DELISI
Land Use Planning & Water Policy

Chahram Badamtchian, Senior Planner
Lee County Community Development
1500 Monroe St.
Fort Myers, FL 33902

December 14, 2022

Re: Miromar Lakes MPD/DRI
DCI2022-00052 – Amendment
DRI2022-00004 – Amendment to DRI Development Order
Sufficiency #1 Re-Submittal

Mr. Badamtchian,

In response to the comment letter dated November 23, 2022, enclosed are the following items for your review:

1. Revised Request Statement
2. Sketch and Legal Description
3. Exhibit H from Z-13-020

In addition to the above items, written responses to the comments are provided below:

Planning Review:

Please expand on the amendment's consistency with the Lee Plan. The Lee Plan analysis should, at a minimum, address Goal 15: University Community. Policies 15.1.1 and Policies 15.1.2 are especially affected, as Research and Development and Multi-family uses are being reduced in favor of Single-family development.

Please contact Joseph Sarracino at JSarracino@leegov.com or by calling 239-533-8984 with any questions regarding the above review comments.

Please see the attached revised Request Statement which addressed consistency with Policy 1.5.2.

Policy 1.5.1 is not applicable and is therefore not included in the request statement. Policy 1.5.1 states that Lee County will promote, through public and private economic and business development initiatives, the University Community as a catalyst for economic diversification and the promotion of employment in Lee County and the Region. The second sentence states that the concentration of this activity will be on scientific research and high technology development. Nothing in this policy requires that all uses be related to scientific research or technology, nor does this policy have applicability to the proposed amendment or the existing development approvals.

The commercial areas that had been planned as part of this DRI were located and intended to support the retail and shopping needs of the area. With the development of Gulf Coast Town Center, the commercial demand for this property has diminished. Some of the commercial uses that were originally intended have been built adjacent to FGCU on the south, but there is very little to no market for the remaining commercial uses that were intended for this property.

Legal Description Review:

Sec. 34-202. - Submittal requirements for applications requiring public hearing.
(5) Legal description and sketch to accompany legal description.
Please submit the legal description and sketch for the subject property. Item #5 was not included in the approved waiver.

Please contact Richard R Burris at RBurris@leegov.com or by calling 239-533-8516 with any questions regarding the above review comments.

Please see the attached legal description and sketch.

Environmental Review:

The application did not include an analysis of the open space. Please demonstrate compliance with the required open space. Converting commercial uses which require 30% open space to residential which require 40% open space may or may not be an issue depending on how much open space was required per the zoning approvals. If the overall development has a surplus, please demonstrate the how the surplus to ensure that LDC Section 10-415(a) and/or the zoning resolution are met.

Please contact Elizabeth A Workman at EWorkman@leegov.com or by calling 239-533-8793 with any questions regarding the above review comments.

The proposed amendment does not seek to convert commercial parcels or areas to residential. The proposed amendment seeks to decrease the commercial intensity and multi-family density to offset an increase in single family density. This will therefore have no impact on the open space calculation as the calculation is not based on the intensity of commercial development vs. residential, but rather the land area for commercial vs. residential (which is not changing).

The zoning resolution Z-13-020 contains an open space requirement detailed in Exhibit H to the resolution (attached). If there is any change to the open space requirement as a result of this amendment, it will be to decrease the required open space. This may occur because the single family units will increase, many of which may be greater than 6,500 sq. ft. in lot area, while the overall areas designated for residential and commercial uses will remain the same.

If there are any questions, please do not hesitate to call me.

Sincerely,

DeLisi, Inc.

Daniel DeLisi, AICP
President

DELISI
Land Use Planning & Water Policy

MIROMAR LAKES MPD/DRI CPD
AMENDMENT REQUEST STATEMENT

Introduction/ Entitlement History

The proposed MPD/DRI amendment application requests the conversion of commercial uses within the DRI to additional residential units. The developable areas delineated in the approved Master Concept Plan will remain the same and will be consistent with all other parameters under the zoning and DRI approvals. The most recent amendment to the MPD/DRI, which was approved in 2013, allows for the following overall development parameters in accordance with Condition 1b of Resolution Z-13-020:

USE	PARAMETERS OF DEVELOPMENT	TOTAL UNITS	ACRES
Single-family Residential Multiple-family Residential	700 du 1,900 du	2,600	
Retail Commercial	250,000 sq ft (GFA)		
Office	340,000 sq ft (GFA)		
Research & Development	40,000 sq ft (GFA)		
Hotel	450 rooms		
Lakes/Miscellaneous Recreation/Buffers	N/A		312
Conservation Areas	N/A		344.7

The expected intensity of commercial uses has not been realized, but the number of single-family residential units is expected to exceed prior estimates. The zoning and the DRI allowed for the conversion of multi-family units to single family units but did not specifically provide for the conversion of commercial intensity to residential density. The total number of single-family units to be developed is anticipated to exceed the DRI approved number of units while the number of multi-family units and the allowable floor area of commercial are both anticipated to be less than expected and approved.

The proposed amendment requests a conversion of a portion of the existing commercial intensity to residential density as outlined in the table below. This request will simply convert some of the existing commercial intensity to residential density to be used within the already approved residential areas on the Master Concept Plan. Therefore, there are no changes needed or requested with respect to the Master Concept Plan.

Land Use	Approved	Proposed
Single Family Residential	700 units	1,592 units
Multi-family Residential	1,900 units	1,474 units
Retail	250,000 sq. ft.	125,000 sq. ft.
Office	340,000 sq. ft.	25,000 sq. ft.
Research and Development	40,000 sq. ft.	0 sq. ft.
Hotel	450 rooms	150 rooms

Adjacent Uses:

The subject property is in an area of existing development and infrastructure that supports the proposed amendment. The Miromar Lakes MPD/DRI extends over the north and south sides of Florida Gulf Coast University (FGCU) and on both the east and west sides of Ben Hill Griffin Parkway. The property borders Alico Road and Center Place on the north, Grandezza and the Estero Parkway Extension to the South, Wild Blue to the east and I-75 to the west, with FGCU in the middle of the DRI.

The property has direct access to Ben Hill Griffin Parkway and the Estero Parkway Extension.

Zoning Justification:

The subject property was originally zoned MPD (Mixed Use Planned Development) in 1999 under Z-99-029 and subsequently has been amended several times. The proposed zoning amendment seeks to convert some of the existing commercial entitlement to residential units to be built on areas already designated for residential development. The design of the master concept plan, compliance with the land development code and the overall impacts to transportation infrastructure have already been evaluated and found to be consistent with both the Lee Plan and the Land Development Code.

Planned Development Design and Decision-Making Criteria

Land Development Code Section 34-411 outlines the general standards for approval of planned developments.

(a) Consistency with the Lee Plan

The proposed zoning amendment is consistent with the comprehensive plan. The subject property is located in the ***University Community*** *future land use category, which allows for up to 6,510 total residential units. All of the land area within the University Community land use category has been zoned. The proposed amendment requests an increase of 466 single-family dwelling units to the total number of residential units within the University Community future land use category.*

Currently the following residential developments have been permitted:

Project	***# of Units***
Miromar Lakes	*2,600*
Centerplace	*1,654*
Gulfcoast Town Center	*600*
Total	***4,854***
Remaining Units	***1,656***

Within the University Community future land use category there are still 1,360 units remaining that are not included within any planned development. The proposed request does not increase the total number of residential units above the number of units allowed in the future land use category.

The subject property has been found to be consistent with the Lee Plan and Goal 15 specifically on several occasions. The proposed amendment does not affect any other requirements of the Lee Plan because it has no impact on natural resources and is located in an urban area where public services already exist. Public Services have sufficient capacity to meet the demands of an additional 466 residential units offset by a commensurate reduction in commercial uses. There are no new areas of development being approved by this action.

The proposed amendment is consistent with Goal 15 and specifically Policy 15.1.2, which requires the provision of a mix of housing types in the University Community land use category. The subject property has been developed and will continue to be developed with a mix of single and multi-family products that include a variety of price points. The proposed amendment, while increasing the number of single-family units, does not eliminate the existing or future multi-family development. There are apartments recently approved for GCTC as well as other multi-family developments that have been built and will continue to be built in the University Community, including Miromar Lakes. In accordance with 15.1.7 there is and will continue to be a diverse mix of uses in the university community and within the Miromar Lakes MPD, which includes single family, multi-family and commercial development. This diverse mix of uses has been facilitated by the provision of the connection road within the Miromar Lakes MPD south of the University to the Mixed Use, multi-family and commercial University Village portion of the Miromar Lakes MPD. The connection road is consistent with Policy 15.1.11.

(b) Compliance with the Land Development Code

Any proposed development will be required to comply with the Land Development Code regulations in effect at the time of the application, except as otherwise described in the Planned Development or requested as a deviation in the Planned Development.

The subject property is designed to comply with the provisions of the Land Development Code and has previously been found consistent with the Code. The proposed amendment does not

request any new deviations from the Land Development Code nor does the amendment request any change to the design or layout of the development as set forth in the master concept plan. The site plan has already been evaluated as to consistency with the Land Development Code and no changes are proposed.

(c) Minimize the negative effects of the resulting land uses on surrounding properties

The additional residential units will be located within the existing residential tracts on the east side of Ben Hill Griffin Parkway on the north and south sides of the FGCU campus, within unbuilt areas of the MPD/DRI. The residential properties are well separated from surrounding land uses and will be of consistent character with the existing development. The proposed amendment requests a decrease in the number of multi-family units and an increase in single family units. Therefore, there will not be any changes to the internal compatibility that has previously been assumed or evaluated.

(d) The tract or parcel shall have access to existing or proposed roads:

(1) In accordance with chapter 10 and as specified in the Lee Plan transportation element;

(2) That have either sufficient existing capacity or the potential for expanded capacity to accommodate both the traffic generated by the proposed land use and that traffic expected from the background (through traffic plus that generated by surrounding land uses) at a level of service D or better on an annual average basis and level of service E or better during the peak season, except where higher levels of service on specific roads have been established in the Lee Plan; and

(3) That provide ingress and egress without requiring site-related industrial traffic to move through predominantly residential areas.

The proposed development has direct access to Ben Hill Griffin Parkway, an arterial road in Lee County, as well as the Estero Parkway Extension. In accordance with the attached transportation memo, the proposed amendment will not increase the total traffic assumed in the DRI or MPD applications. Furthermore, the proposed amendment seeks to continue the development of residential units on properties that have already been designated for residential development. There are no proposed changes to land uses and no industrial areas located within the MPD.

(e) If within the Lee Tran public transit service area, the development shall be designed to facilitate the use of the transit system.

The subject property is within the Lee Tran public transit service area. The #60 bus serves the subject property along Ben Hill Griffin Parkway.

(f) Development and subsequent use of the planned development shall not create or increase hazards to persons or property, whether on or off the site, by increasing flooding, erosion or other danger, nor shall it impose a nuisance on surrounding land uses.

The proposed development will not increase flooding or cause nuisance on surrounding land uses. The development areas have already been approved for development. Therefore, the proposed amendment will have no impact on the existing and projected impervious surface area for the site, the water management system or the existing environmental resource permit approved by the South Florida Water Management District.

(g) Preserve natural, historic or archaeological features of the site, particularly mature native trees and other threatened or endangered native vegetation.

The proposed amendment does not seek to change any of the approved development or conservation areas on the Master Concept Plan. Therefore, there will be no impact on indigenous preservation areas or any historic or archeological features on site.

(h) Creative use of the open space requirement to produce an architecturally integrated human environment. This shall be coordinated with the achievement of other goals, e.g., the preservation or conservation of environmentally sensitive land and waters or archaeological sites.

The proposed amendment does not change the existing approved Master Concept Plan or any designated open space areas. The design of the development remains consistent with these criteria.

(i) Site planning and design shall minimize any negative impacts of the planned development on surrounding land and land uses.

The proposed amendment will increase the total amount of single-family product within the existing designated residential areas and decrease the total number of multi-family units. The proposed amendment will lessen any impact on internal land uses and external land uses on the FGCU campus and surrounding developments.

(j) Where a proposed planned development is surrounded by existing development or land use with which it is compatible and of an equivalent intensity of use, the design emphasis shall be on the integration of this development with the existing development, in a manner consistent with current regulation.

The Miromar Lakes MPD is surrounded by existing and planned residential development as well as the FGCU campus. Miromar has worked closely with FGCU to provide a roadway interconnect with University Village where there are complimentary uses. In other areas, development is separated by existing lakes and conservation areas. The proposed amendment does not seek to change this project design.

(k) Where the proposed planned development is surrounded by existing development or land use with which it is not compatible or which is of a significant higher or lower intensity of use (plus or minus ten percent of the gross floor area per acre if a commercial or industrial land use, or plus or minus 20 percent of the residential density), or is surrounded by undeveloped land or water, the design emphasis will be to separate and mutually protect the planned development and its environs.

The existing and proposed development is surrounded by compatible uses.

(l) In large residential or commercial planned developments, the site planner is encouraged to create sub-units, neighborhoods or internal communities which promote pedestrian activity and community interaction.

The Miromar Lakes Community is divided into small neighborhoods and designed to be pedestrian friendly. The community is well amenitized and provides for community interaction on a scale that is exceptional even among large, planned developments elsewhere in Lee County. The proposed amendment will simply provide more housing opportunities in this unique community.

(m) In order to enhance the viability and value of the resulting development, the designer shall ensure the internal buffering and separation of potentially conflicting uses within the planned development.

The existing and approved development does not have any uses that are internally incompatible. The proposed amendment does not change this.

(n) Density or type of use, height and bulk of buildings and other parameters of intensity should vary systematically throughout the planned development. This is intended to permit the location of intense or obnoxious uses away from incompatible land uses at the planned development's perimeter, or, conversely, to permit the concentration of intensity where it is desirable, e.g., on a major road frontage or at an intersection.

The existing and approved development does not have any uses that are internally or externally incompatible with adjacent uses. The proposed amendment does not change this.

(o) Minimum parking and loading requirements are set forth in article VII, divisions 25 and 26, of this chapter. Where land uses are generators of occasional peak demand for parking space, a portion of the required parking may be pervious or semi-pervious surfaces, subject to the condition that the parking area is constructed and maintained so as to prevent erosion of soil. In all cases, sufficient parking must be provided to prevent the spilling over of parking demand onto adjacent properties or rights-of-way at times of peak demand.

No deviations from parking requirements are being requested.

(p) Internal consistency through sign control, architectural controls, uniform planting schedules and other similar controls is encouraged.

In accordance with Chapter 10 of the Land Development Code, landscape design and architecture will comply with County design guidelines.

Summary:

As detailed in the Lee County Land Development Code, the attached application demonstrates the following:

1. The applicant is compliant with the Land Development Code and other applicable codes or regulations;
2. The request will meet or exceed all performance and location standards;
3. The requested plan is consistent with the intensities and general uses set forth in the Lee Plan;
4. The request is compatible with the existing uses in the surrounding areas;
5. Adequate infrastructure exists to accommodate this development; and
6. The request will not adversely affect environmentally critical areas and natural resources.

Based on compliance with Lee County Land Development Code and other applicable regulations, we respectfully submit that this zoning amendment application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the subject location, and is compatible with existing uses in the surrounding area. For these reasons, the requested amendment should be approved.

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS
950 Encore Way • P.O. Box 111629 • Naples, Florida 34108 • Phone: 239.254.2000 • Fax: 239.254.2098

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 10, 11, 14, 15 AND 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.89°44'39"W., ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 651.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150.00 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.89°44'39"W. ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 2,921.79 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE RUN N.18°17'51"W. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75, FOR A DISTANCE OF 955.62 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75 AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 17,026.80 FEET, THROUGH A CENTRAL ANGLE OF 04°04'42", SUBTENDED BY A CHORD OF 1,211.72 FEET AT A BEARING OF N.16°15'30"W., FOR A DISTANCE OF 1,211.97 FEET TO THE END OF SAID CURVE; THENCE RUN N.14°13'09"W. ALONG THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75, FOR A DISTANCE OF 9,126.68 FEET; THENCE RUN N.76°08'54"E., FOR A DISTANCE OF 527.61 FEET; THENCE RUN N.79°14'37"E., FOR A DISTANCE OF 501.77 FEET; THENCE RUN N.84°36'26"E., FOR A DISTANCE OF 384.54 FEET; THENCE RUN S.85°27'53"E., FOR A DISTANCE OF 381.51 FEET; THENCE RUN S.74°31'06"E., FOR A DISTANCE OF 209.92 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY AND A POINT ON A CIRCULAR CURVE, CONCAVE EASTERLY, WHOSE RADIUS POINT BEARS S.69°47'11"E., A DISTANCE OF 3,075.00 FEET THEREFROM; THENCE RUN SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3,075.00 FEET, THROUGH A CENTRAL ANGLE OF 23°44'14", SUBTENDED BY A CHORD OF 1,264.85 FEET AT A BEARING OF S.08°20'42"W., FOR A DISTANCE OF 1,273.94 FEET TO THE END OF SAID CURVE; THENCE RUN S.03°31'24"E. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY, FOR A DISTANCE OF 3,887.79 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,000.00 FEET, THROUGH A CENTRAL ANGLE OF 20°33'03", SUBTENDED BY A CHORD OF 713.52 FEET AT A BEARING OF S.13°47'56"E., FOR A DISTANCE OF 717.36 FEET TO THE END OF SAID CURVE; THENCE RUN S.24°04'27"E. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY, FOR A DISTANCE OF 1,593.09 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2,875.00 FEET, THROUGH A CENTRAL ANGLE OF 31°16'49", SUBTENDED BY A CHORD OF 1,550.16 FEET AT A BEARING OF S.39°42'52"E., FOR A DISTANCE OF 1,569.58 FEET TO THE END OF SAID CURVE; THENCE RUN S.55°21'16"E. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY, FOR A DISTANCE OF

DRI2022-00004 Lee County ePlan Additional info dated 12-14-2022

1,684.71 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1,325.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,213.90 FEET AT A BEARING OF S.28°05'29"E., FOR A DISTANCE OF 1,260.94 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°49'43"E. ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEN HILL GRIFFIN PARKWAY, FOR A DISTANCE OF 600.19 FEET TO THE POINT OF BEGINNING; CONTAINING 396.652 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, OF LEE COUNTY, FLORIDA AS BEING N.89°44'39"W.

THIS SKETCH AND LEGAL HAS BEEN PREPARED BASED UPON THE BANKS ENGINEERING, INC. PARCEL DESCRIPTIONS AS SHOWN ON DRAWINGS 1155SR, SHEETS 1 THROUGH 4, DATED 4/10/2000

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY Thomas M. Murphy P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA

GRAPHIC SCALE

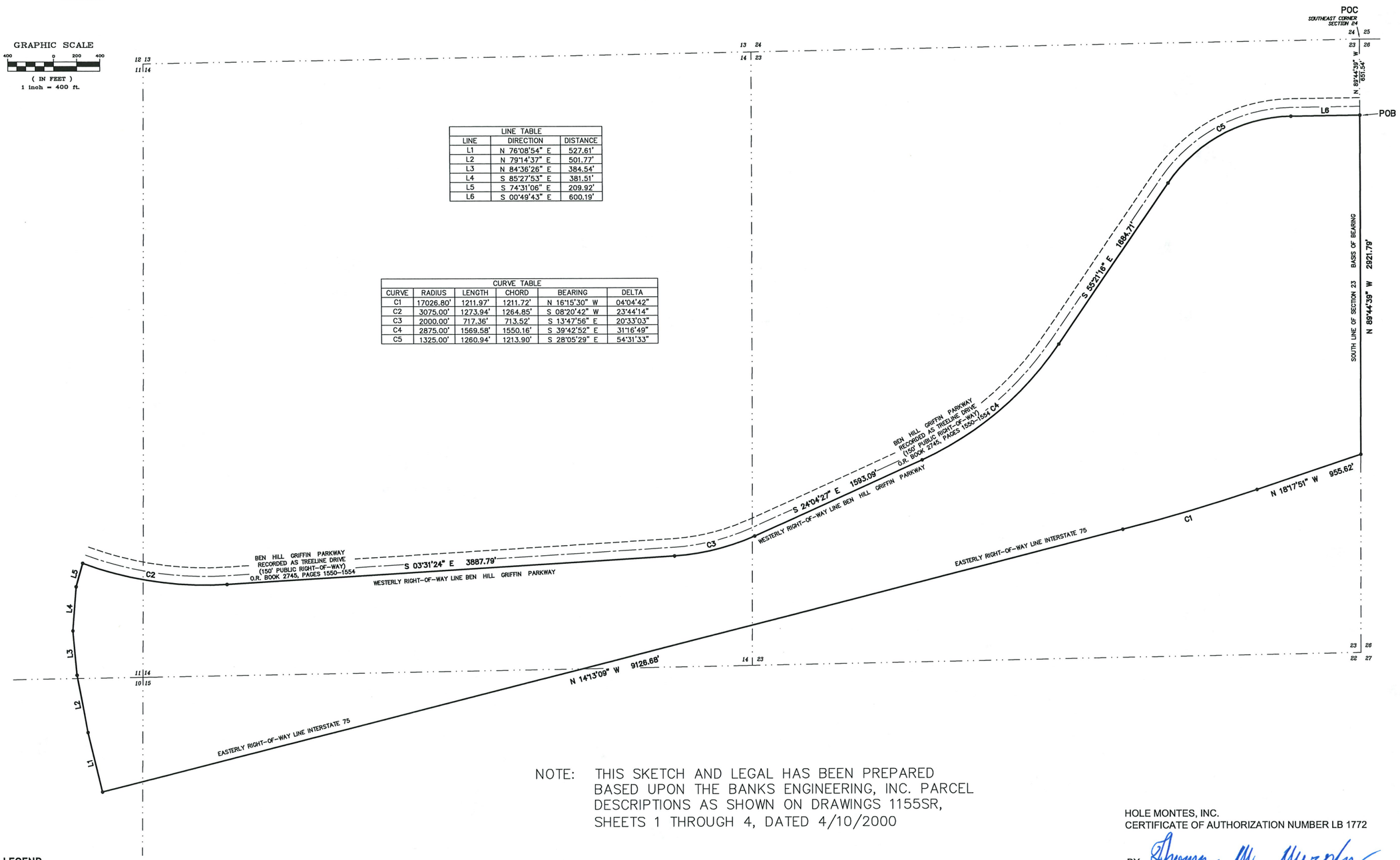
400 0 200 400

(IN FEET)

1 inch = 400 ft.

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 76°08'54" E	527.61'
L2	N 79°14'37" E	501.77'
L3	N 84°36'26" E	384.54'
L4	S 85°27'53" E	381.51'
L5	S 74°31'06" E	209.92'
L6	S 00°49'43" E	600.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	17026.80'	1211.97'	1211.72'	N 16°15'30" W	04°04'42"
C2	3075.00'	1273.94'	1264.85'	S 08°20'42" W	23°44'14"
C3	2000.00'	717.36'	713.52'	S 13°47'56" E	20°33'03"
C4	2875.00'	1569.58'	1550.16'	S 39°42'52" E	31°16'49"
C5	1325.00'	1260.94'	1213.90'	S 28°05'29" E	54°31'33"



NOTE: THIS SKETCH AND LEGAL HAS BEEN PREPARED BASED UPON THE BANKS ENGINEERING, INC. PARCEL DESCRIPTIONS AS SHOWN ON DRAWINGS 1155SR, SHEETS 1 THROUGH 4, DATED 4/10/2000

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY _____ P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

* NOT A SURVEY *

FIELD BOOK		
4		
3		
2		
1		
LETTER	REVISIONS	DATE

MIROMAR LAKES

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

PARTY CHIEF:		DATE:	
DRAWN BY:	TH	DATE:	7/03
CHECKED BY:	TMM	DATE:	7/03
VERTICAL SCALE:	N/A	HORIZONTAL SCALE:	1"=400'

HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

950 Encore Way
Naples, FL. 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

DRAWING NO.	A-1583-1
PROJECT NO.	00.106X
REFERENCE NO.	MIR-WEST-1

H:\2000\000056\SVY\000056SVY01-Left To Model Jul 25, 2011 - 1:09pm Plotted by bennosell

HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS
950 Encore Way • P.O. Box 111629 • Naples, Florida 34108 • Phone: 239.254.2000 • Fax: 239.254.2098

HM PROJECT #2000106X
7/25/2011
REF. DWG. #A-1582-1

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 11, 12, 13, 14, 23, AND 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AND SECTION 18, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN N.89°44'39"W. ALONG THE SOUTH LINE OF SAID SECTION 23, FOR A DISTANCE OF 501.52 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF BEN HILL GRIFFIN PARKWAY (A.K.A. TREELINE DRIVE), A 150 FOOT WIDE RIGHT-OF-WAY, RECORDED IN O.R. BOOK 2745, PAGES 1550 THROUGH 1554 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°49'43"W. ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 603.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1,475.00 FEET, THROUGH A CENTRAL ANGLE OF 54°31'33", SUBTENDED BY A CHORD OF 1,351.32 FEET AT A BEARING OF N.28°05'29"W., FOR A DISTANCE OF 1,403.69 FEET TO THE END OF SAID CURVE; THENCE RUN N.55°21'16"W. ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 423.96 FEET; THENCE RUN N.38°37'17"E., FOR A DISTANCE OF 180.44 FEET; THENCE RUN N.40°45'20"W., FOR A DISTANCE OF 1,287.06 FEET; THENCE RUN N.51°22'43"W., FOR A DISTANCE OF 275.00 FEET; THENCE RUN N.20°50'23"W., FOR A DISTANCE OF 170.61 FEET; THENCE RUN N.03°26'59"W., FOR A DISTANCE OF 196.02 FEET; THENCE RUN N.49°19'44"E., FOR A DISTANCE OF 344.71 FEET; THENCE RUN S.54°09'13"E., FOR A DISTANCE OF 1,057.59 FEET; THENCE RUN S.05°08'14"W., FOR A DISTANCE OF 497.67 FEET; THENCE RUN S.87°48'55"E., FOR A DISTANCE OF 1,464.61 FEET; THENCE RUN N.88°17'13"E., FOR A DISTANCE OF 233.73 FEET; THENCE RUN S.31°47'37"E., FOR A DISTANCE OF 631.21 FEET; THENCE RUN N.62°11'53"E., FOR A DISTANCE OF 2,704.05 FEET; THENCE RUN N.21°20'50"E., FOR A DISTANCE OF 1,025.79 FEET; THENCE RUN N.02°13'31"W., FOR A DISTANCE OF 339.05 FEET; THENCE RUN N.73°40'08"E., FOR A DISTANCE OF 497.73 FEET; THENCE RUN N.84°27'10"E., FOR A DISTANCE OF 648.96 FEET; THENCE RUN N.20°19'20"W., FOR A DISTANCE OF 155.37 FEET; THENCE RUN N.04°47'10"W., FOR A DISTANCE OF 137.24 FEET; THENCE RUN N.10°20'25"E., FOR A DISTANCE OF 89.58 FEET; THENCE RUN N.88°40'48"W., FOR A DISTANCE OF 108.51 FEET; THENCE RUN N.35°22'24"E., FOR A DISTANCE OF 61.49 FEET; THENCE RUN N.24°10'35"E., FOR A DISTANCE OF 16.58 FEET; THENCE RUN N.16°58'33"E., FOR A DISTANCE OF 22.30 FEET; THENCE RUN N.01°25'10"W., FOR A DISTANCE OF 17.20 FEET; THENCE RUN N.02°00'52"E., FOR A DISTANCE OF 22.73 FEET; THENCE RUN N.10°34'22"E., FOR A DISTANCE OF 27.69 FEET; THENCE RUN N.08°31'29"E., FOR A DISTANCE OF 27.56 FEET; THENCE RUN N.04°17'29"W., FOR A DISTANCE OF 27.54 FEET; THENCE RUN N.03°50'00"E., FOR A DISTANCE OF 32.88 FEET; THENCE RUN N.05°16'54"E., FOR A DISTANCE OF 34.74 FEET; THENCE RUN N.14°36'53"W., FOR A DISTANCE OF 12.71 FEET; THENCE RUN N.49°59'45"W., FOR A DISTANCE OF 15.95 FEET; THENCE RUN N.67°08'11"W., FOR A DISTANCE OF 67.75 FEET; THENCE RUN N.67°33'34"E., FOR A DISTANCE OF 68.16 FEET; THENCE RUN N.57°34'58"E., FOR A DISTANCE OF 15.64 FEET; THENCE RUN N.53°45'20"E., FOR A DISTANCE OF 13.61 FEET; THENCE RUN N.58°32'02"E., FOR A DISTANCE OF 11.22 FEET; THENCE RUN N.54°40'50"E., FOR A DISTANCE OF 13.85 FEET; THENCE RUN N.49°36'55"E., FOR A DISTANCE OF 19.09 FEET; THENCE RUN N.37°17'03"E., FOR A DISTANCE OF 14.40 FEET; THENCE RUN N.25°04'13"E., FOR A DISTANCE OF 22.74 FEET; THENCE RUN N.30°25'33"E., FOR A DISTANCE OF

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40.77 FEET; THENCE RUN S.70°47'07"E., FOR A DISTANCE OF 50.50 FEET; THENCE RUN N.19°32'42"E., FOR A DISTANCE OF 63.26 FEET; THENCE RUN N.62°41'55"E., FOR A DISTANCE OF 33.33 FEET; THENCE RUN N.60°03'38"E., FOR A DISTANCE OF 27.79 FEET; THENCE RUN N.68°56'32"E., FOR A DISTANCE OF 33.67 FEET; THENCE RUN N.69°27'09"E., FOR A DISTANCE OF 39.32 FEET; THENCE RUN N.76°09'54"E., FOR A DISTANCE OF 38.69 FEET; THENCE RUN N.84°37'56"E., FOR A DISTANCE OF 35.30 FEET; THENCE RUN N.71°01'39"E., FOR A DISTANCE OF 36.05 FEET; THENCE RUN N.56°16'09"E., FOR A DISTANCE OF 22.32 FEET; THENCE RUN N.54°45'23"E., FOR A DISTANCE OF 72.52 FEET; THENCE RUN N.43°40'48"E., FOR A DISTANCE OF 14.33 FEET; THENCE RUN N.36°37'28"E., FOR A DISTANCE OF 31.97 FEET; THENCE RUN N.16°15'53"E., FOR A DISTANCE OF 27.07 FEET; THENCE RUN N.00°14'32"W., FOR A DISTANCE OF 18.58 FEET; THENCE RUN N.01°01'18"W., FOR A DISTANCE OF 22.80 FEET; THENCE RUN N.11°30'29"E., FOR A DISTANCE OF 41.66 FEET; THENCE RUN N.25°25'32"E., FOR A DISTANCE OF 18.52 FEET; THENCE RUN N.29°13'14"E., FOR A DISTANCE OF 12.77 FEET; THENCE RUN N.09°42'26"E., FOR A DISTANCE OF 13.86 FEET; THENCE RUN N.10°10'17"W., FOR A DISTANCE OF 8.24 FEET; THENCE RUN N.25°29'33"W., FOR A DISTANCE OF 11.70 FEET; THENCE RUN N.71°45'42"W., FOR A DISTANCE OF 21.85 FEET; THENCE RUN N.59°03'27"W., FOR A DISTANCE OF 13.21 FEET; THENCE RUN N.37°04'03"W., FOR A DISTANCE OF 27.24 FEET; THENCE RUN N.00°38'43"W., FOR A DISTANCE OF 28.85 FEET; THENCE RUN N.10°12'59"E., FOR A DISTANCE OF 35.02 FEET; THENCE RUN N.01°52'01"E., FOR A DISTANCE OF 31.20 FEET; THENCE RUN N.05°34'22"E., FOR A DISTANCE OF 13.39 FEET; THENCE RUN N.01°01'36"W., FOR A DISTANCE OF 30.61 FEET; THENCE RUN N.15°40'00"W., FOR A DISTANCE OF 27.26 FEET; THENCE RUN N.22°54'25"W., FOR A DISTANCE OF 20.46 FEET; THENCE RUN N.20°19'15"W., FOR A DISTANCE OF 21.36 FEET; THENCE RUN N.17°17'45"W., FOR A DISTANCE OF 18.27 FEET; THENCE RUN N.25°34'23"W., FOR A DISTANCE OF 16.79 FEET; THENCE RUN N.15°41'23"W., FOR A DISTANCE OF 49.27 FEET; THENCE RUN N.00°29'10"W., FOR A DISTANCE OF 19.63 FEET; THENCE RUN S.65°22'51"W., FOR A DISTANCE OF 893.03 FEET; THENCE RUN S.62°02'33"W., FOR A DISTANCE OF 548.61 FEET; THENCE RUN N.84°00'27"W., FOR A DISTANCE OF 113.75 FEET; THENCE RUN S.73°01'40"W., FOR A DISTANCE OF 332.94 FEET; THENCE RUN S.88°47'09"W., FOR A DISTANCE OF 386.35 FEET; THENCE RUN N.01°12'51"W., FOR A DISTANCE OF 733.65 FEET; THENCE RUN N.75°24'23"E., FOR A DISTANCE OF 644.66 FEET; THENCE RUN N.02°55'16"W., FOR A DISTANCE OF 211.27 FEET; THENCE RUN N.19°49'36"E., FOR A DISTANCE OF 1,336.10 FEET; THENCE RUN S.88°44'00"W., FOR A DISTANCE OF 3,706.01 FEET; THENCE RUN N.00°58'18"W., FOR A DISTANCE OF 320.16 FEET; THENCE RUN S.89°01'42"W., FOR A DISTANCE OF 450.42 FEET; THENCE RUN S.03°10'23"E., FOR A DISTANCE OF 430.66 FEET; THENCE RUN S.88°17'12"W., FOR A DISTANCE OF 1,027.71 FEET; THENCE RUN S.01°42'48"E., FOR A DISTANCE OF 306.15 FEET; THENCE RUN S.47°45'12"W., FOR A DISTANCE OF 1,504.06 FEET; THENCE RUN S.88°27'56"W., FOR A DISTANCE OF 1,780.04 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE; THENCE RUN N.03°31'24"W. ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 3,304.77 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE EASTERLY; THENCE RUN NORTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 2,925.00 FEET, THROUGH A CENTRAL ANGLE OF 23°44'13", SUBTENDED BY A CHORD OF 1,203.14 FEET AT A BEARING OF N.08°20'42"E., FOR A DISTANCE OF 1,211.79 FEET TO THE END OF SAID CURVE; THENCE RUN N.20°12'49"E. ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 473.55 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 10,075.00 FEET, THROUGH A CENTRAL ANGLE OF 19°11'28", SUBTENDED BY A

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CHORD OF 3,358.85 FEET AT A BEARING OF N.10°37'06"E., FOR A DISTANCE OF 3,374.60 FEET TO THE END OF SAID CURVE; THENCE RUN N.01°01'21"E. ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 909.75 FEET; THENCE RUN S.89°42'24"E., FOR A DISTANCE OF 1,049.81 FEET; THENCE RUN S.01°00'21"E., FOR A DISTANCE OF 847.76 FEET; THENCE RUN S.04°19'45"W., FOR A DISTANCE OF 1,091.78 FEET; THENCE RUN S.00°39'26"E., FOR A DISTANCE OF 1,432.24 FEET; THENCE RUN S.00°16'17"E., FOR A DISTANCE OF 606.52 FEET; THENCE RUN N.88°47'46"E., FOR A DISTANCE OF 376.79 FEET; THENCE RUN S.40°48'12"E., FOR A DISTANCE OF 322.81 FEET; THENCE RUN S.19°01'17"E., FOR A DISTANCE OF 249.77 FEET; THENCE RUN S.88°53'28"E., FOR A DISTANCE OF 216.94 FEET; THENCE RUN S.24°26'51"E., FOR A DISTANCE OF 150.17 FEET; THENCE RUN S.77°09'26"E., FOR A DISTANCE OF 573.01 FEET; THENCE RUN S.88°10'13"E., FOR A DISTANCE OF 1,363.08 FEET; THENCE RUN S.19°42'28"E., FOR A DISTANCE OF 157.73 FEET; THENCE RUN S.87°09'14"E., FOR A DISTANCE OF 469.81 FEET; THENCE RUN N.88°02'24"E., FOR A DISTANCE OF 612.22 FEET; THENCE RUN S.21°30'12"E., FOR A DISTANCE OF 81.17 FEET; THENCE RUN N.88°10'32"E., FOR A DISTANCE OF 846.89 FEET; THENCE RUN N.88°10'32"E., FOR A DISTANCE OF 1,137.62 FEET; THENCE RUN S.20°09'57"E., FOR A DISTANCE OF 344.08 FEET; THENCE RUN S.89°48'06"E., FOR A DISTANCE OF 80.00 FEET; THENCE RUN S.20°09'57"E., FOR A DISTANCE OF 807.57 FEET; THENCE RUN S.15°43'44"E., FOR A DISTANCE OF 978.45 FEET; THENCE RUN S.89°46'43"E., FOR A DISTANCE OF 516.03 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 88°55'56", SUBTENDED BY A CHORD OF 700.49 FEET AT A BEARING OF S.45°18'45"E., FOR A DISTANCE OF 776.08 FEET TO THE END OF SAID CURVE; THENCE RUN S.00°50'47"E., FOR A DISTANCE OF 1,447.68 FEET; THENCE RUN S.09°57'20"W., FOR A DISTANCE OF 533.57 FEET TO A POINT ON THE EAST LINE OF SECTION 13, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE RUN S.00°50'47"E. ALONG THE EAST LINE OF SAID SECTION 13, FOR A DISTANCE OF 957.10 FEET TO THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST; THENCE RUN S.00°50'13"E. ALONG THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SADI SECTION 24, FOR A DISTANCE OF 2,639.78 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 24; THENCE RUN S.00°48'26"E. ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 24, FOR A DISTANCE OF 2,643.97 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE RUN S.89°28'32"W. ALONG THE SOUTH LINE OF SAID SECTION 24, FOR A DISTANCE OF 5,249.70 FEET TO THE POINT OF BEGINNING; CONTAINING 1,408.994 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO THE SOUTH LINE OF SECTION 24, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA AS BEING S.89°28'32"W.

THIS SKETCH AND LEGAL HAS BEEN PREPARED BASED UPON THE BANKS ENGINEERING, INC. PARCEL DESCRIPTIONS AS SHOWN ON DRAWINGS 1155SR, SHEETS 1 THROUGH 4, DATED 4/10/2000 AND DRAWINGS 1418SR, SHEETS 1 AND 2, DATED 7/13/2000.

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY _____ P.S.M. #5628
THOMAS M. MURPHY STATE OF FLORIDA

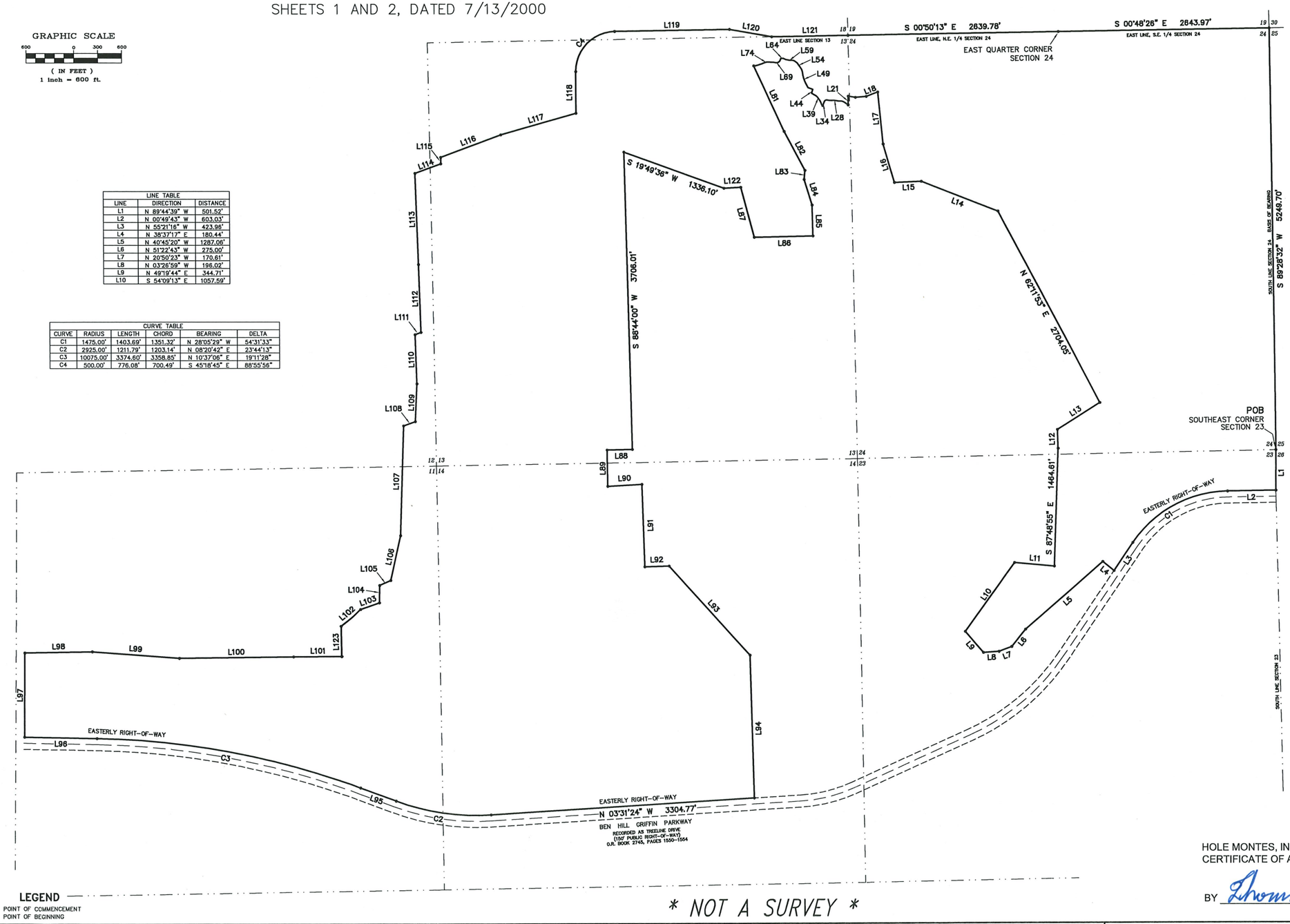
NOTE: THIS SKETCH AND LEGAL HAS BEEN PREPARED BASED UPON THE BANKS ENGINEERING, INC. PARCEL DESCRIPTIONS AS SHOWN ON DRAWINGS 1155SR, SHEETS 1 THROUGH 4, DATED 4/10/2000 AND DRAWINGS 1418SR, SHEETS 1 AND 2, DATED 7/13/2000

GRAPHIC SCALE

600 0 300 600

(IN FEET)

1 inch = 600 ft.



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 89°44'39" W	501.52'
L2	N 00°49'43" W	603.03'
L3	N 55°21'16" W	423.96'
L4	N 38°37'17" E	180.44'
L5	N 40°45'20" W	1287.06'
L6	N 51°22'43" W	275.00'
L7	N 20°50'23" W	170.61'
L8	N 03°26'59" W	196.02'
L9	N 49°19'44" E	144.71'
L10	S 54°09'13" E	1057.59'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1475.00'	1403.69'	1351.32'	N 28°05'29" W	54°31'33"
C2	2925.00'	1211.79'	1203.14'	N 08°20'42" E	23°44'13"
C3	10075.00'	3374.60'	3358.85'	N 10°37'06" E	19°11'28"
C4	500.00'	776.08'	700.49'	S 45°18'45" E	88°55'56"

LINE TABLE		
LINE	DIRECTION	DISTANCE
L11	S 05°08'14" W	497.67'
L12	N 88°17'13" E	233.73'
L13	S 31°47'37" E	631.21'
L14	N 21°20'50" E	1025.79'
L15	N 02°13'31" W	339.05'
L16	N 73°40'08" E	497.73'
L17	N 84°27'10" E	648.96'
L18	N 20°19'20" W	155.37'
L19	N 04°47'10" W	137.24'
L20	N 10°20'25" E	89.58'
L21	N 88°40'48" W	108.51'
L22	N 35°22'24" E	61.49'
L23	N 24°10'35" E	16.58'
L24	N 16°58'33" E	22.30'
L25	N 01°25'10" W	17.20'
L26	N 02°00'52" E	22.73'
L27	N 10°34'22" E	27.69'
L28	N 08°31'29" E	27.56'
L29	N 04°17'29" W	27.54'
L30	N 03°50'00" E	32.88'
L31	N 05°16'54" E	34.74'
L32	N 14°36'53" W	12.71'
L33	N 49°59'45" W	15.95'
L34	N 67°08'11" W	67.75'
L35	N 67°33'34" E	68.16'
L36	N 57°34'58" E	15.64'
L37	N 53°45'20" E	13.61'
L38	N 58°32'02" E	11.22'
L39	N 54°40'50" E	13.85'
L40	N 49°36'55" E	19.09'
L41	N 37°17'03" E	14.40'
L42	N 25°04'13" E	22.74'
L43	N 30°25'33" E	40.77'
L44	S 70°47'07" E	50.50'
L45	N 19°32'42" E	63.26'
L46	N 62°41'55" E	33.33'
L47	N 60°03'38" E	27.79'
L48	N 68°56'32" E	33.67'
L49	N 69°27'09" E	39.32'
L50	N 76°09'54" E	38.69'
L51	N 84°37'56" E	35.30'
L52	N 71°01'39" E	36.05'
L53	N 56°16'09" E	22.32'
L54	N 54°45'23" E	72.52'
L55	N 43°40'48" E	14.33'
L56	N 36°37'28" E	31.97'
L57	N 16°15'53" E	27.07'
L58	N 00°14'32" W	18.58'
L59	N 01°01'18" W	22.80'
L60	N 11°30'29" E	41.66'
L61	N 25°25'32" E	18.52'
L62	N 29°13'14" E	12.77'
L63	N 09°42'26" E	13.86'
L64	N 10°10'17" W	8.24'
L65	N 25°29'33" W	11.70'
L66	N 71°45'42" W	21.85'
L67	N 59°03'27" W	13.21'
L68	N 37°04'03" W	27.24'
L69	N 00°38'43" W	28.85'
L70	N 10°12'59" E	35.02'
L71	N 01°52'01" E	31.20'
L72	N 05°34'22" E	13.39'
L73	N 01°01'36" W	30.61'
L74	N 15°40'00" W	27.26'
L75	N 22°54'25" W	20.46'
L76	N 20°19'15" W	21.36'
L77	N 17°17'45" W	18.27'
L78	N 25°34'23" W	16.79'
L79	N 15°41'23" W	49.27'
L80	N 00°29'10" W	19.63'
L81	S 65°22'51" W	893.03'
L82	S 62°02'33" W	548.61'
L83	N 84°00'27" W	113.75'
L84	S 73°01'40" W	332.94'
L85	S 88°47'09" W	386.35'
L86	N 01°12'51" W	733.65'
L87	N 75°24'23" E	644.66'
L88	N 00°58'18" W	320.16'
L89	S 89°01'42" W	450.42'
L90	S 03°10'23" E	430.66'
L91	S 88°17'12" W	1027.71'
L92	S 01°42'48" E	306.15'
L93	S 47°45'12" W	1504.06'
L94	S 88°27'56" W	1780.04'
L95	N 20°12'49" E	473.55'
L96	N 01°01'21" E	909.75'
L97	S 89°42'24" E	1049.81'
L98	S 01°00'21" E	847.76'
L99	S 04°19'45" W	1091.78'
L100	S 00°39'26" E	1432.24'
L101	S 00°16'17" E	606.52'
L102	S 40°48'12" E	322.81'
L103	S 19°01'17" E	249.77'
L104	S 88°53'28" E	216.94'
L105	S 24°26'51" E	150.17'
L106	S 77°09'26" E	573.01'
L107	S 88°10'13" E	1363.08'
L108	S 19°42'28" E	157.73'
L109	S 87°09'14" E	469.81'
L110	N 88°02'24" E	612.22'
L111	S 21°30'12" E	81.17'
L112	N 88°10'32" E	846.89'
L113	N 88°10'32" E	1137.62'
L114	S 20°09'57" E	344.08'
L115	S 89°48'06" E	80.00'
L116	S 20°09'57" E	807.57'
L117	S 15°43'44" E	978.45'
L118	S 89°46'43" E	516.03'
L119	S 00°50'47" E	1447.68'
L120	S 09°57'20" W	533.57'
L121	S 00°50'47" E	957.10'
L122	N 02°55'16" W	211.27'
L123	N 88°47'46" E	376.79'

LEGEND

POC POINT OF COMMENCEMENT
POB POINT OF BEGINNING

* NOT A SURVEY *

HOLE MONTES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY _____ P.S.M. #5628

FIELD BOOK		
LETTER	REVISIONS	DATE

MIROMAR LAKES

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

PARTY CHIEF:	DATE:
DRAWN BY: TH	DATE: 7/03
CHECKED BY: TMM	DATE: 7/03
VERTICAL SCALE: N/A	HORIZONTAL SCALE: 1"=600'

HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

950 Encore Way
Naples, FL. 34110
Phone: (941) 254-2000
Florida Certificate of
Authorization No.1772

SKETCH TO ACCOMPANY A LEGAL DESCRIPTION

DRAWING NO. A-1582-1
PROJECT NO. 00.106X
REFERENCE NO. MIR-EAST-1

H:\2000\2000006\DV\2000006DV01-EAST-Leg Ske Model Jul 25, 2021 - Lidgn Plotted by bennetti

DRI2022-00004 Lee County ePlan Additional info dated 12-14-2022

DRI2012-00021/DCI2013-00008

MIROMAR LAKES

OPEN SPACE AND INDIGENOUS PRESERVATION

Required Open Space:

Open space requirements for Miromar Lakes will be met within Miromar Lakes. Required open space will be calculated on the development area excluding the existing mining lakes.

Required Open Space Percentage:

Residential Users:

Residential uses must provide 40% common open space for tracts requiring open space.

The following are exempt from open space requirements:

(1) Single family residence on a lot with a minimum lot size of 6,500 square feet and a maximum 45% lot coverage; and
(2) Duplex on a single lot with a minimum lot size of 7,500 square feet and a maximum 45% lot coverage: and
(3) Two-family attached units each on an individual minimum lot size of 3,750 square feet per unit and a maximum 45% lot coverage.

Commercial Users:

Commercial users will provide 30% open space. A minimum of 10% open space will be provided in each commercial tract with the remaining open space provided within Miromar Lakes development.

Mixed Uses:

When a tract includes a mix land uses, the required open space percentage will be prorated according to the extent of the uses within the tract.

Required Indigenous Preservation:

The required indigenous preservation includes:

(1) A minimum of 328 acres of indigenous preservation and restoration in substantial compliance with the areas delineated on the Master Concept Plan: and
(2) Cypress wetland preservation as detailed in Condition 17; and
(3) Preservation within common open space as detailed in Condition 16.

EXHIBIT H