request is consistent with Objective 2.2 (DEVELOPMENT TIMING), which outlines the intent to direct new growth to future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. The existing residential and limited commercial uses surrounding the property, and adequate urban services justify the timing of this map amendment, which will allow for low-density development that will help fulfill housing needs in Lee County. A separate attached Public Facilities Analysis (Exhibit M14) and letters of determination of existing support facilities (Fire, EMS, Law Enforcement, Solid Waste, Mass Transit, Schools) further emphasize the adequacy of timing and support in place for the purposed development.

The project will comply with Objective 2.7 (HISTORIC RESOURCES). A Historical Resources Impact Analysis included with this submittal (Exhibit M13) delineating the location of the property regarding historical and culturally sensitive areas in Lee County. The subject property was found to be clear of any cultural or historical resources.

General Development Standards

The request is consistent with Standard 4.1.1 (WATER), AND 4.1.2 (SEWER), and 4.1.4 (ENVIRONMENTAL FACTORS).

The property's existing and proposed density does not and will not exceed 2.5 dwellings units. As a result, it is not required to connect to a public water system as required by Standard 4.1.1. The subject property

is currently outside of the LCU service area. However, according to Map 6 (proposed) of the Lee Plan, the county is currently undergoing an amendment to its potable water service area, which will include the subject property within the LCU service area. The project intends to tap into LCU for potable water service. A letter of availability from LCU is included with this submittal, demonstrating sufficient capacity within the North Lee County Water Treatment Plant.

Due to the property's existing and proposed density, it is not required to connect to a public sewer system as required by Standard 4.1.2. However, the project will avoid the use of septic tanks and proposes wastewater to be provided by the Florida Governmental Utility Authority (FGUA) with privately funded expansion of sewer service. A letter of availability from FGUA is included with this submittal, demonstrating sufficient treatment capacity and a letter from Lee County Utilities (LCU) was issued on June 17, 2021, that they have "no objection" to the FGUA providing sanitary sewer service to the subject property.

Consistent with Standard 4.1.4, an Environmental Impact Analysis Report is included with this submittal. The report analyzes environmentally sensitive areas of the site. The concurrent Planned Development will utilize a clustered development pattern ensuring the development is well-integrated, properly designed, functionally interconnected, and not impacting the natural and most environmentally sensitive areas of the site.

Residential Land Uses

Goal 5 (RESIDENTIAL LAND USES) outlines the need to "provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types." According to the Bureau of Economic and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 735,148 in 2020 to 904,700 by 2030. This influx of an additional 169,552 residents further emphasizes the need to provide housing to accommodate the projected population growth for the area. The utilization of this land for some additional housing will assist in achieving this goal. Consistent with Policy 5.1.1, this request will allow for a unique and attractive detached single-family product that will provide "market driven housing" that is undersupplied in the area. Furthermore, in alliance with Policy 5.1.3 – which emphasizes directing residential developments to locations near employment and shopping centers, parks, and schools – the proposed development is proximate to I-75, the SR 31 corridor growth, existing minor/neighborhood commercial within 3 miles, public parks, and public schools to serve its residents.

The request is consistent with Policy 5.1.2, which outlines the intent to prohibit residential development where physical constraints or hazards exist. The subject property is outside of any Coastal High Hazard Area as delineated in Map 5 of the Lee Plan. Through the Planned Development process, the proposed cluster development will provide the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design.

The proposed Bayshore Ranch project, as detailed in the concurrent Bayshore Ranch RPD application, is a low density residential use. Surrounding the Bayshore Ranch property are mostly low density residential lots, RV Park, and existing home sites. The newer residential communities in the area include amenitized clustered residential development. No buffers are required of Bayshore Ranch due to the proposed residential use adjacent to other existing residential uses. Ensuring the future Bayshore Ranch residential development is consistent with Policy 5.1.5 of the Lee Plan, which is to “protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment,” extensive areas of open space, preservation areas, and a perimeter separation of 75 feet wide will be provided from adjacent properties.

Policy 5.1.6 calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design. The concurrent Bayshore Ranch RPD application is not proposing multi-family residential uses, but the clustered development plan, supporting conditions of approval, and development regulations will provide for extensive open space, preservation areas and recreational areas incorporated within a 75-foot-wide area of separation from adjacent properties along the perimeter.

Policy 5.1.7 requires that community facilities (such as park, recreational, and open space areas) in residential developments to be functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. The proposed development provides for an amenity center facility which will be centrally located and with multi- access for all residents. Additionally, open space areas will exceed requirements of the LDC, and passive recreational areas will be provided, such as a shared-use pathway network linked to interior sidewalks and any existing or proposed pedestrian/bicycle facilities along Bayshore Road, as well as the opportunity for horseback riding trails to compliment the potential for limited private stables as part of the recreational/amenity center are within the development.

COMMUNITY PLANNING

The subject property is identified within the Lee Plan Map 16 as being within the Bayshore Planning Community. Listed as Goal 18 within the Lee Plan (Bayshore Community Plan), the intent for the area outlines the need to “protect the existing rural residential, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities and exclude incompatible uses that are destructive to the character of this rural residential environment.” The requested comprehensive plan map amendment will reinforce this goal by providing the sought after low-density, rural residential form with opportunities for horseback riding activities. Additionally, and consistent with Objective 18.1, a Residential Planned Development (RPD) zoning application will be submitted concurrently with this future land use map amendment request for review. The RPD, through “appropriate conditions of approval,” will implement the low residential density and ensure compatibility to those adjacent large lot residential properties as well as those higher density residential developments south of Bayshore Road through increased areas of separation from adjacent properties, open space/preserve areas, and a clustered development land use pattern.

TRANSPORTATION ELEMENT

A Traffic Study prepared by David Plummer & Associates is included in this submittal as Exhibit M15. In summary, the study reveals that with or without the proposed Comprehensive Plan Map Amendment the resulting project will not:

- Cause additional needed improvements on the public road network as no roadway, with the exception of SR 31) will be operating below the recommended minimum Level of Service Standards;
- Warrant revisions to the County's five-year CIP of FDOT's five-year work program

The Transportation Element also provides objectives and policies, such as, Objective 39.2 and 39.6 to ensure land use and transportation coordination resulting in increased mobility options and improving all modes of transportation. The proposed concurrent Bayshore Ranch RPD, ensures consistency with Policy 39.2.2 by incorporating site design elements such as sidewalk on all roads, shared use pathways to encourage pedestrian, bicycle, and alternative modes other than motor vehicles, while ensuring connection to the adjacent public right-of-way (Bayshore Road).

Consistent with Policies 39.6.1, 39.6.2, and 39.6.3, the proposed Bayshore Ranch development, at time of Development Order, will ensure all necessary traffic management infrastructure and pedestrian/bicycle connections are in place. Providing proper access both internally as well as externally to the planned shared use path along Bayshore Road per Map3D and connection with the Pine Island – Hendry Trail per Mapp 22 of the Lee Plan.

COMMUNITY FACILITIES & SERVICES ELEMENT

Potable Water

The subject property is not currently located within the Lee County Utilities (LCU) service area based on the most recent Lee County Utilities Water Franchise Area Map, dated May 29, 2019. The Lee County Utilities Potable Water Letter of Availability, dated June 1, 2021, indicates that potable water mains "are in operation adjacent" to the subject property, but for service to be provided, a Lee County Comprehensive Plan Amendment will be required. Comprehensive Plan Amendment, CPA2021-00001 – Lee Plan 2045 Update, is being processed by Lee County to amend the Lee County Utilities Future Water Service Areas map (Lee Plan Map 6). Once adopted, Lee Plan Map 6 will identify the subject property as being within the Lee County Utilities Future Water Service Area and thus able to receive water and sewer services consistent with the Lee Plan.

Consistent with Policies 53.1.2 and 95.1.3, and pursuant to the Letter of Availability and supporting data presented as Exhibit M16, it has been determined that LCU has sufficient capacity to meet the needs of the proposed development.

Sanitary Sewer

The subject property is not located within any current sanitary sewer service franchise area or future service area based on Lee Plan Map 7. However, Florida Governmental Utility Authority (FGUA) operates wastewater lines in the vicinity of the subject property and under Lee County Standards. The subject property will be served by these existing facilities through developer funded system enhancements. The property will likely be served by FGUA's Del Prado Wastewater Facility. The needs of the proposed development are expected to stay well within FGUA's wastewater treatment capacity per the Letter of Availability and the 2020 Report which indicates an overall projected capacity of 12.1 million gallons per day (MGD) for 2024. Therefore, the proposed amendment and resulting project will be consistent with Policies 56.1.2 and 95.1.3 of the Lee Plan.

Surface Water Management

The subject property is located within the South Florida Water Management District's (SFWMD) **Tidal Caloosahatchee Basin**. Lee Plan Map 18 shows the property within the Palm Creek Watershed area. There is no current surface water management system on site and no surface water management permit on file with the South Florida Water Management District. There are existing wetlands on site. The lack of an existing system **does not meet or exceed** the applicable County's LOS Standard, which is as follows per Lee Plan Policy 95.1.3.4:

***Policy 95.1.3.4: Stormwater Management Facilities LOS:** The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding designated evacuation routes (see Map3I) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.*

A storm water management system will be provided for the property and will benefit the public through clearly defining storm water treatment methods, establishing maintenance accountability, and providing runoff attenuation consistent with Objective 60.1 and Policy 60.1.1. Treated runoff from the developed site will discharge to adjacent tidal creeks and rivers. The Lee County Public Facilities 2020 LOS and Concurrency Report (2020 Report) indicates that all watersheds within the county were studied and concluded that no evacuation routes located within these watersheds are expected to be flooded for more than a 24-hour period. Per the 2020 Report, Lee County states that all new developments receiving approval from SFWMD and in compliance with appropriate standards will be deemed concurrent with the Lee Plan's surface water management level-of-service standards.

The proposed development will seek and obtain all applicable South Florida Water Management District approvals, as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3.4 of the Lee Plan. Additionally, through the utilization of clustered development, the proposed development will ensure preservation of existing waterways and wetland habitats consistent with Policy 60.1.2.

Objective 60.4 outlines the intent to incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. The proposed development will provide Florida Friendly Landscaping vegetation, retention/detention lakes, and preserved wetlands. It will also provide a surface water management system that will incorporate the existing wetland systems and natural flow ways; thus, complying with policies 60.4.1, 60.4.2, and 60.4.3.

Lee Plan Policy 61.3.3 is provided to “keep floodways as unobstructed as possible.” A portion of the property is located within a FIRM floodway as identified on the Supplemental Exhibit A – Project Boundary & FEMA Flood Hazard Zone Areas. The future Bayshore Ranch development, as proposed in our concurrent rezoning applications’ Master Concept Plan, is not proposing to construct or place any infrastructure near the FIRM floodway. The existing FIRM floodway is within the proposed preserve and the existing FP&L powerline area along the northeastern property boundary as shown on Supplemental Exhibit C – Master Concept Plan & FEMA Flood Hazard Zone Areas, further indicating consistency with Policy 61.3.3.

Consistent with Policy 61.3.6, a surface water management system will be provided within the proposed development area, which will be designed to meet or exceed Lee County and the South Florida Water Management District standards. Post-development runoff conditions will be consistent with the pre-development conditions. Additionally, stormwater runoff from the developed site will discharge to the Bayshore Road right-of-way, which will be required to meet Florida Department of Transportation drainage criteria. This drainage criteria includes demonstrating the post-development discharge rates will be less than the pre-developed discharge rates as well as maintaining existing drainage patterns. The required water quality volume and attenuation as prescribed by the South Florida Water Management District will also be provided within the stormwater management system. Homeowners’ documents for the project will include information on the operation and maintenance of the stormwater management system as well as best management practices.

PARKS, RECREATION & OPEN SPACE ELEMENT

Due to the low density, large lot nature of this proposed development, no open space and indigenous native vegetation preserve areas are required (LDC Sec.10-415). However, through the clustered design and site layout of the proposed project a significant amount of land area will be provided for open space. These open spaces will encompass preserve areas, passive recreational areas, lakes, and extensive areas of separation from adjacent properties along the development perimeter, ensuring consistency with Goal 77 – requiring new development to provide open space for “improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.” This design also provides consistency with Policy 77.3.4 by incorporating “large, contiguous open spaces areas.”

CONSERVATION & COASTAL MANAGEMENT ELEMENT

Based on the review of Lee Plan Map 6, the subject property is not within a Coastal High Hazard Area nor a Coastal Building Zone.

An environmental assessment was conducted, and a report by Passarella & Associates, Inc., dated June 2021 is attached as part of this submittal (Exhibit M12) to ensure overall consistency with Goal 123 of the Lee Plan. More specifically, the project is consistent with Policy 123.1.7, as the proposed clustered development, enabled through the concurrent Bayshore Ranch planned development rezoning, will provide designated preserve areas for potential future area wide conservation efforts. These preserves will protect high quality wetlands, plant communities, and indigenous uplands, while addressing restoration and management of non-indigenous/invasive areas of the property that have been impacted by cattle grazing and agricultural use.

The Bayshore Project will be subject to a long-term plan, as approved by Lee County, to ensure no plantings of exotic species occur and any existing exotics are removed through appropriate management and maintenance of the preservation areas that are placed under conservation easements to SFWMD in accordance the Environmental Resource Permit (ERP) requirements. Thus, the project is consistent with the intent of Policies 123.2.8 and 123.2.11.

Consistent with Policy 123.2.15, one rare and unique upland habitat exists in the northeast portion of the project site and is mapped as Upland Scrub/Pine and Hardwoods, Disturbed (0-24% Exotics) (Florida Land Use, Cover and Forms Classification System 4369 E1). The site plan has been designed to preserve 100 percent of this habitat type.

Policy 123.8.1 provides for methods to address the protection of Gopher Tortoises within the Bayshore Project area. After construction of the project is completed, there will not be enough suitable gopher tortoise (*Gopherus polyphemus*) habitat remaining on-site for the long-term survivability of the species. Therefore, consistent with Policy 123.8.1, the applicant will obtain a permit from the Florida Fish and Wildlife Conservation Commission (FWCC) to relocate gopher tortoises to a protected recipient site prior to site clearing activities. The recipient site will be approved by the FWCC and managed in perpetuity, consistent with FWCC's 2012 Gopher Tortoise Management Plan. Details regarding the relocation activities will be provided in a protected species management plan prior to development order approval.

Lee Plan Goal 124 provides overarching language to ensure adequate maintenance and enforcement for any development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. Due to the existing and mostly cleared nature of the subject property, as well as the existing cattle grazing use on-site, only a small portion of wetlands exist on site (8.89± acres), of which the majority are of very low quality and are not intended to remain. The Bayshore Ranch project will utilize a cluster development pattern to reduce any negative impacts to high quality wetlands and no development impacts will occur until the ERP permit has been issued by the state or SFWMD. The development, as it moves through the permitting process, will

be reviewed by the South Florida Water Management District and as a result will be consistent with overall Goal 124, and Policies 124.1.1 and 124.1.2.

The proposed Bayshore Ranch residential development is consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.1 through 125.1.6. The proposed development will not generate pollution and will meet all conditions and requirements of Lee County's Wellfield Protection Ordinance No. 07-35 per Policy 125.1.6. In addition, given the distance to Lee County's nearest production well, the vertical extent of confining unit sediments above the potable supply well's production intervals, and the fact that the Lower Hawthorn production interval exhibits an upward head gradient (i.e., groundwater levels are approximately 19 feet above land surface) which prevents the downward migration of sanitary hazards. Collectively, these aspects provide substantial assurance the proposed development will be consistent with Policy 125.1.6. If the County desires more specific criteria in regards to pre—and post- development water quality, details can be provided upon submittal of the first Development Order.

It is important to note that in 1990, the FDEP developed and implemented the State Water Resource Implementation Rule (Chapter 62-40 F.S.). The Rule codifies implementation guidelines for the State's stormwater program under 62-40.431. As stated in Ch. 62-40.431 2(a) "The primary goals of the state's stormwater management program are to maintain, to the maximum extent practical, during and after construction and development, the pre-development stormwater characteristics of a site; to reduce stream channel erosion, pollution, siltation, sedimentation and flooding; to reduce stormwater pollutant loadings discharged to waters to preserve or restore designated uses..."

The Applicant is of the opinion that the criteria set forth in Chapter 62-40, applied through the South Florida Water Management District's Environmental Resource Permitting (ERP) program, provides reasonable assurance that the surface water resources of Lee County will be protected and maintained, and meets the intent of Lee Plan Goal 125. Furthermore, Lee Plan Policy 126.1.4 requires that "development designs must provide for maintaining or improving surface water flows, groundwater levels, and lake levels at or above existing conditions." For the Bayshore Ranch property, existing site conditions include historically constructed drainage features and north-south trending conveyance ditches that facilitate unimpeded stormwater discharges to downstream receiving waters, including the Caloosahatchee River. Conveyance features, similar to those onsite, can also facilitate seasonal drainage of the shallow Water Table Aquifer.

Consistent with Policy 126.1.4, the Applicant's proposed residential development will include an engineered surface water (stormwater) management system, based on the rules, standards, and criteria of the SFWMD ERP program, and be consistent with the criteria of Part IV of Chapter 373, Florida Statutes. Through the elimination of the existing conveyance features, and construction of the stormwater management system, predevelopment water resources conditions (shallow groundwater and surface water) will be maintained, or otherwise enhanced. The attenuation of stormwater flows through the creation of wet detention areas (lakes), results in surface water supplies being seasonally stored, thereby improving recharge potential to the underlying Water Table Aquifer and enhancing shallow groundwater levels. The features also provide improved surface water quality treatment, provide wildlife habitat, and

can be used to supplement irrigation supplies. Therefore, the development design not only maintains, but potentially improves existing water resource conditions.

HOUSING ELEMENT

Goal 135 outlines the need to provide adequate housing for existing and future residents of Lee County. Objective 135.1 requires the county to work with private and public housing providers to ensure that the additional dwellings needed by 2025 are provided in a variety of types, costs, and locations. According to this objective, the county will need an additional 114,927 units by 2025, of which 39,637 will be needed in unincorporated Lee County. The proposed comprehensive plan amendment and companion Planned Development will allow for up to 130 new housing units to help reach Objective 135.1. Consistent with Policy 135.1.9.

PLANNING COMMUNITY ACREAGE ALLOCATION - TABLE 1(b) ANALYSIS & EFFECT ON POPULATION

Lee Plan Policy 1.7.6 outlines, by reference Lee Plan Map 16 and Table 1(b), the “proposed distribution, extent, and location of generalized land uses through the Plan’s horizon.”. This petition proposes an amendment to Table 1(b) to properly reflect the proposed Future Land Use Map (Lee Plan Map 1) change. Please refer to the attached amended Table 1(b) addressing the approximately 107 acres of Rural Future Land Use category area being moved to the Sub-Outlying Suburban category.

The proposed map amendment will not negatively affect the population projections for Lee County. Based on the United States Census Bureau’s Quick Facts database, there are 2.64 persons per household and an overall population of 618,754 (2010 Census) in Lee County. The subject property under the proposed map amendment and concurrent RPD rezoning application, which is to voluntarily cap density at 130 units, could accommodate approximately 343 people (130units x 2.64 persons per household).

According to the University of Florida’s College of Liberal Arts & Sciences - Bureau of Economic and Business Research, the projected 2030 population in Lee County will be 904,700 and 1,010,900 in the year 2040. Considering these projections and the previously stated housing needs from Objective 135.1, over 100,000 dwelling units will be needed within the next 5 to 10 years. The proposed map amendment and concurrent residential planned development rezoning will provide 130 residential dwelling units to support the future population growth in Lee County, in a quality housing development that is compatible and complementary to the surrounding community.

TABLE 1(b) Year 2030 Allocation

Future Land Use Category	Lee County Totals	Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/Airport	Daniels Parkway
Residential By Future Land Use Category												
Intensive Development	1,361				5		27		250			
Central Urban	14,766				225				230			
Urban Community	16,396	520	485		637						250	
Suburban	16,623				1,810				85			
Outlying Suburban	4,301	30			498	20	2	500				1,438
Sub-Outlying Suburban	1,687 1,794				279						227	
Commercial												
Industrial	79								39		20	
Public Facilities	1							1				
University Community	850											
Destination Resort Mixed Use Water Dependent	8											
Burnt Store Marina Village	4					4						
Industrial Interchange												
General Interchange	169										29	58
General Commercial Interchange												
Industrial Commercial Interchange												
University Village Interchange												
Mixed Use Interchange												
New Community	2,100	1,200									900	
Airport												
Tradeport	9										9	
Rural	8,313 8,206	1,948			1,400	636						1,500
Rural Community Preserve	3,100											
Coastal Rural	1,300											
Outer Island	202	5			1			150				
Open Lands	2,805	250				590						120
Density Reduction/ Groundwater Resource	6,905	711									94	
Conservation Lands Upland												
Wetlands												
Conservation Lands Wetland												
Unincorporated County Total Residential	80,979	4,664	485		4,855	1,250	29	651	604		1,529	3,116
Commercial	12,793	177	52		400	50	17	125	150		1,100	440
Industrial	6,620	26	3		400	5	26		300		3,100	10
Non Regulatory Allocations												
Public	82,570	7,100	421		2,005	7,000	20	1,961	350		7,752	2,477
Active AG	24,208	5,100			550	150						20
Passive AG	43,591	12,229			2,305	109					1,241	20
Conservation	81,933	2,214	611		1,142	3,236	133	1,603	748		2,947	1,733
Vacant	24,481	1,953			61	931	34		45		282	151
Total	357,175	33,463	1,572		11,718	12,731	259	4,340	2,197		17,951	7,967
Population Distribution (unincorporated Lee County)	495,000	9,266	1,531		34,178	3,270	225	530	5,744		19,358	16,375

TABLE 1(b) Year 2030 Allocation

Future Land Use Category	Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development			660	3	42		365		9	
	Central Urban	375	17	3,140		8,179		2,600			
	Urban Community	850	1,000	860	500	10,734			110	450	
	Suburban	2,488	1,975	1,200	675			6,690		1,700	
	Outlying Suburban	377			600			382		454	
	Sub-Outlying Suburban		25					140	66		950 1,057
	Commercial										
	Industrial	5	5	10							
	Public Facilities										
	University Community		850								
	Destination Resort Mixed Use Water Dependent	8									
	Burnt Store Marina Village										
	Industrial Interchange										
	General Interchange						15	31		6	30
	General Commercial Interchange										
	Industrial Commercial Interchange										
	University Village Interchange										
	Mixed Use Interchange										
	New Community										
	Airport										
	Tradeport										
	Rural		90		190	14		500	50	635	1,350 1,243
	Rural Community Preserve								3,100		
	Coastal Rural				1,300						
	Outer Island	1			45						
	Open Lands							45			1,800
	Density Reduction/ Groundwater Resource						4,000				2,100
	Conservation Lands Upland										
	Wetlands										
	Conservation Lands Wetland										
Unincorporated County Total Residential											
Commercial											
Industrial											
Non Regulatory Allocations											
Public											
Active AG											
Passive AG											
Conservation											
Vacant											
Total											
Population Distribution (unincorporated Lee County)											



Bayshore Ranch
Comprehensive Plan Map Amendment
EXHIBIT M20
Planning Communities/Community Plan Area Requirements

PLANNING COMMUNITY:

The Bayshore Ranch subject property is located in the Bayshore Planning Community. The applicant has conducted the one required public information meeting as stated in Policy 17.3.2 and consistent with Goal 17, Objective 17.3 and its corresponding Policies.


A meeting summary document is attached providing the date, time, and location of the public information meeting along with a list of those in attendance, and outline summary of concerns and questions raised and the applicant's response for the petition to be found sufficient.



MEMORANDUM

DATE: August 26, 2021

TO: Tyler Griffin, Planner
Lee County Department of Community Development – Planning Section

FROM: Kenrick S. Gallander, AICP
Director of Planning
RWA Engineering 

PROJECT NAME: Bayshore Ranch Comprehensive Plan Map Amendment
(CPA2021-00005)

SUBJECT: Bayshore Planning Community – Meeting Summary

A Bayshore Planning Community public information meeting was held on August 25, 2021, at 5:30pm located at New Hope Christian Church, 17181 Tarpon Way, North Fort Myers, FL 33917. The public information meeting was held in compliance with Lee Plan Goal 17 and Policies 17.3.2, 17.3.3, and 17.3.4.

Applicant and Agent Attendees are as follows:

- Kenrick Gallander, AICP, Director of Planning - RWA Engineering
- Mike Pappas, P.E., Senior Project Manager - RWA Engineering
- Blake Finnegan, Associate Planner - RWA Engineering
- Barry Ernst, Director of Planning & Permitting - Lennar Homes, LLC
- Russell Smith, Vice President of Land Development - Lennar Homes, LLC
- Neale Montgomery, Esq., - Pavese Law Firm
- Shane Johnson, Senior Ecologist III - Passarella & Associates
- Stephen Leung, Vice President - David Plummer & Associates

Attached are related meeting documents for reference:

- Meeting sign-in sheet.
- Affidavit of public notice

The following provides a summary of the meeting presentation, concerns or issues that were raised at the meeting; and the applicant's response to any issues that were raised:

Presentation Summary (Started at 5:35 pm):

Mr. Gallander began the meeting introducing himself and the project Team and then proceeded to outline the Public Information Meeting format and presentation outline. He then began providing a brief overview of the Comprehensive Plan Map Amendment and Planned Development rezone under review by Lee County Community Development Department staff. He explained the background of the existing property and details of its proximity to key facets of the community and location to existing adjacent uses.

From there, Mr. Gallander further detailed the request of the applicant submitted to Lee County focusing on the Comprehensive Plan Map Amendment and reviewing the existing Future Land Use Map (FLUM) and the proposed amendment to the FLUM from Rural and Wetlands to Sub-Outlying Suburban and Wetlands. He then detailed the

Mr. Gallander then briefly reviewed the proposed Planned Development rezone from AG-2 to RPD. He discussed the Master Concept Plan (MCP) and the specific details proposed related to the plan, such as the clustered style development, open space, buffers, amenity area, access points, and water retention. Emphasis was also provided confirming the project remains compatible to surrounding properties and remains consistent with the Lee Plan and LDC. The brief presentation concluded with Mr. Gallander outlining the process and timeline for future public meetings associated with the project for the public to attend. The floor was then opened for questions.

Questions/Comments/Concerns/Issues Summary:

A concern that was brought up related to stormwater management impacts of development in the area, especially from the adjacent property owners. They wanted to know how the stormwater would be handled in the area, who would be responsible if the stormwater system failed and discharged onto the surrounding properties. Mr. Pappas responded by clearly articulating and detailing the evolution of the permitting approvals with the Water Management District ensuring consistency with water management district regulations, maintaining the approved discharge rates, and appropriate land use and modelling factors to design the system.

Questions about the type of homes being developed and the density were brought up. Mr. Gallander explained there were a maximum of 130 homes proposed. A resident was concerned about the density being increased overtime and what kind of accountability is in place to hold the development to 130 units. Mr. Gallander responded that the applicant would have the right to do so if desired but would have to go through the amendment application process and hold public hearings once again to do so.

Concerns regarding wastewater and potable water was brought up. The resident wanted to know how the project would tap into these utilities and if it would cause her to have to do the same and others wondered the same with regards to the zoning change and if it would affect the rules and regulations on their property. Mr. Gallander responded that the project would tap into the existing utility lines along Bayshore Road and that it would not require the surrounding properties to also do so, nor would the surrounding properties have to abide by any new regulations associated with the rezone.

A resident of the Bayshore Community made a statement for the record relaying that the project did not meet the intent laid out in the Bayshore Community Plan to keep a rural and low-density community character and that the development would impede in their desired way of life.

Questions regarding the transportation congestion issues on Bayshore Road were brought up. Mr. Gallander responded outlining the right turn lane that will be provided as part of the developer commitment. Mr. Leung then detailed FDOT's plans to widen Bayshore Road and the timeframe of that particular process. A question was then raised about the concern for adequate right of way room for the proposed road widening. Russell Smith then replied that there would be adequate room for the expansion within the provided extensive buffers fronting Bayshore Road.

Since there were no further questions or comments, Mr. Gallander adjourned the meeting at approximately 6:39 p.m.

Attachments:

- Meeting Sign-in Sheet
- News-Press Legal Ad Publication Affidavit



Sign-In Sheet

Neighborhood Information Meeting: Bayshore Ranch RPD Rezone
8/25/2021 at 5:30pm

Name	Company	Street Address	City	Phone #	Email
Patty Walker			NFM		pattywalkerremax@gmail.com
ROBERT FOLLMANN		17971 Sabal Palm	NFM	239-462-2142	robert.follmann@aol.com
ROBERT FOLLMANN		- - -	-	- - -	-
Barbara Lingo		17988 Sabal Palm Dr	NFM		
Shawn Lingo		17920 Sabal Palm Dr			
Sherry Mitchell		17131 Laurel Ln	NFM 33917		sherryelaine@comcast.net
Steven Brodtkin		17720 Durvance Rd.	NFM	239-470-3475	SteveB239@aol.com
Andy Cotarelo		17141 E Lake Dr	NFM	828.980.4347	acotarelo2@mac.com
Jenna Cook		10761 Bayshore Rd	NFM		JennaCookFL@gmail.com
Makenzie Duff		10840 Agave Vista Ln	NFM	239 565-6048	MakenzieRDA@gmail.com
JAMES L LAND			N. FT. H	239-707-6993	
Gregory Rutzfeld		17211 Carolyn Ln	NFM	239 699 7982	
Kathleen Love		17211 Carolyn Ln.	NFM	954-204-9112	
Dennis Lynch		16920 Durvance Rd	NFM	239-980-1431	DJL12b@my.fsu.edu
SKILL MITCHELL		10401 SKIS RD	N		SKILL@SBRREACTVINC.COM

The News-Press media group

news-press.com A GANNETT COMPANY

Attn: daniel e williams jr
RWA ENGINEERING
6610 WILLOW PARK DR SUITE 200
NAPLES, FL 34109

Before the undersigned authority personally appeared said legal clerk, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

Legal Notices

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

08/13/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 16th of August 2021.

Legal Clerk

Notary Public State of Wisconsin County of Brown

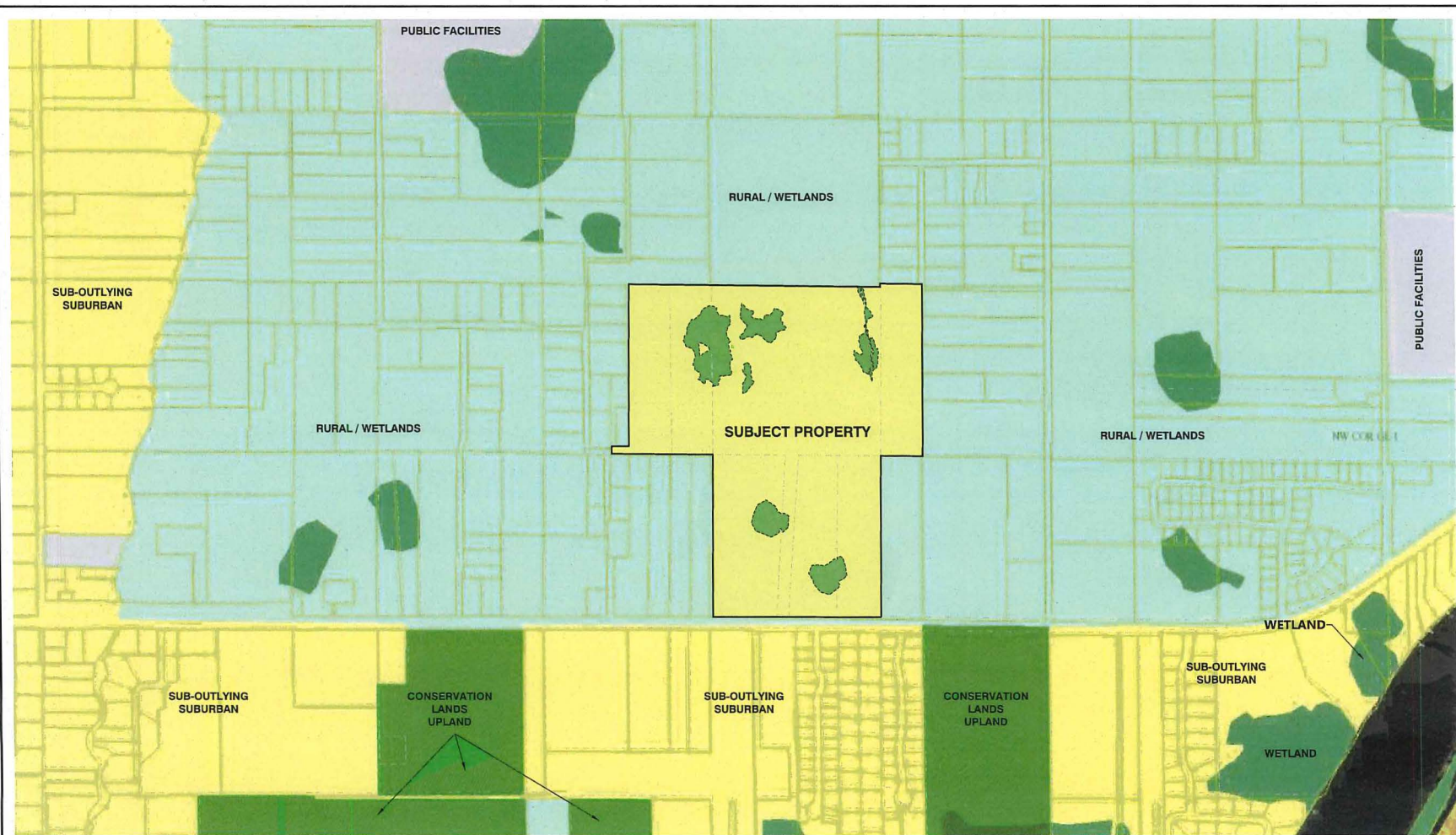
My commission expires

of Affidavits: 1

This is not an invoice

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC INFORMATION MEETING: A Public Information Meeting will be held on DCI2021-00025 Bayshore Ranch Minor Planned Development and CPA2021-00005 Bayshore Ranch Comprehensive Plan Map Amendment by RWA, Engineering on Wednesday, August 25th at 5:30 pm, at the New Hope Christian Church, 17181 Tarpon Way, North Fort Myers, FL 33917. The applications are a request to amend the Future Land Use Map and a request to rezone the property. The applications are for a 109.67 acre property located along the north side of Bayshore Road, approximately 1/4 mile west of the Palm Creek Drive and Bayshore Road intersection. This information meeting will provide a general overview of the application for a Comprehensive Plan Map Amendment to amend the Future Land Use Map designation from Rural/Wetlands to Sub-Outlying Suburban/Wetlands and a concurrent Residential Planned Development Zoning application. For any questions or comments, they can be directed by mail, phone, or email to Kenrick Gallander, RWA Engineering, 12800 University Dr., Suite 175, Fort Myers, FL 33907, (239) 260-4330, Kgallander@consult-rwa.com. AD#4864157 8/13/2021



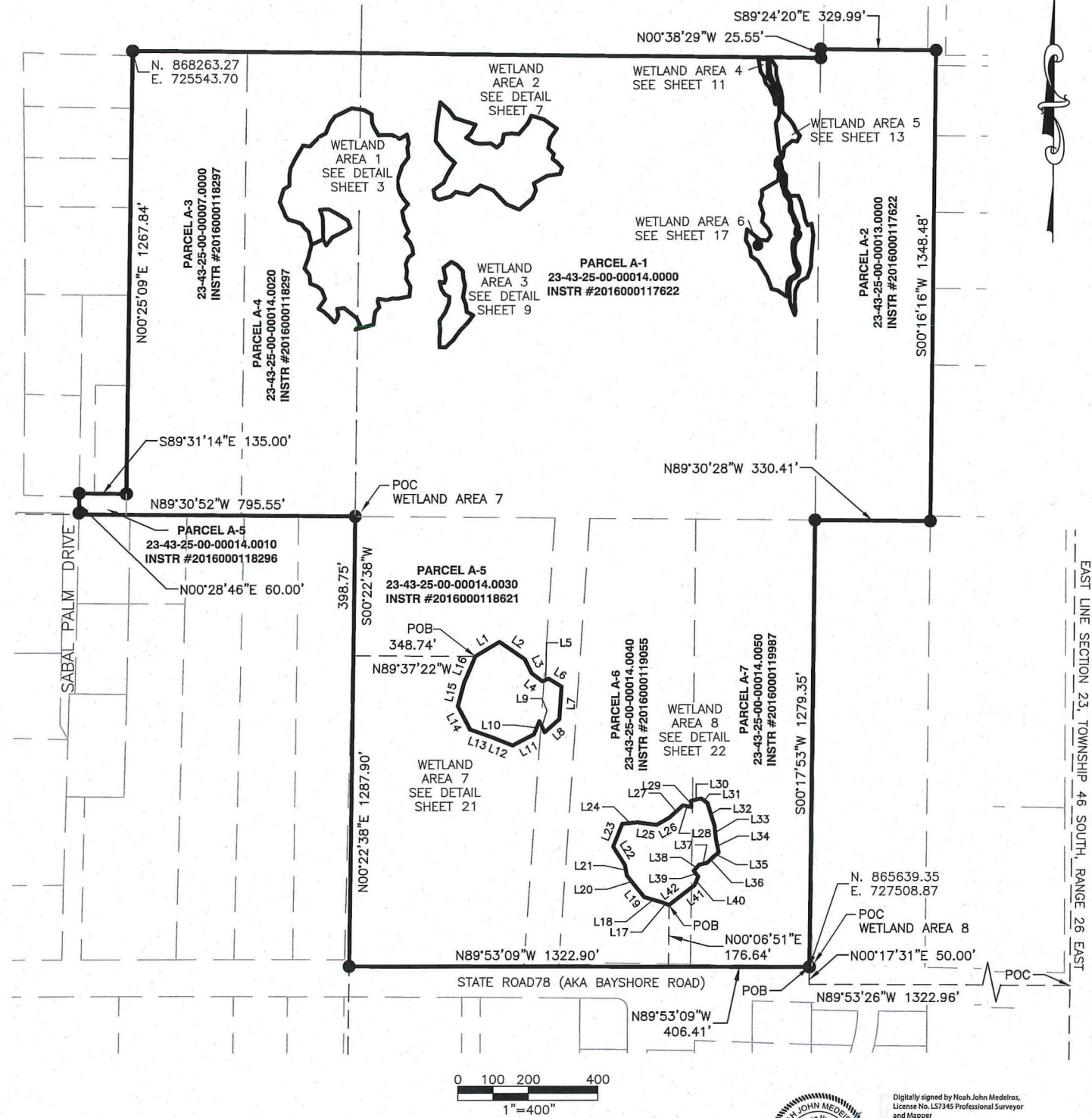
FUTURE URBAN AREAS		INTERCHANGE AREAS		NON-URBAN AREAS	
	INTENSIVE DEVELOPMENT		INDUSTRIAL INTERCHANGE		RURAL
	CENTRAL URBAN		GENERAL INTERCHANGE		RURAL COMMUNITY PRESERVE
	URBAN COMMUNITY		GENERAL COMMERCIAL INTERCHANGE		COASTAL RURAL
	SUBURBAN		INDUSTRIAL COMMERCIAL INTERCHANGE		OUTER ISLAND
	OUTLYING SUBURBAN		UNIVERSITY VILLAGE INTERCHANGE		OPEN LANDS
	SUB-OUTLYING SUBURBAN				DENSITY REDUCTION/GROUNDWATER RESOURCE
	COMMERCIAL		NEW COMMUNITY		CONSERVATION LANDS - UPLAND
	INDUSTRIAL		AIRPORT AREAS		ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)
	PUBLIC FACILITIES				WETLANDS
	UNIVERSITY COMMUNITY		TRADEPORT		CONSERVATION LANDS - WETLAND
	BURNT STORE MARINA VILLAGE		AIRPORT		
	DESTINATION RESORT MIXED USE WATER DEPENDENT				

See Chapter XIII and Lee County Administrative Code 13-2 for standards and procedures for administrative interpretations of the Lee Plan.

August 12, 2021 1:17 PM K:\2020\20070.00.02 Bayshore Ranch - Comp Plan Map Amendment\0002 Comp Plan Amendment Prep\CAD Exhibits\Exhibit M4 - Proposed R2.dwg

		6610 Willow Park Drive, Suite 200 / Naples, Florida 34109 (239) 597-0375 FAX (239) 597-0278 www.rwa-engineering.com Florida Certificate of Registration LE 7663 / 180993	
LENNAR HOMES, LLC BAYSHORE RANCH CPA		PROPOSED FUTURE LAND USE MAP - EXHIBIT M4	
DATE: JUN 2021 DESIGNED: RWA BY: JAW CHECKED: JAW PROJECT NO: 20070.00.02 SHEET NUMBER: 1 OF 1	SCALE: 1" = 100' NORTH ARROW:	DRAWN: JAW DATE:	

August 24, 2021 10:44 AM K:\2020\200070.00.00 Bayshore Ranch Due Diligence & CSP\0003 ALTA Boundary Survey\SKETCH AND DESC\SD Wetlands\Land Use Boundary Snd\000SD.dwg



JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	1"=400'	08/23/21	NJM	000SD	1 OF 22

THE LAND IS ALSO DESCRIBED BY AN OVERALL LEGAL DESCRIPTION AS SET FORTH AND MADE A PART
HEREOF AS FOLLOWS:

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA. BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SECTION 23 AND THE CENTERLINE OF
STATE ROAD 78 (BAYSHORE ROAD), (100 FOOT RIGHT OF WAY) AS PER F.D.O.T. RIGHT OF WAY MAP
SECTION NO. 1252-051, DATED AUGUST 2, 1954;

THENCE N.89°53'26"W., ALONG THE CENTERLINE OF SAID BAYSHORE ROAD FOR 1,322.96 FEET;

THENCE N.00°17'31"E., FOR 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID
BAYSHORE ROAD AND BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND, AS RECORDED IN
INSTRUMENT NUMBER 2016000119987 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO
BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.89°53'09"W., ALONG SAID NORTH RIGHT OF WAY FOR 1,322.90 FEET TO A POINT AT THE
SOUTHWEST CORNER OF A PARCEL OF LAND, AS RECORDED IN INSTRUMENT NUMBER 2016000118621
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.00°22'38"E., ALONG THE WEST LINE OF SAID PARCEL FOR 1,287.90 FEET TO A POINT AT
THE NORTHWEST CORNER OF SAID PARCEL;

THENCE N.89°30'52"W., FOR 795.55 FEET TO A POINT AT THE SOUTHWEST CORNER OF A PARCEL OF
LAND, AS RECORDED IN INSTRUMENT NUMBER 2016000118296 OF THE PUBLIC RECORDS OF LEE
COUNTY, FLORIDA;

THENCE N.00°28'46"E., FOR 60 FEET;

THENCE S.89°31'14"E., FOR 135.00 FEET;

THENCE N.00°25'09"E., ALONG THE WEST LINE OF SAID PARCEL FOR 1,267.84 FEET TO A POINT AT
THE NORTHWEST CORNER OF A PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2016000118297;

THENCE S.89°23'22"E., FOR 1,979.03 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND,
AS RECORDED IN INSTRUMENT NUMBER 2016000117622 OF THE PUBLIC RECORDS OF LEE COUNTY,
FLORIDA;

THENCE ALONG THE EAST LINE OF SAID PARCEL N.00°38'29"W., FOR 25.55 FEET TO THE NORTHWEST
CORNER OF SAID PARCEL;

THENCE S.89°24'20"E., ALONG THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT
NUMBER 2016000117622 FOR 329.99 FEET TO A POINT AT THE NORTHEAST CORNER OF SAID
PARCEL;

THENCE S.00°16'16"W., ALONG THE EAST LINE OF SAID PARCEL FOR 1,348.48 FEET TO A POINT AT
THE SOUTHEAST CORNER OF SAID PARCEL;

THENCE N.89°30'28"W., ALONG THE SOUTH LINE OF SAID PARCEL FOR 330.41 FEET TO A POINT AT
THE SOUTHWEST CORNER OF SAID PARCEL;

THENCE S.00°17'53"W., ALONG THE EAST LINE OF THE AFOREMENTIONED PARCEL RECORDED IN
INSTRUMENT NUMBER 2016000119987 FOR 1,279.35 FEET TO THE POINT OF BEGINNING OF THE
PARCEL DESCRIBED HEREIN;

CONTAINING 4,777,207.724 SQUARE FEET OR 109.67 ACRES, MORE OR LESS.

LESS AND ACCEPT WETLAND AREA 7 AS DESCRIBED ON PAGE 3.

SKETCH OF DESCRIPTION

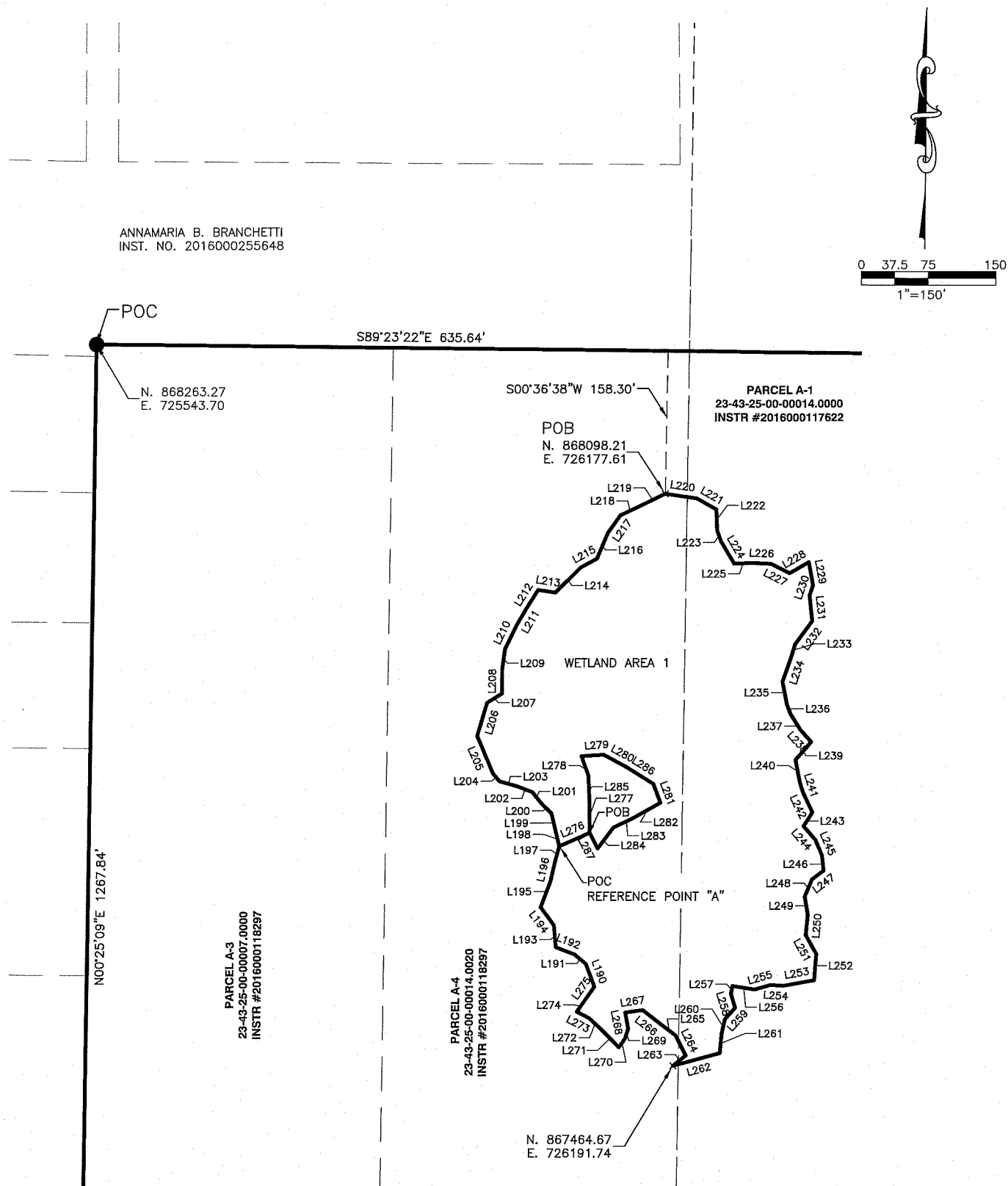
SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



12800 University D
Suite 175
Fort Myers, FL 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	2 OF 22

August 24, 2021 10:44 AM K:\2020\200070.00.00 Boyshore Ranch Due Diligence & CSP\0003 ALTA Boundary Survey\SKETCH AND DESC\SD Wetlands\Land Use Boundary Snd\000SD.dwg



SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



12800 University D
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LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	1"=150'	08/23/21	NJM	000SD	3 OF 22

WETLAND AREA 1
(LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000118297 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.89°23'22"E. ALONG THE NORTH LINE OF SAID PARCEL, FOR 635.64 FEET;

THENCE DEPARTING AT RIGHT ANGLES TO SAID NORTH LINE S.00°36'38"W., FOR 158.30 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.81°33'44"E., FOR 35.49 FEET;
 THENCE S.61°03'01"E., FOR 25.10 FEET;
 THENCE S.02°33'03"E., FOR 23.03 FEET;
 THENCE S.19°26'48"E., FOR 12.97 FEET;
 THENCE S.31°06'06"E., FOR 29.08 FEET;
 THENCE N.87°01'15"E., FOR 18.91 FEET;
 THENCE S.87°56'43"E., FOR 21.25 FEET;
 THENCE S.63°09'56"E., FOR 23.30 FEET;
 THENCE N.59°38'03"E., FOR 24.26 FEET;
 THENCE S.10°49'13"E., FOR 26.28 FEET;
 THENCE S.18°53'56"W., FOR 11.91 FEET;
 THENCE S.06°19'20"E., FOR 28.50 FEET;
 THENCE S.35°47'47"W., FOR 31.71 FEET;
 THENCE S.16°02'32"W., FOR 13.50 FEET;
 THENCE S.18°44'49"W., FOR 30.15 FEET;
 THENCE S.11°24'18"E., FOR 25.89 FEET;
 THENCE S.21°32'38"E., FOR 11.07 FEET;
 THENCE S.31°41'23"E., FOR 19.98 FEET;
 THENCE S.41°46'31"E., FOR 18.69 FEET;
 THENCE S.40°42'30"W., FOR 26.33 FEET;
 THENCE S.11°30'22"E., FOR 25.94 FEET;
 THENCE S.17°54'36"E., FOR 11.29 FEET;
 THENCE S.25°33'41"E., FOR 24.35 FEET;
 THENCE S.31°56'52"W., FOR 18.05 FEET;
 THENCE S.41°17'28"E., FOR 20.26 FEET;
 THENCE S.23°27'29"E., FOR 18.67 FEET;
 THENCE S.06°29'01"E., FOR 17.03 FEET;
 THENCE S.53°16'51"W., FOR 16.04 FEET;
 THENCE S.22°33'15"W., FOR 20.64 FEET;
 THENCE S.09°49'03"E., FOR 20.22 FEET;
 THENCE S.05°01'09"W., FOR 22.80 FEET;

THENCE S.29°37'15"E., FOR 24.09 FEET;
 THENCE S.04°10'06"W., FOR 29.21 FEET;
 THENCE S.79°40'07"W., FOR 34.62 FEET;
 THENCE N.85°40'44"W., FOR 13.67 FEET;
 THENCE S.73°59'03"W., FOR 18.13 FEET;
 THENCE N.80°59'12"W., FOR 24.92 FEET;
 THENCE S.09°34'34"W., FOR 8.94 FEET;
 THENCE S.16°59'20"E., FOR 16.24 FEET;
 THENCE S.41°45'10"W., FOR 16.89 FEET;
 THENCE S.11°59'34"W., FOR 16.70 FEET;
 THENCE S.04°48'23"W., FOR 21.20 FEET;
 THENCE S.74°58'11"W., FOR 54.04 FEET;
 THENCE N.50°47'57"E., FOR 18.01 FEET;
 THENCE N.26°43'31"W., FOR 24.79 FEET;
 THENCE N.52°58'09"W., FOR 18.28 FEET;
 THENCE N.52°18'27"W., FOR 27.99 FEET;
 THENCE S.81°45'54"W., FOR 19.63 FEET;
 THENCE S.11°13'21"E., FOR 18.00 FEET;
 THENCE S.16°41'02"W., FOR 11.48 FEET;
 THENCE S.35°36'04"W., FOR 11.99 FEET;
 THENCE N.45°03'02"W., FOR 27.99 FEET;
 THENCE N.47°59'04"W., FOR 18.58 FEET;
 THENCE N.63°19'11"W., FOR 15.79 FEET;
 THENCE N.35°40'52"E., FOR 14.71 FEET;
 THENCE N.35°30'30"E., FOR 19.25 FEET;
 THENCE N.21°25'27"W., FOR 27.20 FEET;
 THENCE N.51°14'34"W., FOR 16.97 FEET;
 THENCE N.68°56'09"W., FOR 21.98 FEET;
 THENCE N.05°48'20"W., FOR 24.50 FEET;

CONTINUE ON SHEET 4

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



12800 University D
Suite 175
Fort Myers, FL 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	4 OF 22

August 24, 2021 10:44 AM K:\2020\200070.00.00 Boyshore Ranch Due Diligence & CSP\0003 ALTA Boundary Survey\SKETCH AND DESC\SD Wetlands\Land Use Boundary Snd\000SD.dwg

WETLAND AREA 1

CONTINUED FROM SHEET 2

THENCE N.36°56'09"W., FOR 24.83 FEET;
 THENCE N.20°22'02"E., FOR 31.16 FEET;
 THENCE N.12°43'38"E., FOR 20.93 FEET;
 THENCE N.15°22'09"E., FOR 18.55 FEET TO A POINT
 HERETO REFERED TO AS REFERENCE POINT "A";
 THENCE N.14°20'06"W., FOR 16.15 FEET;
 THENCE N.13°54'28"W., FOR 21.21 FEET;
 THENCE N.45°20'22"W., FOR 17.78 FEET;
 THENCE N.38°08'10"W., FOR 14.20 FEET;
 THENCE N.69°21'21"W., FOR 18.05 FEET;
 THENCE N.74°17'08"W., FOR 21.05 FEET;
 THENCE N.41°04'29"W., FOR 11.62 FEET;
 THENCE N.23°21'35"W., FOR 45.20 FEET;
 THENCE N.16°24'51"E., FOR 38.20 FEET;
 THENCE N.58°34'06"E., FOR 19.48 FEET;
 THENCE N.00°22'36"E., FOR 28.00 FEET;
 THENCE N.07°27'43"E., FOR 21.73 FEET;
 THENCE N.26°09'42"E., FOR 29.67 FEET;
 THENCE N.30°13'55"E., FOR 19.62 FEET;
 THENCE N.31°57'59"E., FOR 25.66 FEET;
 THENCE S.81°25'06"E., FOR 19.52 FEET;
 THENCE N.45°09'07"E., FOR 39.23 FEET;
 THENCE N.61°48'48"E., FOR 20.91 FEET;
 THENCE N.22°39'29"E., FOR 30.89 FEET;
 THENCE N.35°34'36"E., FOR 23.89 FEET;
 THENCE N.64°22'49"E., FOR 23.77 FEET;
 THENCE N.63°52'19"E., FOR 31.37 FEET TO THE POINT
 OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;
 CONTAINING 154,331 SQUARE FEET OR 3.54 ACRES,
 MORE OR LESS.

LESS AND ACCEPT:

AN UPLAND PARCEL OF LAND LAYING IN SECTION 23,
 TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY,
 FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
 FOLLOWS:

CONTINUE UPPER RIGHT

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A";
 THENCE N.66°04'15"E., FOR 36.85 FEET TO THE POINT OF
 BEGINNING OF THE HEREIN DESCRIBED PARCEL:

THENCE N.00°43'03"W., FOR 30.58 FEET;
 THENCE N.02°32'06"W., FOR 32.67 FEET;
 THENCE N.20°30'59"W., FOR 23.12 FEET;
 THENCE N.86°13'20"E., FOR 25.09 FEET;
 THENCE S.61°57'54"E., FOR 30.38 FEET;
 THENCE S.57°58'59"E., FOR 33.76 FEET;
 THENCE S.21°01'47"E., FOR 22.49 FEET;
 THENCE S.60°24'12"W., FOR 36.45 FEET;
 THENCE S.65°03'53"W., FOR 22.25 FEET;
 THENCE S.37°00'38"W., FOR 29.10 FEET;
 THENCE N.28°08'55"W., FOR 19.58 FEET TO THE POINT OF
 BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 4,958 SQUARE FEET OR 0.11 ACRES, MORE OR
 LESS.

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
 LEE COUNTY, FLORIDA



12800 University D
 Suite 175
 Fort Myers, FL 33907
 Phone: (239) 597-0575
 Fax: (239) 597-0578
 LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	5 OF 22

WETLAND AREA 1

LINE TABLE		
LINE	BEARING	LENGTH
L190	N21°25'27"W	27.20'
L191	N51°14'34"W	16.97'
L192	N68°56'09"W	21.98'
L193	N05°48'20"W	24.50'
L194	N36°56'09"W	24.83'
L195	N20°22'02"E	31.16'
L196	N12°43'38"E	20.93'
L197	N15°22'09"E	18.55'
L198	N14°20'06"W	16.15'
L199	N13°54'28"W	21.21'
L200	N45°20'22"W	17.78'
L201	N38°08'10"W	14.20'
L202	N69°21'21"W	18.05'
L203	N74°17'08"W	21.05'
L204	N41°04'29"W	11.62'
L205	N23°21'35"W	45.20'
L206	N16°24'51"E	38.20'
L207	N58°34'06"E	19.48'
L208	N00°22'36"E	28.00'
L209	N07°27'43"E	21.73'
L210	N26°09'42"E	29.67'
L211	N30°13'55"E	19.62'
L212	N31°57'59"E	25.66'
L213	S81°25'06"E	19.52'
L214	N45°09'07"E	39.23'

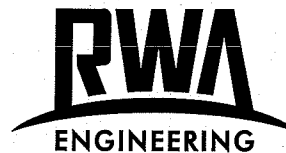
LINE TABLE		
LINE	BEARING	LENGTH
L215	N61°48'48"E	20.91'
L216	N22°39'29"E	30.89'
L217	N35°34'36"E	23.89'
L218	N64°22'49"E	23.77'
L219	N63°52'19"E	31.37'
L220	S81°33'44"E	35.49'
L221	S61°03'01"E	25.10'
L222	S02°33'03"E	23.03'
L223	S19°26'48"E	12.97'
L224	S31°06'06"E	29.08'
L225	N87°01'15"E	18.91'
L226	S87°56'43"E	21.25'
L227	S63°09'56"E	23.30'
L228	N59°38'03"E	24.26'
L229	S10°49'13"E	26.28'
L230	S18°53'56"W	11.91'
L231	S06°19'20"E	28.50'
L232	S35°47'47"W	31.71'
L233	S16°02'32"W	13.50'
L234	S18°44'49"W	30.15'
L235	S11°24'18"E	25.89'
L236	S21°32'38"E	11.07'
L237	S31°41'23"E	19.98'
L238	S41°46'31"E	18.69'
L239	S40°42'30"W	26.33'

LINE TABLE		
LINE	BEARING	LENGTH
L240	S11°30'22"E	25.94'
L241	S17°54'36"E	11.29'
L242	S25°33'41"E	24.35'
L243	S31°56'52"W	18.05'
L244	S41°17'28"E	20.26'
L245	S23°27'29"E	18.67'
L246	S06°29'01"E	17.03'
L247	S53°16'51"W	16.04'
L248	S22°33'15"W	20.64'
L249	S09°49'03"E	20.22'
L250	S05°01'09"W	22.80'
L251	S29°37'15"E	24.09'
L252	S04°10'06"W	29.21'
L253	S79°40'07"W	34.62'
L254	N85°40'44"W	13.67'
L255	S73°59'03"W	18.13'
L256	N80°59'12"W	24.92'
L257	S09°34'34"W	8.94'
L258	S16°59'20"E	16.24'
L259	S41°45'10"W	16.89'
L260	S11°59'34"W	16.70'
L261	S04°48'23"W	21.20'
L262	S74°58'11"W	54.04'
L263	N50°47'57"E	18.01'
L264	N26°43'31"W	24.79'

LINE TABLE		
LINE	BEARING	LENGTH
L265	N52°58'09"W	18.28'
L266	N52°18'27"W	27.99'
L267	S81°45'54"W	19.63'
L268	S11°13'21"E	18.00'
L269	S16°41'02"W	11.48'
L270	S35°36'04"W	11.99'
L271	N45°03'02"W	27.99'
L272	N47°59'04"W	18.58'
L273	N63°19'11"W	15.79'
L274	N35°40'52"E	14.71'
L275	N35°30'30"E	19.25'
L276	N66°04'15"E	36.85'
L277	N00°43'03"W	30.58'
L278	N20°30'59"W	23.12'
L279	N86°13'20"E	25.09'
L280	S61°57'54"E	30.38'
L281	S21°01'47"E	22.49'
L282	S60°24'12"W	36.45'
L283	S65°03'53"W	22.25'
L284	S37°00'38"W	29.10'
L285	N02°32'06"W	32.67'
L286	S57°58'59"E	33.76'
L287	N28°08'55"W	19.58'

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

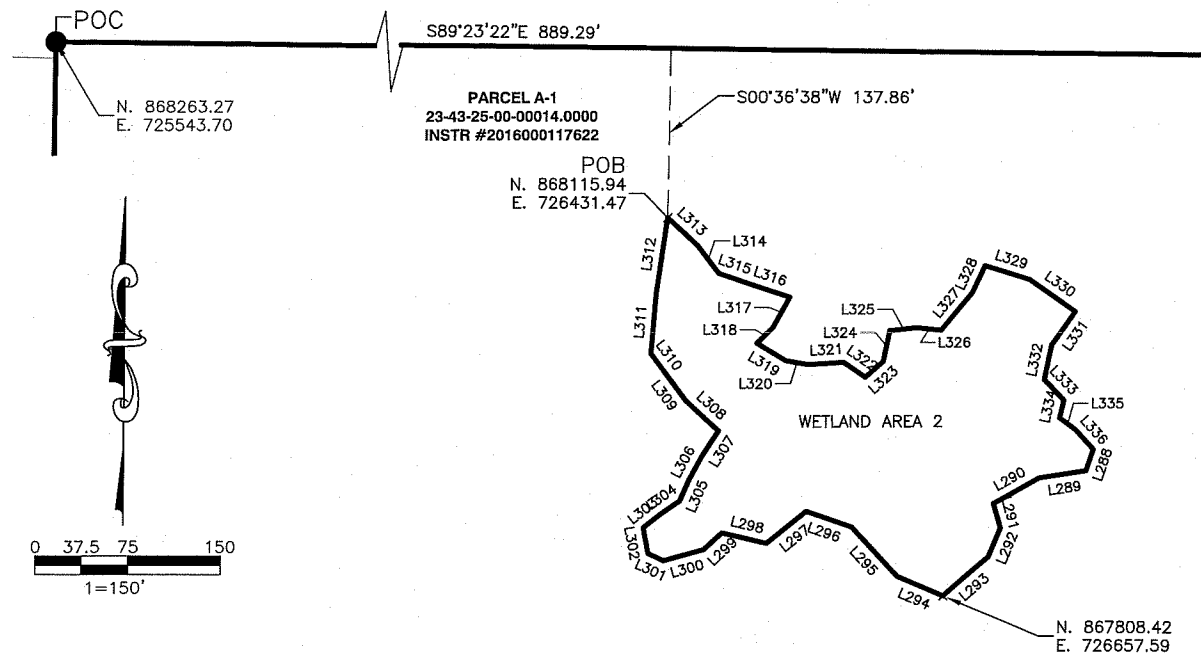


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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	6 OF 22

August 24, 2021 10:44 AM K:\2020\200070.00.00_Eggsboro_Ranch_Due_Diligence_&_CSE\0003_ALTA_Boundary_Survey\SKETCH AND DESCRIPTION\Wetlands\Land Use Boundary_Sketch\000SD.dwg

August 24, 2021 10:44 AM K:\2020\200070.00.00 Boyshore Ranch Due Diligence & CSP\0003 ALTA Boundary Survey\SKETCH AND DESC\SD Wetlands\Land Use Boundary SnD\000SD.dwg



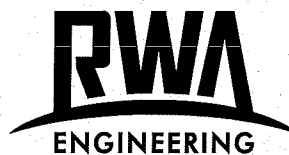
LINE TABLE		
LINE	BEARING	LENGTH
L288	S18°49'10"W	18.42'
L289	S81°15'38"W	38.53'
L290	S60°38'29"W	42.87'
L291	S16°13'39"E	20.76'
L292	S22°33'32"W	25.36'
L293	S48°58'42"W	48.55'
L294	N67°13'36"W	41.29'
L295	N43°02'53"W	54.79'
L296	N70°51'38"W	38.94'
L297	S50°49'50"W	41.43'
L298	N76°46'30"W	37.00'
L299	S46°19'24"W	19.84'
L300	S74°20'14"W	33.57'
L301	N65°34'00"W	14.28'
L302	N11°16'51"W	21.34'
L303	N52°15'56"E	16.74'
L304	N55°05'18"E	20.03'

LINE TABLE		
LINE	BEARING	LENGTH
L305	N23°05'06"E	18.87'
L306	N28°09'08"E	21.46'
L307	N32°24'44"E	24.92'
L308	N47°24'02"W	36.03'
L309	N36°48'21"W	27.42'
L310	N37°02'32"W	20.49'
L311	N04°37'09"E	48.44'
L312	N08°10'54"E	63.01'
L313	S47°20'17"E	33.49'
L314	S36°52'47"E	28.01'
L315	S71°02'54"E	19.88'
L316	S71°47'19"E	40.92'
L317	S28°48'49"W	28.28'
L318	S44°50'14"W	18.16'
L319	S59°01'16"E	27.46'
L320	S80°09'24"E	18.37'
L321	N86°22'51"E	29.04'

LINE TABLE		
LINE	BEARING	LENGTH
L322	S55°37'51"E	21.27'
L323	N48°21'02"E	19.30'
L324	N11°49'10"E	25.50'
L325	N83°35'33"E	22.50'
L326	S84°13'41"E	20.12'
L327	N39°52'21"E	39.75'
L328	N24°31'38"E	24.20'
L329	S73°05'52"E	38.00'
L330	S55°09'10"E	45.78'
L331	S35°01'05"W	33.40'
L332	S11°25'16"W	28.61'
L333	S43°48'22"E	23.14'
L334	S12°51'24"W	14.88'
L335	S53°54'31"E	16.35'
L336	S42°40'52"E	21.62'

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



12800 University D
Suite 175
Fort Myers, FL 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	1"=150'	08/23/21	NJM	000SD	7 OF 22

WETLAND AREA 2
(LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000118297 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.89°23'22"E. ALONG THE NORTH LINE OF SAID PARCEL, FOR 889.29 FEET;

THENCE DEPARTING AT RIGHT ANGLES TO SAID NORTH LINE S.00°36'38"W., FOR 137.86 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

<p>THENCE S.47°20'17"E., FOR 33.49 FEET; THENCE S.36°52'47"E., FOR 28.01 FEET; THENCE S.71°02'54"E., FOR 19.88 FEET; THENCE S.71°47'19"E., FOR 40.92 FEET; THENCE S.28°48'49"W., FOR 28.28 FEET; THENCE S.44°50'14"W., FOR 18.16 FEET; THENCE S.59°01'16"E., FOR 27.46 FEET; THENCE S.80°09'24"E., FOR 18.37 FEET; THENCE N.86°22'51"E., FOR 29.04 FEET; THENCE S.55°37'51"E., FOR 21.27 FEET; THENCE N.48°21'02"E., FOR 19.30 FEET; THENCE N.11°49'10"E., FOR 25.50 FEET; THENCE N.83°35'33"E., FOR 22.50 FEET; THENCE S.84°13'41"E., FOR 20.12 FEET; THENCE N.39°52'21"E., FOR 39.75 FEET; THENCE N.24°31'38"E., FOR 24.20 FEET; THENCE S.73°05'52"E., FOR 38.00 FEET; THENCE S.55°09'10"E., FOR 45.78 FEET; THENCE S.35°01'05"W., FOR 33.40 FEET; THENCE S.11°25'16"W., FOR 28.61 FEET; THENCE S.43°48'22"E., FOR 23.14 FEET; THENCE S.12°51'24"W., FOR 14.88 FEET; THENCE S.53°54'31"E., FOR 16.35 FEET; THENCE S.42°40'52"E., FOR 21.62 FEET; THENCE S.18°49'10"W., FOR 18.42 FEET; THENCE S.81°15'38"W., FOR 38.53 FEET; THENCE S.60°38'29"W., FOR 42.87 FEET; THENCE S.16°13'39"E., FOR 20.76 FEET; THENCE S.22°33'32"W., FOR 25.36 FEET; THENCE S.48°58'42"W., FOR 48.55 FEET;</p>	<p>THENCE N.67°13'36"W., FOR 41.29 FEET; THENCE N.43°02'53"W., FOR 54.79 FEET; THENCE N.70°51'38"W., FOR 38.94 FEET; THENCE S.50°49'50"W., FOR 41.43 FEET; THENCE N.76°46'30"W., FOR 37.00 FEET; THENCE S.46°19'24"W., FOR 19.84 FEET; THENCE S.74°20'14"W., FOR 33.57 FEET; THENCE N.65°34'00"W., FOR 14.28 FEET; THENCE N.11°16'51"W., FOR 21.34 FEET; THENCE N.52°15'56"E., FOR 16.74 FEET; THENCE N.55°05'18"E., FOR 20.03 FEET; THENCE N.23°05'06"E., FOR 18.87 FEET; THENCE N.28°09'08"E., FOR 21.46 FEET; THENCE N.32°24'44"E., FOR 24.92 FEET; THENCE N.47°24'02"W., FOR 36.03 FEET; THENCE N.36°48'21"W., FOR 27.42 FEET; THENCE N.37°02'32"W., FOR 20.49 FEET; THENCE N.04°37'09"E., FOR 48.44 FEET; THENCE N.08°10'54"E., FOR 63.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;</p>
--	---

CONTAINING 59,935 SQUARE FEET OR 1.38 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION

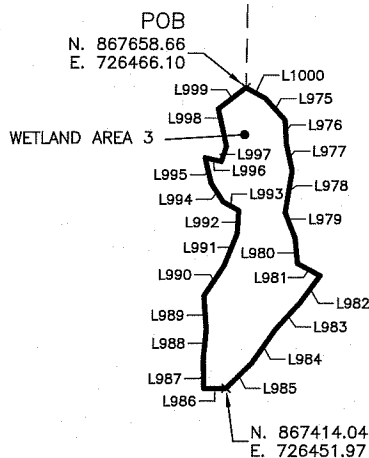
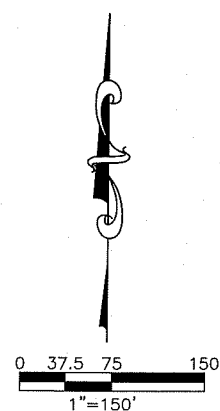
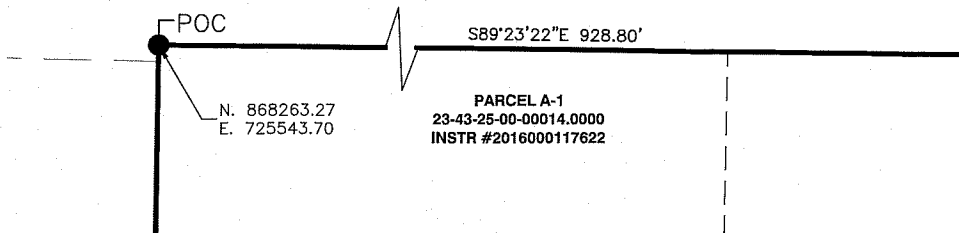
SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



12800 University D
Suite 175
Fort Myers, FL 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	8 OF 22

August 24, 2021 10:44 AM K:\2020\200070.00.00 Boyshore Ranch Due Diligence & CSP\0003 ALTA Boundary Survey\SKETCH AND DESC\SD Wetlands\Land Use Boundary SHD\000SD.dwg



LINE TABLE		
LINE	BEARING	LENGTH
L975	S42°25'31"E	24.11'
L976	S03°41'55"E	19.78'
L977	S12°41'59"E	21.86'
L978	S08°52'52"W	34.61'
L979	S21°51'11"E	22.27'
L980	S05°52'52"E	20.93'
L981	S61°57'13"E	20.95'

LINE TABLE		
LINE	BEARING	LENGTH
L982	S36°00'34"W	26.97'
L983	S42°24'47"W	29.95'
L984	S34°32'09"W	33.32'
L985	S45°31'57"W	28.98'
L986	S89°33'25"W	17.84'
L987	N01°11'40"W	24.61'
L988	N05°06'59"E	23.37'

LINE TABLE		
LINE	BEARING	LENGTH
L989	N04°30'20"W	27.61'
L990	N33°13'58"E	28.88'
L991	N21°57'03"E	28.27'
L992	N03°37'41"E	19.12'
L993	N61°29'53"W	14.78'
L994	N32°34'19"W	17.98'
L995	N13°24'08"W	21.29'

LINE TABLE		
LINE	BEARING	LENGTH
L996	S76°51'48"E	13.31'
L997	N18°36'47"E	12.72'
L998	N12°36'38"W	31.44'
L999	N52°22'02"E	28.30'
L1000	S61°14'07"E	17.76'

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	1"=150'	08/23/21	NJM	000SD	9 OF 22

WETLAND AREA 3
(LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000118297 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.89°23'22"E. ALONG THE NORTH LINE OF SAID PARCEL, FOR 928.80 FEET;

THENCE DEPARTING AT RIGHT ANGLES TO SAID NORTH LINE S.00°36'38"W., FOR 594.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.61°14'07"E., FOR 17.76 FEET;

THENCE S.42°25'31"E., FOR 24.11 FEET;

THENCE S.03°41'55"E., FOR 19.78 FEET;

THENCE S.12°41'59"E., FOR 21.86 FEET;

THENCE S.08°52'52"W., FOR 34.61 FEET;

THENCE S.21°51'11"E., FOR 22.27 FEET;

THENCE S.05°52'52"E., FOR 20.93 FEET;

THENCE S.61°57'13"E., FOR 20.95 FEET;

THENCE S.36°00'34"W., FOR 26.97 FEET;

THENCE S.42°24'47"W., FOR 29.95 FEET;

THENCE S.34°32'09"W., FOR 33.32 FEET;

THENCE S.45°31'57"W., FOR 28.98 FEET;

THENCE S.89°33'25"W., FOR 17.84 FEET;

THENCE N.01°11'40"W., FOR 24.61 FEET;

THENCE N.05°06'59"E., FOR 23.37 FEET;

THENCE N.04°30'20"W., FOR 27.61 FEET;

THENCE N.33°13'58"E., FOR 28.88 FEET;

THENCE N.21°57'03"E., FOR 28.27 FEET;

THENCE N.03°37'41"E., FOR 19.12 FEET;

THENCE N.61°29'53"W., FOR 14.78 FEET;

THENCE N.32°34'19"W., FOR 17.98 FEET;

THENCE N.13°24'08"W., FOR 21.29 FEET;

THENCE S.76°51'48"E., FOR 13.31 FEET;

THENCE N.18°36'47"E., FOR 12.72 FEET;

THENCE N.12°36'38"W., FOR 31.44 FEET;

THENCE N.52°22'02"E., FOR 28.30 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 12,906 SQUARE FEET OR 0.30 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION

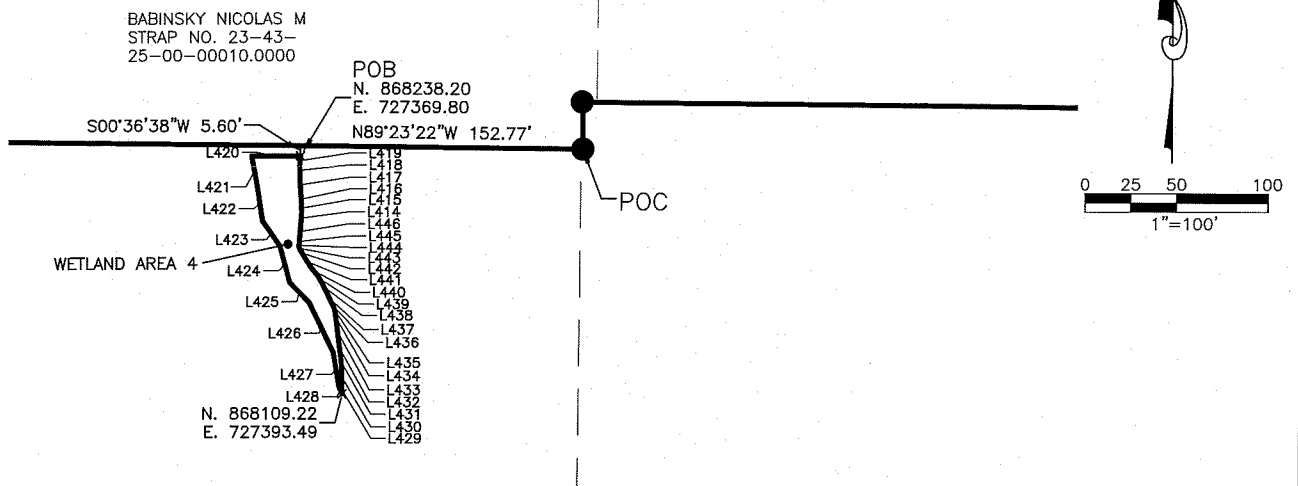
SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



12800 University D
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Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	10 OF 22

August 24, 2021 10:44 AM K:\2020\200070.00.00 Boyshore Ranch Due Diligence & CSP\0003 ALTA Boundary Survey\SKETCH AND DESC\SD Wetlands\Land Use Boundary Snp\000SD.dwg



LINE TABLE		
LINE	BEARING	LENGTH
L414	S04°14'29"W	6.08'
L415	S00°42'30"E	4.68'
L416	S05°00'38"E	5.14'
L417	S03°41'10"E	10.49'
L418	S00°29'08"E	5.21'
L419	S03°48'47"W	5.24'
L420	S89°48'52"E	26.69'
L421	N10°45'00"W	16.82'
L422	N08°57'32"W	18.95'
L423	N35°08'25"W	16.77'
L424	N15°30'39"W	20.46'

LINE TABLE		
LINE	BEARING	LENGTH
L425	N44°28'45"W	15.32'
L426	N26°28'46"W	30.23'
L427	N09°46'37"W	18.51'
L428	N23°31'40"W	4.54'
L429	S01°18'43"E	4.51'
L430	S01°51'40"E	9.71'
L431	S05°29'30"E	7.04'
L432	S07°54'00"E	7.85'
L433	S07°14'06"E	9.98'
L434	S08°04'13"E	6.08'
L435	S15°00'44"E	1.91'

LINE TABLE		
LINE	BEARING	LENGTH
L436	S27°22'49"E	2.54'
L437	S26°13'31"E	6.61'
L438	S27°05'14"E	6.81'
L439	S32°49'06"E	4.06'
L440	S38°53'18"E	5.65'
L441	S32°24'34"E	6.53'
L442	S31°58'37"E	4.67'
L443	S18°50'41"E	1.22'
L444	S00°00'00"E	1.99'
L445	S04°56'16"W	2.28'
L446	S04°08'58"W	8.54'

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



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Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	1"=100'	08/23/21	NJM	000SD	11 OF 22

WETLAND AREA 4
(LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000117622 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.89°23'22"W. ALONG THE NORTH LINE OF SAID PARCEL, FOR 152.77 FEET;

THENCE DEPARTING SAID NORTH LINE AT RIGHT ANGLE TO, S.00°36'38"W., FOR 5.60 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.03°48'47"W., FOR 5.24 FEET;

THENCE S.00°29'08"E., FOR 5.21 FEET;

THENCE S.03°41'10"E., FOR 10.49 FEET;

THENCE S.05°00'38"E., FOR 5.14 FEET;

THENCE S.00°42'30"E., FOR 4.68 FEET;

THENCE S.04°14'29"W., FOR 6.08 FEET;

THENCE S.04°08'58"W., FOR 8.54 FEET;

THENCE S.04°56'16"W., FOR 2.28 FEET;

THENCE S.00°00'00"W., FOR 1.99 FEET;

THENCE S.18°50'41"E., FOR 1.22 FEET;

THENCE S.31°58'37"E., FOR 4.67 FEET;

THENCE S.32°24'34"E., FOR 6.53 FEET;

THENCE S.38°53'18"E., FOR 5.65 FEET;

THENCE S.32°49'06"E., FOR 4.06 FEET;

THENCE S.27°05'14"E., FOR 6.81 FEET;

THENCE S.26°13'31"E., FOR 6.61 FEET;

THENCE S.27°22'49"E., FOR 2.54 FEET;

THENCE S.15°00'44"E., FOR 1.91 FEET;

THENCE S.08°04'13"E., FOR 6.08 FEET;

THENCE S.07°14'06"E., FOR 9.98 FEET;

THENCE S.07°54'00"E., FOR 7.85 FEET;

THENCE S.05°29'30"E., FOR 7.04 FEET;

THENCE S.01°51'40"E., FOR 9.71 FEET;

THENCE S.01°18'43"E., FOR 4.51 FEET;

THENCE N.23°31'40"W., FOR 4.54 FEET;

THENCE N.09°46'37"W., FOR 18.51 FEET;

THENCE N.26°28'46"W., FOR 30.23 FEET;

THENCE N.44°28'45"W., FOR 15.32 FEET;

THENCE N.15°30'39"W., FOR 20.46 FEET;

THENCE N.35°08'25"W., FOR 16.77 FEET;

THENCE N.08°57'32"W., FOR 18.95 FEET;

THENCE N.10°45'00"W., FOR 16.82 FEET;

THENCE S.89°48'52"E., FOR 26.69 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 1,770 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



12800 University D
Suite 175
Fort Myers, FL 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	12 OF 22

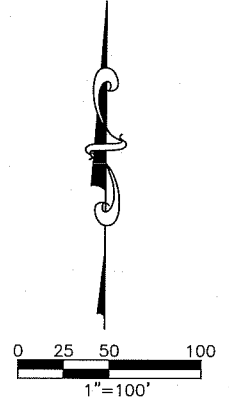
BABINSKY NICOLAS M
STRAP NO. 23-43-
25-00-00010.0000

POB
N. 868238.17
E. 727380.18

N89°23'22"W 142.38'

POC

WETLAND AREA 5



PARCEL A-1
23-43-25-00-00014.0000
INSTR #2016000117622

PARCEL A-2
23-43-25-00-00013.0000
INSTR #2016000117622

N. 867505.27
E. 727453.39

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	1"=100'	08/23/21	NJM	000SD	13 OF 22

August 24, 2021 10:44 AM K:\2020\200070.00.00 Bayshore Ranch Due Diligence & CSP\0003 ALTA Boundary Survey\SKETCH AND DESC\SD Wetlands\Land Use Boundary Shd\000SD.dwg

WETLAND AREA 5
(LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000117622
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE N.89°23'22"W. ALONG THE NORTH LINE OF SAID PARCEL, FOR 142.38 FEET;

THENCE S.00°36'38"W., FOR 5.52 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.32°59'53"E., FOR 26.30 FEET;	THENCE S.61°09'27"W., FOR 26.46 FEET;	THENCE N.01°00'14"W., FOR 8.22 FEET;
THENCE S.00°06'01"E., FOR 20.00 FEET;	THENCE S.24°40'55"W., FOR 28.33 FEET;	THENCE CONTINUE N.01°00'14"W., FOR 8.22 FEET;
THENCE S.12°48'51"E., FOR 25.98 FEET;	THENCE S.01°59'05"W., FOR 32.28 FEET;	THENCE N.07°22'05"E., FOR 9.56 FEET;
THENCE S.22°12'21"E., FOR 22.26 FEET;	THENCE S.07°14'25"E., FOR 25.60 FEET;	THENCE N.19°17'47"E., FOR 6.11 FEET;
THENCE S.10°24'31"E., FOR 22.98 FEET;	THENCE S.11°39'07"W., FOR 12.40 FEET;	THENCE N.18°42'52"E., FOR 4.95 FEET;
THENCE S.00°14'23"W., FOR 22.23 FEET;	THENCE N.22°11'04"W., FOR 21.15 FEET;	THENCE N.38°24'09"E., FOR 4.87 FEET;
THENCE S.03°34'07"E., FOR 18.86 FEET;	THENCE N.19°04'33"W., FOR 10.61 FEET;	THENCE N.44°06'21"E., FOR 6.42 FEET;
THENCE S.44°14'01"E., FOR 30.18 FEET;	THENCE N.15°37'00"W., FOR 8.74 FEET;	THENCE N.23°26'19"E., FOR 4.71 FEET;
THENCE S.36°24'12"E., FOR 19.33 FEET;	THENCE N.04°58'18"W., FOR 8.57 FEET;	THENCE N.20°07'25"E., FOR 5.45 FEET;
THENCE S.23°49'03"E., FOR 17.40 FEET;	THENCE N.03°25'04"W., FOR 8.31 FEET;	THENCE N.01°11'23"W., FOR 3.49 FEET;
THENCE S.39°39'15"E., FOR 18.35 FEET;	THENCE N.04°26'36"W., FOR 12.78 FEET;	THENCE N.28°37'42"W., FOR 3.61 FEET;
THENCE S.27°43'53"W., FOR 19.00 FEET;	THENCE N.00°23'51"W., FOR 9.10 FEET;	THENCE N.65°40'08"W., FOR 3.32 FEET;
THENCE N.80°16'11"W., FOR 13.96 FEET;	THENCE N.06°16'39"E., FOR 10.28 FEET;	THENCE N.41°37'54"W., FOR 1.74 FEET;
THENCE S.50°25'27"W., FOR 21.89 FEET;	THENCE N.16°50'16"E., FOR 9.17 FEET;	THENCE N.09°28'33"W., FOR 1.32 FEET;
THENCE S.50°51'56"W., FOR 8.28 FEET;	THENCE N.27°13'57"E., FOR 5.32 FEET;	THENCE N.11°18'29"E., FOR 2.57 FEET;
THENCE S.06°50'41"W., FOR 25.36 FEET;	THENCE N.45°00'22"E., FOR 2.55 FEET;	THENCE N.06°20'22"E., FOR 4.57 FEET;
THENCE S.32°02'54"W., FOR 15.02 FEET;	THENCE N.54°04'05"E., FOR 2.22 FEET;	THENCE N.00°50'43"E., FOR 4.99 FEET;
THENCE S.13°11'04"E., FOR 31.65 FEET;	THENCE N.63°26'38"E., FOR 3.63 FEET;	THENCE N.20°30'31"W., FOR 8.85 FEET;
THENCE S.42°45'46"E., FOR 13.86 FEET;	THENCE N.67°59'14"E., FOR 4.32 FEET;	THENCE N.23°15'14"W., FOR 11.69 FEET;
THENCE S.02°27'16"E., FOR 19.57 FEET;	THENCE N.55°52'35"E., FOR 4.52 FEET;	THENCE N.25°17'10"W., FOR 11.48 FEET;
THENCE S.03°17'51"W., FOR 20.48 FEET;	THENCE N.46°35'46"E., FOR 3.67 FEET;	THENCE N.23°37'05"W., FOR 12.08 FEET;
THENCE S.33°29'37"E., FOR 23.85 FEET;	THENCE N.36°53'23"E., FOR 3.24 FEET;	THENCE N.24°53'44"W., FOR 5.48 FEET;
THENCE S.89°22'41"E., FOR 23.77 FEET;	THENCE N.23°58'16"E., FOR 3.55 FEET;	THENCE N.16°05'44"W., FOR 3.90 FEET;
THENCE S.23°26'29"E., FOR 21.79 FEET;	THENCE N.14°39'12"E., FOR 6.56 FEET;	THENCE N.08°53'01"W., FOR 4.67 FEET;
THENCE S.15°57'47"E., FOR 19.18 FEET;	THENCE N.04°38'02"E., FOR 8.03 FEET;	THENCE N.02°56'35"W., FOR 5.63 FEET;
THENCE S.10°40'21"E., FOR 27.96 FEET;	THENCE N.04°32'21"W., FOR 4.55 FEET;	THENCE N.02°39'36"W., FOR 9.31 FEET;
THENCE S.24°00'19"E., FOR 20.44 FEET;	THENCE N.14°16'44"W., FOR 4.09 FEET;	THENCE N.04°54'18"W., FOR 5.06 FEET;
THENCE N.62°57'01"E., FOR 12.00 FEET;	THENCE N.23°07'44"W., FOR 6.97 FEET;	THENCE N.18°10'57"W., FOR 5.08 FEET;
THENCE S.08°41'29"E., FOR 32.76 FEET;	THENCE N.29°52'21"W., FOR 8.98 FEET;	THENCE N.30°41'23"W., FOR 9.89 FEET;
THENCE S.04°26'21"W., FOR 38.66 FEET;	THENCE N.23°12'43"W., FOR 3.84 FEET;	THENCE N.35°29'25"W., FOR 7.70 FEET;
THENCE S.04°06'09"W., FOR 23.83 FEET;	THENCE N.20°16'01"W., FOR 4.80 FEET;	THENCE N.45°00'46"W., FOR 3.98 FEET;
THENCE S.02°17'46"W., FOR 28.93 FEET;	THENCE N.14°43'01"W., FOR 5.96 FEET;	THENCE N.20°57'53"W., FOR 3.63 FEET;
THENCE S.18°11'08"W., FOR 31.91 FEET;	THENCE N.07°49'20"W., FOR 7.42 FEET;	THENCE N.22°28'39"W., FOR 6.05 FEET;

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



12800 University D
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LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	14 OF 22

WETLAND AREA 5

THENCE N.18°26'22"W., FOR 5.70 FEET;
 THENCE N.13°52'20"W., FOR 5.72 FEET;
 THENCE N.00°00'00"E., FOR 3.32 FEET;
 THENCE N.04°29'15"W., FOR 7.37 FEET;
 THENCE N.09°14'45"W., FOR 19.31 FEET;
 THENCE N.16°27'23"W., FOR 7.89 FEET;
 THENCE N.22°54'41"W., FOR 5.56 FEET;
 THENCE N.12°08'13"W., FOR 7.89 FEET;
 THENCE N.08°40'17"W., FOR 9.59 FEET;
 THENCE N.06°56'16"W., FOR 10.75 FEET;
 THENCE N.01°29'47"E., FOR 8.29 FEET;
 THENCE N.13°33'14"E., FOR 12.22 FEET;
 THENCE N.17°21'36"W., FOR 8.93 FEET;
 THENCE N.23°48'17"W., FOR 7.12 FEET;
 THENCE N.08°47'15"W., FOR 8.97 FEET;
 THENCE N.06°45'27"W., FOR 9.80 FEET;
 THENCE N.04°20'01"W., FOR 9.54 FEET;
 THENCE N.08°00'20"W., FOR 8.81 FEET;
 THENCE N.10°20'58"W., FOR 9.23 FEET;
 THENCE N.08°47'53"W., FOR 10.40 FEET;
 THENCE N.07°10'00"W., FOR 13.29 FEET;
 THENCE N.00°26'01"W., FOR 9.44 FEET;
 THENCE N.36°54'26"E., FOR 11.08 FEET;
 THENCE N.12°09'34"E., FOR 14.74 FEET;
 THENCE N.01°14'45"W., FOR 10.20 FEET;
 THENCE N.03°58'53"W., FOR 24.21 FEET;
 THENCE N.02°07'33"W., FOR 11.64 FEET;
 THENCE N.10°50'08"W., FOR 16.88 FEET;
 THENCE N.18°01'06"W., FOR 12.35 FEET;
 THENCE N.26°49'55"W., FOR 14.54 FEET;
 THENCE N.22°15'56"W., FOR 12.58 FEET;
 THENCE N.22°12'35"W., FOR 9.73 FEET;
 THENCE N.22°40'47"W., FOR 6.17 FEET;
 THENCE N.06°54'14"W., FOR 2.40 FEET;
 THENCE N.01°44'01"W., FOR 4.76 FEET;
 THENCE N.07°16'58"W., FOR 12.53 FEET;
 THENCE N.03°03'30"W., FOR 9.45 FEET;
 THENCE N.04°03'08"E., FOR 8.16 FEET;
 THENCE N.07°57'08"E., FOR 5.74 FEET;

THENCE S.89°48'52"E., FOR 3.23 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 17,285 SQUARE FEET OR 0.40 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L1140	S23°26'29"E	21.79'
L1141	S89°22'41"E	23.77'
L1142	S33°29'37"E	23.85'
L1143	S03°17'51"W	20.48'
L1144	S02°27'16"E	19.57'
L1145	S42°45'46"E	13.86'
L1146	S13°11'04"E	31.65'
L1147	S32°02'54"W	15.02'
L1148	S06°50'41"W	25.36'
L1149	S50°51'56"W	8.28'
L1150	S50°25'27"W	21.89'
L1151	N80°16'11"W	13.96'
L1152	S27°43'53"W	19.00'
L1154	S23°49'03"E	17.40'
L1155	S36°24'12"E	19.33'
L1156	S44°14'01"E	30.18'
L1157	S03°34'07"E	18.86'
L1158	S00°14'23"W	22.23'
L1159	S10°24'31"E	22.98'
L1160	S22°12'21"E	22.26'
L1161	S12°48'51"E	25.98'
L1162	S00°06'01"E	20.00'
L1163	S32°59'53"E	26.30'
L1164	N89°48'52"W	3.23'
L1165	N07°57'08"E	5.74'
L1166	N04°03'08"E	8.16'
L1167	N03°03'30"W	9.45'
L1168	N07°16'58"W	12.53'
L1169	N01°44'01"W	4.76'
L1170	N06°54'14"W	2.40'

LINE TABLE		
LINE	BEARING	LENGTH
L1171	N22°40'47"W	6.17'
L1172	N22°12'35"W	9.73'
L1173	N22°15'56"W	12.58'
L1174	N26°49'55"W	14.54'
L1175	N18°01'06"W	12.35'
L1176	N10°50'08"W	16.88'
L1177	N02°07'33"W	11.64'
L1178	N03°58'53"W	24.21'
L1179	N01°14'45"W	10.20'
L1180	N12°09'34"E	14.74'
L1181	N36°54'26"E	11.08'
L1182	N00°26'01"W	9.44'
L1183	N07°10'00"W	13.29'
L1184	N08°47'53"W	10.40'
L1185	N10°20'58"W	9.23'
L1186	N08°00'20"W	8.81'
L1187	N04°20'01"W	9.54'
L1188	N06°45'27"W	9.80'
L1189	N08°47'15"W	8.97'
L1190	N23°48'17"W	7.12'
L1191	N17°21'36"W	8.93'
L1192	N13°33'14"E	12.22'
L1193	N01°29'47"E	8.29'
L1194	N06°56'16"W	10.75'
L1195	N08°40'17"W	9.59'
L1196	N12°08'13"W	7.89'
L1197	N22°54'41"W	5.56'
L1198	N16°27'23"W	7.89'
L1199	N09°14'45"W	19.31'
L1200	N04°29'15"W	7.37'

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



12800 University D
Suite 175
Fort Myers, FL 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	15 OF 22

WETLAND AREA 5

LINE TABLE		
LINE	BEARING	LENGTH
L1201	N00°00'00"E	3.32'
L1202	N13°52'20"W	5.72'
L1203	N18°26'22"W	5.70'
L1204	N22°28'39"W	6.05'
L1205	N20°57'53"W	3.63'
L1206	N45°00'46"W	3.98'
L1207	N35°29'25"W	7.70'
L1208	N30°41'23"W	9.89'
L1209	N18°10'57"W	5.08'
L1210	N04°54'18"W	5.06'
L1211	N02°39'36"W	9.31'
L1212	N02°56'35"W	5.63'
L1213	N08°53'01"W	4.67'
L1214	N16°05'44"W	3.90'
L1215	N24°53'44"W	5.48'
L1216	N23°37'05"W	12.08'
L1217	N25°17'10"W	11.48'
L1218	N23°15'14"W	11.69'
L1219	N20°30'31"W	8.85'
L1220	N00°50'43"E	4.99'
L1221	N06°20'22"E	4.57'
L1222	N11°18'29"E	2.57'
L1223	N09°28'33"W	1.32'
L1224	N41°37'54"W	1.74'
L1225	N65°40'08"W	3.32'
L1226	N28°37'42"W	3.61'
L1227	N01°11'23"W	3.49'
L1228	N20°07'25"E	5.45'
L1229	N23°26'19"E	4.71'
L1230	N44°06'21"E	6.42'

LINE TABLE		
LINE	BEARING	LENGTH
L1231	N38°24'09"E	4.87'
L1232	N18°42'52"E	4.95'
L1233	N19°17'47"E	6.11'
L1234	N07°22'05"E	9.56'
L1235	N01°00'14"W	8.22'
L1236	N01°00'14"W	8.22'
L1237	N07°49'20"W	7.42'
L1238	N14°43'01"W	5.96'
L1239	N20°16'01"W	4.80'
L1240	N23°12'43"W	3.84'
L1241	N29°52'21"W	8.98'
L1242	N23°07'44"W	6.97'
L1243	N14°16'44"W	4.09'
L1244	N04°32'21"W	4.55'
L1245	N04°38'02"E	8.03'
L1246	N14°39'12"E	6.56'
L1247	N23°58'16"E	3.55'
L1248	N36°53'23"E	3.24'
L1249	N46°35'46"E	3.67'
L1250	N55°52'35"E	4.52'
L1251	N67°59'14"E	4.32'
L1252	N63°26'38"E	3.63'
L1253	N54°04'05"E	2.22'
L1254	N45°00'22"E	2.55'
L1255	N27°13'57"E	5.32'
L1256	N16°50'16"E	9.17'
L1257	N06°16'39"E	10.28'
L1258	N00°23'51"W	9.10'
L1259	N04°26'36"W	12.78'
L1260	N03°25'04"W	8.31'

LINE TABLE		
LINE	BEARING	LENGTH
L1261	N04°58'18"W	8.57'
L1262	N15°37'00"W	8.74'
L1263	N19°04'33"W	10.61'
L1264	N22°11'04"W	21.15'
L1265	S11°39'07"W	12.40'
L1266	S07°14'25"E	25.60'
L1267	S01°59'05"W	32.28'
L1268	S24°40'55"W	28.33'
L1269	S61°09'27"W	26.46'
L1270	S18°11'08"W	31.91'
L1271	S02°17'46"W	28.93'
L1272	S04°06'09"W	23.83'
L1273	S04°26'21"W	38.66'
L1274	S08°41'29"E	32.76'
L1275	N62°57'01"E	12.00'
L1276	S24°00'19"E	20.44'
L1277	S10°40'21"E	27.96'
L1278	S15°57'47"E	19.18'

SKETCH OF DESCRIPTION

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200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	16 OF 22

BABINSKY NICOLAS M
STRAP NO. 23-43-
25-00-00010.0000

N89°23'22"W 118.16'

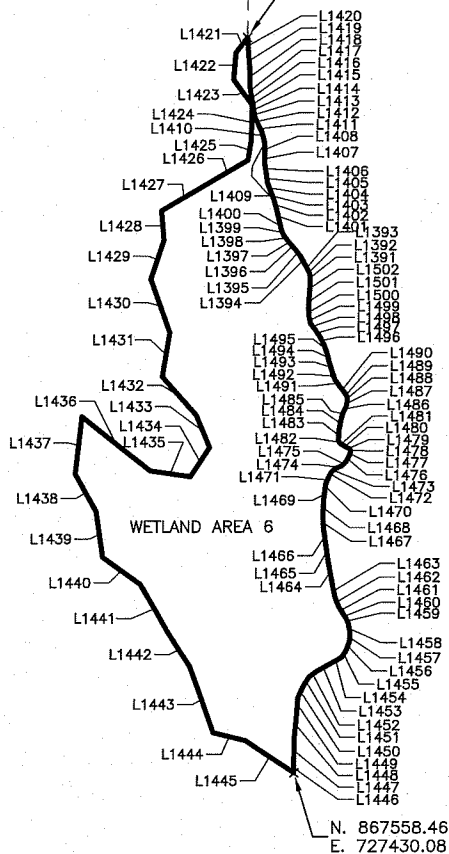
POC

S00°36'38"W 286.41'

POB

N. 867957.04
E. 727401.41

0 25 50 100
1"=100'



PARCEL A-1
23-43-25-00-00014.0000
INSTR #2016000117622

PARCEL A-2
23-43-25-00-00013.0000
INSTR #2016000117622

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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	1"=100'	08/23/21	NJM	000SD	17 OF 22

WETLAND AREA 6
(LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000117622 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

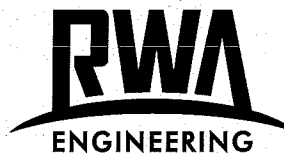
THENCE N.89°23'22"W. ALONG THE NORTH LINE OF SAID PARCEL, FOR 118.16 FEET;

THENCE S.00°36'38"W., FOR 286.41 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE S.04°11'49"E., FOR 9.05 FEET;	THENCE S.37°32'19"E., FOR 3.91 FEET;	THENCE S.10°52'36"E., FOR 13.75 FEET;
THENCE S.05°21'32"E., FOR 7.22 FEET;	THENCE S.34°27'54"E., FOR 4.69 FEET;	THENCE S.11°59'04"E., FOR 7.28 FEET;
THENCE S.01°31'22"E., FOR 10.16 FEET;	THENCE S.26°43'43"E., FOR 5.01 FEET;	THENCE S.22°23'08"E., FOR 5.29 FEET;
THENCE S.07°18'12"E., FOR 4.57 FEET;	THENCE S.20°07'22"E., FOR 4.84 FEET;	THENCE S.31°34'01"E., FOR 4.81 FEET;
THENCE S.13°04'02"E., FOR 3.80 FEET;	THENCE S.15°10'13"E., FOR 4.98 FEET;	THENCE S.33°19'42"E., FOR 3.01 FEET;
THENCE S.08°28'24"E., FOR 2.81 FEET;	THENCE S.16°32'28"E., FOR 6.00 FEET;	THENCE S.25°16'34"E., FOR 2.86 FEET;
THENCE S.10°02'58"E., FOR 3.60 FEET;	THENCE S.20°42'11"E., FOR 4.33 FEET;	THENCE S.09°42'52"E., FOR 5.55 FEET;
THENCE S.06°45'25"E., FOR 1.84 FEET;	THENCE S.36°10'35"E., FOR 4.34 FEET;	THENCE S.03°52'48"W., FOR 4.26 FEET;
THENCE S.24°36'02"E., FOR 5.83 FEET;	THENCE S.38°22'45"E., FOR 4.55 FEET;	THENCE S.20°39'07"W., FOR 5.31 FEET;
THENCE S.28°47'00"E., FOR 2.99 FEET;	THENCE S.29°28'11"E., FOR 2.38 FEET;	THENCE S.32°07'45"W., FOR 4.33 FEET;
THENCE S.15°56'50"E., FOR 5.24 FEET;	THENCE S.08°08'18"E., FOR 1.91 FEET;	THENCE S.60°24'11"W., FOR 7.29 FEET;
THENCE S.07°42'30"E., FOR 2.69 FEET;	THENCE S.11°34'12"W., FOR 3.81 FEET;	THENCE S.60°41'22"W., FOR 8.02 FEET;
THENCE S.00°33'33"W., FOR 4.63 FEET;	THENCE S.30°22'28"W., FOR 2.14 FEET;	THENCE S.53°08'44"W., FOR 5.40 FEET;
THENCE S.00°58'34"E., FOR 5.31 FEET;	THENCE S.20°28'16"W., FOR 3.60 FEET;	THENCE S.32°39'23"W., FOR 5.47 FEET;
THENCE S.08°27'41"E., FOR 5.50 FEET;	THENCE S.11°19'01"W., FOR 7.34 FEET;	THENCE S.24°47'01"W., FOR 7.21 FEET;
THENCE S.09°47'18"E., FOR 5.29 FEET;	THENCE S.01°44'51"W., FOR 5.89 FEET;	THENCE S.03°30'17"W., FOR 7.07 FEET;
THENCE S.20°05'51"E., FOR 5.24 FEET;	THENCE S.34°40'01"E., FOR 1.50 FEET;	THENCE S.05°19'38"W., FOR 14.78 FEET;
THENCE S.21°42'05"E., FOR 4.26 FEET;	THENCE S.55°54'13"E., FOR 1.68 FEET;	THENCE S.00°36'59"W., FOR 13.39 FEET;
THENCE S.15°53'32"E., FOR 5.75 FEET;	THENCE S.60°33'34"E., FOR 3.20 FEET;	THENCE S.00°41'11"E., FOR 5.52 FEET;
THENCE S.14°07'48"E., FOR 7.00 FEET;	THENCE S.63°26'27"E., FOR 1.31 FEET;	THENCE N.56°40'49"W., FOR 31.72 FEET;
THENCE S.12°32'07"E., FOR 4.14 FEET;	THENCE S.16°44'19"E., FOR 1.41 FEET;	THENCE N.76°11'13"W., FOR 18.25 FEET;
THENCE S.23°43'48"E., FOR 3.24 FEET;	THENCE S.15°10'28"W., FOR 2.24 FEET;	THENCE N.20°19'43"W., FOR 38.19 FEET;
THENCE S.37°45'18"E., FOR 3.53 FEET;	THENCE S.28°52'15"W., FOR 4.00 FEET;	THENCE N.33°29'47"W., FOR 21.59 FEET;
THENCE S.40°09'57"E., FOR 2.38 FEET;	THENCE S.46°12'45"W., FOR 3.05 FEET;	THENCE N.30°33'29"W., FOR 30.81 FEET;
THENCE S.42°58'03"E., FOR 3.56 FEET;	THENCE S.65°14'21"W., FOR 3.86 FEET;	THENCE N.54°19'40"W., FOR 24.91 FEET;
THENCE S.38°03'29"E., FOR 5.25 FEET;	THENCE S.50°51'42"W., FOR 2.49 FEET;	THENCE N.08°39'56"W., FOR 25.09 FEET;
THENCE S.29°49'03"E., FOR 5.34 FEET;	THENCE S.29°12'29"W., FOR 2.81 FEET;	THENCE N.29°40'52"W., FOR 23.42 FEET;
THENCE S.29°01'30"E., FOR 3.62 FEET;	THENCE S.22°21'35"W., FOR 4.38 FEET;	THENCE N.06°24'12"E., FOR 31.29 FEET;
THENCE S.20°42'50"E., FOR 2.16 FEET;	THENCE S.09°54'24"W., FOR 2.88 FEET;	THENCE S.51°34'56"E., FOR 47.25 FEET;
THENCE S.04°35'37"E., FOR 3.92 FEET;	THENCE S.05°48'13"W., FOR 5.79 FEET;	THENCE S.82°08'01"E., FOR 22.37 FEET;
THENCE S.03°48'35"W., FOR 7.43 FEET;	THENCE S.02°37'54"W., FOR 9.02 FEET;	THENCE N.33°28'34"E., FOR 19.02 FEET;
THENCE S.03°02'02"W., FOR 6.81 FEET;	THENCE S.03°28'10"E., FOR 7.14 FEET;	THENCE N.23°28'25"W., FOR 19.12 FEET;
THENCE S.04°09'27"E., FOR 4.96 FEET;	THENCE S.09°02'02"E., FOR 7.80 FEET;	THENCE N.42°01'50"W., FOR 27.95 FEET;
THENCE S.13°21'51"E., FOR 3.70 FEET;	THENCE S.08°03'45"E., FOR 8.72 FEET;	THENCE N.09°26'41"E., FOR 24.19 FEET;

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	18 OF 22

WETLAND AREA 6

THENCE N.20°18'05"W., FOR 30.93 FEET;
 THENCE N.18°23'40"E., FOR 22.33 FEET;
 THENCE N.05°15'03"W., FOR 15.93 FEET;
 THENCE N.59°35'07"E., FOR 28.20 FEET;
 THENCE N.59°55'45"E., FOR 26.37 FEET;
 THENCE N.09°04'31"E., FOR 11.10 FEET;
 THENCE N.01°03'46"E., FOR 19.03 FEET;
 THENCE N.36°59'09"W., FOR 17.18 FEET;
 THENCE N.04°38'40"E., FOR 14.58 FEET;
 THENCE N.37°15'46"E., FOR 10.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 27,525 SQUARE FEET OR 0.63 ACRES, MORE OR LESS.

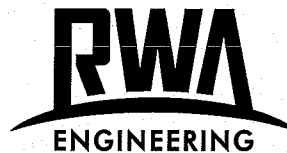
LINE TABLE		
LINE	BEARING	LENGTH
L1391	S04°35'37"E	3.92'
L1392	S20°42'50"E	2.16'
L1393	S29°01'30"E	3.62'
L1394	S29°49'03"E	5.34'
L1395	S38°03'29"E	5.25'
L1396	S42°58'03"E	3.56'
L1397	S40°09'57"E	2.38'
L1398	S37°45'18"E	3.53'
L1399	S23°43'48"E	3.24'
L1400	S12°32'07"E	4.14'
L1401	S14°07'48"E	7.00'
L1402	S15°53'32"E	5.75'
L1403	S21°42'05"E	4.26'
L1404	S20°05'51"E	5.24'
L1405	S09°47'18"E	5.29'
L1406	S08°27'41"E	5.50'
L1407	S00°58'34"E	5.31'
L1408	S00°33'33"W	4.63'
L1409	S07°42'30"E	2.69'
L1410	S15°56'50"E	5.24'

LINE TABLE		
LINE	BEARING	LENGTH
L1411	S28°47'00"E	2.99'
L1412	S24°36'02"E	5.83'
L1413	S06°45'25"E	1.84'
L1414	S10°02'58"E	3.60'
L1415	S08°28'24"E	2.81'
L1416	S13°04'02"E	3.80'
L1417	S07°18'12"E	4.57'
L1418	S01°31'22"E	10.16'
L1419	S05°21'32"E	7.22'
L1420	S04°11'49"E	9.05'
L1421	N37°15'46"E	10.37'
L1422	N04°38'40"E	14.58'
L1423	N36°59'09"W	17.18'
L1424	N01°03'46"E	19.03'
L1425	N09°04'31"E	11.10'
L1426	N59°55'45"E	26.37'
L1427	N59°35'07"E	28.20'
L1428	N05°15'03"W	15.93'
L1429	N18°23'40"E	22.33'
L1430	N20°18'05"W	30.93'

LINE TABLE		
LINE	BEARING	LENGTH
L1431	N09°26'41"E	24.19'
L1432	N42°01'50"W	27.95'
L1433	N23°28'25"W	19.12'
L1434	N33°28'34"E	19.02'
L1435	S82°08'01"E	22.37'
L1436	S51°34'56"E	47.25'
L1437	N06°24'12"E	31.29'
L1438	N29°40'52"W	23.42'
L1439	N08°39'56"W	25.09'
L1440	N54°19'40"W	24.91'
L1441	N30°33'29"W	30.81'
L1442	N33°29'47"W	21.59'
L1443	N20°19'43"W	38.19'
L1444	N76°11'13"W	18.25'
L1445	N56°40'49"W	31.72'
L1446	S00°41'11"E	5.52'
L1447	S00°36'59"W	13.39'
L1448	S05°19'38"W	14.78'
L1449	S03°30'17"W	7.07'
L1450	S24°47'01"W	7.21'

SKETCH OF DESCRIPTION

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200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	19 OF 22

August 24, 2021 10:44 AM K:\2020\200070.00.00 Bayshore Ranch Due Diligence & CSP\0003 ALTA Boundary Survey\SKETCH AND DESC\SD Wetlands\Land Use Boundary Snd\000SD.dwg

WETLAND AREA 6

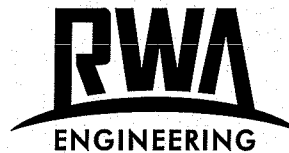
LINE TABLE		
LINE	BEARING	LENGTH
L1451	S32°39'23"W	5.47'
L1452	S53°08'44"W	5.40'
L1453	S60°41'22"W	8.02'
L1454	S60°24'11"W	7.29'
L1455	S32°07'45"W	4.33'
L1456	S20°39'07"W	5.31'
L1457	S03°52'48"W	4.26'
L1458	S09°42'52"E	5.55'
L1459	S25°16'34"E	2.86'
L1460	S33°19'42"E	3.01'
L1461	S31°34'01"E	4.81'
L1462	S22°23'08"E	5.29'
L1463	S11°59'04"E	7.28'
L1464	S10°52'36"E	13.75'
L1465	S08°03'45"E	8.72'
L1466	S09°02'02"E	7.80'
L1467	S03°28'10"E	7.14'
L1468	S02°37'54"W	9.02'
L1469	S05°48'13"W	5.79'
L1470	S09°54'24"W	2.88'

LINE TABLE		
LINE	BEARING	LENGTH
L1471	S22°21'35"W	4.38'
L1472	S29°12'29"W	2.81'
L1473	S50°51'42"W	2.49'
L1474	S65°14'21"W	3.86'
L1475	S46°12'45"W	3.05'
L1476	S28°52'15"W	4.00'
L1477	S15°10'28"W	2.24'
L1478	S16°44'19"E	1.41'
L1479	S63°26'27"E	1.31'
L1480	S60°33'34"E	3.20'
L1481	S55°54'13"E	1.68'
L1482	S34°40'01"E	1.50'
L1483	S01°44'51"W	5.89'
L1484	S11°19'01"W	7.34'
L1485	S20°28'16"W	3.60'
L1486	S30°22'28"W	2.14'
L1487	S11°34'12"W	3.81'
L1488	S08°08'18"E	1.91'
L1489	S29°28'11"E	2.38'
L1490	S38°22'45"E	4.55'

LINE TABLE		
LINE	BEARING	LENGTH
L1491	S36°10'35"E	4.34'
L1492	S20°42'11"E	4.33'
L1493	S16°32'28"E	6.00'
L1494	S15°10'13"E	4.98'
L1495	S20°07'22"E	4.84'
L1496	S26°43'43"E	5.01'
L1497	S34°27'54"E	4.69'
L1498	S37°32'19"E	3.91'
L1499	S13°21'51"E	3.70'
L1500	S04°09'27"E	4.96'
L1501	S03°02'02"W	6.81'
L1502	S03°48'35"W	7.43'

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



12800 University D
Suite 175
Fort Myers, FL 33907
Phone: (239) 597-0575
Fax: (239) 597-0578
LB No.: 6952

JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	20 OF 22

WETLAND AREA 7
(LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000118621 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

THENCE S.00°22'38"W. ALONG THE WEST LINE OF SAID PARCEL, FOR 398.75 FEET;

THENCE DEPARTING SAID WEST LINE N.89°37'22"E., FOR 348.74 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.59°04'40"E., FOR 80.83 FEET;

THENCE S.55°33'37"E., FOR 87.75 FEET;

THENCE S.25°52'12"E., FOR 44.95 FEET;

THENCE S.53°27'31"E., FOR 38.91 FEET;

THENCE N.66°22'55"E., FOR 19.49 FEET;

THENCE S.58°49'29"E., FOR 43.70 FEET;

THENCE S.03°21'50"W., FOR 93.48 FEET;

THENCE S.48°34'37"W., FOR 56.60 FEET;

THENCE N.26°25'06"W., FOR 35.45 FEET;

THENCE S.22°04'10"W., FOR 40.93 FEET;

THENCE S.62°14'25"W., FOR 67.98 FEET;

THENCE N.67°47'20"W., FOR 63.96 FEET;

THENCE N.71°03'52"W., FOR 66.08 FEET;

THENCE N.27°07'30"W., FOR 75.12 FEET;

THENCE N.13°58'38"E., FOR 69.26 FEET;

THENCE N.22°05'50"E., FOR 81.41 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

LINE TABLE		
LINE	BEARING	LENGTH
L1	N59°04'40"E	80.83'
L2	S55°33'37"E	87.75'
L3	S25°52'12"E	44.95'
L4	S53°27'31"E	38.91'
L5	N66°22'55"E	19.49'
L6	S58°49'29"E	43.70'
L7	S03°21'50"W	93.48'
L8	S48°34'37"W	56.60'
L9	N26°25'06"W	35.45'
L10	S22°04'10"W	40.93'
L11	S62°14'25"W	67.98'
L12	N67°47'20"W	63.96'
L13	N71°03'52"W	66.08'
L14	N27°07'30"W	75.12'
L15	N13°58'38"E	69.26'
L16	N22°05'50"E	81.41'

CONTAINING 57,272 SQUARE FEET OR 1.31 ACRES, MORE OR LESS.

AND WETLAND AREA 8 AS DESCRIBED ON PAGE 4.

SKETCH OF DESCRIPTION

SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA



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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	21 OF 22

WETLAND AREA 8
(LEGAL DESCRIPTION)

A TRACT OR PARCEL OF LAND LAYING IN SECTION 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED IN INSTRUMENT NUMBER 2016000119987 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY OF BAYSHORE ROAD (AKA S.R. 78) 100-FOOT-WIDE RIGHT OF WAY;

THENCE ALONG SAID RIGHT-OF-WAY N.89°53'09"W., FOR 406.41 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY N.00°06'51"E., FOR 176.64 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE N.68°48'56"W., FOR 20.83 FEET;

THENCE N.73°44'58"W., FOR 53.67 FEET;

THENCE N.39°44'57"W., FOR 34.86 FEET;

THENCE N.39°29'29"W., FOR 45.64 FEET;

THENCE N.11°23'45"W., FOR 30.92 FEET;

THENCE N.33°09'33"W., FOR 62.55 FEET;

THENCE N.21°57'29"E., FOR 70.56 FEET;

THENCE N.84°46'01"E., FOR 44.97 FEET;

THENCE S.82°12'59"E., FOR 54.81 FEET;

THENCE N.60°25'04"E., FOR 41.23 FEET;

THENCE N.47°52'28"E., FOR 53.27 FEET;

THENCE S.78°19'51"E., FOR 24.15 FEET;

THENCE N.00°29'37"W., FOR 17.30 FEET;

THENCE N.75°51'16"E., FOR 29.62 FEET;

THENCE S.53°04'18"E., FOR 21.57 FEET;

THENCE S.17°25'03"E., FOR 67.65 FEET;

THENCE S.06°34'50"E., FOR 40.59 FEET;

THENCE S.11°59'20"E., FOR 37.90 FEET;

THENCE S.50°32'39"W., FOR 17.64 FEET;

THENCE S.46°13'00"W., FOR 26.31 FEET;

THENCE S.74°57'50"W., FOR 22.77 FEET;

THENCE S.42°08'13"W., FOR 22.61 FEET;

THENCE S.37°16'00"E., FOR 21.19 FEET;

THENCE S.23°08'57"W., FOR 27.58 FEET;

THENCE S.52°45'37"W., FOR 40.91 FEET;

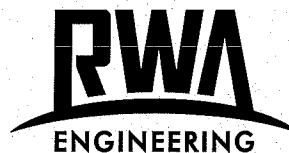
THENCE S.52°12'22"W., FOR 50.80 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN;

CONTAINING 56,318 SQUARE FEET OR 1.29 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L17	N68°48'56"W	20.83'
L18	N73°44'58"W	53.67'
L19	N39°44'57"W	34.86'
L20	N39°29'29"W	45.64'
L21	N11°23'45"W	30.92'
L22	N33°09'33"W	62.55'
L23	N21°57'29"E	70.56'
L24	N84°46'01"E	44.97'
L25	S82°12'59"E	54.81'
L26	N60°25'04"E	41.23'
L27	N47°52'28"E	53.27'
L28	S78°19'51"E	24.15'
L29	N00°29'37"W	17.30'
L30	N75°51'16"E	29.62'
L31	S53°04'18"E	21.57'
L32	S17°25'03"E	67.65'
L33	S06°34'50"E	40.59'
L34	S11°59'20"E	37.90'
L35	S50°32'39"W	17.64'
L36	S46°13'00"W	26.31'
L37	S74°57'50"W	22.77'
L38	S42°08'13"W	22.61'
L39	S37°16'00"E	21.19'
L40	S23°08'57"W	27.58'
L41	S52°45'37"W	40.91'
L42	S52°12'22"W	50.80'

SKETCH OF DESCRIPTION

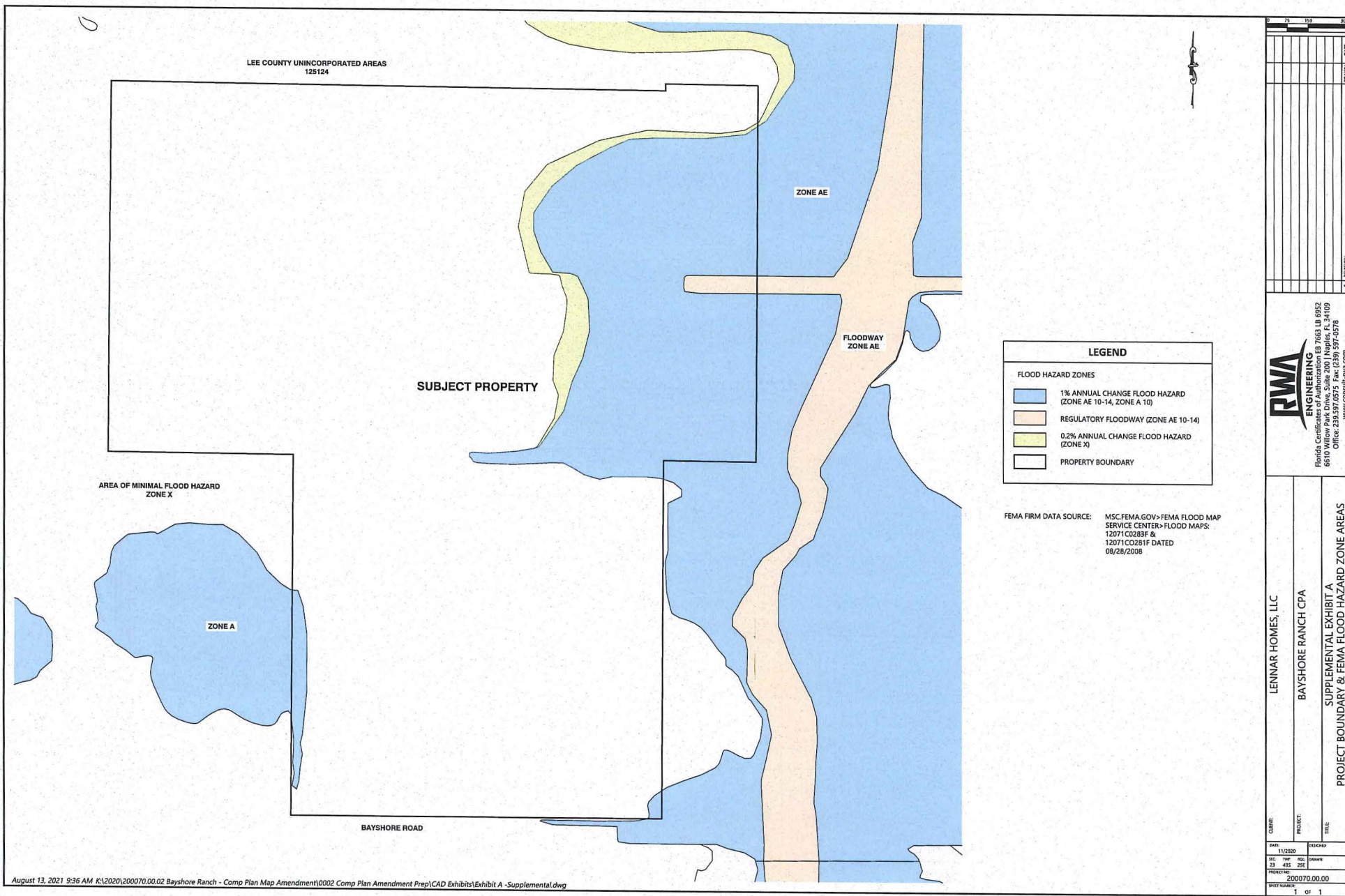
SECTION, 23, TOWNSHIP 43 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

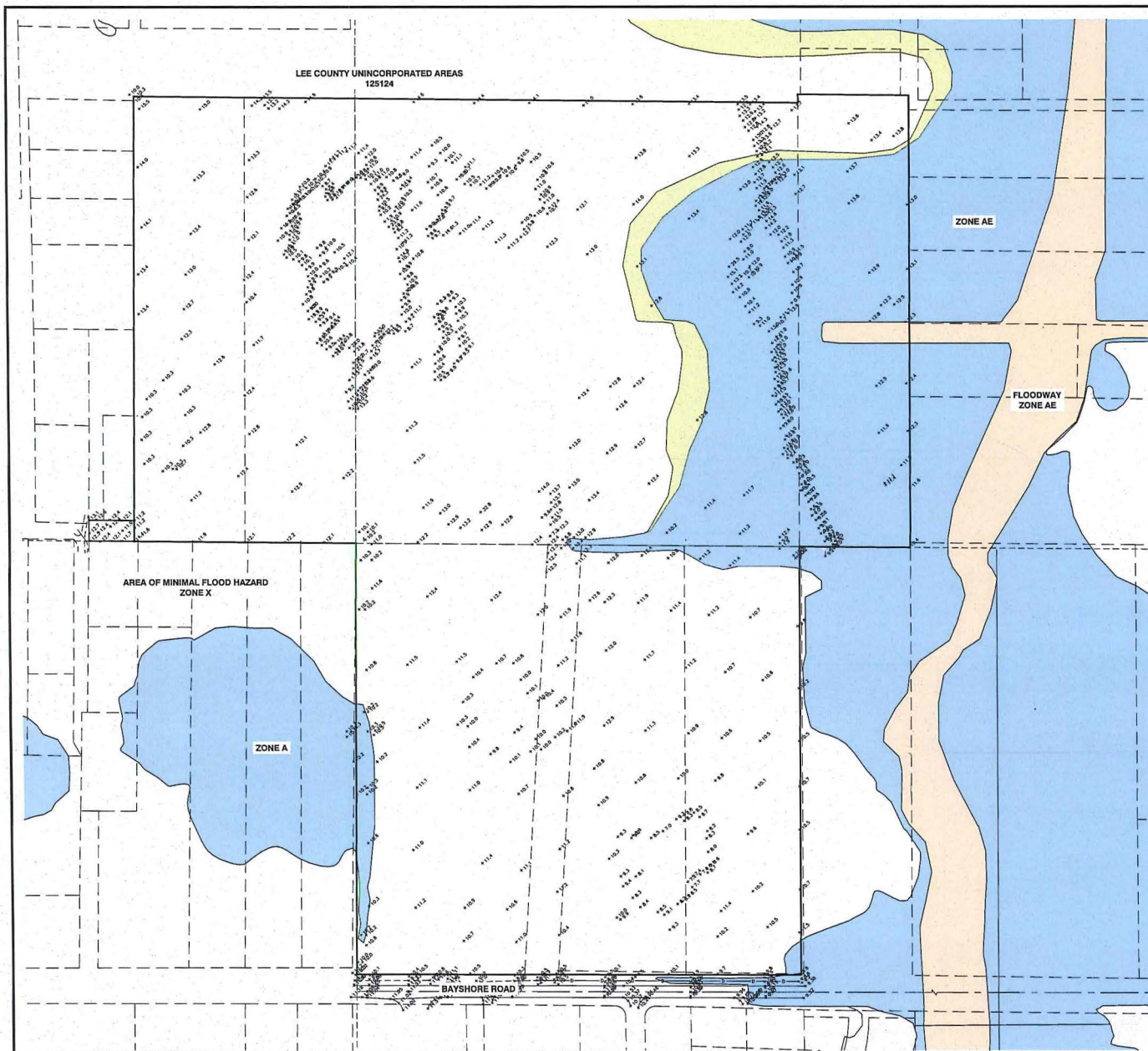


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JOB NUMBER	REVISION	SECTION	TOWNSHIP	RANGE	SCALE	DATE	DRAWN BY	FILE NAME	SHEET
200070.00.00	()	23	43	25	NA	08/23/21	NJM	000SD	22 OF 22

August 24, 2021 10:44 AM K:\2020\200070.00.00 Boyshore Ranch Due Diligence & CSP\0003 ALTA Boundary Survey\SKETCH AND DESC\SD Wetlands\Land Use Boundary Shd\000SD.dwg



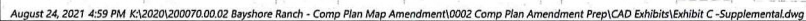


August 13, 2021 10:34 AM K:\2020\200070.00.02 Bayshore Ranch - Comp Plan Map Amendment\0002 Comp Plan Amendment Prep\CAD Exhibits\Exhibit B - Supplemental.dwg

DATE		11/2020	DESIGNED	
SHEET NO.		23	TWP	435 285
PROJECT NO.		200070.00.00		
SHEET NUMBER		1 OF 1		

CLEAR:	LENAR HOMES, LLC
PROJECT:	BAYSHORE RANCH CPA
TITLE:	SUPPLEMENTAL EXHIBIT B TOPOGRAPHY & 100-YEAR FLOOD HAZARD ZONE AREAS

RWA ENGINEERING Florida Certificates of Authorization EB 7663 LB 6952 6610 Willow Park Drive, Suite 200 Naples, FL 34109 Office: 239.597.0075 Fax: (239) 597-0078 www.constell-rwa.com	
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RWA
ENGINEERING

Florida Certificates of Authorization EB 7663 LB 6952
6610 Willow Park Drive, Suite 200 | Naples, FL 34109
Office: 239.597.0575 Fax: (239) 597-0578
www.rwa-engineering.com

LENNAR HOMES, LLC

BAYSHORE RANCH CPA

SUPPLEMENTAL EXHIBIT

MASTER CONCEPT PLAN & FEMA FLOOD HAZARD MAP

CLIENT:		PROJECT:		TITLE:	
DATE: 08/2021			DESIGNED:		
SEC 23	TWP 43S	RGE 25E	DRAWING		
PROJECT NO: 200070.00.00					
SHEET NUMBER: 1 OF 1					