



NORTH RIVER VILLAGE

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT

LEE COUNTY, FLORIDA

SEPTEMBER 29, 2006

DELISI FITZGERALD, INC.
Planning - Engineering - Project Management

1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
239-418-0691 • 239-418-0692 fax

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SEP 29 2006

EPA 2006-00012

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NORTH RIVER VILLAGE

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Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____

REC'D BY: _____

APPLICATION FEE _____

TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

9-25-06
DATE

Katherine
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE



CPA 2006-00012

I. APPLICANT/AGENT/OWNER INFORMATION

North River, LLC Att: Katherine Green

APPLICANT	9990 Coconut Road, Suite 200		
ADDRESS	Bonita Springs	FL	34135
CITY	239-495-1000	STATE	ZIP
TELEPHONE NUMBER	FAX NUMBER		

Daniel DeLisi, AICP, DeLisi Fitzgerald, Inc.

AGENT*	1500 Royal Palm Square Blvd., Suite 101		
ADDRESS	Fort Myers	FL	33919
CITY	239-418-0691	STATE	ZIP
TELEPHONE NUMBER	FAX NUMBER		

See attached list.

OWNER(s) OF RECORD

ADDRESS			
CITY	STATE	ZIP	
TELEPHONE NUMBER	FAX NUMBER		

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

D. Proposed change for the Subject Property:

Designate the subject property in the "North River Village" land use category

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	997 dwelling units
---------------------------	--------------------

Commercial intensity	N/A
----------------------	-----

Industrial intensity	N/A
----------------------	-----

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	3,000 dwelling units
---------------------------	----------------------

Commercial intensity 150,000 square feet

Industrial intensity	N/A
----------------------	-----

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☒ Text Amendment

☒ Future Land Use Map Series Amendment
(Maps 1 thru 21)

List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

Change the Future Land Use designation of the subject property from Rural to

"North River Village". Propose a corresponding text amendment, Objective

1.10, to guide the guide the growth in the North River Village land use

category.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY
(for amendments affecting development potential of property)**

A. Property Location:

1. Site Address: See attached list.

2. STRAP(s): See attached list.

B. Property Information

Total Acreage of Property: _____

Total Acreage included in Request: _____

Area of each Existing Future Land Use Category: _____

Total Uplands: 986 acres

Total Wetlands: 277 acres

Current Zoning: AG-2.

Current Future Land Use Designation: Rural, Wetlands

Existing Land Use: Grazing and citrus

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
4. Map and describe existing zoning of the subject property and surrounding properties.
5. The legal description(s) for the property subject to the requested change.
6. A copy of the deed(s) for the property subject to the requested change.
7. An aerial map showing the subject property and surrounding properties.
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);

- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

- 2. Provide an existing and future conditions analysis for:
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space.

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;

- Current LOS, and LOS standard of facilities serving the site;
 - Projected 2020 LOS under existing designation;
 - Projected 2020 LOS under proposed designation;
 - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
 - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - c. Solid Waste;
 - d. Mass Transit; and
 - e. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

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

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

D. Impacts on Historic Resources

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

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

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

AFFIDAVIT

I, Katherine C. Green, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Katherine C. Green
Signature of owner or owner-authorized agent

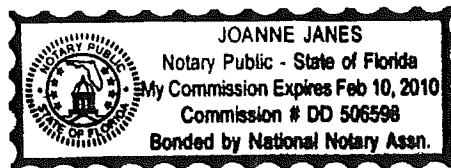
9-25-06
Date

Katherine C. Green, Vice President of Resource Conservation Properties, Inc.,
Managing Member of North River Communities, Inc.
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 25th day of Sept., 2006, by Katherine C. Green, Vice President, who is personally known to me.

(SEAL)



Joanne Janes
Signature of notary public
Joanne Janes

Printed name of notary public

AUTHORIZED AGENTS

Planning:

Daniel DeLisi, AICP
DeLisi Fitzgerald
1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
Phone: (239) 418-0691
E-mail: dandelisi@delisi.biz

Legal:

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1833 Hendry Street
P.O. Drawer 1507
Ft. Myers, FL 33902-1507
Phone: (239) 336-6235
E-mail: nealemontgomery@paveselaw.com

Transportation:

Ron Talone
David Plummer and Assoc.
1531 Hendry Street
Fort Myers, FL 33901
Phone: (239) 332-2617
E-mail: ronald.talone@dplummer.com

Environmental:

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Passarella and Associates
9110 College Pointe Court
Fort Myers, FL 33919
Phone: (239) 274-0067
E-mail: Kenp@passarella.net

Utilities:

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DeLisi Fitzgerald, Inc.
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Ft. Myers, FL 33919
Phone: (239) 418-0691
E-mail: drewf@dnreng.com

Water Management:

Andy Tilton
Johnson Engineering
2158 Johnson Street
Ft. Myers, FL 33901
Phone: (239) 334-0046
E-mail: atilton@johnsoneng.com

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 18-43-26-00-00001.0000
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)

| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

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SEP 29 2006

CPA 2006-00012

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

THIRTYNINE PRESERVE INC
12250 N RIVER RD
ALVA FL 33920

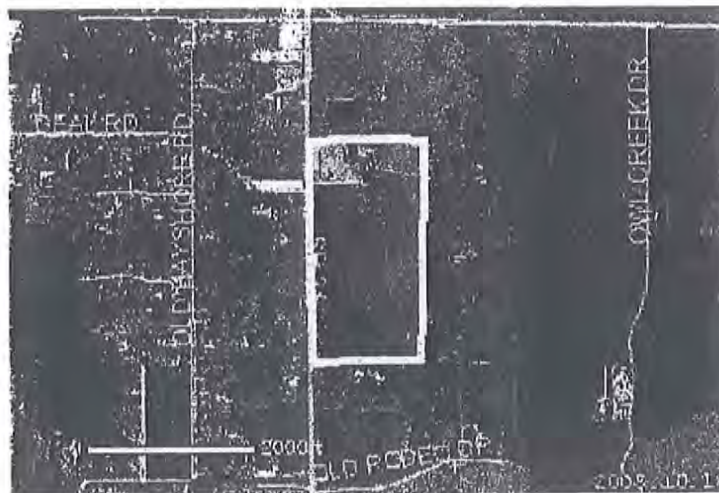
SITE ADDRESS

18500 SR 31
ALVA FL 33920

LEGAL DESCRIPTION

W 1/2 LESS RD R/W
+ 1.0010 THRU 1.006

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

61 - GRAZING LAND CLASS II

PROPERTY VALUES (TAX ROLL 2006)[[New! HISTORY CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	1,121,430	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	6,980	AGRICULTURAL	1,114,450	NUMBER OF UNITS
ASSESSED SOH	6,980	WIDOW	0 FRONTAGE	0
TAXABLE	6,980	WIDOWER	0 DEPTH	0
BUILDING	0	DISABILITY	0 BEDROOMS	
LAND	6,980	WHOLLY	0 BATHROOMS	

BUILDING FEATURES	0 SOH DIFFERENCE	0 TOTAL BUILDING SQFT
LAND FEATURES	0	YEAR IMPROVED 0
		HISTORIC DISTRICT No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	6/29/2004	<u>4377/3953</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
240,000	12/24/1996	<u>2776/737</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00001.0060</u>	V
240,000	12/20/1996	<u>2775/1435</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00001.0060</u>	V
100	6/1/1995	<u>2608/975</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 4 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00001.0050,</u> <u>18-43-26-00-00001.0060,</u> <u>18-43-26-00-00001.0080,</u> <u>18-43-26-00-00001.0110</u>	V
100	1/19/1988	<u>1968/590</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 5 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00001.0060,</u> <u>19-43-26-00-00001.0000,</u> <u>19-43-26-00-00001.0020,</u> <u>19-43-26-00-00001.0030,</u> <u>19-43-26-00-00001.0040</u>	V

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00

COLLECTION DAYS		
GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	AE:EL8	125124	0225	C	031594

[\[Show \]](#)

APPRAISAL DETAILS

TRIM (*proposed tax*) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

This site is best viewed with [Microsoft Internet Explorer 5.5+](#) or [Netscape Navigator 6.0+](#)
Page was last modified on Monday, July 10, 2006 2:22:01 PM.

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 18-43-26-00-00001.0010
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

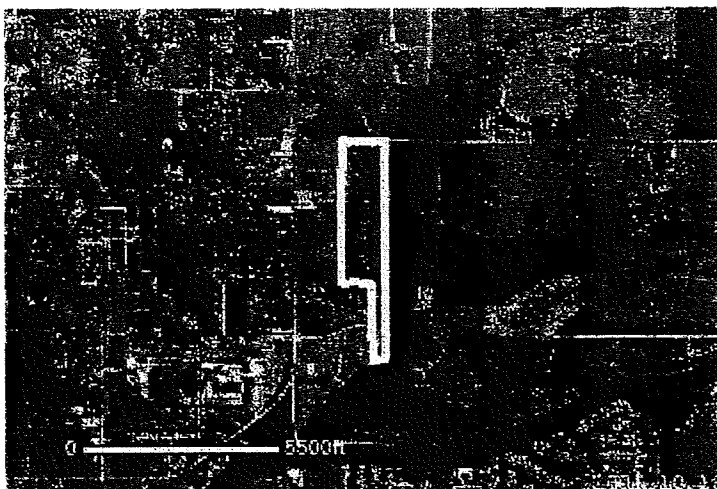
[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#)
| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.**PROPERTY DETAILS****OWNER OF
RECORD**GREENWELL
MICHAEL L +
TRACEY C
12250 N RIVER
RD
ALVA FL 33920**SITE ADDRESS**12250 N RIVER
RD
ALVA FL 33920**LEGAL
DESCRIPTION**PAR IN E1/2 OF
W1/2 OF SEC
18 + 19 N OF
RIVER DESC
OR
2510/2120[[VIEWER](#)] TAX MAP [[PRINT](#)]

IMAGE OF STRUCTURE



Photo Date: December

[[PICTOMETRY](#)]**TAXING DISTRICT**

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

61 - GRAZING LAND CLASS II

**PROPERTY VALUES (TAX
ROLL 2006)**[[New! HISTORY
CHART](#)]**EXEMPTIONS****ATTRIBUTES**

JUST	4,840,730	HOMESTEAD	25,000	UNITS OF MEASURE	AC
ASSESSED	667,000	AGRICULTURAL	4,173,730	NUMBER OF UNITS	121.40
ASSESSED SOH	496,480	WIDOW	0	FRONTAGE	0
TAXABLE	471,480	WIDOWER	0	DEPTH	0
BUILDING	624,630	DISABILITY	0	BEDROOMS	4
LAND	42,370	WHOLLY	0	BATHROOMS	4
BUILDING FEATURES	77,660	SOH DIFFERENCE	170,520	TOTAL BUILDING SQFT	11,160
LAND FEATURES	0			YEAR IMPROVED	1996
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
720,000	6/1/1994	<u>2510/2120</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1994

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
18-43-26-00-00001.0000	Split (From another Parcel)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	R - Residential Category		1	234.96

COLLECTION DAYS		
GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	AE:EL8	125124	0225	C	031594

[\[Show \]](#)

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

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LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 18-43-26-00-00002.0020
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

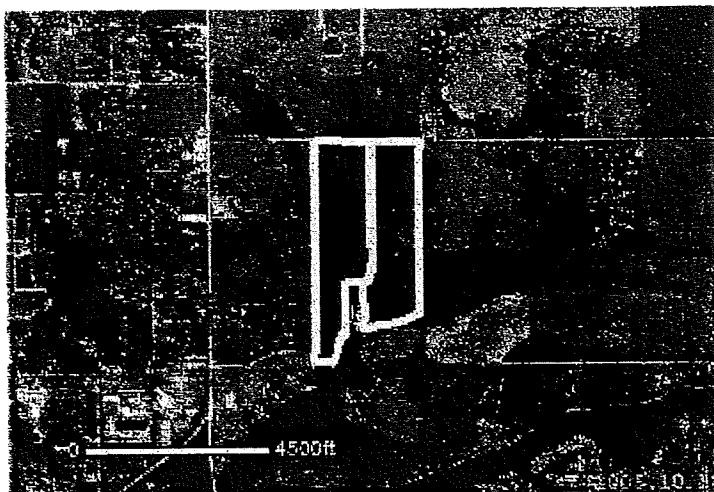
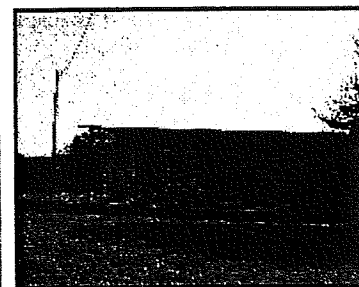
[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.**PROPERTY DETAILS****OWNER OF
RECORD**TALON
VENTURES
LLC
10
WIMBLEDON
CT
FRISCO TX
75034**SITE ADDRESS**12850 N RIVER
RD
ALVA FL 33920**LEGAL
DESCRIPTION**E1/2 OF SEC
LESS OR 1100/
642 + PARCEL
LYING S OF
TROUT CREEK[[VIEWER](#)] TAX MAP [[PRINT](#)]**IMAGE OF STRUCTURE**

Photo Date: December

[[PICTOMETRY](#)]**TAXING DISTRICT**

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

66 - ORCHARD GROVES, CITRUS, ETC

**PROPERTY VALUES (TAX
ROLL 2006)** [[NEW!](#) [HISTORY](#)]**EXEMPTIONS****ATTRIBUTES**

CHART]

JUST	7,048,680	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	427,130	AGRICULTURAL	6,621,550	NUMBER OF UNITS	272.65
ASSESSED SOH	427,130	WIDOW	0	FRONTAGE	0
TAXABLE	427,130	WIDOWER	0	DEPTH	0
BUILDING	15,620	DISABILITY	0	BEDROOMS	2
LAND	411,510	WHOLLY	0	BATHROOMS	1
BUILDING FEATURES	4,970	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	784
LAND FEATURES	181,810			YEAR IMPROVED	0
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	8/22/2006	<u>2006000334929</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 3 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>19-43-26-00-00002.1010,</u> <u>19-43-26-00-00002.1020</u>	I
100	3/21/2005	<u>4637/1078</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>19-43-26-00-00002.1020</u>	I
100	1/1/1994	<u>2464/1973</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 3 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>18-43-26-00-00002.0030,</u> <u>19-43-26-00-00002.1010</u>	I
100	10/1/1993	<u>2437/2976</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00002.1010</u>	I

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1994

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
18-43-26-00-00002.0000	Split (From another Parcel)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	C - Commercial Category	C	784	26.24

COLLECTION DAYS

GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	AE:EL8	125124	0225	C	031594

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed tax*) Notices are available for the following tax years:
 [[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

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This site is best viewed with [Microsoft Internet Explorer 5.5+](#) or [Netscape Navigator 6.0+](#).
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LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 19-43-26-00-00002.1020

TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
 LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

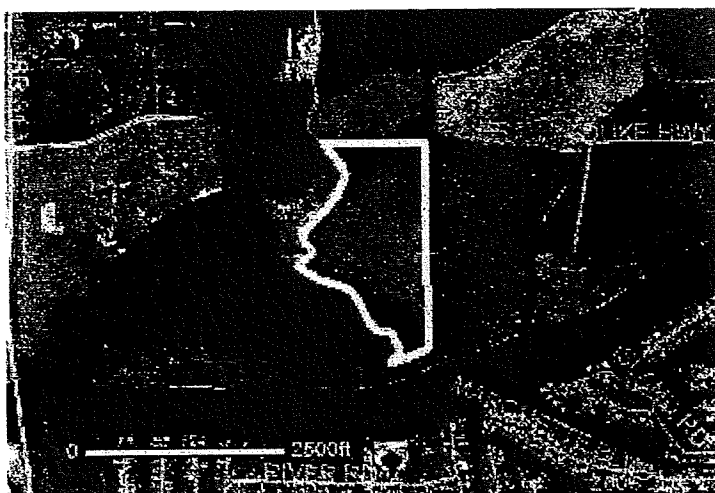
TALON VENTURES LLC
 10 WIMBLEDON CT
 FRISCO TX 75034

SITE ADDRESS

17900 OWL CREEK DR
 ALVA FL 33920

LEGAL DESCRIPTION

PAR IN NE 1/4 OF SEC LYING
 N OF RIVER AND EAST OF LIN
 DESC IN OR 2619 PG 3907

[[VIEWER](#)] TAX MAP [[PRINT](#)][[PICTOMETRY](#)]

TAXING DISTRICT

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

64 - GRAZING LAND CLASS V

PROPERTY VALUES (TAX ROLL 2006)[[New! HISTORY CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	3,623,280	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	9,160	AGRICULTURAL	3,614,120	NUMBER OF UNITS 61.29
ASSESSED SOH	9,160	WIDOW	0 FRONTAGE	0
TAXABLE	9,160	WIDOWER	0 DEPTH	0
BUILDING	0	DISABILITY	0 BEDROOMS	
LAND	9,160	WHOLLY	0 BATHROOMS	

BUILDING FEATURES	0 SOH DIFFERENCE	0 TOTAL BUILDING SqFT
LAND FEATURES	0	YEAR IMPROVED 0
		HISTORIC DISTRICT No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	8/22/2006	<u>2006000334929</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 3 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>18-43-26-00-00002.0020,</u> <u>19-43-26-00-00002.1010</u>	V
100	3/21/2005	<u>4637/1078</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>18-43-26-00-00002.0020</u>	V
100	6/15/1999	<u>3136/1849</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>18-43-26-00-00002.0030</u>	V
100	6/15/1999	<u>3136/1844</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>18-43-26-00-00002.0030</u>	V
100	3/25/1998	<u>2941/3561</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>18-43-26-00-00002.0030</u>	V
100	6/23/1997	<u>2841/1219</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>18-43-26-00-00002.0030</u>	V

transaction date)...

18-43-26-00-00002.0000,
18-43-26-00-00002.0030

100 7/14/1995 2619/3907 04 Disqualified (Multiple STRAP # - 01,03,07) V

There are 1 additional parcel(s) with this document (may have been split after the transaction date)...

18-43-26-00-00002.0000

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1995

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
19-43-26-00-00002.1000	Split (From another Parcel)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00

GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A7:EL8	125124	0250	B	091984

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
 [[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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PROPERTY DATA FOR PARCEL 18-43-26-00-00002.0000
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)]

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[Display Tangible Accounts on this Parcel](#) | [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
 LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

TALON VENTURES LLC
 10 WIMBLETON CT
 FRISCO TX 75034

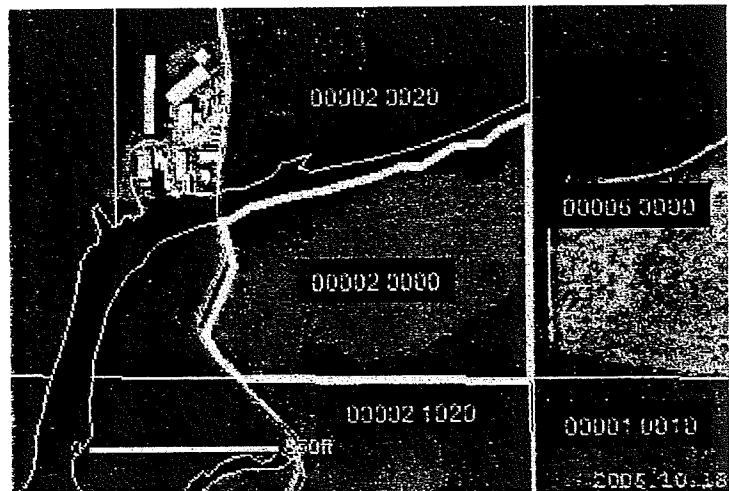
SITE ADDRESS

18420 OWL CREEK DR
 ALVA FL 33920

LEGAL DESCRIPTION

E 1/2 AS DESC IN OR 2619
 PG 3907LESS OR 1087 PG 233
 + OR 2437/2976

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

60 - GRAZING LAND CLASS I

PROPERTY VALUES (TAX ROLL 2006)[[NEW! HISTORY CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	2,420,680	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	11,740	AGRICULTURAL	2,408,940	NUMBER OF UNITS 26.75
ASSESSED SOH	11,740	WIDOW	0 FRONTAGE	0
TAXABLE	11,740	WIDOWER	0 DEPTH	0
BUILDING	0	DISABILITY	0 BEDROOMS	
LAND	11,740	WHOLLY	0 BATHROOMS	

BUILDING FEATURES	0 SOH DIFFERENCE	0 TOTAL BUILDING SQFT	
LAND FEATURES	0	YEAR IMPROVED	1986
		HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	8/22/2006	<u>2006000334929</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 3 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0020,</u> <u>19-43-26-00-00002.1010,</u> <u>19-43-26-00-00002.1020</u>	V
100	3/21/2005	<u>4637/1078</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0020,</u> <u>19-43-26-00-00002.1020</u>	V
100	6/15/1999	<u>3136/1849</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0030,</u> <u>19-43-26-00-00002.1020</u>	V
100	6/15/1999	<u>3136/1844</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0030,</u> <u>19-43-26-00-00002.1020</u>	V
100	3/25/1998	<u>2941/3561</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0030,</u> <u>19-43-26-00-00002.1020</u>	V
100	6/23/1997	<u>2841/1219</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the	I

			transaction date)...	
			<u>18-43-26-00-00002.0030,</u>	
			<u>19-43-26-00-00002.1020</u>	
100	7/14/1995	<u>2619/3907</u>	04 Disqualified (Multiple STRAP # - 01,03,07)	V
			There are 1 additional parcel(s) with this document (may have been split after the transaction date)...	
			<u>19-43-26-00-00002.1020</u>	
100	1/1/1994	<u>2464/1973</u>	04 Disqualified (Multiple STRAP # - 01,03,07)	I
			There are 3 additional parcel(s) with this document (may have been split after the transaction date)...	
			<u>18-43-26-00-00002.0020,</u>	
			<u>18-43-26-00-00002.0030,</u>	
			<u>19-43-26-00-00002.1010</u>	
100	4/1/1992	<u>2290/3477</u>	04 Disqualified (Multiple STRAP # - 01,03,07)	I
			There are 3 additional parcel(s) with this document (may have been split after the transaction date)...	
			<u>18-43-26-00-00002.0030,</u>	
			<u>19-43-26-00-00002.0000,</u>	
			<u>19-43-26-00-00002.1000</u>	

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
19-43-26-00-00002.1000	Split (From another Parcel)	Friday, April 30, 2004

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00

COLLECTION DAYS

GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A7:EL8	125124	0250	B	091984

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APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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PROPERTY DATA FOR PARCEL 20-43-26-00-00001.0000
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary)]

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OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

NORTH RIVER COMMUNITIES LLC
9990 COCONUT RD STE 200
BONITA SPRINGS FL 34135

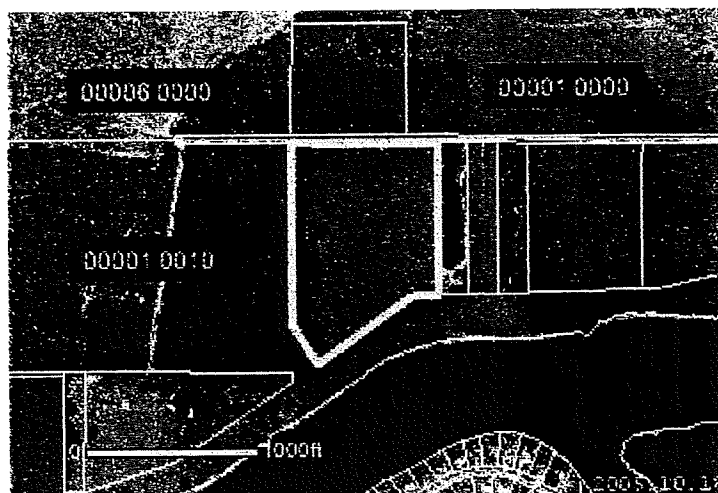
SITE ADDRESS

13638 DUKE HWY
FORT MYERS FL 33905

LEGAL DESCRIPTION

PARL IN NE 1/4 AS DESC IN
OR 1227 PG 1185

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

61 - GRAZING LAND CLASS II

PROPERTY VALUES (TAX ROLL 2006)[[NEW! HISTORY CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	2,411,190	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	3,340	AGRICULTURAL	2,407,850	NUMBER OF UNITS	19.78
ASSESSED SOH	3,340	WIDOW	0	FRONTAGE	0
TAXABLE	3,340	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	3,340	WHOLLY	0	BATHROOMS	

BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			YEAR IMPROVED	0
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
3,930,000	7/14/2006	<u>2006000281045</u>	05	Qualified (Agriculture Classified - Single or Multi Parcels)	V
40,000	6/1/1977	<u>1227/1184</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
100	10/1/1970	<u>634/752</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00

COLLECTION DAYS		
GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A7:EL8	125124	0250	B	091984

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed tax*) Notices are available for the following tax years:
 [[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 17-43-26-00-00006.0000
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)

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OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
 LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

NORTH RIVER
 COMMUNITIES
 LLC
 9990
 COCONUT RD
 STE 200
 BONITA
 SPRINGS FL
 34135

SITE ADDRESS

13231 DUKE
 HWY
 ALVA FL 33920

LEGAL DESCRIPTION

SW 1/4

[[VIEWER](#)] TAX MAP [[PRINT](#)]

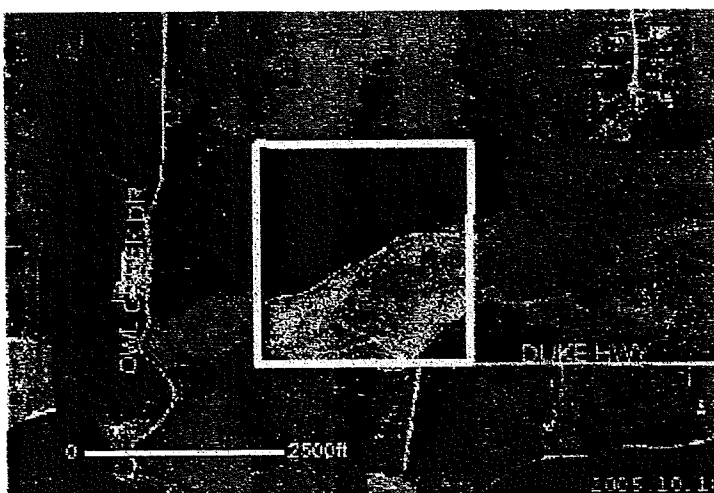


IMAGE OF STRUCTURE

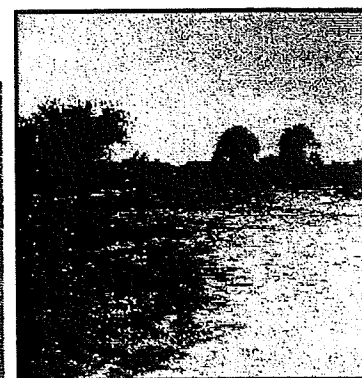


Photo Date: March of

[[PICTOMETRY](#)]

TAXING DISTRICT

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

62 - GRAZING LAND CLASS III

PROPERTY VALUES (TAX ROLL 2006) [[NEW!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	2,336,010	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	10,980	AGRICULTURAL	2,325,030	NUMBER OF UNITS	160.00

ASSESSED SOH	10,980	WIDOW	0	FRONTAGE	0
TAXABLE	10,980	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	10,980	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	0			YEAR IMPROVED	0
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	8/14/2006	<u>2006000334334</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	I
800,000	11/17/2000	<u>3329/4300</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
100	8/1/1992	<u>2324/2260</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
200,000	7/1/1973	<u>964/670</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00
COLLECTION DAYS				
GARBAGE	RECYCLING	HORTICULTURE		
Thursday	Wednesday	Wednesday		

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A7:EL8	125124	0250	B	091984

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APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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PROPERTY DATA FOR PARCEL 17-43-26-00-00001.0000
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

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OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

NORTH RIVER COMMUNITIES LLC
9990 COCONUT RD STE 200
BONITA SPRINGS FL 34135

SITE ADDRESS

13230 N RIVER RD
ALVA FL 33920

LEGAL DESCRIPTION

NW 1/4 + SE 1/4 LESS SW
1/4 OF SW 1/4 OF SE 1/4

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

62 - GRAZING LAND CLASS III

PROPERTY VALUES (TAX ROLL 2006)[[NEW!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	4,526,000	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	39,070	AGRICULTURAL	4,486,930	NUMBER OF UNITS 310.00
ASSESSED SOH	39,070	WIDOW	0 FRONTAGE	0
TAXABLE	39,070	WIDOWER	0 DEPTH	0
BUILDING		0 DISABILITY	0 BEDROOMS	

LAND	39,070 WHOLLY	0 BATHROOMS	
BUILDING		0 TOTAL BUILDING	
FEATURES	0 SOH DIFFERENCE	SqFt	
LAND FEATURES	0	YEAR IMPROVED	0
		HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
20,875,800	7/14/2006	<u>2006000281034</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>16-43-26-00-00001.0040,</u> <u>17-43-26-01-00003.0000</u>	V
100	7/14/2006	<u>2006000281029</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 8 additional parcel(s) with this document (may have been split after the transaction date)... <u>16-43-26-00-00001.0010,</u> <u>16-43-26-00-00001.0020,</u> <u>16-43-26-00-00001.0040,</u> <u>16-43-26-00-00007.0070,</u> <u>17-43-26-00-00003.0000,</u> <u>17-43-26-01-00003.0000,</u> <u>17-43-26-01-00009.0000,</u> <u>20-43-26-00-00001.0040</u>	V
100	10/21/2004	<u>4481/2435</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
100	6/1/1993	<u>2393/1572</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 7 additional parcel(s) with this document (may have been split after the transaction date)... <u>16-43-26-00-00001.0010,</u> <u>16-43-26-00-00001.0020,</u> <u>16-43-26-00-00001.0040,</u> <u>16-43-26-00-00007.0070,</u> <u>17-43-26-01-00003.0000,</u> <u>17-43-26-01-00009.0000,</u> <u>23-43-26-00-00013.0000</u>	V
100	3/1/1988	<u>1979/1806</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 7 additional parcel(s) with this document (may have been split after the	V

transaction date)...

[16-43-26-00-00001.0010,](#)
[16-43-26-00-00001.0020,](#)
[16-43-26-00-00001.0040,](#)
[16-43-26-00-00007.0070,](#)
[17-43-26-00-00003.0000,](#)
[17-43-26-01-00009.0000,](#)
[23-43-26-00-00013.0000](#)

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00
COLLECTION DAYS				
GARBAGE		RECYCLING		HORTICULTURE
Thursday		Wednesday		Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A7:EL8	125124	0250	B	091984

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed tax*) Notices are available for the following tax years:

[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

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PROPERTY DATA FOR PARCEL 18-43-26-00-00002.0020
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary)]

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| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

TALON
VENTURES
LLC
10
WIMBLEDON
CT
FRISCO TX
75034

SITE ADDRESS

12850 N RIVER
RD
ALVA FL 33920

LEGAL DESCRIPTION

E1/2 OF SEC
LESS OR 1100/
642 + PARCEL
LYING S OF
TROUT CREEK

[[VIEWER](#)] TAX MAP [[PRINT](#)]

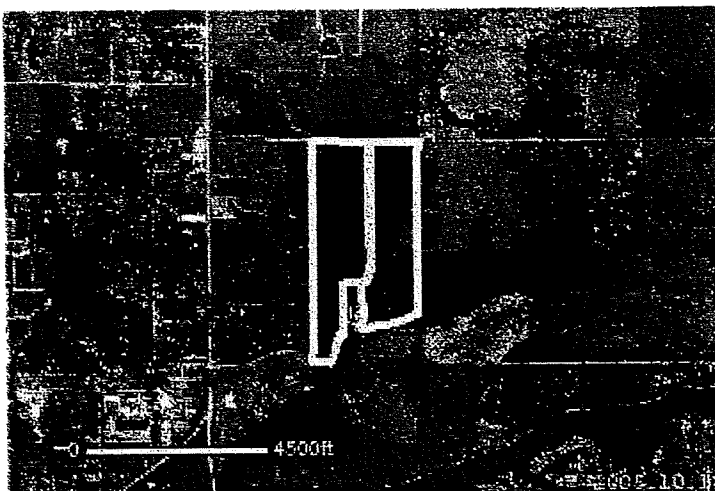


IMAGE OF STRUCTURE



Photo Date: December

[[PICTOMETRY](#)]

TAXING DISTRICT

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

66 - ORCHARD GROVES, CITRUS, ETC

PROPERTY VALUES (TAX
ROLL 2006) [[NEW!](#) [HISTORY](#)]

EXEMPTIONS

ATTRIBUTES

CHART]

JUST	7,048,680	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	427,130	AGRICULTURAL	6,621,550	NUMBER OF UNITS	272.65
ASSESSED SOH	427,130	WIDOW	0	FRONTAGE	0
TAXABLE	427,130	WIDOWER	0	DEPTH	0
BUILDING	15,620	DISABILITY	0	BEDROOMS	2
LAND	411,510	WHOLLY	0	BATHROOMS	1
BUILDING FEATURES	4,970	SOH DIFFERENCE	0	TOTAL BUILDING SqFT	784
LAND FEATURES	181,810			YEAR IMPROVED	0
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	8/22/2006	<u>2006000334929</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 3 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>19-43-26-00-00002.1010,</u> <u>19-43-26-00-00002.1020</u>	I
100	3/21/2005	<u>4637/1078</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>19-43-26-00-00002.1020</u>	I
100	1/1/1994	<u>2464/1973</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 3 additional parcel(s) with this document (may have been split after the transaction date)... <u>18-43-26-00-00002.0000,</u> <u>18-43-26-00-00002.0030,</u> <u>19-43-26-00-00002.1010</u>	I
100	10/1/1993	<u>2437/2976</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00002.1010</u>	I

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1994

PRIOR STRAP
18-43-26-00-00002.0000

RENUMBER REASON
Split (From another Parcel)

RENUMBER DATE
Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	C - Commercial Category	C	784	26.24

COLLECTION DAYS

GARBAGE
Thursday

RECYCLING
Wednesday

HORTICULTURE
Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	AE:EL8	125124	0225	C	031594

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

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LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 20-43-26-00-00001.0070
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

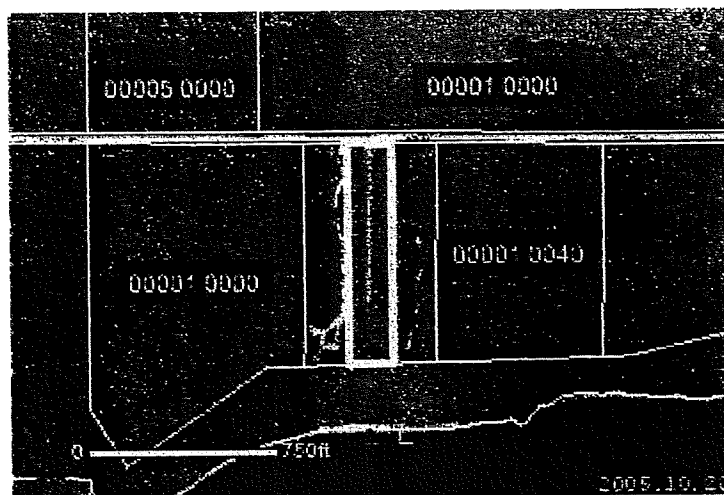
[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#)| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.**PROPERTY DETAILS****OWNER OF
RECORD**THOMSON
GEORGE D TR
FOR 6/23/04
TRUST
3451 BONITA
BAY BLVD STE
206
BONITA
SPRINGS FL
34134**SITE ADDRESS**13746 DUKE
HWY
FORT
MYERS FL 33905**LEGAL
DESCRIPTION**PARL LOC IN
GOVT
LOT 1 AS DESC
IN
OR 2906 PG 1605[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]**IMAGE OF STRUC**

Photo Date: May 0

[[PICTOMETRY](#)]**TAXING DISTRICT**

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

61 - GRAZING LAND CLASS II

**PROPERTY VALUES (TAX
ROLL 2006)[NEW! HISTORY
CHART]**

EXEMPTIONS**ATTRIBUTES**

JUST	921,550	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	20,380	AGRICULTURAL	901,170	NUMBER OF UNITS	3.34
ASSESSED SOH	20,380	WIDOW	0	FRONTAGE	0
TAXABLE	20,380	WIDOWER	0	DEPTH	0
BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	20,380	WHOLLY	0	BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT	
LAND FEATURES	19,750			YEAR IMPROVED	
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
1,200,000	5/10/2006	<u>2006000192800</u>	05	Qualified (Agriculture Classified - Single or Multi Parcels)	V
525,000	9/30/2003	<u>4081/1997</u>	08	Disqualified (Doc Stamps Greater than .70/SP Gr. than \$100)	V
170,000	1/27/2000	<u>3215/2220</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
100	1/5/1998	<u>2906/1605</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
155,000	1/11/1989	<u>2043/1151</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-43-26-00-00001.0060,</u> <u>20-43-26-00-00001.0080</u>	V
100	1/1/1985	<u>2029/1308</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-43-26-00-00001.0060,</u> <u>20-43-26-00-00001.0080</u>	V

PARCEL NUMBERING HISTORY

CREATION DATE - 1/20/1998

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-43-26-00-00001.0060	Split (From another Parcel)	Tuesday, January 20, 1998

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-			0.00

	COLLECTION DAYS	
GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A7:EL8	125124	0250	B	091984

[\[Show \]](#)

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[[1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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PROPERTY DATA FOR PARCEL 20-43-26-00-00001.0080
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)

| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

SAVIGNE ALFREDO LUIS +
SAVIGNE PATRICIA M H/W
1662 EDITH ESPLANADE
CAPE CORAL FL 33904

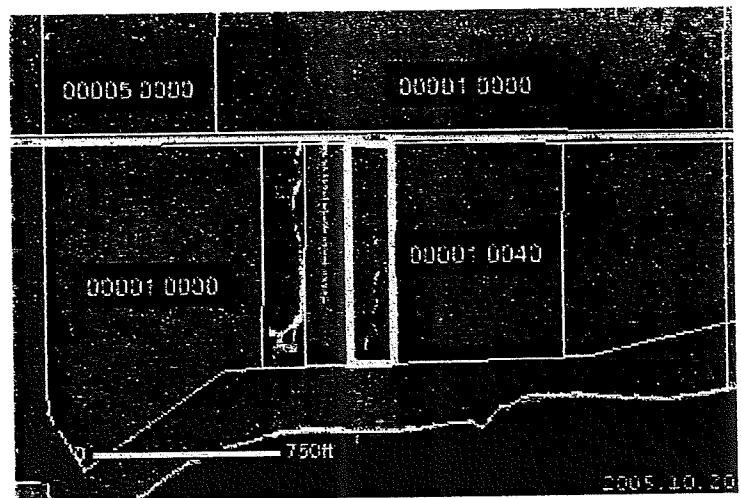
SITE ADDRESS

13778 DUKE HWY
FORT MYERS FL 33905

LEGAL DESCRIPTION

PARL LOC IN GOVT
LOT 1 AS DESC IN
OR 2906 PG 1608

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

61 - GRAZING LAND CLASS II

PROPERTY VALUES (TAX ROLL 2006)[[NEW!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	913,020	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	11,850	AGRICULTURAL	901,170	NUMBER OF UNITS 3.34
ASSESSED SOH	11,850	WIDOW	0	FRONTAGE 0
TAXABLE	11,850	WIDOWER	0	DEPTH 0
BUILDING	0	DISABILITY	0	BEDROOMS

LAND	11,850 WHOLLY	0 BATHROOMS
BUILDING FEATURES	0 SOH DIFFERENCE	0 TOTAL BUILDING SQFT
LAND FEATURES	11,220	YEAR IMPROVED
		HISTORIC DISTRICT
		No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	11/30/2005	<u>2006000150105</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
100	1/5/1998	<u>2906/1608</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
155,000	1/11/1989	<u>2043/1151</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-43-26-00-00001.0060,</u> <u>20-43-26-00-00001.0070</u>	V
100	1/1/1985	<u>2029/1308</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-43-26-00-00001.0060,</u> <u>20-43-26-00-00001.0070</u>	V

PARCEL NUMBERING HISTORY

CREATION DATE - 1/20/1998

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-43-26-00-00001.0060	Split (From another Parcel)	Tuesday, January 20, 1998

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-			0.00

COLLECTION DAYS		
GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A7:EL8	125124	0250	B	091984

[\[Show \]](#)

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[[1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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PROPERTY DATA FOR PARCEL 20-43-26-00-00001.0040
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary)]

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| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

NORTH RIVER COMMUNITIES LLC
9990 COCONUT RD STE 200
BONITA SPRINGS FL 34135

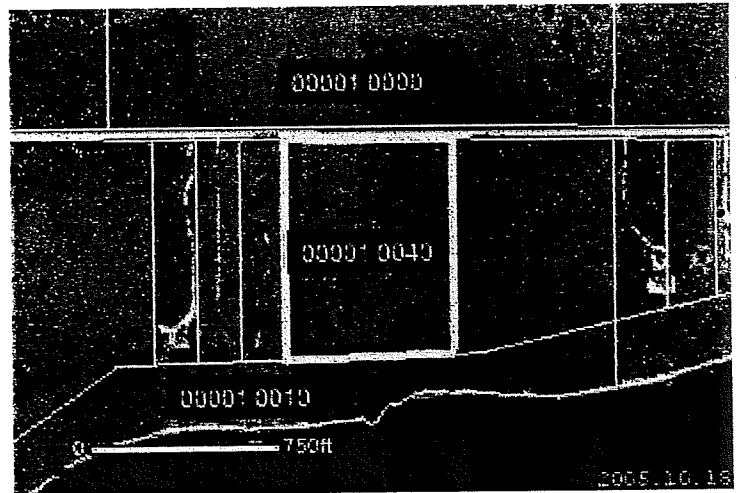
SITE ADDRESS

13808 DUKE HWY
FORT MYERS FL 33905

LEGAL DESCRIPTION

W 1/2 OF NE 1/4 OF NE 1/4
LESS PAR 1.001 + RD R/W

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

64 - GRAZING LAND CLASS V

PROPERTY VALUES (TAX ROLL 2006)[[New! HISTORY CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	1,766,740	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	1,070	AGRICULTURAL	1,765,670	NUMBER OF UNITS 12.53
ASSESSED SOH	1,070	WIDOW	0 FRONTAGE	0
TAXABLE	1,070	WIDOWER	0 DEPTH	0
BUILDING	0	DISABILITY	0 BEDROOMS	
LAND	1,070	WHOLLY	0 BATHROOMS	

BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT
LAND FEATURES	0		YEAR IMPROVED	0
			HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
2,454,000	7/14/2006	<u>2006000281043</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V
100	7/14/2006	<u>2006000281029</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 8 additional parcel(s) with this document (may have been split after the transaction date)... <u>16-43-26-00-00001.0010,</u> <u>16-43-26-00-00001.0020,</u> <u>16-43-26-00-00001.0040,</u> <u>16-43-26-00-00007.0070,</u> <u>17-43-26-00-00001.0000,</u> <u>17-43-26-00-00003.0000,</u> <u>17-43-26-01-00003.0000,</u> <u>17-43-26-01-00009.0000</u>	V
100	10/21/2004	<u>4481/2456</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
100	9/1/1970	<u>634/753</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE		
PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-43-26-00-00001.0000	N/A	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00

COLLECTION DAYS		
GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	A7:EL8	125124	0250	B	091984

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed tax*) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

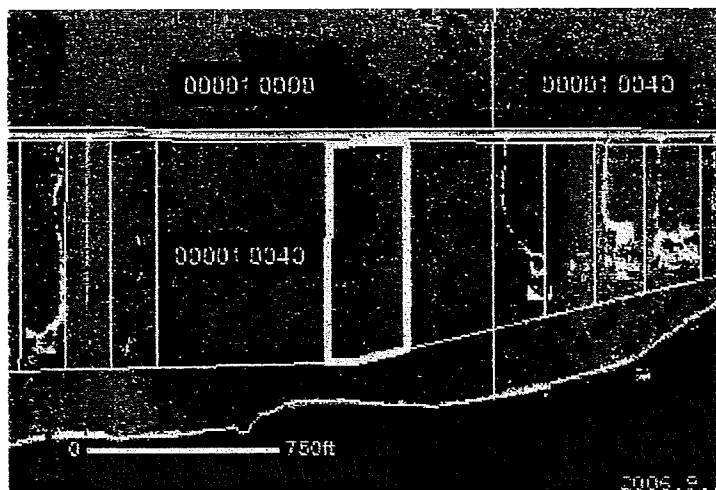
[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

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PROPERTY DATA FOR PARCEL 20-43-26-00-00001.0090
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.**PROPERTY DETAILS****OWNER OF RECORD**NORTH RIVER COMMUNITIES LLC
9990 COCONUT RD STE 201
BONITA SPRINGS FL 34135**SITE ADDRESS**13860 DUKE HWY
FORT MYERS FL 33905**LEGAL DESCRIPTION**THE 1/2 OF THE 330 FT
OF GOVT LOT 1 LYING N OF
C + F S CONTROL DIST[[VIEWER](#)] TAX MAP [[PRINT](#)][[PICTOMETRY](#)]**TAXING DISTRICT**

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

64 - GRAZING LAND CLASS V

**PROPERTY VALUES (TAX
ROLL 2006)** [[NEW!](#) [HISTORY](#)
[CHART](#)]**EXEMPTIONS****ATTRIBUTES**

JUST	0 HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	0 AGRICULTURAL	0 NUMBER OF UNITS	5.57
ASSESSED SOH	0 WIDOW	0 FRONTAGE	0
TAXABLE	0 WIDOWER	0 DEPTH	0
BUILDING	0 DISABILITY	0 BEDROOMS	

LAND	0 WHOLLY	0 BATHROOMS
BUILDING FEATURES	0 SOH DIFFERENCE	0 TOTAL BUILDING SQFT
LAND FEATURES	0	YEAR IMPROVED
		HISTORIC DISTRICT
		No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
1,166,000	7/14/2006	<u>2006000281041</u>	02	Qualified (Multiple STRAP # / 06-09I)	V
100	6/1/1993	<u>2393/1568</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-43-26-00-00001.0050</u>	V
100	3/1/1971	<u>747/313</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>20-43-26-00-00001.0050</u>	V

PARCEL NUMBERING HISTORY

CREATION DATE - 8/24/2006

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
20-43-26-00-00001.0050	Split (From another Parcel)	Thursday, August 24, 2006

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00

GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

PROPERTY DATA FOR PARCEL 16-43-26-00-00001.0040
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)

| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

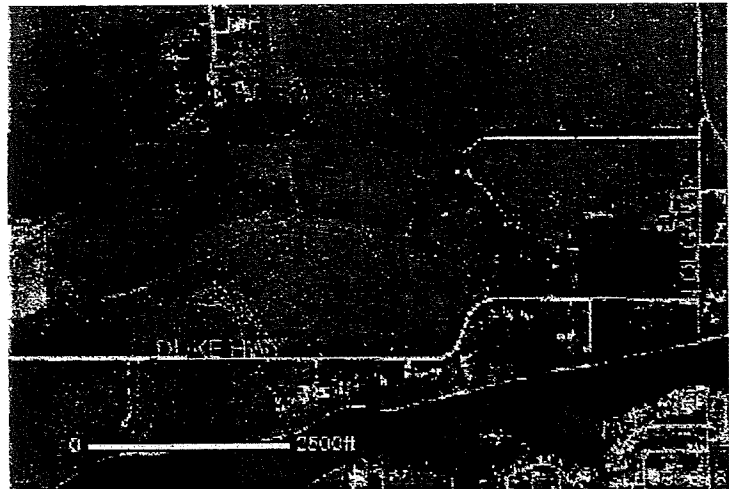
OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

NORTH RIVER COMMUNITIES LLC
9990 COCONUT RD
SUITE 200
BONITA SPRINGS FL 34135

[[VIEWER](#)] TAX MAP [[PRINT](#)]



SITE ADDRESS

ACCESS UNDETERMINED
FL

LEGAL DESCRIPTION

SW 1/4 LESS PARCEL 1.003
LESS INST 2006-281030

[[PICTOMETRY](#)]

TAXING DISTRICT

202 - BAYSHORE FIRE/CO MOSQUITO

DOR CODE

62 - GRAZING LAND CLASS III

PROPERTY VALUES (TAX ROLL 2006)[[NEW!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	0 HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	0 AGRICULTURAL	0 NUMBER OF UNITS	135.89
ASSESSED SOH	0 WIDOW	0 FRONTAGE	0
TAXABLE	0 WIDOWER	0 DEPTH	0
BUILDING	0 DISABILITY	0 BEDROOMS	

LAND 0 WHOLLY 0 BATHROOMS
 BUILDING FEATURES 0 SOH DIFFERENCE 0 TOTAL BUILDING SQFT
 LAND FEATURES 0 YEAR IMPROVED
 HISTORIC DISTRICT No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
20,875,800	7/14/2006	<u>2006000281034</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>17-43-26-00-00001.0000,</u> <u>17-43-26-01-00003.0000</u>	V
100	7/14/2006	<u>2006000281029</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 8 additional parcel(s) with this document (may have been split after the transaction date)... <u>16-43-26-00-00001.0010,</u> <u>16-43-26-00-00001.0020,</u> <u>16-43-26-00-00007.0070,</u> <u>17-43-26-00-00001.0000,</u> <u>17-43-26-00-00003.0000,</u> <u>17-43-26-01-00003.0000,</u> <u>17-43-26-01-00009.0000,</u> <u>20-43-26-00-00001.0040</u>	V
100	10/21/2004	<u>4481/2453</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>16-43-26-00-00001.0010</u>	V
100	6/1/1993	<u>2393/1572</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 7 additional parcel(s) with this document (may have been split after the transaction date)... <u>16-43-26-00-00001.0010,</u> <u>16-43-26-00-00001.0020,</u> <u>16-43-26-00-00007.0070,</u> <u>17-43-26-00-00001.0000,</u> <u>17-43-26-01-00003.0000,</u> <u>17-43-26-01-00009.0000,</u> <u>23-43-26-00-00013.0000</u>	V

100 3/1/1988 1979/1806 04 Disqualified (Multiple STRAP # - V
01,03,07)
There are 7 additional parcel(s) with this
document (may have been split after the
transaction date)...
16-43-26-00-00001.0010,
16-43-26-00-00001.0020,
16-43-26-00-00007.0070,
17-43-26-00-00001.0000,
17-43-26-00-00003.0000,
17-43-26-01-00009.0000,
23-43-26-00-00013.0000

PARCEL NUMBERING HISTORY

CREATION DATE - 8/1/2006

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
16-43-26-00-00001.0010	Split (From another Parcel)	Tuesday, August 01, 2006

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	R - Residential Category		0	0.00

COLLECTION DAYS

GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[]

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PROPERTY DATA FOR PARCEL 19-43-26-00-00005.0030
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)]

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| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

WEATHERS E W TR
FOR RIVERHAVEN TRUST
2260 BAY ST STE 11
FORT MYERS FL 33901

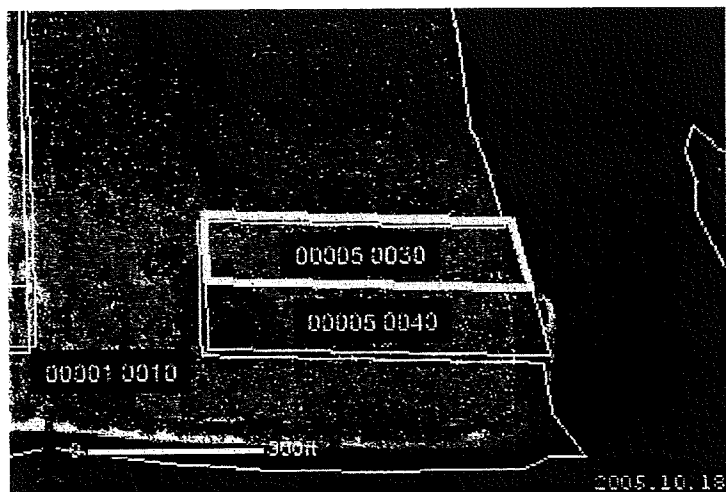
SITE ADDRESS

HAVENS ISLAND
FT MYERS FL 33905

LEGAL DESCRIPTION

GOVT LT 8
N OF RIVER AS DESC
IN OR 133 PG 336
LESS OR 2841/745

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

050 - COUNTY/NO FIRE DISTRICT

DOR CODE

00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2006)[[NEW!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	34,000	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	34,000	AGRICULTURAL	0 NUMBER OF UNITS	1.36
ASSESSED SOH	34,000	WIDOW	0 FRONTAGE	0
TAXABLE	34,000	WIDOWER	0 DEPTH	0
BUILDING	0	DISABILITY	0 BEDROOMS	

LAND	34,000 WHOLLY	0 BATHROOMS
BUILDING FEATURES	0 SOH DIFFERENCE	0 TOTAL BUILDING SQFT
LAND FEATURES	0	YEAR IMPROVED 0
		HISTORIC DISTRICT No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
2,690,000	6/29/2000	<u>3284/1452</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 17 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0010,</u> <u>19-43-26-00-00006.0030,</u> <u>19-43-26-00-00006.0040,</u> <u>19-43-26-00-00006.0050,</u> <u>19-43-26-00-00006.0060,</u> <u>19-43-26-00-00006.0070,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060...</u> <i>Remaining parcels not listed.</i>	V
100	7/9/1999	<u>3145/2200</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 15 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0010,</u> <u>19-43-26-00-00006.0040,</u> <u>19-43-26-00-00006.0060,</u> <u>19-43-26-00-00006.0070,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060,</u> <u>30-43-26-00-00001.0070,</u> <u>30-43-26-00-00001.0080...</u> <i>Remaining parcels not listed.</i>	V
100	7/2/1997	<u>2865/624</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0040</u>	V

100	7/2/1997	<u>2841/739</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0040</u>	V
30,000	9/1/1990	<u>2175/1415</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0040</u>	V
0	11/1/1982	<u>1657/3902</u>	03	Disqualified (Interest Sales / Court Docs / Government) There are 3 additional parcel(s) with this document (may have been split after the transaction date)... <u>35-43-25-00-00012.0000,</u> <u>03-44-25-01-00070.0000,</u> <u>19-43-26-00-00005.0040</u>	V

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE		
PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
19-43-26-00-00005.0040	Split (From another Parcel)	Thursday, September 17, 1998
19-43-26-00-00005.0000	N/A	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00

COLLECTION DAYS		
GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	AE:EL8	125124	0225	C	031594

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APPRAISAL DETAILS

Lee County Property Appraiser's Office

TRIM (*proposed* tax) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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PROPERTY DATA FOR PARCEL 19-43-26-00-00006.0010
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)]

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OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

WEATHERS E W TR
FOR RIVERHAVEN TRUST
2260 BAY ST STE 11
FORT MYERS FL 33901

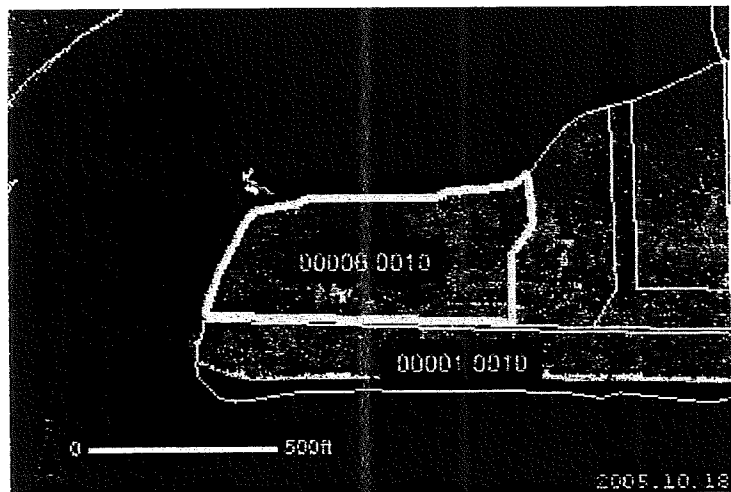
SITE ADDRESS

6 HAVENS ISLAND
ALVA FL 33920

LEGAL DESCRIPTION

GVT LT 6 + PT OF GVT LT 7
N OF US CHANNEL IN RIVER
LESS PARL 6.2 THRU 6.007

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

050 - COUNTY/NO FIRE DISTRICT

DOR CODE

00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2006)[[New!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	135,000	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	135,000	AGRICULTURAL	0 NUMBER OF UNITS	5.40
ASSESSED SOH	135,000	WIDOW	0 FRONTAGE	0
TAXABLE	135,000	WIDOWER	0 DEPTH	0
BUILDING		0 DISABILITY	0 BEDROOMS	

LAND	135,000	WHOLLY	0	BATHROOMS
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT
LAND FEATURES	0		YEAR IMPROVED	1982
			HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
2,690,000	6/29/2000	<u>3284/1452</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 17 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0030,</u> <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0030,</u> <u>19-43-26-00-00006.0040,</u> <u>19-43-26-00-00006.0050,</u> <u>19-43-26-00-00006.0060,</u> <u>19-43-26-00-00006.0070,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060...</u> <i>Remaining parcels not listed.</i>	I
100	7/9/1999	<u>3145/2200</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 15 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0030,</u> <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0040,</u> <u>19-43-26-00-00006.0060,</u> <u>19-43-26-00-00006.0070,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060,</u> <u>30-43-26-00-00001.0070,</u> <u>30-43-26-00-00001.0080...</u> <i>Remaining parcels not listed.</i>	I
80,000	1/1/1980	<u>1406/2205</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 2 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00006.0060,</u> <u>19-43-26-00-00006.0070</u>	V

0 1/1/1900 298/323

There are 2 additional parcel(s) with this document
(may have been split after the transaction date)...

19-43-26-00-00006.0060,

19-43-26-00-00006.0070

PARCEL NUMBERING HISTORY

CREATION DATE - UNAVAILABLE

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
00-00-00-00-00000.0000	Split (From another Parcel)	Thursday, July 17, 1997

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00

GARBAGE	COLLECTION DAYS	RECYCLING	HORTICULTURE
Thursday		Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	AE:EL8	125124	0225	C	031594

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APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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PROPERTY DATA FOR PARCEL 19-43-26-00-00006.0040
TAX YEAR 2006 PRELIMINARY

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OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

WEATHERS E W TR
FOR RIVERHAVEN TRUST
2260 BAY ST STE 11
FORT MYERS FL 33901

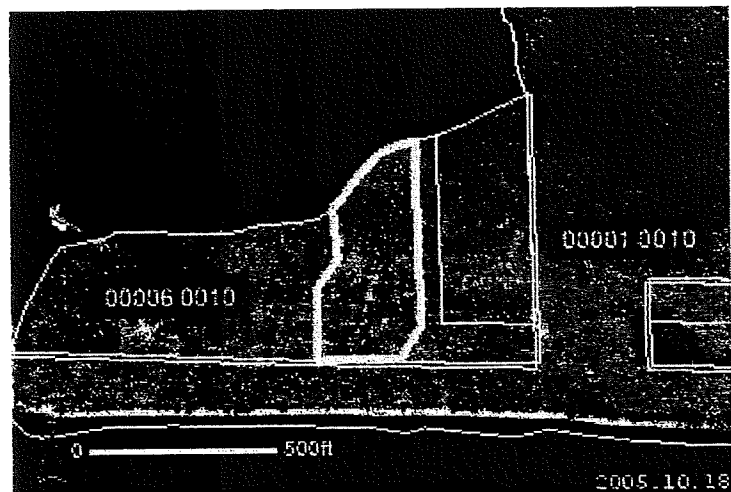
SITE ADDRESS

HAVENS ISLAND
ALVA FL 33920

LEGAL DESCRIPTION

PARL IN GOVT LOT 6
DESC IN OR 1741 PG 0729

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[[PICTOMETRY](#)]

TAXING DISTRICT

050 - COUNTY/NO FIRE DISTRICT

DOR CODE

01 - SINGLE FAMILY RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2006)[[NEW!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	268,520	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	268,520	AGRICULTURAL	0 NUMBER OF UNITS	2.20
ASSESSED SOH	268,520	WIDOW	0 FRONTAGE	0
TAXABLE	268,520	WIDOWER	0 DEPTH	0
BUILDING	184,900	DISABILITY	0 BEDROOMS	3

LAND	83,620 WHOLLY	0 BATHROOMS	1
BUILDING FEATURES	19,670 SOH DIFFERENCE	0 TOTAL BUILDING SQFT	3,762
LAND FEATURES	28,620	YEAR IMPROVED	0
		HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
2,690,000	6/29/2000	<u>3284/1452</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 17 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0030,</u> <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0010,</u> <u>19-43-26-00-00006.0030,</u> <u>19-43-26-00-00006.0050,</u> <u>19-43-26-00-00006.0060,</u> <u>19-43-26-00-00006.0070,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060...</u> <i>Remaining parcels not listed.</i>	V
100	7/9/1999	<u>3145/2200</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 15 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0030,</u> <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0010,</u> <u>19-43-26-00-00006.0060,</u> <u>19-43-26-00-00006.0070,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060,</u> <u>30-43-26-00-00001.0070,</u> <u>30-43-26-00-00001.0080...</u> <i>Remaining parcels not listed.</i>	V
100	3/31/1997	<u>2807/3797</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
26,500	7/1/1984	<u>1741/729</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1985

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
19-43-26-00-00006.0010	Split (From another Parcel)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	R - Residential Category		1	234.96

GARBAGE	COLLECTION DAYS	RECYCLING	HORTICULTURE
There was an error retrieving the garbage data.		UNKNOWN	UNKNOWN

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	AE:EL8	125124	0225	C	031594

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed tax*) Notices are available for the following tax years:
 [[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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PROPERTY DATA FOR PARCEL 19-43-26-00-00006.0060
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary)]

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| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

WEATHERS E W TR
FOR RIVERHAVEN TRUST
2260 BAY ST STE 11
FORT MYERS FL 33901

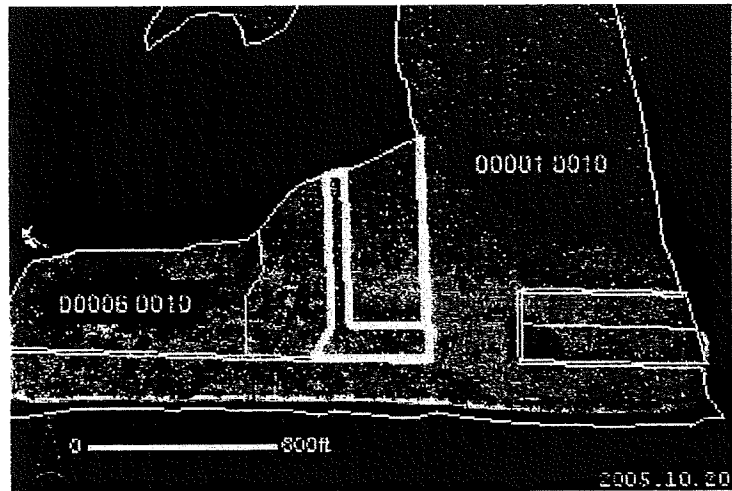
SITE ADDRESS

HAVENS ISLAND
ALVA FL 33920

LEGAL DESCRIPTION

PT OF GOVT LOT 6 AS DESC
IN OR 2841 PG 736

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

050 - COUNTY/NO FIRE DISTRICT

DOR CODE

00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2006) [[NEW!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	35,000 HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	35,000 AGRICULTURAL	0 NUMBER OF UNITS	1.40
ASSESSED SOH	35,000 WIDOW	0 FRONTAGE	0
TAXABLE	35,000 WIDOWER	0 DEPTH	0
BUILDING	0 DISABILITY	0 BEDROOMS	

LAND	35,000 WHOLLY	0 BATHROOMS
BUILDING FEATURES	0 SOH DIFFERENCE	0 TOTAL BUILDING SQFT
LAND FEATURES	0	YEAR IMPROVED
		HISTORIC DISTRICT
		No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
2,690,000	6/29/2000	<u>3284/1452</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 17 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0030,</u> <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0010,</u> <u>19-43-26-00-00006.0030,</u> <u>19-43-26-00-00006.0040,</u> <u>19-43-26-00-00006.0050,</u> <u>19-43-26-00-00006.0070,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060...</u> <i>Remaining parcels not listed.</i>	V
100	7/9/1999	<u>3145/2200</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 15 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0030,</u> <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0010,</u> <u>19-43-26-00-00006.0040,</u> <u>19-43-26-00-00006.0070,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060,</u> <u>30-43-26-00-00001.0070,</u> <u>30-43-26-00-00001.0080...</u> <i>Remaining parcels not listed.</i>	V
100	7/2/1997	<u>2841/736</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
80,000	1/1/1980	<u>1406/2205</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 2 additional parcel(s) with this document	V

(may have been split after the transaction date)...

19-43-26-00-00006.0010,

19-43-26-00-00006.0070

0 1/1/1900 298/323

There are 2 additional parcel(s) with this document

(may have been split after the transaction date)...

19-43-26-00-00006.0010,

19-43-26-00-00006.0070

PARCEL NUMBERING HISTORY

CREATION DATE - 7/17/1997

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
19-43-26-00-00006.0010	Split (From another Parcel)	Thursday, July 17, 1997

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-			0.00

COLLECTION DAYS

GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	AE:EL8	125124	0225	C	031594

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

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PROPERTY DATA FOR PARCEL 19-43-26-00-00006.0050
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006 \(Preliminary\)](#)]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)

| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

WEATHERS E W TR
FOR RIVERHAVEN TRUST
2260 BAY ST STE 11
FORT MYERS FL 33901

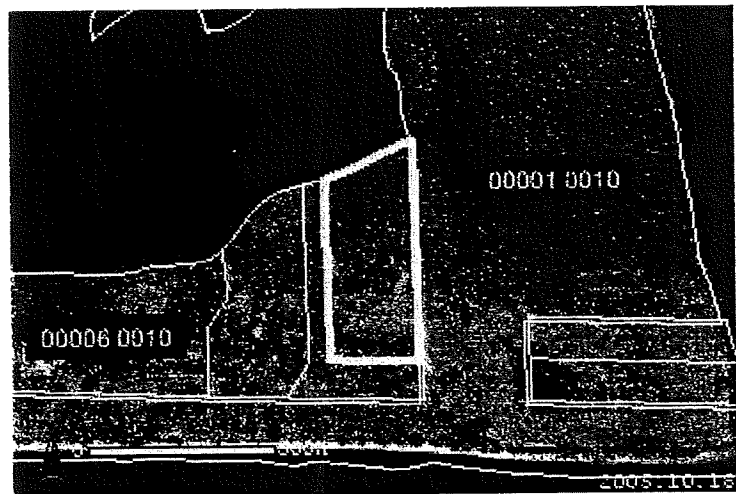
SITE ADDRESS

HAVENS ISLAND
ALVA FL 33920

LEGAL DESCRIPTION

PAR IN GOVT LT 6
DESC IN OR 1937 PG 3675

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

082 - FT MYERS SHORES FIRE/LIGHT/E
LEE SEWER MSTU

DOR CODE

00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2006)[[NEW! HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	86,250 HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	86,250 AGRICULTURAL	0 NUMBER OF UNITS	3.45
ASSESSED SOH	86,250 WIDOW	0 FRONTAGE	0
TAXABLE	86,250 WIDOWER	0 DEPTH	0

BUILDING	0	DISABILITY	0	BEDROOMS	
LAND	86,250	WHOLLY		BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE		TOTAL BUILDING SQFT	
LAND FEATURES	0			YEAR IMPROVED	0
				HISTORIC DISTRICT	No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
2,690,000	6/29/2000	<u>3284/1452</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 17 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0030,</u> <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0010,</u> <u>19-43-26-00-00006.0030,</u> <u>19-43-26-00-00006.0040,</u> <u>19-43-26-00-00006.0060,</u> <u>19-43-26-00-00006.0070,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060...</u> <i>Remaining parcels not listed.</i>	V
100,000	1/4/2000	<u>3206/1474</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00006.0030</u>	V
0	6/1/1986	<u>1937/3675</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V

PARCEL NUMBERING HISTORY

CREATION DATE - 1/1/1988

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
19-43-26-00-00006.0010	Split (From another Parcel)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00

GARBAGE
Thursday

COLLECTION DAYS
RECYCLING
Wednesday

HORTICULTURE
Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (<u>FIRM FAQ</u>)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	AE:EL8	125124	0225	C	031594

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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PROPERTY DATA FOR PARCEL 19-43-26-00-00006.0070
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary)]

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OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

WEATHERS E W TR
FOR RIVERHAVEN TRUST
2260 BAY ST STE 11
FORT MYERS FL 33901

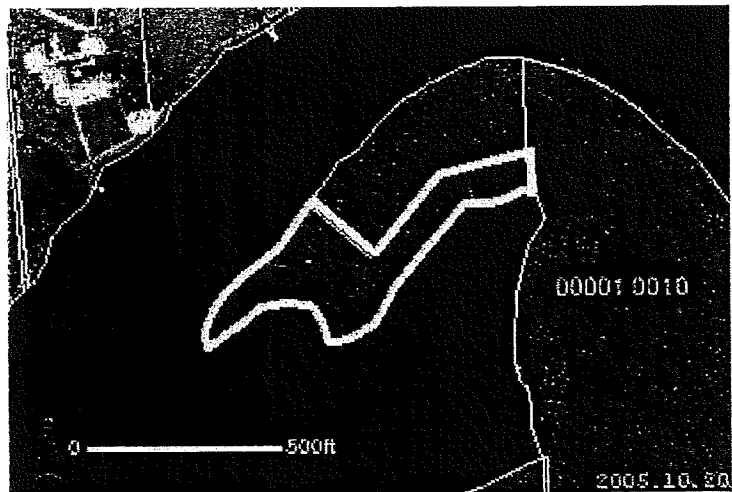
SITE ADDRESS

HAVENS ISLAND
ALVA FL 33920

LEGAL DESCRIPTION

PT OF GOVT LOT 7 N OF US
CHANNEL IN RIVER AS DESC
IN OR 2841/742 LESS 6.003

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

050 - COUNTY/NO FIRE DISTRICT

DOR CODE

00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2006) [[NEW!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	35,000	HOMESTEAD	0	UNITS OF MEASURE	AC
ASSESSED	35,000	AGRICULTURAL	0	NUMBER OF UNITS	2.80
ASSESSED SOH	35,000	WIDOW	0	FRONTAGE	0
TAXABLE	35,000	WIDOWER	0	DEPTH	0
BUILDING		0	DISABILITY	0	BEDROOMS

LAND	35,000	WHOLLY	0	BATHROOMS
BUILDING FEATURES	0	SOH DIFFERENCE	0	TOTAL BUILDING SQFT
LAND FEATURES	0			YEAR IMPROVED
				HISTORIC DISTRICT
				No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
2,690,000	6/29/2000	<u>3284/1452</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 17 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0030,</u> <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0010,</u> <u>19-43-26-00-00006.0030,</u> <u>19-43-26-00-00006.0040,</u> <u>19-43-26-00-00006.0050,</u> <u>19-43-26-00-00006.0060,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060...</u> <i>Remaining parcels not listed.</i>	V
100	7/9/1999	<u>3145/2200</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 15 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0030,</u> <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0010,</u> <u>19-43-26-00-00006.0040,</u> <u>19-43-26-00-00006.0060,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060,</u> <u>30-43-26-00-00001.0070,</u> <u>30-43-26-00-00001.0080...</u> <i>Remaining parcels not listed.</i>	V
100	7/2/1997	<u>2841/742</u>	01	Disqualified (Doc Stamp .70 / SP less th \$100 / Other Disq)	V
80,000	1/1/1980	<u>1406/2205</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 2 additional parcel(s) with this document	V

(may have been split after the transaction date)...

19-43-26-00-00006.0010,

19-43-26-00-00006.0060

0 1/1/1900 298/323

There are 2 additional parcel(s) with this document

(may have been split after the transaction date)...

19-43-26-00-00006.0010,

19-43-26-00-00006.0060

PARCEL NUMBERING HISTORY

CREATION DATE - 7/17/1997

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
19-43-26-00-00006.0010	Split (From another Parcel)	Thursday, July 17, 1997

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-			0.00

GARBAGE	RECYCLING	HORTICULTURE
Thursday	Wednesday	Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	AE:EL8	125124	0225	C	031594

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APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:
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PROPERTY DATA FOR PARCEL 19-43-26-00-00006.0030
TAX YEAR 2006 PRELIMINARY

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | 2006 (Preliminary)]

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| [Display Tax Bills on this Parcel](#) | **NEW! Tax Estimator**]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE.
LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 PRELIMINARY ROLL.

PROPERTY DETAILS

OWNER OF RECORD

WEATHERS E W TR
FOR RIVERHAVEN TRUST
2260 BAY ST STE 11
FORT MYERS FL 33901

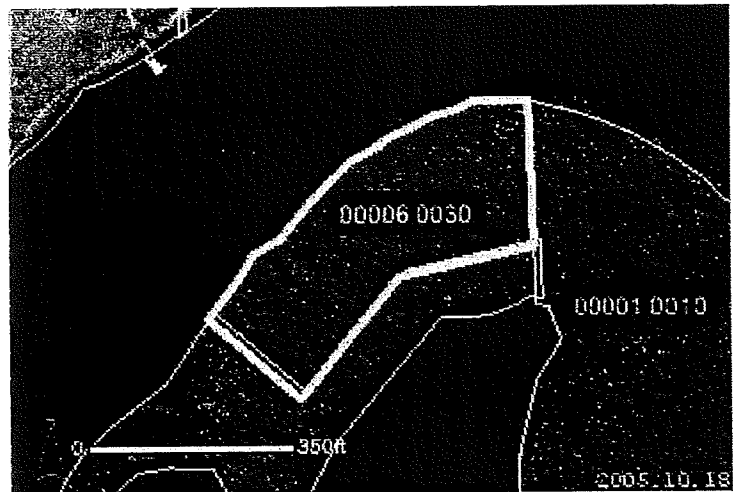
SITE ADDRESS

HAVENS ISLAND
ALVA FL 33920

LEGAL DESCRIPTION

PARL IN GVT LT 6 SEC 19
TWP 43 RGE 26 DESC IN
OR 1478 PG 2163

[[VIEWER](#)] TAX MAP [[PRINT](#)]



[[PICTOMETRY](#)]

TAXING DISTRICT

050 - COUNTY/NO FIRE DISTRICT

DOR CODE

00 - VACANT RESIDENTIAL

PROPERTY VALUES (TAX ROLL 2006) [[NEW!](#) [HISTORY](#) [CHART](#)]

EXEMPTIONS

ATTRIBUTES

JUST	34,880 HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	34,880 AGRICULTURAL	0 NUMBER OF UNITS	2.79
ASSESSED SOH	34,880 WIDOW	0 FRONTAGE	0
TAXABLE	34,880 WIDOWER	0 DEPTH	0
BUILDING	0 DISABILITY	0 BEDROOMS	

LAND	34,880 WHOLLY	0 BATHROOMS
BUILDING FEATURES	0 SOH DIFFERENCE	0 TOTAL BUILDING SQFT
LAND FEATURES	0	YEAR IMPROVED 0
		HISTORIC DISTRICT No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
2,690,000	6/29/2000	<u>3284/1452</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 17 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00005.0030,</u> <u>19-43-26-00-00005.0040,</u> <u>19-43-26-00-00006.0000,</u> <u>19-43-26-00-00006.0010,</u> <u>19-43-26-00-00006.0040,</u> <u>19-43-26-00-00006.0050,</u> <u>19-43-26-00-00006.0060,</u> <u>19-43-26-00-00006.0070,</u> <u>30-43-26-00-00001.0000,</u> <u>30-43-26-00-00001.0040,</u> <u>30-43-26-00-00001.0050,</u> <u>30-43-26-00-00001.0060...</u> <i>Remaining parcels not listed.</i>	V
100,000	1/4/2000	<u>3206/1474</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>19-43-26-00-00006.0050</u>	V
22,000	11/1/1980	<u>1478/2163</u>	06	Qualified (Fair Market Value / Arms Length / One STRAP #)	V

PARCEL NUMBERING HISTORY

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
19-43-26-00-00006.0010	Split (From another Parcel)	Unspecified

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT
004 - Service Area 4	-		0	0.00

COLLECTION DAYS

GARBAGE
Thursday

RECYCLING
Wednesday

HORTICULTURE
Wednesday

ELEVATION INFORMATION

STORM SURGE CATEGORY	FLOOD INSURANCE (FIRM FAQ)				
	RATE CODE	COMMUNITY	PANEL	VERSION	DATE
Tropical Storm	AE:EL8	125124	0225	C	031594

[[Show](#)]

APPRAISAL DETAILS

TRIM (*proposed tax*) Notices are available for the following tax years:
[[1997](#) | [1998](#) | [1999](#) | [2000](#) | [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)]

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Page was last modified on Monday, July 10, 2006 2:22:01 PM

QUIT CLAIM DEED

Resigned to: Roger L. Waltemyer, Esq.
3434 Hancock Bridge Parkway, Suite 208
North Fort Myers, FL 33903

This instrument prepared by:
Roger L. Waltemyer, Esq.
3434 Hancock Bridge Parkway, Suite 208
North Fort Myers, FL 33903

Property/Appraiser's Parcel Identification

Folio Number: 18-43-26-00-00001.0000
Grantee SS#

INSTR # 6372542
DR BK 84:77 Pg 3553; (1pg)
RECORDED 07/26/2004 10:55:11 AM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
DEED DOC 0.70
DEPUTY CLERK t h a z e

This Quit Claim Deed, executed the 29 day of June, 2004, by MICHAEL L. GREENWELL, to THIRTYNINE PRESERVE, INC., a Florida corporation, whose post office address is 12250 N. River Road, Alva, FL 33920, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of Florida, to-wit:

A TRACT OR PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA being more particularly described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 18, SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 31, (100 FEET WIDE). THENCE RUN S 88°46' 28" E FOR 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID STATE ROAD 31 (BASIS OF BEARINGS); THENCE RUN N 00° 26' 31" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 1381.01 FEET TO THE POINT OF BEGINNING TO THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE RUNNING N 00° 26' 31" W ALONG SAID RIGHT-OF-WAY LINE FOR 2450.05 FEET TO A POINT OF CURVE TO THE RIGHT WITH A DELTA ANGLE OF 00° 05' 37", A RADIUS OF 68704.96 FEET, A CHORD OF 112.20 FEET THAT BEARS N 00° 31' 31" W; THENCE RUN NORTHERLY ALONG SAID CURVE FOR 112.20 FEET; THENCE RUN S 88° 51' 56" E FOR 1322.57 FEET; THENCE RUN S 00° 16' 25" W FOR 2561.15 FEET; THENCE RUN N 88° 53' 02" W FOR 1290.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 76.80 ACRES, MORE OR LESS.

SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behalf of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Jennifer C. Tucker
Witness Signature

Jennifer C. Tucker
Printed Name

Pamela J. Korb
Witness Signature

Pamela J. Korb
Printed name

Michael L. Greenwell
Grantor Signature

MICHAEL L. GREENWELL
Printed Name


12250 N. RIVER ROAD, ALVA, FL 33920
Post Office Address

STATE OF FLORIDA
COUNTY OF LEE

I hereby Certify that on this day, before me, an officer authorized to administer oaths and take acknowledgments, personally appeared MICHAEL L. GREENWELL

known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. Said person presented the following type of identification: Dee Smelly Korb

Witness my hand and official seal in the County and State last aforesaid this 29 day of June, 2004.

 Pamela J. Korb
Commission # CC 975411
Expires Nov. 28, 2004
Bonded thru
Atlantic Bonding Co., Inc.

Michael L. Greenwell
Notary Signature

RECEIVED
SEP 29 2006

rec. 15-00
Doc Stamp 5040 00
5055-00

3610609

Return to:

Charles B. Edwards, Esq.
P O Box 1480
Fort Myers, FL 33902

This instrument prepared by:

Charles B. Edwards, Esq.
P O Box 1480
Fort Myers, FL 33901

Documentary Tax Pd \$ 5040 00
Transfer Tax Pd
\$ CHARLIE GREEN, CLERK, LEE COUNTY, FL
By *[Signature]* Deputy Clerk

RECORD VERIFIED - CHARLIE GREEN, CLERK
BY, J. TURNER, D.C.

Recording space above this line

FEE SIMPLE DEED

THIS INDENTURE, Made this 8 day of June, A. D. 1994,
BETWEEN, BARNETT BANKS TRUST COMPANY, as Ancillary Trustee for State Street Bank and Trust
Company, as Trustee for Telephone Real Estate Equity Trust, in the County of Duval and State of Florida, Party
of the First part, and MICHAEL L. GREENWELL and TRACEY C. GREENWELL, Husband and Wife,
whose address is: 16710 Greenwell Road, Cape Coral, FL 33909, of the County of Lee and State of Florida,
Party of the Second Part.

WITNESSETH, that the said Party of the First Part, for and in consideration of the sum of TEN
DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, to her in hand paid, the receipt
whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant,
bargain, sell and transfer unto the said Party of the Second Part all that certain parcel of land lying and being
in the County of Lee, and State of Florida, more particularly described as follows:

SEE EXHIBIT 'A' ATTACHED HERETO AND BY REFERENCE MADE
A PART HEREOF.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title,
interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise
appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the said Party of the First Part has hereunder set her hand and seal the day
and year above written.

Signed, Sealed and Delivered in
the presence of:

[Signature]

BARNETT BANKS TRUST COMPANY,
TRUSTEE

CYNTHIA J. BUCHER

Typed or Printed Name

By:

[Signature]
Paula M. Perry, VP

[Signature]

IAN K. BLUMANT

Typed or Printed Name



0R2510 P62120

STATE OF FLORIDA

COUNTY DUVAL

I HEREBY CERTIFY that on this 8 day of June, 1994 personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Paula M. Perry as VP of BARNETT BANKS TRUST COMPANY, as Ancillary Trustee for State Street Bank and Trust Company, as Trustee for Telephone Real Estate Equity Trust, for and on behalf of said banking corporation, who is personally known to me or has produced _____ as identification and did (did not) take an oath.

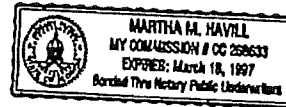
Martha M. Havill
Notary Public (signature)

Martha M. Havill
Typed or Printed Name

State of Florida at Large

Commission No. _____

My Commission Expires:



OR2510 PG2121

EXHIBIT "A"

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 18, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 88°52'38" E ALONG THE NORTH LINE OF SAID SECTION 18 AND THE CENTERLINE OF STATE ROAD 78, 1377.37 FEET; THENCE RUN S 00°16'25" W 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD 78 AND THE POINT OF BEGINNING OF THE LANDS HEREIN DESCRIBED; THENCE CONTINUE S 00°16'25" W 3876.00 FEET; THENCE RUN S 88°52'38" E 869.73 FEET; THENCE RUN S 00°16'25" W 1384.64 FEET TO THE SOUTH SECTION LINE OF SAID SECTION 18; THENCE RUN S 02°12'51" E 599.52 FEET TO THE APPROXIMATE TOP BANK OF THE CALOOSAHATCHEE RIVER; THENCE RUN N 72°34'28" E 341.66 FEET ALONG SAID TOP BANK TO THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19; THENCE RUN N 02°12'51" W 490.06 FEET ALONG SAID EAST LINE TO THE SOUTH QUARTER (S 1/4) CORNER OF SECTION 18; THENCE RUN ALONG THE NORTH SOUTH QUARTER LINE OF SAID SECTION 18, N 00°16'25" E 5261.22 FEET TO THE SOUTH RIGHT-OF-WAY OF STATE ROAD 78; THENCE RUN ALONG SAID RIGHT-OF-WAY OF STATE ROAD 78, PARALLEL TO THE NORTH LINE OF SECTION 18, 50 FOOT OFFSET N 88°52'38" W 1200.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHT-OF-WAYS OF RECORD.
PARCEL CONTAINS 121.4 ACRES MORE OR LESS.

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 18 AS BEARING N 88°52'38" W.

DR2510 PG2122

94 JUN 15 PM 4:05

CHARLE GREEN LEE CTRY, FL

44.70
7
44.70
THIS INSTRUMENT PREPARED BY:
Denis H. Noah, Esq.
P. O. Box 280
Ft. Myers, FL 33902-0280

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

CORRECTORY QUIT CLAIM DEED

THIS INDENTURE, made this 22 day of August, 2006, between
ROBERTA J. BLACKBURN, a single woman, whose address is 18420 Owl Creek
Drive, Alva, FL 33920, of the County of Lee and State of Florida, party of the first part,
and **TALON VENTURES, LLC**, a Florida limited liability company, whose address is 10
Wimbledon Court, Frisco, Texas 75034, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the
sum of TEN (\$10.00) DOLLARS, in hand paid by the said party of the second part, the
receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and
by these presents does remise, release and quitclaim unto the said party of the second
part all the right, title, interest claim and demand, which the said party of the first part
has in and to the following described lot, piece or parcel of land, situate lying and being
in the County of Lee, State of Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by
reference.

This Deed is given to correct the erroneous overlapping description
contained within the Order Determining Homestead Status of Real
Property recorded in O.R. Book 4167, Page 1897 and the Special
Warranty Deed recorded in O.R. Book 4195, Page 1006, all in the
Public Records of Lee County, Florida. This Deed is also given to
correct the description of Easement 1 as referenced in deeds
recorded in O.R. Book 2619, Page 3907; O.R. Book 2841, Page
1222; O.R. Book 2941, Page 3561; O.R. Book 3136, Page 1844;
and O.R. Book 3136, Page 1849, all in the Public Records of Lee
County, Florida.

Parcel Identification Nos.: 18-43-26-00-00002.0000
18-43-26-00-00002.0020
19-43-26-00-00002.1010
19-43-26-00-00002.1020

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

Kim R. Thacker
Witness Signature

Kim R. Thacker
(Type/Print Name of Witness)

Rebecca J. Nestleroad
Witness

Rebecca J. Nestleroad
(Type/Print Name of Witness)

Roberta J. Blackburn
ROBERTA J. BLACKBURN

STATE OF Illinois
COUNTY OF Lawrence

The foregoing instrument was acknowledged before me this 23RD day of August, 2006, by **ROBERTA J. BLACKBURN**, a single woman, who is personally known to me or who has produced _____ as identification.

My Commission Expires:

Leslie D. Strange
Notary Public

Leslie D. Strange
Print/Type Name of Notary
Commission No. _____



EXHIBIT "A"

Parcel 1

All that part of the East half (E 1/2) of Section 18 and Government Lot 2, Section 19, Township 43 South, Range 26 East, lying southerly of State Road 78 (O.R. Book 354, Page 660) (50 feet wide) and northerly of Trout Creek. **LESS AND EXCEPT** that parcel described in Exhibit "A" of the instrument recorded in O.R. Book 1100, Page 642, Public Records of Lee County, Florida.

Subject to easements granted or reserved in Deeds recorded in: O.R. Book 1100, Page 642; O.R. Book 2437, Page 2976; O.R. Book 2464, Page 1973; O.R. Book 2619, Page 3907; O.R. Book 2841, Page 1222; O.R. Book 2941, Page 3561; O.R. Book 3136, Page 1844; and O.R. Book 3136, Page 1849, all of the Public Records of Lee County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and subsequent years.

Parcel 2

A tract or parcel of land lying in the East half of Section 18, and part of Government Lots 1 and 2, Section 19, Township 43 South, Range 26 East, Lee County, Florida more particularly described as follows:

All that part of the East half (E 1/2) of Section 18 and Government Lots 1 and 2, Section 19, Township 43 South, Range 26 East lying Southerly of Trout Creek, Northerly of the waters of the Caloosahatchee River and Northwesterly of the North right-of-way line of the Caloosahatchee River described in deed recorded in O.R. Book 37 at page 220 of the Public Records of Lee County, Florida and being Easterly of the following described line: From the Northeast corner of said Section 19, run N89°53'37"W along the line common to said Sections 18 and 19, Township 43 South, Range 26 East for 1,257.90 feet to an intersection with a line 30 feet Easterly from (as measured on a perpendicular) and parallel with the centerline of an existing paved drive described in Residence Parcel in Schedule "A" recorded in O.R. Book 2290 at page 3479, of said Public Records; thence run the following courses and distances along said parallel line: N45°45'00"W for 134.63 feet, N31°00'00"W for 128.59 feet, N23°43'00"E for 318.05 feet, N14°36'30"W for 189.78 feet passing through a point designated "A" at 50.49 feet along said line and N07°11'19"E for 93.02 feet to the Point of Beginning of the herein described line.

From said Point of Beginning run the following courses and distances along said parallel line: S07°11'19"W for 93.02 feet, S14°36'30"E for 189.78 feet, S23°43'00"W for 318.05 feet, S31°00'00"E for 128.59 feet, S45°45'00"E for 466.55 feet and S16°08'00"E for 53.03 feet to an intersection with a line parallel with and 30 feet Easterly from (as measured on a perpendicular) the Easterly line of said Residence Parcel described in

EXHIBIT "A"

said Schedule "A"; thence run the following courses and distances along said parallel line: N73°52'00"E for 18.55 feet, S16°08'00"E for 137.17 feet, S27°42'00"W for 219.46 feet, S36°49'00"W for 235.27 feet, S47°46'00"W for 266.81 feet, S43°43'00"W for 140.42 feet, S04°48'00"E for 86.00 feet, S43°19'00"E for 184.68 feet and S46°59'00"W for 268 feet, more or less to said waters of the Caloosahatchee River and the end of the herein described line.

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and subsequent years.

SUBJECT TO AND TOGETHER WITH the following easements for roadway, utilities and drainage described as follows:

EASEMENT 1

A non-exclusive easement for the benefit of Parcels 1 and 2 for roadway, utilities and drainage 60 feet wide lying 15 feet easterly and 45 feet westerly of the following described line:

Beginning at the hereinabove described point designated "A", run the following courses and distances along said line: S14°36'30"E for 50.49 feet, S23°43'00"W for 318.05 feet, S31°00'00"E for 128.59 feet, S45°45'00"E for 466.55 feet and S16°08'00"E for 53.03 feet to an intersection with a line parallel with and 30 feet Easterly from (as measured on a perpendicular) the Easterly line of the hereinabove referenced Residence Parcel; thence run the following courses and distances along said parallel line: N73°52'00"E for 18.55 feet, S16°08'00"E for 137.17 feet, S27°42'00"W for 219.46 feet, S36°49'00"W for 235.27 feet, S47°46'00"W for 266.81 feet, S43°43'00"W for 140.42 feet, S04°48'00"E for 86.00 feet, S43°19'00"E for 184.68 feet and S46°59'00"W for 268 feet, more or less to said waters of the Caloosahatchee River and the end of the herein described line, wherein the Northerly limits of the side lines of said easement will terminate at the South line of the 60' Roadway, Utility and Drainage Easement as described in Easement 2 below.

Subject to easements, restrictions and reservations of record.

EASEMENT 2

A non-exclusive easement for the benefit of Parcels 1 and 2, sixty (60') feet in width for roadway, utilities and drainage purposes lying in the East one-half (E 1/2) of Section 18, Township 43 South, Range 26 East, Lee County, Florida, more particularly described as follows:

From the Northeast corner of said Section 18 run West along the line common to said Section 18 and Section 7, Township 43 South, Range 26 East for 1188.37 feet; thence run S01°24'15"E for 25.01 feet to said South line of State Road 78 and the Point of

EXHIBIT "A"

Beginning of the herein described roadway easement. From said Point of Beginning run the following courses and distances along the Westerly line of the 30 foot wide roadway easement described in Exhibit "B" recorded in O.R. Book 1100 at page 645; S01°24'15"E for 731.11 feet, S03°01'45"E for 200.32 feet, S03°51'00"E for 399.60 feet, S00°04'15"E for 199.85 feet, S02°42'45"E for 200.06 feet, S00°32'08"E for 399.67 feet, S00°11'00"E for 200.07 feet, S01°03'00"E for 399.74 feet, S01°48'00"W for 199.13 feet, S05°37'30"W for 99.01 feet, S09°23'45"W for 98.59 feet, S16°24'15"W for 98.50 feet, S20°50'15"W for 98.17 feet, S30°20'42"W for 113.33 feet; thence run East for 2.38 feet to the Northeast corner of parcel described in Exhibit "A" of the instrument recorded in O.R. Book 1100, page 645, Public Records of Lee County, Florida; thence run the following courses and distances along the Westerly line of said roadway easement (30 feet wide) being the East line of said parcel described in said Exhibit "A": S22°34'15"W for 99.22 feet, S12°15'15"W for 100.00 feet, S02°31'45"E for 100.00 feet, S08°35'25"E for 299.99 feet, S01°09'00"W for 100.00 feet, S05°55'50"W for 300.00 feet, S00°25'30"E for 118.06 feet, and South for 3.86 feet; thence run the following courses and distances: S07°11'19"W for 100.03 feet, S14°36'30"E for 136.11 feet, N89°42'57"E for 61.93 feet (passing through the hereinabove described point "A" at 46.44 feet), N14°36'30"W for 140.59 feet, N07°11'19"E for 93.68 feet; thence run the following courses parallel with the West line of said roadway easement, 30 feet wide: North for 5.75 feet, N00°25'30"W for 114.95 feet, N05°55'50"E for 299.17 feet, N01°09'00"E for 107.62 feet, N08°35'25"W for 301.93 feet, N02°31'45"W for 89.04 feet, N12°15'15"E for 86.80 feet, N22°34'15"E for 104.92 feet, N30°20'42"E for 97.98 feet, N20°50'15"E for 105.48 feet, N16°24'15"E for 104.50 feet, N09°23'45"E for 104.24 feet, N05°37'30"E for 102.98 feet, N01°48'00"E for 202.62 feet, N01°03'00"W for 400.78 feet, N00°11'00"W for 199.80 feet, N00°32'08"W for 400.99 feet, N02°42'45"W for 199.82 feet, N00°04'15"W for 200.45 feet, N03°51'00"W for 401.15 feet, N03°01'45"W for 199.04 feet and N01°24'15"W for 728.79 feet to an intersection with said Southerly line of State Road No. 78 (50 feet wide); thence run West along said South line of State Road 78 for 60.02 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the North line of the East half (E 1/2) of said Section 18 to bear West.

#1355527v2

EXHIBIT "A"

44.00
7.
44.70

THIS INSTRUMENT PREPARED BY:
Denis H. Noah, Esq.
P. O. Box 280
Ft. Myers, FL 33902-0280

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

CORRECTORY QUIT CLAIM DEED

THIS INDENTURE, made this 22 day of August, 2006, between **ROBERTA J. BLACKBURN**, a single woman, whose address is 18420 Owl Creek Drive, Alva, FL 33920, of the County of Lee and State of Florida, party of the first part, and **TALON VENTURES, LLC**, a Florida limited liability company, whose address is 10 Wimbledon Court, Frisco, Texas 75034, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand, which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Lee, State of Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

This Deed is given to correct the erroneous overlapping description contained within the Order Determining Homestead Status of Real Property recorded in O.R. Book 4167, Page 1897 and the Special Warranty Deed recorded in O.R. Book 4195, Page 1006, all in the Public Records of Lee County, Florida. This Deed is also given to correct the description of Easement 1 as referenced in deeds recorded in O.R. Book 2619, Page 3907; O.R. Book 2841, Page 1222; O.R. Book 2941, Page 3561; O.R. Book 3136, Page 1844; and O.R. Book 3136, Page 1849, all in the Public Records of Lee County, Florida.

Parcel Identification Nos.: 18-43-26-00-00002.0000
18-43-26-00-00002.0020
19-43-26-00-00002.1010
19-43-26-00-00002.1020

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

**SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:**

Kim R. Thacker
Witness Signature

Kim R. Thacker
(Type/Print Name of Witness)

Rebecca J. Nestleroad
Witness

Rebecca J. Nestleroad
(Type/Print Name of Witness)

Roberta J. Blackburn
ROBERTA J. BLACKBURN

STATE OF Illinois
COUNTY OF Lawrence

The foregoing instrument was acknowledged before me this 23RD day of August, 2006, by **ROBERTA J. BLACKBURN**, a single woman, who is personally known to me or who has produced _____ as identification.

My Commission Expires:

Leslie D. Strange
Notary Public

Leslie D. Strange
Print/Type Name of Notary
Commission No. _____

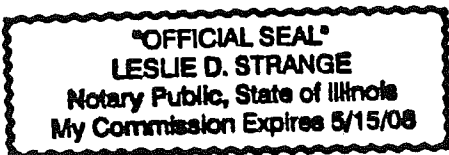


EXHIBIT "A"

Parcel 1

All that part of the East half (E 1/2) of Section 18 and Government Lot 2, Section 19, Township 43 South, Range 26 East, lying southerly of State Road 78 (O.R. Book 354, Page 660) (50 feet wide) and northerly of Trout Creek. **LESS AND EXCEPT** that parcel described in Exhibit "A" of the instrument recorded in O.R. Book 1100, Page 642, Public Records of Lee County, Florida.

Subject to easements granted or reserved in Deeds recorded in: O.R. Book 1100, Page 642; O.R. Book 2437, Page 2976; O.R. Book 2464, Page 1973; O.R. Book 2619, Page 3907; O.R. Book 2841, Page 1222; O.R. Book 2941, Page 3561; O.R. Book 3136, Page 1844; and O.R. Book 3136, Page 1849, all of the Public Records of Lee County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and subsequent years.

Parcel 2

A tract or parcel of land lying in the East half of Section 18, and part of Government Lots 1 and 2, Section 19, Township 43 South, Range 26 East, Lee County, Florida more particularly described as follows:

All that part of the East half (E 1/2) of Section 18 and Government Lots 1 and 2, Section 19, Township 43 South, Range 26 East lying Southerly of Trout Creek, Northerly of the waters of the Caloosahatchee River and Northwesterly of the North right-of-way line of the Caloosahatchee River described in deed recorded in O.R. Book 37 at page 220 of the Public Records of Lee County, Florida and being Easterly of the following described line: From the Northeast corner of said Section 19, run N89°53'37"W along the line common to said Sections 18 and 19, Township 43 South, Range 26 East for 1,257.90 feet to an intersection with a line 30 feet Easterly from (as measured on a perpendicular) and parallel with the centerline of an existing paved drive described in Residence Parcel in Schedule "A" recorded in O.R. Book 2290 at page 3479, of said Public Records; thence run the following courses and distances along said parallel line: N45°45'00"W for 134.63 feet, N31°00'00"W for 128.59 feet, N23°43'00"E for 318.05 feet, N14°36'30"W for 189.78 feet passing through a point designated "A" at 50.49 feet along said line and N07°11'19"E for 93.02 feet to the Point of Beginning of the herein described line.

From said Point of Beginning run the following courses and distances along said parallel line: S07°11'19"W for 93.02 feet, S14°36'30"E for 189.78 feet, S23°43'00"W for 318.05 feet, S31°00'00"E for 128.59 feet, S45°45'00"E for 466.55 feet and S16°08'00"E for 53.03 feet to an intersection with a line parallel with and 30 feet Easterly from (as measured on a perpendicular) the Easterly line of said Residence Parcel described in

EXHIBIT "A"

said Schedule "A"; thence run the following courses and distances along said parallel line: N73°52'00"E for 18.55 feet, S16°08'00"E for 137.17 feet, S27°42'00"W for 219.46 feet, S36°49'00"W for 235.27 feet, S47°46'00"W for 266.81 feet, S43°43'00"W for 140.42 feet, S04°48'00"E for 86.00 feet, S43°19'00"E for 184.68 feet and S46°59'00"W for 268 feet, more or less to said waters of the Caloosahatchee River and the end of the herein described line.

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and subsequent years.

SUBJECT TO AND TOGETHER WITH the following easements for roadway, utilities and drainage described as follows:

EASEMENT 1

A non-exclusive easement for the benefit of Parcels 1 and 2 for roadway, utilities and drainage 60 feet wide lying 15 feet easterly and 45 feet westerly of the following described line:

Beginning at the hereinabove described point designated "A", run the following courses and distances along said line: S14°36'30"E for 50.49 feet, S23°43'00"W for 318.05 feet, S31°00'00"E for 128.59 feet, S45°45'00"E for 466.55 feet and S16°08'00"E for 53.03 feet to an intersection with a line parallel with and 30 feet Easterly from (as measured on a perpendicular) the Easterly line of the hereinabove referenced Residence Parcel; thence run the following courses and distances along said parallel line: N73°52'00"E for 18.55 feet, S16°08'00"E for 137.17 feet, S27°42'00"W for 219.46 feet, S36°49'00"W for 235.27 feet, S47°46'00"W for 266.81 feet, S43°43'00"W for 140.42 feet, S04°48'00"E for 86.00 feet, S43°19'00"E for 184.68 feet and S46°59'00"W for 268 feet, more or less to said waters of the Caloosahatchee River and the end of the herein described line, wherein the Northerly limits of the side lines of said easement will terminate at the South line of the 60' Roadway, Utility and Drainage Easement as described in Easement 2 below.

Subject to easements, restrictions and reservations of record.

EASEMENT 2

A non-exclusive easement for the benefit of Parcels 1 and 2, sixty (60') feet in width for roadway, utilities and drainage purposes lying in the East one-half (E 1/2) of Section 18, Township 43 South, Range 26 East, Lee County, Florida, more particularly described as follows:

From the Northeast corner of said Section 18 run West along the line common to said Section 18 and Section 7, Township 43 South, Range 26 East for 1188.37 feet; thence run S01°24'15"E for 25.01 feet to said South line of State Road 78 and the Point of

EXHIBIT "A"

Beginning of the herein described roadway easement. From said Point of Beginning run the following courses and distances along the Westerly line of the 30 foot wide roadway easement described in Exhibit "B" recorded in O.R. Book 1100 at page 645; S01°24'15"E for 731.11 feet, S03°01'45"E for 200.32 feet, S03°51'00"E for 399.60 feet, S00°04'15"E for 199.85 feet, S02°42'45"E for 200.06 feet, S00°32'08"E for 399.67 feet, S00°11'00"E for 200.07 feet, S01°03'00"E for 399.74 feet, S01°48'00"W for 199.13 feet, S05°37'30"W for 99.01 feet, S09°23'45"W for 98.59 feet, S16°24'15"W for 98.50 feet, S20°50'15"W for 98.17 feet, S30°20'42"W for 113.33 feet; thence run East for 2.38 feet to the Northeast corner of parcel described in Exhibit "A" of the instrument recorded in O.R. Book 1100, page 645, Public Records of Lee County, Florida; thence run the following courses and distances along the Westerly line of said roadway easement (30 feet wide) being the East line of said parcel described in said Exhibit "A": S22°34'15"W for 99.22 feet, S12°15'15"W for 100.00 feet, S02°31'45"E for 100.00 feet, S08°35'25"E for 299.99 feet, S01°09'00"W for 100.00 feet, S05°55'50"W for 300.00 feet, S00°25'30"E for 118.06 feet, and South for 3.86 feet; thence run the following courses and distances: S07°11'19"W for 100.03 feet, S14°36'30"E for 136.11 feet, N89°42'57"E for 61.93 feet (passing through the hereinabove described point "A" at 46.44 feet), N14°36'30"W for 140.59 feet, N07°11'19"E for 93.68 feet; thence run the following courses parallel with the West line of said roadway easement, 30 feet wide: North for 5.75 feet, N00°25'30"W for 114.95 feet, N05°55'50"E for 299.17 feet, N01°09'00"E for 107.62 feet, N08°35'25"W for 301.93 feet, N02°31'45"W for 89.04 feet, N12°15'15"E for 86.80 feet, N22°34'15"E for 104.92 feet, N30°20'42"E for 97.98 feet, N20°50'15"E for 105.48 feet, N16°24'15"E for 104.50 feet, N09°23'45"E for 104.24 feet, N05°37'30"E for 102.98 feet, N01°48'00"E for 202.62 feet, N01°03'00"W for 400.78 feet, N00°11'00"W for 199.80 feet, N00°32'08"W for 400.99 feet, N02°42'45"W for 199.82 feet, N00°04'15"W for 200.45 feet, N03°51'00"W for 401.15 feet, N03°01'45"W for 199.04 feet and N01°24'15"W for 728.79 feet to an intersection with said Southerly line of State Road No. 78 (50 feet wide); thence run West along said South line of State Road 78 for 60.02 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the North line of the East half (E 1/2) of said Section 18 to bear West.

#1355527v2

EXHIBIT "A"

44.00
7.
44.70

THIS INSTRUMENT PREPARED BY:
Denis H. Noah, Esq.
P. O. Box 280
Ft. Myers, FL 33902-0280

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

CORRECTORY QUIT CLAIM DEED

THIS INDENTURE, made this 22 day of August, 2006, between **ROBERTA J. BLACKBURN**, a single woman, whose address is 18420 Owl Creek Drive, Alva, FL 33920, of the County of Lee and State of Florida, party of the first part, and **TALON VENTURES, LLC**, a Florida limited liability company, whose address is 10 Wimbledon Court, Frisco, Texas 75034, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand, which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Lee, State of Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

This Deed is given to correct the erroneous overlapping description contained within the Order Determining Homestead Status of Real Property recorded in O.R. Book 4167, Page 1897 and the Special Warranty Deed recorded in O.R. Book 4195, Page 1006, all in the Public Records of Lee County, Florida. This Deed is also given to correct the description of Easement 1 as referenced in deeds recorded in O.R. Book 2619, Page 3907; O.R. Book 2841, Page 1222; O.R. Book 2941, Page 3561; O.R. Book 3136, Page 1844; and O.R. Book 3136, Page 1849, all in the Public Records of Lee County, Florida.

Parcel Identification Nos.: 18-43-26-00-00002.0000
18-43-26-00-00002.0020
19-43-26-00-00002.1010
19-43-26-00-00002.1020

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:

Kim R. Thacker
Witness Signature

Kim R. Thacker
(Type/Print Name of Witness)

Rebecca J. Nestlerod
Witness

Rebecca J. Nestlerod
(Type/Print Name of Witness)

Roberta J. Blackburn
ROBERTA J. BLACKBURN

STATE OF Illinois

COUNTY OF Lawrence

The foregoing instrument was acknowledged before me this 23RD day of August, 2006, by **ROBERTA J. BLACKBURN**, a single woman, who is personally known to me or who has produced _____ as identification.

My Commission Expires:

Leslie D. Strange
Notary Public

Leslie D. Strange

Print/Type Name of Notary

Commission No. _____



EXHIBIT "A"

Parcel 1

All that part of the East half (E 1/2) of Section 18 and Government Lot 2, Section 19, Township 43 South, Range 26 East, lying southerly of State Road 78 (O.R. Book 354, Page 660) (50 feet wide) and northerly of Trout Creek. **LESS AND EXCEPT** that parcel described in Exhibit "A" of the instrument recorded in O.R. Book 1100, Page 642, Public Records of Lee County, Florida.

Subject to easements granted or reserved in Deeds recorded in: O.R. Book 1100, Page 642; O.R. Book 2437, Page 2976; O.R. Book 2464, Page 1973; O.R. Book 2619, Page 3907; O.R. Book 2841, Page 1222; O.R. Book 2941, Page 3561; O.R. Book 3136, Page 1844; and O.R. Book 3136, Page 1849, all of the Public Records of Lee County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and subsequent years.

Parcel 2

A tract or parcel of land lying in the East half of Section 18, and part of Government Lots 1 and 2, Section 19, Township 43 South, Range 26 East, Lee County, Florida more particularly described as follows:

All that part of the East half (E 1/2) of Section 18 and Government Lots 1 and 2, Section 19, Township 43 South, Range 26 East lying Southerly of Trout Creek, Northerly of the waters of the Caloosahatchee River and Northwesterly of the North right-of-way line of the Caloosahatchee River described in deed recorded in O.R. Book 37 at page 220 of the Public Records of Lee County, Florida and being Easterly of the following described line: From the Northeast corner of said Section 19, run N89°53'37"W along the line common to said Sections 18 and 19, Township 43 South, Range 26 East for 1,257.90 feet to an intersection with a line 30 feet Easterly from (as measured on a perpendicular) and parallel with the centerline of an existing paved drive described in Residence Parcel in Schedule "A" recorded in O.R. Book 2290 at page 3479, of said Public Records; thence run the following courses and distances along said parallel line: N45°45'00"W for 134.63 feet, N31°00'00"W for 128.59 feet, N23°43'00"E for 318.05 feet, N14°36'30"W for 189.78 feet passing through a point designated "A" at 50.49 feet along said line and N07°11'19"E for 93.02 feet to the Point of Beginning of the herein described line.

From said Point of Beginning run the following courses and distances along said parallel line: S07°11'19"W for 93.02 feet, S14°36'30"E for 189.78 feet, S23°43'00"W for 318.05 feet, S31°00'00"E for 128.59 feet, S45°45'00"E for 466.55 feet and S16°08'00"E for 53.03 feet to an intersection with a line parallel with and 30 feet Easterly from (as measured on a perpendicular) the Easterly line of said Residence Parcel described in

EXHIBIT "A"

said Schedule "A"; thence run the following courses and distances along said parallel line: N73°52'00"E for 18.55 feet, S16°08'00"E for 137.17 feet, S27°42'00"W for 219.46 feet, S36°49'00"W for 235.27 feet, S47°46'00"W for 266.81 feet, S43°43'00"W for 140.42 feet, S04°48'00"E for 86.00 feet, S43°19'00"E for 184.68 feet and S46°59'00"W for 268 feet, more or less to said waters of the Caloosahatchee River and the end of the herein described line.

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and subsequent years.

SUBJECT TO AND TOGETHER WITH the following easements for roadway, utilities and drainage described as follows:

EASEMENT 1

A non-exclusive easement for the benefit of Parcels 1 and 2 for roadway, utilities and drainage 60 feet wide lying 15 feet easterly and 45 feet westerly of the following described line:

Beginning at the hereinabove described point designated "A", run the following courses and distances along said line: S14°36'30"E for 50.49 feet, S23°43'00"W for 318.05 feet, S31°00'00"E for 128.59 feet, S45°45'00"E for 466.55 feet and S16°08'00"E for 53.03 feet to an intersection with a line parallel with and 30 feet Easterly from (as measured on a perpendicular) the Easterly line of the hereinabove referenced Residence Parcel; thence run the following courses and distances along said parallel line: N73°52'00"E for 18.55 feet, S16°08'00"E for 137.17 feet, S27°42'00"W for 219.46 feet, S36°49'00"W for 235.27 feet, S47°46'00"W for 266.81 feet, S43°43'00"W for 140.42 feet, S04°48'00"E for 86.00 feet, S43°19'00"E for 184.68 feet and S46°59'00"W for 268 feet, more or less to said waters of the Caloosahatchee River and the end of the herein described line, wherein the Northerly limits of the side lines of said easement will terminate at the South line of the 60' Roadway, Utility and Drainage Easement as described in Easement 2 below.

Subject to easements, restrictions and reservations of record.

EASEMENT 2

A non-exclusive easement for the benefit of Parcels 1 and 2, sixty (60') feet in width for roadway, utilities and drainage purposes lying in the East one-half (E 1/2) of Section 18, Township 43 South, Range 26 East, Lee County, Florida, more particularly described as follows:

From the Northeast corner of said Section 18 run West along the line common to said Section 18 and Section 7, Township 43 South, Range 26 East for 1188.37 feet; thence run S01°24'15"E for 25.01 feet to said South line of State Road 78 and the Point of

EXHIBIT "A"

Beginning of the herein described roadway easement. From said Point of Beginning run the following courses and distances along the Westerly line of the 30 foot wide roadway easement described in Exhibit "B" recorded in O.R. Book 1100 at page 645; S01°24'15"E for 731.11 feet, S03°01'45"E for 200.32 feet, S03°51'00"E for 399.60 feet, S00°04'15"E for 199.85 feet, S02°42'45"E for 200.06 feet, S00°32'08"E for 399.67 feet, S00°11'00"E for 200.07 feet, S01°03'00"E for 399.74 feet, S01°48'00"W for 199.13 feet, S05°37'30"W for 99.01 feet, S09°23'45"W for 98.59 feet, S16°24'15"W for 98.50 feet, S20°50'15"W for 98.17 feet, S30°20'42"W for 113.33 feet; thence run East for 2.38 feet to the Northeast corner of parcel described in Exhibit "A" of the instrument recorded in O.R. Book 1100, page 645, Public Records of Lee County, Florida; thence run the following courses and distances along the Westerly line of said roadway easement (30 feet wide) being the East line of said parcel described in said Exhibit "A": S22°34'15"W for 99.22 feet, S12°15'15"W for 100.00 feet, S02°31'45"E for 100.00 feet, S08°35'25"E for 299.99 feet, S01°09'00"W for 100.00 feet, S05°55'50"W for 300.00 feet, S00°25'30"E for 118.06 feet, and South for 3.86 feet; thence run the following courses and distances: S07°11'19"W for 100.03 feet, S14°36'30"E for 136.11 feet, N89°42'57"E for 61.93 feet (passing through the hereinabove described point "A" at 46.44 feet), N14°36'30"W for 140.59 feet, N07°11'19"E for 93.68 feet; thence run the following courses parallel with the West line of said roadway easement, 30 feet wide: North for 5.75 feet, N00°25'30"W for 114.95 feet, N05°55'50"E for 299.17 feet, N01°09'00"E for 107.62 feet, N08°35'25"W for 301.93 feet, N02°31'45"W for 89.04 feet, N12°15'15"E for 86.80 feet, N22°34'15"E for 104.92 feet, N30°20'42"E for 97.98 feet, N20°50'15"E for 105.48 feet, N16°24'15"E for 104.50 feet, N09°23'45"E for 104.24 feet, N05°37'30"E for 102.98 feet, N01°48'00"E for 202.62 feet, N01°03'00"W for 400.78 feet, N00°11'00"W for 199.80 feet, N00°32'08"W for 400.99 feet, N02°42'45"W for 199.82 feet, N00°04'15"W for 200.45 feet, N03°51'00"W for 401.15 feet, N03°01'45"W for 199.04 feet and N01°24'15"W for 728.79 feet to an intersection with said Southerly line of State Road No. 78 (50 feet wide); thence run West along said South line of State Road 78 for 60.02 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the North line of the East half (E 1/2) of said Section 18 to bear West.

#1355527v2

EXHIBIT "A"

17

This Instrument Prepared by
Edward L. Wotitzky, Esquire
WOTITZKY, WOTITZKY, ROSS, GOLDMAN,
STURGES & TUTTLE, P.A.
109 Taylor Street, Suite 112
Punta Gorda, FL 33950
Strap No.

(Space Above This Line for Recording Data)

WARRANTY DEED

This Indenture made this 14 day of July, 2006 between **RAYMOND HARNEY a/k/a RAYMOND E. HARNEY**, as Grantor, to **NORTH RIVER COMMUNITIES LLC**, a Florida limited liability company, whose address is **9990 Coconut Road, Suite 200, Bonita Springs, Florida 34135**, as Grantee.

WITNESSETH

That said Grantor, for in consideration of TEN AND NO/100s DOLLARS, and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, and does grant, bargain, sell, alien, remise, release, convey and confirm to Grantee and Grantee's heirs, successors and assigns forever the following described land located in the County of Lee, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of records, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

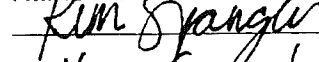
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

SIGNED, SEALED and DELIVERED
in the presence of:



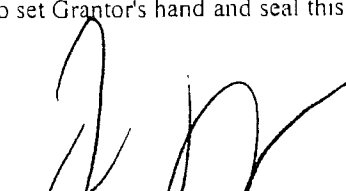
Linda Swenson

Printed Name of First Witness



Kim Spangler

Printed Name of Second Witness


Raymond Harney a/k/a Raymond E. Harney

STATE OF: WASHINGTON
COUNTY OF: KING

The foregoing instrument was acknowledged before me this 6th day of July, 2006 by Raymond Harney a/k/a Raymond E. Harney. He is personally known to me or produced Arden L. Ceder as valid identification.

SEAL



Derek W. Jensen

Derek W. Jensen

NOTARY PUBLIC

Printed Name of Notary

Commission expires: 08/09/08

Commission Serial No.

V:\WPWIN\RE\Cary\Warranty Deed-File F.wpd

EXHIBIT "A"

Parcel Three C

A tract or parcel of land lying in Government Lot 1, Section 20, Township 43 South, Range 26 East, Lee County, Florida being more particularly described as follows:

From the Northwest corner of Government Lot 1 of said Section 20 run South $00^{\circ}20'40''$ West along the West line of said lot for 30.00 feet to an intersection with the South Right-of-Way line of Duke Highway (60' right-of-way) and the Point of Beginning.

From said Point of Beginning run South $89^{\circ}41'18''$ East along said South right-of-way line for 839.08 feet; thence run South $00^{\circ}23'49''$ West for 859.10 feet to an intersection with the North line of the Caloosahatchee River Canal (800' right-of-way); thence run South $86^{\circ}59'37''$ West along the said canal for 139.80 feet; thence run South $56^{\circ}47'02''$ West for 672.60 feet; thence run North $33^{\circ}12'35''$ West for 250.13 feet to an intersection with the above mentioned West line of said Government Lot 1; thence North $00^{\circ}20'40''$ East along said West line for 1,030.17 feet to the Point of Beginning.

Bearings hereinabove mentioned are based on assuming the North line of Government Lot 1 of Section 20 to bear North $89^{\circ}41'18''$ West.

Prepared by and return to:
Sharon M. Zuccaro, Esq.
Henderson, Franklin, Starnes & Holt, P.A. (Brooks)
9990 Coconut Road Suite 101
Bonita Springs, FL 34135
239-344-1372
File Number: North River SMZ

(Space Above This Line For Recording Data)

Special Warranty Deed

This Special Warranty Deed made this 14th day of August, 2006 between E.W. Weathers, Individually and as Trustee pursuant to Trust Agreement dated March 26, 1999, whose post office address is 2260 Bay Street, Suite 11, Fort Myers, FL 33901, grantor, and North River Communities LLC, a Florida limited liability company whose post office address is 9990 Coconut Road, Suite 200, Bonita Springs, FL 34135, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

The Southwest 1/4 of Section 17, Township 43 South, Range 26 East, Lee County, Florida.

Parcel Identification Number: 17-43-26-00-00006.0000

SUBJECT TO: oil, gas and mineral reservations, if any; the right-of-way of Duke Highway created by the Board of County Commissioners on August 26, 1950 and recorded in CCMB 11, Page 199, Public Records of Lee County, Florida; and ad valorem and non ad valorem real property taxes for the current year of closing and subsequent years.

The real property described herein is not now nor has it ever been the homestead property or contiguous to the homestead property of the First Party who resides at 3001 Batman Road, Alva, Florida 33920

That grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Documentary Stamps were paid on previous
Trustee's Deed dated 4/17/00 and recorded in
O.R. Book 3229, Page 4305, Public
Records of Lee County, FL

DoubleTimes

Signed, sealed and delivered in our presence:

Robin Bidlison
Witness Name: Robin Bidlison

Francine Perce
Witness Name: Francine Perce

E. W. Weathers
E. W. Weathers, Individually and as Trustee
pursuant to Trust Agreement dated March 26, 1999

State of Florida
County of Lee

The foregoing instrument was acknowledged before me this 14th day of August, 2006, by **E. W. Weathers, Individually and as Trustee**, pursuant to Trust Agreement dated March 26, 1999, who ☒ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]



Jessica Nolan
Notary Public

Printed Name: Jessica Nolan

My Commission Expires: 1-5-2009

This Instrument Prepared by
Edward L. Wotitzky, Esquire
WOTITZKY, WOTITZKY, ROSS, GOLDMAN,
STURGES & TUTTLE, P.A.
109 Taylor Street, Suite 112
Punta Gorda, FL 33950
Strap No.

(Space Above This Line for Recording Data)

WARRANTY DEED

This Indenture made this 14th day of July, 2006 between **GLENN O. CARY**, Individually and as Trustee of the **Glenn O. Cary Revocable Trust Agreement** dated May 26, 1993, joined by his spouse, **LINNIE M. CARY**, **RAYMOND E. HARNEY**, and **ALBERT NATHAN MILLER, JR.**, Individually and as Trustee of the **Gladys Cleo Miller Revocable Trust** created under Trust Agreement dated May 16, 2002, as Grantors, to **NORTH RIVER COMMUNITIES LLC**, a Florida limited liability company, whose address is 9990 Coconut Road, Suite 200, Bonita Springs, Florida 34135, as Grantee.

WITNESSETH

That said Grantors, for in consideration of TEN AND NO/100s DOLLARS, and other good and valuable considerations to said Grantors, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, and does grant, bargain, sell, alien, remise, release, convey and confirm to Grantee and Grantee's heirs, successors and assigns forever the following described land located in the County of Lee, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of records, if any.

Grantors, Raymond E. Harney and Albert Nathan Miller, Jr., Individually and as Trustee of the Gladys Cleo Miller Revocable Trust created under Trust Agreement dated May 16, 2002, each warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

And said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals this day and year first above written.

SIGNED, SEALED and DELIVERED

in the presence of:

Lorie Gahagan
LORIE GAHAGAN

Printed Name of First Witness

Edward L. Wotifsky
Printed Name of Second Witness

Glenn O. Cary
Glenn O. Cary, Individually and as Trustee
of the Glenn O. Cary Revocable Trust Agreement
dated May 26, 1993

Linnie M. Cary
Linnie M. Cary

STATE OF: Florida
COUNTY OF: Charlotte

The foregoing instrument was acknowledged before me this 14 day of July, 2006 by Glenn O. Cary, Individually and as Trustee of the Glenn O. Cary Revocable Trust Agreement dated May 26, 1993 on behalf of said trust, and Linnie M. Cary. They are personally known to me or produced _____ as valid identification.

Lorie Gahagan

SEAL

NOTARY PUBLIC
Printed Name of Notary
Commission expires:
Commission Serial No.



Lorie Gahagan
MY COMMISSION # DD265289 EXPIRES
November 15, 2007
BONDED THRU TROY FAIN INSURANCE, INC

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

SIGNED, SEALED and DELIVERED
in the presence of:

Kim Swanson

Kim Swanson
Printed Name of First Witness

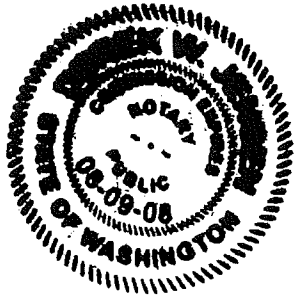
Lynda Swenson
Printed Name of Second Witness

Raymond E. Harney
Raymond E. Harney

STATE OF: WASHINGTON
COUNTY OF: KING

The foregoing instrument was acknowledged before me this 6th day of July, 2006 by Raymond E. Harney.
He is personally known to me or produced Driver License as valid identification.

SEAL



Derels W. Jensen

Derels W. Jensen
NOTARY PUBLIC
Printed Name of Notary
Commission expires: 08/09/08
Commission Serial No.

NOTARY PUBLIC
Printed Name of Notary: John Gaudan
Commission expires: November 15, 2007
Commission Serial No. DD265289
BONDED THRU TROY FAIN INSURANCE, INC

EXHIBIT "A"

Parcel One

- A. The Southeast one-quarter of Section 17, Township 43 South Range 26 East, less and except the Southwest one-quarter of the Southwest one-quarter of the Southeast one-quarter of Section 17, Township 43 South, Range 26 East, and also less and except any portion of the subject property contained in the Order of Taking recorded in O.R. Book 353, Page 829, of the Public Records of Lee County, Florida.

AND

- B. The Southwest one-quarter of Section 16, Township 43 South, Range 26 East, less and except therefrom Parcel No. 1.003 as reflected on the Lee County, Florida Tax Assessmant Rolls, and also less and except the following parcels:
- (i) The East one-half of the Northeast one-quarter of the Southwest one-quarter of Section 16, Township 43 South, Range 26 East; and
 - (ii) The Easterly 60 feet of the Southeast one-quarter of the Southwest one-quarter of Section 16, Township 43 South, Range 26 East, Lee County, Florida.

Parcel Two A

The Northwest one-quarter of Section 17, Township 43 South, Range 26 East, less and except any portion of the subject property contained in the Order of Taking recorded in O.R. Book 353, Page 829, of the Public Records of Lee County, Florida.

Parcel Two C

Lots 3 through 7, inclusive, and Lots 9 and 10 of P. JOHN HARTS SUBDIVISION, a subdivision according to the plat thereof, as recorded in Plat Book 3, at Page 7, of the Public Records of Lee County, Florida.

44 11
7
11 70

THIS INSTRUMENT PREPARED BY:

Denis H. Noah, Esq.
P. O. Box 280
Ft. Myers, FL 33902-0280

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

CORRECTORY QUIT CLAIM DEED

THIS INDENTURE, made this 22 day of August, 2006, between **ROBERTA J. BLACKBURN**, a single woman, whose address is 18420 Owl Creek Drive, Alva, FL 33920, of the County of Lee and State of Florida, party of the first part, and **TALON VENTURES, LLC**, a Florida limited liability company, whose address is 10 Wimbledon Court, Frisco, Texas 75034, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand, which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Lee, State of Florida, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

This Deed is given to correct the erroneous overlapping description contained within the Order Determining Homestead Status of Real Property recorded in O.R. Book 4167, Page 1897 and the Special Warranty Deed recorded in O.R. Book 4195, Page 1006, all in the Public Records of Lee County, Florida. This Deed is also given to correct the description of Easement 1 as referenced in deeds recorded in O.R. Book 2619, Page 3907; O.R. Book 2841, Page 1222; O.R. Book 2941, Page 3561; O.R. Book 3136, Page 1844; and O.R. Book 3136, Page 1849, all in the Public Records of Lee County, Florida.

Parcel Identification Nos.: 18-43-26-00-00002.0000
18-43-26-00-00002.0020
19-43-26-00-00002.1010
19-43-26-00-00002.1020

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year first above written.

**SIGNED, SEALED, AND DELIVERED
IN THE PRESENCE OF:**

Kim R. Thacker
Witness Signature

Kim R. Thacker
(Type/Print Name of Witness)

Rebecca J. Nestlerod
Witness

Rebecca J. Nestlerod
(Type/Print Name of Witness)

Roberta J. Blackburn
ROBERTA J. BLACKBURN

STATE OF Illinois
COUNTY OF Lawrence

The foregoing instrument was acknowledged before me this 23rd day of August, 2006, by **ROBERTA J. BLACKBURN**, a single woman, who is personally known to me or who has produced _____ as identification.

My Commission Expires:

Leslie D. Strange
Notary Public

Leslie D. Strange
Print/Type Name of Notary
Commission No. _____

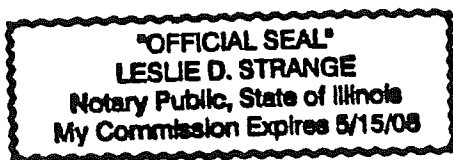


EXHIBIT "A"

Parcel 1

All that part of the East half (E 1/2) of Section 18 and Government Lot 2, Section 19, Township 43 South, Range 26 East, lying southerly of State Road 78 (O.R. Book 354, Page 660) (50 feet wide) and northerly of Trout Creek. **LESS AND EXCEPT** that parcel described in Exhibit "A" of the instrument recorded in O.R. Book 1100, Page 642, Public Records of Lee County, Florida.

Subject to easements granted or reserved in Deeds recorded in: O.R. Book 1100, Page 642; O.R. Book 2437, Page 2976; O.R. Book 2464, Page 1973; O.R. Book 2619, Page 3907; O.R. Book 2841, Page 1222; O.R. Book 2941, Page 3561; O.R. Book 3136, Page 1844; and O.R. Book 3136, Page 1849, all of the Public Records of Lee County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and subsequent years.

Parcel 2

A tract or parcel of land lying in the East half of Section 18, and part of Government Lots 1 and 2, Section 19, Township 43 South, Range 26 East, Lee County, Florida more particularly described as follows:

All that part of the East half (E 1/2) of Section 18 and Government Lots 1 and 2, Section 19, Township 43 South, Range 26 East lying Southerly of Trout Creek, Northerly of the waters of the Caloosahatchee River and Northwesterly of the North right-of-way line of the Caloosahatchee River described in deed recorded in O.R. Book 37 at page 220 of the Public Records of Lee County, Florida and being Easterly of the following described line: From the Northeast corner of said Section 19, run N89°53'37"W along the line common to said Sections 18 and 19, Township 43 South, Range 26 East for 1,257.90 feet to an intersection with a line 30 feet Easterly from (as measured on a perpendicular) and parallel with the centerline of an existing paved drive described in Residence Parcel in Schedule "A" recorded in O.R. Book 2290 at page 3479, of said Public Records; thence run the following courses and distances along said parallel line: N45°45'00"W for 134.63 feet, N31°00'00"W for 128.59 feet, N23°43'00"E for 318.05 feet, N14°36'30"W for 189.78 feet passing through a point designated "A" at 50.49 feet along said line and N07°11'19"E for 93.02 feet to the Point of Beginning of the herein described line.

From said Point of Beginning run the following courses and distances along said parallel line: S07°11'19"W for 93.02 feet, S14°36'30"E for 189.78 feet, S23°43'00"W for 318.05 feet, S31°00'00"E for 128.59 feet, S45°45'00"E for 466.55 feet and S16°08'00"E for 53.03 feet to an intersection with a line parallel with and 30 feet Easterly from (as measured on a perpendicular) the Easterly line of said Residence Parcel described in

EXHIBIT "A"

said Schedule "A"; thence run the following courses and distances along said parallel line: N73°52'00"E for 18.55 feet, S16°08'00"E for 137.17 feet, S27°42'00"W for 219.46 feet, S36°49'00"W for 235.27 feet, S47°46'00"W for 266.81 feet, S43°43'00"W for 140.42 feet, S04°48'00"E for 86.00 feet, S43°19'00"E for 184.68 feet and S46°59'00"W for 268 feet, more or less to said waters of the Caloosahatchee River and the end of the herein described line.

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and subsequent years.

SUBJECT TO AND TOGETHER WITH the following easements for roadway, utilities and drainage described as follows:

EASEMENT 1

A non-exclusive easement for the benefit of Parcels 1 and 2 for roadway, utilities and drainage 60 feet wide lying 15 feet easterly and 45 feet westerly of the following described line:

Beginning at the hereinabove described point designated "A", run the following courses and distances along said line: S14°36'30"E for 50.49 feet, S23°43'00"W for 318.05 feet, S31°00'00"E for 128.59 feet, S45°45'00"E for 466.55 feet and S16°08'00"E for 53.03 feet to an intersection with a line parallel with and 30 feet Easterly from (as measured on a perpendicular) the Easterly line of the hereinabove referenced Residence Parcel; thence run the following courses and distances along said parallel line: N73°52'00"E for 18.55 feet, S16°08'00"E for 137.17 feet, S27°42'00"W for 219.46 feet, S36°49'00"W for 235.27 feet, S47°46'00"W for 266.81 feet, S43°43'00"W for 140.42 feet, S04°48'00"E for 86.00 feet, S43°19'00"E for 184.68 feet and S46°59'00"W for 268 feet, more or less to said waters of the Caloosahatchee River and the end of the herein described line, wherein the Northerly limits of the side lines of said easement will terminate at the South line of the 60' Roadway, Utility and Drainage Easement as described in Easement 2 below.

Subject to easements, restrictions and reservations of record.

EASEMENT 2

A non-exclusive easement for the benefit of Parcels 1 and 2, sixty (60') feet in width for roadway, utilities and drainage purposes lying in the East one-half (E 1/2) of Section 18, Township 43 South, Range 26 East, Lee County, Florida, more particularly described as follows:

From the Northeast corner of said Section 18 run West along the line common to said Section 18 and Section 7, Township 43 South, Range 26 East for 1188.37 feet; thence run S01°24'15"E for 25.01 feet to said South line of State Road 78 and the Point of

EXHIBIT "A"

Beginning of the herein described roadway easement. From said Point of Beginning run the following courses and distances along the Westerly line of the 30 foot wide roadway easement described in Exhibit "B" recorded in O.R. Book 1100 at page 645; S01°24'15"E for 731.11 feet, S03°01'45"E for 200.32 feet, S03°51'00"E for 399.60 feet, S00°04'15"E for 199.85 feet, S02°42'45"E for 200.06 feet, S00°32'08"E for 399.67 feet, S00°11'00"E for 200.07 feet, S01°03'00"E for 399.74 feet, S01°48'00"W for 199.13 feet, S05°37'30"W for 99.01 feet, S09°23'45"W for 98.59 feet, S16°24'15"W for 98.50 feet, S20°50'15"W for 98.17 feet, S30°20'42"W for 113.33 feet; thence run East for 2.38 feet to the Northeast corner of parcel described in Exhibit "A" of the instrument recorded in O.R. Book 1100, page 645, Public Records of Lee County, Florida; thence run the following courses and distances along the Westerly line of said roadway easement (30 feet wide) being the East line of said parcel described in said Exhibit "A": S22°34'15"W for 99.22 feet, S12°15'15"W for 100.00 feet, S02°31'45"E for 100.00 feet, S08°35'25"E for 299.99 feet, S01°09'00"W for 100.00 feet, S05°55'50"W for 300.00 feet, S00°25'30"E for 118.06 feet, and South for 3.86 feet; thence run the following courses and distances: S07°11'19"W for 100.03 feet, S14°36'30"E for 136.11 feet, N89°42'57"E for 61.93 feet (passing through the hereinabove described point "A" at 46.44 feet), N14°36'30"W for 140.59 feet, N07°11'19"E for 93.68 feet; thence run the following courses parallel with the West line of said roadway easement, 30 feet wide: North for 5.75 feet, N00°25'30"W for 114.95 feet, N05°55'50"E for 299.17 feet, N01°09'00"E for 107.62 feet, N08°35'25"W for 301.93 feet, N02°31'45"W for 89.04 feet, N12°15'15"E for 86.80 feet, N22°34'15"E for 104.92 feet, N30°20'42"E for 97.98 feet, N20°50'15"E for 105.48 feet, N16°24'15"E for 104.50 feet, N09°23'45"E for 104.24 feet, N05°37'30"E for 102.98 feet, N01°48'00"E for 202.62 feet, N01°03'00"W for 400.78 feet, N00°11'00"W for 199.80 feet, N00°32'08"W for 400.99 feet, N02°42'45"W for 199.82 feet, N00°04'15"W for 200.45 feet, N03°51'00"W for 401.15 feet, N03°01'45"W for 199.04 feet and N01°24'15"W for 728.79 feet to an intersection with said Southerly line of State Road No. 78 (50 feet wide); thence run West along said South line of State Road 78 for 60.02 feet to the Point of Beginning.

Subject to easements, restrictions and reservations of record.

Bearings hereinabove mentioned are based on the North line of the East half (E 1/2) of said Section 18 to bear West.

#1355527v2

EXHIBIT "A"

2919

Prepared by and return to:
Tarpon Title Services, LLC
9990 Coconut Road Suite 101
Bonita Springs, FL 34135-8488

File Number: Thomson.2919

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 10th day of May, 2006 between The Stans Foundation, an Illinois corporation whose post office address is 1725 Mariners CV Apt. A, Fort Pierce, FL 34950, grantor, and George D. Thomson, Trustee under Land Trust Agreement dated June 23, 2004 whose post office address is 3451 Bonita Bay Blvd., Suite 206, Bonita Springs, FL 34134, with the full power and authority to protect, conserve, sell, lease, encumber, manage and/or dispose of said real property pursuant to F.S. 689.071, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida to-wit:

See Exhibit "A" attached hereto and made a part hereof

Parcel Identification Number: 20-43-26-00-00001.0070

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: [Signature]

Witness Name: [Signature]

The Stans Foundation

By: Steven H. Stans
Steven H. Stans, President

FL DL #S352-788-37-373-0

(Corporate Seal)

State of GA
County of Fulton

The foregoing instrument was acknowledged before me this 9th day of May, 2006 by Steven H. Stans, President of The Stans Foundation, an Illinois corporation on behalf of the corporation. He ☐ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Thomas M. Ervin

My Commission Expires:

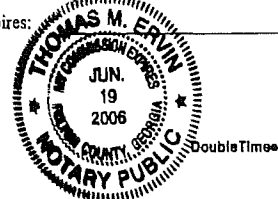


EXHIBIT A

A TRACT OR PARCEL OF LAND LYING IN GOVERNMENT LOT 1, SECTION 20, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA WHICH TRACT OR PARCEL IS DESCRIBED AS FOLLOWS:

FROM THE ~~NORTHWEST~~ CORNER OF SAID SECTION 20 RUN NORTH 89 DEGREES 41 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION ALONG THE WIDE CENTERLINE OF A COUNTY ROAD 60 FEET WIDE FOR 1494.38 FEET; THENCE RUN SOUTH 00 DEGREES 23 MINUTES 49 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SECTION FOR 30 FEET TO A IRON ROD MARKING A POINT ON THE SOUTH LINE OF SAID COUNTY ROAD AND THE POINT OF BEGINNING OF LANDS HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING RUN NORTH 89 DEGREES 41 MINUTES 18 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION ALONG THE SOUTH LINE OF SAID COUNTY ROAD FOR 172.31 FEET TO AN IRON ROD; THENCE RUN SOUTH 00 DEGREES 23 MINUTES 49 SECONDS WEST, 849.04 FEET TO AN IRON ROD MARKING THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT RIGHT-OF-WAY FOR THE CALOOSAHATCHEE RIVER AND CANAL NUMBER 43; THENCE RUN NORTH 86 DEGREES 59 MINUTES 52 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE FOR 172.61 FEET TO AN IRON ROD MARKING THE INTERSECTION OF A LINE PARALLEL TO AND 1494.38 FEET WESTERLY OF THE EAST LINE OF SAID SECTION 20; THENCE RUN NORTH 00 DEGREES 23 MINUTES 49 SECONDS EAST ALONG SAID PARALLEL LINE 839.06 FEET TO THE POINT OF BEGINNING. CONTAINING 3.14 ACRES MORE OR LESS.

Bearings hereinabove mentioned are from the Central and Southern Florida Flood Control District's survey of said Caloosahatchee River and Canal No. 43.

Return to: Patricia Savigne
Name: 1662 Edith Esplanade
Address: CAPE CORAL, FL 33904

This Instrument Prepared:
Patricia Savigne
1662 Edith Esplanade
CAPE CORAL, FL 33904

Property Appraisers Parcel I.D. (Folio) Number(s):
20-43-26-00-00001.0080

WARRANTY DEED

This Warranty Deed Made the 30TH day of November, 2005, by Patricia M. Cogswell N/K/A Patricia M. Savigne, whose post office address is: 1662 Edith Esplanade, Cape Coral, FI 33904, hereinafter called the grantor

to Alfredo Luis Savigne and Patricia M. Savigne, Husband and Wife, whose post office address is: 1662 Edith Esplanade, Cape Coral, FI 33904, hereinafter called the grantee,
(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lee County, Florida, viz:

As described as Exhibit "A" attached hereto

This property is vacant land and is not Homestead property as defined by Florida Statute.

Subject TO covenants, restrictions, and easements of record, if any.
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 2006, reservations, restrictions and easements of record, if any.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

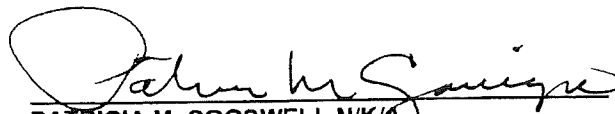
Signed, sealed and delivered in our presence:

Witness

Signature: _____

Printed Name: _____

DEBBIE TOWNS



PATRICIA M. COGSWELL N/K/A
PATRICIA M. SAVIGNE

Witness

Signature: _____

Printed Name: _____

RICHARD L. TOWNS

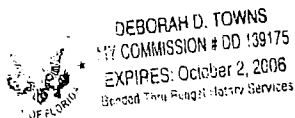
STATE OF FLORIDA

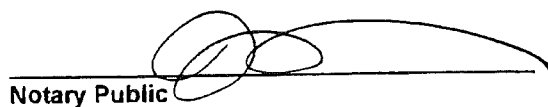
COUNTY OF Lee

The foregoing instrument was acknowledged before me this 30th day of Nov, 2005, by PATRICIA M. COGSWELL N/K/A PATRICIA M. SAVIGNE, who is/are personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires:

Seal




Notary Public

Notary Name Typed

Exhibit "A"

DESCRIPTION
Parcel in Government Lot 1
Section 20, Twp. 43 S, Rge. 26 E
Lee County, Florida.

A tract or parcel of land lying in Government Lot 1, Section 20, Twp. 43 South, Rge. 26 East, Lee County, Florida which tract or parcel is described as follows:

From the Northeast corner of said Section 20 run N 89°41'18" W along the North line of said section along the centerline of a County road 60 Feet wide for 1320.0 Feet; thence run S 00°23'49" W parallel with the East line of said section for 30 Feet to a concrete monument marking a point on the South line of said County road and the Point Of Beginning of lands herein described.

From said Point Of Beginning run N 89°41'18" W parallel with the North line of said Section along the South line of said County road for 174.38 Feet to an iron rod; thence run S 00°23'49" W, 839.06 Feet to an iron rod marking the intersection with the Northerly Right-Of-Way line of the Central and Southern Florida Flood Control District Right-Of-Way for the Caloosahatchee River and Canal No. 43; thence run N 86°59'52" E along said Northerly Right-Of-Way line for 174.67 Feet to a concrete monument marking the intersection of a line parallel to and 1320 Feet Westerly of the East line of said Section 20; thence run N 00°23'49" E, along said parallel line 828.97 Feet to the Point Of Beginning.
Containing 3.34 Acres more or less.

Bearings hereinabove mentioned are from the Central and Southern Florida Flood Control District's survey of said Caloosahatchee River and Canal No. 43.

October 19, 1989
JOB #8450-C

15

This Instrument Prepared by
Edward L. Wotitzky, Esquire
WOTITZKY, WOTITZKY, ROSS, GOLDMAN,
STURGES & FULTLE, P.A.
109 Taylor Street Suite 112
Punta Gorda, FL 33950
Strap No.

(Space Above This Line for Recording Data)

WARRANTY DEED

This Indenture made this 14th day of July, 2006 between **ALBERT NATHAN MILLER, JR.**, Individually and as Trustee of the Gladys Cleo Miller Revocable Trust created under Trust Agreement dated May 16, 2002, as Grantor, to **NORTH RIVER COMMUNITIES LLC**, a Florida limited liability company, whose address is 9990 Coconut Road, Suite 200, Bonita Springs, Florida 34135, as Grantee.

WITNESSETH

That said Grantor, for in consideration of TEN AND NO/100s DOLLARS, and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, and does grant, bargain, sell, alien, remise, release, convey and confirm to Grantee and Grantee's heirs, successors and assigns forever the following described land located in the County of Lee, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of records, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

SIGNED, SEALED and DELIVERED
in the presence of:

Lorie Cahagan
LORIE CAHAGAN

Printed Name of First Witness

Edward L. Wotitzky
EDWARD L. WOTITZKY
Printed Name of Second Witness

Albert Nathan Miller, Jr.
Albert Nathan Miller, Jr., Individually and as Trustee
of the Gladys Cleo Miller Revocable Trust created
under Trust Agreement dated May 16, 2002

STATE OF: Florida
COUNTY OF: Charlotte

The foregoing instrument was acknowledged before me this 14 day of July, 2006 by Albert Nathan Miller, Jr., as Trustee of the Gladys Cleo Miller Revocable Trust created under Trust Agreement dated May 16, 2002 on behalf of said trust. He is personally known to me or produced _____ as valid identification.

Lorie Gahagan

SEAL

NOTARY PUBLIC

Printed Name of Notary

Commission expires:

Commission Serial No.



Lorie Gahagan
MY COMMISSION # DD265289 EXPIRES
November 15, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "A"

Parcel Three B

The East 1,320 feet of Government Lot 1, in Section 20, Township 43 South, Range 26 East, lying North of the Right-of-Way line of the Central and Southern Florida Flood Control District, less and except the East half of the said East 1,320 feet.

B

This Instrument Prepared by
Edward L. Wotitzky, Esquire
WOTITZKY, WOTITZKY, ROSS, GOLDMAN,
STURGES & TUTTLE, P.A.
109 Taylor Street, Suite 112
Punta Gorda, FL 33950
Strap No.

(Space Above This Line for Recording Data)

WARRANTY DEED

This Indenture made this 14th day of July, 2006 between LINNIE M. CARY, Individually and as Trustee of the Linnie M. Cary Revocable Trust Agreement dated May 26, 1993 joined by her spouse GLENN O. CARY, as Grantors, to NORTH RIVER COMMUNITIES LLC, a Florida limited liability company, whose address is 9990 Coconut Road, Suite 201, Bonita Springs, Florida 34135, as Grantee.

WITNESSETH

That said Grantors, for in consideration of TEN AND NO/100s DOLLARS, and other good and valuable considerations to said Grantors, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, and does grant, bargain, sell, alien, remise, release, convey and confirm to Grantee and Grantee's heirs, successors and assigns forever the following described land located in the County of Lee, State of Florida, to wit:

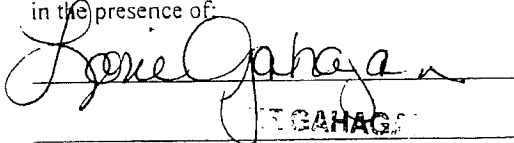
See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of records, if any.

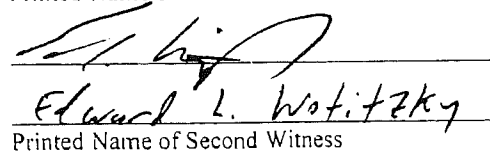
And said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

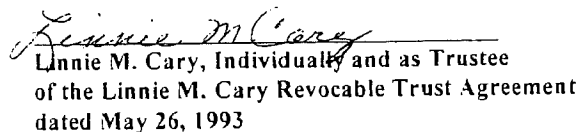
IN WITNESS WHEREOF, Grantors have hereunto set Grantors' hands and seals this day and year first above written.

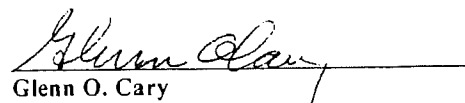
SIGNED, SEALED and DELIVERED
in the presence of:


BONNIE CAHAGAN

Printed Name of First Witness


Edward L. Wotitzky
Printed Name of Second Witness


Linnie M. Cary, Individually and as Trustee
of the Linnie M. Cary Revocable Trust Agreement
dated May 26, 1993


Glenn O. Cary

STATE OF: Florida
COUNTY OF: Charlotte

The foregoing instrument was acknowledged before me this 14 day of July, 2006 by Linnie M. Cary, Individually and as Trustee of the Linnie M. Cary Revocable Trust Agreement dated May 26, 1993 on behalf of said trust, and Glenn O. Cary. They are personally known to me or produced _____ as valid identification.

Lorie Gabagan

SEAL

NOTARY PUBLIC
Printed Name of Notary Lorie Gabagan
Commission expires: _____
Commission Serial No. _____
MY COMMISSION # DD265289 EXPIRES
November 15, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

EXHIBIT "A"

Parcel Three A

The East one-half of the East 1,320 feet of Government Lot 1, in Section 20, Township 43 South, Range 26 East, lying North of the Right-of-Way line of the Central and Southern Florida Flood Control District less and except the Easterly 330 feet of the said parcel.

This Instrument Prepared By
and Please Return To:

JOHN F. STEWART
SHEPPARD, BRETT, STEWART,
HERSCH & KINSEY, P.A.
2121 West First Street
P. O. Drawer 400
Fort Myers, Florida 33902

INSTR # 4927529
OR BK 03284 PG 1452

RECORDED 07/26/00 03:15 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 55.50
DOC TAX PD (F.S. 201.02) 18,830.00
DEPUTY CLERK C Keller

128
55.50
18,830.00
Grantee(s) S.S. # 548-⁵⁴~~54~~-8795

THIS WARRANTY DEED, made this 29th day of June, 2000 between **Paul H. Williams a/k/a Paul Havens Williams a/k/a Paul Havens Williams, II a/k/a Paul Haven Williams, an unmarried person**
whose post office address is: 4634 Palm Beach Boulevard
Fort Myers, FL 33905

hereinafter called the grantor, to **E.W. Weathers, as Trustee under The Riverhaven Trust dated 7/20/00, with full power and authority either to protect, conserve and to sell, or to lease or to encumber or otherwise manage and dispose of the real property described herein**

whose post office address is: 2260 Bay Street, Suite 11
Fort Myers, FL 33901

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **Lee County, State of Florida, viz:**

SEE EXHIBIT "A" ATTACHED

Subject to easements, restrictions and reservations of record, if any, and taxes for 2000 and subsequent years.

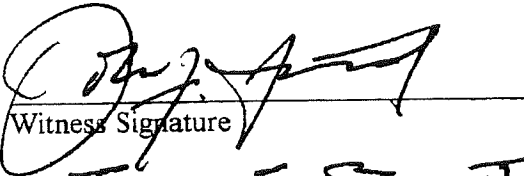
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

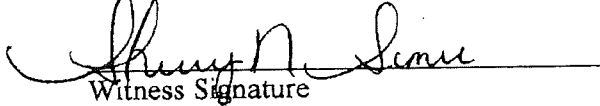
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

IN WITNESS WHEREOF, the said grantor has signed and sealed these present the day and year first above written.

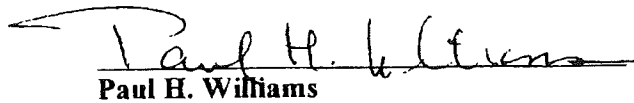
Signed, Sealed and Delivered
in Our Presence:


Witness Signature

JOHN F. STEWART
Printed Name of Witness


Witness Signature

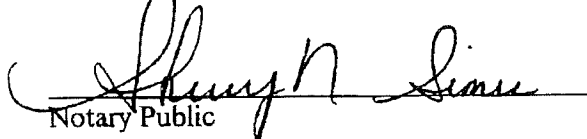
SHERRY N. SIMES
Printed Name of Witness


Paul H. Williams

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 29TH day of
JUNE, 2000, by PAUL H. WILLIAMS, who is personally known to me or who
has produced N/A as identification.

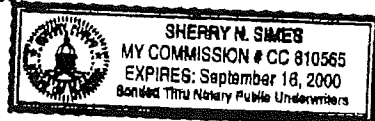
(Seal)


Notary Public

SHERRY N. SIMES

My Commission Expires:

Printed Notary Signature



Property Appraiser's Parcel Identification Number: 19-43-26-00-00006.0030
19-43-26-00-00006.0050
19-43-26-00-00005.0030
19-43-26-00-00005.0040
19-43-26-00-00006.0000
19-43-26-00-00006.0010
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19-43-26-00-00006.0060
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30-43-26-00-00001.0000
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30-43-26-00-00001.0070
30-43-26-00-00001.0080
30-43-26-00-00001.0090
30-43-26-00-00001.0100

EXHIBIT "A"

PARCEL 1: A tract of land lying in Government Lot 7, Section 19 and Government Lot 1 of Section 30, Township 43 South, Range 26 East, Lee County, Florida, which tract is described as follows:

From the Southwest corner of said Government Lot 1 run South 88° 18' 30" East along the South line of said lot for 50.04 feet to a point on the East line of State Road 31; thence run North 0° 42' 30" West along said East line, parallel with the West line of said lot for 595.02 feet to a point of curvature; thence run Northwesterly along said East line, along the arc of a curve to the left of radius 5779.58 feet (chord bearing North 3° 24' West) for 546.37 feet to a point of transition on said Easterly right-of-way line to the point of beginning; From this point of beginning run North 0° 11' 10" West along said Easterly line for 404.51 feet to an intersection with the East line (100 feet from the center line) of said road; thence run North 7° 32' West for 42.05 feet to an intersection with the Southerly line of the Central and Southern Florida Flood Control District right-of-way for the Caloosahatchee River and Canal; thence run North 7° 32' 50" East along said South right-of-way line for 37.02 feet; thence run North 77° 27' 10" East along said South line for 182.57 feet; thence run South 88° 02' 40" East along said South line for 708.65 feet to an intersection with a Northerly prolongation of a line parallel with and 95 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, Fort Myers Shores, according to the map or plat recorded in Plat Book 11, Page 28, of the Public Records of Lee County, Florida; thence run South 1° 30' East along said prolongation and parallel line for 666.64 feet; thence North 88° 18' 30" West 889.2 feet, more or less, and until it intersects the Easterly right-of-way line of State Route 31; thence Northerly along said East right-of-way line along the same curve described above a distance of 142 feet, more or less, and back to the point of beginning.

PARCEL 2: The North 100 feet of South 300 feet of the property described as follows:

Being the same description as that set forth in Official Record Book 460, Pages 33 and 34 of the Public Records of Lee County, Florida, identified as Tracts 27 and 28 in the left-hand margin.

A tract or parcel of land lying in Government Lot 1 of Section 30, Township 43 South, Range 26 East which tract or parcel is described as follows:

From the Southwest corner of said lot run South 88° 18' 30" East along the South line of said lot for 50.04 feet to a point on the Easterly line of State Road No. 31; thence run North 0° 42' 30" West along said East line, parallel with the West line of said lot for 400.0 feet to the point of beginning.

From said point of beginning continue North 0° 42' 30" West along said Easterly line for 195.02 feet to a point of curvature; thence run Northwesterly along said Easterly line, along the arc of a curve to the left of radius 5779.58 (chord bearing North 3° 25' 00" West) for 546.37 feet to a point of transition in said Easterly right-of-way line; thence run North 0° 11' 10" West along said Easterly line for 58.39 feet; thence run South 88° 18' 30" East parallel with said South line for 897.29 feet to an intersection with a line parallel with and 95.0 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, Fort Myers Shores, according to plat recorded in Plat Book 11, at Page 28 of the Public Records of Lee County; thence run South 1° 30' 00" West along said parallel line for 800.54 feet to an intersection with a line parallel with said South line of said Lot 1, passing through the point of beginning; thence run North 88° 18' 30" West along said line for 883.08 feet to the point of beginning.

Bearings hereinabove mentioned are from the survey of the Central and Southern Florida Flood Control District Right-of-Way for the Caloosahatchee River and Canal.

PARCEL 3:

NORTHERLY PARCEL IN GOVERNMENT LOT 8
SECTION 19, T 43 S., R 26 E
LYING NORTH OF THE CALOOSAHATCHEE RIVER (CANAL C-43)
HAVENS ISLAND, LEE COUNTY, FLORIDA

A tract or parcel of land lying in Government Lot 8, Section 19, Township 43 South, Range 26 East, lying North of the Caloosahatchee River (Canal C-43), Havens Island, Lee County, Florida, which tract or parcel is described as follows:

From the Southwest corner of Section 19 run North 88° 18' 00" West along the South line of said section to the quarter section corner; thence run North 01° 30' 00" West along the quarter section line for 337.26 feet to the Southerly right-of-way of the Caloosahatchee River (Canal C-43), Plat Book 8 at Page 51, Lee County Records; thence continue North 01° 30' 00" West along said quarter section line for 761.38 feet to the Northerly right-of-way line of said river; thence continue North 01° 30' 00" West for 111.71 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning continue North 01° 30' 00" West along said quarter section line for 111.71 feet to the Northwest corner of said Government Lot 8; thence run South 88° 18' 00" East along the North line of said Lot 8 for 515 feet more or less to the waters of the Caloosahatchee River; thence run Southerly along said waters to an intersection with the line bearing South 88° 10' 01" East passing through the Point of Beginning; thence run North 88° 10' 01" West along said line for 536 feet more or less to the Point of Beginning.

Bearings hereinabove mentioned are based on the Plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records and the North/South quarter section line as bearing North 01° 30' 00" West.

PARCEL 4:

SOUTHERLY PARCEL IN GOVERNMENT LOT 8
SECTION 19, T 43 S., R 26 E
LYING NORTH OF THE CALOOSAHATCHEE RIVER (CANAL C-43)
HAVENS ISLAND, LEE COUNTY, FLORIDA

A tract or parcel of land lying in Government Lot 8, Section 19, Township 43 South, Range 26 East, lying North of the Caloosahatchee River (Canal C-43), Havens Island, Lee County, Florida which tract or parcel is described as follows:

From the Southwest corner of Section 19 run North 88° 18' 00" West along the South line of said section to the quarter section corner; thence run North 01° 30' 00" West along the quarter section line for 337.26 feet to the Southerly right-of-way of the Caloosahatchee River (Canal C-43), Plat Book 8 at Page 51, Lee County Records; thence continue North 01° 30' 00" West along said quarter section line for 761.38 feet to the Northerly right-of-way line of said river & the Point of Beginning of the herein described parcel.

From said Point of Beginning continue North 01° 30' 00" West along said quarter section line for 111.71 feet; thence run South 88° 10' 01" East for 536 feet more or less to the waters of the Caloosahatchee River; thence run Southerly along said waters to an intersection with the Northerly line of said Caloosahatchee River (Canal C-43); thence run North 88° 02' 40" West for 570 feet more or less to the Point of Beginning;

Bearings hereinabove mentioned are based on the Plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records and the North/South quarter section line as bearing North 01° 30' 00" West.

PARCEL 5: The North 100 feet of the South 200 feet of the property described as follows:

A tract or parcel of land lying in Government Lot 1 of Section 30, Township 43 South, Range 26 East, which tract or parcel is described as follows:

From the Southwest corner of said lot run South 88° 18' 30" East along the South line of said Lot for 50.04 feet to the point on the Easterly line of State Road No. 31; thence run North 0° 42' 30" West along said East line, parallel with the West line of said lot for 400.00 feet to the Point of Beginning.

From said Point of Beginning continue North $0^{\circ} 42' 30''$ West along said Easterly line for 195.02 feet to a point of curvature; thence run Northwest along said Easterly line, along the arc of a curve to the left of radius 5779.58 feet (chord bearing North $3^{\circ} 25' 00''$ West) for 546.37 feet to a point of transition in said Easterly right-of-way line; thence run North $0^{\circ} 11' 10''$ West along said Easterly line for 58.39 feet; thence run South $88^{\circ} 18' 30''$ East parallel with said South line for 897.29 feet to an intersection with a line parallel with and 95.0 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, Ft. Myers Shores, according to plat recorded in Plat Book 11, Page 28, in the Public Records of Lee County; thence run South $1^{\circ} 30' 00''$ West along said parallel line for 800.54 feet to an intersection with a line parallel with said South line of said Lot 1, passing through the Point of Beginning; thence run North $88^{\circ} 18' 30''$ West along said line for 883.08 feet to the Point of Beginning.

Bearings hereinabove mentioned are from the survey of the Central and Southern Florida Flood Control District Right-of-Way for the Caloosahatchee River and Canal.

PARCEL 6: The North 300 feet of the South 600 feet of the property described as follows:

A tract or parcel of land lying in Government Lot 1, Section 30, Township 43 South, Range 26 East which tract or parcel is described as follows:

From the Southwest corner of said lot run South $88^{\circ} 18' 30''$ East along the South line of said lot for 50.04 feet to a point on the Easterly line of State Road No. 31; thence run North $0^{\circ} 42' 30''$ West along said East line, parallel with the West line of said lot for 400.0 feet to the Point of Beginning.

From said Point of Beginning continue North $0^{\circ} 42' 30''$ West along said Easterly line for 195.02 feet to a point of curvature; thence run Northwest along said Easterly line, along the arc of a curve to the left of radius 5779.58 (chord bearing North $3^{\circ} 25' 00''$ West) for 546.37 feet to a point of transition in said Easterly right-of-way line; thence run North $0^{\circ} 11' 10''$ West along said Easterly line for 58.39 feet; thence run South $88^{\circ} 18' 30''$ East parallel with said South line for 897.29 feet to an intersection with a line parallel with and 95.0 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, FORT MYERS SHORES, according to Plat recorded in Plat Book 11 at Page 28 of the Public Records of Lee County; thence run South $1^{\circ} 30' 00''$ West along said parallel line for 800.54 feet to an intersection with a line parallel with said South line of said Lot 1, passing through the Point of Beginning; thence run North $83^{\circ} 18' 30''$ West along said line for 883.08 feet to the Point of Beginning.

Bearings hereinabove are from the survey of the Central and Southern Florida Flood Control District right-of-way for the Caloosahatchee River and Canal.

PARCEL 7:

**PARCEL IN GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
HAVENS ISLAND
LEE COUNTY, FLORIDA**

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Havens Island, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run along said quarter section line North 01° 30' 00" West for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' 00" West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence run North 01° 30' 00" West parallel to and 300.00 feet Westerly as measured on a perpendicular said quarter section line for 1394.00 feet to the Southeasterly corner of lands described in deed recorded in Official Record Book 1478 at Page 2163, Lee County Records, and the Point of Beginning of the herein described parcel.

From said Point of Beginning run South 77° 30' 00" West along a Southerly line of said lands for 235.00 feet; thence run South 40° 10' 00" West along a Southerly line of said lands for 265.00 feet to the Southerlymost corner of said lands; thence run North 49° 50' 00" West for 205 feet more or less to the mean high water line of the Old Caloosahatchee River bed; thence run Southwesterly, Southeasterly, Northeasterly, Southeasterly, and Northeasterly along said mean high water line to an intersection with a line bearing South 01° 30' 00" East passing through the Point of Beginning; thence run North 01° 30' 00" West along said line for 110 feet more or less to the Point of Beginning.

Bearings hereinabove mentioned are based on the plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records, and the North-South quarter section line as bearing North 01° 30' 00" West.

PARCEL 8:

**PART OF PARCEL NO. 1
GOVERNMENT LOTS 6 AND 7
SECTION 19, T. 43 S., R. 26 E.
HAVENS ISLAND
LEE COUNTY, FLORIDA**

A lot or parcel of land lying in Government Lots 6 and 7, Section 19, Township 43 South, Range 26 East, Havens Island, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run North 01° 30' 00" West along said quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' 00" West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 670.55 feet to the Southeast corner of lands described in deed recorded in Official Record Book 1741 at Page 727, Lee County Records; thence run North 34° 00' 00" East along the Southeasterly line of said lands for 110.00 feet to an Easterly corner of said lands and the Point of Beginning of the herein described parcel.

From said Point of Beginning run South 34° 00' 00" West along the last mentioned course for 110.00 feet; thence run South 88° 02' 40" East for 370.00 feet; thence run North 01° 30' 00" West parallel to and 300.00 feet Westerly as measured on a perpendicular the North-South quarter section line for 685.35 feet to a concrete monument; thence run North 88° 02' 40" West for 10.02 feet to the Northeast corner of lands described in deed recorded in Official Record Book 1937 at Page 3675, said Public Records; thence run South 01° 30' 00" East along the Eastern line of said lands for 585.17 feet to the Southeast corner of said lands; thence run North 88° 02' 40" West along the Southern line of said lands for 240.44 feet; thence run North 01° 30' 00" West along the Western line of said lands for 418 feet more or less to the mean high water line of a cove in the Caloosahatchee River; thence run Southwesterly along said mean high water line for 59 feet more or less to an intersection with a line bearing North 01° 30' 00" West passing through the Point of Beginning; thence run South 01° 30' 00" East along said line for 400 feet more or less to the Point of Beginning.

Bearings hereinabove mentioned are based on the Plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records, and the North-South quarter section line as bearing North 01° 30' 00" West.

PARCEL 9:

PARCEL NO. 2
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From the concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East run North 01° 30' West along the quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' West across said River for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence continue North 88° 02' 40" West along said right-of-way line for 370 feet; thence run North 34° 00' East for 110 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning run South 34° 00' West along the last mentioned course for 110 feet; thence run North 88° 02' 40" West along said right-of-way line for 210 feet; thence run North 01° 30' West parallel with said quarter section line for 180 feet; thence run North 34° 00' East for 80 feet; thence run North 01° 30' West for 50 feet more or less to the waters of a cove in the Caloosahatchee River; thence run Northeasterly along said waters to an intersection with the line parallel with said quarter section line passing through the Point of Beginning; thence run South 01° 30" East along said parallel line for 400 feet more or less to the Point of Beginning.

Containing 2.2 acres more or less.

Bearings mentioned are from plat of Unit No. 4, Fort Myers Shores, recorded in Plat Book 11, Page 28 of the Public Records of Lee County, Florida.

PARCEL 10:

PARCEL NO. 3
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From the concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East run North 01° 30' West along the quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' West across said River for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence continue North 88° 02' 40" West along said right-of-way line for 580 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning run North 01° 30' West parallel with said quarter section line for 180 feet; thence run North 34° 00' East for 80 feet; thence run North 01° 30' West for 50 feet more or less to the waters of a cove in the Caloosahatchee River; thence run Westerly and Southwesterly along said waters to an intersection with said North right-of-way line of the Caloosahatchee River Canal; thence run South 88° 02' 40" East along said North right-of-way line for 740 feet more or less to the Point of Beginning.

Containing 3.7 acres more or less.

Bearings mentioned are from plat of Unit No. 4, Fort Myers Shores, recorded in Plat Book 11, Page 28 of the Public Records of Lee County, Florida.

PARCEL 11:

**NORTHEASTERLY PARCEL
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA**

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run along said quarter section line North 01° 30' West for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence run parallel to said quarter section line at a distance of 300 feet, North 01° 30' West for 1394.00 feet to the Point of Beginning. From said Point of Beginning run South 77° 30' West for 235.00 feet; thence run South 44° 10' West for 265.00 feet; thence run North 49° 50' West for 205 feet more or less to the waters of the old river bed of the Caloosahatchee River; thence run Northeasterly following the meanders of said waters to an intersection with a line bearing North 01° 30' West passing through the Point of Beginning; thence run along said line South 01° 30' East for 278 feet more or less to the Point of Beginning.

PARCEL 12:

SOUTHEASTERLY PARCEL
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run North 01° 30' West along said quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence run North 01° 30' West, parallel with said quarter section line at a distance of 300 feet (as measured on a perpendicular) West of said quarter section line, for 685.35 feet to a concrete monument and the Point of Beginning. From said Point of Beginning run South 01° 30' East along a line parallel with and 300 feet (as measured on a perpendicular) Westerly of the aforementioned quarter section line, for 685.35 feet to a concrete monument on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 250.46 feet; thence run North 01° 30' West along a line parallel with and 550 feet (as measured on a perpendicular) Westerly from the aforementioned quarter section line for 518 feet more or less to the waters of the old river bed of the Caloosahatchee River; thence run Northeasterly along said waters to an intersection with a line bearing North 88° 02' 40" West passing through the Point of Beginning; thence run South 88° 02' 40" East along said line for 20 feet more or less to the Point of Beginning.

Containing 3.45 acres of land more or less.

Bearings are derived from the plat of Unit No. 4, Fort Myers Shores, as recorded in Plat Book 11 at Page 28, Public Records, Lee County, Florida.

LESS AND EXCEPT the Southerly 100 feet and the Easterly 10 feet.

Also less and except any portion of the above described properties which may lie within the Central and Southern Florida Flood Control District by virtue of deeds recorded in O.R. Book 37, Page 244; O.R. Book 38, Page 30 and by Final Judgment recorded in O.R. Book 635, Page 657.

RECORDED 07/26/00 03:15 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 55.50
DOC TAX PD(F.S.201.02) 18,830.00
DEPUTY CLERK C Keller

JOHN F. STEWART
SHEPPARD, BRETT, STEWART,
HERSCH & KINSEY, P.A.
2121 West First Street
P. O. Drawer 400
Fort Myers, Florida 33902

Grantee(s) S.S. # 548-~~88~~-8795

THIS WARRANTY DEED, made this 29th day of June, 2000 between **Paul H. Williams a/k/a Paul Havens Williams a/k/a Paul Havens Williams, II a/k/a Paul Haven Williams, an unmarried person**
whose post office address is: 4634 Palm Beach Boulevard
Fort Myers, FL 33905

hereinafter called the grantor, to **E.W. Weathers, as Trustee under The Riverhaven Trust dated 7/20/00, with full power and authority either to protect, conserve and to sell, or to lease or to encumber or otherwise manage and dispose of the real property described herein**

whose post office address is: 2260 Bay Street, Suite 11
Fort Myers, FL 33901

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lee County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED

Subject to easements, restrictions and reservations of record, if any, and taxes for 2000 and subsequent years.

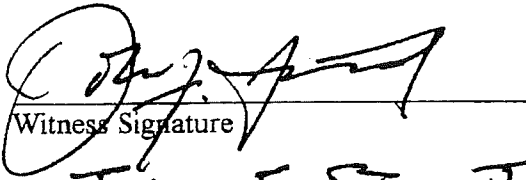
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

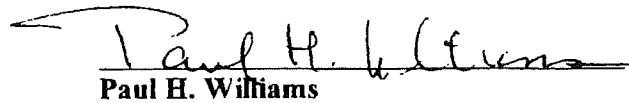
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

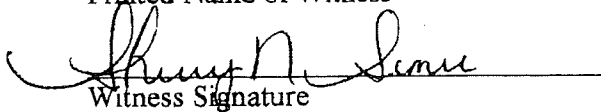
IN WITNESS WHEREOF, the said grantor has signed and sealed these present the day and year first above written.

Signed, Sealed and Delivered
in Our Presence:


Witness Signature

John F. Stewart
Printed Name of Witness


Paul H. Williams

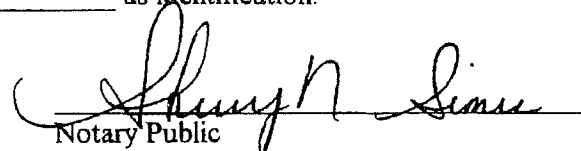

Witness Signature

SHERRY N. SIMES
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 29TH day of JUNE, 2000, by PAUL H. WILLIAMS, who is personally known to me or who has produced N/A as identification.

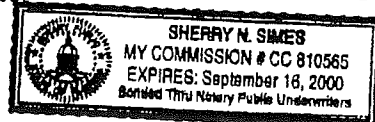
(Seal)


Notary Public

SHERRY N. SIMES

Printed Notary Signature

My Commission Expires:



Property Appraiser's Parcel Identification Number: 19-43-26-00-00006.0030
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19-43-26-00-00005.0040
19-43-26-00-00006.0000
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30-43-26-00-00001.0080
30-43-26-00-00001.0090
30-43-26-00-00001.0100

EXHIBIT "A"

PARCEL 1: A tract of land lying in Government Lot 7, Section 19 and Government Lot 1 of Section 30, Township 43 South, Range 26 East, Lee County, Florida, which tract is described as follows:

From the Southwest corner of said Government Lot 1 run South 88° 18' 30" East along the South line of said lot for 50.04 feet to a point on the East line of State Road 31; thence run North 0° 42' 30" West along said East line, parallel with the West line of said lot for 595.02 feet to a point of curvature; thence run Northwesterly along said East line, along the arc of a curve to the left of radius 5779.58 feet (chord bearing North 3° 24' West) for 546.37 feet to a point of transition on said Easterly right-of-way line to the point of beginning; From this point of beginning run North 0° 11' 10" West along said Easterly line for 404.51 feet to an intersection with the East line (100 feet from the center line) of said road; thence run North 7° 32' West for 42.05 feet to an intersection with the Southerly line of the Central and Southern Florida Flood Control District right-of-way for the Caloosahatchee River and Canal; thence run North 7° 32' 50" East along said South right-of-way line for 37.02 feet; thence run North 77° 27' 10" East along said South line for 182.57 feet; thence run South 88° 02' 40" East along said South line for 708.65 feet to an intersection with a Northerly prolongation of a line parallel with and 95 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, Fort Myers Shores, according to the map or plat recorded in Plat Book 11, Page 28, of the Public Records of Lee County, Florida; thence run South 1° 30' East along said prolongation and parallel line for 666.64 feet; thence North 88° 18' 30" West 889.2 feet, more or less, and until it intersects the Easterly right-of-way line of State Route 31; thence Northerly along said East right-of-way line along the same curve described above a distance of 142 feet, more or less, and back to the point of beginning.

PARCEL 2: The North 100 feet of South 300 feet of the property described as follows:

Being the same description as that set forth in Official Record Book 460, Pages 33 and 34 of the Public Records of Lee County, Florida, identified as Tracts 27 and 28 in the left-hand margin.

A tract or parcel of land lying in Government Lot 1 of Section 30, Township 43 South, Range 26 East which tract or parcel is described as follows:

From the Southwest corner of said lot run South 88° 18' 30" East along the South line of said lot for 50.04 feet to a point on the Easterly line of State Road No. 31; thence run North 0° 42' 30" West along said East line, parallel with the West line of said lot for 400.0 feet to the point of beginning.

From said point of beginning continue North $0^{\circ} 42' 30''$ West along said Easterly line for 195.02 feet to a point of curvature; thence run Northwesterly along said Easterly line, along the arc of a curve to the left of radius 5779.58 (chord bearing North $3^{\circ} 25' 00''$ West) for 546.37 feet to a point of transition in said Easterly right-of-way line; thence run North $0^{\circ} 11' 10''$ West along said Easterly line for 58.39 feet; thence run South $88^{\circ} 18' 30''$ East parallel with said South line for 897.29 feet to an intersection with a line parallel with and 95.0 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, Fort Myers Shores, according to plat recorded in Plat Book 11, at Page 28 of the Public Records of Lee County; thence run South $1^{\circ} 30' 00''$ West along said parallel line for 800.54 feet to an intersection with a line parallel with said South line of said Lot 1, passing through the point of beginning; thence run North $88^{\circ} 18' 30''$ West along said line for 883.08 feet to the point of beginning.

Bearings hereinabove mentioned are from the survey of the Central and Southern Florida Flood Control District Right-of-Way for the Caloosahatchee River and Canal.

PARCEL 3:

NORTHERLY PARCEL IN GOVERNMENT LOT 8
SECTION 19, T 43 S., R 26 E
LYING NORTH OF THE CALOOSAHATCHEE RIVER (CANAL C-43)
HAVENS ISLAND, LEE COUNTY, FLORIDA

A tract or parcel of land lying in Government Lot 8, Section 19, Township 43 South, Range 26 East, lying North of the Caloosahatchee River (Canal C-43), Havens Island, Lee County, Florida, which tract or parcel is described as follows:

From the Southwest corner of Section 19 run North $88^{\circ} 18' 00''$ West along the South line of said section to the quarter section corner; thence run North $01^{\circ} 30' 00''$ West along the quarter section line for 337.26 feet to the Southerly right-of-way of the Caloosahatchee River (Canal C-43), Plat Book 8 at Page 51, Lee County Records; thence continue North $01^{\circ} 30' 00''$ West along said quarter section line for 761.38 feet to the Northerly right-of-way line of said river; thence continue North $01^{\circ} 30' 00''$ West for 111.71 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning continue North $01^{\circ} 30' 00''$ West along said quarter section line for 111.71 feet to the Northwest corner of said Government Lot 8; thence run South $88^{\circ} 18' 00''$ East along the North line of said Lot 8 for 515 feet more or less to the waters of the Caloosahatchee River; thence run Southerly along said waters to an intersection with the line bearing South $88^{\circ} 10' 01''$ East passing through the Point of Beginning; thence run North $88^{\circ} 10' 01''$ West along said line for 536 feet more or less to the Point of Beginning.

Bearings hereinabove mentioned are based on the Plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records and the North/South quarter section line as bearing North 01° 30' 00" West.

PARCEL 4:

SOUTHERLY PARCEL IN GOVERNMENT LOT 8
SECTION 19, T 43 S., R 26 E
LYING NORTH OF THE CALOOSAHATCHEE RIVER (CANAL C-43)
HAVENS ISLAND, LEE COUNTY, FLORIDA

A tract or parcel of land lying in Government Lot 8, Section 19, Township 43 South, Range 26 East, lying North of the Caloosahatchee River (Canal C-43), Havens Island, Lee County, Florida which tract or parcel is described as follows:

From the Southwest corner of Section 19 run North 88° 18' 00" West along the South line of said section to the quarter section corner; thence run North 01° 30' 00" West along the quarter section line for 337.26 feet to the Southerly right-of-way of the Caloosahatchee River (Canal C-43), Plat Book 8 at Page 51, Lee County Records; thence continue North 01° 30' 00" West along said quarter section line for 761.38 feet to the Northerly right-of-way line of said river & the Point of Beginning of the herein described parcel.

From said Point of Beginning continue North 01° 30' 00" West along said quarter section line for 111.71 feet; thence run South 88° 10' 01" East for 536 feet more or less to the waters of the Caloosahatchee River; thence run Southerly along said waters to an intersection with the Northerly line of said Caloosahatchee River (Canal C-43); thence run North 88° 02' 40" West for 570 feet more or less to the Point of Beginning;

Bearings hereinabove mentioned are based on the Plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records and the North/South quarter section line as bearing North 01° 30' 00" West.

PARCEL 5: The North 100 feet of the South 200 feet of the property described as follows:

A tract or parcel of land lying in Government Lot 1 of Section 30, Township 43 South, Range 26 East, which tract or parcel is described as follows:

From the Southwest corner of said lot run South 88° 18' 30" East along the South line of said Lot for 50.04 feet to the point on the Easterly line of State Road No. 31; thence run North 0° 42' 30" West along said East line, parallel with the West line of said lot for 400.00 feet to the Point of Beginning.

From said Point of Beginning continue North $0^{\circ} 42' 30''$ West along said Easterly line for 195.02 feet to a point of curvature; thence run Northwesterly along said Easterly line, along the arc of a curve to the left of radius 5779.58 feet (chord bearing North $3^{\circ} 25' 00''$ West) for 546.37 feet to a point of transition in said Easterly right-of-way line; thence run North $0^{\circ} 11' 10''$ West along said Easterly line for 58.39 feet; thence run South $88^{\circ} 18' 30''$ East parallel with said South line for 897.29 feet to an intersection with a line parallel with and 95.0 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, Ft. Myers Shores, according to plat recorded in Plat Book 11, Page 28, in the Public Records of Lee County; thence run South $1^{\circ} 30' 00''$ West along said parallel line for 800.54 feet to an intersection with a line parallel with said South line of said Lot 1, passing through the Point of Beginning; thence run North $88^{\circ} 18' 30''$ West along said line for 883.08 feet to the Point of Beginning.

Bearings hereinabove mentioned are from the survey of the Central and Southern Florida Flood Control District Right-of-Way for the Caloosahatchee River and Canal.

PARCEL 6: The North 300 feet of the South 600 feet of the property described as follows:

A tract or parcel of land lying in Government Lot 1, Section 30, Township 43 South, Range 26 East which tract or parcel is described as follows:

From the Southwest corner of said lot run South $88^{\circ} 18' 30''$ East along the South line of said lot for 50.04 feet to a point on the Easterly line of State Road No. 31; thence run North $0^{\circ} 42' 30''$ West along said East line, parallel with the West line of said lot for 400.0 feet to the Point of Beginning.

From said Point of Beginning continue North $0^{\circ} 42' 30''$ West along said Easterly line for 195.02 feet to a point of curvature; thence run Northwesterly along said Easterly line, along the arc of a curve to the left of radius 5779.58 (chord bearing North $3^{\circ} 25' 00''$ West) for 546.37 feet to a point of transition in said Easterly right-of-way line; thence run North $0^{\circ} 11' 10''$ West along said Easterly line for 58.39 feet; thence run South $88^{\circ} 18' 30''$ East parallel with said South line for 897.29 feet to an intersection with a line parallel with and 95.0 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, FORT MYERS SHORES, according to Plat recorded in Plat Book 11 at Page 28 of the Public Records of Lee County; thence run South $1^{\circ} 30' 00''$ West along said parallel line for 800.54 feet to an intersection with a line parallel with said South line of said Lot 1, passing through the Point of Beginning; thence run North $83^{\circ} 18' 30''$ West along said line for 883.08 feet to the Point of Beginning.

Bearings hereinabove are from the survey of the Central and Southern Florida Flood Control District right-of-way for the Caloosahatchee River and Canal.

PARCEL 7:

**PARCEL IN GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
HAVENS ISLAND
LEE COUNTY, FLORIDA**

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Havens Island, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run along said quarter section line North $01^{\circ} 30' 00''$ West for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North $01^{\circ} 30' 00''$ West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North $88^{\circ} 02' 40''$ West along said North right-of-way line for 300.55 feet to a concrete monument; thence run North $01^{\circ} 30' 00''$ West parallel to and 300.00 feet Westerly as measured on a perpendicular said quarter section line for 1394.00 feet to the Southeasterly corner of lands described in deed recorded in Official Record Book 1478 at Page 2163, Lee County Records, and the Point of Beginning of the herein described parcel.

From said Point of Beginning run South $77^{\circ} 30' 00''$ West along a Southerly line of said lands for 235.00 feet; thence run South $40^{\circ} 10' 00''$ West along a Southerly line of said lands for 265.00 feet to the Southerlymost corner of said lands; thence run North $49^{\circ} 50' 00''$ West for 205 feet more or less to the mean high water line of the Old Caloosahatchee River bed; thence run Southwesterly, Southeasterly, Northeasterly, Southeasterly, and Northeasterly along said mean high water line to an intersection with a line bearing South $01^{\circ} 30' 00''$ East passing through the Point of Beginning; thence run North $01^{\circ} 30' 00''$ West along said line for 110 feet more or less to the Point of Beginning.

Bearings hereinabove mentioned are based on the plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records, and the North-South quarter section line as bearing North $01^{\circ} 30' 00''$ West.

PARCEL 8:

**PART OF PARCEL NO. 1
GOVERNMENT LOTS 6 AND 7
SECTION 19, T. 43 S., R. 26 E.
HAVENS ISLAND
LEE COUNTY, FLORIDA**

A lot or parcel of land lying in Government Lots 6 and 7, Section 19, Township 43 South, Range 26 East, Havens Island, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run North 01° 30' 00" West along said quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' 00" West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 670.55 feet to the Southeast corner of lands described in deed recorded in Official Record Book 1741 at Page 727, Lee County Records; thence run North 34° 00' 00" East along the Southeasterly line of said lands for 110.00 feet to an Easterly corner of said lands and the Point of Beginning of the herein described parcel.

From said Point of Beginning run South 34° 00' 00" West along the last mentioned course for 110.00 feet; thence run South 88° 02' 40" East for 370.00 feet; thence run North 01° 30' 00" West parallel to and 300.00 feet Westerly as measured on a perpendicular the North-South quarter section line for 685.35 feet to a concrete monument; thence run North 88° 02' 40" West for 10.02 feet to the Northeast corner of lands described in deed recorded in Official Record Book 1937 at Page 3675, said Public Records; thence run South 01° 30' 00" East along the Eastern line of said lands for 585.17 feet to the Southeast corner of said lands; thence run North 88° 02' 40" West along the Southern line of said lands for 240.44 feet; thence run North 01° 30' 00" West along the Western line of said lands for 418 feet more or less to the mean high water line of a cove in the Caloosahatchee River; thence run Southwesterly along said mean high water line for 59 feet more or less to an intersection with a line bearing North 01° 30' 00" West passing through the Point of Beginning; thence run South 01° 30' 00" East along said line for 400 feet more or less to the Point of Beginning.

Bearings hereinabove mentioned are based on the Plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records, and the North-South quarter section line as bearing North 01° 30' 00" West.

PARCEL 9:

PARCEL NO. 2
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From the concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East run North 01° 30' West along the quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' West across said River for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence continue North 88° 02' 40" West along said right-of-way line for 370 feet; thence run North 34° 00' East for 110 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning run South 34° 00' West along the last mentioned course for 110 feet; thence run North 88° 02' 40" West along said right-of-way line for 210 feet; thence run North 01° 30' West parallel with said quarter section line for 180 feet; thence run North 34° 00' East for 80 feet; thence run North 01° 30' West for 50 feet more or less to the waters of a cove in the Caloosahatchee River; thence run Northeasterly along said waters to an intersection with the line parallel with said quarter section line passing through the Point of Beginning; thence run South 01° 30" East along said parallel line for 400 feet more or less to the Point of Beginning.

Containing 2.2 acres more or less.

Bearings mentioned are from plat of Unit No. 4, Fort Myers Shores, recorded in Plat Book 11, Page 28 of the Public Records of Lee County, Florida.

PARCEL 10:

PARCEL NO. 3
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From the concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East run North 01° 30' West along the quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' West across said River for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence continue North 88° 02' 40" West along said right-of-way line for 580 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning run North 01° 30' West parallel with said quarter section line for 180 feet; thence run North 34° 00' East for 80 feet; thence run North 01° 30' West for 50 feet more or less to the waters of a cove in the Caloosahatchee River; thence run Westerly and Southwesterly along said waters to an intersection with said North right-of-way line of the Caloosahatchee River Canal; thence run South 88° 02' 40" East along said North right-of-way line for 740 feet more or less to the Point of Beginning.

Containing 3.7 acres more or less.

Bearings mentioned are from plat of Unit No. 4, Fort Myers Shores, recorded in Plat Book 11, Page 28 of the Public Records of Lee County, Florida.

PARCEL 11:

**NORTHEASTERLY PARCEL
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA**

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run along said quarter section line North 01° 30' West for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence run parallel to said quarter section line at a distance of 300 feet, North 01° 30' West for 1394.00 feet to the Point of Beginning. From said Point of Beginning run South 77° 30' West for 235.00 feet; thence run South 44° 10' West for 265.00 feet; thence run North 49° 50' West for 205 feet more or less to the waters of the old river bed of the Caloosahatchee River; thence run Northeasterly following the meanders of said waters to an intersection with a line bearing North 01° 30' West passing through the Point of Beginning; thence run along said line South 01° 30' East for 278 feet more or less to the Point of Beginning.

PARCEL 12:

**SOUTHEASTERLY PARCEL
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA**

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run North 01° 30' West along said quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence run North 01° 30' West, parallel with said quarter section line at a distance of 300 feet (as measured on a perpendicular) West of said quarter section line, for 685.35 feet to a concrete monument and the Point of Beginning. From said Point of Beginning run South 01° 30' East along a line parallel with and 300 feet (as measured on a perpendicular) Westerly of the aforementioned quarter section line, for 685.35 feet to a concrete monument on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 250.46 feet; thence run North 01° 30' West along a line parallel with and 550 feet (as measured on a perpendicular) Westerly from the aforementioned quarter section line for 518 feet more or less to the waters of the old river bed of the Caloosahatchee River; thence run Northeasterly along said waters to an intersection with a line bearing North 88° 02' 40' West passing through the Point of Beginning; thence run South 88° 02' 40" East along said line for 20 feet more or less to the Point of Beginning.

Containing 3.45 acres of land more or less.

Bearings are derived from the plat of Unit No. 4, Fort Myers Shores, as recorded in Plat Book 11 at Page 28, Public Records, Lee County, Florida.

LESS AND EXCEPT the Southerly 100 feet and the Easterly 10 feet.

Also less and except any portion of the above described properties which may lie within the Central and Southern Florida Flood Control District by virtue of deeds recorded in O.R. Book 37, Page 244; O.R. Book 38, Page 30 and by Final Judgment recorded in O.R. Book 635, Page 657.

This Instrument Prepared By
and Please Return To:

JOHN F. STEWART
SHEPPARD, BRETT, STEWART,
HERSCH & KINSEY, P.A.
2121 West First Street
P. O. Drawer 400
Fort Myers, Florida 33902

INSTR # 4927529

OR BK 03284 PG 1452

RECORDED 07/26/00 03:15 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 55.50
DOC TAX PD(F.S.201.02) 18,830.00
DEPUTY CLERK C Keller

12p
55.50
18,830.00
Grantee(s) S.S. # ⁵⁴548-~~8795~~-8795

THIS WARRANTY DEED, made this 29th day of June, 2000 between **Paul H. Williams a/k/a Paul Havens Williams a/k/a Paul Havens Williams, II a/k/a Paul Haven Williams, an unmarried person**

whose post office address is: 4634 Palm Beach Boulevard
Fort Myers, FL 33905

hereinafter called the grantor, to **E.W. Weathers, as Trustee under The Riverhaven Trust dated 7/20/00, with full power and authority either to protect, conserve and to sell, or to lease or to encumber or otherwise manage and dispose of the real property described herein**

whose post office address is: 2260 Bay Street, Suite 11
Fort Myers, FL 33901

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lee County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED

Subject to easements, restrictions and reservations of record, if any, and taxes for 2000 and subsequent years.

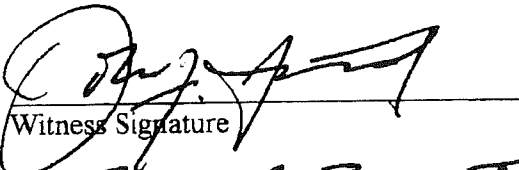
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

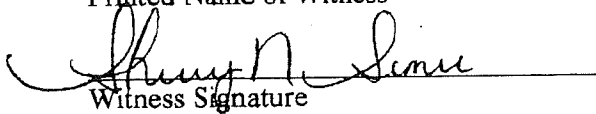
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

IN WITNESS WHEREOF, the said grantor has signed and sealed these present the day and year first above written.

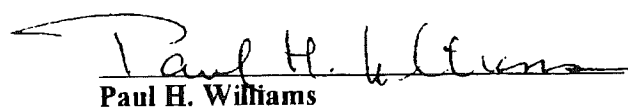
Signed, Sealed and Delivered
in Our Presence:


Witness Signature

JOHN F. STEWART
Printed Name of Witness


Witness Signature

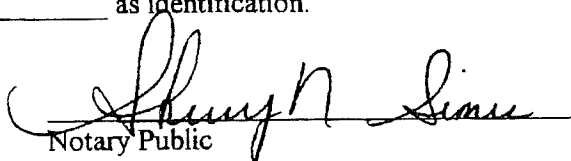
SHERRY N. SIMES
Printed Name of Witness


Paul H. Williams

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 29TH day of JUNE, 2000, by PAUL H. WILLIAMS, who is personally known to me or who has produced N/A as identification.

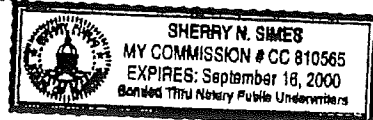
(Seal)


Notary Public

SHERRY N. SIMES

Printed Notary Signature

My Commission Expires:



Property Appraiser's Parcel Identification Number: 19-43-26-00-00006.0030
19-43-26-00-00006.0050
19-43-26-00-00005.0030
19-43-26-00-00005.0040
19-43-26-00-00006.0000
19-43-26-00-00006.0010
19-43-26-00-00006.0040
19-43-26-00-00006.0060
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30-43-26-00-00001.0070
30-43-26-00-00001.0080
30-43-26-00-00001.0090
30-43-26-00-00001.0100

EXHIBIT "A"

PARCEL 1: A tract of land lying in Government Lot 7, Section 19 and Government Lot 1 of Section 30, Township 43 South, Range 26 East, Lee County, Florida, which tract is described as follows:

From the Southwest corner of said Government Lot 1 run South 88° 18' 30" East along the South line of said lot for 50.04 feet to a point on the East line of State Road 31; thence run North 0° 42' 30" West along said East line, parallel with the West line of said lot for 595.02 feet to a point of curvature; thence run Northwesterly along said East line, along the arc of a curve to the left of radius 5779.58 feet (chord bearing North 3° 24' West) for 546.37 feet to a point of transition on said Easterly right-of-way line to the point of beginning; From this point of beginning run North 0° 11' 10" West along said Easterly line for 404.51 feet to an intersection with the East line (100 feet from the center line) of said road; thence run North 7° 32' West for 42.05 feet to an intersection with the Southerly line of the Central and Southern Florida Flood Control District right-of-way for the Caloosahatchee River and Canal; thence run North 7° 32' 50" East along said South right-of-way line for 37.02 feet; thence run North 77° 27' 10" East along said South line for 182.57 feet; thence run South 88° 02' 40" East along said South line for 708.65 feet to an intersection with a Northerly prolongation of a line parallel with and 95 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, Fort Myers Shores, according to the map or plat recorded in Plat Book 11, Page 28, of the Public Records of Lee County, Florida; thence run South 1° 30' East along said prolongation and parallel line for 666.64 feet; thence North 88° 18' 30" West 889.2 feet, more or less, and until it intersects the Easterly right-of-way line of State Route 31; thence Northerly along said East right-of-way line along the same curve described above a distance of 142 feet, more or less, and back to the point of beginning.

PARCEL 2: The North 100 feet of South 300 feet of the property described as follows:

Being the same description as that set forth in Official Record Book 460, Pages 33 and 34 of the Public Records of Lee County, Florida, identified as Tracts 27 and 28 in the left-hand margin.

A tract or parcel of land lying in Government Lot 1 of Section 30, Township 43 South, Range 26 East which tract or parcel is described as follows:

From the Southwest corner of said lot run South 88° 18' 30" East along the South line of said lot for 50.04 feet to a point on the Easterly line of State Road No. 31; thence run North 0° 42' 30" West along said East line, parallel with the West line of said lot for 400.0 feet to the point of beginning.

From said point of beginning continue North 0° 42' 30" West along said Easterly line for 195.02 feet to a point of curvature; thence run Northwesterly along said Easterly line, along the arc of a curve to the left of radius 5779.58 (chord bearing North 3° 25' 00" West) for 546.37 feet to a point of transition in said Easterly right-of-way line; thence run North 0° 11' 10" West along said Easterly line for 58.39 feet; thence run South 88° 18' 30" East parallel with said South line for 897.29 feet to an intersection with a line parallel with and 95.0 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, Fort Myers Shores, according to plat recorded in Plat Book 11, at Page 28 of the Public Records of Lee County; thence run South 1° 30' 00" West along said parallel line for 800.54 feet to an intersection with a line parallel with said South line of said Lot 1, passing through the point of beginning; thence run North 88° 18' 30" West along said line for 883.08 feet to the point of beginning.

Bearings hereinabove mentioned are from the survey of the Central and Southern Florida Flood Control District Right-of-Way for the Caloosahatchee River and Canal.

PARCEL 3:

NORTHERLY PARCEL IN GOVERNMENT LOT 8
SECTION 19, T 43 S., R 26 E
LYING NORTH OF THE CALOOSAHATCHEE RIVER (CANAL C-43)
HAVENS ISLAND, LEE COUNTY, FLORIDA

A tract or parcel of land lying in Government Lot 8, Section 19, Township 43 South, Range 26 East, lying North of the Caloosahatchee River (Canal C-43), Havens Island, Lee County, Florida, which tract or parcel is described as follows:

From the Southwest corner of Section 19 run North 88° 18' 00" West along the South line of said section to the quarter section corner; thence run North 01° 30' 00" West along the quarter section line for 337.26 feet to the Southerly right-of-way of the Caloosahatchee River (Canal C-43), Plat Book 8 at Page 51, Lee County Records; thence continue North 01° 30' 00" West along said quarter section line for 761.38 feet to the Northerly right-of-way line of said river; thence continue North 01° 30' 00" West for 111.71 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning continue North 01° 30' 00" West along said quarter section line for 111.71 feet to the Northwest corner of said Government Lot 8; thence run South 88° 18' 00" East along the North line of said Lot 8 for 515 feet more or less to the waters of the Caloosahatchee River; thence run Southerly along said waters to an intersection with the line bearing South 88° 10' 01" East passing through the Point of Beginning; thence run North 88° 10' 01" West along said line for 536 feet more or less to the Point of Beginning.

Bearings hereinabove mentioned are based on the Plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records and the North/South quarter section line as bearing North 01° 30' 00" West.

PARCEL 4:

SOUTHERLY PARCEL IN GOVERNMENT LOT 8
SECTION 19, T 43 S., R 26 E
LYING NORTH OF THE CALOOSAHATCHEE RIVER (CANAL C-43)
HAVENS ISLAND, LEE COUNTY, FLORIDA

A tract or parcel of land lying in Government Lot 8, Section 19, Township 43 South, Range 26 East, lying North of the Caloosahatchee River (Canal C-43), Havens Island, Lee County, Florida which tract or parcel is described as follows:

From the Southwest corner of Section 19 run North 88° 18' 00" West along the South line of said section to the quarter section corner; thence run North 01° 30' 00" West along the quarter section line for 337.26 feet to the Southerly right-of-way of the Caloosahatchee River (Canal C-43), Plat Book 8 at Page 51, Lee County Records; thence continue North 01° 30' 00" West along said quarter section line for 761.38 feet to the Northerly right-of-way line of said river & the Point of Beginning of the herein described parcel.

From said Point of Beginning continue North 01° 30' 00" West along said quarter section line for 111.71 feet; thence run South 88° 10' 01" East for 536 feet more or less to the waters of the Caloosahatchee River; thence run Southerly along said waters to an intersection with the Northerly line of said Caloosahatchee River (Canal C-43); thence run North 88° 02' 40" West for 570 feet more or less to the Point of Beginning;

Bearings hereinabove mentioned are based on the Plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records and the North/South quarter section line as bearing North 01° 30' 00" West.

PARCEL 5: The North 100 feet of the South 200 feet of the property described as follows:

A tract or parcel of land lying in Government Lot 1 of Section 30, Township 43 South, Range 26 East, which tract or parcel is described as follows:

From the Southwest corner of said lot run South 88° 18' 30" East along the South line of said Lot for 50.04 feet to the point on the Easterly line of State Road No. 31; thence run North 0° 42' 30" West along said East line, parallel with the West line of said lot for 400.00 feet to the Point of Beginning.

From said Point of Beginning continue North $0^{\circ} 42' 30''$ West along said Easterly line for 195.02 feet to a point of curvature; thence run Northwesterly along said Easterly line, along the arc of a curve to the left of radius 5779.58 feet (chord bearing North $3^{\circ} 25' 00''$ West) for 546.37 feet to a point of transition in said Easterly right-of-way line; thence run North $0^{\circ} 11' 10''$ West along said Easterly line for 58.39 feet; thence run South $88^{\circ} 18' 30''$ East parallel with said South line for 897.29 feet to an intersection with a line parallel with and 95.0 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, Ft. Myers Shores, according to plat recorded in Plat Book 11, Page 28, in the Public Records of Lee County; thence run South $1^{\circ} 30' 00''$ West along said parallel line for 800.54 feet to an intersection with a line parallel with said South line of said Lot 1, passing through the Point of Beginning; thence run North $88^{\circ} 18' 30''$ West along said line for 883.08 feet to the Point of Beginning.

Bearings hereinabove mentioned are from the survey of the Central and Southern Florida Flood Control District Right-of-Way for the Caloosahatchee River and Canal.

PARCEL 6: The North 300 feet of the South 600 feet of the property described as follows:

A tract or parcel of land lying in Government Lot 1, Section 30, Township 43 South, Range 26 East which tract or parcel is described as follows:

From the Southwest corner of said lot run South $88^{\circ} 18' 30''$ East along the South line of said lot for 50.04 feet to a point on the Easterly line of State Road No. 31; thence run North $0^{\circ} 42' 30''$ West along said East line, parallel with the West line of said lot for 400.0 feet to the Point of Beginning.

From said Point of Beginning continue North $0^{\circ} 42' 30''$ West along said Easterly line for 195.02 feet to a point of curvature; thence run Northwesterly along said Easterly line, along the arc of a curve to the left of radius 5779.58 (chord bearing North $3^{\circ} 25' 00''$ West) for 546.37 feet to a point of transition in said Easterly right-of-way line; thence run North $0^{\circ} 11' 10''$ West along said Easterly line for 58.39 feet; thence run South $88^{\circ} 18' 30''$ East parallel with said South line for 897.29 feet to an intersection with a line parallel with and 95.0 feet (as measured on a perpendicular) Westerly from the Westerly line of Block D of Unit No. 4, FORT MYERS SHORES, according to Plat recorded in Plat Book 11 at Page 28 of the Public Records of Lee County; thence run South $1^{\circ} 30' 00''$ West along said parallel line for 800.54 feet to an intersection with a line parallel with said South line of said Lot 1, passing through the Point of Beginning; thence run North $83^{\circ} 18' 30''$ West along said line for 883.08 feet to the Point of Beginning.

Bearings hereinabove are from the survey of the Central and Southern Florida Flood Control District right-of-way for the Caloosahatchee River and Canal.

PARCEL 7:

**PARCEL IN GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
HAVENS ISLAND
LEE COUNTY, FLORIDA**

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Havens Island, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run along said quarter section line North $01^{\circ} 30' 00''$ West for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North $01^{\circ} 30' 00''$ West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North $88^{\circ} 02' 40''$ West along said North right-of-way line for 300.55 feet to a concrete monument; thence run North $01^{\circ} 30' 00''$ West parallel to and 300.00 feet Westerly as measured on a perpendicular said quarter section line for 1394.00 feet to the Southeasterly corner of lands described in deed recorded in Official Record Book 1478 at Page 2163, Lee County Records, and the Point of Beginning of the herein described parcel.

From said Point of Beginning run South $77^{\circ} 30' 00''$ West along a Southerly line of said lands for 235.00 feet; thence run South $40^{\circ} 10' 00''$ West along a Southerly line of said lands for 265.00 feet to the Southerlymost corner of said lands; thence run North $49^{\circ} 50' 00''$ West for 205 feet more or less to the mean high water line of the Old Caloosahatchee River bed; thence run Southwesterly, Southeasterly, Northeasterly, Southeasterly, and Northeasterly along said mean high water line to an intersection with a line bearing South $01^{\circ} 30' 00''$ East passing through the Point of Beginning; thence run North $01^{\circ} 30' 00''$ West along said line for 110 feet more or less to the Point of Beginning.

Bearings hereinabove mentioned are based on the plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records, and the North-South quarter section line as bearing North $01^{\circ} 30' 00''$ West.

PARCEL 8:

**PART OF PARCEL NO. 1
GOVERNMENT LOTS 6 AND 7
SECTION 19, T. 43 S., R. 26 E.
HAVENS ISLAND
LEE COUNTY, FLORIDA**

A lot or parcel of land lying in Government Lots 6 and 7, Section 19, Township 43 South, Range 26 East, Havens Island, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run North $01^{\circ} 30' 00''$ West along said quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North $01^{\circ} 30' 00''$ West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North $88^{\circ} 02' 40''$ West along said North right-of-way line for 670.55 feet to the Southeast corner of lands described in deed recorded in Official Record Book 1741 at Page 727, Lee County Records; thence run North $34^{\circ} 00' 00''$ East along the Southeasterly line of said lands for 110.00 feet to an Easterly corner of said lands and the Point of Beginning of the herein described parcel.

From said Point of Beginning run South $34^{\circ} 00' 00''$ West along the last mentioned course for 110.00 feet; thence run South $88^{\circ} 02' 40''$ East for 370.00 feet; thence run North $01^{\circ} 30' 00''$ West parallel to and 300.00 feet Westerly as measured on a perpendicular the North-South quarter section line for 685.35 feet to a concrete monument; thence run North $88^{\circ} 02' 40''$ West for 10.02 feet to the Northeast corner of lands described in deed recorded in Official Record Book 1937 at Page 3675, said Public Records; thence run South $01^{\circ} 30' 00''$ East along the Eastern line of said lands for 585.17 feet to the Southeast corner of said lands; thence run North $88^{\circ} 02' 40''$ West along the Southern line of said lands for 240.44 feet; thence run North $01^{\circ} 30' 00''$ West along the Western line of said lands for 418 feet more or less to the mean high water line of a cove in the Caloosahatchee River; thence run Southwesterly along said mean high water line for 59 feet more or less to an intersection with a line bearing North $01^{\circ} 30' 00''$ West passing through the Point of Beginning; thence run South $01^{\circ} 30' 00''$ East along said line for 400 feet more or less to the Point of Beginning.

Bearings hereinabove mentioned are based on the Plat of Unit No. 4, Fort Myers Shores, Plat Book 11 at Page 28, said Public Records, and the North-South quarter section line as bearing North $01^{\circ} 30' 00''$ West.

PARCEL 9:

PARCEL NO. 2
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From the concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East run North 01° 30' West along the quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' West across said River for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence continue North 88° 02' 40" West along said right-of-way line for 370 feet; thence run North 34° 00' East for 110 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning run South 34° 00' West along the last mentioned course for 110 feet; thence run North 88° 02' 40" West along said right-of-way line for 210 feet; thence run North 01° 30' West parallel with said quarter section line for 180 feet; thence run North 34° 00' East for 80 feet; thence run North 01° 30' West for 50 feet more or less to the waters of a cove in the Caloosahatchee River; thence run Northeasterly along said waters to an intersection with the line parallel with said quarter section line passing through the Point of Beginning; thence run South 01° 30" East along said parallel line for 400 feet more or less to the Point of Beginning.

Containing 2.2 acres more or less.

Bearings mentioned are from plat of Unit No. 4, Fort Myers Shores, recorded in Plat Book 11, Page 28 of the Public Records of Lee County, Florida.

PARCEL 10:

PARCEL NO. 3
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From the concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East run North 01° 30' West along the quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' West across said River for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence continue North 88° 02' 40" West along said right-of-way line for 580 feet to the Point of Beginning of the herein described parcel.

From said Point of Beginning run North 01° 30' West parallel with said quarter section line for 180 feet; thence run North 34° 00' East for 80 feet; thence run North 01° 30' West for 50 feet more or less to the waters of a cove in the Caloosahatchee River; thence run Westerly and Southwesterly along said waters to an intersection with said North right-of-way line of the Caloosahatchee River Canal; thence run South 88° 02' 40" East along said North right-of-way line for 740 feet more or less to the Point of Beginning.

Containing 3.7 acres more or less.

Bearings mentioned are from plat of Unit No. 4, Fort Myers Shores, recorded in Plat Book 11, Page 28 of the Public Records of Lee County, Florida.

PARCEL 11:

**NORTHEASTERLY PARCEL
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA**

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run along said quarter section line North 01° 30' West for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North 01° 30' West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North 88° 02' 40" West along said North right-of-way line for 300.55 feet to a concrete monument; thence run parallel to said quarter section line at a distance of 300 feet, North 01° 30' West for 1394.00 feet to the Point of Beginning. From said Point of Beginning run South 77° 30' West for 235.00 feet; thence run South 44° 10' West for 265.00 feet; thence run North 49° 50' West for 205 feet more or less to the waters of the old river bed of the Caloosahatchee River; thence run Northeasterly following the meanders of said waters to an intersection with a line bearing North 01° 30' West passing through the Point of Beginning; thence run along said line South 01° 30' East for 278 feet more or less to the Point of Beginning.

PARCEL 12:

SOUTHEASTERLY PARCEL
GOVERNMENT LOT 6
SECTION 19, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA

A lot or parcel of land lying in Government Lot 6, Section 19, Township 43 South, Range 26 East, Lee County, Florida which lot or parcel is described as follows:

From a concrete monument marking the South quarter corner of Section 19, Township 43 South, Range 26 East, run North $01^{\circ} 30'$ West along said quarter section line for 337.26 feet to a concrete post near the Southern shore of the Caloosahatchee River; thence continue North $01^{\circ} 30'$ West across said river for 761.38 feet to a point on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North $88^{\circ} 02' 40''$ West along said North right-of-way line for 300.55 feet to a concrete monument; thence run North $01^{\circ} 30'$ West, parallel with said quarter section line at a distance of 300 feet (as measured on a perpendicular) West of said quarter section line, for 685.35 feet to a concrete monument and the Point of Beginning. From said Point of Beginning run South $01^{\circ} 30'$ East along a line parallel with and 300 feet (as measured on a perpendicular) Westerly of the aforementioned quarter section line, for 685.35 feet to a concrete monument on the North right-of-way line of the Caloosahatchee Canal C-43; thence run North $88^{\circ} 02' 40''$ West along said North right-of-way line for 250.46 feet; thence run North $01^{\circ} 30'$ West along a line parallel with and 550 feet (as measured on a perpendicular) Westerly from the aforementioned quarter section line for 518 feet more or less to the waters of the old river bed of the Caloosahatchee River; thence run Northeasterly along said waters to an intersection with a line bearing North $88^{\circ} 02' 40''$ West passing through the Point of Beginning; thence run South $88^{\circ} 02' 40''$ East along said line for 20 feet more or less to the Point of Beginning.

Containing 3.45 acres of land more or less.

Bearings are derived from the plat of Unit No. 4, Fort Myers Shores, as recorded in Plat Book 11 at Page 28, Public Records, Lee County, Florida.

LESS AND EXCEPT the Southerly 100 feet and the Easterly 10 feet.

Also less and except any portion of the above described properties which may lie within the Central and Southern Florida Flood Control District by virtue of deeds recorded in O.R. Book 37, Page 244; O.R. Book 38, Page 30 and by Final Judgment recorded in O.R. Book 635, Page 657.

This Instrument Prepared By
and Please Return To:

JOHN F. STEWART
SHEPPARD, BRETT, STEWART,
HERSCH & KINSEY, P.A.
2121 West First Street
P. O. Drawer 400
Fort Myers, Florida 33902

INSTR # 4927529

OR BK 03284 PG 1452

RECORDED 07/26/00 03:15 PM
CHARLIE GREEN CLERK OF COURT
LEE COUNTY
RECORDING FEE 55.50
DOC TAX PD(F.S.201.02) 18,830.00
DEPUTY CLERK C Keller

12p
55.50
18,830.00
Grantee(s) S.S. # 548-⁵⁴~~54~~-8795

THIS WARRANTY DEED, made this 29th day of June, 2000 between **Paul H. Williams a/k/a Paul Havens Williams a/k/a Paul Havens Williams, II a/k/a Paul Haven Williams, an unmarried person**
whose post office address is: 4634 Palm Beach Boulevard
Fort Myers, FL 33905

hereinafter called the grantor, to **E.W. Weathers, as Trustee under The Riverhaven Trust dated 7/20/00, with full power and authority either to protect, conserve and to sell, or to lease or to encumber or otherwise manage and dispose of the real property described herein**

whose post office address is: 2260 Bay Street, Suite 11
Fort Myers, FL 33901

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH, that the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in Lee County, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED

Subject to easements, restrictions and reservations of record, if any, and taxes for 2000 and subsequent years.

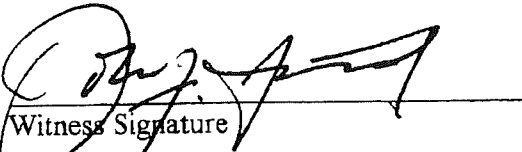
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

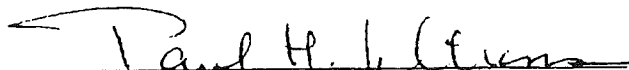
TO HAVE AND TO HOLD, the same in fee simple forever.

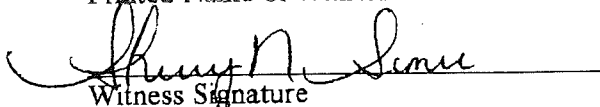
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999.

IN WITNESS WHEREOF, the said grantor has signed and sealed these present the day and year first above written.

Signed, Sealed and Delivered
in Our Presence:


Witness Signature
John F. Stewart
Printed Name of Witness

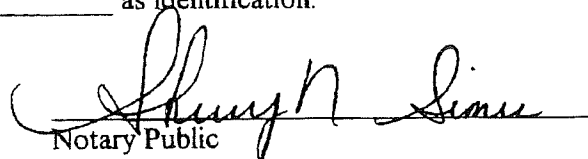

Paul H. Williams


Witness Signature
SHERRY N. SIMES
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 29TH day of JUNE, 2000, by PAUL H. WILLIAMS, who is personally known to me or who has produced N/A as identification.

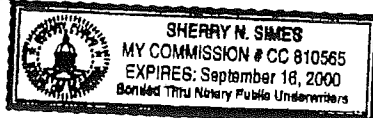
(Seal)


Notary Public

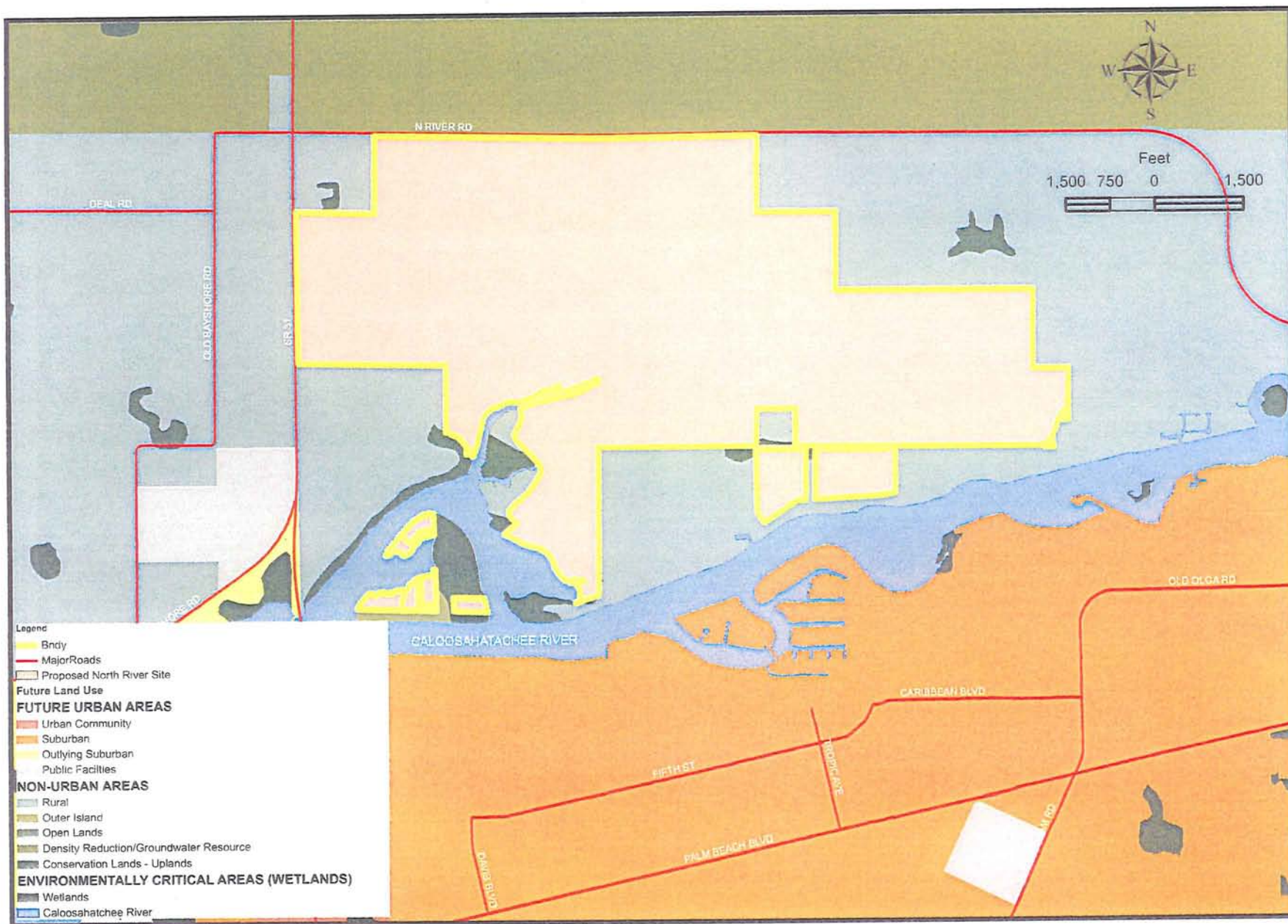
SHERRY N. SIMES

My Commission Expires:

Printed Notary Signature



Property Appraiser's Parcel Identification Number: 19-43-26-00-00006.0030
 19-43-26-00-00006.0050
 19-43-26-00-00005.0030
 19-43-26-00-00005.0040
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 30-43-26-00-00001.0100



DELISI FITZGERALD, INC.
 Planning - Engineering - Project Management
 1500 Royal Palm Square Blvd., Suite 100
 Fort Myers, FL 33919
 319.418.0091 • 215-418.0027 Fax

RECEIVED
 SEP 29 2006

OWNER/DEVELOPER:
 NORTH RIVER COMMUNITIES, LLC
 PROJECT:
 NORTH RIVER VILLAGE
 MAP TITLE:
 PROPOSED LAND USE MAP
 MAP 1

Scale:
 1" = 100' PERMITS PURPOSES ONLY
 NOT FOR CONSTRUCTION

Sheet Number 03

CPA 2006-00012

NORTH RIVER VILLAGE

Objective 1.10 To create a land use category that will provide the opportunity for development of large areas of land (over 1,000 acres) that provide for a mix of housing types, commercial services, recreational and civic uses designed to provide a sense of place and identity along and North of the Caloosahatchee River. The intent of the North River Village land use category is to allow for development consistent with the County's goals of maintaining water related uses and public access along the Caloosahatchee River. A central part of any proposed development must include a publicly accessible working or recreational waterfront amenity. Through guidelines on development, the North River Village implementation policies create innovative planning and environmental strategies that result in a net improvement in the quality of life for residents North of the River while serving as a public destination point along the Caloosahatchee.

Policy 1.10.1: Any rezoning within the North River Village must be reviewed as a Mixed Use Planned Development zoning.

Policy 1.10.2 The total development program for the North River Village will contain a maximum of 3,000 dwelling units, including condo hotel units and 150,000 square feet of commercial floor area. Rural resort hotel rooms may be developed in the North River Village category through the Mixed Use Planned Development process by demonstrative that there is a reduction in the amount of commercial floor area or residential units to offset the number of hotel units based on traffic trip generation.

Policy 1.10.3 The North River Village must provide public access to the Caloosahatchee River through the existing Owl Creek Marina facility. Public access may consist of commercial uses open to the public, and may include a public boat ramp, docking facilities, dry storage facilities or a promenade along the waterfront.

Policy 1.10.4 To ensure that development happens in a manner that is consistent with Lee County's goals for the clean up of the Caloosahatchee River, new development within the North River Village land use category will be required to extend central water and sewer facilities.

Policy 1.10.5 Development within the North River Village will be required to accept reuse water if the utility is prepared to supply reuse water and a sufficient supply is available to meet all or a portion of the irrigation needs of proposed development.

Policy 1.10.6 To provide the opportunity to restore natural water flows, Lee County will require, through the Planned Development process, restored or maintained natural areas adjacent to Owl Creek and Trout Creek. Residential dwelling units shall not occur within 50 feet of either water body. Upland areas along Trout Creek and Owl Creek may contain passive recreational uses, river oriented recreational uses such as a canoe/kayak launch with an ancillary building, minor commercial uses not exceeding 2,000 square feet in floor area, and improvements or expansion of the existing the Owl Creek Marina facility.

Policy 1.10.7 Development within the North River Village must be located and designed to minimize environmental impacts, and where appropriate, protect, enhance and manage natural resources such as flowways, waterways, wetlands, natural water bodies, and indigenous uplands.

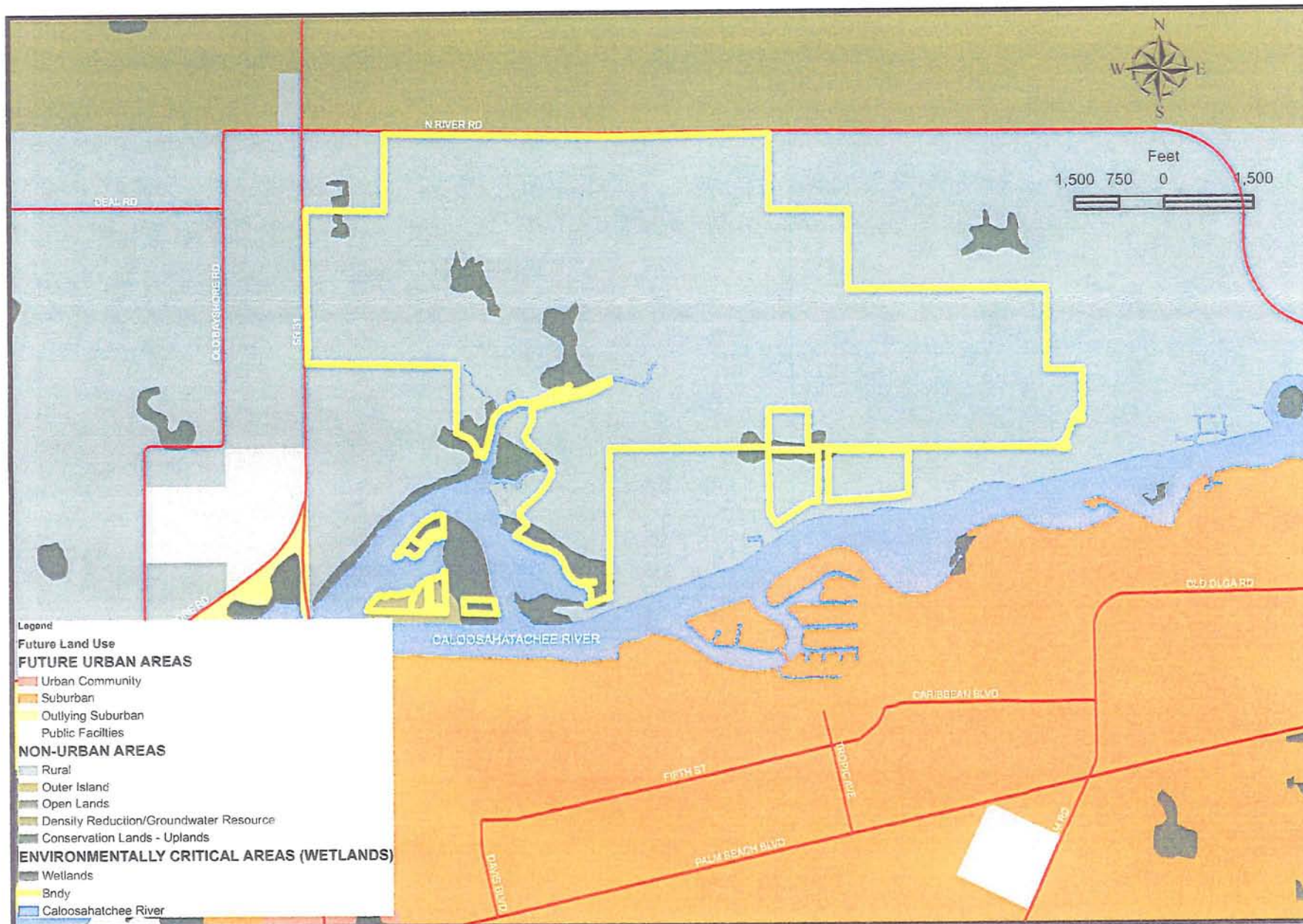
Water quality modeling must be conducted at the time of Planned Development to ensure that there will be no increase in the nutrients flowing into the Caloosahatchee River.

Policy 1.10.8 To encourage the preservation of common areas of open space and on-site recreational areas, residential development must be clustered and provide for on site private or public recreational facilities.

2020 Overlay Amendment

2020 Allocations Table, Alva Planning Community

Residential Use by Future Land Use Category	Acreage		
	Allocation for Year 2020	Existing	Available
Urban Community (UC)	519	462	57
Outlying Suburban (OS)	15	5	10
North River Village	800	0	800
Rural (R)	1,419	1,225	194
Outer Islands (OI)	5	2	3
Open Lands (OL)	175	83	92
Density Reduction/ Groundwater Resources (DRGR)	40	49	-9
Wetlands (RPA)	0	0	0
Total Residential	2,958	1,826	1,132



DELISI FITZGERALD, INC.
Planning - Engineering - Project Management

OWNER/DEVELOPER
NORTH RIVER COMMUNITIES, LLC
PROJECT
NORTH RIVER VILLAGE

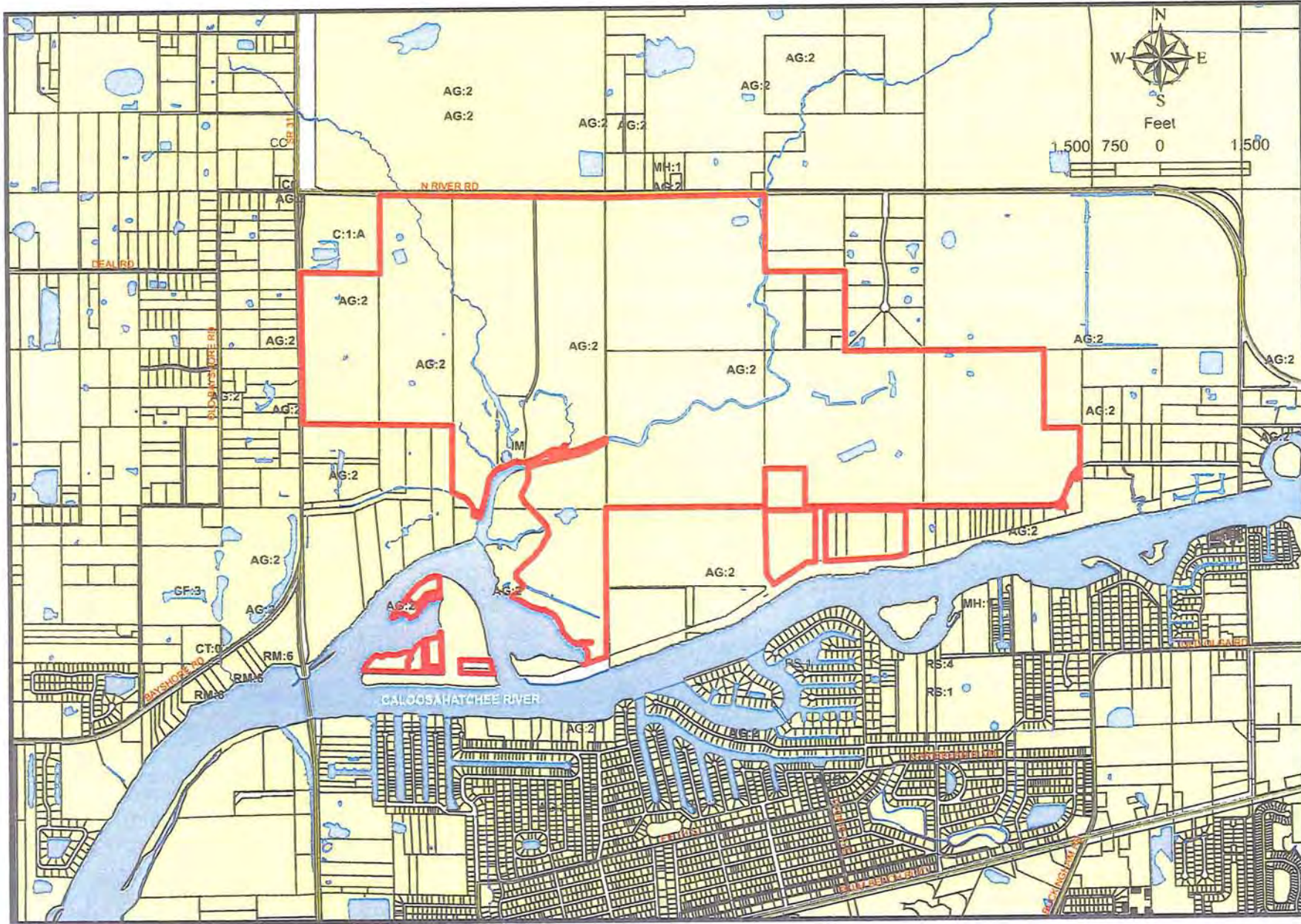
MAP TITLE
CURRENT FUTURE LAND USE MAP
MAP 2

Project Manager (M)	
Drawn By (M)	
Checked By (M)	
Project Number (M)	
As of Date (M)	
By (M)	

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OWNER/DEVELOPER:
NORTH RIVER COMMUNITIES, LLC

PROJECT:
NORTH RIVER VILLAGE

MAP TITLE:
ZONING MAP
MAP 4

PART OF SEC 25.438 TWP 43S R6G 25E CITY OF FORT MYERS FL

DELISI FITZGERALD, INC.
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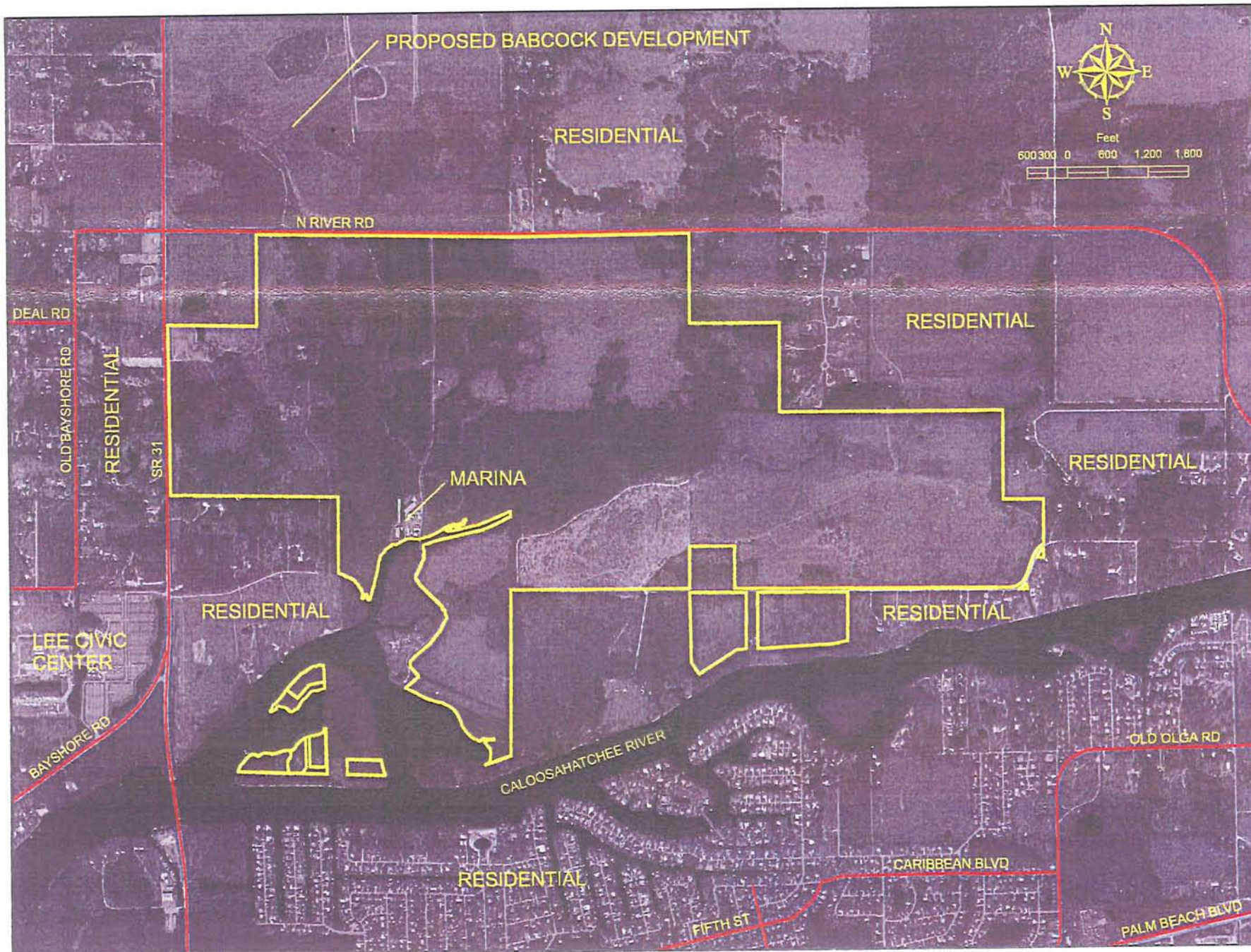
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CFA2006-00012

OWNER/DEVELOPER:
NORTH RIVER COMMUNITIES, LLC
PROJECT:
NORTH RIVER VILLAGE
MAP TITLE:
AERIAL AND BOUNDARY
MAP 3
PART OF SEC. 26 & 28 TWP. 43.S. RING 26E. CITY OF FORT MYERS, FL

Scale:
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Sheet Number 05

NORTH RIVER VILLAGE COMPREHENSIVE PLAN AMENDMENT

INTRODUCTION

The subject site for this amendment to the Lee County Comprehensive Plan is located within Sections 16-20, Township 43 and Range 26E, in Lee County Florida. More specifically, the site is located near the Southeast intersection of State Road 31 and County Road 78, extending South to the Caloosahatchee River and East along Duke Highway. The total area of the property is approximately 1,253 acres. Map 1 shows the location of the subject property with the surrounding road network.

The request of this application is to change the designation of the subject property on the Lee County Future Land Use map from Rural to proposed new category called "North River Village". The proposed amendment would allow for a maximum of 3,000 dwelling units and 150,000 square feet of commercial floor area. It is structured as both a map amendment and a text amendment in order to provide for performance standards on the proposed development. The policies associated with the "North River Village" land use category have been crafted to provide for certainty in how this property develops and the structure for how development may occur. The intent of the request is to work with Lee County and the surrounding community to implement county goals through the development of this property - to provide a community that will benefit surrounding areas. The text amendment will also include a change to the Lee County 2020 Overlay (which will become the 2030 overlay as part of the EAR based amendments to be adopted next year) to include the North River Village land use category and the projection of acres necessary to account for this development.

Surrounding Land Uses, Compatibility and Area Context

The North River Village property is located in an emerging growth corridor in Lee County. The property is located near the intersection of two arterial roads, State Road 31 and County Road 78, on the North side of the Caloosahatchee River. To the West of the property is a major destination point for Lee County, the Lee County Civic Center. Residential neighborhoods line County Road 78 going West to I-75. The South side of the river has long been developed with residential uses. The neighborhood of Fort Myers Shores was platted in the early 1970s and has gradually built out over time. Although the Future Land Use Map would allow for up to 6 dwelling units per acre, the area is built out at approximately 3-4 dwelling units per acre.

To the East of the North River Village is the Olga Community. Once closely related to the Olga Community on the South side of the River, with the removal of the Old Olga Bridge in the 1960s, the community has been bisected. North Olga contains a series of low density residential neighborhoods along County Road 78 and Duke Highway to the South and East of the North River Village.

Last year Lee County entered into a four party agreement with Charlotte County, the State of Florida and Kitson & Partners to entitle portions of the Babcock Ranch property. The development area on Babcock Ranch will be located directly to the North and East of the North River Village. The North River Village property currently contains the Owl Creek Marina, an active marina that is part of the Water Dependant Overlay in the Lee Plan (Map 12, page 3 of 12). The existing marina, in conjunction with the Sweetwater Landing marina (Marina 31 in the Water Dependant Overlay) and the properties owned by the applicant on Williams Island between the two marinas creates an opportunity for water access and use that is unparalleled in Lee County. The proposed North River Village will create a unique destination that will benefit the county's existing and future residents.

Land Use Change Analysis

The North River Village property is currently designated as *Rural, Wetland and Outer Islands* on the Lee County Future Land Use Map. Policy 1.4.1 describes the Rural Land Use Designation and Policy 1.4.2 describes the Outer Islands designation:

POLICY 1.4.1: *The Rural areas are to remain predominantly rural--that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the rural area is one dwelling unit per acre (1 du/acre).*

The subject property is in an area that no longer fits the rural character described in Policy 1.4.1. With SR 31, CR 78, the Lee County Civic Center and now the development of Babcock Ranch the property is in an area that is transitioning from a rural to suburban character. The category that is being proposed provides for more innovative planning techniques to better utilize the land as the area transitions.

POLICY 1.4.2: *The Outer Islands are sparsely settled, have minimal existing or planned infrastructure, and are very distant from major shopping and employment centers. They are not expected to be programmed to receive urban-type capital improvements in the time frame of this plan, and as such can anticipate a continued level of public services below that of other land use categories. The continuation of the Outer Islands essentially in their present character is intended to provide for a rural character and lifestyle, and conserve open space and important natural upland resources. Maximum density is one dwelling unit per acre (1 du/acre).*

Policy 1.4.2 seems to be written more for properties on barrier islands, not for properties like Williams Island that are in the midst of development. Utilities are available in the area and could potentially be provided to Williams Island by directional bore under the Caloosahatchee River Oxbow. The island is in between two historic Marinas – Marina 31 and the Owl Creek Marina, as well as significant development in Fort Myers Shores and Olga. While the proposed amendment to the Lee Plan is not requesting a significant change from this policy, setting up a performance standard that is more applicable to the Williams Island property would serve the community well.

Population Accommodation

Over the last decade, Lee County has been experiencing rapid growth and development. The Lee County Comprehensive Plan in its current state is not set up to guide future growth in the best manner possible. While development pressures are increasing in the rural portions of the County, Lee County's projections of population for planning purposes and the reliance on population accommodation of the Future Land Use Map have significantly under-represented the growth pressures that exist. This has led to the under allocation of density and the designation of large areas for low density development, that will lead to sprawl. This is very important for planning because if Lee County under-projects development pressure and does not adequately plan for areas where the development pressure is increasing, unplanned growth will occur.

Table 2 below shows the latest population projection from the Bureau of Economic and Business Research at the University of Florida (BEBR). The published population projections are separated into three categories – Low, Medium and High. It is Lee County and State of Florida practice to use these population projections for planning purposes, and only plan for a mid-range timeframe. In 1994, Lee County made a shift from using the High to using the Medium range projections for planning purposes, which caused a significant under projection of growth.

Table 1 - 2006 BEBR Population Projections

	2005	2010	2015	2020	2025	2030
Low	549,442	594,800	652,800	700,200	736,500	764,200
Medium	549,442	648,400	741,700	828,500	906,200	979,000
High	549,442	698,200	830,800	966,900	1,104,700	1,246,900

Source: Projections of Florida Population by County, 2005-2030, Vol. 39, Bulletin 144, February 2006

Population projections from the Bureau of Economic and Business Research are established using the following methodology:

"For Counties, we made eight projections using four simple extrapolation techniques and three different historical base periods. The four techniques were:

- 1. Linear – the population will change by the same number of persons in each future year as the average annual change during the base period.*
- 2. Exponential – the population will change at the same percentage rate in each future year as the average annual rate during the base period.*
- 3. Share of growth – each county's share of state population growth in the future will be the same as its share during the base period.*
- 4. Shift Share – each county's share of the state population will change by the same annual amount in the future as the average annual change during the base period."*

The low and high projections indicate the range into which two-thirds of actual future county populations will fall, if the future distribution of forecast errors is similar to the past distribution (emphasis added)... Given Florida's population growth history, the probability that a county's future population will be above the high projection is greater than the probability that it will be below the low projection."

There are three problems with using the Medium range of population projections for planning Lee County's future growth.

1. The first problem is there is a greater downside to under projecting development pressure and being forced into dealing with growth not adequately planned for than there is with over projecting population and over planning for an area that does not have the development pressure anticipated.
2. The second problem with using the Mid-Range BEBR projections is historically they have greatly underrepresented Lee County's growth. Tables 2 and 3 shows the BEBR projections released in the year 2000 and then in 2003 respectively. It is clear that although Lee County has been relying to some extent on the Mid-Range population projects, growth is actually occurring above even the High range projections. Creating a situation where there is an undersupply of housing will simply lead to rapid increases in residential home prices.
3. The BEBR population projections do not reflect seasonal populations. Although the future land use map is based on units, population allocations are based on permanent population. Lee County's 2030 Overlay Map makes assumptions about the percent distribution of seasonal vs. permanent population, but in coastal and resort communities the seasonal population is very significant, yet not reflected in growth projections.

Table 2 – 2000 - BEBR Population Projections

	2000*	2005	2010	2015	2020	2025	2030
Low	409,800	417,800	417,800	411,000	397,100	275,100	344,600
Medium	426,500	471,300	514,500	559,400	605,900	651,400	693,300
High	443,900	531,700	626,700	730,600	843,900	964,700	1,091,100

Source: Projections of Florida Population by Lee County, 1999-2030, Vol. 33, No. 2, Bulletin 126, February 2000

Table 3 – 2003 - BEBR Population Projections

	2002	2005	2010	2015	2020	2025	2030
Low	475,073	490,700	527,900	559,500	586,800	608,900	624,500
Medium	475,073	507,300	565,700	621,600	678,400	733,400	783,900
High	475,073	531,600	619,700	712,100	810,400	913,300	1,019,000

Source: Projections of Florida Population by County, 2002-2030, Vol. 36, No. 1, Bulletin 134, January 2003

In reviewing the growth trends of Lee County as they relate to the historical population projections by BEBR, it is clear Lee County is following the High range of projections. The population projection for 2005 in the most current BEBR projections shows a significantly larger population than even the BEBR high projections. However, the mid range projections under the most current BEBR study does not continue at the historic high range, suggesting that by using the Mid Range projections we are continuing to under allocate for the actual growth that Lee County is experiencing.

To accommodate the growth that is projected for, Table 4 shows the amendment to the Lee County 2020 Overlay table that is being requested. It is important to note that through the EAR based amendments that are currently being processed, Lee County is updating the 2020 Overlay

to accommodate population through 2030. The new table has not yet been released. Therefore Table 4 below is based on the most recent table, the 2020 Overlay.

Map 4 – 2020 Allocations Table, Alva Planning Community

Residential Use by Future Land Use Category	Acreage		
	Allocation for Year 2020	Existing	Available
Urban Community (UC)	519	462	57
Outlying Suburban (OS)	15	5	10
North River Village	800	0	800
Rural (R)	1,419	1,225	194
Outer Islands (OI)	5	2	3
Open Lands (OL)	175	83	92
Density Reduction/ Groundwater Resources (DRGR)	40	49	-9
Wetlands (RPA)	0	0	0
Total Residential	2,958	1,826	1,132

Planning Objectives

Designating large areas of land for low density development is necessary for mid-range planning in areas with slow growth patterns. However, as areas begin to urbanize, as is the case with the area in Lee County North of the Caloosahatchee River, East of SR 31, then planning needs to occur in order to channel the growth pressures toward development that will enhance the quality of life for the area, not detract from the quality of life. If a change in the Lee Plan does not occur for this area, development at 1 du/acre spread over North Olga and Alva, with no commercial opportunities, will significantly detract from the quality of life in the area. This type of development pattern is classic urban sprawl. This type of single use low density development is an inefficient use of land and greatly diminished our ability to preserve contiguous areas of open space. Through the proportionately high costs of extending services, low density residential development also encourages the use of septic tanks, a know contributor to pollutants in the Caloosahatchee River and the County's red tide problem.

In creating the proposed amendment to the Lee Plan, careful consideration has been made toward implementing current county needs and goals. Most significant among those needs is the disappearing access to Lee County's most valuable resource – the waterfront. Over the last several years, the disappearance of water dependant uses and public access to the waterfront has become an issue of concern statewide. According to a 2004 report by the Florida Senate Committee on Community Affairs (See attached), there is a significant economic loss to the state that accompanies the diminishing public access to the waterfront and the diminishing availability of recreational waterfront opportunities. The report concludes that:

“...loss of commercial and recreational waterfront to residential development and the relative diminishing access to boat launch facilities may have a long term adverse economic impact on our state and local economies. Access to public waterfront is an amenity that adds to our quality of life and makes Florida a desirable destination for residents as well as tourists.”

The report also cites a study by the Florida Fish and Wildlife Conservation Commission, which found that, “Statewide, the total economic impact of public boat ramps is approximately \$1.3 billion per year....In addition to the economic impact, over 25,000 jobs are created statewide and approximately \$128 million generated in state and local tax revenue” (“Assessing the Economic Impact and Value of Florida’s Public Piers and Boat Ramps,” Florida Fish and Wildlife Conservation Commission, March 2001, p. 8.) With the rapidly increasing cost of land, especially along waterfront areas, it is nearly cost prohibitive for Lee County to purchase any significant area for public access. It is necessary for the economy of Lee County to work with private development to provide for better planned areas that allow for enjoyment of the waterfront.

In Lee County, the Water Dependant Overlay has been adopted in an effort to preserve water dependant uses and public access to the River. Owl Creek Marina is within the County’s Water Dependant Overlay, as is Marina 31 (Sweetwater Landing located directly across the river from the subject property and under the same ownership). The Owl Creek Marina could be enhanced with a greater level of public access than that which currently exists, by adding uses that have a nexus to the waterfront.

The current plan calls for development of the property at 1 dwelling unit per acre, all residential, with very limited commercial “to service the rural community”. The current Future Land Use Map in essence calls for privatization of the waterfront in the area. The Lee Plan provides no incentives for public access or the creation of communities that provide a sense of place or identity. Unless there are changes to the Lee Plan, public access and use of the waterfront will continue to diminish. Through the North River Village land use category it is possible to create a community that provides for an area identity and sense of place that serves as an amenity for both the boating community as well as the greater Olga community and Lee County.



The Florida Senate

Interim Summary Report 2005-122

November 2004

Committee on Community Affairs

Senator Michael Bennett, Chair

WORKING WATERFRONTS

SUMMARY

Public access to marinas and boat ramps may be diminishing for recreational boating because the capacity to launch and moor boats has not kept pace with the surge in annual vessel registrations. In addition, there is evidence that, for both commercial-fishing and recreational working waterfronts, conversion from public to private use is contributing to this loss of access.

This report profiles the relative decrease in public access to waterways in the state, and the decline in commercial-fishing and recreational working waterfronts. In addition, it identifies current programs and strategies, and recommends new strategies, to help preserve or increase public access and to help recreational and fishing working waterfronts remain economically viable.

BACKGROUND

A diversified waterfront industry, both commercial and recreational, is an important component of the state economy. According to a recent study, the "marine industry represents a total economic output of over \$14.1 billion and is responsible for over 180,000 jobs in the state."¹ Another study found that the marine industry in Broward County generated \$8.8 billion in total economic output in 2000, providing \$3 billion in wages and earnings. This study also found that the industry provided 109,820 full time jobs, making it among the county's largest employment sectors.²

A recent study commissioned by the Florida Fish and Wildlife Conservation Commission found that:

"Statewide, the total economic impact of public boat ramps is approximately \$1.3 billion per year....In addition to the economic impact, over 25,000 jobs are created statewide and approximately \$128 million generated in state and local tax revenue."³

Changes in Florida's economy and land use may be affecting the economic viability of commercial-fishing and recreational working waterfronts. It is reported that, increasingly, development interests are buying traditional working waterfronts and converting them to private and residential use. "Water-enhanced" and "water-related" activities are replacing traditional or "water-dependent" activities.⁴ This has the effect of both decreasing the availability of waterfront property necessary to sustain commercial-fishing and recreational boating activities, and increasing the value of nearby working waterfront property. This increase in property value results in higher property taxes, which may cause the working waterfronts to be decreasingly profitable, thereby compounding the pressure to convert to the "highest and best" use of the property.

The local and regional economic benefit of converting working waterfronts to residential uses varies, depending on the specific social and economic circumstances. However, a recent study in Maine found that while such conversions initially invigorate the local economy (during the construction stage), the positive benefit diminishes over the long term – especially in small jurisdictions.⁵

¹ "Florida's Recreational Marine Industry – Economic Impact and Growth 1980-2000," March 2001, by Thomas J. Murray & Associates, for the Marine Industries Association of Florida, Inc., p. iii.

² "Marine Industries Association of South Florida Master Plan," published by the FAU Joint Center for Environmental & Urban Problems, 2002.

³ "Assessing the Economic Impact and Value of Florida's Public Piers and Boat Ramps," Florida Fish and Wildlife Conservation Commission, March 2001, p. 8.

⁴ "Watermarks: Technical Briefs on Coastal Waterfront Revitalization," Volume 1, Issue 3. Department of Community Affairs, July 1997.

⁵ http://www.portlandphoenix.com/features/other_stories/multi3/documents/03919490.asp

Coastal residential development may also be decreasing the relative availability of public access to the water through boat ramps. Research indicates that the construction of new launch facilities has not kept pace with increases in annual vessel registrations. Escalating prices for coastal property make it difficult for state and local governments to purchase new access points to meet this growing demand.

Economic pressures to convert property from public accessible to private residential uses is not a recent development.

In 1983, the Governor appointed a Blue Ribbon Marina Committee to "investigate problems encountered by water-dependent activities in the state with an emphasis on marinas and recreational boating."⁶ The committee concluded that increasingly waterfront is being developed for private as opposed to public access.

In 1995, the Florida Coastal Management Program commissioned a study to develop a profile of Florida's working waterfronts and the economic viability of those areas. The report found that "many working waterfronts are experiencing a decline in economic activity due to market forces and demands for waterfront property, the fishing net ban, and other trends affecting small-scale commercial fishing."⁷

Consequently, loss of commercial and recreational waterfront to residential development and the relative diminishing access to boat launch facilities may have a long term adverse economic impact on our state and local economies. Access to public waterfront is an amenity that adds to our quality of life and makes Florida a desirable destination for residents as well as tourists.

METHODOLOGY

Committee staff consulted staff of the Fish and Wildlife Conservation Commission, the Department of Community Affairs, the Department of Environmental Protection and other government entities, and surveyed local governments and representatives from the boating industries to obtain information and to identify strategies to expand public access and assist working waterfronts.

⁶ *Economic Impact of Blue-belted Incentives on the Marina Industry in Florida*, by Frederick Bell, Department of Economics, FSU, July 1990. p. ii.

⁷ *Profile of Working Waterfronts*, FAU/FIU Joint Center for Environmental and Urban Problems, 1995, p. v.

FINDINGS

Inventory of Facilities

Definitively documenting the conversion of working waterfronts to private and residential uses and the relative loss of access to boat ramps is problematic. First, a comprehensive current inventory of commercial-fishing and recreational working waterfronts in Florida (marinas, boatyards, and boat ramps) does not exist. However, various estimates are available.

In 1995, the FAU/FIU Joint Center for Environmental and Urban Problems identified thirty-one "traditional" or **commercial-fishing working waterfronts** throughout the state.⁸ These are working waterfronts with commercial fishing and workboat repair yards, seafood processing and fish-house facilities that "are not part of a commercial port and may represent a part of Florida's history and culture threatened by urban development and market forces."⁹

The Division of Recreation and Parks within the Department of Environmental Protection (DEP) maintains an inventory of all outdoor **recreational facilities and resources** in the state provided by federal, state, regional, county and municipal governments, commercial enterprises (which may include retail sales facilities), non-profit organizations, and private clubs.¹⁰ Preliminary tallies for 2004 indicate that there were 62,954 boat slips in 1,546 fresh and saltwater marinas. The inventory also shows 35,908 dry storage slips. [See TABLE 1] The Division of Law Enforcement within DEP also maintains a database of public marinas across the state. As of July, 2004, the database lists 944 marinas.¹¹ Approximately 25 percent are "boatyards", or boat repair facilities.

⁸ *Profile of Working Waterfronts*, p. 5-9. The report acknowledged that the inventory "probably is not exhaustive..."

⁹ *Ibid*, p. iv.

¹⁰ *Outdoor Recreation in Florida - 2000. Florida's Statewide Comprehensive Outdoor Recreation Plan*, (SCORP) Florida DEP, February 2002. p. 2-62. The estimate does not include private facilities, such as condominium slips or "dockominiums." This information is self-reported.

¹¹ July, 2004. See: http://www.dep.state.fl.us/law/Grants/CVA/Marinas_Database.XLS These figures differ from the SCORP database because they do not include private clubs and retail facilities.

The Florida Wildlife Commission recently estimated that there are approximately 8,000 **boat ramps** across the state.¹² However, the report noted that many of these ramps are not available to the public – the use is “limited to their owners or members of exclusive marinas and yacht clubs.” The report found that there are an “estimated 1,300 ramps statewide operated by public agencies (federal, state and local) explicitly for public use.”¹³ Approximately 200 of these ramps sites are maintained by the FWC.¹⁴ TABLE 1 shows that DEP lists 2,714 public and private (non-residential) ramps with 3,404 lanes in the state.

However, measuring the change in access, as depicted in TABLE 1, is problematic because the information is self-reported and the totals for 2004 are preliminary. While the totals may capture new facilities, they do not capture facilities closed, or converted from public to private use since the most recent Florida’s Statewide Comprehensive Outdoor Recreation Plan report (SCORP).

Given the limitations in the data presented in TABLE 1, it may be concluded that, since 1987, there has been no change in the number of marinas, a decline in dry storage units, and a small increase in marina slips and boat ramps (and ramp lanes).

Our limited research indicates that while the number of boat ramps and ramp lanes has increased slightly statewide, the public’s relative access has declined due to the increase in the number of registered boats in the state. This is especially apparent in Florida’s urban counties.

While the launching capacity of boat ramps is the primary problem, lack of parking for vehicles and trailers is another indication that existing facilities may be inadequate

Increased Demand for Recreational Access

In 2003, Florida had 978,225 registered boats, a 29.5 percent increase from 1997, and a 51.7 percent increase from 1987. This is approximately twice the rate of the population increase for the state over the same period.¹⁵

¹² *Assessing the Economic Impact and Value of Florida’s Public Piers and Boat Ramps*. FWC, March 2001, pp. 13-14.

¹³ *Ibid.*, p. 14.

¹⁴ <http://www.floridaconservation.org/fishing/ramps/>

¹⁵ The estimated statewide population increase was 14.2 percent, from 14.9 to 17 million. See <http://www.state.fl.us/edr/population/web7.xls>

Visiting vessels registered in other states also require waterfront facilities. It is reported that Florida is the top ranked destination for marine recreation in the United States, with an estimated 4.3 million participants.”¹⁶ Consequently, it appears that our present inventory of waterfront facilities may be insufficient to meet current demand.

TABLE 1: DEP Estimate of Facilities*

	2004**	1998	1992	1987
Fresh Water				
Marinas	480	511	342	344
Salt Water				
Marinas	1,066	1,123	1,073	1,201
Total	1,546	1,634	1,415	1,545
Fresh Water				
Marina Slips	12,369	12,237	11,417	11,183
Salt Water				
Marina Slips	50,585	45,839	45,436	49,499
Total	62,954	58,076	56,853	60,682
Fresh Water				
Dry Storage	4,052	4,980	3,800	4,298
Salt Water				
Dry Storage	31,856	33,791	31,052	33,476
Total	35,908	38,771	34,852	37,774
Fresh Water				
Ramps	1,639	1,558	***	***
Salt Water				
Ramps	1,075	1,055	***	***
Total	2,714	2,613		
Fresh Water				
Ramp Lanes	2,031	2,017	1,817	1,761
Salt Water				
Ramp Lanes	1,373	1,328	1,256	1,232
Total	3,404	3,345	3,073	2,993

* This is an inventory of facilities owned by federal, state, regional, county and municipal governments, commercial enterprises (including retail sales facilities), non-profit organizations, and private clubs. It does not include condominium slips or “dockominiums.”

** These totals represent preliminary tallies, which historically capture new facilities, but not facilities closed since the last SCORP report.

*** Information not compiled in this category

SOURCE: Tables from *Florida’s Statewide Comprehensive Outdoor Recreation*, years 2000, 1995, & 1990

Conversion of Commercial-Fishing Waterfronts

A number of factors have combined to exert pressure on the commercial-fishing industry to convert their property to other uses:

¹⁶ See *A Recreational Boating Characterization For Tampa and Sarasota Bays*, Sea Grant, University of Florida TP-130, June 2004, p. 1.

- The constitutional net-ban adopted by the electorate in 1994 resulted in reducing the catch and consequently, the income potential, of commercial fisheries;
- Increased regulation on commercial fishing;
- Recent increases in imported seafood has depressed the prices for locally harvested seafood, further reducing income potential;
- Escalations in waterfront property values have resulted in higher property taxes, thereby increasing the operating costs; and
- Regulatory impediments to new marina development make existing commercial-fishing waterfronts attractive to residential developers.

In response to these pressures, it is reported that some commercial fishermen have “down-sized” their operations and modified portions of their properties to include mixed-use development (recreational/transient marinas, restaurants, tourism), or sold their property to residential developers. Commercial fishermen who sell their working waterfront property may remain in operation by docking in other commercial-fishing facilities, or in private residential slips or recreational marinas.

We surveyed all counties and municipalities about changes in waterfront land use in their jurisdictions. In response to our survey, the ten counties and ten municipalities reported that commercial-fishing working waterfronts in their jurisdictions have been in the past five years or are currently being bought by private interests and converted to public or private marinas/dry docks.

Conversion of Recreational Waterfronts

Newspaper articles have documented the recent increase in demand for condominiums, for condominiums with marina access, and “marina condominiums” for boats. This demand may be a significant factor contributing to the conversion of recreational waterfront property to private or private residential uses. While this conversion probably may not decrease the relative number of slips statewide, it limits their availability.

We surveyed all counties and municipalities about conversion of recreational working waterfronts in their jurisdictions. In response to our survey, thirteen counties and twenty-three municipalities reported that, within their respective jurisdictions and within the past

five years, the public has lost access to recreational working waterfronts because such facilities are being bought by development interests and converted to private marinas/dry docks or to private residential uses.

Recreational boating industry representatives report that fifty-seven marinas or boatyards have recently converted to condominiums or other private uses, and a number of sales of such facilities are pending or have been proposed.¹⁷ Finally, industry representatives note that the recent hurricanes have also affected the inventory of public-accessible waterfront facilities.

Impediments to Development of New Access

Industry representatives identify two major impediments to development of new waterfront access: the cost to develop (land and infrastructure) and government approval of such development.

Balancing the demand for new marinas and boat ramps against protection of natural resources has proved to be difficult. Representatives of the marina industry report that obtaining the necessary permits for new marinas or expanding existing marinas is expensive and time-consuming.

To obtain a permit, applicants must obtain the approval of both the state and federal government. State permits are issued by DEP, or the applicable water management district for facilities in conjunction with larger commercial or residential developments. Each permitting entity reviews the application for, among other things, potential impact on sea grass, manatees, and water quality. Permits for facilities of more than 50 slips, or projects of “heightened concern” are approved by the Florida Board of Trustees (the Florida Cabinet). Permits for use of sovereign submerged lands are also approved by the Board of Trustees.

DEP reports that over the past five years, 368 permits have been granted for either the expansion or construction of public and private water-related recreational facilities (marinas, boat yards, moorings, dry docks, or boat ramps).

Applicants must also obtain a permit from the U.S. Army Corp of Engineers. In response to recent litigation in the federal courts addressing manatee protection, projects in specified areas of the state must be reviewed for their impact on manatees, and facility

¹⁷ This information was provided by members of the Florida Water Access Coalition, an organization of various boating interest groups in the state.

permits may not be approved unless certain measures are in place. Over the past eleven years, an annual average of 450 permits have been granted for commercial, private, or public-owned recreational facilities. However, in those Florida counties that have not adopted Manatee Protection Plans, permitting for new or expanded large-scale projects may be delayed or denied.

In addition to the DEP permits, marinas with 150 or more wet slips, or 200 dry slips, must be approved through the Development of Regional Impact (DRI) program through the Department of Community Affairs (DCA). However, counties that have adopted countywide marina siting plans into the coastal management element of their local comprehensive plans are exempt from the DRI program. DCA reports that four marina DRIs have been approved by the department since 1997.¹⁸

State Strategies to Preserve or Increase Access

There are several state or regional government programs to assist local governments and the private sector in their efforts to preserve or increase access for commercial or recreational boating activities.

DCA provides technical assistance and limited funding to small waterfront communities through the *Waterfronts Florida Partnership Program*. This program helps participating communities develop a plan to revitalize, renew and promote interest in their waterfront district. Waterfront revitalization targets environmental resource protection, public access, retention of viable traditional waterfront economies, and hazard mitigation.

New Waterfronts Florida Partnership Communities are selected every two years and those communities receive technical assistance over a two-year period and a grant to reimburse the recipient for a portion of costs associated with preparing the plan. Once the plans are complete, communities can begin the process of financing implementation of the plan from sources such as state and federal grants, bonds issuances, private borrowing, and tax increment financing districts. Since 1997, DCA has designated 13 communities as Waterfronts Florida Partnership Communities. These communities have been the beneficiaries of 7,000 hours of volunteer services,

\$143,362 in private donations, and \$7.4 million of other public investment. This program is funded, in part, by an award from the National Oceanic and Atmospheric Administration Award.

The *Florida Boating Improvement Program* of the Office of Boating and Waterways within the Fish and Wildlife Conservation Commission coordinates funding for projects to improve boating access.¹⁹ In each fiscal year, a portion of the state taxes collected on motor fuel are transferred to the FWC to fund, in part, local projects that provide "recreational channel marking, public launching facilities, aquatic plant control, and other local boating related activities."²⁰ In addition, a portion of taxes collected on motor and diesel fuels at marinas is transferred to the FWC to be used, in part, to "provide funding for construction and maintenance of publicly owned boat ramps, piers, and docks, directly and through grants to counties and municipalities."²¹ Also, a portion of vessel registration fees collected by the Department of Highway Safety and Motor Vehicles (DHSMV) is transferred to FWC to fund a variety of services, to include public launching facilities.²²

Additional funding is available to local governments through the Florida Recreational Development Assistance Program,²³ the Land and Water Conservation Program,²⁴ the Florida Recreational Development Assistance Program,²⁵ and the Boating Infrastructure Grant Program.²⁶

Counties have two sources of funds available to finance water access facilities. Counties receive a

¹⁹ Section 20.331, F.S.

²⁰ Section 206.606(1)(b)1., F.S. A minimum of \$1.25 million must be used for this purpose. Section 206.606(1)(d), F.S., requires that \$5 million be appropriated in FY 2004-5, increasing to \$13.4 million in FY 2007/8, and each year thereafter.

²¹ Section 370.0603(4)(c), F.S.

²² Section 328.76(1), F.S. However, to date, it appears that this money has never been appropriated for public launching facilities.

²³ Federal funds administered by DEP. See <http://www.dep.state.fl.us/parks/bdrs/>

²⁴ Administered by DEP, last year, \$3.9 million in federal funds were available, with preference given to projects on water bodies.

²⁵ Administered by Bureau of Design and Recreation Services, Division of Recreation and Parks in DEP.

²⁶ Administered by FWC, this program provides federal funds to local governments for tie-up facilities (slips, mooring buoys, docks, piers, etc.) for transient recreational boats 26' or longer. See <http://myfwc.com/boating/grants/bigp.htm>

¹⁸ A total of 39 DRIs have been approved since 1974. All DRI applications were approved, after modifications or conditions. Ken Metcalf, Regional Planning Administrator, Div. of Community Planning, DCA. 8/04.

portion of recreational vessel registration fees, proceeds of which are used, in part, to provide public launching facilities.²⁷ They are also authorized to levy an additional fee (which is 50 percent of the state fee) on vessels registered in their jurisdiction. Fee proceeds may only be used for "the patrol, regulation, and maintenance of the lakes, rivers, and waters and for other boating-related activities..."²⁸ DHSMV reports that the fee has generated \$3.7 million in FY 03/04 in the 12 counties that levy the fee.

The *Florida Communities Trust* (FCT) is a state land acquisition grant program administered by DCA.²⁹ FCT provides funding to local governments and eligible non-profit environmental organizations for acquisition of community-based parks, open space and greenways, and access to water that further outdoor recreation and natural resource protection needs identified in local government comprehensive plans.³⁰ Matching and full grants for land acquisition projects are provided to communities through an annual competitive application cycle. Approximately \$66 million is available to eligible applicants each year and applicants are eligible for up to 6.6 million.³¹ Since 1991, the FTC has awarded 387 grants totaling \$563,074,185 to local communities for projects that provided public access to water for recreational uses.

The *Florida Inland Navigation District*, an independent special taxing district comprised of all of the eastern coastal counties (Miami-Dade to Duval Counties), has two grant programs to, in part, assist local governments in increasing access to coastal waters. The Waterway Assistance Program and the Cooperative Assistance Program award approximately \$7.2 million annually. Similarly, the *West Coast Inland Navigation District* has two similar grant programs: the Waterway Development Program and the Cooperative Assistance Program.

It has also been reported that the five Water Management Districts throughout the state may also have limited grants available to increase public access through boat ramps or similar facilities.

Local Initiatives to Preserve or Increase Access

We surveyed counties and municipalities to ascertain any action undertaken to preserve or create recreational

and commercial-fishing working waterfronts, or public access to the water through boat ramps. The full report provides a brief overview of these local efforts.

Conclusion

Public access to marinas and boat ramps may be diminishing for the recreational boating public. It appears that the capacity to launch and moor boats has not kept pace with increases in annual vessel registrations. In addition, there is evidence that, for both commercial-fishing and recreational working waterfronts, conversion from public to private use is contributing to this loss of access. Other contributing factors include :

- the unavailability of suitable waterfront property for access development, especially in urban areas;
- the cost of developing new facilities; and
- the cost and length of time necessary to obtain state and federal permits for new facilities.

However, there are programs and strategies available to either preserve or increase public access. The Legislature could consider expanding such programs or initiating new strategies to facilitate this preservation or increase in access.

Property Tax Relief: Currently Available

Article VII, s. 4 of the State Constitution requires that all property be assessed at its just value for ad valorem tax purposes. Just value has been interpreted to mean fair market value.³² However, this section also provides exceptions to this requirement for agricultural land and land used exclusively for non-commercial recreational purposes, all of which may be assessed solely on the basis of their character or use. Additionally, counties and cities may be authorized to assess historical property based solely on the basis of its character or use.

Absent any change in law, owners of commercial-fishing or recreational working waterfronts currently have three options available to them to decrease or eliminate their property tax burden, to include:

- **Sell the property to the county** and contract with the county to operate the marina. Property owned by subdivisions of the state are not taxed, thereby lowering the operating costs of enterprises situated on high-value property. If the property is leased back to a non-exempt

²⁷ Section 328.72(1) and (15), F.S.

²⁸ Section 328.66, F.S.

²⁹ Sections 380.501 – 380.515, F.S.

³⁰ <http://www.dca.state.fl.us/ffct/>

³¹ *ibid.*

³² *Walter v. Schuler*, 176 So.2d 81.

entity, the lease-hold interest is subject to the intangibles tax.

- **Sell the development rights** to a governmental (city or county) or non-profit entity, thereby substantially reducing the property tax burden. The property would be taxed on its current use, based on its "income stream," and not the speculative value or value of a comparable property.
- Create a **Conservation Easement** for land used for "outdoor recreation or park purposes." Section 193.501 F.S., allows property owners to contract with public agencies or charitable corporations to restrict the use of property for a variety of purposes, to include "boating" that is open to the general public for a term of years, thereby linking property values to the income stream generated by the current use. Current law provides for "recapture" of deferred taxes only if the covenant is rescinded.
- In a limited number of situations, some working waterfront property could qualify for an **"Historically Significant" classification**,³³ an **exemption** for the entire property,³⁴ or an **exemption** for improvements on the property.³⁵

Property Tax Relief: Proposed Options

The Legislature could modify existing property tax relief provisions, or propose amending the constitution to create new provisions, such as:

- Create a **Deferred Property Tax Program** for working waterfront property. Currently, such a program exists for qualified low-income persons entitled to claim homestead

tax exemption may annually defer payment of their property taxes and special assessments.³⁶

- Pass a Joint Resolution to allow the electorate to consider a constitutional amendment that expands the **Agricultural Classification** to include commercial-fishing working waterfront property used to support commercial fishing operations. Such a benefit should include a "recapture" provision for all deferred property taxes, up through the last 10 year period.
- Pass a Joint Resolution to allow the electorate to consider a constitutional amendment to allow for a **property tax differential or "use-value" or "income" assessments** for working waterfronts. This preferential tax assessment should include a "recapture provision."

Industry/Intergovernmental Coordination

There may be no single program or strategy to preserve working waterfronts or increase public access to the water through boat ramps. Consequently, the industries should coordinate with appropriate state agencies and regional governments to craft long-term strategies. There are several state programs and regional governments whose policies impact waterfront industries, including the Florida Coastal Management Program, the Florida Regional Planning Councils, and the Florida Water Management Districts.

Perhaps the most important partners are the local governments with jurisdiction over the waterfront areas. These local governments are responsible for preparing comprehensive plans that, among other things, guide the use of land and water resources. Coastal communities must have a coastal management element to address the goals and policies for the coastal area. Affected industries should work with the local planning department in each community to assure that the comprehensive plan includes provisions and features that protect and preserve existing marine-dependent sites and give priority to these uses at suitable waterfront locations.

Specific strategies to implement the goals established in local comprehensive plans may include:

- Conditional permitting or rezoning which would allow redevelopment only if it maintains or provides public access or

³³ Under specified conditions, s. 193.505, F.S., allows property owners to covenant with county government to restrict the use of historically significant property, thereby potentially deferring a portion of their property taxes. Current law provides for "recapture" of deferred taxes only if the covenant is rescinded.

³⁴ Qualified properties may receive an exemption of up to 50 percent of the assessed value from county and municipal property taxes. Section 196.1961, F.S.

³⁵ Qualified properties may receive an exemption from county and municipal property taxes for improvements to designated historic properties. Section 196.1997, F.S.

³⁶ Section 197.252, F.S. The county maintains a lien on the property. When the property is sold, it collects the deferred taxes.

retention/expansion of specified waterfront uses;

- Creating a waterfront zoning district or overlay, which would add special requirements to the underlying zoning category; and
- Creating an inventory of working waterfronts and establish a "**no net loss policy**," which would prohibit the rezoning of such property to residential uses.

Local governments could also invest directly in property preservation, either in **purchase of the property** or **purchase of the development rights** to the property. One strategy for funding these purchases includes using **tax increment financing** through a CRA.

Local governments could also "**trade**" for **development rights** with grants of density variances for adjoining or other property.

The acquisition or expansion of boat ramp facilities could also be financed using these strategies. In addition, such facilities could be financed with local **launch fees**.

Finally, industry and local governments should explore whether the **regional ports** have the capacity for new access facilities to provide public access to the water, or whether additional access may be available through the construction of mooring fields.

Additional Proposed Options

Additional strategies the Legislature could consider to preserve working waterfronts or increase public access to the water through boat ramps, include:

- Increase funding to expand the Waterfronts Florida Partnership Program;
- Expand access in appropriate state parks;
- Revise the fee structure for sovereign submerged land leases to encourage water-dependent uses and discourage water-enhanced and water-related uses; and
- Create a commission to coordinate and implement all public policy and projects for specific urban waterfront areas.³⁷

The Legislature could also consider funding access acquisition in the following ways:

- Increase boat registration fees;
- Expand the boat registration fee base by including non-motorized craft (canoes, etc.);
- Provide a greater portion of marina motor fuel tax revenue to FWC for this purpose;
- Increase the local option vessel registration fee, designating the increase for regional use;
- Designate a portion of Florida Forever³⁸ bond revenue funds (which includes the Florida Communities Trust Program) or Conservation and Recreation Lands Program funds,³⁹ for access acquisition; or
- Create a new bond program specifically to fund access preservation and acquisition.

RECOMMENDATIONS

The Legislature should consider expanding current or initiating new programs and strategies to facilitate the preservation of commercial-fishing or recreational working waterfronts to facilitate the expansion of public access through boat ramps.

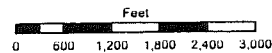
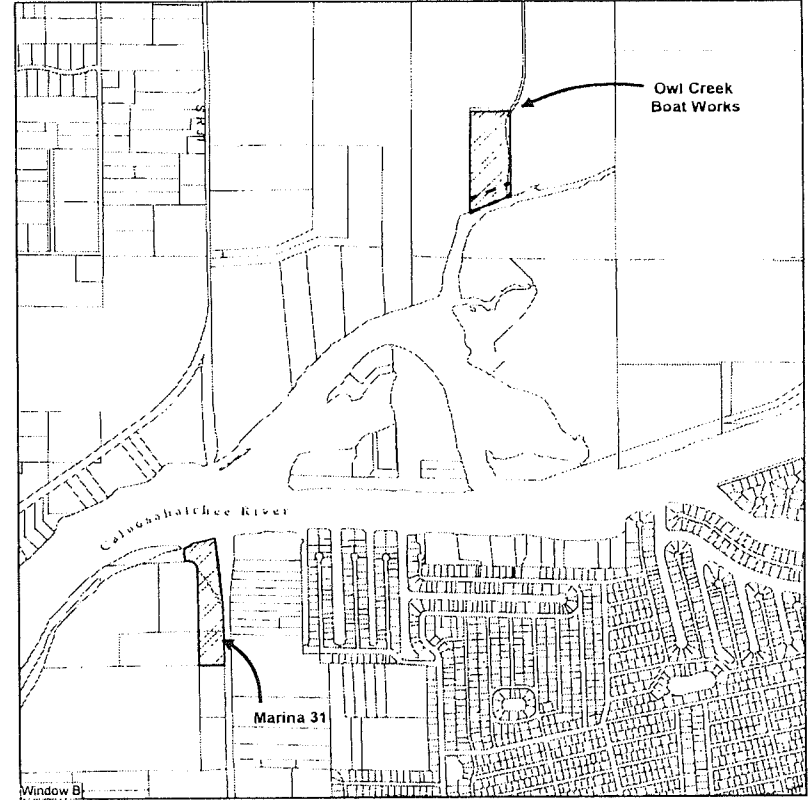
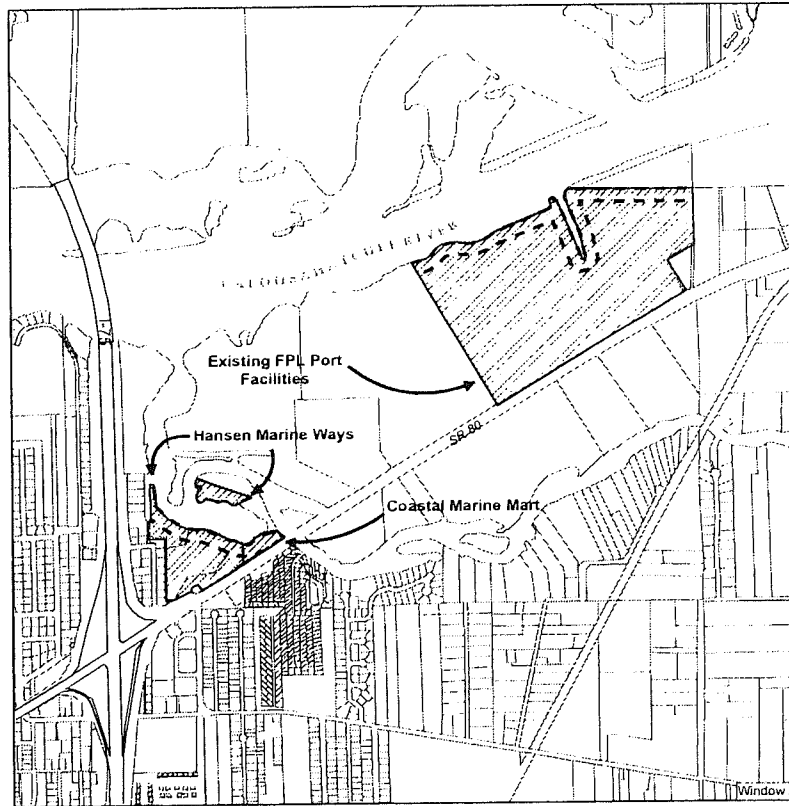
³⁷ Such as the Miami River Commission as established in s. 163.06, F.S. <http://miamirivercommission.org/>

³⁸ Section 259.105(3), F.S. Paragraph (4)(e) currently provides that purchases through this program include increasing "natural resource-based recreational and educational opportunities..."

³⁹ Section 259.032(3)(g), F.S. currently authorizes the Board of Trustees to allocate funds to "provide areas, including recreational trails, for natural resource based recreation and other outdoor recreation on any part of any site compatible with conservation purposes."

WATER DEPENDANT OVERLAY ZONES

(Lee Plan Map 12 Page 3 of 12)



Legend

 Water Dependant Overlay



The water Dependant Overlay Zone on the indicated parcel is defined as 150 feet landward of the shoreline or as landward to include the entire parcel, whichever is less.

Map Generated July 2003
(Adopted On 1/3/89 by Ordinance No 89-02 FPL Facilities Amended On 7/9/91 by Ordinance No 91-19)

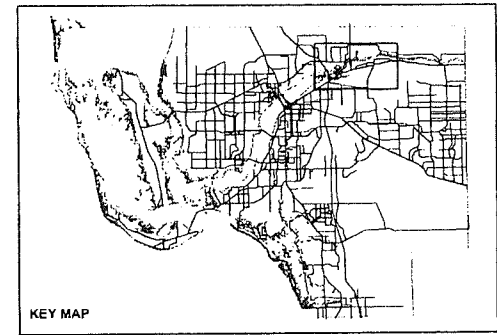
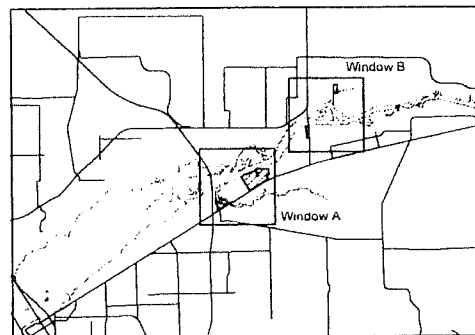
List of STRAPs

Hansen Marine Ways
34-43-25-00-00006 0000
34-43-25-00-00009 0000
34-43-25-00-00010 0000

Coastal Marine Mart
34-43-25-00-00008 0010

Existing FPL Port Facilities
30-43-25-00-00001 0000
Owl Creek Boat Works
18-43-26-00-00002 0010

Marina 31
24-43-25-00-00012 0020
25-43-25-00-00002 0140





Projections of Florida population by county, 1999-2030

Stanley K. Smith, Director
and
June Nogle, Associate in Research

People are fascinated by the future. Palm readers, astrologers and crystal ball gazers down through the centuries have found eager buyers for their predictions. Modern-day researchers and forecasters, using computers and large-scale models, continue to find willing audiences. There is particularly great interest in population projections, and for good reason: many types of public and private planning—for schools, hospitals, stores, houses, service stations, roads and countless other projects—require some assessment of future population trends. Yet the future is essentially unknowable. No matter how scientific and sophisticated our projection techniques, we cannot perfectly predict future population trends. In spite of years of developing high-quality data, statistical techniques and computer programs, we still cannot “see” into the future.

We are not completely lost, of course. We can observe population trends that have occurred in the past. We can collect data and build models based on historical trends and relationships. We can then make projections from these models showing what would happen if past trends continued or varied in some particular way. Since the future is intimately tied to the past, these projections will often provide reasonably accurate forecasts of future population change. If constructed and interpreted properly, population projections—although certainly not perfect predictions of the future—can be extremely useful tools for planning and analysis.

The projections published in this bulletin are for the permanent resident population of Florida; they do not include tourists or seasonal residents. Since the future cannot be predicted with absolute certainty, we have produced three sets of projections: low, medium and high. We believe the medium projection is more likely to provide an accurate forecast of future population than either the low or high projections. The low and high projections, however, provide an indication of the range in which future populations might reasonably be expected to lie.

Although these projections provide useful benchmarks for planning and analysis, they should not be interpreted as the only possible scenarios for future population change. Other sources of information at the local level should also be considered when using the projections for planning purposes (particularly for small counties). These projections are designed to assist in the process of planning for future growth and change in Florida, not to form the sole basis for such planning.

State projections

State-level projections were made using a cohort-component methodology in which births, deaths and migration were projected separately for each age-sex cohort in the population. The starting point was the April 1, 1990 population of Florida by age and sex, as enumerated in the decennial census. The total

population number (12,937,926) is the same as was originally published, but the age-sex distribution has been modified by the U.S. Bureau of the Census. This modification had the greatest impact on the number of persons in the 0-4 age group.

Survival rates were applied to each age-sex cohort to project future mortality. These rates were based on Florida Life Tables for 1990, prepared by the Public Health Statistics Section of the Florida Department of Health and Rehabilitative Services. The survival rates were adjusted upward in 2000 and 2010 to account for projected increases in life expectancy (U.S. Census Bureau, *Current Population Reports*, Series P-25, No. 1130, February 1996).

Migration rates were based on 1980 and 1990 census data showing migration patterns for 1975-1980 and 1985-1990, respectively. For each period, domestic immigration rates were calculated for each age-sex cohort by dividing the number of migrants from other states moving into Florida by the mid-decade population of the United States (minus Florida). Domestic outmigration rates for each cohort were calculated by dividing the number of migrants leaving Florida by Florida's mid-decade population. The domestic migration rates used in the projections were based on the average of these two sets of rates. Projections of immigration were then made by applying immigration rates to the population of the United States (minus Florida) and projections of outmigration were made by applying outmigration rates to the Florida population. The projections of the United States population were taken from *Current Population Reports*, Series P-25, No. 1130, February 1996.

Projections of foreign immigration were also based on 1990 decennial census data. The distribution of foreign immigrants by age and sex was projected to remain the same as between 1985 and 1990, but the level (389,868 for 1985-1990) was projected to increase by 25,000 for each five-year period from 2000 to 2020. Foreign emigration was assumed to be 20 percent of foreign immigration in each time period.

Projections were made in five-year intervals, with each projection serving as the base for the following projection. Projected immigration for each five-year interval was added to the survived Florida population at the end of the interval and projected outmigration was subtracted, giving a projection of the population age five and older. Children less than age five were projected by ap-

plying age-specific birth rates (adjusted for child mortality) to the projected female population. These birth rates were based on recent Florida birth data and imply a total fertility rate of 2.05 births per woman. We have projected that this rate will gradually increase to 2.10 by 2020.

Three different migration assumptions were used, providing three sets of projections. The low set applied a weight of 0.9 to the immigration rates for each age-sex cohort for years prior to 2000 and 0.8 thereafter. This set implies net immigration (i.e., the excess of immigrants over outmigrants) of 117,000 to 177,000 per year, about the same as during the low-growth years of the 1970s. The high set applied a weight of 1.25 to the adjusted immigration rates, yielding net migration numbers of 335,000 to 347,000 per year. These numbers are similar to those occurring during the high-growth years of the 1970s and 1980s. The medium set used rates with no weights attached and produced net migration levels of 210,000 to 242,000 per year. To put these figures into perspective, net migration averaged around 270,000 per year during the 1970s and 1980s.

The medium projection for 1995 was controlled to the 1995 population estimate produced by the Bureau of Economic and Business Research (14,149,317). The medium projections for 2000 and 2005 were controlled to the state population forecasts produced by the State of Florida's Consensus Estimating Conference (15,594,326 and 16,882,836, respectively). We believe the medium projection is the most likely to provide an accurate forecast of Florida's future population growth.

County projections

Although the cohort-component technique is a good way to make projections at the state level, it is not necessarily the best way to make long-range projections of total population at the county level. Many counties in Florida are so small that the number of persons in each age-sex category is inadequate for reliable cohort-component projections. Even more important, county growth patterns are so volatile that a single technique based on migration data from one or two time periods may provide misleading results. We believe more useful projections can be made using several different projection techniques and historical base periods.

For counties we made eight projections using four techniques and three different historical base periods. The four techniques were:

1. Linear: population will change by the same number of persons in each future year as the average annual change during the base period.

2. Exponential: population will change at the same percentage rate in each future year as the average annual rate during the base period.

3. Share of growth: each county's share of state population growth in the future will be the same as its share during the base period.

4. Shift share: each county's share of the total state population will change by the same annual amount in the future as the average annual change during the base period.

For the linear and share-of-growth techniques we used base periods of five, ten and fifteen years, yielding three sets of projections for each technique. For the exponential and shift-share techniques we used a single base period of ten years, yielding one set of projections for each technique.

The starting point for each county's projection was the April 1, 1999, population estimate published by the Bureau of Economic and Business Research. The techniques described above provided eight projections for each county for each projection year (2000, 2005, 2010, 2015, 2020, 2025, 2030). In order to moderate the effects of extreme projections, the highest and lowest projections for each county were excluded. The medium projection was then calculated by taking an average of the remaining six projections and adjusting the sum of the county projections to be consistent with the total population change implied by the state projections.

In a number of counties we made special adjustments to the population before applying the techniques described above. This was done to account for special populations such as university students, military personnel and prison inmates. Adjustments were made for counties in which these special populations account for a large proportion of total population or where the special populations have moved counter to trends for the rest of the population. In the present set of projections adjustments were made for Alachua, Baker, Bradford, Calhoun, Charlotte, Columbia, De Soto, Dixie, Escambia, Gadsden, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Holmes, Jackson, Jefferson, Lafayette, Leon, Levy, Liberty, Madison, Martin, Okeechobee, Orange, Santa Rosa, Sumter, Taylor, Union, Wakulla, Walton and Washington counties.

We also made special adjustments in Dade County to account for the effects of Hurricane Andrew, which ripped through the southern tip of Florida in August 1992. This hurricane damaged or destroyed thousands of housing units and forced hundreds of thousands of people to move at least temporarily to other locations. We estimate that the hurricane permanently lowered Dade County's population by 40,000. The projections were adjusted accordingly.

Range of projections

The techniques described above were used to make the medium set of county projections. This is the set we believe is most likely to provide an accurate forecast of future county populations. We have also made low and high sets of projections to provide an indication of the potential variation around the medium projections. These projections were based on an analysis of the errors observed when the projection techniques were applied to a large data base covering three decades and almost 3,000 counties in the United States.

The low and high projections indicate the range in which two-thirds of actual future county populations will fall, if the future distribution of forecast errors is similar to the past distribution. The range varies according to county population size in 1999 (less than 25,000; 25,000 or more), growth rate between 1989 and 1999 (less than 25 percent; 25-50 percent; 50 percent or more), and the length of the projection horizon (forecast errors in each size-growth category are assumed to grow linearly with the length of the projection horizon). Our studies have found that the distribution of absolute percent errors tends to remain fairly stable over time, leading us to believe that the low and high projections provide a realistic indication of the potential degree of uncertainty surrounding the medium projections.

Note: For the medium set of projections, the sum of the county projections equals the state projection for each year (except for slight differences due to rounding). For the high and low sets, however, the sum of the county projections does not equal the state projection. This occurs because potential variation around the medium projection is much greater for counties (especially small and/or rapidly growing counties) than for the state as a whole. Thus the sum of the low projections for counties is lower than the state low projection and the sum of the high projections is higher than the state high projection.

**Florida state and county population estimates for April 1, 1999,
and projections for 2000-2030**

COUNTY	ESTIMATE APRIL 1 1999	PROJECTIONS, APRIL 1						
		2000	2005	2010	2015	2020	2025	2030
ALACHUA	216,249							
LOW		213,600	216,700	217,600	214,900	209,800	202,600	193,200
MEDIUM		220,100	237,100	253,600	268,500	282,800	296,700	309,400
HIGH		226,800	259,600	294,500	329,200	364,900	402,200	440,300
BAKER	21,879							
LOW		21,400	21,400	20,900	20,300	19,300	18,000	16,300
MEDIUM		22,300	24,100	25,900	27,700	29,600	31,400	33,000
HIGH		23,200	27,200	31,400	36,000	41,000	46,200	51,700
BAY	150,119							
LOW		148,100	150,300	150,900	150,100	148,000	144,300	138,700
MEDIUM		152,600	164,300	175,500	187,100	199,000	210,600	221,200
HIGH		157,200	180,100	204,100	229,900	257,500	286,400	316,100
BRADFORD	25,500							
LOW		25,200	24,700	24,100	23,400	22,600	21,600	20,400
MEDIUM		25,900	27,100	28,200	29,400	30,600	31,800	32,800
HIGH		26,700	29,600	32,700	35,900	39,300	42,900	46,500
BREVARD	474,803							
LOW		469,200	480,200	485,600	486,200	482,200	472,400	456,200
MEDIUM		483,300	524,500	564,200	605,000	647,300	688,300	725,900
HIGH		498,200	575,200	656,900	744,700	838,900	937,700	1,039,600
BROWARD	1,490,289							
LOW		1,471,500	1,501,100	1,512,700	1,510,400	1,493,900	1,460,100	1,407,200
MEDIUM		1,516,000	1,640,000	1,758,500	1,880,700	2,007,000	2,129,500	2,241,400
HIGH		1,562,500	1,798,100	2,046,600	2,313,400	2,599,100	2,898,500	3,206,500
CALHOUN	14,117							
LOW		13,800	13,600	13,100	12,400	11,400	10,100	8,400
MEDIUM		14,500	15,900	17,300	18,700	20,200	21,800	23,100
HIGH		15,300	18,400	21,900	25,700	30,000	34,700	39,500
CHARLOTTE	136,773							
LOW		134,600	137,900	138,400	136,600	132,400	125,500	115,500
MEDIUM		140,100	155,500	170,400	185,800	201,900	217,700	232,200
HIGH		145,800	175,500	207,600	242,900	281,500	322,700	365,800
CITRUS	114,898							
LOW		112,800	114,800	114,700	112,700	108,800	102,700	94,200
MEDIUM		117,400	129,500	141,300	153,500	166,100	178,400	189,700
HIGH		122,200	146,100	172,100	200,400	231,200	264,100	298,400
CLAY	139,631							
LOW		137,800	143,600	146,100	145,900	142,800	136,400	126,500
MEDIUM		143,400	161,700	179,500	197,900	217,100	235,900	253,400
HIGH		149,300	182,700	219,200	259,300	303,400	350,800	400,600
COLLIER	219,685							
LOW		216,000	225,800	228,000	223,400	211,400	191,400	163,000
MEDIUM		227,100	262,900	297,800	334,300	372,500	410,100	445,200
HIGH		238,800	305,500	380,100	463,900	557,400	659,400	768,400
COLUMBIA	56,514							
LOW		56,600	57,600	57,600	56,700	54,800	51,800	47,600
MEDIUM		58,900	65,000	71,000	77,100	83,600	89,900	95,700
HIGH		61,300	73,400	86,400	100,800	116,400	133,100	150,600
DE SOTO	28,438							
LOW		28,200	29,000	29,000	28,700	28,300	27,500	26,400
MEDIUM		29,100	31,700	33,700	35,800	38,000	40,200	42,100
HIGH		29,900	34,700	39,200	44,000	49,200	54,600	60,100
DIXIE	13,478							
LOW		13,100	13,200	12,800	12,100	11,100	9,800	8,200
MEDIUM		13,800	15,400	16,800	18,300	19,800	21,300	22,700
HIGH		14,500	17,800	21,300	25,200	29,400	33,900	38,700

**Florida state and county population estimates for April 1, 1999,
and projections for 2000-2030 (continued)**

COUNTY	ESTIMATE APRIL 1 1999	PROJECTIONS, APRIL 1						
		2000	2005	2010	2015	2020	2025	2030
DUVAL	762,846							
LOW		749,700	748,400	740,400	727,200	708,700	683,700	651,600
MEDIUM		772,500	818,900	863,100	908,800	956,100	1,001,900	1,043,700
HIGH		796,100	896,400	1,001,700	1,113,800	1,233,000	1,357,300	1,484,900
ESCAMBIA	301,613							
LOW		296,000	294,100	289,800	283,600	275,500	265,000	251,800
MEDIUM		305,100	321,900	338,100	354,700	372,000	388,700	403,900
HIGH		314,400	352,200	392,100	434,400	479,200	526,000	573,900
FLAGLER	45,818							
LOW		45,500	49,400	51,300	51,400	49,600	45,600	39,300
MEDIUM		47,800	57,400	66,800	76,600	86,900	97,100	106,600
HIGH		50,300	66,900	85,600	106,800	130,700	156,900	185,100
FRANKLIN	10,872							
LOW		10,600	10,600	10,300	10,000	9,500	8,800	8,000
MEDIUM		11,100	11,900	12,800	13,600	14,500	15,400	16,200
HIGH		11,500	13,400	15,500	17,700	20,100	22,700	25,300
GADSDEN	51,478							
LOW		50,400	50,300	49,500	48,100	45,900	42,900	39,000
MEDIUM		52,400	56,800	61,100	65,600	70,200	74,700	78,800
HIGH		54,600	64,000	74,300	85,500	97,500	110,200	123,400
GILCHRIST	13,406							
LOW		13,200	13,600	13,500	13,100	12,200	11,000	9,300
MEDIUM		13,900	15,800	17,700	19,600	21,600	23,600	25,500
HIGH		14,600	18,400	22,500	27,100	32,300	37,800	43,800
GLADES	9,867							
LOW		9,700	9,400	9,000	8,300	7,500	6,600	5,400
MEDIUM		10,200	11,000	11,800	12,600	13,400	14,300	15,000
HIGH		10,700	12,700	14,900	17,300	19,900	22,600	25,500
GULF	14,403							
LOW		13,900	14,200	13,200	12,100	10,700	9,200	7,500
MEDIUM		14,600	16,700	17,500	18,400	19,300	20,100	20,900
HIGH		15,300	19,200	22,100	25,100	28,300	31,700	35,200
HAMILTON	14,376							
LOW		14,500	14,200	13,600	12,700	11,600	10,200	8,400
MEDIUM		15,300	16,600	17,900	19,200	20,600	22,000	23,300
HIGH		16,000	19,200	22,700	26,500	30,600	35,000	39,600
HARDEE	22,594							
LOW		21,900	20,500	19,000	17,300	15,700	13,900	12,100
MEDIUM		22,800	23,200	23,600	24,000	24,400	24,700	25,000
HIGH		23,700	26,100	28,400	30,800	33,300	35,700	38,300
HENDRY	30,552							
LOW		30,200	30,600	30,600	30,300	29,800	29,000	27,800
MEDIUM		31,200	33,400	35,600	37,800	40,100	42,400	44,400
HIGH		32,100	36,600	41,400	46,500	51,900	57,600	63,400
HERNANDO	127,392							
LOW		125,500	129,800	131,600	130,800	127,600	121,500	112,400
MEDIUM		130,600	146,300	161,700	177,600	194,200	210,400	225,300
HIGH		136,000	165,200	197,400	232,600	271,100	312,400	355,800
HIGHLANDS	81,143							
LOW		80,100	81,700	82,400	82,300	81,400	79,600	76,800
MEDIUM		82,500	89,300	95,800	102,500	109,400	116,100	122,300
HIGH		85,100	97,900	111,500	126,000	141,700	158,100	174,900
HILLSBOROUGH	967,511							
LOW		953,500	964,500	966,000	959,900	944,700	919,300	882,700
MEDIUM		982,400	1,054,300	1,124,000	1,196,500	1,270,800	1,342,800	1,408,500
HIGH		1,012,500	1,155,200	1,306,900	1,470,200	1,643,500	1,824,800	2,011,300

Florida state and county population estimates for April 1, 1999,
and projections for 2000-2030 (continued)

COUNTY	ESTIMATE APRIL 1 1999	PROJECTIONS, APRIL 1						
		2000	2005	2010	2015	2020	2025	2030
HOLMES	18,899							
LOW		18,500	18,000	17,400	16,500	15,500	14,300	12,800
MEDIUM		19,200	20,400	21,500	22,700	23,900	25,000	26,100
HIGH		20,000	22,900	26,000	29,400	33,000	36,700	40,500
INDIAN RIVER	109,579							
LOW		107,500	108,700	108,000	105,600	101,600	95,500	87,400
MEDIUM		111,800	122,700	133,100	144,000	155,200	166,200	176,200
HIGH		116,400	138,400	162,000	187,800	215,800	245,700	276,800
JACKSON	49,469							
LOW		48,700	49,400	49,000	48,200	47,000	45,400	43,200
MEDIUM		50,200	54,000	57,100	60,200	63,400	66,400	69,200
HIGH		51,700	59,200	66,200	73,700	81,700	90,000	98,500
JEFFERSON	14,424							
LOW		13,900	13,400	12,600	11,600	10,400	9,000	7,300
MEDIUM		14,600	15,600	16,600	17,600	18,600	19,600	20,400
HIGH		15,400	18,100	20,900	24,000	27,400	30,900	34,600
LAFAYETTE	6,961							
LOW		6,900	7,000	6,800	6,500	5,900	5,200	4,400
MEDIUM		7,300	8,200	9,000	9,700	10,500	11,300	12,000
HIGH		7,700	9,500	11,400	13,400	15,700	18,000	20,600
LAKE	203,863							
LOW		201,500	210,800	215,300	215,700	211,800	202,800	188,500
MEDIUM		209,600	237,400	264,400	292,500	321,700	350,500	377,200
HIGH		218,300	268,300	323,000	383,500	450,000	521,600	597,000
LEE	417,114							
LOW		409,800	417,800	417,800	411,000	397,100	375,100	344,600
MEDIUM		426,500	471,300	514,500	559,400	605,900	651,400	693,300
HIGH		443,900	531,700	626,700	730,600	843,900	964,700	1,091,100
LEON	237,637							
LOW		231,900	232,000	228,500	220,200	208,400	193,300	174,700
MEDIUM		241,400	262,300	282,500	301,300	319,800	337,800	354,300
HIGH		251,200	295,300	342,700	391,500	442,800	497,000	553,200
LEVY	33,408							
LOW		32,900	33,600	33,700	33,300	32,200	30,500	28,100
MEDIUM		34,200	37,900	41,500	45,300	49,200	53,000	56,500
HIGH		35,600	42,800	50,600	59,200	68,500	78,500	89,000
LIBERTY	8,048							
LOW		7,800	7,700	7,300	6,600	5,800	4,600	3,200
MEDIUM		8,300	9,300	10,200	11,200	12,200	13,200	14,200
HIGH		8,800	11,000	13,500	16,300	19,300	22,700	26,200
MADISON	19,632							
LOW		19,200	18,700	18,100	17,200	16,200	14,900	13,300
MEDIUM		19,900	21,200	22,400	23,600	24,900	26,100	27,200
HIGH		20,800	23,800	27,100	30,600	34,300	38,200	42,300
MANATEE	253,207							
LOW		250,400	257,000	260,400	261,200	259,500	254,700	246,300
MEDIUM		258,000	280,700	302,400	324,900	348,200	370,900	391,700
HIGH		265,900	307,800	352,300	400,100	451,500	505,600	561,300
MARION	249,433							
LOW		245,600	252,800	254,800	252,400	245,300	233,000	215,100
MEDIUM		255,500	285,000	313,400	343,000	373,700	403,900	431,700
HIGH		266,000	321,700	382,200	448,600	521,400	599,200	681,000
MARTIN	121,514							
LOW		119,200	120,400	119,500	116,700	112,100	105,400	96,400
MEDIUM		124,100	135,900	147,300	159,100	171,400	183,300	194,400
HIGH		129,100	153,200	179,200	207,500	238,300	271,000	305,200

Florida state and county population estimates for April 1, 1999,
and projections for 2000-2030 (continued)

COUNTY	ESTIMATE APRIL 1 1999	PROJECTIONS, APRIL 1						
		2000	2005	2010	2015	2020	2025	2030
MIAMI-DADE	2,126,702							
LOW		2,088,100	2,074,800	2,044,400	2,000,600	1,943,200	1,869,200	1,776,700
MEDIUM		2,151,700	2,270,800	2,384,800	2,502,400	2,623,900	2,741,800	2,849,500
HIGH		2,217,200	2,485,200	2,765,900	3,064,300	3,380,700	3,710,400	4,048,500
MONROE	87,030							
LOW		85,400	84,700	83,400	81,600	79,200	76,200	72,400
MEDIUM		88,000	92,700	97,300	102,100	107,000	111,800	116,100
HIGH		90,700	101,500	112,900	125,000	137,900	151,200	164,900
NASSAU	57,381							
LOW		56,500	58,500	59,400	59,400	58,000	55,300	51,200
MEDIUM		58,800	66,000	73,000	80,600	88,200	95,700	102,600
HIGH		61,300	74,500	89,100	105,600	123,300	142,200	162,100
OKALOOSA	179,589							
LOW		176,200	178,400	177,500	173,700	167,200	157,400	144,100
MEDIUM		183,300	201,400	218,700	236,700	255,400	273,600	290,400
HIGH		190,800	227,100	266,200	308,900	355,300	404,700	456,300
OKEECHOBEE	35,510							
LOW		35,200	35,400	35,200	34,800	34,200	33,200	31,800
MEDIUM		36,200	38,700	41,000	43,500	46,100	48,500	50,800
HIGH		37,300	42,400	47,700	53,400	59,500	65,900	72,400
ORANGE	846,328							
LOW		833,000	856,700	862,900	854,200	829,900	787,900	726,700
MEDIUM		866,900	965,900	1,061,600	1,161,000	1,264,400	1,365,700	1,459,300
HIGH		902,400	1,090,400	1,294,400	1,518,500	1,763,600	2,026,000	2,301,400
OSCEOLA	157,376							
LOW		154,900	162,700	164,800	161,900	153,600	139,400	118,800
MEDIUM		162,800	189,400	215,200	242,200	270,500	298,300	324,300
HIGH		171,200	220,100	274,700	336,300	405,000	480,000	560,300
PALM BEACH	1,042,196							
LOW		1,031,300	1,062,200	1,079,200	1,085,600	1,081,000	1,062,900	1,029,900
MEDIUM		1,062,400	1,159,700	1,253,000	1,349,500	1,449,500	1,546,800	1,636,100
HIGH		1,095,100	1,272,300	1,460,100	1,662,800	1,880,600	2,110,000	2,346,800
PASCO	326,494							
LOW		322,000	326,800	328,400	327,300	322,900	314,900	302,900
MEDIUM		331,800	357,200	381,900	407,700	434,000	459,600	482,900
HIGH		341,900	391,500	444,300	501,300	561,700	625,000	690,100
PINELLAS	898,784							
LOW		877,400	848,700	816,400	781,200	743,100	701,400	655,600
MEDIUM		904,300	930,600	955,900	982,100	1,009,400	1,036,000	1,060,400
HIGH		931,600	1,016,600	1,104,500	1,196,500	1,292,800	1,392,300	1,493,800
POLK	474,704							
LOW		467,800	472,800	472,500	468,400	460,200	447,100	428,600
MEDIUM		482,000	516,800	550,000	584,200	619,400	653,400	684,400
HIGH		496,800	566,300	639,300	717,400	800,600	887,500	976,600
PUTNAM	72,883							
LOW		71,600	71,100	70,100	68,700	66,900	64,400	61,300
MEDIUM		73,700	77,900	81,800	85,900	90,200	94,400	98,200
HIGH		76,000	85,200	94,900	105,200	116,300	127,800	139,600
ST. JOHNS	113,941							
LOW		112,700	118,300	121,200	121,600	119,600	114,700	106,700
MEDIUM		117,200	133,200	148,700	164,800	181,600	198,100	213,400
HIGH		122,100	150,600	181,700	216,200	254,100	294,900	337,900
ST. LUCIE	186,905							
LOW		183,700	188,000	188,500	185,900	180,000	170,400	156,800
MEDIUM		191,200	212,000	232,000	252,900	274,500	295,600	315,100
HIGH		199,000	239,200	282,700	330,500	382,500	438,100	496,400

Florida state and county population estimates for April 1, 1999,
and projections for 2000-2030 (continued)

COUNTY	ESTIMATE APRIL 1 1999	PROJECTIONS, APRIL 1						
		2000	2005	2010	2015	2020	2025	2030
SANTA ROSA	112,631							
LOW		111,400	116,700	119,200	119,500	117,400	112,500	104,600
MEDIUM		115,900	131,400	146,400	162,000	178,300	194,400	209,300
HIGH		120,700	148,500	178,900	212,500	249,500	289,300	331,300
SARASOTA	321,044							
LOW		316,300	319,600	319,300	316,400	310,900	302,200	289,800
MEDIUM		325,900	349,400	371,700	394,700	418,500	441,600	462,700
HIGH		335,900	382,800	432,000	484,700	541,000	599,800	660,400
SEMINOLE	354,148							
LOW		347,700	354,400	354,100	348,100	336,200	317,400	291,400
MEDIUM		361,900	399,800	436,100	473,900	513,000	551,300	586,500
HIGH		376,700	451,000	531,200	618,900	714,400	816,200	922,800
SUMTER	60,823							
LOW		50,100	52,300	53,000	51,900	49,100	44,500	37,800
MEDIUM		52,600	60,900	69,200	77,700	86,500	95,300	103,400
HIGH		55,300	70,800	88,300	107,800	129,500	153,200	178,400
SUWANNEE	34,386							
LOW		33,800	34,700	34,900	34,500	33,500	31,700	29,200
MEDIUM		35,200	39,100	43,000	46,900	51,000	55,100	58,800
HIGH		36,600	44,200	52,400	61,300	71,200	81,600	92,600
TAYLOR	19,836							
LOW		20,200	19,200	18,000	16,800	15,400	13,900	12,300
MEDIUM		21,000	21,700	22,400	23,100	23,900	24,600	25,200
HIGH		21,900	24,400	27,000	29,800	32,800	35,800	38,900
UNION	13,833							
LOW		13,800	13,400	12,700	11,800	10,700	9,300	7,700
MEDIUM		14,500	15,700	16,800	17,900	19,100	20,300	21,400
HIGH		15,300	18,100	21,200	24,600	28,300	32,200	36,300
VOLUSIA	426,815							
LOW		420,700	425,600	426,300	423,800	417,900	406,700	390,400
MEDIUM		433,400	465,300	496,100	528,300	562,000	594,000	623,000
HIGH		446,700	509,800	576,800	649,200	727,100	807,300	889,500
WAKULLA	20,648							
LOW		20,500	21,100	21,000	20,200	18,900	16,900	14,300
MEDIUM		21,600	24,600	27,400	30,400	33,400	36,400	39,200
HIGH		22,700	28,600	34,900	42,000	49,900	58,400	67,400
WALTON	40,466							
LOW		40,100	42,400	43,800	44,200	43,700	42,100	39,300
MEDIUM		41,700	47,800	53,700	59,800	66,200	72,600	78,400
HIGH		43,400	54,000	65,700	78,600	92,800	108,200	124,400
WASHINGTON	22,155							
LOW		21,500	21,100	20,300	19,100	17,500	15,300	12,700
MEDIUM		22,600	24,700	26,700	28,900	31,100	33,200	35,200
HIGH		23,800	28,600	33,800	39,700	46,100	52,800	59,900
FLORIDA	15,322,040							
LOW		15,080,400	15,708,700	16,373,400	17,102,800	17,901,200	18,697,400	19,429,200
MEDIUM		15,594,300	16,882,800	18,121,300	19,400,900	20,725,000	22,014,100	23,198,000
HIGH		16,052,800	17,892,900	19,716,500	21,555,100	23,411,200	25,197,400	26,835,800



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Florida

Population Studies



Projections of Florida Population by County, 2002-2030

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Florida is a rapidly growing but highly diverse state. Although its population has grown by around three million residents in each of the last three decades, this growth has not been distributed evenly throughout the state. Some areas have grown very rapidly while others have grown very slowly or even declined. Will these growth patterns continue? If not, how will they change?

This is an important question because many decisions—affecting schools, roads, houses, shopping centers, hospitals, amusement parks, and countless other projects—require some assessment of future population trends. In fact, the success or failure of those plans may depend in large part on the degree to which projected growth is realized over time. Yet the future is essentially unknowable. No matter how accurate our data, how powerful our computers, and how sophisticated our techniques, we still cannot “see” into the future.

We are not completely lost, of course. We can observe population trends that have occurred in the past. We can collect data and build models showing what would happen if past trends continued or varied in some particular way. Since the future is intimately tied to the past, these projections will often provide reasonably accurate forecasts of future population change. If constructed and interpreted properly, population projections—although incapable of providing perfect predictions of the future—can be extremely useful tools for planning and analysis.

State projections

State-level projections were made using a cohort-component methodology in which births, deaths, and migration were projected separately for each age-sex cohort in the population. The starting point was the population of Florida on April 1, 2000, as counted by the U.S. Census Bureau. Several small adjustments to the age-sex composition of the population were made, based on previously reported information on the misreporting of age data in decennial census counts.

Survival rates were applied to each age-sex cohort to project future deaths in the population. These rates were based on Florida Life Tables for 1990, published by the Public Health Statistics Section of the Florida Department of Health and Rehabilitative Services (now called the Florida Department of Health). The survival rates were adjusted upward in 2000, 2010, and 2020 to account for projected increases in life expectancy (U.S. Census Bureau, *Current Population Reports*, Series P-25, No. 1130, 1996).

Domestic migration rates were based on census data showing migration patterns for 1975-1980 and 1985-1990, respectively (1995-2000 migration data from the 2000 census are not yet available). For each period, domestic in-migration rates were calculated for each age-sex cohort by dividing the number of migrants from other states moving into Florida by the mid-decade population of the United States (minus Florida).

Domestic out-migration rates for each cohort were calculated by dividing the number of migrants leaving Florida by Florida's mid-decade population. The domestic migration rates used in these projections were based on the average of these two sets of rates.

Projections of domestic migration were made by applying in-migration rates to the population of the United States (minus Florida) and projections of out-migration were made by applying out-migration rates to the Florida population. The projections of the United States population were taken from the U.S. Census Bureau, *Current Population Reports*, Series P-25, No. 1130, 1996. Three different domestic migration assumptions were used, providing three sets of projections. The medium set used a weight of 1.1 to the domestic in-migration rates for each age-sex cohort, the low set used a weight of 0.9, and the high set used a weight of 1.3.

Projections of foreign immigration were also based on 1990 census data. The distribution of foreign immigrants by age and sex was projected to remain the same as it was from 1985-1990, but the level (389,868 for 1985-1990) was projected to increase by 25,000 for each five-year period from 1990 to 2030 (except for the low projection, in which it was projected to remain constant after 2000). Foreign emigration was assumed to equal 20 percent of foreign immigration in each time period.

Net migration is the difference between the number of in-migrants and the number of out-migrants during a particular time period. The medium projections produce net migration levels of 260,000-280,000 per year between 2000 and 2030 (including both domestic and foreign migration). The low and high projections produce net migration levels that average around 180,000 and 350,000 per year, respectively. To put these figures into perspective, net migration averaged about 270,000 per year during the 1980s and 260,000 per year during the 1990s. Annual net migration levels during the 1990s ranged from a low of 181,000 in 1992-1993 to a high of 365,000 in 1999-2000.

Projections were made in five-year intervals, with each projected population serving as the base for the following projection. Projected in-migration for each five-year interval was added to the survived Florida population at the end of the interval and projected out-migration was subtracted, giving a projection of the population age five and older. Births were projected by applying age-specific birth rates (adjusted for child mortality) to the projected female population. These birth rates were based on Florida birth data for 1999-2001 and imply a total fertility rate of approximately 2.1 births per woman.

The medium projection of total population for 2005 was adjusted to be consistent with the state population forecast produced by the State of Florida's Consensus Estimating Conference. None of the projections after 2005 had any additional adjustments. We believe the medium projection is

the most likely to provide an accurate forecast of Florida's future population growth. Although there is no guarantee that the future population will fall within the range provided by the low and high projections, we believe there is a high probability that it will.

County projections

Although the cohort-component method is a good way to make population projections at the state level, it is not necessarily the best way to make long-range projections at the county level. Many counties in Florida are so small that the number of persons in each age-sex category is inadequate for making reliable cohort-component projections. Even more important, county growth patterns are so volatile that a single technique based on migration data from only one or two time periods may provide misleading results. We believe more useful projections of total population can be made if several different techniques and historical base periods are used.

For counties, we made eight projections using four simple extrapolation techniques and three different historical base periods. The four techniques were:

1. Linear – the population will change by the same number of persons in each future year as the average annual change during the base period.
2. Exponential – the population will change at the same percentage rate in each future year as the average annual rate during the base period.
3. Share of growth – each county's share of state population growth in the future will be the same as its share during the base period.
4. Shift share – each county's share of the state population will change by the same annual amount in the future as the average annual change during the base period.

For the linear and share-of-growth techniques we used base periods of five, ten, and fifteen years, yielding three sets of projections for each technique. For the exponential and shift-share techniques we used a single base period of ten years, yielding one set of projections for each technique.

The starting point for each county's projection was the population estimate produced by the Bureau of Economic and Business Research for April 1, 2002. These estimates were based on 2000 census counts and a variety of data and techniques showing population changes since 2000 (Bureau of Economic and Business Research, *Florida Estimates of Population: April 1, 2002*. Gainesville: University of Florida). The techniques described above provided eight projections for each county for each projection year (2005, 2010, ..., 2030). In order to moderate the effects of extreme projections, the

highest and lowest projections for each county were excluded. The medium projection was then calculated by taking an average of the remaining six projections and adjusting the sum of the county projections to be consistent with the total population change implied by the state projections for each projection interval.

We made adjustments to the underlying population data in a number of counties before applying the techniques described above. This was done to account for special populations such as university students and prison inmates. Adjustments were made for counties in which these special populations account for a large proportion of total population or where changes in the special populations have been substantially different from changes in the rest of the population. In the present set of projections, adjustments were made for Alachua, Baker, Bay, Bradford, Calhoun, Charlotte, Columbia, De Soto, Dixie, Escambia, Franklin, Gadsden, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Holmes, Jackson, Jefferson, Lafayette, Leon, Levy, Liberty, Madison, Martin, Okeechobee, Santa Rosa, Sumter, Taylor, Union, Wakulla, Walton, and Washington counties.

Range of projections

The techniques described above were used to make the medium set of county projections. This is the set we believe is most likely to provide an accurate forecast of future county populations. We have also made low and high sets of projections to provide an indication of uncertainty surrounding the medium projections. These alternative projections were based on analyses of past population forecast errors for counties in Florida and the United States. Based on recent analyses of forecast errors in Florida, the range between the low and high projections is smaller in this set of projections than in previous sets.

The low and high projections indicate the range into which two-thirds of actual future county populations will fall, if the future distribution of forecast errors is similar to the past distribution. That is, if future errors are similar to past errors, the populations of about two-thirds of Florida's 67 counties will fall somewhere between the low and high projections. The high and low projections themselves, however, do not have equal probabilities of occurring. Given Florida's population growth history, the probability that a county's future population will be above the high projection is greater than the probability that it will be below the low projection.

The range varies according to county population size in 2002 (less than 25,000; 25,000-249,999; and 250,000+) and the length of the projection horizon (mean absolute percentage forecast errors grow approximately linearly with the length of the projection horizon). Our studies have found that the distribution of absolute percent errors tends to remain fairly stable over time, leading us to believe that the low and high projections provide a realistic indication of the potential degree of uncertainty surrounding the medium projections.

For the medium set of projections, the sum of the county projections equals the state projection for each year (except for slight differences due to rounding). For the high and low sets, however, the sum of the county projections does not equal the state projections. This occurs because potential variation around the medium projection is much greater for counties (especially small counties) than for the state as a whole. Thus, the sum of the low projections for counties will be lower than the state's low projection and the sum of the high projections for counties will be higher than the state's high projection.

Note: The projections published in this bulletin refer solely to permanent residents of Florida; they do not include tourists or seasonal residents.

Florida State and County Population Estimates, April 1, 2002, and Projections for 2005-2030

	Estimate April 1, 2002	Projections, April 1					
		2005	2010	2015	2020	2025	2030
ALACHUA	228,607						
Low		226,900	230,600	232,000	230,300	226,900	221,700
Medium		238,000	254,200	269,600	283,100	296,000	307,800
High		250,800	281,800	313,900	345,400	378,200	411,600
BAKER	22,992						
Low		22,600	22,800	22,700	22,400	21,900	21,100
Medium		23,900	25,600	27,200	28,900	30,500	31,900
High		25,500	29,000	32,600	36,500	40,600	44,800
BAY	152,186						
Low		150,000	151,000	150,800	149,700	147,500	144,000
Medium		157,300	166,500	175,200	183,900	192,400	200,000
High		165,800	184,500	204,000	224,500	245,800	267,500
BRADFORD	26,517						
Low		26,200	26,100	25,800	25,400	24,800	24,100
Medium		27,500	28,800	30,000	31,300	32,500	33,600
High		29,000	31,900	34,900	38,100	41,300	44,700
BREVARD	494,102						
Low		495,200	511,900	523,700	532,500	537,700	538,700
Medium		514,500	551,300	586,200	621,400	655,200	685,800
High		537,500	600,900	666,500	735,400	806,600	878,900
BROWARD	1,669,153						
Low		1,694,400	1,777,100	1,843,800	1,838,600	1,938,600	1,961,000
Medium		1,755,000	1,910,100	2,057,700	2,207,000	2,350,900	2,482,000
High		1,835,600	2,086,200	2,346,600	2,621,900	2,907,900	3,199,600
CALHOUN	13,231						
Low		12,900	12,600	12,300	11,900	11,400	10,800
Medium		13,700	14,300	14,800	15,400	16,000	16,500
High		14,500	16,100	17,700	19,400	21,100	22,900
CHARLOTTE	148,521						
Low		149,800	156,000	160,600	163,600	164,800	164,100
Medium		156,700	171,300	185,400	199,400	212,900	225,200
High		165,500	190,600	217,300	245,300	274,600	304,700
CITRUS	123,008						
Low		123,600	128,100	131,200	133,100	133,700	132,800
Medium		129,300	140,800	151,600	162,500	173,000	182,600
High		136,600	156,600	177,500	199,700	222,900	246,600
CLAY	149,901						
Low		153,100	162,600	170,000	175,600	179,300	180,500
Medium		160,000	178,100	195,500	213,200	230,400	246,100
High		169,200	198,700	230,000	263,500	298,800	335,300
COLLIER	277,457						
Low		296,800	335,200	369,200	399,700	425,900	446,700
Medium		305,800	357,200	406,900	457,700	507,400	553,300
High		321,500	393,500	469,900	552,000	638,800	728,900
COLUMBIA	58,372						
Low		60,200	62,000	63,200	63,800	63,800	63,200
Medium		63,100	68,200	73,100	78,000	82,700	87,100
High		66,600	75,800	85,400	95,700	106,400	117,400
DE SOTO	32,798						
Low		33,400	35,900	36,900	37,500	37,800	37,700
Medium		34,900	39,400	42,600	45,800	48,900	51,700
High		36,900	43,900	49,900	56,300	63,000	69,900
DIXIE	14,459						
Low		14,700	15,200	15,500	15,600	15,500	15,100
Medium		15,600	17,100	18,500	20,000	21,400	22,700
High		16,600	19,400	22,300	25,400	28,700	32,100

**Florida State and County Population Estimates, April 1, 2002,
and Projections for 2005-2030 (continued)**

	Estimate April 1, 2002	Projections, April 1					
		2005	2010	2015	2020	2025	2030
DUVAL	809,394						
Low		808,000	826,500	839,800	843,400	851,900	849,300
Medium		838,300	891,000	941,500	992,000	1,040,500	1,084,500
High		875,400	970,200	1,068,800	1,171,600	1,277,900	1,385,700
ESCAMBIA	299,485						
Low		295,200	295,800	294,900	293,100	289,900	285,300
Medium		306,700	319,700	332,000	344,500	356,400	367,200
High		319,800	347,200	375,400	404,700	434,900	465,500
FLAGLER	56,785						
Low		61,100	69,800	77,100	83,400	88,400	91,800
Medium		63,600	75,800	87,700	99,900	111,800	122,900
High		67,600	85,300	104,400	125,100	147,300	170,500
FRANKLIN	10,161						
Low		9,800	11,000	10,600	10,200	9,700	9,200
Medium		10,400	12,400	12,800	13,300	13,700	14,100
High		11,100	13,900	15,300	16,600	18,100	19,500
GADSDEN	45,911						
Low		44,500	43,300	42,000	40,500	38,900	37,100
Medium		46,800	48,000	49,100	50,200	51,300	52,300
High		49,200	53,000	56,800	60,700	64,800	68,900
GILCHRIST	15,023						
Low		15,500	16,500	17,200	17,700	17,900	17,800
Medium		16,300	18,400	20,500	22,500	24,600	26,400
High		17,400	21,000	24,700	28,900	33,200	37,800
GLADES	10,664						
Low		10,600	10,800	10,800	10,700	10,400	10,100
Medium		11,200	12,200	13,000	13,800	14,500	15,200
High		12,000	13,800	15,500	17,400	19,400	21,400
GULF	15,202						
Low		14,600	14,200	13,600	13,000	12,400	11,600
Medium		15,500	16,000	16,500	17,000	17,400	17,800
High		15,500	18,000	19,600	21,200	22,900	24,700
HAMILTON	13,925						
Low		13,300	12,900	12,400	11,900	11,300	10,600
Medium		14,200	14,600	15,100	15,500	15,900	16,300
High		15,000	16,400	17,900	19,400	21,000	22,600
HARDEE	27,437						
Low		27,100	27,600	27,800	27,800	27,500	27,100
Medium		28,400	30,400	32,200	34,100	35,800	37,400
High		30,000	33,700	37,600	41,700	45,900	50,200
HENDRY	36,154						
Low		37,400	39,200	40,600	41,600	42,200	42,300
Medium		39,100	43,100	46,800	50,700	54,400	57,800
High		41,300	48,000	55,000	62,500	70,300	78,500
HERNANDO	136,484						
Low		137,700	143,800	148,300	151,400	152,800	152,400
Medium		144,000	157,900	171,200	184,500	197,300	209,000
High		152,200	175,800	200,700	227,100	254,700	283,000
HIGHLANDS	89,038						
Low		89,000	91,600	93,200	94,000	94,000	92,900
Medium		93,200	100,700	107,800	115,000	121,800	128,000
High		98,400	111,900	126,100	141,000	156,600	172,500
HILLSBOROUGH	1,055,617						
Low		1,067,300	1,114,000	1,152,500	1,182,500	1,202,900	1,212,700
Medium		1,105,900	1,198,100	1,287,100	1,375,900	1,460,900	1,537,900
High		1,156,300	1,307,700	1,466,800	1,632,900	1,804,400	1,978,600

Florida State and County Population Estimates, April 1, 2002, and Projections for 2005-2030 (continued)

	Estimate April 1, 2002	Projections, April 1					
		2005	2010	2015	2020	2025	2030
HOLMES	18,708						
Low		18,100	17,700	17,100	16,500	15,700	14,900
Medium		19,200	20,000	20,700	21,400	22,100	22,800
High		20,400	22,500	24,700	26,900	29,200	31,600
INDIAN RIVER	118,149						
Low		118,900	123,600	126,900	129,100	129,900	129,300
Medium		124,400	135,800	146,600	157,500	168,000	177,500
High		131,400	151,100	171,700	193,700	216,600	240,100
JACKSON	47,707						
Low		47,000	46,100	45,000	43,700	42,300	40,600
Medium		49,300	51,000	52,500	54,100	55,600	57,000
High		51,900	56,300	60,900	65,600	70,500	75,400
JEFFERSON	13,261						
Low		13,000	12,500	12,000	11,400	10,800	10,100
Medium		13,800	14,200	14,500	14,900	15,300	15,600
High		14,700	16,000	17,300	18,700	20,100	21,500
LAFAYETTE	7,205						
Low		7,300	7,200	7,100	6,900	6,700	6,400
Medium		7,700	8,100	8,500	9,000	9,400	9,700
High		8,200	9,200	10,200	11,300	12,400	13,600
LAKE	231,072						
Low		239,100	258,800	274,800	287,600	296,800	301,700
Medium		249,500	283,000	315,100	347,800	379,700	409,000
High		254,300	316,400	371,800	431,400	494,600	560,300
LEE	475,073						
Low		490,700	527,900	559,500	586,800	608,900	624,500
Medium		507,300	565,700	621,600	678,400	733,400	783,900
High		531,600	619,700	712,100	810,400	913,300	1,019,000
LEON	248,039						
Low		247,600	252,900	255,800	255,200	252,600	247,600
Medium		259,500	278,600	296,800	313,200	328,900	343,100
High		273,600	309,100	346,100	382,800	420,900	459,900
LEVY	36,013						
Low		36,500	38,300	39,700	40,700	41,300	41,300
Medium		38,100	42,000	45,700	49,500	53,200	56,500
High		40,300	46,800	53,700	61,000	68,800	76,700
LIBERTY	7,157						
Low		7,000	6,900	6,700	6,500	6,200	5,900
Medium		7,400	7,800	8,100	8,400	8,700	9,000
High		7,900	8,800	9,600	10,600	11,600	12,600
MADISON	18,932						
Low		18,200	17,600	17,000	16,300	15,500	14,600
Medium		19,300	20,000	20,600	21,200	21,800	22,400
High		20,500	22,500	24,500	26,600	28,800	31,000
MANATEE	277,362						
Low		281,900	296,200	307,800	317,300	324,300	328,300
Medium		292,000	318,300	343,400	368,700	393,100	415,300
High		305,400	347,800	391,700	438,200	486,500	535,700
MARION	271,096						
Low		278,100	296,300	311,500	324,500	334,700	341,600
Medium		287,800	317,900	346,700	375,900	404,200	430,100
High		301,300	347,800	396,500	448,100	502,100	557,300
MARTIN	131,051						
Low		132,000	136,900	140,300	142,500	143,200	142,300
Medium		138,100	150,400	162,100	173,900	185,200	195,500
High		145,800	167,300	189,800	213,700	238,600	264,200

**Florida State and County Population Estimates, April 1, 2002,
and Projections for 2005-2030 (continued)**

	Estimate April 1, 2002	Projections, April 1					
		2005	2010	2015	2020	2025	2030
MIAMI-DADE	2,312,478						
Low		2,310,200	2,363,600	2,401,000	2,426,300	2,436,600	2,429,600
Medium		2,396,600	2,548,200	2,691,800	2,836,700	2,975,800	3,102,200
High		2,502,700	2,774,700	3,055,800	3,350,500	3,655,000	3,964,100
MONROE	81,140						
Low		77,700	74,600	71,400	68,100	64,700	61,100
Medium		81,700	82,800	83,800	84,800	85,700	86,600
High		85,900	91,200	96,600	102,100	107,800	113,400
NASSAU	61,094						
Low		62,300	66,200	69,100	71,400	72,800	73,300
Medium		65,200	72,500	79,500	86,700	93,600	100,000
High		68,900	80,900	93,500	107,100	121,400	136,200
OKALOOSA	176,971						
Low		176,000	179,700	181,600	182,100	181,000	178,100
Medium		184,400	197,800	210,400	223,100	235,200	246,200
High		194,500	219,600	245,700	273,200	301,700	330,800
OKEECHOBEE	36,551						
Low		36,000	36,000	35,800	35,400	34,700	33,800
Medium		37,800	39,700	41,600	43,600	45,400	47,100
High		39,800	44,000	48,400	53,100	57,900	62,800
ORANGE	955,865						
Low		936,700	1,060,800	1,123,600	1,177,800	1,221,400	1,252,300
Medium		1,020,300	1,136,900	1,248,400	1,361,700	1,471,500	1,572,300
High		1,069,000	1,245,300	1,430,000	1,626,500	1,832,100	2,043,200
OSCEOLA	193,355						
Low		204,600	228,300	248,100	264,700	277,400	285,600
Medium		213,000	248,700	283,100	318,300	352,600	384,300
High		226,100	279,000	335,700	397,000	462,300	530,400
PALM BEACH	1,183,197						
Low		1,210,400	1,284,100	1,345,300	1,397,200	1,437,400	1,463,700
Medium		1,252,700	1,378,300	1,498,300	1,619,900	1,737,600	1,845,300
High		1,311,200	1,507,400	1,712,200	1,929,500	2,156,200	2,388,200
PASCO	361,465						
Low		366,500	383,700	397,400	403,500	416,400	420,600
Medium		379,700	412,500	443,700	475,100	505,300	532,800
High		397,100	450,400	505,800	564,100	624,600	686,200
PINELLAS	933,994						
Low		915,100	907,600	896,800	883,500	867,200	847,300
Medium		951,200	982,200	1,011,600	1,041,200	1,069,700	1,095,500
High		991,300	1,065,400	1,141,300	1,220,100	1,300,800	1,382,400
POLK	502,385						
Low		505,400	522,700	535,800	545,900	552,200	554,000
Medium		523,900	562,800	599,600	636,600	672,300	704,700
High		547,500	613,600	682,000	753,900	828,300	903,800
PUTNAM	71,329						
Low		69,100	67,800	66,100	64,300	62,100	59,700
Medium		72,600	75,000	77,200	79,500	81,700	83,800
High		76,400	82,900	89,500	96,400	103,600	110,800
ST. JOHNS	133,953						
Low		139,800	153,200	164,300	173,400	180,100	184,200
Medium		145,800	167,300	188,000	209,200	229,800	248,900
High		154,500	187,300	222,300	260,100	300,200	342,100
ST. LUCIE	203,360						
Low		205,600	215,200	222,200	227,200	229,700	229,400
Medium		215,100	236,200	256,300	276,700	296,300	314,300
High		227,300	263,000	300,600	343,700	382,800	426,000

Florida State and County Population Estimates, April 1, 2002, and Projections for 2005-2030 (continued)

	Estimate April 1, 2002	Projections, April 1					
		2005	2010	2015	2020	2025	2030
SANTA ROSA	124,956						
Low		123,200	137,200	144,300	149,900	153,700	155,400
Medium		133,900	150,200	165,800	181,700	197,100	211,300
High		141,700	167,700	195,200	224,800	256,100	288,600
SARASOTA	339,684						
Low		341,000	351,900	360,200	366,300	369,900	370,700
Medium		353,600	378,900	403,100	427,400	450,700	471,900
High		369,400	413,000	458,400	505,800	554,900	604,800
SEMINOLE	387,626						
Low		395,900	419,400	438,600	454,600	466,800	474,400
Medium		409,800	450,300	488,600	527,400	564,700	598,700
High		428,900	492,300	558,200	627,800	700,200	774,000
SUMTER	61,348						
Low		65,000	73,500	79,800	85,200	89,300	92,000
Medium		67,700	80,100	91,100	102,400	113,500	123,700
High		71,800	89,800	108,000	127,800	148,800	170,900
SUWANNEE	35,727						
Low		35,900	37,100	38,000	38,500	38,700	38,400
Medium		37,500	40,800	43,900	47,100	50,100	52,800
High		39,600	45,400	51,400	57,600	64,500	71,400
TAYLOR	19,800						
Low		19,700	19,000	18,200	17,300	16,400	15,300
Medium		21,000	21,500	22,100	22,600	23,100	23,600
High		22,300	24,200	26,200	28,300	30,400	32,600
UNION	13,794						
Low		14,000	13,900	13,600	13,300	12,800	12,200
Medium		14,800	15,600	16,400	17,200	17,900	18,600
High		15,800	17,600	19,600	21,600	23,800	26,000
VOLUSTA	459,737						
Low		462,400	478,400	490,500	499,800	505,600	507,300
Medium		479,400	515,100	548,900	582,900	615,600	645,200
High		501,000	561,600	624,300	690,200	758,400	827,700
WAKULLA	24,217						
Low		25,100	26,900	28,200	29,100	29,500	29,500
Medium		26,500	30,000	33,500	37,000	40,500	43,700
High		28,300	34,200	40,600	47,500	54,900	62,600
WALTON	45,521						
Low		47,700	52,400	56,300	59,500	61,900	63,400
Medium		49,700	57,200	64,400	71,600	79,000	85,600
High		52,700	64,000	76,200	89,300	103,200	117,800
WASHINGTON	21,649						
Low		21,200	21,100	20,900	20,400	19,800	18,900
Medium		22,500	23,600	25,100	26,400	27,600	28,700
High		23,900	26,900	30,000	33,300	36,700	40,200
FLORIDA	16,674,608						
Low		16,855,000	17,718,800	18,606,600	19,515,100	20,391,800	21,174,700
Medium		17,498,800	18,978,400	20,386,900	21,807,100	23,177,700	24,428,300
High		17,893,000	19,762,700	21,626,700	23,474,800	25,238,700	26,841,600



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Projections of Florida Population by County, 2005–2030

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Florida is a rapidly growing but highly diverse state. Although its population has grown by around three million residents in each of the last three decades, this growth has not been distributed evenly throughout the state. Some areas have grown very rapidly while others have grown very slowly or even declined. Will these growth patterns continue? If not, how will they change?

This is an important question because many decisions—affecting schools, roads, houses, shopping centers, hospitals, amusement parks, and countless other projects—require some assessment of future population trends. In fact, the success or failure of those plans may depend in large part on the degree to which projected growth is realized over time. Yet the future is essentially unknowable. No matter how accurate our data, how powerful our computers, and how sophisticated our techniques, we still cannot “see” into the future.

We are not completely lost, of course. We can observe population trends that have occurred in the past. We can collect data and build models showing what would happen if past trends continued or varied in some particular way. Since the future is intimately tied to the past, these projections will often provide reasonably accurate forecasts of future population change. If constructed and interpreted properly, population projections—although incapable of providing perfect predictions of the future—can be extremely useful tools for planning and analysis.

Since the future cannot be predicted with absolute certainty, we publish three series of population projections: high, medium, and low. We believe the medium projection is more likely to provide an accurate forecast of future population growth than either the high or low projections, but the high and low projections provide an indication of the range in which future populations might reasonably be expected to lie. It should also be noted that—although the projections published here provide useful benchmarks for planning and analysis—they should not be interpreted as the only possible scenarios for future population change. Other sources of information should also be considered when using projections for planning purposes (especially in small counties).

State projections

State-level projections were made using a cohort-component methodology in which births, deaths, and migration were projected separately for each age-sex cohort in Florida, by race (white, nonwhite) and ethnicity (Hispanic, non-Hispanic). The starting point was the population of Florida on April 1, 2000, as counted by the U.S. Census Bureau. Survival rates were applied to each age-sex-race/ethnicity cohort to project future deaths in the population. These rates were based on Florida Life Tables for 2000, published by the Florida Department of Health. The survival rates were adjusted upward in 2005, 2010, 2015, 2020, and 2025 to account for projected increases in life expectancy (U.S. Census Bureau,

Domestic migration rates by age, sex, race/ethnicity were based on data for 1995–2000 as reported in the 2000 Census. Domestic in-migration rates were calculated by dividing the number of persons moving to Florida from other states by the mid-decade population of the United States (minus Florida). Domestic out-migration rates were calculated by dividing the number of persons leaving Florida by Florida's mid-decade population. In both instances, rates were calculated separately for males and females by race and ethnicity for each five-year age group up to 85+.

The domestic in-migration rates were weighted to provide three different scenarios of future population growth. For the high series, the weights ranged between 1.3 and 1.4, for the medium series, between 1.0 and 1.25, and for the low series the weight was 0.95. The domestic out-migration rates were not weighted. For each of the three series, projections of domestic in-migration were made by applying weighted in-migration rates to the projected population of the United States (minus Florida), using the most recent set of national projections produced by the U.S. Census Bureau. Projections of out-migration were made by applying the 1995–2000 out-migration rates to the Florida population.

Projections of foreign immigration were also based on data from Census 2000. For the high projections, foreign immigration was projected to exceed the 1995–2000 level by 40% during each five-year interval. For the medium projections, foreign immigration was projected to exceed the 1995–2000 level by 20% during each five-year interval. For the low projections, foreign immigration was projected to remain the same as between 1995 and 2000 for each five-year interval. Foreign emigration was assumed to equal 22.5% of foreign immigration for each series of projections. The distribution of foreign immigrants by age, sex, race, and ethnicity was based on the patterns observed between 1995 and 2000.

Net migration is the difference between the number of in-migrants and the number of out-migrants during a particular time period. The medium projections produce net migration levels (including both domestic and foreign migration) of 339,000 per year between 2005 and 2010. The levels decline gradually over time, reaching 266,000 between 2025 and 2030. The low projections produce net migration levels that average between 200,000 and 220,000 per year between 2005 and 2030, while the high projections produce net migration levels that average between 357,000 and 427,000. To put these numbers into perspective, net migration averaged 260,000–280,000 per year during the 1970s, 1980s, and 1990s and has averaged 345,000 per year since 2000. Since 1990, annual net migration levels have ranged between 181,000 and 400,000.

Projections were made in five-year intervals, with each projected population serving as the base for the following projection. Projected in-migration for each five-year interval was added to the survived Florida population at the end of the interval and projected out-migration was subtracted, giving a projection of the population age five and older. Births were projected by applying age-specific birth rates (adjusted for child mortality) to the projected female population of each race/ethnicity group. These birth rates were based on Florida birth data for 1999–2001 and imply a total fertility rate of approximately 1.8 births per woman for non-Hispanic whites, 2.3 for non-Hispanic nonwhites, and 2.2 for Hispanics. In the medium series, birth rates for non-Hispanic whites were projected to remain at their 1999–2001 levels while birth rates for non-Hispanic nonwhites and Hispanics were projected to decline gradually over time; in the high series, birth rates for all race/ethnic groups were projected to remain at their 1999–2001 levels; and in the low series they were projected to decline gradually for all three groups.

As a final step, projections for non-Hispanic whites, non-Hispanic nonwhites, and Hispanics were added together to provide projections of the total population. The medium projection of total population for 2010 was adjusted to be consistent with the state population forecast produced by the State of Florida's Consensus Estimating Conference. None of the projections after 2010 had any additional adjustments.

County projections

The cohort-component method is a good way to make population projections at the state level, but is not necessarily the best way to make long-range projections at the county level. Many counties in Florida are so small that the number of persons in each age-sex-race/ethnicity category are inadequate for making reliable cohort-component projections. Even more important, county growth patterns are so volatile that a single technique based on migration data from only one or two time periods may provide misleading results. We believe more useful projections of total population can be made if several different techniques and historical base periods are used.

For counties, we made eight projections using four simple extrapolation techniques and three different historical base periods. The four techniques were:

1. Linear – the population will change by the same number of persons in each future year as the average annual change during the base period.
2. Exponential – the population will change at the same percentage rate in each future year as the average annual rate during the base period.

3. Share of growth – each county's share of state population growth in the future will be the same as its share during the base period.

4. Shift share – each county's share of the state population will change by the same annual amount in the future as the average annual change during the base period.

For the linear and share-of-growth techniques we used base periods of five, ten, and fifteen years, yielding three sets of projections for each technique. For the exponential and shift-share techniques we used a single base period of ten years, yielding one set of projections for each technique.

The starting point for each county's projection was the population estimate produced by the Bureau of Economic and Business Research for April 1, 2005. These estimates were based on 2000 census counts and a variety of data and techniques showing population changes since 2000 (Bureau of Economic and Business Research, *Florida Estimates of Population: April 1, 2005*, Gainesville: University of Florida). The techniques described above provided eight projections for each county for each projection year (2010, 2015, 2020, 2025, 2030). In order to moderate the effects of extreme projections, the highest and lowest projections for each county were excluded. The medium projection was then calculated by taking an average of the six remaining projections and adjusting the sum of the county projections to be consistent with the total population change implied by the state projections for each projection interval.

We made adjustments to the underlying population data in a number of counties before applying the techniques described above. This was done to account for special events and institutional populations such as university students and prison inmates. Adjustments were made for counties in which institutional populations account for a large proportion of total population and where changes in those populations have been substantially different from changes in the rest of the population. In the present set of projections, adjustments for institutional populations were made for Alachua, Baker, Bradford, Calhoun, Columbia, DeSoto, Dixie, Franklin, Gadsden, Gilchrist, Glades, Gulf, Hamilton, Hardee, Hendry, Holmes, Jackson, Jefferson, Lafayette, Leon, Liberty, Madison, Okeechobee, Santa Rosa, Sumter, Taylor, Union, Wakulla, Walton, and Washington counties. We also made adjustments in Charlotte, DeSoto, Escambia, and Hardee counties to account for the impact of the 2004 hurricanes on population growth in those four counties.

Range of projections

The techniques described above were used to make the medium series of county projections. This is the series we believe will generally provide the most accurate forecasts of future population growth. We have also made a series of low and high projections to provide an indication of the uncertainty

surrounding the medium projections. The low and high projections were based on analyses of past population forecast errors for counties in Florida and the United States.

The low and high projections indicate the range into which two-thirds of actual future county populations will fall, if the future distribution of forecast errors is similar to the past distribution. That is, if future errors are similar to past errors, the populations of about two-thirds of Florida's 67 counties will fall somewhere between the low and high projections. The high and low projections themselves, however, do not have equal probabilities of occurring. Given Florida's population growth history, the probability that a county's future population will be above the high projection is greater than the probability that it will be below the low projection.

The range between the low and high projections varies according to county population size in 2005 (less than 25,000; 25,000–249,999; and 250,000+) and the length of the projection horizon (forecast errors generally grow with the length of the projection horizon). Our studies have found that the distribution of absolute percent errors tends to remain fairly stable over time, leading us to believe that the low and high projections provide a realistic indication of the potential degree of uncertainty surrounding the medium projections.

For the medium series of projections, the sum of the county projections equals the state projection for each year (except for slight differences due to rounding). For the high and low series, however, the sum of the county projections does not equal the state projection. This occurs because potential variation around the medium projection is much greater for counties (especially small counties) than for the state as a whole. Thus, the sum of the low projections for counties is lower than the state's low projection and the sum of the high projections for counties is higher than the state's high projection.

Note: The projections published in this bulletin refer solely to permanent residents of Florida; they do not include tourists or seasonal residents.

Florida State and County Population Estimates, April 1, 2005, and Projections for 2010–2030

	Estimate April 1, 2005	Projections, April 1				
		2010	2015	2020	2025	2030
ALACHUA	240,764					
Low		234,400	237,700	236,800	233,300	228,000
Medium		260,800	279,700	295,100	308,600	321,100
High		286,400	321,600	355,200	388,800	423,300
BAKER	23,953					
Low		22,600	22,500	22,100	21,400	20,500
Medium		25,800	27,400	29,000	30,300	31,500
High		28,800	32,400	36,000	39,700	43,500
BAY	161,721					
Low		157,600	159,600	159,900	158,600	155,900
Medium		175,400	187,700	199,300	209,600	219,300
High		192,700	215,900	239,900	264,400	289,600
BRADFORD	28,118					
Low		26,700	26,500	26,100	25,500	24,700
Medium		29,700	31,200	32,500	33,700	34,900
High		32,700	35,800	39,100	42,400	45,800
BREVARD	531,970					
Low		536,200	556,300	571,100	579,800	583,800
Medium		583,800	632,100	677,200	717,300	754,600
High		629,400	708,000	788,600	869,700	952,600
BROWARD	1,740,987					
Low		1,750,100	1,812,600	1,854,900	1,877,900	1,885,700
Medium		1,905,500	2,059,600	2,200,100	2,324,400	2,439,300
High		2,054,500	2,306,900	2,561,500	2,816,800	3,076,600
CALHOUN	13,945					
Low		13,000	12,800	12,500	12,000	11,500
Medium		14,800	15,600	16,400	17,100	17,700
High		16,500	18,400	20,400	22,400	24,400
CHARLOTTE	154,030					
Low		154,700	161,100	165,000	166,500	166,200
Medium		172,300	189,500	205,300	219,400	232,600
High		189,100	217,900	247,400	277,500	308,600
CITRUS	132,635					
Low		132,400	136,900	139,400	140,000	139,200
Medium		147,400	161,100	173,600	184,600	195,000
High		161,900	185,300	209,200	233,300	258,500
CLAY	169,623					
Low		177,500	190,400	199,800	205,700	208,700
Medium		197,800	223,900	248,400	270,300	290,700
High		217,000	257,600	299,800	342,900	387,600
COLLIER	317,788					
Low		354,600	397,300	433,400	462,000	484,800
Medium		386,800	451,500	512,400	567,400	619,100
High		416,300	505,700	598,500	693,000	791,000
COLUMBIA	61,466					
Low		61,500	62,900	63,500	63,300	62,500
Medium		68,500	74,000	79,000	83,500	87,700
High		75,200	85,100	95,200	105,500	116,000
DESOTO	32,606					
Low		32,400	34,300	34,900	34,900	34,600
Medium		36,100	40,400	43,400	46,100	48,500
High		39,600	46,400	52,300	58,200	64,300
DIXIE	15,377					
Low		14,900	15,100	15,100	14,900	14,500
Medium		17,000	18,500	19,800	21,000	22,200
High		19,000	21,800	24,700	27,600	30,700

Florida State and County Population Estimates, April 1, 2005, and Projections for 2010–2030 (continued)

	Estimate April 1, 2005	Projections, April 1				
		2010	2015	2020	2025	2030
DUVAL	861,150					
Low		863,200	890,900	908,200	917,700	920,800
Medium		939,800	1,012,300	1,077,500	1,136,200	1,191,500
High		1,013,300	1,133,900	1,254,200	1,376,500	1,502,400
ESCAMBIA	303,623					
Low		295,000	296,900	296,700	294,700	291,000
Medium		320,900	337,300	352,400	365,800	378,400
High		346,300	377,800	409,800	442,000	474,800
FLAGLER	78,617					
Low		93,100	108,700	121,500	131,200	138,400
Medium		104,000	127,900	150,500	171,100	190,600
High		113,800	147,100	182,200	218,700	257,000
FRANKLIN	10,845					
Low		11,400	11,200	10,800	10,400	9,900
Medium		13,000	13,600	14,200	14,800	15,300
High		14,500	16,100	17,700	19,400	21,100
GADSDEN	47,713					
Low		45,100	44,100	42,900	41,400	39,800
Medium		50,100	51,800	53,500	55,000	56,400
High		55,100	59,600	64,300	69,100	74,000
GILCHRIST	16,221					
Low		16,300	17,000	17,400	17,400	17,200
Medium		18,600	20,700	22,700	24,600	26,300
High		20,800	24,400	28,300	32,400	36,600
GLADES	10,729					
Low		10,200	10,000	9,700	9,300	8,800
Medium		11,600	12,200	12,700	13,200	13,700
High		13,000	14,400	15,800	17,300	18,800
GULF	16,479					
Low		15,300	14,900	14,300	13,700	12,900
Medium		17,400	18,100	18,800	19,400	20,000
High		19,400	21,400	23,400	25,400	27,500
HAMILTON	14,315					
Low		13,100	12,700	12,100	11,500	10,800
Medium		14,900	15,400	15,900	16,300	16,700
High		16,700	18,200	19,800	21,300	22,900
HARDEE	27,333					
Low		26,000	25,800	25,400	24,800	24,100
Medium		28,900	30,300	31,600	32,800	34,000
High		31,800	34,900	38,000	41,300	44,700
HENDRY	38,376					
Low		38,500	39,500	40,200	40,300	39,900
Medium		42,800	46,500	50,100	53,100	56,000
High		47,000	53,500	60,300	67,100	74,100
HERNANDO	150,784					
Low		152,600	159,800	164,300	166,200	166,400
Medium		170,000	188,000	204,400	218,900	232,700
High		186,600	216,200	246,400	277,000	309,000
HIGHLANDS	93,456					
Low		91,100	92,500	93,000	92,200	90,600
Medium		101,400	108,800	115,800	121,900	127,400
High		111,400	125,100	139,400	153,700	168,200
HILLSBOROUGH	1,131,546					
Low		1,159,400	1,216,800	1,259,700	1,286,900	1,302,100
Medium		1,262,700	1,382,700	1,493,200	1,590,600	1,680,600
High		1,361,000	1,548,600	1,739,600	1,930,300	2,124,500

Florida State and County Population Estimates, April 1, 2005, and Projections for 2010–2030 (continued)

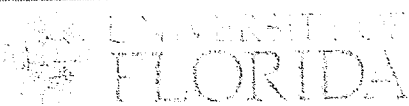
	Estimate April 1, 2005	Projections, April 1				
		2010	2015	2020	2025	2030
HOLMES	19,157					
Low		17,500	16,900	16,200	15,400	14,600
Medium		19,900	20,600	21,300	21,900	22,500
High		22,300	24,300	26,500	28,700	31,000
INDIAN RIVER	130,043					
Low		132,000	138,200	142,200	144,100	144,100
Medium		147,000	162,500	177,000	189,700	201,600
High		161,300	186,900	213,400	240,100	267,600
JACKSON	49,691					
Low		47,900	47,000	45,800	44,300	42,600
Medium		53,200	55,300	57,100	58,800	60,300
High		58,500	63,600	68,600	73,800	79,100
JEFFERSON	14,233					
Low		13,200	12,800	12,400	11,800	11,200
Medium		15,000	15,600	16,200	16,800	17,300
High		16,800	18,500	20,200	22,000	23,800
LAFAYETTE	7,971					
Low		7,400	7,300	7,100	6,800	6,500
Medium		8,400	8,900	9,300	9,700	10,000
High		9,400	10,500	11,600	12,700	13,800
LAKE	263,017					
Low		287,200	316,700	341,300	360,400	375,100
Medium		313,200	359,900	403,800	443,200	480,100
High		337,200	403,100	471,300	540,500	612,000
LEE	549,442					
Low		594,800	652,800	700,200	736,500	764,200
Medium		648,400	741,700	828,500	906,200	979,000
High		698,200	830,800	966,900	1,104,700	1,246,900
LEON	271,111					
Low		272,300	282,700	288,400	291,300	292,200
Medium		296,500	321,200	342,200	360,700	378,100
High		319,700	359,700	398,300	437,000	476,700
LEVY	37,985					
Low		38,100	39,500	40,400	40,700	40,600
Medium		42,400	46,500	50,300	53,700	56,900
High		46,600	53,400	60,600	67,900	75,400
LIBERTY	7,581					
Low		7,000	6,800	6,600	6,300	5,900
Medium		8,000	8,300	8,600	8,900	9,200
High		8,900	9,800	10,700	11,700	12,600
MADISON	19,696					
Low		18,100	17,600	16,900	16,100	15,200
Medium		20,600	21,400	22,200	22,900	23,600
High		23,100	25,300	27,600	30,000	32,400
MANATEE	304,364					
Low		315,600	334,500	349,100	359,100	365,500
Medium		343,800	380,100	413,700	443,400	470,900
High		370,500	425,700	482,100	538,600	596,400
MARION	304,926					
Low		322,000	346,300	365,700	379,900	390,000
Medium		350,900	393,500	433,100	468,300	501,200
High		378,000	440,700	505,000	569,800	636,400
MARTIN	141,059					
Low		140,500	144,800	147,100	147,400	146,300
Medium		156,300	170,300	183,100	194,400	205,100
High		171,700	195,900	220,600	245,600	271,700

Florida State and County Population Estimates, April 1, 2005, and Projections for 2010–2030 (continued)

	Estimate April 1, 2005	Projections, April 1				
		2010	2015	2020	2025	2030
MIAMI-DADE	2,422,075					
Low		2,394,200	2,439,000	2,466,700	2,474,200	2,465,500
Medium		2,605,900	2,771,500	2,927,600	3,067,000	3,196,800
High		2,810,600	3,104,200	3,406,400	3,711,300	4,022,600
MONROE	82,413					
Low		75,700	72,900	69,900	66,600	63,200
Medium		84,100	85,800	87,200	88,600	89,800
High		92,500	98,600	104,800	111,000	117,300
NASSAU	65,759					
Low		67,200	70,800	73,300	74,600	75,100
Medium		74,900	83,300	91,200	98,200	104,800
High		82,200	95,900	110,000	124,400	139,400
OKALOOSA	188,939					
Low		186,600	191,000	192,900	192,300	189,800
Medium		207,700	224,700	240,300	253,800	266,500
High		228,100	258,400	289,400	320,400	352,500
OKEECHOBEE	37,765					
Low		35,600	35,000	34,300	33,400	32,400
Medium		39,500	41,200	42,800	44,300	45,700
High		43,500	47,400	51,500	55,700	60,100
ORANGE	1,043,437					
Low		1,099,200	1,179,800	1,244,400	1,291,400	1,324,900
Medium		1,197,700	1,340,600	1,473,700	1,592,300	1,703,000
High		1,290,400	1,501,500	1,718,400	1,937,100	2,161,800
OSCEOLA	235,156					
Low		262,500	294,800	320,500	339,100	351,900
Medium		292,700	346,700	397,700	443,600	486,900
High		320,800	398,800	480,700	565,200	653,500
PALM BEACH	1,265,900					
Low		1,301,300	1,369,400	1,422,700	1,459,800	1,483,700
Medium		1,417,300	1,556,100	1,686,200	1,803,100	1,912,400
High		1,527,600	1,742,900	1,964,700	2,189,700	2,420,700
PASCO	406,898					
Low		425,500	455,400	478,400	494,800	506,000
Medium		463,600	517,400	566,700	610,400	651,000
High		499,600	579,600	660,600	742,100	825,600
PINELLAS	947,744					
Low		899,600	886,500	870,600	851,800	830,200
Medium		978,500	1,007,400	1,034,900	1,060,100	1,083,700
High		1,056,100	1,128,300	1,202,300	1,277,700	1,354,500
POLK	541,840					
Low		550,100	573,100	589,500	598,800	602,800
Medium		599,000	651,200	699,000	740,800	779,200
High		645,700	729,400	814,000	898,200	983,500
PUTNAM	73,764					
Low		69,200	68,000	66,400	64,300	62,000
Medium		77,000	80,000	82,800	85,300	87,700
High		84,600	92,000	99,500	107,200	115,100
ST. JOHNS	157,278					
Low		171,200	188,900	202,800	212,600	218,900
Medium		190,800	222,200	251,800	278,500	303,600
High		209,200	255,600	304,200	354,300	406,500
ST. LUCIE	240,039					
Low		252,000	272,400	287,000	296,200	301,200
Medium		280,800	320,500	356,700	389,000	419,200
High		308,000	368,600	430,500	493,700	559,300

Florida State and County Population Estimates, April 1, 2005, and Projections for 2010–2030 (continued)

	Estimate April 1, 2005	Projections, April 1				
		2010	2015	2020	2025	2030
SANTA ROSA	136,443					
Low		142,400	150,900	156,900	160,700	162,400
Medium		158,600	177,500	195,100	211,200	226,400
High		174,100	204,200	235,400	267,800	301,500
SARASOTA	367,867					
Low		373,600	390,300	401,900	408,600	411,700
Medium		406,900	443,500	476,500	505,400	532,000
High		438,600	496,700	554,900	612,900	671,700
SEMINOLE	411,744					
Low		422,300	443,600	459,500	469,600	475,700
Medium		460,000	504,100	544,700	580,400	613,700
High		495,800	564,600	634,600	704,400	776,100
SUMTER	74,052					
Low		82,700	92,900	101,100	107,200	111,400
Medium		92,200	109,300	125,500	140,200	154,100
High		101,100	125,700	151,700	178,700	206,900
SUWANNEE	38,174					
Low		37,900	39,100	39,800	39,900	39,600
Medium		42,200	46,000	49,500	52,600	55,500
High		46,400	52,900	59,600	66,500	73,500
TAYLOR	21,310					
Low		20,000	19,500	18,900	18,100	17,200
Medium		22,800	23,800	24,800	25,700	26,500
High		25,500	28,100	30,800	33,600	36,500
UNION	15,046					
Low		14,300	14,000	13,600	13,000	12,300
Medium		16,300	17,100	17,800	18,400	19,000
High		18,200	20,200	22,100	24,100	26,200
VOLUSIA	494,649					
Low		500,600	520,400	534,100	541,600	545,800
Medium		545,100	591,300	633,400	670,200	705,400
High		587,600	662,300	737,500	812,400	890,600
WAKULLA	26,867					
Low		29,900	31,700	33,200	34,100	34,500
Medium		33,300	37,300	41,200	44,800	48,100
High		36,500	42,900	49,700	56,800	64,200
WALTON	53,525					
Low		58,700	65,200	70,300	74,000	76,400
Medium		65,500	76,700	87,300	96,800	105,800
High		71,800	88,200	105,500	123,300	141,900
WASHINGTON	23,097					
Low		23,300	23,300	22,900	22,200	21,300
Medium		26,500	28,400	30,000	31,500	32,800
High		29,700	33,500	37,300	41,200	45,400
FLORIDA	17,918,227					
Low		19,136,900	20,388,800	21,655,500	22,896,500	24,071,000
Medium		19,920,300	21,767,500	23,475,800	24,998,000	26,419,200
High		20,376,600	22,613,100	24,838,500	27,001,800	29,057,600



Bureau of Economic and Business Research
 Department of Agriculture
 211 North Capitol Street, S.W.
 Tallahassee, Florida 32301-2400

STATE OF FLORIDA
 DEPARTMENT OF AGRICULTURE
 AND FORESTRY
 BUREAU OF ECONOMIC AND BUSINESS RESEARCH

NORTH RIVER VILLAGE

GROWTH MANAGEMENT ANALYSIS (LEE PLAN OBJECTIVES 2.1 AND 2.2)

FAC 9J-5.006(5) provides specific guidance for reviewing plan amendments to determine how well they discourage urban sprawl. The purpose of the referenced subsection of 9J-5 is stated as to "give guidance to local governments and other interested parties about how to make sure that plans and plan amendments are consistent with relevant provisions of the state comprehensive plan, regional policy plans, Chapter 163, Part II, Florida Statutes, and the remainder of this chapter [9J-5] regarding discouraging urban sprawl, including provisions concerning the efficiency of land use, the efficient provisions of public facilities and services, the separation of urban and rural land uses, and the protection of agriculture and natural resources."

Lee County implements this section of 9J5 through Objectives 2.1 and 2.2 in the Lee Comprehensive Plan. Objective 2.1 deals with Development Location and the need for development to be located in such a way that development does not create sprawl and public facilities become financially feasible. Objective 2.2 deals with Development Timing and is primarily implemented through the rezoning process.

The following point-by-point analysis demonstrates how the proposed amendment not only discourages sprawl, but helps the county transition from a plan that currently calls for low density single use development, while creating a sense of place for the community through development of the North River Village property. While this analysis is structured as a point-by-point answer as to how this proposal implements 9J5, the comments point out how this proposal is consistent with Objectives 2.1 and 2.2.

9J-5 lists thirteen "Primary Indicators" of urban sprawl. These are provided below with a brief analysis of how each is relevant to the proposed amendment.

1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need. (Restated in Lee Plan Objective 2.1)*

The current comprehensive plan allows for only single use development at low densities on the subject property and over most of the land North of the Caloosahatchee River East of SR 31. The current Lee Plan promotes a scattering of low density residential subdivisions with few to no service or commercial areas. Under this pattern of development, the costs of infrastructure increase significantly, making most services financially infeasible.

Furthermore, CR 78 was not designed to handle the pass through traffic that is building up along the corridor in low density subdivisions in Lee County, as well as new residential developments in Hendry and Glades Counties. CR 78 has numerous residential units fronting directly on CR 78, a design more characteristic of a local road, not the type of road to handle the pass through traffic that is building up. The Babcock plan shows the need to widen CR 78 from Broadway to SR 31.

Golden Gate Estates (Collier County) is a visualization of the current low density single use development pattern that the Lee Plan is promoting with the Rural land use category. East-west traffic out of and into Golden Gate is a significant issue, as is the difficulty of extending central water and sewer facilities to the area. Furthermore, as with Golden Gate in Collier County, the Rural land use category would not require the clustering of units or the preservation of significant areas of common open space. Creating an AG subdivision, which would not have an open space requirement, would be the easiest way to construct a development in the Rural land use category.

The proposed amendment is transitioning the Lee Plan from a developing pattern of low density single use development that overly burdens the roads and makes utility infrastructure financially infeasible to a mixed use community with a range of uses. As demonstrated in the population accommodation section, this amendment will only funnel the current demand for housing into a more desirable land use pattern.

The proposed plan of development implements Objection 2.1, *which states that, "Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services."*

2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development. (Restated in Lee Plan Objective 2.1)*

The subject property is in an area with existing development. Directly West is the Lee County Civic center, a major urban attractor. Directly across the river is the Fort Myers Shores community. The subject property is at the intersection of two major roadway corridors, State Road 31 and County Road 78. While historically the North Olga community has a rural character it is now transitioning away from that with the development in the area, including Babcock, which is located directly North of the subject property.

The North River Village cannot be considered "leap frog development". There is existing development immediately to the West along SR 78 and immediately to the South along SR 31 and in the Fort Myers Shores Community. Urban services are available to nearby properties and the extension of urban services would not require "leaping" over undeveloped areas.

3. *Promotes, allows, or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.*

The proposed North River Village future land use map amendment proposes to break from the "radial, strip, isolated or ribbon patterns" of development currently allowed in the Lee Plan by protecting and restoring sensitive environmental lands and clustering density. This district creates a viable "node" of development that will be mixed use and mixed density in nature. It will act as a destination point for river oriented recreation uses.

4. *As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

The proposed amendment aims to create a land use category that moves the planning of this property from a blanket 1 dwelling unit per acre of residential development, to a form of development that meets environmental performance standards. By creating the performance standards, it is the intent of the North River Village land use category to improve upon the protections for natural areas beyond that which is currently in place in the Rural land use category.

5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silviculture activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.*

The subject property is not surrounded by active agricultural uses. The property is surrounded on the West and North by arterial roads, on the South by the Caloosahatchee River and suburban development and on the East by low density residential development. Active agricultural uses are not present immediately adjacent to this property.

6. *Fails to maximize use of existing public facilities and services. (Restated in Lee Plan Objective 2.2)*

There are currently limited public facilities and services in the North Olga area, because public services are not financially feasible with the type of development pattern that is occurring under the current Lee Plan – low density, spread out single use residential. This application is to create a land use category that would promote a mixed housing and commercial area that could make public services financially feasible for both this district and the adjacent neighborhoods. The applicant will be required to provide central water and sewer. With the extension of utility lines to the subject property, central water and sewer becomes financially feasible for the surrounding residential development.

7. *Fails to maximize use of future public facilities and services. (Restated in Lee Plan Objective 2.2)*

The developer will be responsible for providing future facilities and services to community residents as stated in #6 above.

8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, healthcare, fire and emergency response, and general government. (Restated in Lee Plan Objective 2.2)*

This area of Lee County is faced with enormous growth pressure. Developments are being planned to the East and North that will have a very significant impact on the community unless the road network is improved, water and sewer are available and

other services are planned for. This property creates an opportunity to make public infrastructure financially feasible.

9. *Fails to provide a clear separation between rural and urban areas.*

The subject property is surrounded on the West and North by arterial roads, on the South by the Caloosahatchee River and suburban development and on the East by low density residential development. With the development of Babcock Ranch and the current projected growth, this area is no longer of rural nature. The North River Village property is a natural extension of the surrounding urban uses including the residential development to the South and the Lee County Civic Center to the West.

10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.*

The approval of the proposed North River Village community will not discourage or inhibit infill development for existing neighborhoods. The character of the development that would take place in the proposed North River Village land use category is unlike anything else that exists in Lee County, and would draw from a different market than infill development.

11. *Fails to encourage an attractive and functional mix of uses.*

The policies within the proposed text amendment allow for and require a mix of uses within the North River Village land use category.

12. *Results in poor accessibility among linked or related land uses.*

The proposed land use amendment creates a district that is mixed use in nature. Pedestrian connections will be provided between related uses so that commercial and residential uses are integrated.

13. *Results in the loss of significant amounts of functional open space.*

The property is currently being used for citrus production and grazing. The current condition of the site contains no functional open space. The proposed development will include public access to recreational facilities on the Caloosahatchee River, creating a vastly improved environment over the current condition.

FACILITIES ANALYSIS

The following analysis, demonstrates how the proposed North River Community land use category will support the additional public facilities to service the property.

Parks

Level of Service and generation rates for park and recreational facilities are adopted as part of the Lee County Comprehensive Plan in the Capital Improvements Element. The level of service for Parks is established in Policy 95.1.3.5 as follows:

(a) Regional Parks 6 acres of developed regional park land open for public use per 1000 total seasonal county population.

(b) Community Parks 0.8 acres of developed standard community parks open for public use per 1000 permanent population, unincorporated county only.

In establishing a facility needs analysis for park and recreation lands, the most recent available demographic data is still the 2000 US Census. According to the census data we can assume an average permanent population of 77%. This is very conservative number based on similar developments with much higher seasonal populations. It is envisioned that the North River Community property will be marketed substantially toward a seasonal and second home buyer population. However, to be very conservative we are using a county wide average. According to the census data the average household size is 2.31 people per household.

Table 1 below shows the park generation created by the proposed development:

Park Type	Generation Rate	Population	Park Acreage
Regional Park	6 acres/1,000 people total	6,930	41.6
Community Park	.8 acres/1,000 people permanent	5,336	4.3

In addition to park area, the Lee County Land Development Code specifies general open space and preserve guidelines for development. The requirement in the LDC is generally 40% open space for residential developments and 30% for commercial. The North River Community will need to meet those guidelines as well, generating significant open space area.

The North River Village will need to pay impact fees, which will pay the proportionate amount of money to off set any impacts that are created for new parks in Lee County. In addition to impact fees, the North River Village amendment proposes a significant public waterfront access opportunity for both the new residents added by this development as well as existing Lee County residents. With the existing marina and other waterfront areas, the park amenities that will be provided for well exceed the impacts of this Lee Plan amendment.

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Libraries

The level of service for Libraries is also established in Policy 95.1.3.5 as follows:

Libraries: Maintain existing per-capita inventory; provide 1.6 items and .274 square feet of library space per capita (permanent residents).

	Generation Rate	Population	Square Feet
Library	.274 Square Feet Per Capita	6,930	1,898

In accordance with the county's level of service standards, the development will generate the need for 1,898 square feet of additional library space. Impact fees will also address any mitigation for new facilities that may be needed.

EMS Services

Based on the LOS standard adopted into the Lee Plan (below) and the rule of thumb response time of 2 minutes per mile the North River Village property can be serviced by the existing station on SR 80. A letter of service availability has been requested. Note that any future development will also need to pay impact fees to off set the impact to fire and EMS services.

Emergency Medical Service: 3.18 advanced life support ambulance stations per 100,000 population with a five and one half (5 1/2) minute average response time.

Schools

The Lee County School Board projects student generation by dwelling unit. According to the School Impact Fee Study prepared by Duncan and Associates and adopted by Lee County in 2005, students are projected to be generated at a rate of .334 students per single-family dwelling unit and .132 students per multi-family dwelling unit (Table 9 of the Duncan study). The assumed distribution of single family and multi family units is consistent with the distribution in the transportation impact study conducted by David Plummer and Associates (1,470 single family units and 1,530 multi family units).

Table 1 below shows how the student generation rates break down by school type, in accordance with Table 15 in the School Impact Fee study. According to the study, an allocation of 50.4% was made for elementary schools, 21.4% for middle schools and 28.2% for high school students.

Table 1 - Student Generation Rates*			
	Elementary	Middle	High
Single Family	0.168	0.071	0.094
Multi-Family	0.067	0.028	0.037

*Based on the Lee County School Impact Fee Study, September 2005

Table 2 - Estimated Number of Students Generated			
	Elementary	Middle	High

Single Family	247	104	138
Multi-Family	103	43	57
Total	350	147	195

Table 3 - Estimated Facility Impacts from Comp Plan Amendment			
Educational Facility	Capacity	Current Enrollment	Remaining Capacity
Alva Elementary School	303	464	(161)
River Hall Elementary School	-	-	-
Alva Middle School	703	577	126
Riverdale Middle School	-	-	-
Riverdale High School	2,336	1,984	352

Many schools in Lee County are over capacity, which is why a substantial new construction plan is underway by the district. Several of the schools in this district have available capacity however so the timing of development will be more in line with the availability of public services. However, it is important to note that given the characteristics of the property – the waterfront and location, it is likely that any development occurring on this property will have a higher distribution of seasonal residents and retirees. It is expected that student generation would be lower than the averages assumed in the Impact Fee Study.

The Impact Fee ordinance was adopted requiring that all new units pay for their proportionate impact on the school system. Therefore there will be no impact on the school system through this plan amendment. Any students generated will have been mitigated for through the payment of impact fees.



THE SCHOOL DISTRICT OF LEE COUNTY 2005-2006 ELEMENTARY SCHOOLS

Enrollment as of December 7, 2005

ELEMENTARY (K - 5th) SCHOOLS	PreK Cycle 4 Enrollment	K-5th Cycle 4 Enrollment	Total Cycle 4 Enrollment ¹	Enrollment Minority Percentage ²	Free/ Reduced Lunch % ³
Allen Park Elem.	66	837	903	48.6%	47%
Alva Elem.	20	444	464	30.9%	43%
Bayshore Elem.	20	580	600	29.1%	44%
Bonita Springs Elem.	50	362	412	58.6%	67%
Caloosa Elem.	55	907	962	36.4%	41%
Cape Elem.	12	895	907	29.6%	34%
Colonial Elem.	56	710	766	71.5%	77%
Diplomat Elem.	0	929	929	31.0%	37%
Edgewood Elem.	62	646	708	80.2%	86%
Edison Park Elem.	0	420	420	36.4%	25%
Fort Myers Beach Elem.	0	203	203	16.3%	34%
Franklin Park Elem.	121	458	579	83.6%	87%
Gateway Elem.	28	900	928	53.2%	49%
Gulf Elem.	2	1,465	1,467	26.6%	30%
Gulf Middle (ESE K-5th)	0	4	4	50.0%	26%
Hancock Creek Elem.	19	923	942	37.3%	47%
Harns Marsh Elem.	12	877	889	70.0%	71%
Hector Cafferata Elem.	0	693	693	51.1%	57%
Heights Elem.	8	744	752	68.0%	69%
J. Colin English Elem.	28	686	714	54.4%	75%
Lehigh Elem.	32	946	978	57.5%	66%
Littleton Elem.	33	834	867	34.8%	54%
Michigan Montessori (K-5th)	20	377	397	79.8%	84%
Mirror Lakes Elem.	45	845	890	52.2%	61%
N Ft Myers Acad. (K-5th)	37	727	764	45.1%	75%
Orange River Elem.	34	783	817	61.9%	74%
Orangewood Elem.	43	754	797	53.3%	52%
Pelican Elem.	47	917	964	26.0%	34%
Pine Island Elem.	20	391	411	22.0%	50%
Pinewoods Elem.	50	865	915	40.1%	42%
Ray Pottorf Elem.	10	648	658	76.1%	75%
Rayma Page Elem.	11	522	533	53.8%	58%
San Carlos Park Elem.	0	880	880	48.2%	47%
Sanibel School (K-5th)	1	265	266	8.3%	7%
Skyline Elem.	48	898	946	32.7%	43%
Spring Creek Elem.	19	782	801	69.1%	71%
Sunshine Elem.	13	1,005	1,018	53.2%	54%
Tanglewood/Rs Elem. (K-5th)	58	650	708	58.3%	55%
Three Oaks Elem.	52	897	949	39.1%	32%
Tice Elem.	53	638	691	80.3%	88%
Trafalgar Elem.	1	891	892	37.1%	39%
Tropic Isles Elem.	79	992	1,071	45.3%	62%
Veterans Park (Kg-5th)	24	932	956	55.2%	52%
Villas Elem.	46	837	883	55.7%	61%
Elem. Totals	1,335	31,959	33,294	48.6%	54%

1. Cycle Report--Enrollment totals includes ALL PreK students.

2. Minority percentages excludes ALL PreK students.

3. Free/Reduced Lunch percentages as of November 30, 2005; provided by Food & Nutrition Services.



THE SCHOOL DISTRICT OF LEE COUNTY

2005-2006 MIDDLE & HIGH SCHOOLS

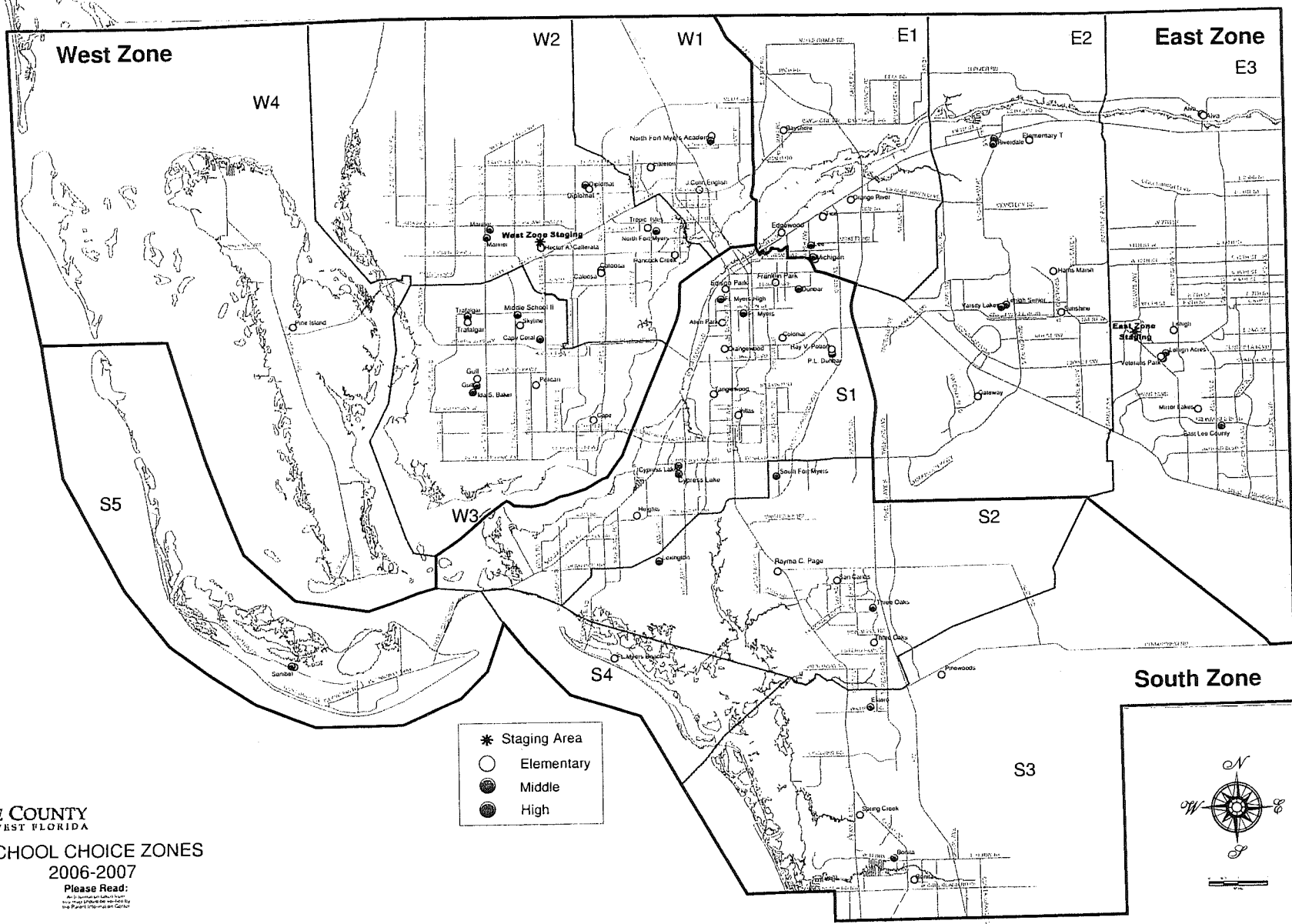
Enrollment as of December 7, 2005

MIDDLE (6th - 8th) & HIGH (9th - 12th) SCHOOLS	PreK Cycle 4 Enrollment	6th-12th Cycle 4 Enrollment	Total Cycle 4 Enrollment ¹	Enrollment Minority Percentage ²	Free/ Reduced Lunch % ³
MIDDLE SCHOOLS		6th-8th			
Alva Middle	0	508	508	30.9%	44%
Bonita Springs Middle	0	660	660	53.2%	55%
Caloosa Middle	0	1,134	1,134	31.8%	37%
Cypress Lake Middle	0	984	984	33.1%	33%
Diplomat Middle	0	1,122	1,122	26.9%	39%
Fort Myers Middle	0	753	753	70.3%	67%
Gulf Middle	0	1,147	1,147	26.2%	26%
Lee Middle	0	627	627	69.9%	69%
Lehigh Acres Middle	0	846	846	64.9%	73%
Lexington Middle	0	783	783	49.9%	50%
Mariner Middle	0	1,233	1,233	43.1%	49%
Michigan Montessori (6th-8th)	0	241	241	71.0%	84%
P. L. Dunbar Middle	0	980	980	46.6%	44%
Sanibel School (6th-8th)	0	132	132	7.6%	7%
N Ft Myers Acad. (6th-8th)	0	510	510	36.1%	75%
Riverdale (6th-8th)	0	430	430	32.3%	38%
Tanglewood/Riverside (ESE 6-8th)	0	2	2	50.0%	55%
Three Oaks Middle	0	873	873	34.7%	32%
Trafalgar Middle	0	1,353	1,353	31.3%	37%
Veterans Park (6th-8th)	0	460	460	59.3%	52%
Varsity Lakes Middle	0	896	896	56.7%	55%
Middle Totals	0	15,674	15,674	42.8%	44%
HIGH SCHOOLS		9th-12th			
Cape Coral High	2	2,078	2,080	43.7%	36%
Cypress Lake High	1	1,707	1,708	34.6%	27%
Dunbar High	2	953	955	74.2%	56%
East Lee County High	0	395	395	60.5%	60%
Estero High	6	1,689	1,695	32.9%	28%
Fort Myers High	1	2,081	2,082	31.4%	20%
Ida Baker High	0	1,570	1,570	31.0%	33%
Lehigh Sr. High	5	2,244	2,249	59.9%	52%
Mariner High	0	2,032	2,032	28.3%	29%
North Fort Myers High	1	2,119	2,120	23.7%	29%
Riverdale High	1	1,593	1,594	30.7%	38%
South Fort Myers High	1	1,019	1,020	43.0%	39%
Tanglewood/Riverside (ESE 9-12th)	0	4	4	25.0%	55%
High Totals	20	19,484	19,504	38.4%	35%
SUB TOTALS	1,355	67,117	68,472	44.3%	46%

1. Cycle Report--Enrollment totals includes ALL PreK students.

2. Minority percentages excludes ALL PreK students.

3. Free/Reduced Lunch percentages as of November 30, 2005; provided by Food & Nutrition Services.



SCHOOL CHOICE ZONES
2006-2007

Please Read:
 All school choice zones are subject to change without notice. Please refer to the Lee County School Choice Zones map for the most current information.

LEE SCHOOL DISTRICT - - TENTATIVE FACILITIES WORK PROGRAM

LEE SCHOOL DISTRICT - - WORKSHEET

Last Revised

THIS SCHEDULE SHALL CONSIDER:

3 Locations, capacities, and planned utilization rates of current educational facilities of the district. (Include both permanent and relocatable facilities)

Location	2005-06 FISH Satisfactory Student Stations	Actual 2005-06 FISH Capacity	Actual 2004-05 CO-FTE	Actual 2005-06 Utilization	New Stu Capacity to be added (removed)	Projected 2009-10 CO-FTE	Projected 2009-10 Utilization
Allen Park Elementary	994	994	925	93%	63	848	80%
Alva Elementary	303	303	464	153%	-	243	80%
Bayshore Elementary	595	595	632	106%	70	534	80%
Bonita Springs Elementary	473	473	368	78%	(84)	312	80%
Caloosa Elementary	756	756	1,070	142%	292	841	80%
Cape Elementary	777	777	979	126%	236	813	80%
Colonial Elementary	893	893	755	85%	88	787	80%
Diplomat Elementary	944	944	1,011	107%	99	837	80%
Edgewood Renaissance Academy	777	777	694	89%	(36)	595	80%
Edison Park Elementary	449	449	466	104%	-	360	80%
Franklin Park Elementary	703	703	535	76%	(124)	465	80%
Fl Myers Beach Elementary	200	200	203	102%	-	160	80%
Gateway Elementary	824	824	989	120%	(66)	608	80%
Gulf Elementary	1,396	1,396	1,570	112%	-	1120	80%
Hancock Creek Elementary	756	756	993	131%	282	833	80%
Harris Marsh Elementary	963	963	-	0%	-	773	80%
Hector A Caferata Jr. Elementary	695	695	-	0%	188	709	80%
Heights Elementary	805	805	869	108%	(110)	558	80%
J. Colin English Elementary	737	737	345	115%	(148)	473	80%
Lehigh Elementary	866	866	931	108%	(102)	613	80%
Littleton Elementary	774	774	951	123%	(36)	592	80%
Michigan Montessori K-8	799	799	809	76%	(62)	591	80%
Mirror Lakes Elementary	659	659	332	126%	396	847	80%
NFM Academy for the Arts K-8	1,509	2,095	1,344	64%	(737)	1090	80%
Orange River Elementary	790	790	788	100%	1	635	80%
Orangewood Elementary	759	759	832	110%	(122)	511	80%
Pelican Elementary	904	904	977	108%	486	1115	80%
Pine Island Elementary	413	413	456	110%	(22)	314	80%
Pinewoods Elementary	924	924	957	104%	109	829	80%
Ray V. Pottorf Elementary	963	963	-	0%	-	773	80%
Rayma C. Page Elementary	856	856	-	0%	-	687	80%
San Carlos Park Elementary	857	857	987	115%	166	821	80%
Skyline Elementary	836	836	974	117%	552	1114	80%
Spring Creek Elementary	879	879	774	88%	(126)	604	80%
Sunshine Elementary	1,067	1,067	1,023	96%	163	987	80%
Tanglewood/Riverside Elementary	677	677	729	108%	104	627	80%
The Sanibel School K-8	512	461	426	92%	-	370	80%
Three Oaks Elementary	858	858	985	115%	(120)	592	80%
Tice Elementary	777	777	678	87%	(190)	471	80%
Trafalgar Elementary	959	959	586	61%	-	770	80%
Tropic Isles Elementary	875	875	1,025	117%	188	853	80%
Veterans Park Academy K-8	1,964	1,768	852	48%	-	1419	80%
Villas Elementary	893	893	862	97%	24	736	80%
New East Elementary School T					1,000	802	80%
New East Elementary School U					1,000	802	80%

LEE SCHOOL DISTRICT - - TENTATIVE FACILITIES WORK PROGRAM

LEE SCHOOL DISTRICT - - WORKSHEET

						Last Revised	
New East Elementary School Z					1,000	802	80%
New East Elementary School G					1,000	802	80%
New East Elementary School H					1,000	802	80%
New South Elementary School B					1,000	802	80%
New South Elementary School D					1,000	802	80%
New West Elementary School Y					1,000	802	80%
New West Elementary School A					1,000	802	80%
New West Elementary School C					1,000	802	80%
New West Elementary School E					1,000	802	80%
Alva Middle	703	633	577	91%	(119)	463	90%
Bonita Springs Middle	973	876	861	98%	(0)	790	90%
Caloosa Middle	1,117	1,005	1,202	120%	0	906	90%
Cypress Lake Middle	1,176	1,058	1,230	116%	(178)	794	90%
Diplomat Middle	1,082	974	1,233	127%	(0)	878	90%
Fl Myers Middle Academy	953	858	766	89%	(0)	773	90%
Gulf Middle	1,135	1,022	1,267	124%	(99)	832	90%
Lee Middle	1,117	1,005	649	65%	23	927	90%
Lehigh Acres Middle	1,340	1,206	910	75%	(190)	916	90%
Lexington Middle	1,161	1,045	-	0%	(0)	942	90%
Manner Middle	1,268	1,141	765	67%	0	1029	90%
P. L. Dunbar Middle	1,126	1,013	1,136	112%	0	914	90%
Three Oaks Middle	1,141	1,027	1,048	102%	(40)	890	90%
Trafalgar Middle	1,401	1,261	1,423	113%	(227)	932	90%
Varsity Lakes Middle	1,138	1,024	730	71%	0	923	90%
New East Middle School KK					1,200	1082	90%
New South Middle School LL					1,200	1082	90%
New West Middle School II					1,200	1082	90%
New West Middle School MM					1,200	1082	90%
Cape Coral High	2,142	2,035	2,270	112%	(214)	1395	77%
Cypress Lake High	2,268	2,155	2,033	94%	(452)	1305	77%
Dunbar High	1,307	1,242	1,043	84%	(0)	951	77%
East Lee County High - GGG	809	769	-	0%	1,317	1598	77%
Estero High	2,034	1,831	2,059	112%	(135)	1298	77%
Ft Myers High	1,960	1,862	2,259	121%	(119)	1335	77%
Ida S. Baker High	2,175	2,066	603	29%	-	1583	77%
Lehigh Senior High	1,962	1,864	2,059	110%	(0)	1428	77%
Manner High	2,062	1,959	2,208	113%	(238)	1319	77%
North Fort Myers High	2,296	2,181	2,199	101%	(332)	1416	77%
Riverdale High 6-12	2,336	2,102	1,984	94%	(40)	1573	77%
South Ft. Myers High	2,196	2,086	-	0%	0	1598	77%
New West High School HHH					2,000	1532	77%
New West High School III					2,000	1532	77%
High Tech Center Central	1,025	1,230	145	12%		145	12%
New Directions/LAMP/ALC	665	665	283	43%		283	43%
High Tech Center North	324	324	79	24%		79	24%
Royal Palm Exceptional	230	230	193	84%		193	84%
Buckingham Exceptional	126	128	113	88%		113	88%
Fl Myers Edison Center	141	141	81	57%		81	57%
New West ALC					300	89	30%
3 LEE Total	78,301	75,767	65,354	86%	20,470	76,735	80%

The District believes the CO-FTE projection for 76,735 for the year 2009-10 is low. District estimates show the number closer to 93,430 which results in a projected 2009-10 utilization rate of 96 percent.



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

239-533-0333

Writer's Direct Dial Number: _____

September 25, 2006

Ms. Debbie Strach
DeLisi Fitzgerald, Inc.
1500 Royal Palm Square Blvd.
Suite 101
Fort Myers, FL 33919

RE: NORTH RIVER VILLAGE

Dear Ms. Strach:

Lee County Transit staff has reviewed the information you provided in regards to your service adequacy request for the above-mentioned Lee Plan Amendment application. We currently do not provide transit service to this area north of the Caloosahatchee River, nor have we identified the capacity with which to do so in the future. The nearest transit service is approximately 2 miles south on Palm Beach Boulevard, SR 80.

Transit service on SR 31 north of the river has not been identified as a need in either the Lee County Transit Development Plan or in the Lee County Long Range Transportation Plan. However, with the pace of growth projected for Lee County and the potential the SR 31 corridor has for becoming a transit corridor in the future, we request the design and development of North River Village to include "transit ready" features. Such features should include pedestrian walkways and bike ways internal to the project that will connect with the SR 31 corridor for future access to a transit system, as well as ROW and land preservation for future transit passenger amenities. Such items will facilitate easier access to public transportation and will allow for ease of implementation of such service in the future.

If you have any questions or comments, please call me at the number listed above or e-mail me at mhorsting@leegov.com.

Sincerely,
TRANSIT DIVISION

Michael Horsting, AICP
Planner

DELISI FITZGERALD, INC.

Planning - Engineering - Project Management

1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
239-418-0691 • 239-418-0692 fax

September 25, 2006

Mr. Ed Campbell
Fire Chief
Bayshore Fire and Rescue
17350 Nalle Road
North Fort Myers, FL 33917

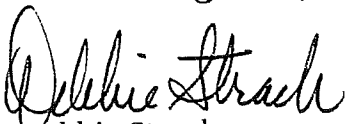
Re: North River Village
Letter of Availability
Parcel Strap No.: See attached List
Property Address: See Attached List

Dear Mr. Campbell:

We are seeking an amendment to the Lee County Comprehensive Plan for a +/- 1,213 acre site at the above mentioned location. The application is intended to amend the Future Land Use Map (FLUM) from Rural to "North River Village". If approved, there will be a maximum increase of 2,013 residential dwelling units, plus 150,000 square feet of commercial floor area. As part of the approval process, Lee County requires a letter from your agency indicating that there will be adequate facilities to serve the increase in demand. Attached for your reference, please find the project location map.

At your earliest convenience, please forward a letter to our office verifying that the increase in demand will be served adequately. If you have any questions or require additional information, please contact our office.

Sincerely,
DeLisi Fitzgerald, Inc.


Debbie Strach
Executive Assistant

Project No.: 21023

DeLisi Fitzgerald, Inc.

▪ 1500 Royal Palm Square Boulevard, Suite 101, Fort Myers, Florida, 33919 ▪
▪ P (239) 418-0691 ▪ F (239) 418-0692 ▪

DELISI FITZGERALD, INC.
Planning - Engineering - Project Management

1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
239-418-0691 • 239-418-0692 fax

September 21, 2006

Ms. Ellen Lindblad
Long Range Planner
Lee County School Board
Planning Department
2055 Central Avenue
Fort Myers, FL 33901

Re: North River Village
Letter of Availability
Parcel Strap No. See attached list
Property Address: See attached list

Dear Ms. Lindblad:

We are seeking an amendment to the Lee County Comprehensive Plan for a +/- 1,213 acre site at the above mentioned location. The application is intended to amend the Future Land Use Map (FLUM) from Rural to "North River Village". If approved, there will be a maximum increase of 2,013 residential dwelling units, plus 150,000 square feet of commercial floor area. As part of the approval process, Lee County requires a letter from your agency indicating that there will be adequate facilities to serve the increase in demand. Attached for your reference please find the project location map.

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Sincerely,
DeLisi Fitzgerald, Inc.



Debbie Strach
Executive Assistant

Project No.: 21023

DeLisi Fitzgerald, Inc.

▪ 1500 Royal Palm Square Boulevard, Suite 101, Fort Myers, Florida, 33919 ▪
▪ P (239) 418-0691 ▪ F (239) 418-0692 ▪

DeLISI FITZGERALD, INC.

Planning - Engineering - Project Management

1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
239-418-0691 • 239-418-0692 fax

September 21, 2006

North Fort Myers Fire Department
P.O. Box 3507
North Fort Myers, FL 33918

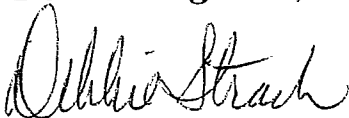
Re: North River Village
Letter of Availability
Parcel Strap No. See attached list
Property Address: See attached list

To Whom It May Concern:

We are seeking an amendment to the Lee County Comprehensive Plan for a +/- 1,213 acre site at the above mentioned location. The application is intended to amend the Future Land Use Map (FLUM) from Rural to "North River Village". If approved, there will be a maximum increase of 2,013 residential dwelling units, plus 150,000 square feet of commercial floor area. As part of the approval process, Lee County requires a letter from your agency indicating that there will be adequate facilities to serve the increase in demand. Attached for your reference, please find the project location map.

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Sincerely,
DeLisi Fitzgerald, Inc.



Debbie Strach
Executive Assistant

Project No.: 21023

DeLisi Fitzgerald, Inc.

▪ 1500 Royal Palm Square Boulevard, Suite 101, Fort Myers, Florida, 33919 ▪
▪ P (239) 418-0691 ▪ F (239) 418-0692 ▪

DELISI FITZGERALD, INC.

Planning - Engineering - Project Management

1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
239-418-0691 • 239-418-0692 fax

September 21, 2006

Mr. William T. Newman
Operations Manager
Solid Waste Division
Lee County
P.O. Box 398
Fort Myers, FL 33902-0398

Re: North River Village
Letter of Availability
Parcel Strap No.: See attached list
Property Address: See attached list

Dear Mr. Newman:

We are seeking an amendment to the Lee County Comprehensive Plan for a +/- 1,213 acre site at the above mentioned location. The application is intended to amend the Future Land Use Map (FLUM) from Rural to "North River Village." If approved, there will be a maximum increase of 2,013 residential dwelling units, plus 150,000 square feet of commercial floor area. As part of the approval process, Lee County requires a letter from your agency indicating that there will be adequate facilities to serve the increase in demand. Attached for your reference please find the project location map.

At your earliest convenience, please forward a letter to our office verifying that the increase in demand will be served adequately. If you have any questions or require additional information, please contact our office.

Sincerely,
DeLisi Fitzgerald, Inc.



Debbie Strach
Executive Assistant

Project No.: 21023

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DELISI FITZGERALD, INC.

Planning - Engineering - Project Management

1500 Royal Palm Square Blvd., Suite 101
Fort Myers, FL 33919
239-418-0691 • 239-418-0692 fax

September 21, 2006

Mr. Randy L. Butz, Lieutenant
Commander, Planning and Research
Lee County Sheriff's Office
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912-4406

Re: North River Village
Letter of Availability
Parcel Strap No.: See attached List
Property Address: See Attached List

Dear Mr. Butz:

We are seeking an amendment to the Lee County Comprehensive Plan for a +/- 1,213 acre site at the above mentioned location. The application is intended to amend the Future Land Use Map (FLUM) from Rural to "North River Village". If approved, there will be a maximum increase of 2,013 residential dwelling units, plus 150,000 square feet of commercial floor area. As part of the approval process, Lee County requires a letter from your agency indicating that there will be adequate facilities to serve the increase in demand. Attached for your reference, please find the project location map.

At your earliest convenience, please forward a letter to our office verifying that the increase in demand will be served adequately. If you have any questions or require additional information, please contact our office.

Sincerely,
DeLisi Fitzgerald, Inc.



Debbie Strach
Executive Assistant

Project No.: 21023

DeLisi Fitzgerald, Inc.

▪ 1500 Royal Palm Square Boulevard, Suite 101, Fort Myers, Florida, 33919 ▪
▪ P (239) 418-0691 ▪ F (239) 418-0692 ▪

NORTH RIVER VILLAGE

Parcel Strap No.

Property Address:

18-43-26-00-00001.0000	SR 31, Alva, FL 33920
18-43-26-00-00001.0010	12250 N. River Rd., Alva, FL 33920
18-43-26-00-00002.0020	12850 N. River Rd., Alva, FL 33920
19-43-26-00-00002.1020	17900 Owl Creek Drive, Alva, FL 33920
18-43-26-00-00002.0000	18420 Owl Creek Drive, Alva, FL 33920
20-43-26-00-00001.0000	13638 Duke Hwy., Ft. Myers, FL 33905
17-43-26-00-00006.0000	13231 Duke Hwy., Alva, FL 33920
17-43-26-00-00001.0000	13230 N. River Rd., Alva, FL 33920
18-43-26-00-00002.0020	12850 N. River Rd., Alva, FL 33920
20-43-26-00-00001.0070	13746 Duke Hwy., Ft. Myers, FL 33905
20-43-26-00-00001.0080	13778 Duke Hwy., Ft. Myers, FL 33905
20-43-26-00-00001.0040	13808 Duke Hwy., Ft. Myers, FL 33905
20-43-26-00-00001.0090	13860 Duke Hwy., Ft. Myers, FL 33905
16-43-26-00-00001.0040	
19-43-26-00-00005.0030	Havens Island, Ft. Myers, FL 33905
19-43-26-00-00006.0010	6 Havens Island, Alva, FL 33920
19-43-26-00-00006.0040	Havens Island, Alva, FL 33920
19-43-26-00-00006.0060	Havens Island, Alva, FL 33920
19-43-26-00-00006.0050	Havens Island, Alva, FL 33920
19-43-26-00-00006.0070	Havens Island, FL 33920
19-43-26-00-00006.0030	Havens Island, Alva, FL 33920

UTILITIES ANALYSIS

Under the current land use designation of the Comprehensive Plan, the subject property can be developed with 997 units generating an approximate water and wastewater demand of 249,250 gallons-per-day (GPD). With the amendment, 3,000 residential units and 150,000 square-feet of commercial will be allowed which increases the demands by 523,250 GPD, for a total demand of 772,500 GPD.

Wastewater service will be provided by North Fort Myers Utility, Inc. (NFMU) which has a permitted capacity to serve 3.5 million gallons per day (MGD) while operating at 1.85 MGD. NFMU is also in the process of permitting an additional 4.0 MGD of wastewater capacity with construction scheduled to begin in the first quarter of 2007. Their expansion plans also include extending transmission lines to within one and a quarter mile of the subject property.

Water service will be provided by Lee County Utilities which has nearly completed construction of a new water treatment plant, in close proximity to the subject property, adding 5.0 MGD of water treatment capacity to its current capacity. The expansion is anticipated for completion by the end of 2006. LCU also maintains transmission lines sufficient to serve the property within a mile of the subject property.

Based on current capacities and planned expansions of the utilities, there will be excess capacity for each utility serving the demand of the proposed development. For NFMU, there will be nearly 4.9 MGD of excess capacity available for wastewater service. For LCU, there will be as much as 4.2 MGD of excess capacity for potable water service.

RECEIVED
SEP 29 2006

CPA 2006-00012

PUBLIC FACILITIES IMPACT ANALYSES

for

NORTH RIVER VILLAGE CPA

c. Drainage/Surface Water Management Analysis:

Location – Lee County

North River Village encompasses approximately 1,253 acres in Northeast Lee County. The northern boundary of the community is North River Road (CR 78) and then the boundary moves southeast and south along the west side of the North River Oaks subdivision. It reaches eastward almost to North Olga Road. The southern boundary turns west and follows a stairstep fashion along Duke Highway and the north side of the Caloosahatchee until it reaches the southwest corner of the property just south of the Trout Creek connection to the river. The boundary then goes north along an irregular path including along SR 31 for a portion of the west boundary until it reaches North River Road. The Water Management Map shows these features.

Topography

The general topography of this area ranges from a high of approximately 19-ft. NGVD north of Duke's Highway to about elevation 2 ft. NGVD along Trout Creek. The Topographic Map illustrates this well. The drop in elevation from high to low is not constant. The highest areas of this site are the result of dredge spoil from excavation of the river. The lowest elevations on the property are in the western portion around Trout Creek. This area has a higher percentage of wetland creeks, ponds and sloughs whereas the steeper areas and those filled by dredge spoil have little to no wetlands.

The downstream ends of the both Owl Creek and Trout Creek pass through this property. The headwater area for these creeks is in Charlotte County. The creeks are well defined as they pass through the property. Owl Creek is fresh all the way through the property. This is aided by a weir that is downstream of this property, which restricts the upstream flow of brackish water from the Caloosahatchee. On the other hand, Trout Creek is tidally influenced along the entire reach through this property. It is wide enough for use by small power boats, canoes, kayaks and other similar water craft.

Land Use

A substantial portion of the property has been used for groves or pasture for grazing cattle. These uses can be seen on the aerial of the site. About 70% of the community is in some type of agricultural operation. Some of this requires tilling and/or the application of fertilizer to the land. There are well-defined fields or groves that are in different states of operation over this area. None of these fields have been developed recently and have



modern stormwater detention facilities. The majority of the fields operate without an operations permit issued by South Florida Water Management District. These fields can be farmed in a multitude of ways so long as a discharge pump is not used to remove stormwater during the wet season, or any other time of the year. Irrigation pumps and wells are allowed in this area. The only prohibition on the management of water is to remove the water by pumps. Gravity discharge from the area is the only means available to the farmers and growers. Even with this restriction, there are many fields that are well drained by the natural and man-made watercourses so these fields are used continually.

Hydrology

Discharges from this property have been modeled in the Lee County Surface Water Master Plan. The allowable peak rate of runoff from this property from the LCSWMP is 32 cubic feet per second per square mile (csm) for the Owl Creek portion of the site. The Trout Creek Watershed has an allowable peak discharge rate of 39 csm. All of the future permitting work that will be done for design of stormwater management systems will be based on the respective peak rates for the watersheds. There are some areas of the site that convey water directly to the Caloosahatchee. These areas will be using the peak rate of 30 csm. The eastern portion of the site is a part of the Otter Creek Watershed, which also has a peak allowable discharge rate of 39 csm as does its neighbor Trout Creek.

Much of the North River Community is below the mapped Federal Emergency Management Agency (FEMA) 100-year floodplain as currently mapped. Large areas along the Owl Creek and Trout Creek streams are in the floodplain. The remainder of the community is in Zone D or X. This information is included on the Floodplain Map (see Map 14). There is an effort being conducted that will update the FEMA maps for Lee County. The draft maps just became available. Comments to these maps will be made after these are studied and reviewed as they affect this site.

A review of the NOAA SLOSH model maps shows a portion of the site to be inundated in a Tropical Storm. The inundated area shown on the maps has been reviewed with recent ground elevations shown on the Topographic Map. The area is larger than what would be inundated based on the recent work done in the field. Areas that should no longer be considered in the Coastal High Hazard Zone are shown also. Some of the areas shown to be inundated are currently wetlands. Most of these will remain as wetlands and not be recommended for a land use change. The upland areas will receive fill to meet minimum elevations for roads and buildings. The elevation to meet the Category 1 level in this area is elevation 5.5 feet NGVD. Minimum road elevation is 5.5 feet MSL based on Lee County regulation with minimum finish floor elevations are 8.0 feet NGVD based on FEMA regulation.

Existing Facilities

There are few existing manmade facilities on the property including the streams that cross the property. There are a few and they are outlined below and shown on the Water Management Map. Owl Creek has a small weir at the downstream end. The weir crest elevation is at 2.0 feet NGVD. This is located off the site to the south at the Owl Creek Marina. This weir keeps the water upstream fresh and allows for control of the water upstream of the weir. Boats are lifted across the weir and thereby controlling any pollutants that might exist on either side of it. Upstream from this location, there are no known structures although there may be an unknown private crossing before the creek reaches the box culvert at North River Road.

Trout Creek has two private bridges between the Caloosahatchee and North River Road. The downstream bridge is the extension of Boatworks Road that services Owl Creek Marina before reaching the bridge, which provides access to the south side of Trout Creek near its mouth. This road and bridge allow access for offsite property to the west of this property. It is a one-lane-timber bridge. Near the upstream end of the creek before it goes off this property, there is another one-lane-timber bridge. It provides access across the creek within the Cary property that has been made a portion of this property. Before reaching North River Road, Trout Creek splits with two branches plus the main thread. The western branch crosses North River Road from this site. The main thread and the eastern branch cross to the east of this property. All three of the channels cross North River Road through box culverts of various sizes. These are shown on the Water Management Map.

Proposed Facilities

The total area within the North River Community in Lee County is 1,253 acres. The allowable discharge has been established at a rates between 30 csm and 39 csm as discussed above. The total-peak runoff rate from the site will not exceed the summation of the allowable rates times the respective area from each watershed. The density, intensity and type of development will alter the amount of detention required to meet this allowable discharge limitation, but will not change the allowable discharge. It is estimated on a preliminary basis that about 850 acre-feet of volume would be required to provide the attenuation to meet the above peak rate. This would translate into a combination of lakes and wetlands totaling between 280 acres and 330 acres. The range of area needed is affected by configuration and depth of storage. The depth of storage is affected by wetland health maintenance, land slope, depth to the wet season water table, fill depths, etc. The land slopes will require intermediate control structures within the water management systems so that the downstream areas do not receive a disproportionate share of the runoff.

The final outfall structures will be placed to deliver water to similar locations as it is delivered to under the existing conditions to maintain flow patterns. The modification to the community to incorporate a modern water management system in place of the

uncontrolled gravity release from many of the farm fields and groves should decrease the peak rate of runoff delivered to the Caloosahatchee.

A discussion with a SFWMD staff member confirmed that the allowable discharge would follow the LCSWMP. There would be the need for an overall permit for the land use change even whether or not there are previous permits. The water quality requirements would include the additional 50 percent of detention volume in either case. The new rules for the lower west coast area are anticipated to be complete within the next year and would be applied to any portion of this CPA not yet permitted. The new rule would require additional best management practices to be incorporated into the system. All other rules of design would be the same for this community as any other permit for similar types of land uses. Since this site has only limited existing storage ponds there is very little water quality treatment being provided. The treatment proposed will make an improvement in the quality of the runoff and decrease the peak rate of runoff as stated above.

It is not anticipated that pumps will be used for this CPA to discharge storm water from within the developed areas to a detention area. Although not planned at this time, a pumped system might be considered for wetland restoration if a gravity source of water is deemed not practical.

Level of Service

The proposed permit will provide water quality for the 2.5"-one hour storm, attenuation for the 25 year-3 day storm and flood protection from the 100 year-3 day event. All proposed works will follow the current SFWMD requirements as a minimum. These are 1.5" of detention or 3.75" times the impervious area for water quality, the five year-1 day event for minimum road centerline elevations, the 25 year-3 day event for allowable discharge control and the 100 year-3 day event for finish floor elevation determination and historical basin storage.

**NORTH RIVER VILLAGE
COMPREHENSIVE PLAN AMENDMENT**

TRAFFIC STUDY

RECEIVED
SEP 29 2006

CPA 2006-00012

Project #06519

September 17, 2006

**Prepared by:
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NORTH RIVER VILLAGE COMPREHENSIVE PLAN AMENDMENT

TRAFFIC STUDY

Introduction

The North River Village Comprehensive Plan Amendment (CPA) (hereafter referred to as the CPA) is a proposed mixed-use, residential and resort development located east of SR 31 and south of CR 78, as shown in Exhibit 1. The CPA site, which will have direct access to both SR 31 and CR 78, is entirely within unincorporated Lee County. So, the rules and regulation of Lee County apply to this CPA.

Under the proposed Comprehensive Plan Amendment (CPA), the CPA would include a total of 2,100 residential units, with approximately 1,470 single-family units and 630 multifamily units. In addition, the CPA will have up to 900 condominium hotel units and 150,000 sq. ft. of commercial space. Social-recreational facilities will include an existing marina with 90 berths and an 18-hole golf course, with associated large clubhouse and recreational facilities.

The traffic impacts of the proposed CPA have been evaluated based on comparative travel model assignments, both with and without the CPA, under the adopted Lee County 2030 Financially-Feasible Plan. As specified in Lee County's Application for a Comprehensive Plan Amendment, the study examines projected roadway conditions within a three-mile radius of the site.

Executive Summary

The conclusions of this traffic analysis are:

- Under the proposed Comprehensive Plan Amendment (CPA), the CPA would include a total of 2,100 residential units, 900 condominium hotel units, 150,000 sq. ft. of commercial space, an existing marina with 90 berths, and an 18-hole golf course.
- The CPA will have direct access to both SR 31 and CR 78.
- There are only two scheduled improvements in the study area: (1) bridge repair and rehabilitation is scheduled for the Wilson Pigott Draw Bridge on SR 31 over the Caloosahatchee River in FY 2010; and (2) design and installation of traffic signals at the intersection of SR 31 and SR 78 is scheduled in FY 2007.
- Although there are no planned improvements in the study area that are considered financially feasible, there are two projects in the adopted 2030 Plan that are contingent

upon additional funds: (1) the six-laning of SR 80 between SR 31 and Buckingham Road; and (2) the extension of Nalle Grade Road east to SR 31.

- Projected 2030 traffic conditions under the 2030 Financially-Feasible Plan without the proposed CPA indicate that the four-lane segments of SR 80 between SR 31 and Tropic Avenue are expected to exceed the adopted LOS standard. This deficiency has been addressed in the 2030 Plan through the inclusion of the widening of SR 80 between SR 31 and Buckingham Road as a project contingent upon additional funding. The section of SR 80 west of SR 31 also exceeds the adopted LOS standard without the CPA.
- Only one additional road segment is expected to exceed the adopted LOS standard with the proposed CPA. That is the short section of SR 31 between SR 78 (Bayshore Road) and the entrance to the CPA.
- The CPA's off-site traffic impacts will be fully mitigated through the payment of road impact fees adopted by Lee County. Based on the current road impact fee schedule, the CPA is expected to pay approximately \$8.4 million in road impact fees. However, the County is now in the process of updating the fees. As a result, the CPA could pay up to \$25.6 million in road impact fees. These fees can be used to make whatever improvements are found to be necessary on SR 31, CR 78 and other roads in the area.
- Just as the traffic from this proposed CPA has been considered additional traffic beyond the traffic projections used in the development of the adopted 2030 Financially-Feasible Plan, so too must the road impact fees, ad valorem taxes, gas taxes, and other revenues collected from this proposed CPA be considered new funds beyond those that were considered in the development of the adopted 2030 Financially-Feasible Plan.

Existing Roadway Network

SR 31 is a major north-south arterial road extending from SR 80 north into Charlotte County. It is a two-lane, undivided roadway.

CR 78, which is also known as North River Road, is a two-lane, undivided road connecting SR 31 and Alva with SR 29 in Hendry County.

SR 80 is a major east-west arterial road connecting Fort Myers with LaBelle, Clewiston and the East Coast of Florida. SR 80 is a six-lane divided arterial road from Ortiz Avenue to SR 31 and a four-lane, divided road from SR 31 to east of LaBelle.

SR 78 (Bayshore Road) is currently a two-lane, undivided arterial road from Slater Road to SR 31. However, the section of Bayshore Road from Slater Road to I-75 is currently under construction to a four-lane, divided section.

Scheduled Road Improvements

The scheduled road improvements in Lee County are shown in a map produced by Lee County and titled Major Road Improvements Tentatively Programmed Through Construction Phase, F.Y. 2006/07 – 2010/11. This map is provided in Appendix A. There are no scheduled improvements within the study area shown on this map.

However, the FDOT Adopted Work Program includes two projects:

- Bridge repair and rehabilitation is scheduled for the Wilson Pigott Draw Bridge on SR 31 over the Caloosahatchee River in FY 2010.
- Design and installation of traffic signals at the intersection of SR 31 and SR 78 is scheduled in FY 2007.

Planned Road Improvements

The Lee County Metropolitan Planning Organization (MPO) recently approved the Lee County 2030 Transportation Plan. The 2030 Plan Highway Element, which is included in Appendix B, identifies improvements that are considered financially feasible and improvements that are contingent upon additional funds.

Although there are no improvements in the study area that are considered financially feasible, there are two projects in the adopted 2030 Plan that are contingent upon additional funds:

- The six-laning of SR 80 between SR 31 and Buckingham Road.
- The extension of Nalle Grade Road east to SR 31.

Level of Service Standards

Roadway level of service (LOS) standards generally vary, depending upon whether the road is a State or County road and whether the road is in an urban or rural area. Furthermore, State roads on the Florida Intrastate Highway System (FIHS) generally have more stringent LOS standards than other roads.

DCA rules require that Florida DOT LOS standards, rather than local standards, apply on FIHS roads. SR 80 east of I-75 is on the FIHS. Accordingly, the LOS standard on SR 80 within the study area is LOS "C".

For non-FIHS roads and County roads, the standards adopted in the local government comprehensive plans apply. The LOS standard on non-FIHS and County roads within unincorporated Lee County, including SR 31, CR 78 and SR 78 (Bayshore Road), is LOS "E".

Comparative Travel Model Assignments With and Without the CPA

The adopted Lee County MPO travel model was used to run comparative travel model assignments, both with and without the proposed CPA, under the adopted Lee County 2030 Financially-Feasible Plan. For these assignments, the future year 2030 road network includes only those projects considered to be financially feasible. Therefore, the projects that are contingent upon additional funding are not included in the network.

The Lee County MPO's 2030 socioeconomic data projections were used for these assignments. They were recently updated during the development of the 2030 Plan. For the assignment with the CPA, the proposed development parameters were input into the ZDATA1 and ZDATA2 files for a new zone representing the CPA, TAZ 316.

The FSUTMS input and output files will be provided to the County staff under separate cover.

2030 Traffic Conditions Without the CPA

Exhibit 2 provides the results of the travel model assignment of future 2030 traffic conditions without the CPA under the 2030 Financially-Feasible Plan. This is the MPO's 2030 travel model assignment without any revisions. Road segments that are expected to exceed the adopted LOS standard without the CPA are highlighted in light yellow.

As shown in Exhibit 2, all roads north of the river and east of I-75 are expected to operate at or above the adopted LOS standard.

The four-lane segments of SR 80 between SR 31 and Tropic Avenue, however, are expected to exceed the adopted LOS standard. This deficiency has been addressed in the 2030 Plan through the inclusion of the widening of SR 80 between SR 31 and Buckingham Road as a project contingent upon additional funding.

The section of SR 80 west of SR 31 also exceeds the adopted LOS standard. This deficiency could be addressed in the future by providing more capacity on other east-west roads. For example, the Nalle Grade Extension, which is identified in the 2030 Plan as contingent upon additional funding, would provide another alternative for east-west travel in the study area. Another option, which is not in the Plan, would be the four-laning of SR 78 (Bayshore Road) west of SR 31.

Again, it's important to recognize that these deficiencies occur under the 2030 Financially-Feasible Plan, as adopted by the MPO and Lee County. Therefore, they are not the result of the proposed CPA, which is not even included in this assignment.

2030 Traffic Conditions With the CPA

For comparison, Exhibit 3 provides the results of the travel model assignment of future 2030 traffic conditions with the CPA under the 2030 Financially-Feasible Plan. Road segments that are expected to exceed the adopted LOS standard without the CPA are highlighted in light yellow.

Only one additional road segment, highlighted in light green, is expected to exceed the adopted LOS standard with the proposed CPA. That is the short section of SR 31 between SR 78 (Bayshore Road) and the entrance to the CPA. This deficiency could be addressed by the widening of SR 31 to four lanes between Bayshore Road and the CPA entrance. The 2030 Plan would have to be amended to include this improvement.

Traffic Mitigation

It is anticipated that the CPA will fully mitigate its external transportation impacts through the payment of road impact fees. DPA has estimated that the CPA would pay approximately \$ 8.4 million in road impact fees, based on the current impact fee schedule, Exhibit 4. This figure does not include road impact fees for the marina, because it's an existing facility.

However, the County is now in the process of updating the fees. As a result, the CPA could pay up to \$25.6 million in road impact fees.

These road impact fee payments can be used by the County to fund whatever road improvements are found to be necessary to support general growth in the area, including this CPA. Specifically, the road impact fees could be used to widen SR 31, make improvements at the SR 31/CR 78 intersection and make other road or intersection improvements that may be necessary.

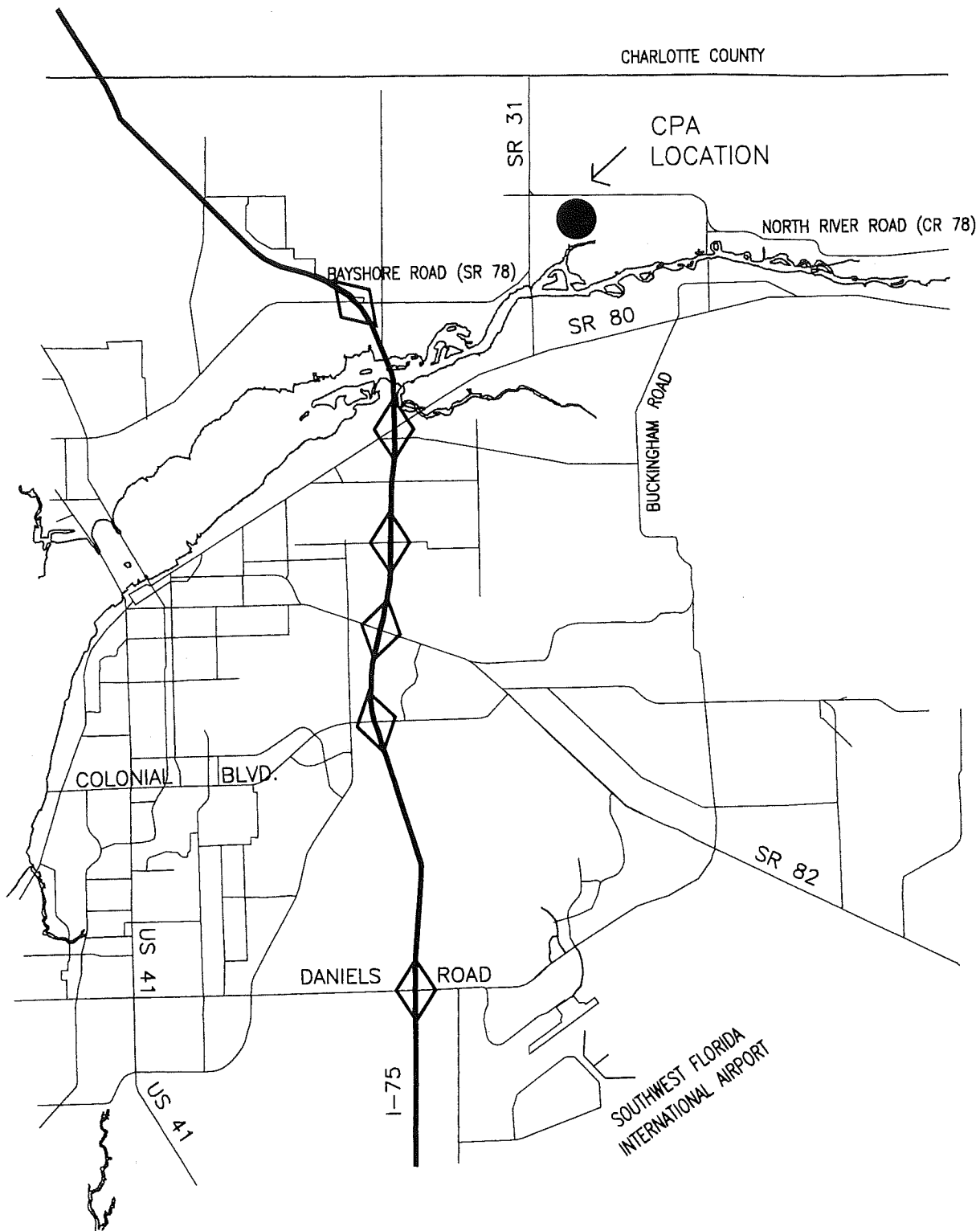
In this CPA Traffic Study, the traffic from this proposed CPA has been considered additional traffic beyond the traffic projections used in the development of the adopted 2030 Financially-Feasible Plan. Therefore, for consistency, the road impact fees, ad valorem taxes, gas taxes, and other revenues collected from this proposed CPA must also be considered new funds beyond those that were considered in the development of the adopted 2030 Financially-Feasible Plan.

The CPA will also be responsible for providing site-related improvements within the development and at the CPA's entrances. This would include turn lane improvements onto and off of SR 31 and CR 78.

Land Use Conversions

As with most development proposals, there is some uncertainty regarding the actual mix of uses. For this reason, the Applicant would like the ability to convert hotel units to residential units and vice versa. This flexibility will be needed as the CPA evolves.

To this end, a land use conversion matrix has been developed based on ITE trip generation rates/equations. This matrix, which is provided as Exhibit 5, provides the conversion rates for converting hotel units to single-family and multifamily units and vice versa. In addition, it provides conversion rates for converting single-family units to multifamily units and vice versa.



NORTH RIVER VILLAGE
COMPREHENSIVE PLAN
AMENDMENT (CPA)

CPA LOCATION

06519/01C/0905

EXHIBIT 2
NORTH RIVER VILLAGE CPA #06519
FUTURE TRAFFIC CONDITIONS WITHOUT CPA
DIRECTIONAL PEAK HOUR, PEAK SEASON (K100)

UNDER 2030 FINANCIALLY-FEASIBLE PLAN

										BACKGROUND TRAFFIC					TOTAL TRAFFIC				(7) SERVICE VOLUME										
			(1)	(2)		(3)	(4)	(5)			(6)	Backgrnd	Dir.	Peak Hr	Backgrnd	Total	Peak Hr									V/C		LOS	
			# of Lanes	Std	PCS	FSUTMS	Backgrnd	AADT	K100	Peak Hr	Split	Volume	NE	SW	NE	SW	NE	SW	@ LOS C	@ LOS D	@ LOS E	@ STD	NE	SW	NE	SW			
ROADWAY	FROM	TO																											
=====																													
BAYSHORE RD.	Palm Creek Dr.	SR 31	2LU	E	4	12,573	12,573	1.093	11,500	0.094	1,080	0.51	0.49	551	529	551	529	760	900	920	920	0.60	0.58	C	C				
NORTH RIVER RD.	SR 31	Project Entrance	2LU	E	5	4,458	4,458	1.060	4,210	0.102	430	0.57	0.43	245	185	245	185	760	900	920	920	0.27	0.20	B	B				
	Project Entrance	N Olga Rd.	2LU	E	5	3,956	3,956	1.060	3,730	0.102	380	0.57	0.43	217	163	217	163	760	900	920	920	0.24	0.18	B	B				
	N Olga Rd.	Taylor Rd.	2LU	E	5	3,415	3,415	1.060	3,220	0.102	330	0.57	0.43	188	142	188	142	760	900	920	920	0.20	0.15	B	B				
SR 31	SR 80	Bayshore Rd.	2LU	E	4	13,575	13,575	1.093	12,420	0.094	1,170	0.51	0.49	597	573	597	573	760	900	920	920	0.65	0.62	C	C				
	Bayshore Rd.	North River Rd.	2LU	E	4	13,358	13,358	1.093	12,220	0.094	1,150	0.51	0.49	587	564	587	564	760	900	920	920	0.64	0.61	C	C				
	North River Rd.	County Line	2LU	E	4	9,340	9,340	1.093	8,550	0.094	800	0.51	0.49	408	392	408	392	760	900	920	920	0.44	0.43	C	C				
SR 80	I-75	SR 31	6LD	D	5	53,765	53,765	1.060	50,720	0.102	5,170	0.57	0.43	2,947	2,223	2,947	2,223	2,850	2,920	2,920	2,920	1.01	0.76	F	B				
	SR 31	Davis Blvd.	4LD	D	5	46,934	46,934	1.060	44,280	0.102	4,520	0.57	0.43	2,576	1,944	2,576	1,944	1,900	1,950	1,950	1,950	1.32	1.00	F	D				
	Davis Blvd.	Tropic Ave.	4LD	D	5	43,115	43,115	1.060	40,670	0.102	4,150	0.57	0.43	2,366	1,785	2,366	1,785	1,900	1,950	1,950	1,950	1.21	0.92	F	C				
	Tropic Ave.	Buckingham Rd.	4LD	D	5	33,626	33,626	1.060	31,720	0.102	3,240	0.57	0.43	1,847	1,393	1,847	1,393	1,900	1,950	1,950	1,950	0.95	0.71	C	B				
=====																													

FOOTNOTES

- (1) Lee County 2030 Financial Feasible Plan number of lanes.
- (2) Lee County roadway LOS standard based on The Lee Plan, Policy 22.1.1.
- (3) Peak season weekday traffic (PSWDT) volumes based on FSUTMS travel model assignment.
- (4) Background traffic estimated by subtracting Project PSWDT from the total PSWDT.
- (5) PSADT/AADT factor based on Lee County 2005 permanent count station data. For I-75, PSADT/AADT factor reflects data from the FDOT 2004 Florida Traffic Information CD-ROM.
- (6) K(100) factors derived from Lee County 2005 permanent count station data. For I-75, K(100) factor from FDOT 2004 permanent count station data.
- (7) Lee County Generalized Service Volumes, September 2005.

EXHIBIT 3

NORTH RIVER VILLAGE CPA #06519

FUTURE TRAFFIC CONDITIONS WITH COMP PLAN AMENDMENT (2,100 UNITS + 900 HOTEL UNITS+GOLF AND MARINA; ACCESS TO CR 78 AND SR 31)

DIRECTIONAL PEAK HOUR, PEAK SEASON (K100)

UNDER 2030 FINANCIALLY-FEASIBLE PLAN

UNDER 2030 FINANCIALLY-FEASIBLE PLAN										BACKGROUND TRAFFIC					TOTAL TRAFFIC				SERVICE VOLUME									
							(5)						Backgrd		Total													
			(1)	(2)	(3)		(4)	PSWDT/	(6)		Backgrd	Dir.	Peak Hr	Peak Hr	Peak Hr	Peak Hr												
			# of	LOS	PCS	FSUTMS	Backgrd	AADT	K100	Peak Hr	Split	Volume	Volume	Volume	Volume	Volume	@ LOS C	@ LOS D	@ LOS E	@ STD	NE	SW	NE	SW				
ROADWAY	FROM	TO	Lanes	Std	#	PSWDT	Traffic	Factor	AADT	Factor	Volume	NE	SW	NE	SW	NE	SW	@ LOS C	@ LOS D	@ LOS E	@ STD	NE	SW	NE	SW			
BAYSHORE RD.	Palm Creek Dr.	SR 31	2LU	E	4	13,520	13,520	1.093	12,370	0.094	1,160	0.51	0.49	592	568	592	568	760	900	920	920	0.64	0.62	C	C			
NORTH RIVER RD.	SR 31	Project Entrance	2LU	E	5	3,666	3,666	1.060	3,460	0.102	350	0.57	0.43	200	151	200	151	760	900	920	920	0.22	0.16	B	B			
	Project Entrance	N Olga Rd.	2LU	E	5	3,788	3,788	1.060	3,570	0.102	360	0.57	0.43	205	155	205	155	760	900	920	920	0.22	0.17	B	B			
	N Olga Rd.	Taylor Rd.	2LU	E	5	3,169	3,169	1.060	2,990	0.102	300	0.57	0.43	171	129	171	129	760	900	920	920	0.19	0.14	B	B			
SR 31	SR 80	Bayshore Rd.	2LU	E	4	19,340	19,340	1.093	17,690	0.094	1,660	0.51	0.49	847	813	847	813	760	900	920	920	0.92	0.88	D	D			
	Bayshore Rd.	Project Entrance	2LU	E	4	23,833	23,833	1.093	21,810	0.094	2,050	0.51	0.49	1,046	1,005	1,046	1,005	760	900	920	920	1.14	1.09	F	F			
	Project Entrance	North River Rd.	2LU	E	4	9,621	9,621	1.093	8,800	0.094	830	0.51	0.49	423	407	423	407	760	900	920	920	0.46	0.44	C	C			
	North River Rd.	County Line	2LU	E	4	9,340	9,340	1.093	8,550	0.094	800	0.51	0.49	408	392	408	392	760	900	920	920	0.44	0.43	C	C			
SR 80	I-75	SR 31	6LD	D	5	58,996	58,996	1.060	55,660	0.102	5,680	0.57	0.43	3,238	2,442	3,238	2,442	2,850	2,920	2,920	2,920	1.11	0.84	F	B			
	SR 31	Davis Blvd.	4LD	D	5	47,464	47,464	1.060	44,780	0.102	4,570	0.57	0.43	2,605	1,965	2,605	1,965	1,900	1,950	1,950	1,950	1.34	1.01	F	F			
	Davis Blvd.	Tropic Ave.	4LD	D	5	43,672	43,672	1.060	41,200	0.102	4,200	0.57	0.43	2,394	1,806	2,394	1,806	1,900	1,950	1,950	1,950	1.23	0.93	F	C			
	Tropic Ave.	Buckingham Rd.	4LD	D	5	33,506	33,506	1.060	31,610	0.102	3,220	0.57	0.43	1,835	1,385	1,835	1,385	1,900	1,950	1,950	1,950	0.94	0.71	C	B			

FOOTNOTES:

(1) Lee County 2030 Financial Feasible Plan number of lanes.

(2) Lee County roadway LOS standard based on The Lee Plan, Policy 22.1.1.

(3) Peak season weekday traffic (PSWDT) volumes based on FSUTMS travel model assignment.

(4) Background traffic estimated by subtracting Project PSWDT from the total PSWDT.

(5) PSADT/AADT factor based on Lee County 2005 permanent count station data. For I-75, PSADT/AADT factor reflects data from the FDOT 2004 Florida Traffic Information CD-ROM

(6) K(100) factors derived from Lee County 2005 permanent count station data. For I-75, K(100) factor from FDOT 2004 permanent count station data.

(7) Lee County Generalized Service Volumes, September 2005.

EXHIBIT 4
LEE COUNTY ROADS IMPACT FEE ESTIMATES

Project: NORTH RIVER VILLAGE CPA #06519
BUILDOUT

			<u>Fee Rate /Unit</u>	<u>Amount</u>
		<u>Size</u>		
Residential:	Single-Family - Detached	1,470	\$2,971 /d.u.	\$4,367,370
	Multiple Family Building	630	\$2,059 /d.u.	\$1,297,170
	Duplex/Two-Family/Townhouse	0	\$2,059 /d.u.	\$0
	Hotel / Motel Room/Time-share	900	\$2,237 /room	\$2,013,300
	Mobile Home	0	\$1,488 /d.u.	\$0
	Adult Cong. Living Facility (ACLF)	0	\$670 /d.u.	\$0
	Recreational Vehicle Site	0	\$1,488 /site	\$0
Office:	General Office (0-99,999 sf)	0	\$2,336 /1,000 s.f.	\$0
	General Office (100,000 sf +)	0	\$2,336 /1,000 s.f.	\$0
	Medical Office	0	\$7,716 /1,000 s.f.	\$0
	Hospital	0	\$3,582 /1,000 s.f.	\$0
	Nursing Home	0	\$1,004 /1,000 s.f.	\$0
	Church	0	\$1,476 /1,000 s.f.	\$0
	Day Care Center	0	\$4,107 /1,000 s.f.	\$0
	Elementary / Sec. School (Private)	0	\$643 /1,000 s.f.	\$0
Industrial:	Industrial Park	0	\$2,050 /1,000 s.f.	\$0
	Warehouse	0	\$1,461 /1,000 s.f.	\$0
	Mini-Warehouse	0	\$508 /1,000 s.f.	\$0
Retail: (GFA)	Shopping Center (0-99,999 sf)	0	\$5,063 /1,000 s.f.	\$0
	Shopping Center (100,000-249,999 sf)	150,000	\$5,063 /1,000 s.f.	\$759,450
	Shopping Center (250,000-499,999 sf)	0	\$5,063 /1,000 s.f.	\$0
	Shopping Center (500,000 sf +)	0	\$5,063 /1,000 s.f.	\$0
	Bank	0	\$8,038 /1,000 s.f.	\$0
	Car Wash, Self Service	0	\$1,683 /Stall	\$0
	Convenience Store w/Gas Sales	0	\$11,250 /1,000 s.f.	\$0
	Golf Course (open to public)	0	\$862 /acre	\$0
	Movie Theater	0	\$7,427 /1,000 s.f.	\$0
	Restaurant, Fast Food	0	\$12,763 /1,000 s.f.	\$0
	Restaurant, Standard	0	\$6,504 /1,000 s.f.	\$0

\$8,437,290

EXHIBIT 5

NORTH RIVER VILLAGE #06519 COMPREHENSIVE PLAN AMENDMENT

PM PEAK HOUR TWO-WAY TRIP RATES

Land Use	Size	Unit	Trips	Trip Rate	/Unit
Singlefamily	1,470	d.u.	1,204	0.819	/per d.u.
Multifamily	630	d.u.	272	0.432	/per d.u.
Hotel	900	Rooms	745	0.828	/per unit

LAND USE CONVERSION MATRIX

Land Use		To		
		Singlefamily	Multifamily	Hotel
		(d.u.)	(d.u.)	(room)
From	Singlefamily (Per d.u.)	1.0	1.9	1.0
	Multifamily (Per d.u.)	0.5	1.0	0.5
	Hotel (Per rooms)	1.0	1.9	1.0

EXHIBIT A

LEE COUNTY DOT
MAJOR ROAD IMPROVEMENTS TENTATIVELY
PROGRAMMED THROUGH CONSTRUCTION PHASE
FY 2006/07 – 2010/11

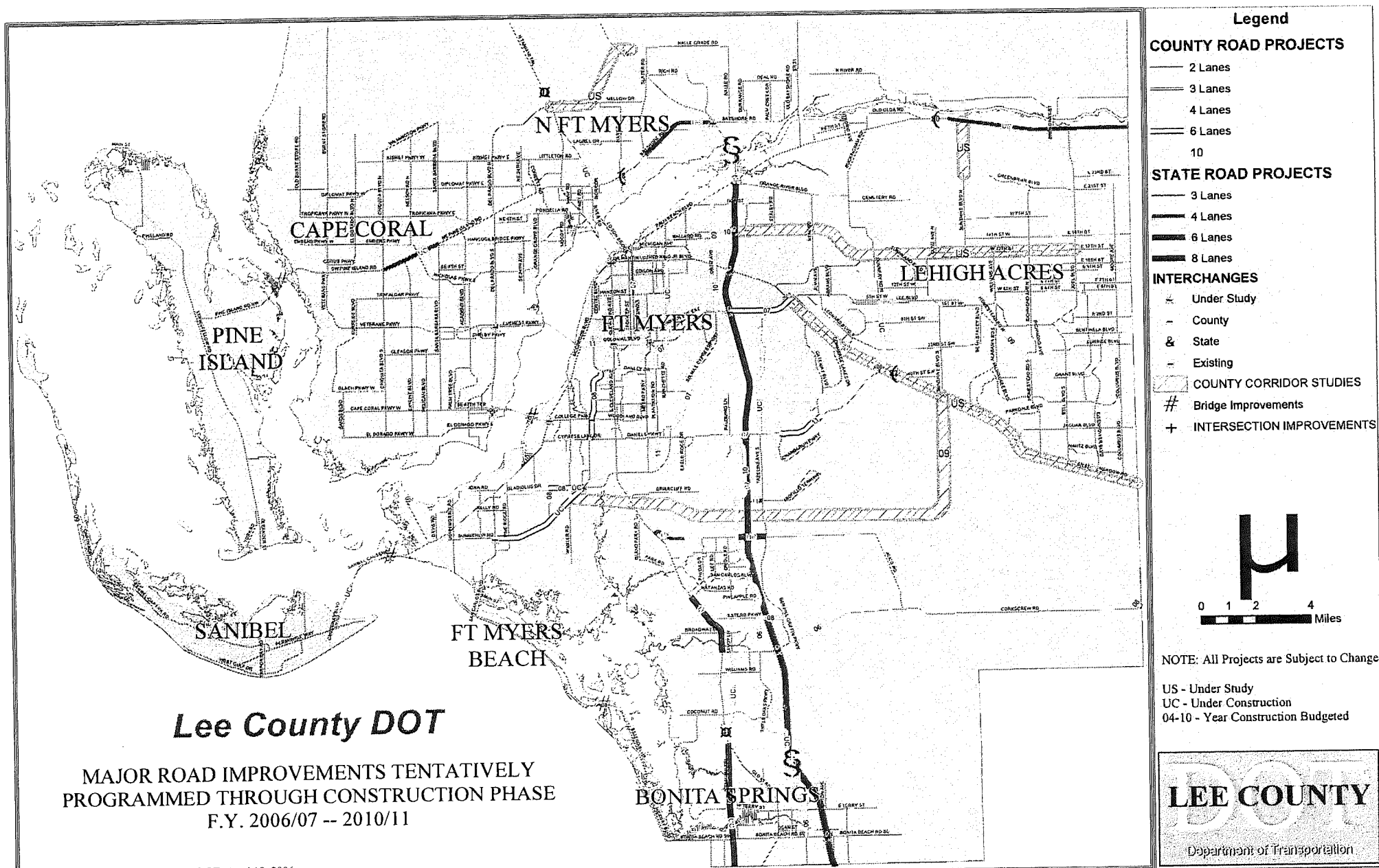




EXHIBIT B

LEE COUNTY MPO
2030 PLAN HIGHWAY ELEMENT



2030 Adopted Highway Element

-  Financially Feasible Projects
-  Contingent Upon Additional Funding



**NORTH RIVER VILLAGE
ENVIRONMENTAL ASSESSMENT**

September 2006

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INTRODUCTION

An environmental assessment was conducted on the North River Village (Project) to document existing land uses and vegetative cover, determine the presence of state jurisdictional wetlands, and research potential utilization by wildlife and plant species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), Florida Department of Agriculture and Consumer Services (FDACS), and U.S. Fish and Wildlife Service (USFWS) as Threatened, Endangered, or Species of Special Concern. The assessment included field surveys to map vegetation communities, as well as, an office review of agency records for documented occurrences of listed species on the property. This report summarizes the results of the environmental assessment.

The North River Village property totals 1,262.69± acres and is located in Sections 16, 17, 18, 19, and 20; Township 43 South; Range 26 East; Lee County (Figure 1). The property is predominantly a mix of improved pasture, citrus groves, and forested areas. Trout Creek runs northeast to southwest through the central portion of the property. Owl Creek runs north-south through the western portion of the property. The southeastern portion of the property appears to have historically been a spoil cell for the dredging of the Caloosahatchee River. This area is now mostly improved pasture. In addition, the Project includes a portion of Williams Island located within the Caloosahatchee River. The surrounding land uses include State Road (S.R.) 78 to the north; single-family residential and improved pasture to the east; the Caloosahatchee River, single-family residential, and undeveloped land to the south; and S.R. 31 to the west (Figure 2).

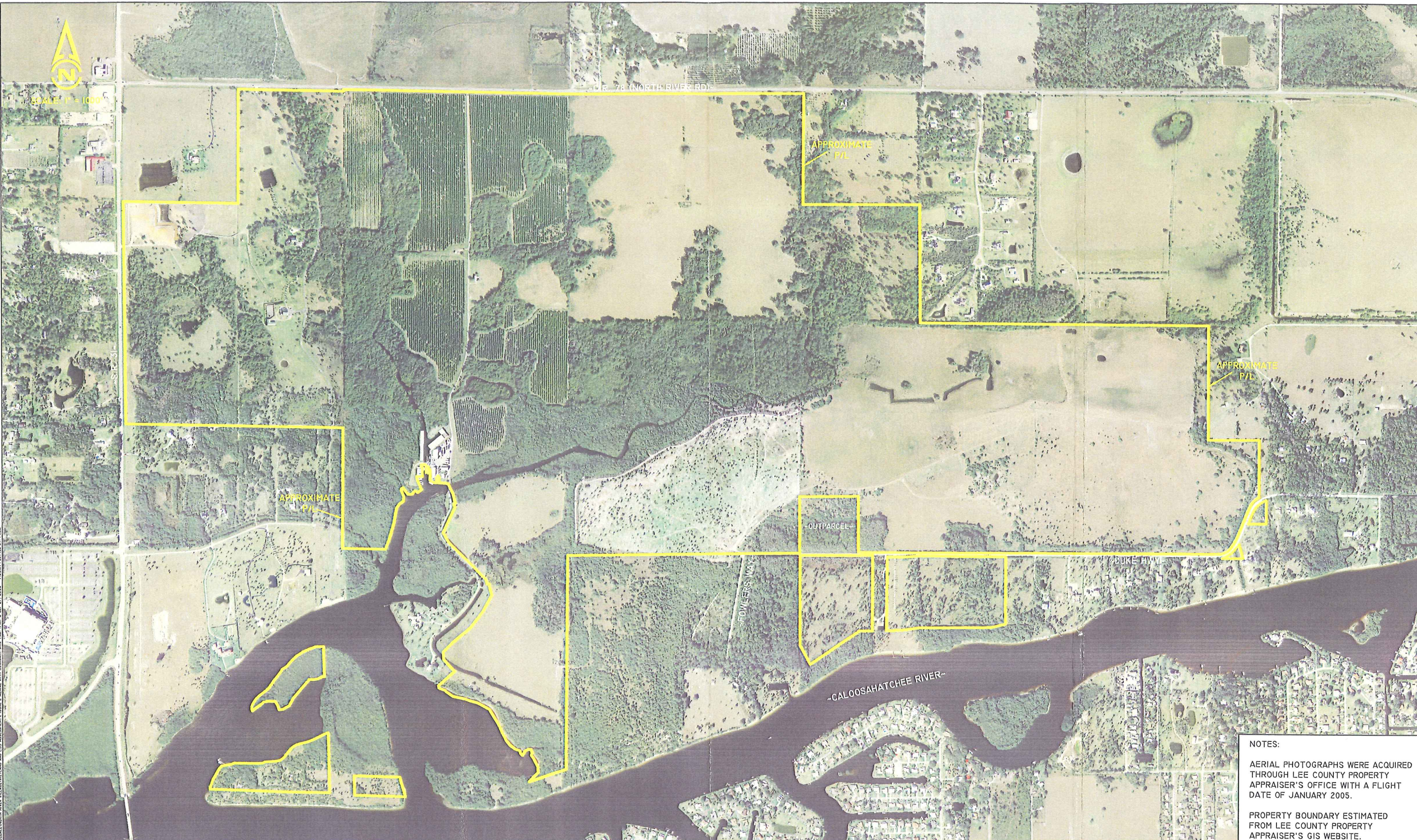
LAND USES AND VEGETATION ASSOCIATIONS

The vegetation mapping for the Project was conducted using 2005 Lee County rectified aerials. Groundtruthing to map the vegetative communities was conducted on February 15, 21, and 22, 2006; March 3 and 9, 2006; April 5, 2006; May 2, 2006; June 13, 2006; August 18 and 23, 2006; and September 12, 2006, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Levels III and IV (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote hydrological conditions and disturbance. "E" codes were used to identify levels of exotic infestation (i.e., melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus terebinthifolius*)). Autodesk Map 3D 2006 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map (Exhibit A). An aerial photograph of the property with an overlay of the FLUCFCS is provided as Exhibit B.

A total of 79 vegetative associations and land uses (i.e., FLUCFCS codes) were identified on the property. Table 1 summarizes the FLUCFCS codes and provides an acreage breakdown. A description of each FLUCFCS code follows.

Table 1. FLUCFCS Codes and Acreages for the North River Village

FLUCFCS Code	Description	Acreage	Percent of Total
110	Residential, Low Density	3.23	0.3
184	Marina	4.76	0.4



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2005.

PROPERTY BOUNDARY ESTIMATED FROM LEE COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

REVISIONS	DESIGNED BY	DATE	HORIZONTAL SCALE
	L.W.	9/13/06	1"=1000'
	CHECKED BY	DATE	VERTICAL SCALE
	K.C.P.	9/13/06	N/A
	DRAWN BY	DATE	SEC./TWP./RNG.
	P.F.	9/13/06	16,17,18,19,20/43/26

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Fort Myers, Florida 33919

NORTH RIVER VILLAGE
AERIAL WITH BOUNDARY

DRAWING No.:	05BBG1393
SHEET No.:	FIGURE 2

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
200	Agriculture	3.03	0.2
211	Improved Pasture	481.16	38.1
213	Woodland Pasture	45.77	3.6
221	Citrus Grove	129.83	10.3
262	Low Pasture	29.93	2.4
3219 E2	Palmetto Prairie, Disturbed (25-49% Exotics)	0.09	0.0
3219 E3	Palmetto Prairie, Disturbed (50-75% Exotics)	0.13	0.0
411	Pine Flatwoods	4.05	0.3
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	13.43	1.1
4119 E2	Pine Flatwoods, Disturbed (25-49% Exotics)	0.08	0.0
4119 E3	Pine Flatwoods, Disturbed (50-75% Exotics)	0.08	0.0
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	0.47	0.0
4219 E1	Xeric Oak, Disturbed (0-24% Exotics)	2.98	0.2
422	Brazilian Pepper	4.55	0.4
4221	Brazilian Pepper, Hydric	44.60	3.5
4241	Melaleuca, Hydric	0.11	0.0
427	Live Oak	2.74	0.2
4279 E1	Live Oak, Disturbed (0-24% Exotics)	33.30	2.6
4279 E2	Live Oak, Disturbed (25-49% Exotics)	46.04	3.6
4279 E3	Live Oak, Disturbed (50-75% Exotics)	19.75	1.6
4279 E4	Live Oak, Disturbed (76-100% Exotics)	7.66	0.6
428	Cabbage Palm	0.57	0.0
4281	Cabbage Palm, Hydric	0.08	0.0
4281 E1	Cabbage Palm, Hydric (0-24% Exotics)	3.88	0.3
4281 E2	Cabbage Palm, Hydric (25-49% Exotics)	0.81	0.1
4281 E4	Cabbage Palm, Hydric (76-100% Exotics)	7.74	0.6
4289 E1	Cabbage Palm, Disturbed (0-24% Exotics)	2.22	0.2
4289 E2	Cabbage Palm, Disturbed (25-49% Exotics)	0.39	0.0
4289 E3	Cabbage Palm, Disturbed (50-75% Exotics)	2.73	0.2
4289 E4	Cabbage Palm, Disturbed (76-100% Exotics)	0.15	0.0
4291 E1	Wax Myrtle, Hydric (0-24% Exotics)	0.38	0.0
4291 E3	Wax Myrtle, Hydric (50-75% Exotics)	0.97	0.1
4291 E4	Wax Myrtle, Hydric (76-100% Exotics)	0.14	0.0
434	Hardwood/Conifer Mixed	1.10	0.1
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	10.64	0.8

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	17.09	1.4
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	5.07	0.4
4349 E4	Hardwood/Conifer Mixed, Disturbed (76-100% Exotics)	9.12	0.7
510	Streams and Waterways	16.60	1.3
514	Ditch	8.65	0.7
520	Pond	0.13	0.0
525	Cattle Pond	3.05	0.2
530	Reservoirs	0.73	0.1
6129 E1	Mangrove Swamp, Disturbed (0-24% Exotics)	1.66	0.1
6129 E2	Mangrove Swamp, Disturbed (25-49% Exotics)	0.27	0.0
6189 E1*	Pop Ash, Disturbed (0-24% Exotics)	1.10	0.1
6189 E1	Willow, Disturbed (0-24% Exotics)	7.32	0.6
6189 E2	Willow, Disturbed (25-49% Exotics)	1.23	0.1
6189 E3	Willow, Disturbed (50-75% Exotics)	3.55	0.3
6189 E4	Willow, Disturbed (76-100% Exotics)	10.99	0.9
6215 E3	Cypress, Drained (50-75% Exotics)	0.99	0.1
6219 E1	Cypress, Disturbed (0-24% Exotics)	3.03	0.2
6219 E2	Cypress, Disturbed (25-49% Exotics)	1.60	0.1
6219 E3	Cypress, Disturbed (50-75% Exotics)	0.56	0.0
6249 E3	Pine/Cypress, Disturbed (50-75% Exotics)	0.65	0.1
6259 E2	Hydric Pine, Disturbed (25-49% Exotics)	2.52	0.2
6259 E3	Hydric Pine, Disturbed (50-75% Exotics)	0.15	0.0
6259 E4	Hydric Pine, Disturbed (76-100% Exotics)	0.20	0.0
630	Wetland Forested Mixed	0.87	0.1
6309 E1	Wetland Forested Mixed, Disturbed (0-24% Exotics)	11.88	0.9
6309 E2	Wetland Forested Mixed, Disturbed (25-49% Exotics)	19.57	1.5
6309 E3	Wetland Forested Mixed, Disturbed (50-75% Exotics)	14.04	1.1
6309 E4	Wetland Forested Mixed, Disturbed (76-100% Exotics)	64.30	5.1
6319 E2	Wetland Shrub, Disturbed (25-49% Exotics)	2.39	0.2
6319 E3	Wetland Shrub, Disturbed (50-75% Exotics)	0.12	0.0
6319 E4	Wetland Shrub, Disturbed (76-100% Exotics)	0.39	0.0

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	7.98	0.6
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	6.39	0.5
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	5.39	0.4
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	2.34	0.2
6439 E1	Wet Prairie, Disturbed (0-24% Exotics)	1.08	0.1
740	Disturbed Land	107.72	8.5
7401	Disturbed Land, Hydric	2.95	0.2
742	Borrow Area	1.21	0.1
743	Spoil Areas	0.55	0.0
747	Berm	2.14	0.2
814	Road	5.55	0.4
TOTAL		1262.69	100.0

Residential, Low Density (FLUCFCS Code 110)

This upland area occupies 3.23± acres or 0.3 percent of the property. It consists of single-family homes. A single abandoned home and pole barn is located on the Williams Island portion of the property.

Marina (FLUCFCS Code 184)

This area occupies 4.76± acres or 0.4 percent of the property. It consists of the Owl Creek Marina.

Agriculture (FLUCFCS Code 200)

This area occupies 3.03± acres or 0.2 percent of the property.

Improved Pasture (FLUCFCS Code 211)

This upland area occupies 481.16± acres or 38.1 percent of the property. The canopy is open and includes widely scattered slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), and live oak (*Quercus virginiana*). The sub-canopy is open and includes widely scattered cabbage palm, wax myrtle (*Myrica cerifera*), and Brazilian pepper. The ground cover includes bahiagrass (*Paspalum notatum*), tropical soda apple (*Solanum viarum*), smutgrass (*Sporobolus indicus*), broomsedge bluestem (*Andropogon virginicus*), blackberry (*Rubus* sp.), flatsedge (*Cyperis* sp.), torpedograss (*Panicum repens*), frog fruit (*Phyla nodiflora*), wax myrtle, caesarweed (*Urena lobata*), Asiatic pennywort (*Centella asiatica*), and Brazilian pepper. It appears that the improved pasture in the southeastern portion of the site was historically a spoil cell for the dredging of the Caloosahatchee River.

Woodland Pasture (FLUCFCS Code 213)

This upland area occupies 45.77± acres or 3.6 percent of the property. The canopy has scattered slash pine, live oak, laurel oak (*Quercus laurifolia*), and cabbage palm. The sub-canopy includes

scattered slash pine, Brazilian pepper, persimmon (*Diospyros virginiana*), wax myrtle, live oak, laurel oak, and cabbage palm. The ground cover contains bahiagrass, smutgrass, broomsedge bluestem, muscadine grape (*Vitis rotundifolia*), Brazilian pepper, wax myrtle, saw palmetto (*Serenoa repens*), cabbage palm, caesarweed, earleaf greenbrier (*Smilax auriculata*), and blackberry.

Citrus Grove (FLUCFCS Code 221)

This upland area occupies 129.83± acres or 10.3 percent of the property.

Low Pasture (FLUCFCS Code 262)

This wetland area occupies 29.93± acres or 2.4 percent of the property. The canopy contains scattered cabbage palm. The sub-canopy contains scattered cabbage palm, Brazilian pepper, wax myrtle, and willow (*Salix caroliniana*). The ground cover includes inundated beaksedge (*Rhynchospora inundata*), beaksedge (*Rhynchospora microcarpa*), Asiatic pennywort, creeping primrose willow (*Ludwigia repens*), dayflower (*Commelina diffusa*), pickerelweed (*Pontedaria cordata*), bushy bluestem (*Andropogon glomeratus*), sawgrass (*Cladium jamaicense*), white-topped sedge (*Rhynchospora colorata*), torpedograss, marsh pennywort (*Hydrocotyle umbellata*), blue flag (*Iris virginica*), frog fruit, southern umbrellasedge (*Fuirena scirpoidea*), smartweed (*Polygonum* sp.), arrowhead (*Sagittaria lancifolia*), bighead rush (*Juncus megacephalus*), aster (*Aster* sp.), sesbania (*Sesbania* sp.), spike-rush (*Eleocharis cellulosa*), marsh-mallow (*Kosteletzkya* sp.), and rosy camphorweed (*Pluchea rosea*).

Palmetto Prairie, Disturbed (25 – 49% Exotics) (FLUCFCS Code 3219 E2)

This upland community type occupies 0.09± acre or less than 0.01 percent of the property. The canopy contains scattered live oak and cabbage palm. The sub-canopy contains Brazilian pepper. The ground cover contains saw palmetto, caesarweed, beautyberry (*Callicarpa americana*), Brazilian pepper, and greenbrier (*Smilax* sp.).

Palmetto Prairie, Disturbed (50-75% Exotics) (FLUCFCS Code 3219 E3)

This upland community type occupies 0.13± acre or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 3219 E2, except with 50 to 75 percent Brazilian pepper in the sub-canopy.

Pine Flatwoods (FLUCFCS Code 411)

This upland community type occupies 4.05± acres or 0.3 percent of the property. The canopy contains slash pine with scattered cabbage palm and live oak. The sub-canopy contains slash pine with scattered cabbage palm and live oak. The ground cover contains broomsedge bluestem, bahiagrass, wax myrtle, saw palmetto, caesarweed, and blackberry.

Pine Flatwoods, Disturbed (0 – 24% Exotics) (FLUCFCS Code 4119 E1)

This upland community type occupies 13.43± acres or 1.1 percent of the property. The canopy contains slash pine with scattered cabbage palm and live oak. The sub-canopy contains slash pine with scattered cabbage palm, live oak, and Brazilian pepper. The ground cover contains broomsedge bluestem, Brazilian pepper, bahiagrass, wax myrtle, saw palmetto, caesarweed, and blackberry.

Pine Flatwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 4119 E2)

This upland community type occupies 0.08± acre or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 4119 E1, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

Pine Flatwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4119 E3)

This upland community type occupies 0.08± acre or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 4119 E2, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

Pine Flatwoods, Disturbed (76 – 100% Exotics) (FLUCFCS Code 4119 E4)

This upland community type occupies 0.47± acre or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 4119 E3, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

Xeric Oak, Disturbed (0 – 24% Exotics) (FLUCFCS Code 4219 E1)

This upland community type occupies 2.98± acres or 0.2 percent of the property. The canopy contains live oak, myrtle oak (*Quercus myrtifolia*), Chapman's oak (*Quercus chapmanii*), and sand live oak (*Quercus geminata*). The sub-canopy contains staggerbush (*Lyonia* sp.), gallberry (*Ilex glabra*), wax myrtle, and saw palmetto. The ground cover contains shortleaf wild coffee (*Psychotria sulzneri*), bracken fern (*Pteridium aquilinum*), poison ivy (*Toxicodendron radicans*), saw palmetto, earleaf greenbrier, and beautyberry.

Brazilian Pepper (FLUCFCS Code 422)

This upland area occupies 4.55± acres or 0.4 percent of the property. The canopy is open. The sub-canopy is dominated by Brazilian pepper with scattered wax myrtle and cabbage palm. The ground cover includes Brazilian pepper.

Brazilian Pepper, Hydric (FLUCFCS Code 4221)

This wetland area occupies 44.60± acres or 3.5 percent of the property. The canopy contains Brazilian pepper with scattered live oak, cabbage palm, swamp bay (*Persea palustris*), and willow. The sub-canopy is dominated by Brazilian pepper with scattered cabbage palm, live oak, swamp bay, myrsine (*Rapanea punctata*), wax myrtle, saltbush (*Baccharis halimifolia*), willow, pond apple (*Annona glabra*), red mangrove (*Rhizophora mangle*), and swamp dogwood (*Cornus foemina*). The ground cover contains Brazilian pepper, cabbage palm, leather fern (*Acrostichum danaeifolium*), swamp fern (*Blechnum serrulatum*), creeping primrosewillow, smartweed, cattail (*Typha* sp.), shield fern (*Thelypteris* sp.), muscadine grape, greenbrier (*Smilax* sp.), beaksedge, flatsedge, and marsh pennywort.

Melaleuca, Hydric (FLUCFCS Code 4241)

This wetland area occupies 0.11± acre or less than 0.01 percent of the property. The canopy is a monoculture of melaleuca. The sub-canopy contains melaleuca. The ground cover is sparse.

Live Oak (FLUCFCS Code 427)

This upland community type occupies 2.74± acres or 0.2 percent of the property. The canopy contains live oak with scattered laurel oak and cabbage palm. The sub-canopy contains live oak,

cabbage palm, laurel oak, wax myrtle, myrsine, wild coffee (*Psychotria nervosa*), and bay (*Persea* sp.). The ground cover contains saw palmetto, poison ivy, tropical soda apple, caesarweed, cabbage palm, broomsedge bluestem, stopper (*Eugenia* sp.), and carpetgrass (*Axonopus* sp.).

Live Oak, Disturbed (0 – 24% Exotics) (FLUCFCS Code 4279 E1)

This upland community type occupies 33.30± acres or 2.6 percent of the property. The canopy contains live oak with scattered laurel oak, popash (*Fraxinus caroliniana*), Brazilian pepper and cabbage palm. The sub-canopy contains live oak, cabbage palm, laurel oak, wax myrtle, myrsine, wild coffee, bay, caesarweed, saltbush, and Brazilian pepper. The ground cover includes saw palmetto, poison ivy, beautyberry, wild coffee, Virginia creeper (*Parthenocissus quinquefolia*) Brazilian pepper, tropical soda apple, beggar-ticks (*Bidens alba*), St. Augustine grass (*Stenotaphrum secundatum*), caesarweed, Boston fern (*Nephrolepis* sp.) cabbage palm, broomsedge bluestem, stopper, and carpetgrass.

Live Oak, Disturbed (25 – 49% Exotics) (FLUCFCS Code 4279 E2)

This upland community type occupies 46.04± acres or 3.6 percent of the property. The vegetation associations are similar to FLUCFCS Code 4279 E1, except with 25 to 49 percent Brazilian pepper in the sub-canopy.

Live Oak, Disturbed (50 – 75% Exotics) (FLUCFCS Code 4279 E3)

This upland community type occupies 19.75± acres or 1.6 percent of the property. The vegetation associations are similar to FLUCFCS Code 4279 E2, except with 50 to 75 percent Brazilian pepper in the sub-canopy.

Live Oak, Disturbed (76 – 100% Exotics) (FLUCFCS Code 4279 E4)

This upland community type occupies 7.66± acres or 0.6 percent of the property. The vegetation associations are similar to FLUCFCS Code 4279 E3, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

Cabbage Palm (FLUCFCS Code 428)

This upland community occupies 0.57± acre or less than 0.01 percent of the property. The canopy contains cabbage palm. The sub-canopy contains cabbage palm. Ground cover includes pickerelweed, maidencane (*Panicum hemitomon*), leather fern, white-top sedge, cattail, frog fruit, flatsedge, and inundated beaksedge.

Cabbage Palm, Hydric (FLUCFCS Code 4281)

This wetland community type occupies 0.08± acre or less than 0.1 percent of the property. The canopy contains cabbage palm. The sub-canopy contains cabbage palm and Brazilian pepper. The ground cover contains leather fern, swamp fern, cabbage palm, Asiatic pennywort, marsh pennywort, smartweed, sand cordgrass (*Spartina bakeri*), laurel oak, dayflower, primrose willow (*Ludwigia* sp.), and buttonbush (*Cephalanthus occidentalis*).

Cabbage Palm, Hydric (0 – 24% Exotics) (FLUCFCS Code 4281 E1)

This wetland community type occupies 3.88± acres or 0.3 percent of the property. The canopy contains cabbage palm with scattered laurel oak and swamp bay. The sub-canopy contains

cabbage palm, Brazilian pepper, myrsine, laurel oak, wax myrtle, willow, swamp dogwood, and buckthorn (*Bumelia* sp.). The ground cover contains leather fern, swamp fern, cabbage palm, Brazilian pepper, Asiatic pennywort, marsh pennywort, smartweed, sand cordgrass, laurel oak, dayflower, primrose willow, pickerelweed, and buttonbush.

Cabbage Palm, Hydric (25 – 49% Exotics) (FLUCFCS Code 4281 E2)

This wetland community type occupies 0.81± acre or 0.1 percent of the property. The vegetation associations are similar to FLUCFCS Code 4281 E1, except with 24 to 49 percent Brazilian pepper in the sub-canopy.

Cabbage Palm, Hydric (76 – 100% Exotics) (FLUCFCS Code 4281 E4)

This wetland community type occupies 7.74± acres or 0.6 percent of the property. The vegetation associations are similar to FLUCFCS Code 4281 E2, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

Cabbage Palm, Disturbed (0 – 24% Exotics) (FLUCFCS Code 4289 E1)

This upland community type occupies 2.22± acre or 0.2 percent of the property. The canopy contains cabbage palm with scattered live oak. The sub-canopy contains Brazilian pepper, wax myrtle, and cabbage palm. The ground cover includes smutgrass, bahiagrass, wild coffee, dog fennel (*Eupatorium capillifolium*), begger-ticks, foxtail (*Setaria parviflora*), scattered broomsedge, and guineagrass (*Panicum maximum*).

Cabbage Palm, Disturbed (25 – 49% Exotics) (FLUCFCS Code 4289 E2)

This upland community type occupies 0.39± acre or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 4289 E1, except with 25 to 49 percent Brazilian pepper in the sub-canopy.

Cabbage Palm, Disturbed (50-75% Exotics) (FLUCFCS Code 4289 E3)

This upland community type occupies 2.73± acre or 0.2 percent of the property. The vegetation associations are similar to FLUCFCS Code 4289 E2, except with 50 to 75 percent Brazilian pepper in the sub-canopy.

Cabbage Palm, Disturbed (76 – 100% Exotics) (FLUCFCS Code 4289 E4)

This upland community type occupies 0.15± acres or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 4289 E3, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

Wax Myrtle, Hydric (0 – 24% Exotics) (FLUCFCS Code 4291 E1)

This wetland community type occupies 0.38± acre or less than 0.01 percent of the property. The canopy is open. The sub-canopy contains wax myrtle, Brazilian pepper, saltbush, and cabbage palm. The ground cover contains shield fern, Brazilian pepper, laurel oak, marsh pennywort, swamp fern, and Asiatic pennywort.

Wax Myrtle, Hydric (50 – 75% Exotics) (FLUCFCS Code 4291 E3)

This wetland community type occupies 0.97± acre or 0.1 percent of the property. The vegetation associations are similar to FLUCFCS Code 4291 E1, except with 50 to 75 percent Brazilian pepper in the sub-canopy.

Wax Myrtle, Hydric (76 – 100% Exotics) (FLUCFCS Code 4291 E4)

This wetland community type occupies 0.14± acre or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 4291 E3, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

Hardwood/Conifer Mixed (FLUCFCS Code 434)

This upland community type occupies 1.10± acres or 0.1 percent of the property. The canopy contains live oak, slash pine, and cabbage palm. The sub-canopy contains live oak, cabbage palm, wax myrtle, saltbush, and scattered saw palmetto. The ground cover contains bahiagrass, broomsedge bluestem, smutgrass, marsh pennywort, caesarweed, live oak, cabbage palm, greenbrier, dayflower, and saw palmetto.

Hardwood/Conifer Mixed, Disturbed (0 – 24% Exotics) (FLUCFCS Code 4349 E1)

This upland community type occupies 10.64± acres or 0.8 percent of the property. The canopy contains live oak, slash pine, and cabbage palm. The sub-canopy contains live oak, Brazilian pepper, cabbage palm, wax myrtle, saltbush, beautyberry, and scattered saw palmetto. The ground cover contains bahiagrass, broomsedge bluestem, smutgrass, beautyberry, Brazilian pepper, marsh pennywort, caesarweed, live oak, cabbage palm, greenbrier, dayflower, and saw palmetto.

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

This upland community type occupies 17.09± acres or 1.4 percent of the property. The vegetation associations are similar to FLUCFCS Code 4349 E1, except with 25 to 49 percent Brazilian pepper in the sub-canopy.

Hardwood/Conifer Mixed, Disturbed (50 – 75% Exotics) (FLUCFCS Code 4349 E3)

This upland community type occupies 5.07± acres or 0.4 percent of the property. The vegetation associations are similar to FLUCFCS Code 4349 E2, except with 50 to 75 percent Brazilian pepper in the sub-canopy.

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

This upland community type occupies 9.12± acres or 0.7 percent of the property. The vegetation associations are similar to FLUCFCS Code 4349 E3, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

Streams and Waterways (FLUCFCS Code 510)

This open water area occupies 16.60± acres or 1.3 percent of the property.

Ditch (FLUCFCS Code 514)

This open water area occupies 8.65± acres or 0.7 percent of the property. Ground cover vegetation includes cattail.

Pond (FLUCFCS Code 520)

This open water area occupies 0.13± acre or less than 0.01 percent of the property. The canopy is open. The sub-canopy is open with scattered cattail. Ground cover includes water pennywort and torpedograss.

Cattle Pond (FLUCFCS Code 525)

This open water area occupies 3.05± acres or 0.2 percent of the property.

Reservoir (FLUCFCS Code 530)

This open water area occupies 0.73± acre or 0.1 percent of the property.

Mangrove Swamp, Disturbed (0-24% Exotics) (FLUCFCS Code 6129 E1)

This wetland community type occupies 1.66± acres or 0.1 percent of the property. The canopy is open and the sub-canopy consists of red mangrove, Brazilian pepper, and pond apple. Ground cover consists of leather fern.

Mangrove Swamp, Disturbed (25-49% Exotics) (FLUCFCS Code 6129 E2)

This wetland community type occupies 0.27± acre or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 6129 E1, except with 25-49 percent Brazilian pepper in the sub-canopy.

Pop Ash, Disturbed (0-24% Exotics) (FLUCFCS Code 6189 E1*)

This community type occupies 1.10± acres or 0.1 percent of the property. The canopy is dominated by pop ash with scattered cabbage palm, red maple (*Acer rubrum*), and willow. The sub-canopy contains cabbage palm and Brazilian pepper. Ground cover includes swamp fern and chain fern (*Woodwardia areolata*).

Willow, Disturbed (0 – 24% Exotics) (FLUCFCS Code 6189 E1)

This wetland community type occupies 7.32± acres or 0.6 percent of the property. The canopy contains willow with scattered cabbage palm and Brazilian pepper. The sub-canopy contains willow, cabbage palm, Brazilian pepper, wax myrtle, swamp dogwood, and buckthorn. The ground cover includes smartweed, swamp fern, shield fern, sawgrass, cattail, willow, cabbage palm, dayflower, white-top sedge, and Brazilian pepper.

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

This wetland community type occupies 1.23± acres or 0.1 percent of the property. The vegetation associations are similar to FLUCFCS Code 6189 E1, except with 25 to 49 percent Brazilian pepper in the sub-canopy.

Willow, Disturbed (50 – 75% Exotics) (FLUCFCS Code 6189 E3)

This wetland community type occupies 3.55± acres or 0.3 percent of the property. The vegetation associations are similar to FLUCFCS Code 6189 E2, except with 50 to 75 percent Brazilian pepper in the sub-canopy.

Willow, Disturbed (76 – 100% Exotics) (FLUCFCS Code 6189 E4)

This wetland community type occupies 10.99± acres or 0.9 percent of the property. The vegetation associations are similar to FLUCFCS Code 6189 E3, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

Cypress, Drained (50 – 75% Exotics) (FLUCFCS Code 6215 E3)

This historically hydric community no longer exhibits signs of hydrology and therefore, was mapped as an upland community and occupies 0.99± acre or 0.1 percent of the property. The canopy contains cypress. The sub-canopy contains Brazilian pepper, pop ash, and cabbage palm. The ground cover contains caesarweed and swamp fern.

Cypress, Disturbed (0 – 24% Exotics) (FLUCFCS Code 6219 E1)

This wetland community type occupies 3.03± acres or 0.2 percent of the property. The canopy contains cypress. The sub-canopy contains cypress, cabbage palm, Brazilian pepper, and wax myrtle. The ground cover contains swamp fern and sawgrass.

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

This wetland community type occupies 1.60± acres or 0.1 percent of the property. The vegetation associations are similar to FLUCFCS Code 6219 E1, except with 25 to 49 percent melaleuca and/or Brazilian pepper in the sub-canopy.

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

This wetland community type occupies 0.56± acres or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 6219 E2, except with 50 to 75 percent melaleuca and/or Brazilian pepper in the sub-canopy.

Pine/Cypress, Disturbed (50 – 75% Exotics) (FLUCFCS Code 6249 E3)

This wetland community type occupies 0.65± acre or 0.1 percent of the property. The canopy contains cypress and slash pine. The sub-canopy contains cypress, slash pine, cabbage palm, Brazilian pepper, and wax myrtle. The ground cover contains sawgrass, sand cordgrass, iris (*Iris* sp.), swamp fern, and gulfdune paspalum (*Paspalum monostachyum*).

Hydric Pine, Disturbed (25 – 49% Exotics) (FLUCFCS Code 6259 E2)

This wetland community type occupies 2.52± acres or 0.2 percent of the property. The canopy contains slash pine and melaleuca. The sub-canopy contains slash pine, melaleuca, cabbage palm, Brazilian pepper, and wax myrtle. The ground cover contains gulfdune paspalum, sawgrass, sand cordgrass, and marsh pennywort.

Hydric Pine, Disturbed (50 – 75% Exotics) (FLUCFCS Code 6259 E3)

This wetland community type occupies 0.15± acre or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 6259 E2, except with 50 to 75 percent melaleuca and/or Brazilian pepper in the canopy and sub-canopy.

Hydric Pine, Disturbed (76 – 100% Exotics) (FLUCFCS Code 6259 E4)

This wetland community type occupies 0.20± acre or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 6259 E3, except with 76 to 100 percent melaleuca and/or Brazilian pepper in the canopy and sub-canopy.

Wetland Forested Mixed (FLUCFCS Code 630)

This wetland community type occupies 0.87± acre or 0.1 percent of the property. The canopy contains live oak, laurel oak, slash pine, cabbage palm, swamp bay, and willow. The sub-canopy contains cabbage palm, myrsine, wild coffee, primrose willow, willow, swamp dogwood, laurel oak, swamp bay, wax myrtle, saltbush, live oak, and buckthorn. The ground cover contains swamp fern, leather fern, cabbage palm, marsh pennywort, wild coffee, primrose willow, royal fern (*Osmunda regalis*), arrowhead, water hyssop (*Bacopa* sp.), Asiatic pennywort, shield fern, lily (*Crinum* sp.), dog fennel, bulrush (*Scirpus* sp.), white-topped sedge, and cattail.

Wetland Forested Mixed, Disturbed (0 – 24% Exotics) (FLUCFCS Code 6309 E1)

This wetland community type occupies 11.88± acres or 0.9 percent of the property. The canopy contains live oak, laurel oak, slash pine, cabbage palm, swamp bay, and willow. The sub-canopy contains Brazilian pepper, cabbage palm, myrsine, wild coffee, primrose willow, willow, swamp dogwood, laurel oak, swamp bay, wax myrtle, persimmon, saltbush, live oak, stoppers, and buckthorn. The ground cover includes swamp fern, leather fern, cabbage palm, marsh pennywort, Brazilian pepper, wild coffee, primrose willow, royal fern, arrowhead, water hyssop, Asiatic pennywort, southern beaksedge, smartweed, torpedograss, rosy camphorweed, shield fern, lily, dogfennel, bulrush, pepper-vine (*Ampelopsis arborea*), white-topped sedge, and cattail.

Wetland Forested Mixed, Disturbed (25 – 49% Exotics) (FLUCFCS Code 6309 E2)

This wetland community type occupies 19.57± acres or 1.5 percent of the property. The vegetation associations are similar to FLUCFCS Code 6309 E1, except with 25 to 49 percent melaleuca and/or Brazilian pepper in the canopy and sub-canopy.

Wetland Forested Mixed, Disturbed (50 – 75% Exotics) (FLUCFCS Code 6309 E3)

This wetland community type occupies 14.04± acres or 1.1 percent of the property. The vegetation associations are similar to FLUCFCS Code 6309 E2, except with 50 to 75 percent melaleuca and/or Brazilian pepper in the canopy and sub-canopy.

Wetland Forested Mixed, Disturbed (76 – 100% Exotics) (FLUCFCS Code 6309 E4)

This wetland community type occupies 64.30± acres or 5.1 percent of the property. The vegetation associations are similar to FLUCFCS Code 6309 E3, except with 76 to 100 percent melaleuca and/or Brazilian pepper in the canopy and sub-canopy.

Wetland Shrub, Disturbed (25 – 49% Exotics) (FLUCFCS Code 6319 E2)

This wetland community type occupies 2.39± acres or 0.2 percent of the property. The canopy is open. The sub-canopy contains saltbush, leather fern, wax myrtle, Brazilian pepper, scattered willow, and swamp bay. The ground cover contains leather fern, marsh pennywort, Brazilian pepper, saltbush, sawgrass, shield fern, and creeping primrose willow.

Wetland Shrub, Disturbed (76-100% Exotics) (FLUCFCS Code 6319 E3)

This wetland community type occupies 0.12± acre or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 6319 E2, except with 50 to 75 percent Brazilian pepper in the sub-canopy.

Wetland Shrub, Disturbed (76-100% Exotics) (FLUCFCS Code 6319 E4)

This wetland community type occupies 0.39± acre or less than 0.01 percent of the property. The vegetation associations are similar to FLUCFCS Code 6319 E3, except with 76 to 100 percent Brazilian pepper in the sub-canopy.

Freshwater Marsh, Disturbed (0 – 24% Exotics) (FLUCFCS Code 6419 E1)

This wetland community type occupies 7.98± acres or 0.6 percent of the property. The canopy is open. The sub-canopy contains wax myrtle, Brazilian pepper, and scattered cabbage palm. The ground cover contains sawgrass, leatherfern, marsh pennywort, cattail, pickerelweed, torpedograss, sesbania, creeping primrose willow, and swamp fern.

Freshwater Marsh, Disturbed (25 – 49% Exotics) (FLUCFCS Code 6419 E2)

This wetland community type occupies 6.39± acres or 0.5 percent of the property. The vegetation associations are similar to FLUCFCS Code 6419 E1, except with 25 to 49 percent melaleuca and/or Brazilian pepper in the sub-canopy.

Freshwater Marsh, Disturbed (50 – 75% Exotics) (FLUCFCS Code 6419 E3)

This wetland community type occupies 5.39± acres or 0.4 percent of the property. The vegetation associations are similar to FLUCFCS Code 6419 E2, except with 50 to 75 percent melaleuca and/or Brazilian pepper in the sub-canopy.

Freshwater Marsh, Disturbed (76 – 100% Exotics) (FLUCFCS Code 6419 E4)

This wetland community type occupies 2.34± acre or 0.2 percent of the property. The vegetation associations are similar to FLUCFCS Code 6419 E3, except with 76 to 100 percent melaleuca and/or Brazilian pepper in the sub-canopy.

Wet Prairie, Disturbed (0 – 24% Exotics) (FLUCFCS Code 6439 E1)

This wetland community type occupies 1.08± acres or 0.1 percent of the property. The canopy is open. The sub-canopy is open with scattered cypress (, melaleuca, and wax myrtle. The ground cover contains sand cordgrass, gulfdune paspalum, beaksedge, broomsedge bluestem, little blue maidencane (*Amphicarpum muhlenbergianum*), and yellow-eyed grass (*Xyris* sp.).

Disturbed Land (FLUCFCS Code 740)

This upland area occupies 107.72± acres or 8.5 percent of the property. The canopy is open with cabbage palm, live oak, slash pine, white cedar (*Thuja occidentalis*), Florida strangler fig (*Ficus aurea*), Washington fan palm (*Washingtonia robusta*), laurel oak, and other unknown landscape trees. The sub-canopy contains scattered cabbage palm, citrus (*Citrus* sp.), wax myrtle, and Brazilian pepper. The ground cover contains bahiagrass, smutgrass, broomsedge, wax myrtle, frog fruit, caesarweed, Brazilian pepper, and Asiatic pennywort.

Disturbed Land, Hydric (FLUCFCS Code 7401)

This wetland area occupies 2.95± acres or 0.2 percent of the property. The canopy is open with scattered cabbage palm. The sub-canopy contains scattered cabbage palm, Brazilian pepper, wax myrtle, and willow. The ground cover includes swamp fern, rosy camphorweed, sand cordgrass, pickerelweed, arrowhead, Asiatic pennywort, bushy bluestem, torpedograss, frog fruit, southern umbrellasedge, smartweed, marshpennywort, bighead rush, aster, and white-top sedge (*Rhynchospora colorata*).

Borrow Area (FLUCFCS Code 742)

This area occupies 1.21± acres or 0.1 percent of the property.

Spoil Areas (FLUCFCS Code 743)

This upland area occupies 0.55± acre or less than 0.01 percent of the property.

Berm (FLUCFCS Code 747)

This upland area occupies 2.14± acres or 0.2 percent of the property.

Road (FLUCFCS Code 814)

This upland area occupies 5.55± acres or 0.4 percent of the property.

RARE AND UNIQUE UPLAND HABITATS

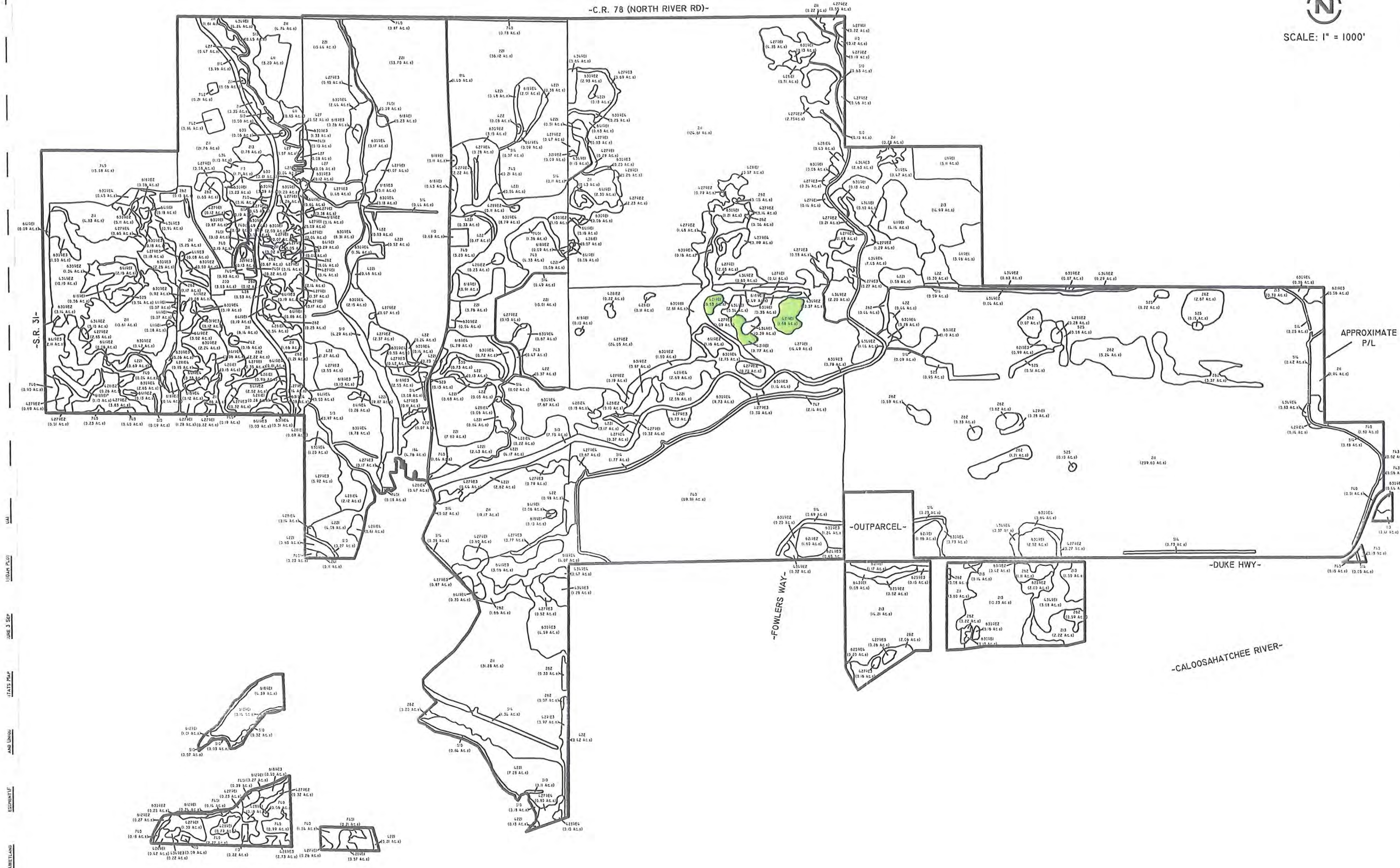
The site contains potential rare and unique upland habitats as defined in the Lee Plan. The potential rare and unique upland habitats consist of the Xeric Oak (FLUCFCS Code 421) areas of the site (Figure 3). These areas are located within the central portion of the property, just north of Trout Creek.

SOILS

The soils for the property, per the Natural Resource Conservation Service (formerly the Soil Conservation Service), are shown on Figure 4 and listed in Table 2. The Hydric Soils of Florida Handbook (Florida Association of Environmental Soil Scientists 2001) lists Felda Fine Sand (#12); Boca Fine Sand (#26); Isles Fine Sand (#39); Anclothe Sand (#40); Copeland Sandy Loam, Depressional (#45); Felda Fine Sand, Depressional (#49); and Floridana Fine Sand, Depressional (#51) as hydric soils. A brief description for each soils type per the Soil Survey of Lee County, Florida (Soil Conservation Service 1998) follows.

Table 2. Soils Listed by the NRCS for the North River Village

Mapping Unit	Description	Hydric/Non-Hydric*
6	Hallandale Fine Sand	Non-hydric
7	Matlacha-Urban Fine Sand	Non-hydric
11	Myakka Fine Sand	Non-hydric



FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
110	RESIDENTIAL, LOW DENSITY	3.23 AC. ±	0.3%
184	MARINA	4.78 AC. ±	0.4%
200	AGRICULTURE	3.03 AC. ±	0.2%
211	IMPROVED PASTURE	481.18 AC. ±	38.1%
213	WOODLAND PASTURE	45.77 AC. ±	3.6%
221	CITRUS GROVE	129.83 AC. ±	10.3%
282	LOW PASTURE	29.03 AC. ±	2.4%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	0.09 AC. ±	0.0%
3219 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	0.13 AC. ±	0.0%
411	PINE FLATWOODS	4.05 AC. ±	0.3%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	13.43 AC. ±	1.1%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	0.08 AC. ±	0.0%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	0.08 AC. ±	0.0%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	0.47 AC. ±	0.0%
4219 E1	XERIC OAK, DISTURBED (0-24% EXOTICS)	2.98 AC. ±	0.2%
422	BRAZILIAN PEPPER	4.55 AC. ±	0.4%
4221	BRAZILIAN PEPPER, HYDRIC	44.60 AC. ±	3.5%
4241	MELALEUCA, HYDRIC	0.11 AC. ±	0.0%
427	LIVE OAK	2.74 AC. ±	0.2%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	33.30 AC. ±	2.6%
4279 E2	LIVE OAK, DISTURBED (25-49% EXOTICS)	48.04 AC. ±	3.8%
4279 E3	LIVE OAK, DISTURBED (50-75% EXOTICS)	19.75 AC. ±	1.6%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	7.66 AC. ±	0.6%
428	CABBAGE PALM	0.57 AC. ±	0.0%
4281	CABBAGE PALM, HYDRIC	0.08 AC. ±	0.0%
4281 E1	CABBAGE PALM, HYDRIC (0-24% EXOTICS)	3.88 AC. ±	0.3%
4281 E2	CABBAGE PALM, HYDRIC (25-49% EXOTICS)	0.81 AC. ±	0.1%
4281 E4	CABBAGE PALM, HYDRIC (76-100% EXOTICS)	7.74 AC. ±	0.6%
4289 E1	CABBAGE PALM, DISTURBED (0-24% EXOTICS)	2.22 AC. ±	0.2%
4289 E2	CABBAGE PALM, DISTURBED (25-49% EXOTICS)	0.39 AC. ±	0.0%
4289 E3	CABBAGE PALM, DISTURBED (50-75% EXOTICS)	2.73 AC. ±	0.2%
4289 E4	CABBAGE PALM, DISTURBED (76-100% EXOTICS)	0.15 AC. ±	0.0%
4291 E1	WAX MYRTLE, HYDRIC (0-24% EXOTICS)	0.38 AC. ±	0.0%
4291 E3	WAX MYRTLE, HYDRIC (50-75% EXOTICS)	0.97 AC. ±	0.1%
4291 E4	WAX MYRTLE, HYDRIC (76-100% EXOTICS)	0.14 AC. ±	0.0%
434	HARDWOOD/CONIFER MIXED	1.10 AC. ±	0.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	10.64 AC. ±	0.8%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	17.09 AC. ±	1.4%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	5.07 AC. ±	0.4%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	9.12 AC. ±	0.7%
510	STREAMS AND WATERWAYS	18.69 AC. ±	1.5%
514	DITCH	8.05 AC. ±	0.7%
520	POND	0.13 AC. ±	0.0%
525	CATTLE POND	3.05 AC. ±	0.2%
530	RESERVOIRS	0.73 AC. ±	0.1%
6129 E1	MANGROVE SWAMP, DISTURBED (0-24% EXOTICS)	1.68 AC. ±	0.1%
6129 E2	MANGROVE SWAMP, DISTURBED (25-49% EXOTICS)	0.27 AC. ±	0.0%
6189 E1*	POP ASH, DISTURBED (0-24% EXOTICS)	1.10 AC. ±	0.1%
6189 E1	WILLOW, DISTURBED (0-24% EXOTICS)	7.32 AC. ±	0.6%
6189 E2	WILLOW, DISTURBED (25-49% EXOTICS)	1.23 AC. ±	0.1%
6189 E3	WILLOW, DISTURBED (50-75% EXOTICS)	3.55 AC. ±	0.3%
6189 E4	WILLOW, DISTURBED (76-100% EXOTICS)	10.99 AC. ±	0.9%
6215 E3	CYPRESS, DISTURBED (0-24% EXOTICS)	0.99 AC. ±	0.1%
6219 E1	CYPRESS, DISTURBED (25-49% EXOTICS)	3.03 AC. ±	0.2%
6219 E2	CYPRESS, DISTURBED (50-75% EXOTICS)	1.60 AC. ±	0.1%
6219 E3	CYPRESS, DISTURBED (76-100% EXOTICS)	0.59 AC. ±	0.0%
6249 E1	PINE/CYPRESS, DISTURBED (0-24% EXOTICS)	0.65 AC. ±	0.1%
6259 E2	HYDRIC PINE, DISTURBED (25-49% EXOTICS)	2.52 AC. ±	0.2%
6259 E3	HYDRIC PINE, DISTURBED (50-75% EXOTICS)	0.15 AC. ±	0.0%
6259 E4	HYDRIC PINE, DISTURBED (76-100% EXOTICS)	0.20 AC. ±	0.0%
630	WETLAND FORESTED MIXED	0.87 AC. ±	0.1%
6309 E1	WETLAND FORESTED MIXED, DISTURBED (0-24% EXOTICS)	11.88 AC. ±	0.9%
6309 E2	WETLAND FORESTED MIXED, DISTURBED (25-49% EXOTICS)	19.57 AC. ±	1.5%
6309 E3	WETLAND FORESTED MIXED, DISTURBED (50-75% EXOTICS)	14.04 AC. ±	1.1%
6309 E4	WETLAND FORESTED MIXED, DISTURBED (76-100% EXOTICS)	64.30 AC. ±	5.1%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	2.39 AC. ±	0.2%
6319 E3	WETLAND SHRUB, DISTURBED (50-75% EXOTICS)	0.12 AC. ±	0.0%
6319 E4	WETLAND SHRUB, DISTURBED (76-100% EXOTICS)	0.39 AC. ±	0.0%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	7.98 AC. ±	0.6%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	6.39 AC. ±	0.5%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	5.39 AC. ±	0.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	2.34 AC. ±	0.2%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	1.08 AC. ±	0.1%
740	DISTURBED LAND	107.72 AC. ±	8.5%
7401	DISTURBED LAND, HYDRIC	2.95 AC. ±	0.2%
742	BORROW AREA	1.21 AC. ±	0.1%
743	SPOIL AREAS	0.55 AC. ±	0.0%
747	BERM	2.14 AC. ±	0.2%
914	ROAD	5.55 AC. ±	0.4%
TOTAL		1202.89 AC. ±	100.0%

LEGEND:
RARE AND UNIQUE UPLAND HABITATS (2.98 AC. ±)

NOTES:
PROPERTY BOUNDARY ESTIMATED FROM THE LEE COUNTY PROPERTY APPRAISER'S GIS WEB SITE.
UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

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

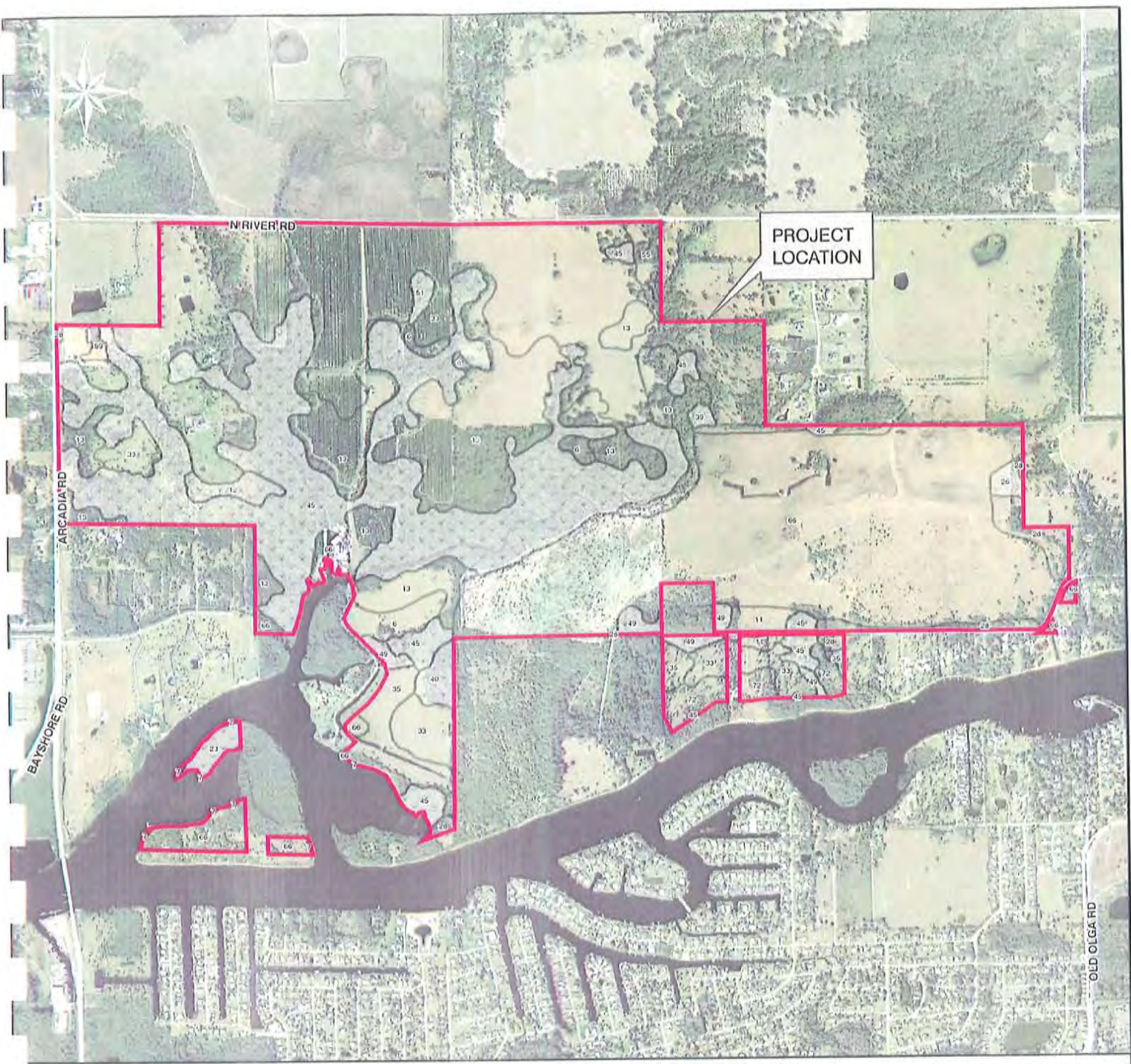
FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOF 1999).

REVISIONS	DESIGNED BY	DATE	HORIZONTAL SCALE
	L.W.	9/15/06	1"=1000'
CHECKED BY	DATE	VERTICAL SCALE	
E.M.H.	9/15/06	N/A	
DRAWN BY	DATE	SEC./TWP./RNG.	
J.L.	9/15/06	16,17,18,19,20/43/28	

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Fort Myers, Florida 33919

NORTH RIVER ASSEMBLAGE
RARE AND UNIQUE UPLAND HABITATS MAP

DRAWING No.:	05BBG1393
SHEET No.:	FIGURE 3



Legend:

- + NORTH RIVER VILLAGE
- H HYDRIC
- N NON-HYDRIC

Soil Unit	Description	Hydric
6	HALLANDALE FINE SAND	NO
7	MATLACHA URBAN LAND COMPLEX	NO
11	MIYAKKA FINE SAND	NO
12	FELDA FINE SAND	YES
13	BOCA FINE SAND	NO
23	WULFERT MUCK	YES
26	PINEDA FINE SAND	YES
28	IMMOKALEE SAND	NO
33	OLDSMAR SAND	NO
35	WABASSO SAND	NO
39	ISLES FINE SAND, DEPRESSIONAL	YES
40	ANCLOTE SAND, DEPRESSIONAL	YES
45	COPELAND SANDY LOAM, DEPRESSIONAL	YES
49	FELDA FINE SAND, DEPRESSIONAL	YES
51	FLORIDANA SAND, DEPRESSIONAL	YES
55	COCOA FINE SAND	NO
66	CALOOSA FINE SAND	NO
72	BRADENTON FINE SAND	NO
99	WATER	YES

NOTES

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH LEE COUNTY PROPERTY APPRAISERS OFFICE WITH A FLIGHT DATE OF JANUARY 2005

ROADWAY NETWORKS AND SOILS WERE ACQUIRED FROM THE FGD.



Table 2. (Continued)

Mapping Unit	Description	Hydric/Non-Hydric*
12	Felda Fine Sand	Hydric
13	Boca Fine Sand	Non-hydric
26	Pineda Fine Sand	Hydric
28	Immokalee Sand	Non-hydric
33	Oldsmar Sand	Non-hydric
35	Wabasso Sand	Non-hydric
39	Isles Fine Sand, Depressional	Hydric
40	Anclote Sand, Depressional	Hydric
45	Copeland Sandy Loam, Depressional	Hydric
49	Felda Fine Sand, Depressional	Hydric
51	Floridana Fine Sand, Depressional	Hydric
55	Cocoa Fine Sand	Non-hydric
66	Caloosa Fine Sand	Non-hydric
72	Bradenton Fine Sand	Non-hydric
99	Water	Hydric

*Per the "Hydric Soils of Florida Handbook" (Florida Association of Environmental Soil Scientists 2001)

6 – Hallandale Fine Sand

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth and range from zero to two percent. Typically, the surface layer is gray fine sand about two inches thick. The subsurface layer is light gray fine sand about five inches thick. The substratum is very pale brown fine sand about five inches thick. At a depth of 12 inches is fractured limestone bedrock that has solution holes extending to a depth of 25 inches. These solution holes contain mildly alkaline, loamy material. In most years, under natural conditions, the water table is less than ten inches below the surface for one to three months. It recedes below the limestone for about seven months.

7 – Matlacha-Urban Land Complex

This complex consists of nearly level Matlacha gravelly fine sand and areas of Urban land. The areas of the Matlacha soil and of Urban land are so intermingled that it was not practical to map them separately at the scale used for mapping. The mapped areas range from about 20 to 640 acres. Typically, the surface layer of the Matlacha soil is about 40 inches of light gray, gray, very pale brown, grayish brown, very dark grayish brown, and dark gray mixed gravelly fine sand and sandy material. The surface layer contains lenses of loamy sand and coated sandy fragments of a former subsoil and is about 25 percent coarse fragments of limestone and shell. Below the surface layer, to a depth of 80 inches or more, there is undisturbed fine sand. The upper six inches is dark gray and the rest is light gray with dark grayish brown stains and streaks along old root channels.

11 – Myakka Fine Sand

This is a nearly level, poorly drained soil on broad flatwoods areas. Slopes are smooth to slightly concave and range from zero to two percent. Typically, the surface layer is very dark gray fine sand about three inches thick. The subsurface layer is fine sand about 23 inches thick. In the upper three inches it is gray, and in the lower 20 inches it is light gray. The subsoil is fine sand to a depth of 80 inches or more. The upper four inches is black and firm, the next five inches is dark reddish brown and friable, the next 17 inches is black and firm, the next 11 inches is dark reddish brown and friable, and the lower 17 inches is mixed black and dark reddish brown and friable. In most years, under natural conditions, the water table is within ten inches of the surface for one to three months and ten to 40 inches below the surface for two to six months. It is more than 40 inches below the surface during extended dry periods.

12 – Felda Fine Sand

This is a nearly level, poorly drained soil on broad, nearly level sloughs. Slopes are smooth to concave and range from zero to two percent. Typically, the surface layer is dark gray fine sand about eight inches thick. The subsurface layer is light gray and light brownish gray fine sand about 14 inches thick. The subsoil is light gray loamy fine sand about 16 inches thick and is underlain by gray and light gray fine sand that extends to a depth of 80 inches or more. In most years, under natural conditions, this soil has a water table within ten inches of the surface for two to four months. The water table is ten to 40 inches below the surface for about 6 months. It is more than 40 inches below the surface for about two months. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about seven to 30 or more.

13 – Boca Fine Sand

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from zero to two percent. Typically, the surface layer is gray fine sand about three inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about five inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone. In most years, under natural conditions, the water table is within ten inches of the surface for two to four months. It recedes below the limestone for about 6 months.

26 – Pineda Fine Sand

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from zero to one percent. Typically, the surface layer is black fine sand about one inch thick. The subsurface layer is very pale brown fine sand about four inches thick. The upper part of the subsoil is brownish yellow fine sand about 8 inches thick. The next ten inches is strong brown fine sand. The next six inches is yellowish brown fine sand. The next seven inches is light gray fine sand with brownish yellow mottles. The lower part of the subsoil is light brownish gray fine sandy loam with light gray sandy intrusions that is about 18 inches thick. The substratum is light gray fine sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is within ten inches of the surface for two to four months. It is ten to 40 inches below the surface for more than 6 months, and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about seven to 30 days or more.

28 – Immokalee Sand

This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from zero to two percent. Typically, the surface layer is black sand about four inches thick. The subsurface layer is dark gray sand in the upper five inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches is black and firm, the next five inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is within ten inches of the surface for one to three months and ten to 40 inches below the surface for two to six months. It recedes to a depth of more than 40 inches during extended dry periods.

33 – Oldsmar Sand

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from zero to two percent. Typically, the surface layer is black sand about three inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about five inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than ten inches for one to three months. It is at a depth of ten to 40 inches for more than six months, and it recedes to a depth of more than 40 inches during extended dry periods.

35 – Wabasso Sand

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to slightly convex and range from zero to two percent. Typically, the surface layer is dark gray sand about six inches thick. The subsurface layer is sand to a depth of 24 inches. The upper 11 inches is light brownish gray with dark grayish brown stains along root channels, and the lower seven inches is light gray with dark grayish brown stains. The subsoil is about 38 inches thick. The upper four inches is dark brown sand with few iron concretions. The next eight inches is brownish yellow sandy clay loam with light brownish gray, light gray, and reddish brown mottles. The lower 26 inches is light gray sandy clay loam with pale olive and olive mottles and stains along root channels. Below is light gray fine sandy loam with olive mottles extending to a depth of 80 inches or more. In most years, under natural conditions, the water table is less than ten inches below the surface for two to four months. It is ten to 40 inches below the surface for more than six months. It recedes to a depth of more than 40 inches during extended dry periods.

39 – Isles Fine Sand, Depressional

This is a nearly level, very poorly drained soil in depressions. Slopes are smooth to concave and less than one percent. Typically, the surface layer is very dark gray fine sand about five inches thick. The subsurface layer is about five inches of light gray fine sand. Next is 11 inches of very pale brown fine sand with yellowish brown mottles. The subsoil is 26 inches of gray fine sandy loam with brownish yellow mottles and pockets of light brownish gray loamy sand. Limestone bedrock is at a depth of 47 inches. In most years, under natural conditions, the water table is above the surface for three to six months. It is within a depth of ten to 40 inches for two to four months. The water table recedes to depth of more than 40 inches during extended dry periods.

40 – Anclothe Sand, Depressional

This is a nearly level, poorly drained soil in isolated depressions. Slopes are smooth to concave and less than one percent. Typically, the surface layer is about 22 inches thick. The upper eight inches is black sand, and the lower 14 inches is black sand with common light gray pockets and streaks throughout. The substratum is sand to a depth of 80 inches or more. The upper 18 inches is light brownish gray and the lower 40 inches is light gray. In most years, under natural conditions, the soil is ponded for more than six months.

45 – Copeland Sandy Loam, Depressional

This is a low, nearly level, very poorly drained soil in depressions. Slopes are concave and less than one percent. Typically, the surface layer is about eight inches of very dark gray sandy loam. The subsoil is very dark gray sandy loam about 12 inches thick. It is underlain by eight inches of light brownish gray sandy clay loam with soft calcium carbonate throughout. Fractured limestone bedrock is at a depth of 28 inches. Under natural conditions, the water table is above the surface for three to six months. It is ten to 40 inches below the surface for about three to six months.

49 – Felda Fine Sand, Depressional

This is a nearly level, poorly drained soil in depressions. Slopes are concave and less than one percent. Typically, the surface layer is gray fine sand about four inches thick. The subsurface layers extend to a depth of 35 inches. The upper 13 inches is grayish brown fine sand and the lower 18 inches is light gray fine sand with yellowish brown mottles. The subsoil is about 17 inches thick. The upper six inches is gray sandy loam and the lower 11 inches is sandy clay loam with many yellowish brown and strong brown mottles. Below this is light gray fine sand to a depth of 80 inches or more. In most years, under natural conditions, the soil is ponded for about three to six months or more. The water table is within a depth of ten to 40 inches for four to six months.

51 - Floridana Sand, Depressional

This is nearly level, very poorly drained soil in depressions. Slopes are concave and less than one percent. Typically, the surface layer is black sand about 22 inches thick. The subsurface layer is light brownish gray sand about 17 inches thick. The subsoil is olive gray fine sandy loam to a depth of 54 inches. Below the subsoil there is light brownish gray sand with pockets of olive gray loamy sand. In most years, under natural conditions, the water table is above the surface for three to six months.

55 – Cocoa Fine Sand

This is a nearly level to gently sloping, moderately well drained soil on ridges. Slopes are smooth to slightly convex and range from zero to two percent. Typically, the surface layer is brown fine sand about three inches thick. The subsurface layer is reddish yellow fine sand about ten inches thick. The next layer is yellowish red fine sand about four inches thick. The next ten inches is reddish yellow fine sand, and below this is four inches of strong brown fine sand. Fractured limestone bedrock is at a depth of 31 inches. In most years, under natural conditions, the water table is within 24 inches of the surface for one to two months and 24 to 40 inches below the surface for one to two months. It recedes to more than 40 inches below the surface during extended dry periods.

66 – Caloosa Fine Sand

This is a nearly level, somewhat poorly drained soil formed by dredging and filling by earthmoving operations. Slopes are smooth to slightly convex and range from zero to two percent. Typically, the surface layer is about ten inches of light brownish gray, mixed mineral material of fine sand and lenses of silt loam with about ten percent shell fragments. The next 17 inches is pale brown and gray, mixed mineral material of fine sand and lenses of silty clay loam. The next 11 inches is light gray silty clay with brownish yellow mottles. Below this to a depth of 80 inches or more is gray silty clay with dark gray streaks and brownish yellow mottles. The depth to the water table varies with the amount of fill material and the extent of artificial drainage within any mapped area. However, in most years, the water table is 30 to 42 inches below the surface of the fill material for two to four months.

72 – Bradenton Fine Sand

This is a nearly level, poorly drained soil in hammock areas along rivers, creeks, and swamps. Slopes range from zero to two percent. Typically, the surface layer is very dark gray fine sand about five inches thick. The subsurface layer is light brownish gray fine sand about five inches thick. The subsoil is about 18 inches thick. The upper eight inches is dark gray sandy clay loam. The lower ten inches is gray loamy fine sand. The substratum extends to a depth of 80 inches. The upper five inches is white, soft calcium carbonate. The next 12 inches is gray loamy fine sand. The next 12 inches is yellowish brown fine sand. The next four inches is light gray fine sand, and the next ten inches is yellow sand. Common to many mottles in shades of yellow, brown, and red occur throughout these horizons. The lower part of the substratum is nine inches of light gray sand. In most years, under natural conditions, the water table is less than 10 inches below the surface for two to four months. The water table is ten to 40 inches below the surface for more than six months, and it recedes to more than 40 inches below during extended dry periods. Many areas have been altered by artificial drainage.

JURISDICTIONAL WETLANDS

The South Florida Water Management District (SFWMD) jurisdictional wetlands were identified using the "Delineation of the Landward Extent of Wetlands and Surface Waters" (Chapter 62-340, Florida Administrative Code). Confirmation of the wetland lines with the SFWMD was not included within the scope of this assessment.

The estimated SFWMD jurisdictional wetlands for the property are shown on Exhibit A. The jurisdictional wetlands by FLUCFCS code are summarized in Table 3. SFWMD jurisdictional wetlands constitute a total of 277.46± acres or approximately 22.0 percent of the site. SFWMD "other surface waters" constitute a total of 30.37± acres or approximately 2.4 percent of the site.

Table 3. SFWMD and COE Wetland Acreages by FLUCFCS for the North River Village

FLUCFCS Code	Description	SFWMD Jurisdictional Wetlands and OSW (acres)
262	Low Pasture	29.93
4221	Brazilian Pepper, Hydric	44.60
4241	Melaleuca, Hydric	0.11
4281	Cabbage Palm, Hydric	0.08
4281 E1	Cabbage Palm, Hydric (0-24% Exotics)	3.88
4281 E2	Cabbage Palm, Hydric (25-49% Exotics)	0.81
4281 E4	Cabbage Palm, Hydric (76-100% Exotics)	7.74
4291 E1	Wax Myrtle, Hydric (0-24% Exotics)	0.38
4291 E3	Wax Myrtle, Hydric (50-75% Exotics)	0.97
4291 E4	Wax Myrtle, Hydric (76-100% Exotics)	0.14
510	Streams and Waterways	16.60*
514	Ditch	8.65*
520	Pond	0.13*
525	Cattle Pond	3.05*
530	Reservoir	0.73*
6129 E1	Mangrove Swamp, Disturbed (0-24% Exotics)	1.66
6129 E2	Mangrove Swamp, Disturbed (25-49% Exotics)	0.27
6189 E1*	Pop Ash, Disturbed	1.10*
6189 E1	Willow, Disturbed (0-24% Exotics)	7.32
6189 E2	Willow, Disturbed (25-49% Exotics)	1.23
6189 E3	Willow, Disturbed (50-75% Exotics)	3.55
6189 E4	Willow, Disturbed (76-100% Exotics)	10.99
6219 E1	Cypress, Disturbed (0-24% Exotics)	3.03
6219 E2	Cypress, Disturbed (25-49% Exotics)	1.60
6219 E3	Cypress, Disturbed (50-75% Exotics)	0.56
6249 E3	Pine/Cypress, Disturbed (50-75% Exotics)	0.65
6259 E2	Hydric Pine, Disturbed (25-49% Exotics)	2.52
6259 E3	Hydric Pine, Disturbed (50-75% Exotics)	0.15
6259 E4	Hydric Pine, Disturbed(76-100% Exotics)	0.20
630	Wetland Forested Mixed	0.87
6309 E1	Wetland Forested Mixed, Disturbed (0-24% Exotics)	11.88
6309 E2	Wetland Forested Mixed, Disturbed (25-49% Exotics)	19.57
6309 E3	Wetland Forested Mixed, Disturbed(50-75% Exotics)	14.04
6309 E4	Wetland Forested Mixed, Disturbed (76-100% Exotics)	64.30
6319 E2	Wetland Shrub, Disturbed (25-49% Exotics)	2.39

Table 3. (Continued)

FLUCFCS Code	Description	SFWMD Jurisdictional Wetlands and OSW (acres)
6319 E3	Wetland Shrub, Disturbed (50-75% Exotics)	0.12
6319 E4	Wetland Shrub, Disturbed (76-100% Exotics)	0.39
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	7.98
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	6.39
6419 E3	Freshwater Marsh, Disturbed (50-75% Exotics)	5.39
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	2.34
6439 E1	Wet Prairie, Disturbed (0-24% Exotics)	1.08
7401	Disturbed Land, Hydric	2.95
742	Borrow Areas	1.21*
Total		277.46

*SFWMD "Other Surface Waters"

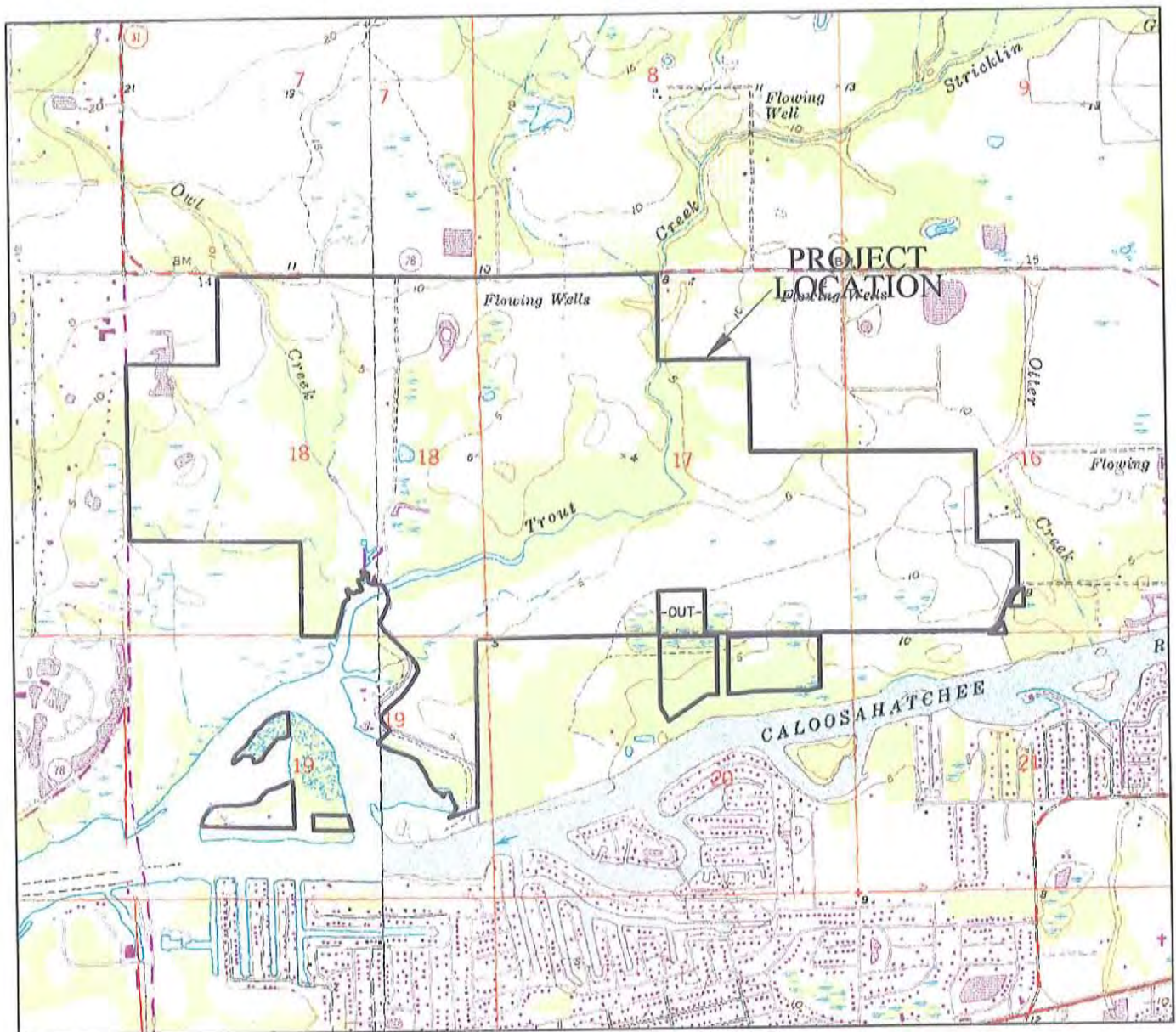
The prominent wetland and open water features on the Project are Trout Creek and Owl Creek and their associated wetlands and tributaries that cross the central and western portions of the property, as well as, the Caloosahatchee River along the southern portion of the Project site. A U.S. Geological Survey Quadrangle Map is provided as Figure 5. This map shows the location of Trout Creek and Owl Creek and the approximate topographic elevations across the property.

LISTED SPECIES

Listed wildlife species as listed by the FWCC and USFWS (FWCC 2004) that have the potential to occur on the Project are listed in Table 4. Listed plant species as listed by the FDACS and USFWS (FDACS Chapter 5B-40) that have the potential to occur on the Project are listed in Table 5. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code, Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, the FWCC records for documented listed species were reviewed for listed species records on or adjacent to the property (Figure 6). Two bald eagle nests have been documented on the property. See discussion on page 31 of this report.



SCALE: N.T.S.



NOTE:

QUAD SHEET SCANNED FROM FORT MYERS,
OLGA, TELEGRAPH SWAMP AND TUCKERS
GRADE USGS QUAD SHEET PHOTOREVISED
1987.

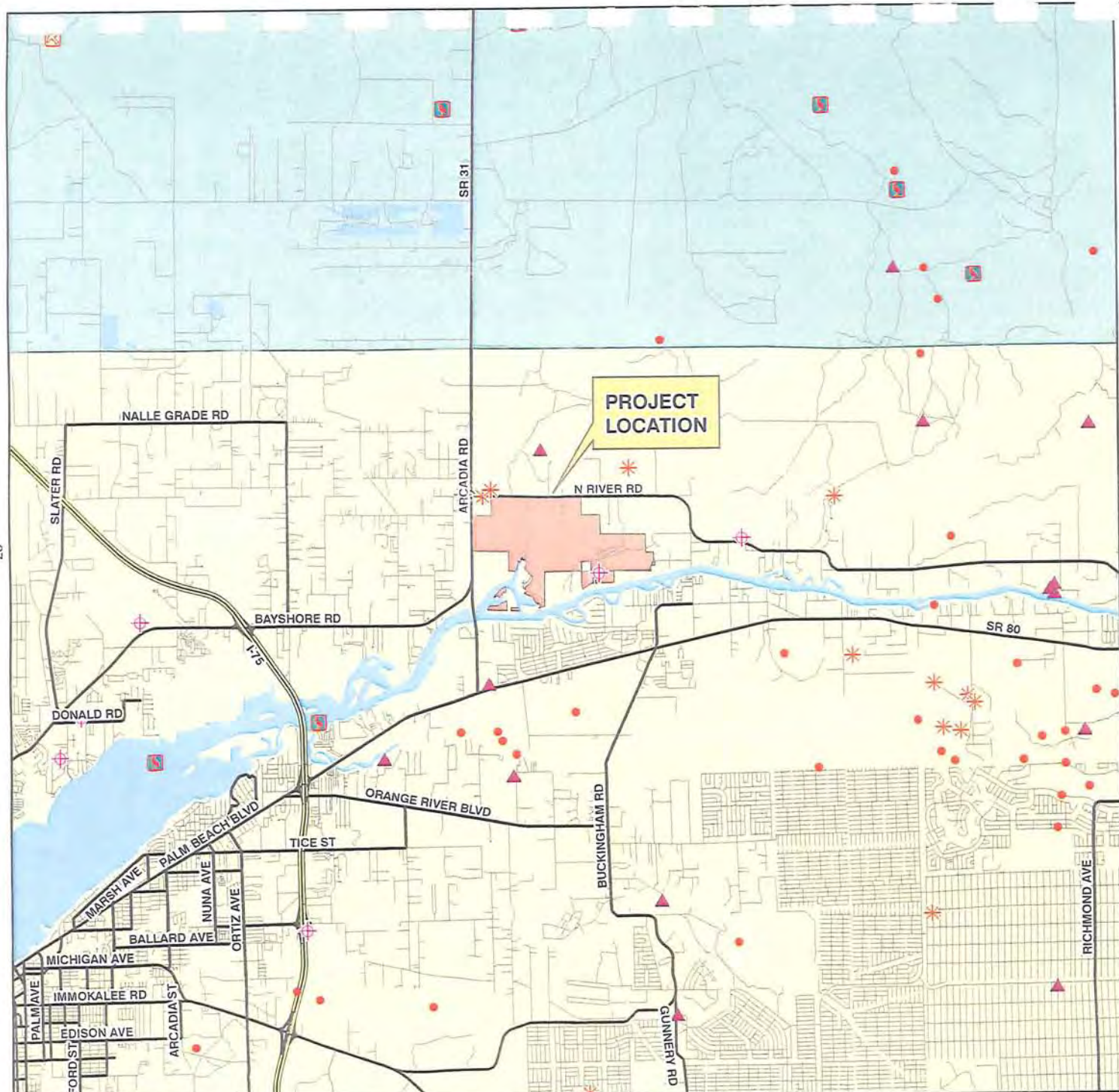
FIGURE 5. QUAD SHEET
NORTH RIVER VILLAGE

PASSARELLA and ASSOCIATES, INC.

Consulting Ecologists

DRAWN BY: P.F.

DATE: 9/13/06

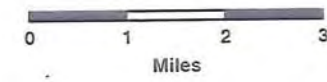


Legend:

- NORTH RIVER VILLAGE
- BALD EAGLE NEST
- FLORIDA PANTHER TELEMETRY
- FWCC BLACK BEAR LOCATIONS
- FWCC RCW LOCATIONS
- FWCC SCRUB JAY LOCATIONS
- FWCC WADING BIRD LOCATIONS

COUNTIES

- CHARLOTTE COUNTY
- LEE COUNTY



NOTES:

COUNTY INFORMATION AND ROADWAY NETWORKS WERE OBTAINED FROM THE FGDL.

EAGLE NEST LOCATIONS WERE PROVIDED BY THE FWCC AND ARE FROM 2004.

BLACK BEAR TELEMETRY WAS PROVIDED BY THE FWCC AND IS CURRENT TO 1999.

PANTHER TELEMETRY WAS ACQUIRED PER CD FROM THE FWCC AUGUST 2005 AND IS CURRENT TO JULY 2005.

RED COCKADED WOODPECKER INFORMATION WAS PROVIDED BY THE FWCC AND IS DATED 1999.

SCRUB JAY LOCATIONS WERE OBTAINED FROM THE FWCC AND ARE CURRENT TO 1999.

WADING BIRD ROOKERIES WERE OBTAINED FROM THE FWCC AND ARE CURRENT TO 1999.

Drawn by	L.W.	Date	9/13/06	Scale	SEE SCALE
Checked by	K.C.P.	Date	9/13/06	Accuracy	LISTED SPECIES
Drawn by	P.F.	Date	9/13/06	County	SOUTHWEST FLORIDA

Passarella and Associates, Inc.
Consulting Ecologists
 9110 College Pointe Court Fort Myers, FL 33919

Phone: (239)274-0067 Fax: (239)274-0069

NORTH RIVER VILLAGE
 DOCUMENTED OCCURRENCES OF
 LISTED SPECIES

Drawing Number
05BBG1393
 Sheet Number
FIGURE 6

Table 4. Listed Wildlife Species That Could Potentially Occur on the North River Village

Common Name	Scientific Name	Designated Status	
		FWCC	USFWS
Amphibians and Reptiles			
American Alligator	<i>Alligator mississippiensis</i>	SSC	T(S/A)
Eastern Indigo Snake	<i>Drymarchon corais couperi</i>	T	T
Gopher Tortoise	<i>Gopherus polyphemus</i>	SSC	-
Gopher Frog	<i>Rana capito</i>	SSC	-
Birds			
Least Tern	<i>Sterna antillarum</i>	SSC	-
Wood Stork	<i>Mycteria americana</i>	E	E
Florida Sandhill Crane	<i>Grus Canadensis pratensis</i>	T	-
Little Blue Heron	<i>Egretta caerulea</i>	SSC	-
Limpkin	<i>Aramus guarauna</i>	SSC	-
Snowy Egret	<i>Egretta thula</i>	SSC	-
Reddish Egret	<i>Egretta rufescens</i>	SSC	-
Tri-Colored Heron	<i>Egretta tricolor</i>	SSC	-
White Ibis	<i>Eudocimus albus</i>	SSC	-
Roseate Spoonbill	<i>Ajaia ajaja</i>	SSC	-
Brown Pelican	<i>Pelecanus occidentalis</i>	SSC	-
Snail Kite	<i>Rostrhamus sociabilis</i>	E	E
Florida Scrub Jay	<i>Alphelocoma coerulescens</i>	T	T
Red-Cockaded woodpecker	<i>Picoides borealis</i>	SSC	E
Bald Eagle*	<i>Haliaeetus leucocephalus</i>	E	E
Southeastern American Kestrel	<i>Falco sparverius paulus</i>	T	-
Crested Caracara	<i>Caracara cheriway</i>	T	T
Florida Burrowing Owl	<i>Athene cunicularia floridana</i>	SSC	-
Mammals			
Big Cypress Fox Squirrel	<i>Sciurus niger avicennia</i>	SSC	-
Florida Black Bear	<i>Ursus americanus floridanus</i>	T	-
Florida Panther	<i>Puma concolor coryi</i>	E	E

FWCC – Florida Fish and Wildlife Conservation Commission

USFWS – U.S. Fish and Wildlife Service

E – Endangered

T – Threatened

SSC – Species of Special Concern

T(S/A) – Threatened due to similarity of appearance

* Documented nests on the property

Eastern Indigo Snake (*Drymarchon corais couperi*)

The eastern indigo snake could potentially occur within the native upland and wetland habitats on the project site. The Eastern indigo snake is typically found in association with populations of gopher tortoise.

Gopher Tortoise (*Gopherus polyphemus*)

Potential habitat for gopher tortoises exists on the project site in the Pine Flatwoods (FLUCFCS Code 411), Xeric Oak (FLUCFCS Code 421), Live Oak (FLUCFCS Code 427), Hardwood/Conifer Mixed (FLUCFCS Code 434), and along the Berm (FLUCFCS Code 747) and Disturbed Land (FLUCFCS Code 740) habitats on the Project site.

Gopher Frog (*Rana areolata*)

The gopher frog is typically found in association with populations of gopher tortoise. Preferred breeding habitat includes seasonally flooded grassy ponds and cypress ponds that lack fish populations (Moler 1992).

Least Tern (*Sterna antillarum*)

Potential nesting habitat for least terns occurs within Disturbed Land (FLUCFCS Code 740) on the project site. Least terns routinely select a nesting site with a substrate of sand or gravel (Rodgers *et al.* 1996). They are usually found near the coastal environment.

Wood Stork (*Mycteria americana*)

Potential foraging habitat for wood stork includes ditches (FLUCFCS Code 514) and small isolated wetland areas. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fishes or as a consequence of area drying, may be good for feeding habitat (Rodgers *et al.* 1996).

Florida Sandhill Crane (*Grus canadensis pratensis*)

Potential foraging habitat for Florida sandhill crane may exist within the Citrus Groves (FLUCFCS Code 221), Low Pasture (FLUCFCS Code 262), Palmetto Prairie (FLUCFCS Code 3219), Ditch (FLUCFCS Code 514), Marsh (FLUCFCS Code 6419), and Disturbed Land (FLUCFCS Code 740) on the Project site. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed and maidencane.

Roseate Spoonbill (*Ajaia ajaja*)

Potential foraging habitat for roseate spoonbill includes Streams and Waterways (FLUCFCS Code 510), Ditches (FLUCFCS Code 514), Ponds (FLUCFCS Code 520), Cattle Ponds (FLUCFCS Code 525), Reservoirs (FLUCFCS Code 530), and Mangrove Swamps (FLUCFCS Code 6129) on the Project site. The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al.* 1991) list no bird rookeries on the subject parcel. The nearest recorded site is No. 619040 located approximately 3.5± miles southwest of the subject property. This colony was last reported active on April 20, 1999 and was occupied by great blue herons and great egrets.

Little Blue Heron (*Egretta caerulea*)

Potential foraging habitat for little blue heron may exist in Low Pasture (FLUCFCS Code 262), Streams and Waterways (FLUCFCS Code 510), Ditches (FLUCFCS Code 514), Ponds (FLUCFCS Code 520), Cattle Ponds (FLUCFCS Code 525), Reservoirs (FLUCFCS Code 530), Mangrove Swamps (FLUCFCS Code 6129), Willow (FLUCFCS Code 6189), Cypress (FLUCFCS Code 6219), Hydric Pine (FLUCFCS Code 6259), Wetland Forested Mix (FLUCFCS Code 6309), Wetland Shrub (FLUCFCS Code 6319), Marsh (FLUCFCS Code 6419), and Wet Prairie (FLUCFCS Code 6439) areas on the Project site.

Limpkin (*Aramus guarauna*)

Potential habitat for limpkin may exist in Streams and Waterways (FLUCFCS Code 510), Ditches (FLUCFCS Code 514), Ponds (FLUCFCS Code 520), Cattle Ponds (FLUCFCS Code 525), Reservoirs (FLUCFCS Code 530), Cypress (FLUCFCS Code 6219), Wetland Forested Mix (FLUCFCS Code 6309), Marsh (FLUCFCS Code 6419), and Wet Prairie (FLUCFCS Code 6439) areas on the Project site.

White Ibis (*Eudocimus albus*)

Potential habitat for snowy egret may exist in Low pasture (FLUCFCS Code 262), Streams and Waterways (FLUCFCS Code 510), Ditches (FLUCFCS Code 514), Ponds (FLUCFCS Code 520), Cattle Ponds (FLUCFCS Code 525), Reservoirs (FLUCFCS Code 530), Mangrove Swamps (FLUCFCS Code 6129), Willow (FLUCFCS Code 6189), Cypress (FLUCFCS Code 6219), Hydric Pine (FLUCFCS Code 6259), Wetland Forested Mix (FLUCFCS Code 6309), Wetland Shrub (FLUCFCS Code 6319), Marsh (FLUCFCS Code 6419), and Wet Prairie (FLUCFCS Code 6439) areas on the Project site.

Snowy Egret (*Egretta thula*)

Potential habitat for snowy egret may exist in Low pasture (FLUCFCS Code 262), Streams and Waterways (FLUCFCS Code 510), Ditches (FLUCFCS Code 514), Ponds (FLUCFCS Code 520), Cattle Ponds (FLUCFCS Code 525), Reservoirs (FLUCFCS Code 530), Mangrove Swamps (FLUCFCS Code 6129), Willow (FLUCFCS Code 6189), Cypress (FLUCFCS Code 6219), Hydric Pine (FLUCFCS Code 6259), Wetland Forested Mix (FLUCFCS Code 6309), Wetland Shrub (FLUCFCS Code 6319), Marsh (FLUCFCS Code 6419), and Wet Prairie (FLUCFCS Code 6439) areas on the Project site.

Reddish Egret (*Egretta rufescens*)

Potential habitat for reddish egret may exist in Streams and Waterways (FLUCFCS Code 510), Ditches (FLUCFCS Code 514), Ponds (FLUCFCS Code 520), Cattle Ponds (FLUCFCS Code 525), and Reservoirs (FLUCFCS Code 530) areas of the Project site.

Tri-Colored Heron (*Egretta tricolor*)

Potential habitat for tri-colored heron may exist in Low Pasture (FLUCFCS Code 262), Streams and Waterways (FLUCFCS Code 510), Ditches (FLUCFCS Code 514), Ponds (FLUCFCS Code 520), Cattle Ponds (FLUCFCS Code 525), Reservoirs (FLUCFCS Code 530), Mangrove Swamps (FLUCFCS Code 6129), Willow (FLUCFCS Code 6189), Cypress (FLUCFCS Code 6219), Hydric Pine (FLUCFCS Code 6259), Wetland Forested Mix (FLUCFCS Code 6309), Wetland Shrub (FLUCFCS Code 6319), Marsh (FLUCFCS Code 6419), and Wet Prairie (FLUCFCS Code 6439) areas on the Project site.

Brown Pelican (*Pelecanus occidentalis*)

Potential habitat for brown pelican may exist in Mangrove Swamp (FLUCFCS Code 6129) areas on the Project site.

Snail Kite (*Rostrhamus sociabilis*)

Potential foraging habitat for snail kite includes Ditches (FLUCFCS Code 514), Ponds/Cattle Ponds (FLUCFCS Code 520/525), and Marsh (FLUCFCS Code 641) on the Project site.

Florida Scrub Jay (*Alphecoma coerulescens*)

Potential habitat for the scrub jay may exist in Palmetto Prairie (FLUCFCS Code 4219), Xeric Oak (FLUCFCS Code 4219), and Citrus Grove (FLUCFCS Code 221) areas of the Project site. The FWCC records show no documented occurrences of the Florida scrub jay on the property. However, several documented occurrences of scrub jays occur within one half mile to the northwest and north of the property. The property supports Type I (>15% cover of scrub oak) scrub habitat in the central portion of the property along the north side of Trout Creek that may be utilized by scrub jays.

Red-Cockaded woodpecker (*Picoides borealis*)

Potential habitat for the red-cockaded woodpecker may exist in the Pine Flatwoods (FLUCFCS Code 4119) areas of the Project site. The nearest recorded red-cockaded woodpecker colonies are located approximately seven miles south and eight miles northwest of the property.

Bald Eagle (*Haliaeetus leucocephalus*)

Potential habitat for the bald eagle may exist in Pine Flatwoods (FLUCFCS Code 4119) and Hardwood/Conifer Mixed (FLUCFCS code 4349) habitats on the Project site. The FWCC database for bald eagle nests (current through 2004) shows two recorded bald eagle nest on or near the property. According to the database, nest LE-039 is located adjacent to the property south of Duke Highway and east of Fowler's Way. FWCC records indicate that the territory was last active in the 2002 – 2003 nesting season. Eagle nest LE-039A is located on the property south of Duke Highway. LE-039A was documented by FWCC during the 1997 – 1998 nesting season according to Lee County records. This nest was observed by Passarella and Associates, Inc. to be taken over by great horned owls during the 2005 – 2006 nesting season. A new bald eagle nest is located on the property south of Duke Highway. The new bald eagle nest was first observed by Passarella and Associates, Inc. on February 2, 2006. The new nest was active during the 2005 – 2006 nesting season and appears to be currently an unrecorded nest for both the FWCC and Lee County. This nest had two fledglings during the 2005 – 2006 nesting season.

Southeastern American Kestrel (*Falco sparverius paulus*)

Potential habitat for Southeastern American kestrel may exist within the power line poles located in Improved Pasture (FLUCFCS Code 211) on the Project site. Since 1980, observations of Southeastern American kestrel in Florida have occurred primarily in sandhill or sandpine scrub areas of north and central Florida (Rodgers *et al.* 1996).

Crested Caracara (*Caracara cheriway*)

Potential habitat for crested caracara may exist within Cabbage Palm (FLUCFCS Code 4289) and Live Oak (FLUCFCS Code 4279) areas on the Project site. Its primary habitat in Florida is the native prairie with associated marshes and cabbage palm and cabbage palm-live oak hammocks (Rodgers *et al.* 1996).

Burrowing Owl (*Athene cunicularia floridana*)

Potential burrowing owl habitat exists along the Improved Pasture (FLUCFCS Code 211), Berms (FLUCFCS Code 747), and Disturbed Land (FLUCFCS Code 740) habitats on the Project site.

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)

Potential habitat for the Big Cypress fox squirrel exists on the Project site in Pine Flatwoods (FLUCFCS Code 4119) and Hardwood/Conifer Mixed (FLUCFCS code 4349) habitats on the project site. Dense interiors of mixed cypress-hardwood strands seem to be avoided by fox squirrels (Moler 1992).

Florida Black Bear (*Ursus americanus floridanus*)

Potential habitat for the Florida black bear may exist in the Pine Flatwoods (FLUCFCS Code 4119), Live Oak (FLUCFCS Code 4279), Cabbage Palm (FLUCFCS Code 4289), and Wetland Forested Mix (FLUCFCS Code 6309) habitats on the Project site. The nearest recorded telemetry point from a radio-collared bear is approximately 0.5 miles north of the property.

Florida Panther (*Puma concolor coryi*)

The project site is not within Priority 1 or Priority 2 panther habitat according to a review of the Florida Panther Habitat Preservation Plan (Logan *et al.* 1993). The property is not located within a panther primary or secondary zone (Kautz *et al.* 2006). No telemetry points from radio-collared panthers have been recorded on the property.

Table 5. Listed Plant Species That Could Potentially Occur on the North River Village Property

Common Name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDA	USFWS	
Curtis Milkweed	<i>Asclepias curtisii</i>	E	-	3219E2/3219E3
Beautiful Paw-Paw	<i>Deeringothamus pulchellus</i>	E	E	3219E2/3219E3/ 411/4119E1/4119E2/ 4119E3/4119E4
Satinleaf	<i>Chrysophyllum olivaeforme</i>	T	-	411/4119E1/4119E2/ 4119E3/4119E4
Fakahatchee Burmannia	<i>Burmannia flava</i>	E	-	3219/411/4119E1/ 4119E2/4119E3/ 4119E4
Simpson's Stopper	<i>Myrcianthes fragrans</i> <i>var. simpsonii</i>	T	-	427/4279E1/4279E2/ 4279E3/4279E4/428/ 4289E1/4289E2/ 4289E3/4289E4
Hand Adder's Tongue Fern	<i>Ophioglossum palmatum</i>	E	-	427/4279E1/4279E2/ 4279E3/4279E4

FDA – Florida Department of Agriculture

USFWS – U.S. Fish and Wildlife Service

E – Endangered

T – Threatened

C – Commercially Exploited

MC – Management Concern

SUMMARY

A total of 79 vegetative associations and land uses (i.e., FLUCFCS types) have been identified on the 1262.69± acre Project. The dominant land uses on the site are improved pasture, citrus groves and forested areas including cabbage palm, live oak, and wetland forested mixed habitats. Approximately 22.0 percent (277.46± acres) of the site is SFWMD jurisdictional wetlands and 2.4 percent (30.37± acres) is SFWMD "other surface waters." The prominent wetland and open water features on the Project are Trout Creek and Owl Creek and their associated wetlands and tributaries that cross the western and central portions of the property, as well as, the Caloosahatchee River along the southern portion of the Project site.

The FWCC database for bald eagle nests (current through 2004) shows two recorded bald eagle nest on or near the property. According to the database, nest LE-039 is located adjacent to the property south of Duke Highway and east of Fowler's Way. FWCC records indicate that the territory was last active in the 2002 – 2003 nesting season. Eagle nest LE-039A is located on the property south of Duke Highway. LE-039A was documented by FWCC during the 1997 – 1998 nesting season according to Lee County records. This nest was observed by Passarella and Associates, Inc. to be taken over by great horned owls during the 2005 – 2006 nesting season. A new bald eagle nest is located on the property south of Duke Highway. The new bald eagle nest was first observed by Passarella and Associates, Inc. on February 2, 2006. The new nest was active during the 2005 – 2006 nesting season and appears to be currently an unrecorded nest for both the FWCC and Lee County. This nest had two fledglings during the 2005 – 2006 nesting season.

In addition, there is the potential for a variety of listed species to be present on the Project. On-going surveys will provide further information regarding the use of this property by listed wildlife and plant species.

REFERENCES

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- Florida Association of Environmental Soil Scientists. 2001. Hydric Soils of Florida Handbook. Third Edition. Victor W. Carlisle Ed.
- Florida Department of Agriculture and Consumer Services (DOACS). Florida's Federally Listed Plant Species. Chapter 5B-40, F.A.C.
- Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.
- Florida Fish and Wildlife Conservation Commission. 2004. Florida's Endangered Species, Threatened Species and Species of Special Concern. Official Lists, Bureau of Non-Game Wildlife, Division of Wildlife. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.
- Kautz, R., R. Kawula, T. Hctor, J. Comiskey, D. Jansen, D. Jennings, J. Kasbohm, F. Mazzotti, R. McBride, L. Richardson, K. Root. 2006. How much is enough? Landscape-scale conservation for the Florida panther. Biological Conservation, Volume 130, Issue 1, Pages 118-133.
- Logan, Todd, Andrew C. Eller, Jr., Ross Morrell, Donna Ruffner, and Jim Sewell. 1993. Florida Panther Habitat Preservation Plan South Florida Population. U.S. Fish and Wildlife Service; Gainesville, Florida.
- Moler, P.E. 1992. Rare and Endangered Biota of Florida. Volume III. Amphibians and Reptiles. University Press of Florida, Gainesville, Florida.
- Rodgers, J.A, H.W. Kale, and H.T. Smith. 1996. Rare and Endangered Biota of Florida. Volume V. Birds. University Press of Florida, Gainesville, Florida.

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Runde, D.E. *et al.* 1991. Florida Atlas of Breeding Sites for Herons and Their Allies. Update 1986-1989. Division of Wildlife, Nongame Wildlife Section, Florida Game and Fresh Water Fish Commission. Tallahassee, FL.

Soils Conservation Service. 1998. Soil Survey of Lee County, Florida.

Wunderlin, R. P., and B. F. Hansen. 2004. *Atlas of Florida Vascular Plants*. (<http://www.plantatlas.usf.edu/>.) Institute for Systematic Botany, University of South Florida, Tampa.

EXHIBIT A
FLUCFCS AND WETLANDS MAP

EXHIBIT B

AERIAL WITH FLUCFCS MAP

PASSARELLA AND ASSOCIATES, INC.

Consulting Ecologists

9110 College Pointe Court
Fort Myers, FL 33919
Phone (239) 274-0067
Fax (239) 274-0069

September 25, 2006

Ms. Laura Kammerer
ATTN: Compliance Review Section
Florida Department of State
Division of Historical Resources
R.A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

RECEIVED
SEP 29 2006

RE: Review of Project for Cultural Resources
North River Village
Project No. 05BBG1393

CPA 2006-00012

Dear Ms. Kammerer:

Please accept this letter as a request for information regarding historical, archaeological, and cultural resources that may be present within the 1,262.69± acre North River Village Property (Project). The following information is provided in accordance with the Division of Historical Resources (DHR) checklist titled "Minimum Documentation for State and Local Reviews":

DHR Involvement

The DHR's review is required as part of the Comprehensive Plan Amendment application process.

Project Description

The proposed Project site is composed of improved pasture, citrus groves and forested areas. The upland forested areas consist primarily of live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), and hardwood/conifer habitats, and the wetland forested areas consist primarily of wetland forested mix habitats, marshes, willow (*Salix caroliniana*) areas, and hydric Brazilian Pepper (*Schinus terebinthifolius*). Adjacent land uses include State Road (S.R.) 78 to the north, low density residential to the east, the Caloosahatchee River to the south and S.R. 31 to the west.

Ms. Laura Kammerer
September 25, 2006
Page 2

Project Location

The 1,262.69± acre parcel is located in Sections 16, 17, 18, 19, and 20; Township 43 South; Range 26 East; Lee County (Figure 1). More specifically, the property is located south of S.R. 78 and east of S.R. 31.

Location Map

A Project location map and USGS quadrangle map are attached as Figures 1 and 2, respectively.

Photographs

No photographs of the property are available; however, an aerial photograph with the Project boundary is attached as Figure 3.

Description of Project Study Area

A FLUCFCS and wetlands map showing the Project boundary, vegetation classifications, and acreage is attached as Figure 4. A soils map is attached as Figure 5.

Description of Buildings or Structures

There are several single family residences with associated barn/storage facilities located on the property.

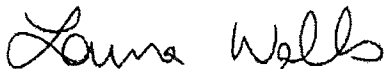
Recorded Archaeological Sites or Historic Buildings/Structures

The applicant is not aware of any recorded properties in or adjacent to the Project study area or properties listed on the National Register of Historic Places.

Should you have any questions, please do not hesitate to contact me. Thank you for your assistance in this matter.

Sincerely,

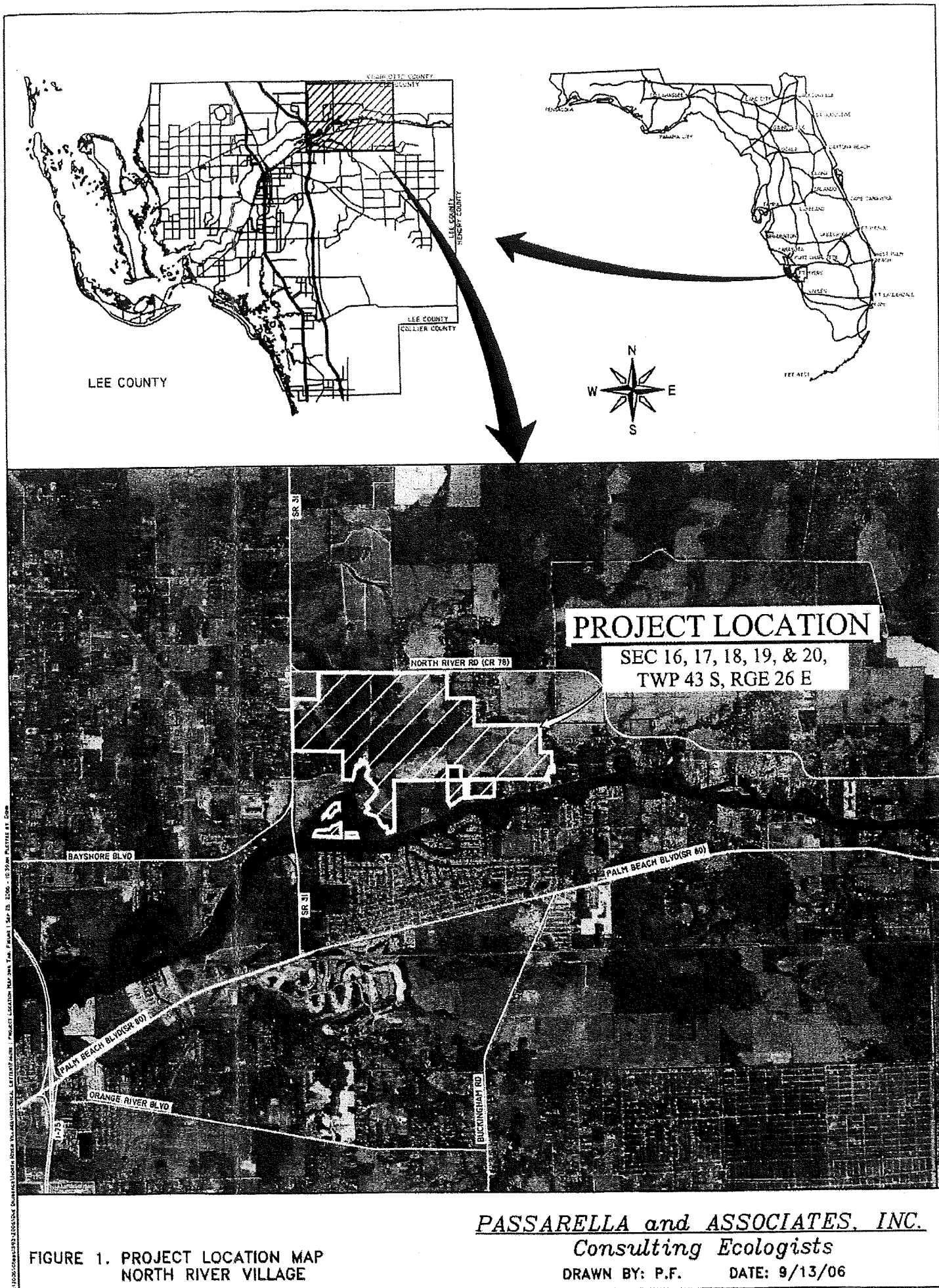
PASSARELLA AND ASSOCIATES, INC.



Laura Walls
Ecologist

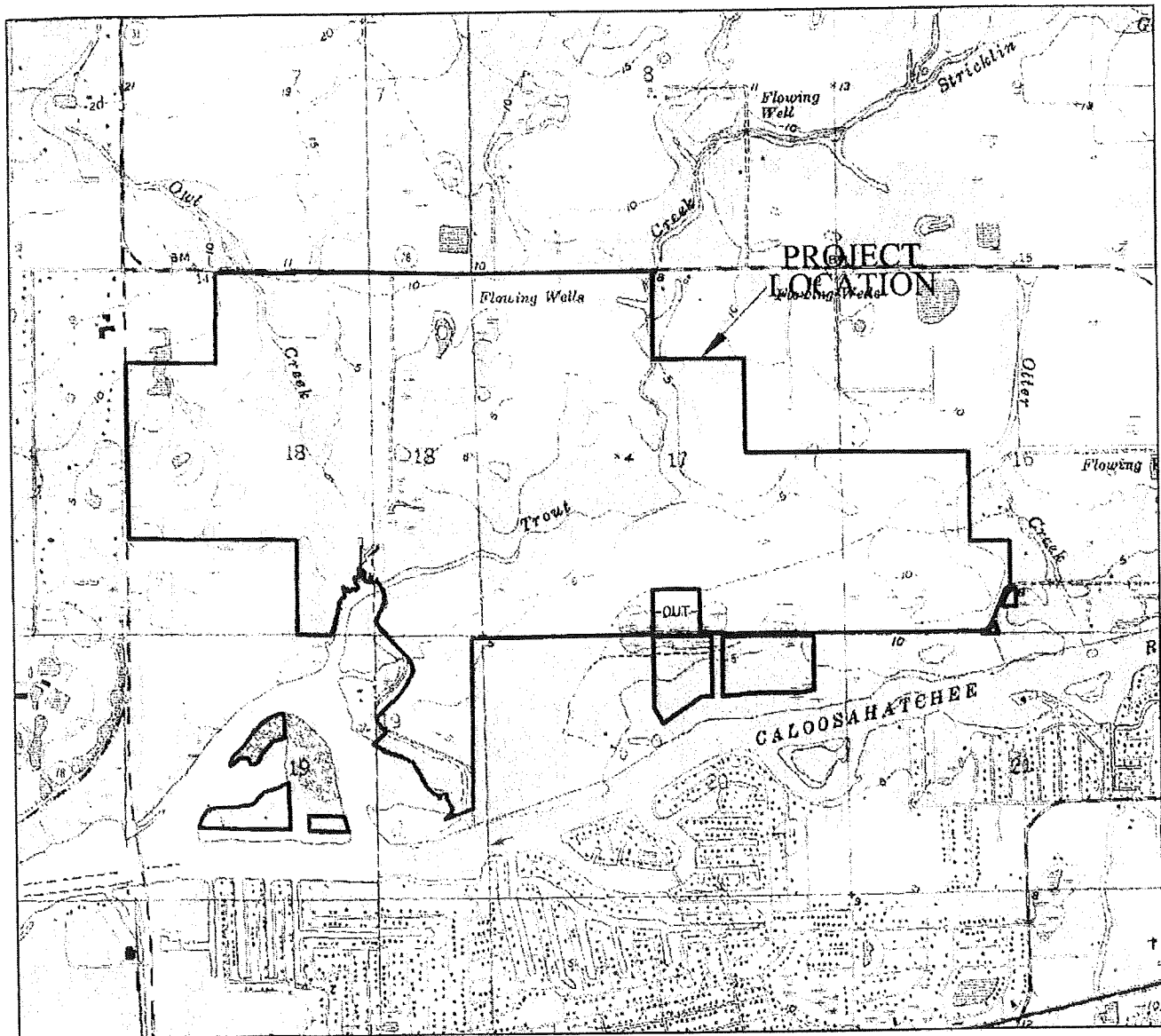
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Enclosures





SCALE: N.T.S.



NOTE:

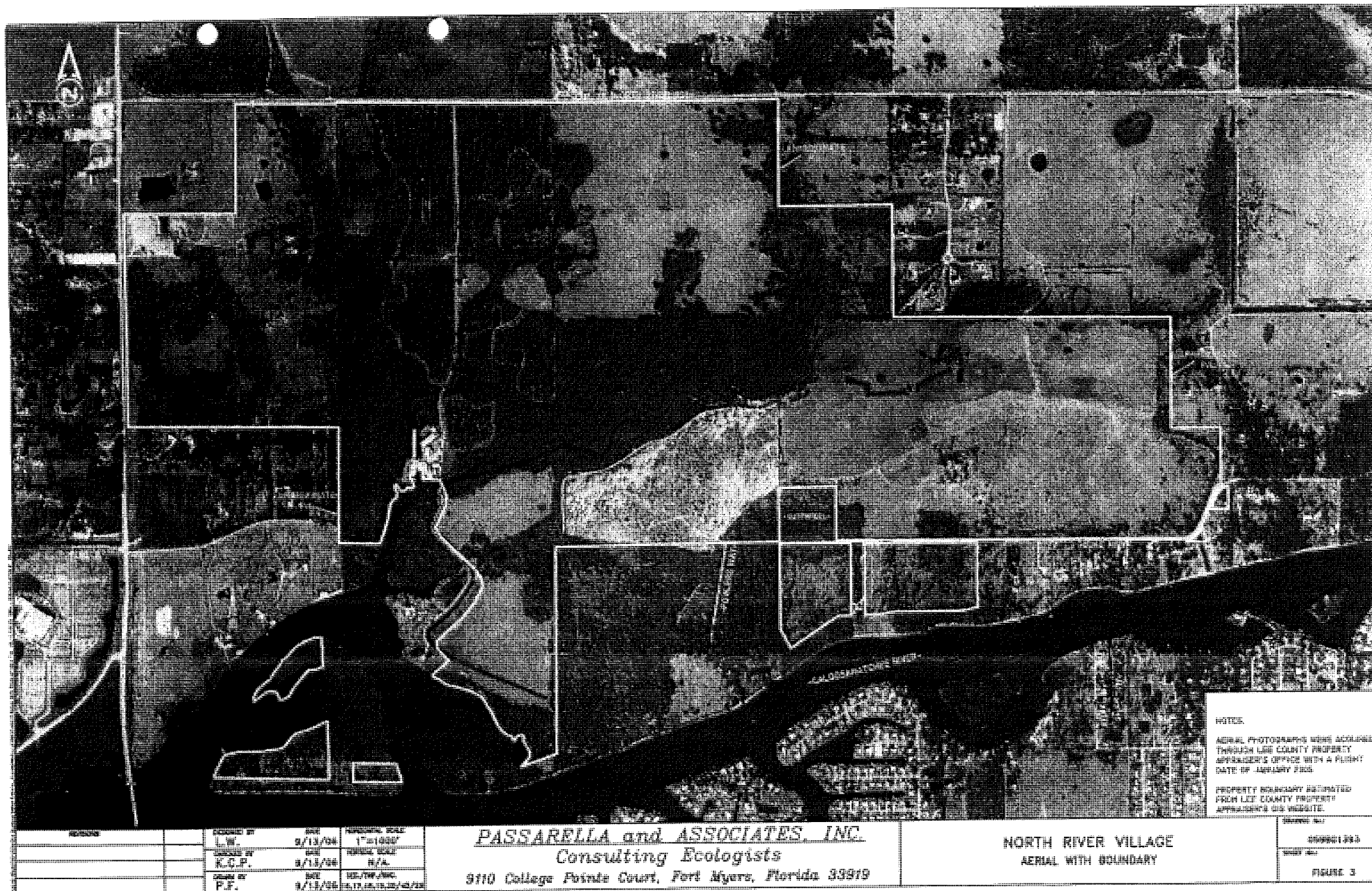
QUAD SHEET SCANNED FROM FORT MYERS,
OLGA, TELEGRAPH SWAMP AND TUCKERS
GRADE USGS QUAD SHEET PHOTOREVISED
1987.

FIGURE 2. QUAD SHEET
NORTH RIVER VILLAGE

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: P.F.

DATE: 9/13/06



NOTES

AERIAL PHOTOGRAPHS WERE OBTAINED THROUGH LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2000.

PROPERTY BOUNDARY ESTIMATED FROM LEE COUNTY PROPERTY APPRAISER'S OFFICE VISITE.

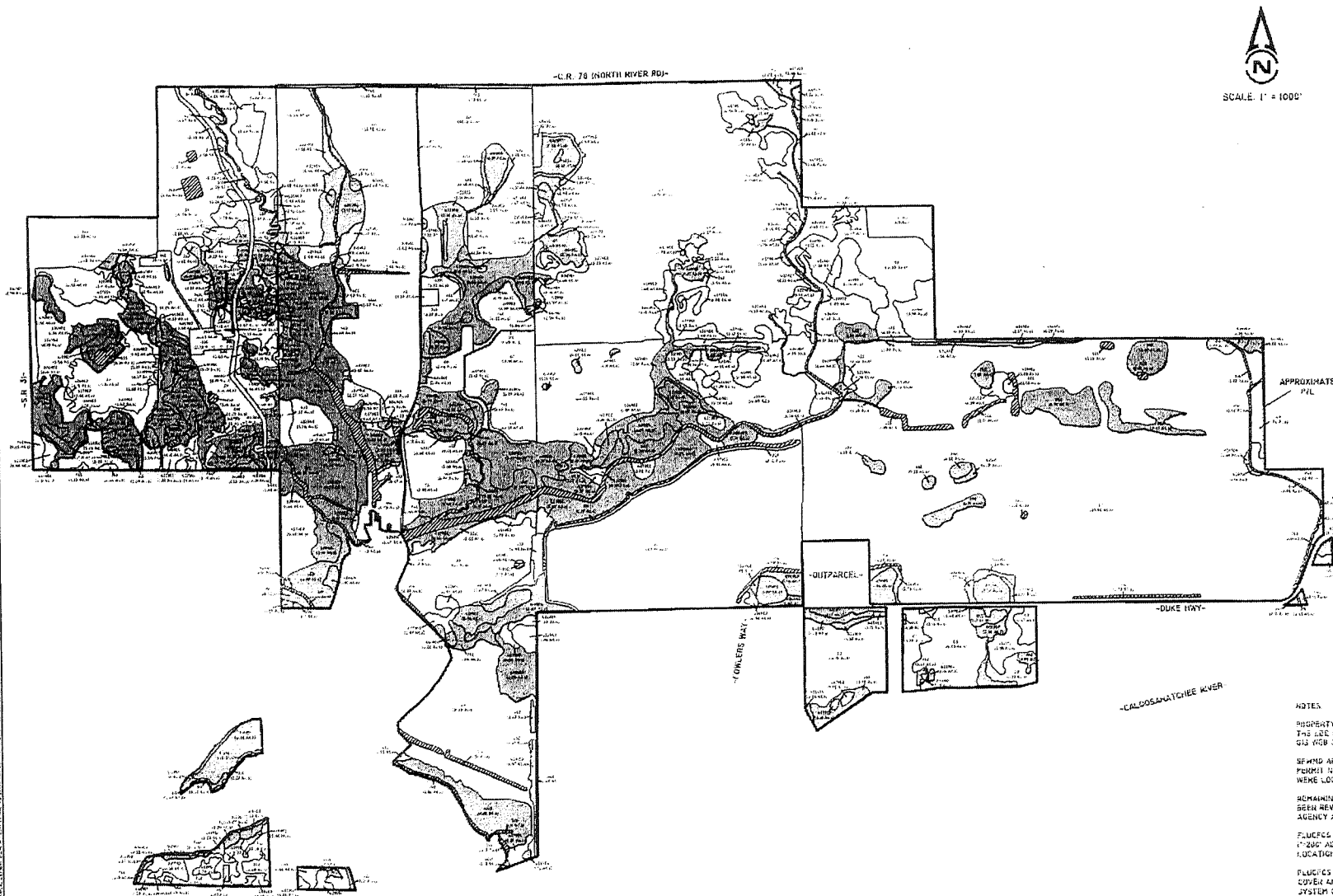
DATE: 8/13/06

FIGURE 3

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L.W.	8/13/06	1"=1000'
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K.C.P.	8/13/06	N/A.
DRAWN BY	DATE	REVISION SCALE
P.F.	8/13/06	1"=1000'

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
 9110 College Pointe Court, Fort Myers, Florida 33919

NORTH RIVER VILLAGE
AERIAL WITH BOUNDARY



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NOTES

PROPERTY BOUNDARY ESTIMATED FROM THE AERIAL PHOTOGRAPH AND/OR AERIAL PHOTO AITS

SEWAGE APPROVED WETLAND LINES PER PERMIT 14-10-0245-01. APPROVED LINES WERE LOCATED BY OTHER CONSULTANTS

REMAINING WETLAND LINE HAVE NOT BEEN REVIEWED BY ANY AGENCIES AND AGENCY AND ARE SUBJECT TO CHANGE

FLUORIDE LINES ESTIMATED FROM 1:2500 AERIAL PHOTOGRAPH AND LOCATIONS APPROXIMATE

FLUORIDE PER FLUORIDE LAND USE CODES AND PERMITS REGISTRATION SYSTEM (FLUORIDE) (PLOT 1992)

LEGEND

SEWAGE WETLANDS (577 SQ AC)

SEWAGE OTHER SURFACE WATERS (50 SQ AC)

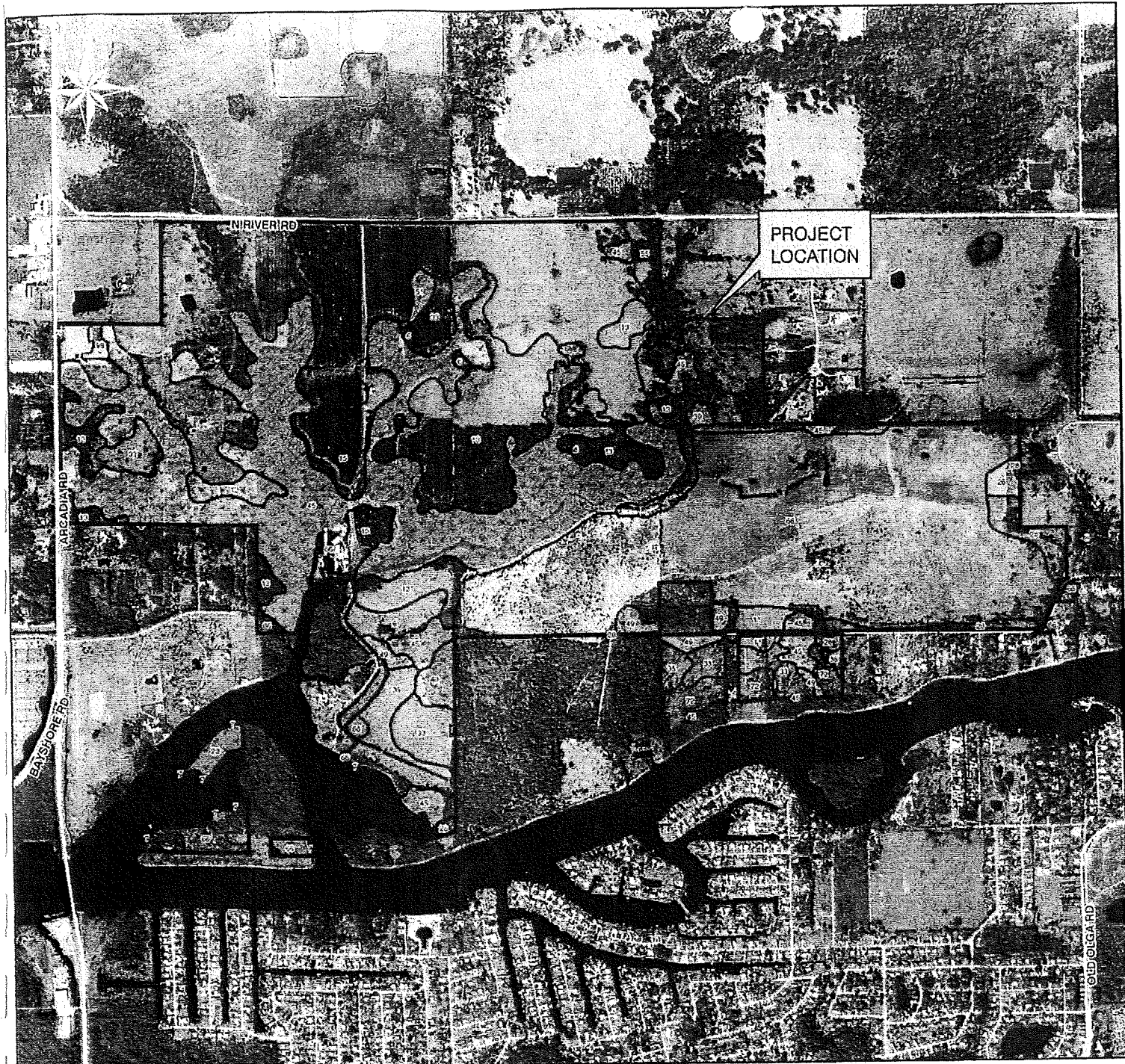
PERMITS WETLANDS APPROVED WETLAND LINES

DESIGNED BY L.W.	DATE 9/15/06	HORIZONTAL SCALE 1"=1000'
CHECKED BY E.M.H.	DATE 9/15/06	VERTICAL SCALE N/A
DRAWN BY J.L.	DATE 9/15/06	SHEET NO./TWP./RNG. 16.17, 18, 19, 20/43/28

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Fort Myers, Florida 33919

NORTH RIVER ASSEMBLAGE
FLUCFCS AND WETLANDS MAP

DRAWING NO.	05BB01393
SHEET NO.	FIGURE 4



Legend:

- NORTH RIVER VILLAGE
- HYDRIC
- NON-HYDRIC

Soil Unit	Description	Hydric
5	HALLANDALE FINE SAND	NO
7	MAYLACHA-URBAN LAND COMPLEX	NO
11	MIYAKA FINE SAND	NO
12	FELDA FINE SAND	YES
13	BOCA FINE SAND	NO
23	VULFERT MUCK	YES
24	MINEDA FINE SAND	YES
25	QUIMOKALEE SAND	NO
33	OLDSMAR SAND	NO
35	VIAGASSO SAND	NO
39	ISLES FINE SAND, DEPRESSIONAL	YES
40	ANCLOTE SAND, DEPRESSIONAL	YES
45	COPELAND SANDY LOAM, DEPRESSIONAL	YES
49	FELDA FINE SAND, DEPRESSIONAL	YES
51	FLORIDANA SAND, DEPRESSIONAL	YES
55	COCCA FINE SAND	NO
56	CALCUSA FINE SAND	NO
72	SHACENTON FINE SAND	NO
99	WATER	YES

NOTES

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH FLORIDA COUNTY PROPERTY APPRAISERS OFFICE WITH A PL 12-1 DATE OF JANUARY 2005

ROADWAY NETWORKS AND SOILS WERE ACQUIRED FROM THE FDOT



Project No.	0000	Project Name	W	Scale	SCALE
Client	0000	Client Name	W	Scale	SCALE
Project	0000	Project Name	W	Scale	SCALE
Project	0000	Project Name	W	Scale	SCALE

Passarella and Associates, Inc.
Consulting Ecologists

1112 College Pointe Court, Fort Myers, FL 33919

NORTH RIVER VILLAGE
SOILS MAP

0588G1093
FIGURE 5

NORTH RIVER VILLAGE CPA

STATE AND REGIONAL POLICY PLANS

The proposed North River Village amendment to the Lee Plan aims to create a land use category that guides development toward the creation of a mixed use river oriented district. Development within the North River Village will have an emphasis on allowing for recreational usage of the waterfront and adding to Lee County's inventory of water dependant uses. Specifically, the proposed amendment implements the following Goals and Policies of the Regional Policy Plan:

Regional Policy Plan

Housing - Goal 2 – Livable Communities

The proposed amendment implements Goal 2 of the Regional Policy Plan by creating a mixed use development that will act as a waterfront destination. The proposed amendment allows for housing opportunities in close proximity to retail and office uses (**Action 2**).

Economic Development - Goal 1, Strategy 3 – Maintain the physical infrastructure to meet growth demands

The proposed development is in an area where infrastructure and services are available and/or will be extended in conjunction with the development of the North River Village. The property is surrounded on the West and South by urban uses and on the North is the proposed Babcock development. The proposed North River Village will help make the needed infrastructure in this area financially feasible for the existing and future residents. This development will be required to pay impact fees for new For example, extending central water and sewer into this area under the current low density plan would not be practical. This land use change would make it feasible for many existing residents to access utility infrastructure.

Economic Development - Goal 1, Strategy 4 – Ensure adequacy of lands for commercial and industrial centers, with suitable service provided.

The proposed North River Village is for a residential/commercial mixed-use center that will promote the goal of economic development in Lee County. The location of the North River Village is a "suitable urban area" based on the surrounding uses and existing infrastructure. Commercial uses will be provided as part of any future development plans.

Economic Development - Goal 3, Strategy 1 - Maintain and improve the natural, historic, cultural, and tourist-related resources as primary regional economic assets.

As demonstrated in the planning narrative, creating a water oriented mixed use destination center provides very significant economic benefits to Lee County. According to a 2004 report published by the Florida Senate's Community Affairs Committee, the loss of public access to the waterfront for recreational purposes has a staggering effect on the economy. The current plan would allow for and has resulted in the total privatization of the waterfront in this area. The

North River Village would create a tourist and community amenity that will serve to promote economic development in Lee County.

Transportation - Goal 1, Strategy 3 – Promote Smart Growth where residential communities are linked with job centers.

The mixed-use nature of this proposed development implements this smart growth idea. Residential areas are being proposed as either adjacent to or integrated with job centers such as the Civic center and the commercial area, where a mix of uses is being requested. A system of pedestrian and bicycle ways will be developed, linking the residential with the commercial areas and creating a multi-modal environment.

Transportation - Goal 2, Strategy 1 – Promote a good environment for driving, walking, bicycling, and public transit using a highly connected network of public streets, green space, and community centers.

The proposed North River Village Policies require the preservation and enhancement of the natural features on site. Pedestrian linkages will be made so that these natural areas are linked with public spaces, private amenities, public amenities, the commercial area and the Caloosahatchee River.

State Policy Plan

The proposed North River Village is consistent with the State Comprehensive Plan. Below are specific policies as they relate to this proposed development.

(3) The Elderly

Policy (b) 10. Improve and expand transportation services to increase mobility of the elderly.

The goal of the North River Village is to create a mixed use environment where residential is integrated with and adjacent to civic and commercial uses. Mobility through the project is a key component of the project's design and functionality. The mixed use environmental is especially important for those with constraints on mobility such as the elderly.

(9) Natural Systems and Recreational Lands

The proposed Comprehensive Plan Amendment does not impact any natural resources or species on or off-site. The North River Village land use category contains policies that aim to enhance the environment and create new recreational lands or access to recreational features, such as the Caloosahatchee River.

(15) Land Use

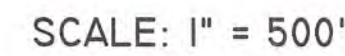
(a) Goal. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.


Policy (b) (1) – Promote state programs, investments, development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.


The proposed development is in an area where infrastructure and services are available and/or will be extended in conjunction with the development of the North River Village. The property is surrounded on the West and South by urban uses and on the North is the proposed Babcock development. The proposed North River Village will help make the needed infrastructure in this area financially feasible for the existing and future residents. This development will be required to pay impact fees for new public facilities based on the impact of this project.

Policy (b) (3) – Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

The proposed amendment creates a mixed use district and as such will “enhance the livability and character of urban areas through the encouragement of attractive and functional mix of living, working, shopping, and recreational activities.” The North River Village is being planned to include residential, commercial and recreational uses all mixed together with a strong emphasis on pedestrian connections and access to the river.



 SFWMD WETLANDS
(277.46 Ac.±)

 SFWMD "OTHER SU
(30.37 Ac.±)

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

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

SEP 29 2006

CPA 2006-00012 DRAWN

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Fort Myers, Florida 33919

NORTH RIVER VILLAGE
FLUCFCS AND WETLANDS MAP

12	DRAWING No.:
	05BBG1393
	SHEET No.:
	EXHIBIT A



FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
110	RESIDENTIAL, LOW DENSITY	3.23 Ac.±	0.3%
184	MARINA	4.76 Ac.±	0.4%
200	AGRICULTURE	3.03 Ac.±	0.2%
211	IMPROVED PASTURE	481.16 Ac.±	38.1%
213	WOODLAND PASTURE	45.77 Ac.±	3.6%
221	CITRUS GROVE	129.83 Ac.±	10.3%
262	LOW PASTURE	29.93 Ac.±	2.4%
3219 E2	PALMETTO PRAIRIE, DISTURBED (25-49% EXOTICS)	0.09 Ac.±	0.0%
3219 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	0.13 Ac.±	0.0%
411	PINE FLATWOODS	4.05 Ac.±	0.3%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	13.43 Ac.±	1.1%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	0.08 Ac.±	0.0%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	0.08 Ac.±	0.0%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	0.47 Ac.±	0.0%
4219 E1	XERIC OAK, DISTURBED (0-24% EXOTICS)	2.98 Ac.±	0.2%
422	BRAZILIAN PEPPER	4.55 Ac.±	0.4%
4221	BRAZILIAN PEPPER, HYDRIC	44.60 Ac.±	3.5%
4241	MELALEUCA, HYDRIC	0.11 Ac.±	0.0%
427	LIVE OAK	2.74 Ac.±	0.2%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	33.30 Ac.±	2.6%
4279 E2	LIVE OAK, DISTURBED (25-49% EXOTICS)	46.04 Ac.±	3.6%
4279 E3	LIVE OAK, DISTURBED (50-75% EXOTICS)	19.75 Ac.±	1.6%
4279 E4	LIVE OAK, DISTURBED (76-100% EXOTICS)	7.66 Ac.±	0.6%
428	CABBAGE PALM	0.57 Ac.±	0.0%
4281	CABBAGE PALM, HYDRIC	0.08 Ac.±	0.0%
4281 E1	CABBAGE PALM, HYDRIC (0-24% EXOTICS)	3.88 Ac.±	0.3%
4281 E2	CABBAGE PALM, HYDRIC (25-49% EXOTICS)	0.81 Ac.±	0.1%
4281 E4	CABBAGE PALM, HYDRIC (76-100% EXOTICS)	7.74 Ac.±	0.6%
4289 E1	CABBAGE PALM, DISTURBED (0-24% EXOTICS)	2.22 Ac.±	0.2%
4289 E2	CABBAGE PALM, DISTURBED (25-49% EXOTICS)	0.39 Ac.±	0.0%
4289 E3	CABBAGE PALM, DISTURBED (50-75% EXOTICS)	2.73 Ac.±	0.2%
4289 E4	CABBAGE PALM, DISTURBED (76-100% EXOTICS)	0.15 Ac.±	0.0%
4291 E1	WAX MYRTLE, HYDRIC (0-24% EXOTICS)	0.38 Ac.±	0.0%
4291 E3	WAX MYRTLE, HYDRIC (50-75% EXOTICS)	0.97 Ac.±	0.1%
4291 E4	WAX MYRTLE, HYDRIC (76-100% EXOTICS)	0.14 Ac.±	0.0%
434	HARDWOOD/CONIFER MIXED	1.10 Ac.±	0.1%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	10.64 Ac.±	0.8%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	17.09 Ac.±	1.4%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	5.07 Ac.±	0.4%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	9.12 Ac.±	0.7%
510	STREAMS AND WATERWAYS	16.60 Ac.±	1.3%
514	DITCH	8.65 Ac.±	0.7%
520	POND	0.13 Ac.±	0.0%
525	CATTLE POND	3.05 Ac.±	0.2%
530	RESERVOIRS	0.73 Ac.±	0.1%
6129 E1	MANGROVE SWAMP, DISTURBED (0-24% EXOTICS)	1.66 Ac.±	0.1%
6129 E2	MANGROVE SWAMP, DISTURBED (25-49% EXOTICS)	0.27 Ac.±	0.0%
6189 E1*	POP ASH, DISTURBED (0-24% EXOTICS)	1.10 Ac.±	0.1%
6189 E1	WILLOW, DISTURBED (0-24% EXOTICS)	7.32 Ac.±	0.6%
6189 E2	WILLOW, DISTURBED (25-49% EXOTICS)	1.23 Ac.±	0.1%
6189 E3	WILLOW, DISTURBED (50-75% EXOTICS)	3.55 Ac.±	0.3%
6189 E4	WILLOW, DISTURBED (76-100% EXOTICS)	10.99 Ac.±	0.9%
6215 E3	CYPRESS, DRAINED (50-75% EXOTICS)	0.99 Ac.±	0.1%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	3.03 Ac.±	0.2%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	1.60 Ac.±	0.1%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	0.56 Ac.±	0.0%
6249 E3	PINE/CYPRESS, DISTURBED (50-75% EXOTICS)	0.65 Ac.±	0.1%
6259 E2	HYDRIC PINE, DISTURBED (25-49% EXOTICS)	2.52 Ac.±	0.2%
6259 E3	HYDRIC PINE, DISTURBED (50-75% EXOTICS)	0.15 Ac.±	0.0%
6259 E4	HYDRIC PINE, DISTURBED (76-100% EXOTICS)	0.20 Ac.±	0.0%
630	WETLAND FORESTED MIXED	0.87 Ac.±	0.1%
6309 E1	WETLAND FORESTED MIXED, DISTURBED (0-24% EXOTICS)	11.88 Ac.±	0.9%
6309 E2	WETLAND FORESTED MIXED, DISTURBED (25-49% EXOTICS)	19.57 Ac.±	1.5%
6309 E3	WETLAND FORESTED MIXED, DISTURBED (50-75% EXOTICS)	14.04 Ac.±	1.1%
6309 E4	WETLAND FORESTED MIXED, DISTURBED (76-100% EXOTICS)	64.30 Ac.±	5.1%
6319 E2	WETLAND SHRUB, DISTURBED (25-49% EXOTICS)	2.39 Ac.±	0.2%
6319 E3	WETLAND SHRUB, DISTURBED (50-75% EXOTICS)	0.12 Ac.±	0.0%
6319 E4	WETLAND SHRUB, DISTURBED (76-100% EXOTICS)	0.39 Ac.±	0.0%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	7.98 Ac.±	0.6%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	6.39 Ac.±	0.5%
6419 E3	FRESHWATER MARSH, DISTURBED (50-75% EXOTICS)	5.39 Ac.±	0.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	2.34 Ac.±	0.2%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	1.08 Ac.±	0.1%
740	DISTURBED LAND	107.72 Ac.±	8.5%
7401	DISTURBED LAND, HYDRIC	2.95 Ac.±	0.2%
742	BORROW AREA	1.21 Ac.±	0.1%
743	SPOIL AREAS	0.55 Ac.±	0.0%
747	BERM	2.14 Ac.±	0.2%
814	ROAD	5.55 Ac.±	0.4%
TOTAL		1262.69 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY 2005.

PROPERTY BOUNDARY ESTIMATED FROM THE LEE COUNTY PROPERTY APPRAISER'S GIS WEB SITE.

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

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

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



CMA 2006-00012

REVISIONS	DESIGNED BY	DATE	HORIZONTAL SCALE
	L.W.	9/15/06	1"=500'
	CHECKED BY	DATE	VERTICAL SCALE
	E.M.H.	9/15/06	N/A
	DRAWN BY	DATE	SEC./TWP./RNG.
	J.I.	9/15/06	16,17,18,19,20/43/26

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
9110 College Pointe Court, Fort Myers, Florida 33919

NORTH RIVER VILLAGE
AERIAL WITH FLUCFCS MAP

DRAWING No.:	05BBG1393
SHEET No.:	EXHIBIT B