Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

CASE NUMBER: DCI2022-00026
CASE NAME: RIVER HALL RPD/CPD
TYPE OF CASE: MAJOR RESIDENTIAL PLANNED DEVELOPMENT
HEARING EXAMINER DATE: JANUARY 11, 2024
SUFFICIENCY DATE: OCTOBER 25, 2023

REQUEST:

An application has been submitted by Jennifer Sapen, AICP of Sapen Site Planning, LLC to rezone approximately 1,988.42 acres from Residential Planned Development (RPD)/Commercial Planned Development (CPD) and Agricultural (AG-2) to Residential Planned Development (RPD)/Commercial Planned Development (CPD) to allow a maximum of 3,244 dwelling units and 15,000 square feet of commercial uses.

The subject property is south of State Road 80 at the intersection of State Road 80 and River Hall Blvd, Caloosahatchee Shores Community Plan Area, Lee County, FL. (District #5), with a Legal Description described in Attachment F.

SUMMARY:

Staff recommends approval of the applicant's request, as conditioned in Attachment C. Previously approved conditions from Resolution (Z-15-003, as amended) are proposed to be carried forward into the new governing resolution including previously approved deviations.

HISTORY OF PARCEL:

The subject property was originally rezoned by Resolution Z-99-056 (Attachment H). This resolution approved a rezoning from Agricultural (AG-2) to Residential Planned Development (RPD) to allow 1,598 dwelling units on 1,798 acres.

The subject property was then rezoned by Resolution Z-05-051 (Attachment I) from Agricultural (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD)/Commercial Planned Development (CPD) with up to 1,999 dwelling units and 45,000 square feet of commercial uses.

The subject was rezoned again by Resolution Z-15-003 (Attachment J) to increase the density to allow a maximum density of 2,695 dwelling units and 45,000 square feet of commercial uses. It should be noted that this rezoning also permitted townhouse and multiple-family dwelling units in the Town Center (CPD) portion of the development, although no plans were specified within the commercial development plan. This resolution notes all areas with proposed changes as "River Hall 2". Changes to the current request reference areas that will be amended as River Hall II-2022, which are wholly within the areas previously considered "River Hall 2".

The following administrative amendments have taken place since the approval of Resolution Z-15-003 (Attachment K):

- ADD2017-00091 – amended the planned development to remove requirements for engineer certification for lot drainage and grading prior to certificate of occupancy.

- ADD2018-00058 – amended the Master Concept Plan and conditions regarding TIS requirements, and the timing of the secondary access and EMS requirements.

- ADD2019-00017 – amended the property development regulations for 15623 Angelica Drive to address site constraints with this site.

- ADD2019-00169 – amended the Master Concept Plan to expand the clubhouse amenity area and redesignate a tract from R-1 to RMF-2.

CHARACTER OF THE AREA:

The subject property consists of approximately 1,988.42 acres located along State Road 80 (SR 80), a State-maintained arterial road. The subject property is within Caloosahatchee Shores Community Plan Area, as described in Goal 21 of the Lee Plan. The development is primarily accessed by River Hall Boulevard at a full access signalized intersection. Along SR 80, the development pattern to the west is more characteristic of suburban development, with a mix of commercial uses and suburban residential development patterns. To the east of this intersection is characteristic of rural land uses.

The following describes the land uses and zoning districts of adjacent property:

North:

Properties to the north are zoned Agricultural (AG-2), are in the Rural future land use category, and are developed with large lot residential development and agricultural uses. Further north, property is separated by State Road 80, is zoned Commercial Planned Development (CPD) approved by Resolution Z-14-022 (Attachment M) and is in the Commercial future land use category. This property is undeveloped.

East:

Properties to the east are zoned Environmentally Critical (EC) and are in the Conservation Lands future land use category. The subject property is part of the Hickey Creek Mitigation Park.

South:

Properties to the south are zoned Residential-Single Family District (RS-1) and are in the Urban Community future land use category. These properties are a mix of quarter-acre residential lots with a mix of developed residential uses and vacant land.

West:

Properties to the west are zoned Residential Planned Development (RPD) and are in the Outlying Suburban future land use category. There are several developments adjacent to the west boundary of River Hall including Buckingham 345, recently approved by Resolution Z-05-074 (Attachment M, Part 1), Portico RPD last approved by Resolution Z-19-006 (Attachment M, Part 2), and Hemmingway Pointe RPD, approved by Resolution Z-06-085 (Attachment M, Part 3).

ANALYSIS

This request seeks to rezone approximately 1,988.42 acres from Residential Planned Development (RPD)/Commercial Planned Development (CPD) and Agricultural (AG-2) to Residential Planned Development (RPD)/Commercial Planned Development (CPD) to allow a maximum of 3,244 dwelling units and 15,000 square feet of commercial uses.

The applicant seeks to increase the total acreage of the development by 9.98 acres and proposes to utilize the additional acreage to increase the density for the project. This area is within the Suburban Future Land Use Category and is surrounded by the existing boundary of River Hall on every side. This land is not proposed to be developed, but rather utilized as preserve and open space. The applicant notes that other areas within River Hall, including a 22.74-acre portion on the east side of River Hall Parkway, and a 139.95-acre portion of the southeast portion of River Hall are proposed to be developed with an increased density if the request is approved. These areas are referenced as River Hall II-2022 on the Master Concept Plan (Attachment T).

There is a companion Comprehensive Plan Amendment (CPA2021-00016) being sought to support the rezoning request (Attachment N). The proposed Comprehensive Plan Amendment encompasses 391.85 acres (sixty-nine parcels) within River Hall, a residential development comprised of 1,978 acres in total. On the 391.85 acres subject to this amendment, the Future Land Use Map designations are proposed to change as follows:

Area	Existing Future Land Use	Proposed Future Land Use
11.94 acres	Sub-Outlying Suburban	Rural
276.63 acres	Sub-Outlying Suburban	Outlying Suburban
25.2 acres	Sub-Outlying Suburban	Suburban
45.68 acres	Rural	Outlying Suburban
32.4 acres	Rural	Sub-Outlying Suburban

The case was heard by the Local Planning Agency (LPA) on October 24, 2022, who recommended that the Board of County Commissioners (BoCC) transmit the amendment to the State for review. This case was heard by the BoCC on January 18, 2023, and was transmitted to the State. The adoption hearing for the Comprehensive Plan Amendment will occur concurrent with the BoCC hearing for this zoning request.

Based on the assumed changes of CPA 2021-00016, the applicant has provided a land use summary table to demonstrate maximum development density. It should be noted that these density calculations are presented only to demonstrate that the maximum number of dwelling units sought by the applicant is less than what is able to be sought based on future land use category considerations.

Allowable Density		
FLU	Acreage	Gross Allowable Density
Suburban	92.93	557.58
Wetlands (Suburban)	21.14	126.84
Outlying Suburban	308.77	926.31
Sub-Outlying Suburban	275.59	551.18
Rural	1051.80	1051.80
Wetlands (Rural)	168.06	168.06
Impacted Wetlands	64.54	3.23
TOTAL:		3385.00

Notwithstanding the proposed increase in density within the areas referenced above, no changes are proposed to the developed portions of River Hall. The applicant notes areas of intensification as River Hall II-2022 on the Master Concept Plan and in proposed conditions to delineate areas where the increased density can be located.

Planned Development Rezoning:

Section 34-612 of the Lee County Land Development Code describes the intent of the utilization of the Planned Development zoning district. The purpose of planned development zoning is to further implement the goals, objectives, and policies of the Lee Plan, while providing some degree of flexibility in the planning and design of proposed developments.

LDC Section 34-145(d) establishes the review criteria for all rezoning requests. Before recommending approval of a rezoning request, the Hearing Examiner must find the request:

a) Complies with the Lee Plan;
b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
c) Is compatible with existing and planned uses in the surrounding area;
d) Will provide access sufficient to support the proposed development intensity;
e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban Area category.

For Planned Development rezoning requests, the Hearing Examiner must also find:

a) The proposed use or mix of uses is appropriate at the proposed location;
b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
c) That each requested deviation:

1) Enhances the achievement of the objectives of the planned development; and
2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant provided a narrative detailing the nature of request and an analysis of how the request is consistent with the provisions of the Lee Plan and complies with the decision-making criteria described above (Attachment D).

Master Concept Plan

The applicant has provided a one-page Master Concept Plan that details the proposed development (Attachment T). The Master Concept Plan notes the development and preserve areas, the boundary of the Commercial Planned Development (CPD), as well as roadways, open space, and deviation references. The plan highlights the development areas that are the focus of the changes to the development (referenced as River Hall II-2022) and designates maximum density for both the 22.74-acres Town Center Parcel and the 139.95-acre parcel on the southeast of the development.

Development Pattern Considerations:

The subject property is in the Suburban, Outlying Suburban, Sub-Outlying Suburban, Wetlands, and Rural future land use categories. Policy 1.1.5 describes the Suburban future land use category as predominantly residential on the fringe of urban areas where it is appropriate to protect existing or emerging residential neighborhoods. Density considered in the Suburban category is up to six units per acre. Policy 1.1.6 describes the Outlying Suburban future land use category as peripheral to urban areas, containing low density development with some requisite infrastructure for higher density development. Density considered for the Outlying Suburban category is up to three units per acre. Policy 1.1.11 describes the Sub-Outlying Suburban future land use category as low-density residential areas that typically do not contain urban levels of infrastructure, with a maximum density of two units per acre. Policy 1.4.1 describes the Rural future land use category as land considered for low density residential or rural development with maximum density of one unit per acre.

Policy 5.1.10 provides that in *"instances where land under single ownership is divided into two or more land use categories by the adoption or revision of the Future Land Use Map, the allowable density under this Plan will be the sum of the allowable densities for each land use category for each portion of the land."* As described in the density analysis above, the density is derived from all land use categories within the development and aggregated into a maximum development density. The analysis provided by the applicant demonstrates that the maximum requested density of 3,244 dwelling units is less than the maximum that could be sought based on the future land use categories alone. The applicant also states that the average density for the development is 1.6 dwelling units per acre. Staff finds the request consistent with Policies 1.1.5, 1.1.6, 1.1.11, 1.4.1, and 5.1.10.

Objective 1.5 describes policies related to the Wetlands future land use category. Policy 1.5.1 states that land uses permitted in the Wetlands category consist of very low residential uses. Goal 124 adds to the protections of Wetland areas by providing regulatory incentives to facilitate protections of wetlands during the development of land. Policy 124.1.1 states that development may transfer dwelling units from preserved freshwater wetlands to developable contiguous uplands under common ownership at the same underlying density as permitted for those uplands. The applicant derives density from approximately 189 acres of preserved wetlands within the development. Staff finds the request consistent with Objective 1.5, Policy 1.5.1, and Policy 124.1.1.

Objectives 2.1 and 2.2 of the Lee Plan intend to direct new growth to future urban areas in compact and contiguous growth patterns where adequate public facilities exist. The subject property is located near an arterial corridor where urban services exist. The applicant has provided a letter of water and wastewater utility availability, as well as service availability from Sheriff, EMS, Fire District, and the Lee County School District (Attachment R). The applicant has also provided a Traffic Impact Statement (Attachment P) to demonstrate that the roadway system can support the proposed uses. Staff finds the rezoning request, as conditioned, consistent with Objective 2.1, Objective 2.2, and Policy 2.2.1.

Policy 5.1.2 prohibits residential development where natural physical constraints or hazards exist, including hurricane and flood hazards, soil or geologic conditions, environmental limitations, or aircraft noise. The subject property is not located in a Coastal High Hazard Area or floodway and is in Flood Insurance Rate Map (FIRM) Zones AE-EL9 and X(Shaded). Regardless of the lack of physical constraints evident on the subject property, the applicant will be required to meet the requirements of Chapter 2, Article XI of the Land Development Code regarding hurricane preparedness and mitigation at the time of application for a local development order. This includes the determination of necessary hurricane sheltering, and mitigation of impacts to state evacuation times. Staff finds the request, as conditioned, consistent with Policy 5.1.2.

Policy 5.1.5 of the Lee Plan intends to protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of residential development. The proposed development includes an intensification of residential development in certain areas within an existing development. Acknowledging the potential impact near the project entry from the proposed multiple-family tract, conditions are proposed to mitigate the potential impacts of higher density residential uses abutting rural lands. If multifamily building height exceeds 35 feet (allowed height of abutting agriculturally zoned land), then the principal building setback must be increased to 150 feet. Additionally, to ensure a parking lot is not constructed proximate to Rural land, a transition lake is required when multifamily buildings exceed 35 feet in height. Notes have been added to the eastern boundary of the CPD outlining these requirements. Staff also notes that existing approved commercial areas will not further encroach into the residential portions of the development. Staff finds the request, as conditioned, consistent with Policy 5.1.5.

Policy 6.1.1 of the Lee Plan requires that applications be reviewed for traffic and access impacts, incorporate landscaping and detailed site planning, screening and buffering, ensure availability of services and facilities, minimize impacts on adjacent uses, be in proximity to other similar centers, and properly mitigate environmental considerations. The applicant has provided the requisite information for a review of these factors for the commercial area at the north of the development. Staff finds the planned development rezoning request consistent with Policy 6.1.1.

Policy 6.1.2 of the Lee Plan limits commercial development in non-urban future land use categories to minor commercial development. Staff notes that all commercial development is proposed along SR 80 and was previously approved in the area. Staff finds the request consistent with Policy 6.1.2.

Policy 6.1.4 of the Lee Plan requires that commercial uses be approved only when compatible with adjacent existing and proposed land uses as well as existing and programmed services and facilities. The areas designated for commercial uses are adjacent to State Road 80, an arterial roadway, and there are sufficient programmed services and facilities to accommodate the proposed development. Staff finds this request consistent with Policy 6.1.4.

Policy 6.1.6 of the Lee Plan requires commercial development to provide adequate and appropriate landscaping, open space, and buffering. Except as deviated from and conditioned herein, the applicant has demonstrated compliance with the landscaping, open space, and buffering requirements of the LDC for the commercial areas of the project. Staff finds the request, as conditioned, consistent with Policy 6.1.6.

Policy 6.1.7 of the Lee Plan prohibits commercial developments from locating in a way that opens new areas to premature, scattered, or strip development. The commercial components of this project were previously considered consistent with this policy. With the exception of the reduction in commercial area, no additional changes to this portion of the development are considered. Staff finds this planned development rezoning request consistent with Policy 6.1.7.

Goal 21 establishes the Caloosahatchee Shores Community Plan which aims to protect the character, natural resources, and quality of life of the area, while promoting new development maintaining a rural identity for the neighborhoods east of I-75. There are not specific Objectives or Policies as it pertains to residential development, except for Objective 21.3 which aims to protect and enhance existing neighborhoods by providing appropriate buffers between residential and non-residential development. The companion Land Development Code regulations found in LDC Sections 33-1480 through 33-1524 establish development standards for development in Caloosahatchee Shores. Architectural features and site design requirements would apply to commercial development and multiple-family development. Also, LDC Section 33-1482 requires a publicly-held information meeting for rezonings and development orders. The applicant has provided information from the public information meeting regarding this request and has been included with this report (Attachment S). Staff finds the request consistent with Goal 21, Objective 21.3, and its companion Land Development Code requirements.

Goal 125 of the Lee Plan establishes objectives and policies to ensure that water quality is maintained or improved for the environment and people of Lee County. Objective 125.1 states that development must maintain high water quality, meeting or exceeding state and federal water quality standards. Policies 125.1.2 and 125.1.3 require new development to not degrade surface and groundwater quality and require the design of drainage systems that minimize nutrient loading and pollution in off-site charges. Based on the applicant's submittal materials and because the established development meets these standards, staff finds the request, as conditioned, consistent with Goal 125, Objective 125.1, and Policies 125.1.2 and 125.1.3.

Goal 135 of the Lee Plan addresses the necessity to meet housing needs as Lee County grows in population. Policy 135.1.9 states that the county will ensure a mix of residential housing types on a county-wide basis through the planned development process. This rezoning request considers up to 3,244 dwelling units that will include a mix of multiple-family and single-family units which assists in meeting the housing needs of the county. Staff finds the proposed rezoning consistent with Goal 135 and Policy 135.1.9.

Goal 158 of the Lee Plan establishes the County's intent to provide a diversified and stable economy by providing a positive business climate and employment opportunities for the residents of Lee County. Staff notes that this rezoning request will provide additional employment opportunities for the area and additional housing adjacent to employment areas. Staff finds this planned development consistent with Goal 158.

Transportation Considerations:

The applicant has provided a Traffic Impact Statement (TIS) that describes the impact that the proposed request will have on the County Roadway system (Attachment P). Infrastructure Planning Staff has reviewed the TIS and has found that the proposed project will impact the roadway system at certain roadway sections, and that at the time of local development order review, the project will be further reviewed to determine the required site-related traffic improvements to nearby roadways. Staff also notes that SR 80 is a State-maintained roadway, and all improvements to intersections and roadway sections must be approved through the Florida Department of Transportation (Attachment Q).

Urban Services:

The subject property is serviced by Fort Myers Shores Fire Protection and Rescue Service District within the subject development, Lee County EMS station approximately 2.3 miles west of the property, and a Sheriff substation 9.72 miles west of the property. The applicant has provided a letter of utility availability in accordance with Standards 4.1.1 and 4.1.2 for water and sanitary sewer service (Attachment R). Lee County School Board provided analysis of the proposed residential density, and notes that there is capacity to accommodate the future student population of the development (Attachment R).

Deviations:

The applicant seeks to carry forward the approved deviations from Resolution Z-15-003 (Attachment J) and does not seek any additional deviations.

CONCLUSION:

Based on the analysis provided above, staff offers the following review of the decision-making criteria for the planned development rezoning request. Staff finds that the proposed request:

a) Complies with the Lee Plan;

   Based on the analysis above, staff finds that the request is consistent with the Lee Plan. The proposed use and density are compatible with existing and proposed uses and meet or exceed the objectives and policies herein.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

   Staff continues to recommend of from the deviations previously approved in Resolution Z-15-003.

c) Is compatible with existing and planned uses in the surrounding area;

   The mix of uses surrounding the subject property includes a mix of residential and commercial development, and rural land. The request, as conditioned, is consistent with surrounding existing and planned uses.

d) Will provide access sufficient to support the proposed development intensity;

Access exists from State Route 80, a State-maintained arterial roadway with a second access onto 75th Street West. Staff finds that there will be sufficient access to support the request.

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

Staff has reviewed the transportation impacts of the development, and has concluded that the request does not significantly impact the roadway network in the area.

f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

Staff has reviewed the potential environmental impacts and has determined that the request, as conditioned, meets the requirements of the Land Development Code and Lee Plan and sufficiently protects existing environmentally critical areas and natural resources.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

Additionally, staff has concluded:

a) The proposed use or mix of uses is appropriate at the proposed location;

The proposed mix of uses is appropriate and compatible to the uses surrounding the subject property.

b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and

Staff finds the proposed conditions appropriate for approval and sufficiently address the public's interest expected from the proposed development.

c) That each requested deviation enhances the achievement of the objectives of the planned development and reserves and promotes the general intent of the Land Development Code to protect the public health, safety and welfare:

Staff continues to recommend approval from the deviation approved in Resolution Z-15-003.

Residential Planned Development (RPD)/Commercial Planned Development (CPD) and Agricultural (AG-2) to Residential Planned Development (RPD)/Commercial Planned Development (CPD).

ATTACHMENTS:

A. Expert Witness Information
B. Maps: surrounding zoning, future land use and aerial photograph
C. Recommended Conditions and Deviations
D. Request Statement

E. Legal Description
F. Applicant Proposed Conditions
G. Proposed Schedule of Deviations
H. Resolution Z-99-056
I. Resolution Z-05-051
J. Resolution Z-15-003
K. Administrative Approvals
    1. ADD2017-00091
    2. ADD2018-00058
    3. ADD2019-00017
    4. ADD2019-00169
L. Resolution Z-14-022
M. West Zoning Approvals
    1. Resolution Z-05-074
    2. Resolution Z-19-006
    3. Resolution Z-06-085
N. CPA2021-00016 Staff Report
O. Environmental Staff Report
P. Traffic Impact Statement
Q. Infrastructure Planning Memorandum
R. Letters of Availability
    1. EMS Letter of Availability
    2. Fort Myers Shore Fire District
    3. Lee County School District
    4. Sheriff Letter of Availability
    5. Lee County Utilities
S. Public Information Meeting
T. Master Concept Plan

ATTACHMENT A

LEE COUNTY STAFF EXPERT WITNESS INFORMATION
PROVIDED PURSUANT TO AC-2-6, SECTION 2.2.b(5)(f)3.

Dirk Danley, AICP, Principal Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Elizabeth Workman, Principal Planner, Zoning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee County Land Development Code, Lee Plan, zoning, and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Marcus Evans P.E., Senior Engineer, Development Services, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in Traffic Engineering and Transportation Planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Brandon Dunn, Planning Manager, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Rebecca Sweigert, Senior Manager, DCD, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Nicholas DeFilippo, Senior Environmental Planner, Planning, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Phil Gillogly, P.E., Surface Water Manager, Natural Resources, 1500 Monroe Street, Fort Myers, FL 33901

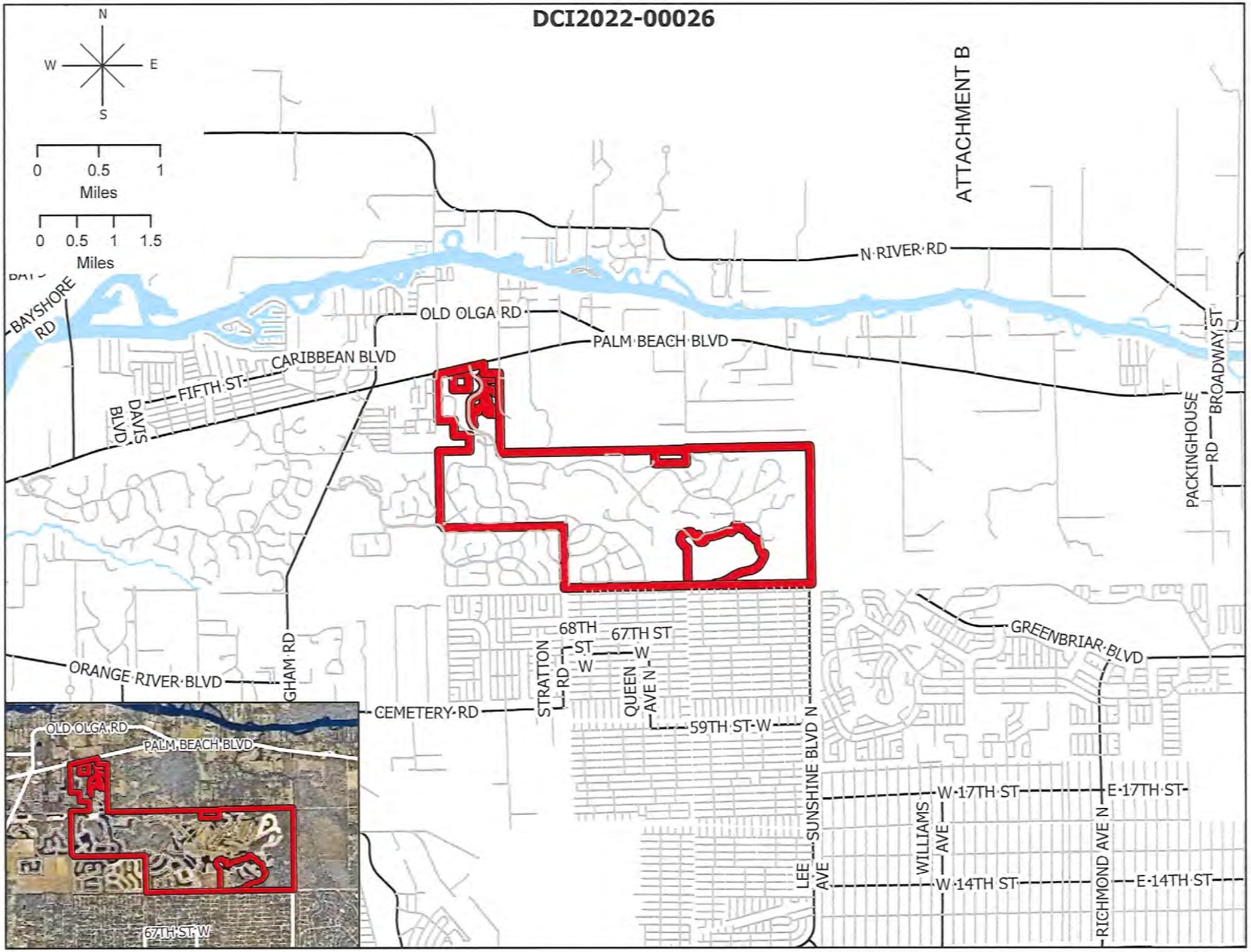
- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

Lee Werst, Natural Resources Supervisor, Natural Resources, 1500 Monroe Street, Fort Myers, FL 33901

- Previously qualified as an expert witness by the Lee County Hearing Examiner. Current resume is on file with the Hearing Examiner.
- Seeking to be qualified as an expert witness in the Lee Plan and land use planning.
- Report and documents are submitted with the Staff Report for this case. Additional documents that may be relied upon and used as evidence during the hearing include: the Lee County Land Development Code; the Lee Plan; and documentation submitted by the applicant as part of the subject application.

DCI2022-00026

ATTACHMENT B





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Aerial

Subject Property

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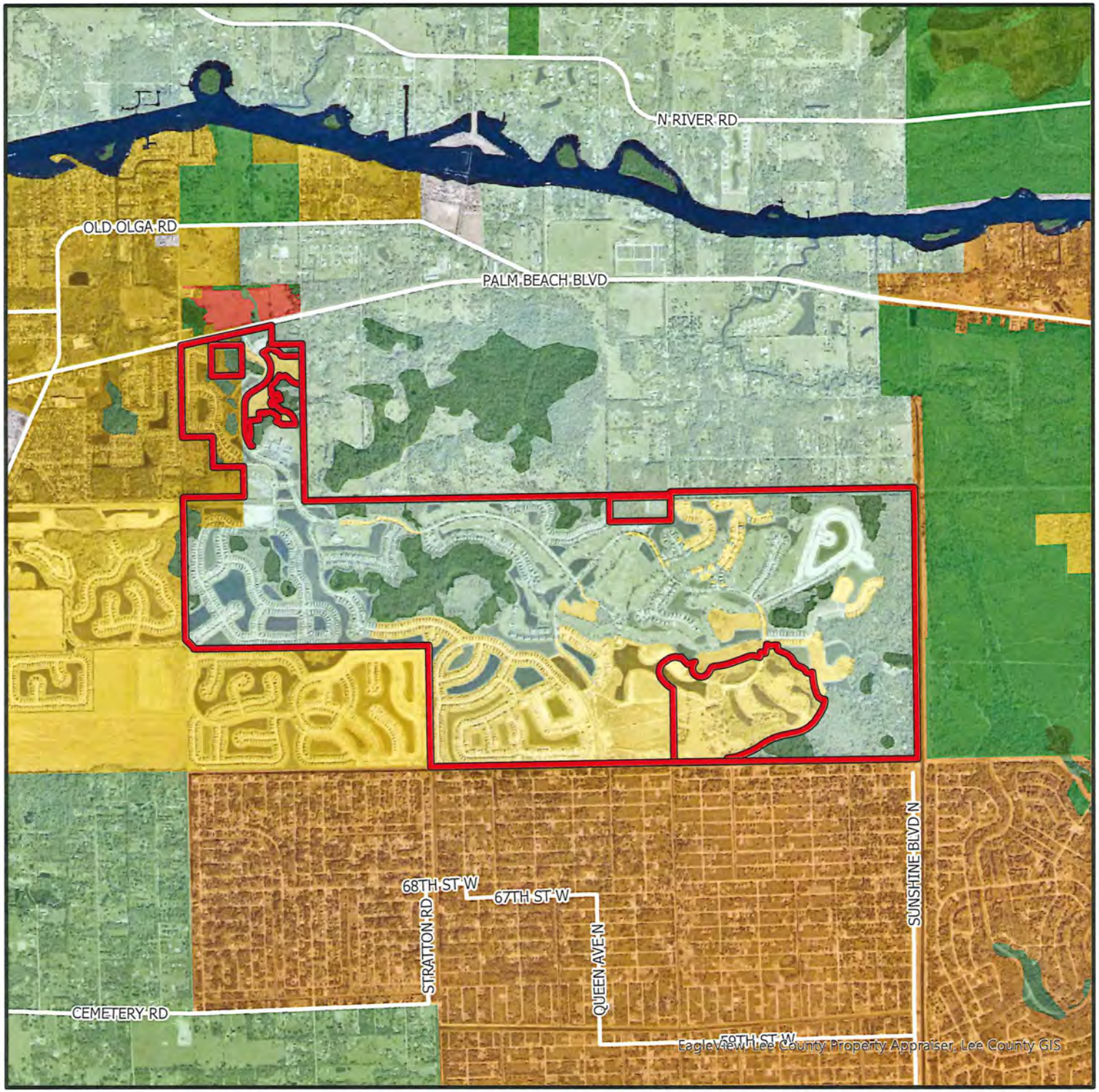

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Future Land Use

- Subject Property
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Public Facilities
- Rural
- Rural Community Preserve
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland

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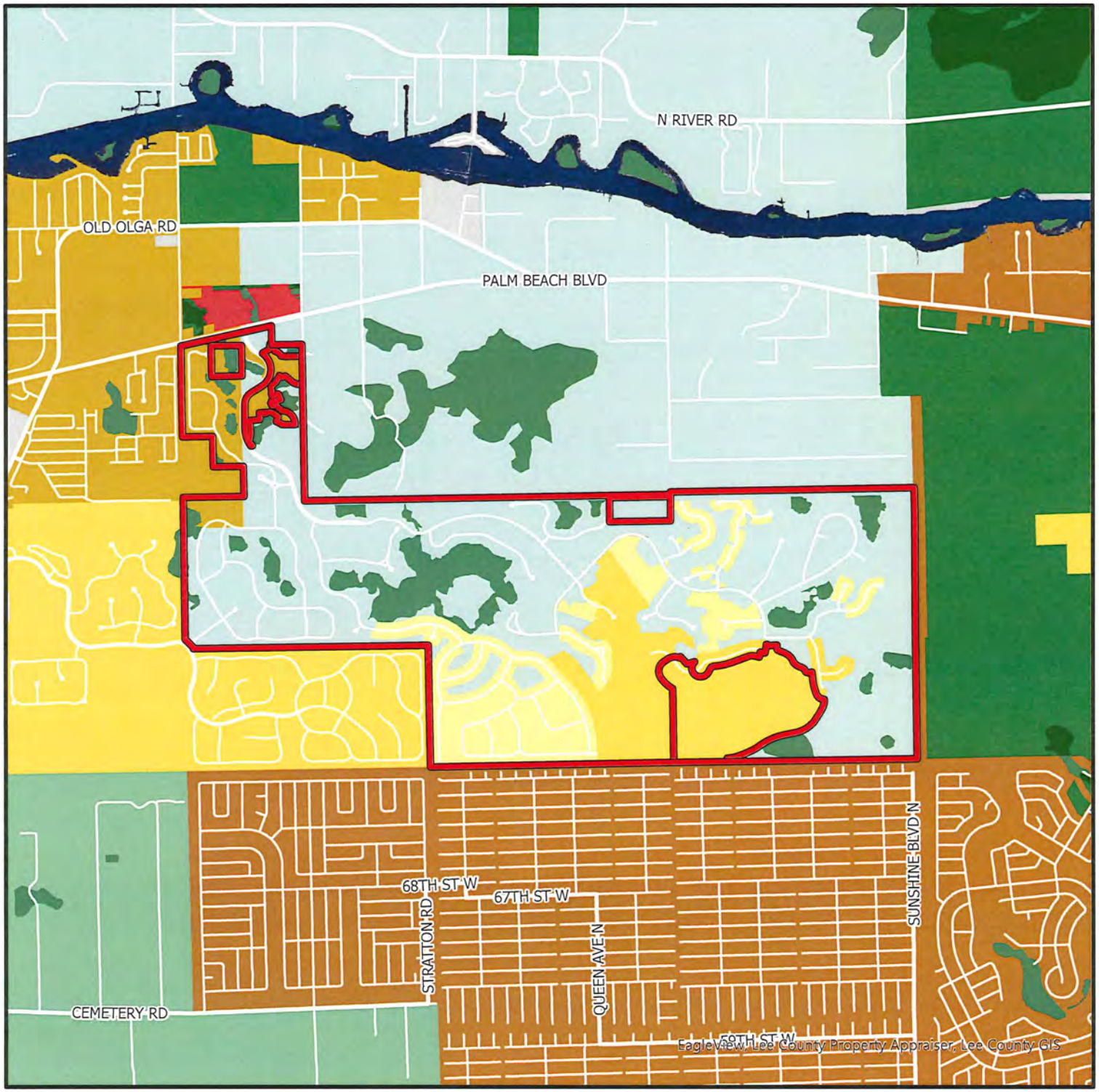

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Proposed Future Land Use

- Subject Property
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Public Facilities
- Rural
- Rural Community Preserve
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland

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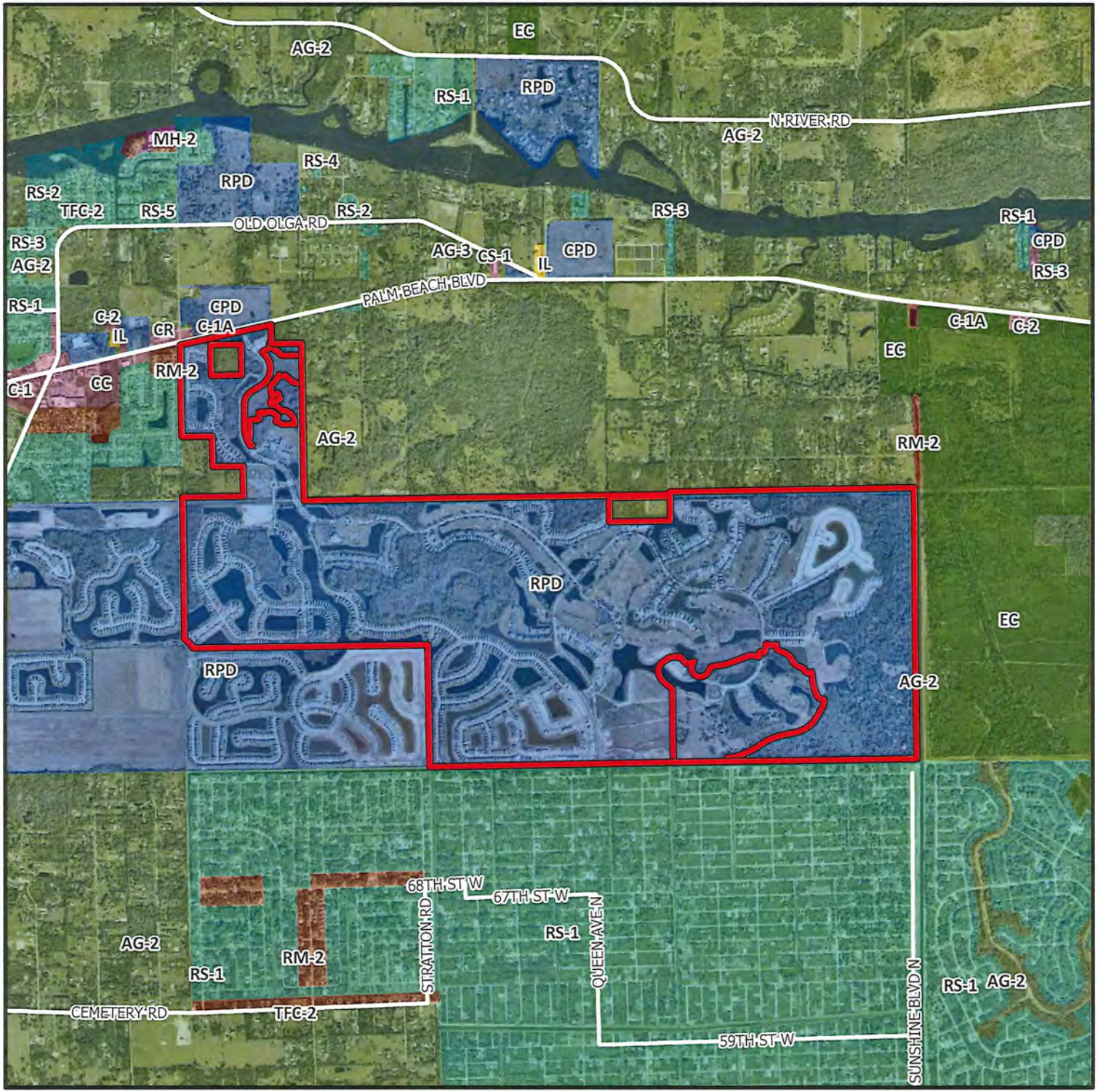

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Attachment C - Conditions

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) for River Hall, last revised May 23, 2023, except as modified by the conditions below.

   The project is limited to a maximum of 15,000 square feet of commercial floor area and 3,244 residential units. See further Condition 5. The 549 dwelling units added by this resolution must be in River Hall II-2022 only as depicted on the Master Concept Plan. No approved plats as of January 11, 2024 within River River Hall II-2022 may be re-platted to increase density.

   This development must comply with all the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development. If changes or modifications are sought, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

   a. SCHEDULE OF USES

   RESIDENTIAL, GOLF & AMENITY SITES

   Accessory Uses and Structures
   Administrative Office
   Club - country and private
   Consumption on Premises - limited to the clubhouse/amenity areas. No outdoor seating unless approved as a special exception (public hearing required)
   Dwelling Units single-family (R-1 or RMF-1), two-family attached (RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1)
   Entrance Gates and Gatehouse
   Essential Services
   Essential Services Facilities, Group I
   Excavation, Water Retention - No blasting and removal of excavated material off site is not permitted
   Fences and Walls
   Golf Course - 36 holes, golf maintenance facility, cart barn and related accessory uses to a golf course. (See Conditions 6 ~~and 20~~ for additional requirements)
   Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)
   Golf Driving Range
   Golf Training Facility
   Laundry or Dry Cleaning, Group I
   Parking lot, accessory
   Personal Services, Group I
   Pharmacy/Drugstore - limited to one within a multi-occupancy complex only and no drive-through

Place of Worship, Religious Facilities
Real Estate Sales Office

Recreational Facilities - Private, On-site only
Repair Shop, Group I
Model Home and Model Unit - must be in compliance with LDC §34-1954
Model Display Center, must be in compliance with LDC §34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project
Parking Lot, Accessory
Parks, Group I
Real Estate Sales Office - limited to sales of lots, homes or units within the development, and must be located in the clubhouse, amenity or model unit sites
Recreational Facilities - Private, On-site only
Residential Accessory Uses
Signs, in compliance with LDC Chapter 30 (See Deviation 5)
Storage, Open, ~~limited~~ to recreational vehicles, boats and similar items for residents only, ~~(River Hall 1 only)~~ limited to locations shown on the MCP ~~attached to Resolution Z-05-051~~, if any, ~~and must be shielded behind a continuous visual screening at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement~~ (See Condition 19 for additional requirements)
Temporary Uses

TOWN CENTER (CPD) - Maximum 15,000 square feet of commercial uses
Accessory Uses and Structures
Administrative Offices
Banks and Financial Establishments, Group I
Business Services, Group I
Consumption on Premises - Indoor only in conjunction with a Restaurant use only. No outdoor seating unless approved as a special exception ~~(public hearing required)~~
Day Care Center, Adult & Child
Drive through in connection with any approved use except drugstore/pharmacy
Dwelling Units, limited to Townhouse and Multi-family~~, only in River Hall 2~~
EMS, Fire or Sheriffs Station
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - No blasting; Excess spoil removal ~~Removal of excavated material~~ off site not permitted
Food Stores, Group I
Hardware Store
Restaurant, Groups I, II, III
Specialty Retail Shops, Group I
Temporary Uses

ELEMENTARY SCHOOL SITE
Public Schools and Related Accessory Uses

b. SITE DEVELOPMENT REGULATIONS

In Accordance with Exhibit C.

Golf Driving Range:

If the Golf Driving Range is open after daylight hours, all lighting must comply with LDC Section 34-936(9) be of the lowest intensity meeting the life safety codes and be shielded and directed away from adjacent residential areas.

3. ~~The following conditions address environmental issues~~Environmental Requirements:

a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Prior to local development order approval, the location of the American Alligator Management Plan signage must be delineated on the development order plans for ~~Division of Environmental Sciences'~~Department of Community Development review and approval. Warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.

b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan For Shulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Any revisions to the Tortoise Management Plan are subject to Environmental Sciences' review and approval.

c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999, must be revised for ~~Division of Environmental Sciences'~~ Department of Community Development review and approval at the time of local development order submittal. This part was previously completed. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer in accordance with LDC Appendix H, or commit to a detailed relocation management plan. If the developer demonstrates it is necessary to impact the burrows, the management ~~proposal~~ plan must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.

d. The developer must submit a detailed Scrub Jay Management Plan to the ~~Division of Environmental Sciences~~ Department of Community Development for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999 and incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.

e. The developer must submit a detailed Sandhill Crane Management Plan to ~~the Division of Environmental Sciences~~ Department of Community Development for review and approval at the time of local development order submittal.

f. Open space must be provided in accordance with the MCP. All individual tracts must provide a minimum of ten percent open space within the tract and may be met with private open space.

g. The developer must provide a minimum of ~~465~~475 acres of indigenous preservation areas in substantial compliance with the MCP. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract to be developed.

h. Prior to local development order approval, the plans for any residential units on individual lots that abut a preserve must delineate a preserve boundary sign location at every other lot line and provide a detail of the sign for the Division of Environmental Sciences' Staff review and approval.

i. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. The developer must schedule an on-site preconstruction meeting with Division of Environmental Sciences' Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.

j. Existing development and ~~River Hall 1~~ future development will meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. Prior to local development order approval for future development of lands ~~within River Hall 2~~, a Protected Species Management Plan must be submitted revising the gopher tortoise and burrowing owl management plans to address the current conditions and update management techniques and required permits; include resident educational materials for the gopher tortoise, listed wading birds, and Florida scrub jay; as well as incorporate a large mammal management plan to limit potential negative human/wildlife interactions.

k. Prior to prescribed burn management activities occurring within the on-site preserve or on the adjacent Hickey's Creek Mitigation park (as notified by the CDD and/or park staff), the HOA of the development pods ~~in River Hall 2~~ located adjacent to the

easternmost preserve must notify these development pods residents of the scheduled prescribed burn activities and general education material on prescribed burn management activities must be provided. If covenants or deed restrictions are required for these development pods, the documents must include language requiring each deed holder ~~will to~~ be informed of their purchase of a lot adjacent to an on-site preserve or public preserve land which is managed with prescribed burning and each deed holder will be presented with education material on prescribed burn management activities at the time of purchase.

4. ~~The following recommendations are presented in order to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.~~Hurricane Preparedness and Mitigation

   a. The developer must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

   b. The developer must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.

   c. If access to this development or any portions thereof is through a security gate or similar device that is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC §34-1749.

   d. The developer must cooperate with the Division of Public Safety/ Office of Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by the Office of Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.

5. ~~The following conditions are included to address~~ Lee Plan Cconsistency ~~issues~~:

   a. The total residential dwelling count within River Hall may not exceed 3,244 dwelling units. In accordance with the Lee Plan, maximum densities per the Future Land Use Categories are provided below:

Table

Future Land Use Category	Acreage	Density	Maximum Units Allowed per Future Land Use Category*
Suburban	86.68	6 du/ac	550
Outlying Suburban	322.04	3 du/ac	966
Sub-Outlying Suburban	304.23	2 du/ac	608
Rural	1074.16	1 du/ac	1074
Wetlands	181.0	0.05 du/ac	9

* Density calculations assume all acreage is available for residential density calculations. Actual achievable numbers may be less.

The portion of the property within the Rural Future Land Use category must maintain densities of one dwelling unit per acre or less. No more than 1,140 dwelling units may be constructed in the Rural designated areas of the project.

~~b. In River Hall 1 - Densities may not be shifted between Future Land Use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.10 of the Lee Plan.~~

c. In River Hall ~~2~~ II-2022 - If permitted by Lee Plan Policy 5.1.10, units may be shifted from River Hall 1 to River Hall ~~2~~II-2022. Densities may not be shifted between Future Land Use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.10 of the Lee Plan.

d. ~~Given the limited existing available Rural 2020 Planning Community Acreage Allocation at the time of rezoning, t~~The available Rural allocation must be determined by the Planning Division prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1(b), Acreage Allocation Table (per Lee Plan Policy 1.6.5). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1(b). Adequate data and analysis to support this amendment must be submitted by the applicant at the time of the request for the Lee Plan amendment. Development in excess of the current Table 1(b) allocations will not be permitted until Table 1 (b) is amended accordingly.

6. ~~The following conditions are included to address the g~~Golf ~~c~~Course:

a. The developer of the golf course must use fertilizers with a low leaching potential (slow release). The fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels~~; and~~.

b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management

plan that includes an integrated pest management (IPM) program and a nutrient management program so that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.

c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of 1PM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and that requires relatively low fertilizer use.

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural

system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County ~~Planning Division~~Department of Natural Resources . The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until the developer submits a revised management plan. If mitigation is necessary to address the pollution, the developer must implement a mitigation plan approved by Lee County.

7. Model units and homes are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and

b. All model sites must be designated on the development order plans; and

c. Prior to constructing model homes within this project, the lots upon which the model homes will be constructed ~~will have been~~ must be shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for River Hall (f/k/a Hawk's Haven) or the LDC, whichever applies. Should setback problems arise after construction of a model home, it will be the responsibility of the owner/developer to resolve the setback problem.

d. Hours of operation for model units and real estate sales within the model units are limited to Monday through Sunday, 8 a.m. through 8 p.m.

8. Construction traffic is prohibited on Hickey Creek Road.

9. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

10. Based on the intersection improvements identified in the applicant's TIS as being necessary for the project, a traffic signal is required at River Hall Parkway/State Road 80

intersection. ~~Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. In the event the signal is not constructed within 12 months, issuance of local development order approvals (excluding development orders only authorizing construction of infrastructure) or building permits within River Hall 2 development, will not be granted until the signal is constructed. The Director of Community Development may authorize an extension, not to exceed six months, if the applicant demonstrates a good faith effort to complete the construction of the traffic signal.~~ Upon completion of the traffic signal at SR 80 and River Hall Parkway, the applicant will provide the Director of Community Development a copy of the FDOT Final Acceptance Letter. Please note that this condition placed by Lee County as part of this rezoning does not exempt the applicant from having to comply with the permit as approved by FDOT.

11. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 1-B and Table 1(b).

12. The developer is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the developer provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

13. If the developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wide enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and it must be installed according to the following density and size:

    a. Six trees per 100 linear feet -At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-1/2 inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees, may be used to meet the requirements of this enhanced buffer.

    b. 33 shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six feet under normal growing conditions. If these "outparcels" come under the control of the developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required.

14. Vehicle access from the northern boundary of the subject property over and across Hickey Creek Road is prohibited.

15. Accessory uses must be located on the same tract, parcel or outparcel where a principal

use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

~~16. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.~~

17. All required buffers must utilize 100 percent native vegetation.

18. The school site is limited to a public school operated by the School District of Lee County.

19. Outdoor storage areas must be in compliance with §34-3001, *et seq*, but must be setback ~~including a~~ 200-~~foot~~ feet~~perimeter setback and~~ with an enhanced buffer.

~~20. A plan showing landscaping in accordance with page 2 of 2 of the approved MCP must be submitted and approved prior to the issuance of a development order for the golf course maintenance facility and amenity center.~~

21. Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard (State Road 80).

22. Buffers

a. A Type "C" or "F" buffer, as described in the LDC, must be provided in the River Hall 2 CPD "Town Center" portion bordering the agriculturally-zoned property to the east. This buffer will not include the existing conservation areas shown on the approved MCP.

b. A Type "D" buffer must be added to the MCP on the "spine" Road for the commercial Town Center portion of the property, in accordance with the LDC.

23. Second Access

a. Within 24 months of the effective date of this Zoning Resolution, the applicant will design, permit, and construct the secondary access to 75th Street West shown on Page 4 of the MCP. The design of the second driveway to the River Hall community must be shown as a part of the first local development order approval for any of the unplatted lands in the southern portion of the development. In the event the secondary access is not constructed within 24 months of the effective date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the development has not exceeded the occupancy of 1,598 dwelling units, and the applicant demonstrates good faith progress on the design, permitting, and construction of the access. This requirement is contingent upon approval from the East County Water Control District (ECWCD) to cross the 50-foot-wide canal along the south side of River Hall. The County will work with the developer to obtain approval to cross the SO-foot-wide canal.

b. Upon construction of the second access to the River Hall community, access through

the security gates must be provided to Lee County School District buses and to emergency vehicles.

24. Wall between River Hall and Portico (ADD2007-00063)
The construction of a wall along a portion of the southern and western property boundaries adjacent to the Portico Residential Planned Development (RPD) is subject to the following conditions:

~~a. The Development must be in compliance with the amended Master Concept Plan, dated APRIL 17, 2007, Master Concept Plan for ADD2007-00063.~~

b. Approval of this administrative amendment was contingent upon approval of ADD2007-00084 (Portico), which was approved on May 14, 2007.

25. Within ninety (90) days of the effective date of this Resolution, the developer ~~of lands within River Hall 2~~ must submit a request to the South Florida Water Management District (SFWMD) for a letter modification to the consumptive use permit for the project to reinstate the groundwater monitoring requirements that were not included in the 2013 permit renewal. These requirements include conditions 31, 32, and 33 of the original Permit No. 36-04006-W issued in 2006. If the SFWMD approves the requested modification, all monitoring reports filed with the SFWMD pursuant to the permit will also be simultaneously filed with the County's ~~Department~~Division of Natural Resources.

26. The developer of lands within River Hall ~~2~~ must provide the ability for drainage from the LAMSID to pass through the project's surface water management system in order to lower, flood stages within the LAMSID. The intent of this condition is to provide for a stormwater conveyance from the existing LAMSID canal along the southern boundary of River Hall during major storm events. This condition is not intended to require the construction of any physical improvements to the surface water management system within River Hall, but only to require access to and authority for the LAMSID to utilize the surface water management system within River Hall in accordance with its existing permit. Documentation of compliance with this requirement will be provided by the developer to the County prior to issuance of any residential development orders for River Hall ~~2~~; provided, however, that this will not prohibit the issuance of development orders solely for the infrastructure improvements (including but not limited to sewer, water, and drainage) for the project.

27. At the written request of the County, T~~t~~he developer of lands within River Hall ~~2~~ must provide, at developer's expense, a temporary modular unit to be located on the River Hall sales facility parcel for use as a station for Lee County Emergency Medical Services (EMS). At a minimum, the modular unit will provide office space, rest/sleeping area, shower and restroom facilities for EMS, along with a minimum of 4 dedicated parking spaces. Upon installation, the modular unit and parking spaces will be leased to the County for $10.00 per year, whereupon the County will be responsible for all costs of operation including, but not limited to, utilities, electricity, telecommunications, furniture, and maintenance. Within thirty (30) days after the effective date of this resolution, t~~T~~he developer shall be responsible for the initial development order application and certificate of occupancy for the installation

of the modular unit upon receipt of the written request from the County. will submit a development order application for the installation of the modular unit, and will diligently pursue issuance of the development order and move-on permit for the unit. The modular unit will be installed within ninety (90) days of receipt of all necessary permitting. The developer's obligation under this condition will expire upon the earlier of: (1) construction and issuance of a certificate of occupancy for the fire station on the parcel within River Hall owned by the Fort Myers Shores Fire District; or (2) five years after issuance of a certificate of occupancy for the modular unit.

28. The applicant will provide quarterly monitoring reports to the Director of Community Development on the status and progress of ~~the traffic signal (Condition 1O)~~ and the southerly access point (Condition 23). A courtesy copy should be provided to the River Hall CDD and Master Homeowner's Association. The first quarterly monitoring report will be due three months after the effective date of this Resolution and will be submitted every three months thereafter until ~~the signal is placed in operation by FDOT and~~ the southerly access receives a certificate of completion from the County. Each monitoring report will identify the current status of the improvement through the design, permitting, and construction stages, and will identify any issues that may affect completion of the improvement within the time specified in its applicable zoning condition.

29. The developer of land within River Hall ~~2~~ must submit, with each development order, a cumulative land development summary table indicating the Future Land Use classification and the number of residential units, and square footage and acreage of commercial retail and commercial office.

30. Emergency Services Requirements

The following improvements must be completed prior to the approval development order for any of the additional dwelling units beyond the 2,695 dwelling units approved by Resolution Z-15-003:

a. Construction of the access point in the Southwest corner of the development to connection to Portico (see DOS2019-00071-M02)
b. Construction of the proposed southerly access point from 75th St West (see DOS2019-00071-A01).

DEVIATIONS:

1. Deviation (1) sought relief from the LDC §10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist. This deviation was APPROVED.

2. Deviation (2) sought relief from the LDC §10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks. This deviation was APPROVED.

3. Deviation (3) sought relief from the LDC §34-2194(b) requirement to provide a 25-

foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits. This deviation was APPROVED.

4. Deviation (4) (ADD2007-00075) sought relief from LDC §30-152(2)c, to allow a reduction in the minimum required setback for residential subdivision entrance signage from 15 feet to 5 feet from the right-of-way. This deviation was APPROVED subject to the following conditions:

   a. Entrance signs to subdivisions within the River Hall Country Club development must be in compliance with the Signage Exhibit, stamped received on April 11, 2007. A copy of which is attached hereto as Exhibit B. Rear setbacks for accessory structures on lots 302-307 and 344-348 must be at least 6 inches.

   b. Either a two-sided sign in a landscaped median OR two one-sided signs on either side of a project entrance within the River Hall Country Club will be allowed at the entrance to each residential development. All signs must be in accordance with Chapter 30 of the LDC.

5. Deviation (5) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30foot building setback from indigenous plant communities subject to fire, to allow a side setback of 17 feet for the following existing platted lots: River Hall Country Club, Phase Two, Block K, Lots 29, 57, 76, and 77, as documented in Instrument No. 2006000409514. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

6. Deviation (6) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30-foot building setback from indigenous plant communities subject to fire, to allow a setback of 20 feet for existing platted lots in River Hall Country Club Phase Two, Block K Lots 37-39, 54-57 & 65-77 as documented in Instrument No. 2006000409514, and Hampton Lakes at River Hall Phase One, Lots 102-134, as documented in Instrument No. 2005000153004. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

7. Deviation (7) seeks relief from the LDC §34-934 requirement that permits dwelling units within a CPD when there are at least 50,000 square feet or more of commercial uses, to allow dwelling units within the existing River Hall CPD which was permitted for 45,000. This deviation is APPROVED.

Exhibit A – Protected Species Management Plan for Schulman Parcel (American Alligator Management Plan; Gopher Tortoise Management Plan; and Scrubjay Management Plan

Exhibit B – Signage Exhibit

Exhibit C – Property Development Regulations

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

RIVER HALL RPD/CPD

ATTACHMENT D

REZONING
Request Statement & Lee Plan Compliance

BACKGROUND AND REQUEST

The Subject Property is located in Alva, Florida (Unincorporated Lee County), southeast of the intersection of Buckingham Road and State Road 80 (See Figure 1.) and consists of ±172.67 acres encompassing six (6) parcels, further referenced as the Subject Property. The proposed zoning request runs concurrently with the proposed River Hall Map Amendment (CPA2021-00016).

The proposed rezoning seeks to add 9.98 acres to the River Hall RPD and increase density to allow 3,244 units, for a total of 1.6 units per acre on 1,988 acres. The CPD is proposed to 5.55 acres, with a maximum of 15,000 sf of commercial uses.

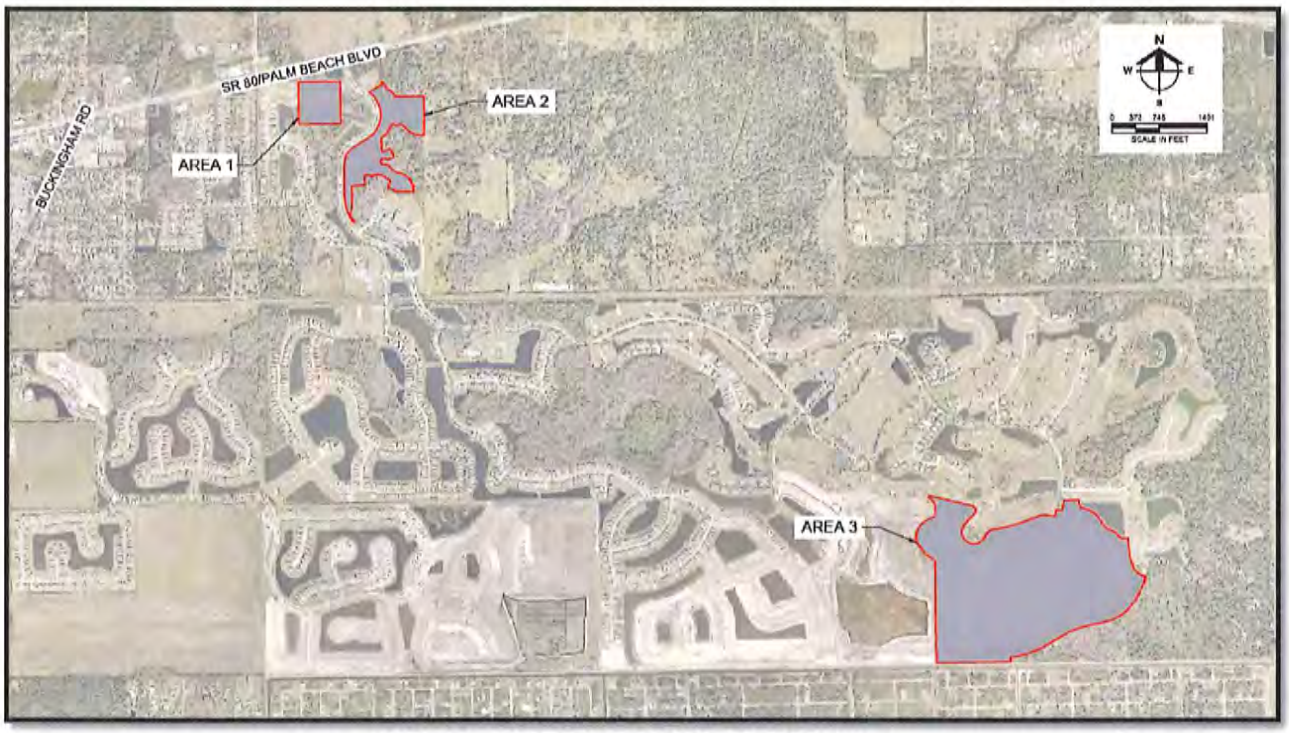


Figure 1. Subject Property Location Map

HISTORY

1999 - The River Hall Project, which refers to the 1,798 acres that make up the entire development, was rezoned from AG-2 to RPD to allow 1,598 units through zoning resolution Z-99-056.

- Project size: 1,798 acres
- All land Rural FLU

2005 **-** Followed by a rezone from AG-2/RPD to RPD/CPD to allow 1,999 units on 1,978 acres through zoning resolution Z-05-2015.

- Project size: 1,978 acres
- All land Rural FLU

2015 **-** The project then underwent a rezoning and Comprehensive Plan Amendment (CPA) to increase density to allow 3,244 units through Z-15-003 and CPA2012-00001.

- Project size unchanged at 1,978 acres
- 1,064 acres of Rural and 223 acres of Wetlands converted to 153 acres of Conservation Lands Wetlands, 264 acres of Conservation Lands Uplands, and 870 acres of Sub-Outlying Suburban (SOS)
- Created irregular, isolated SOS shapes in the Future Land Use Map (FLUM)

RIVER HALL II - 2022

Shown on the MCP as "River Hall II – 2022", the Subject Property is located in three unplatted areas of River Hall, totaling 172.67 acres:

Rezone Area 1 – Southwest of River Hall Project Entrance – ±9.98 Acres

- Proposed to be 100% preserved
- Located on west side of River Hall Parkway, undeveloped
- Current FLU: Suburban / Wetlands
- Current zoning: AG-2
- Proposed zoning: RPD
- Proposed use: preserve

Rezone Area 2 – Southeast of River Hall Project Entrance – ±22.74 Acres

- Located on east side of River Hall Parkway, undeveloped
- Current FLU: SOS
- Proposed FLU: Suburban (CPA2021-00016)
- Zoning: CPD & RPD
- Proposed use: Commercial and/or residential

Rezone Area 3 – Southeastern portion of River Hall – ±139.95 acres

- Proposed density cap of 420 units (140 ac x 3 du/ac)
- Located east of the platted portion of Hampton Lakes, undeveloped
- Current FLU: SOS
- Proposed FLU: Outlying Suburban (CPA2021-00016)
- Zoning: RPD
- Proposed use: Residential

Approval of this rezoning will allow a total of 3,244 units for River Hall. The proposed increase in density and acreage equates to 1.6 dwelling units per acre for the overall River Hall Project, an increase of 0.2 units per acre when compared to the current approval.

As future portions of the report outline, the allowable density by Future Land Use is more than the proposed 3,244 units. The RPD portions of the project encompass 1982.87 acres, within

various future land use categories. Calculating the previously preserved wetlands at the lower Rural rate of 1 units per acre, the allowable density is 3385 units. Therefore, the requested zoning proposes 141 units less than what is allowed by Future Land Use.

Allowable Density		
FLU	**AC**	**Allowable Density**
Suburban	92.93	557.58
Wetlands (*)	21.14	126.84
Outlying Suburban	308.77	926.31
Sub-Outlying Suburban	275.59	551.18
Rural	1051.80	1051.80
Wetlands (**)	168.06	168.06
Impacted Wetlands	64.54	3.23
TOTAL:		**3385.00**

* Newly added wetland preserve within the "10-acre" parcel calculated at Suburban rate

** Previously preserved wetlands calculated at Rural rate

ADJACENT LAND USE AND ZONING

The adjacent properties to the north, south, east, and west of the three Subject Property locations are all within the Urban Community, Suburban, Outlying Suburban, Rural, and Wetlands FLUM categories, based on the concurrent CPA's proposed FLUM, as shown in tables 1.a, 1.b, and 1.c.

North - To the north of the River Hall Project, and abutting the Subject Property, are properties within the Rural FLU category. The River Hall Project also abuts Commercial FLU just north of Palm Beach Boulevard, at the entrance to the River Hall Community.

South - To the south of the River Hall Project, including the canal, are properties within the Urban Community category, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.4. The Urban Community FLU also allows a maximum total density of 10 du/ac, as well as the potential to increase to 15 du/ac utilizing Greater Pine Island Transfer of Development Units. In addition to the River Hall Project, the Urban Community FLU also abuts the southern boundary of Rezone Area 3.

East - To the east of the River Hall Project are the Rural and Urban Community FLU categories. A LAMSID canal abuts the southern portion of the River Hall Project's eastern boundary, designated as Urban Community, followed by Hickey Creek Mitigation Park (Conservation lands). The northern portion of the eastern boundary abuts a Rural FLU, including a portion of the Subject Property in Rezone Area 2.

West - To the west of the River Hall Project, along the northern portion of the western boundary line, are lands designated Suburban, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.5, as well as the potential to increase to 8 du/ac utilizing Greater Pine Island Transfer of Development Units. The southern portion of the western boundary line abuts two RPD developments under the Outlying Suburban FLUM Category, which allows up to 3 du/ac.

COMPATIBILITY WITH SURROUNDING PROPERTY

The proposed rezoning is compatible with the existing and planned uses in the surrounding area. Being located within and/or completely surrounded by for the River Hall Project, the Subject Property's specified locations mostly abut land within the River Hall RPD/CPD, designated as Suburban, Outlying Suburban, Rural, and Wetlands on the CPA's proposed FLUM. The perimeter of the River Hall Project also abuts Outlying Suburban to the west, Urban Community to the south, and Rural to the east. Please refer to the tables below, which inventory in further detail the Subject Property's surrounding Future Land Use categories, zoning and existing land uses.

TABLE 1.a – Rezone Area 1			
	Existing Future Land Use	**Zoning District**	**Existing Uses/Notes**
NORTH	Suburban, Rural, Wetlands	RPD:CPD (RH)	Vacant Commercial, indigenous open space, lake
SOUTH	Suburban, Rural, Wetlands	RPD:CPD (RH)	Indigenous open space
EAST	Suburban, Rural, Wetlands	RPD:CPD (RH)	Indigenous open space, sales center
WEST	Suburban, Wetlands	RPD:CPD (RH)	Residential, lake, indigenous open space

(RH) – River Hall RPD/CPD
(OFF) – Offsite

TABLE 1.b - Rezone Area 2			
	Existing Future Land Use	**Zoning District**	**Existing Uses/Notes**
NORTH	Rural	RPD:CPD (RH)	Vacant Commercial, indigenous open space, undeveloped
SOUTH	Rural	RPD:CPD (RH)	Elementary School, indigenous open space
EAST	Rural	RPD:CPD (RH) /AG-2 (OFF)	Residential, indigenous open space
WEST	Suburban, Rural	RPD:CPD (RH)	ROW, sales center

(RH) – River Hall RPD/CPD
(OFF) – Offsite

TABLE 1.c – Rezone Area 3			
	Existing Future Land Use	**Zoning District**	**Existing Uses/Notes**
NORTH	Outlying Suburban, Rural	RPD (RH)	Residential, lake
SOUTH	Urban Community Rural & Wetlands	RS:1 (OFF) RPD (RH)	Vacant residential, residential, conservation easements
EAST	Rural, Wetlands	RPD (RH)	Conservation easements, lake, residential
WEST	Outlying Suburban	RPD (RH)	Residential

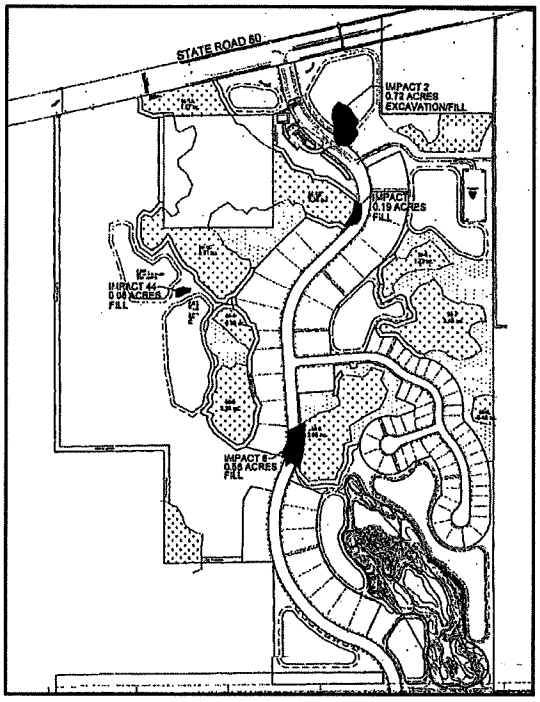
(RH) – River Hall RPD/CPD
(OFF) – Offsite

The proposed uses are compatible with the surrounding development. Rezone Area 1 is entirely preserve. The uses proposed in Rezone Areas 2 and 3 are unchanged from the previous approval. Rezone Areas 2 and 3 are land areas that have been included within River Hall since the first rezoning in 1999, deemed compatible and consistent with the surrounding properties through 3 public hearing processes. Acknowledging a potential for incompatibility near the project entry, additional provisions are proposed where density increase is proposed by offsite Rural Future Land Use. As noted on the MCP, if multifamily height exceeds 35' (allowed height

of abutting rural/AG land), principal building setback will be increased to 150-feet. Additionally, to ensure a parking lot isn't constructed in the separation to rural land, a transition lake is required. Notes have been added to the eastern boundary of the CPD outlining these requirements.

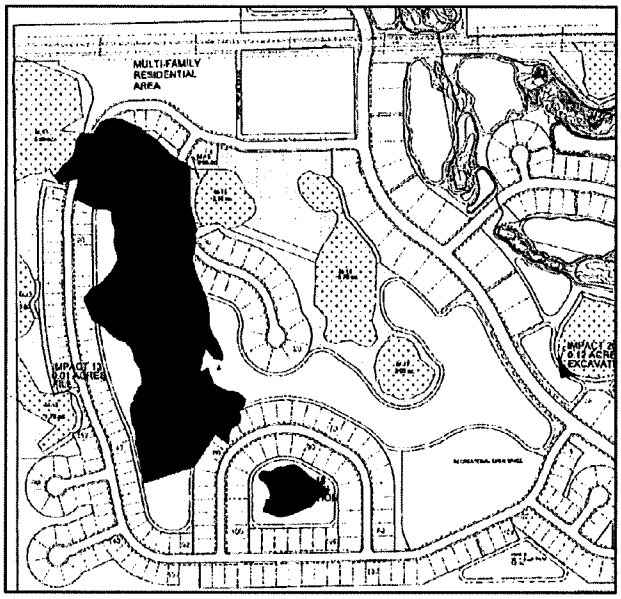
WETLAND IMPACTS

The wetland impacts have been calculated using two approved ERP Permits. Wetland impacts were permitted in 2001 through ERP Permit No. 36-04006-P (Application No. 9910123) and modified in 2006 through ERP Permit No. 36-04006-P (Application No. 051122-18). The modified application applied only to land south of the powerline easement. As such, the impacts north of the powerline easement are calculated from the 2001 permit through four wetland impact areas. As shown on the "Impact Plan" prepared by Consul-tech Engineering, 1.57 acres of wetland impacts have been permitted north of the powerline easement. Please see the table and image below and page EN-3/EN-21 included within the enclosed Environmental Resource Permit Staff Review Summary for Permit No. 36-04006-P. As shown in the table below, one wetland impact area was in the Suburban Future Land Use category, with the remaining wetland impacts in the Rural Future Land Use category.



Wetland Impacts North of Powerlines		
Impact ID #	**Size**	**FLU**
1, 2, 8	1.49 ac	Rural
44	0.08 ac	Suburban
TOTAL	**1.57 ac**	

South of the powerline easement, 62.67 acres of wetland impacts are permitted as modified through ERP No. 36-04006-P (see page 14 of 27 of the enclosed permit from SFWMD). As shown in the table below, only one area was in the Suburban Future Land Use category.



Wetland Impacts South of Powerlines		
Impact ID #	**Size**	**FLU**
19 Areas	61.25 ac	Rural
19	1.42 ac	Suburban
TOTAL	**62.67 ac**	

For a comprehensive map of River Hall wetlands (impacted and preserved) and FLU, please see enclosed "Allowable Density Exhibit." Wetland summary is as follows:

Wetland Summary	
Preserved Rural	168.06 ac
Preserved Suburban	21.14 ac
Impacted (Sub=1.50, Rural=62.74)	64.54 ac
TOTAL:	**253.74 ac**

FUTURE LAND USE ELEMENT

Upon approval of the concurrent River Hall CPA, the ±172.67 acre Subject Property will have FLU designations of Suburban, Outlying Suburban, Rural, and Wetland. The proposed rezoning complies with the maximum densities permitted in each future land use category, as proposed by the concurrent CPA, which are associated with Policies 1.1.5, 1.1.6, 1.4.1, and Objective 1.5. The requested density of 3,244 units is less than the allowable density of 3,385 units.

The proposed rezoning is consistent with Objective 1.1 (Future Urban and Suburban Areas) and corresponding Policies 1.1.5 and 1.1.6 for Suburban and Outlying Suburban future land use categories, based on approval of the companion CPA's proposed map amendment to the Lee Plan. This rezoning application will ensure the Subject Property is developed at the density approved by the concurrent CPA request. The proposed increase of 549 dwelling units will allow for buffers, open space, recreational/amenities, and increased flexibility to allow for continued protection of environmentally sensitive lands. The proposed density is compatible and consistent with existing densities found in residential developments adjacent to the Subject Property east of Buckingham Road.

Allowable Density - with 10-ac parcel added - Commercial excluded from Suburban - all preserved wetlands per Policy 124.1.1 - impacted wetlands at 1 du/20 ac - FLU per CPA2021-00016 as revised April 2023				
FLU	**AC**	**Less CPD**	**Rate**	**Allowable Density**
Suburban	98.48	5.55 (=92.93)	6	557.58
Wetlands - preserved at Suburban rate	21.14		6	126.84
Outlying Suburban	308.77		3	926.31
Sub-Outlying Suburban	275.59		2	551.18
Rural	1051.80		1	1051.80
Wetlands - preserved at Rural rate	168.06		1	168.06
Impacted Wetlands	64.54		0.05	3.23
TOTAL:	**1988.38**			**3385.00**

Allowable Density: 3385 units

LEE PLAN – VISION STATEMENT

The Fort Myers Shores vision statement provides an overview of the existing conditions and unique characteristics of the Fort Myers Shores Community. Although encompassed by residential single-family homes in a more rural character, the community is anticipated to grow substantially, with majority of the land designated as Suburban, Outlying Suburban, Rural or Urban Community, and planned commercial nodes for higher intensity development. The vision for this plan is to allow the Fort Myers Shores Community to continue to develop a commercial/employment center for the adjacent communities.

The Subject Property is located within the Fort Myers Shores Community, as shown on Lee Plan Map 1-B. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to "protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments." The requested rezone will reinforce this goal by promoting an increase in new residential development in a location already planned for future residential.

In line with the Fort Myers Shores Community's intent to support continued development of a commercial/employment center, the additional rooftops proposed by this request will help aide future commercial development. Viability of future commercial development is often dependent on the availability of surrounding residential homesites. As such, the proposed additional dwelling units may play a vital role in the timing associated with the future commercial development within the Fort Myers Shores Planning Community. The proposed increase of 549 dwelling units mirrors the additional density allowed by the concurrent CPA's proposed FLUM changes, which is consistent with this vision. The proposed rezoning areas represent a location where slightly greater density is compatible with the surrounding uses and where existing infrastructure can support the proposed project.

Adequate urban services exist to justify and support future development under the proposed request without negatively impacting the surrounding natural resources or burdening the surrounding infrastructure and public services. Under this zoning application for the River Hall Project, the intended development plan will create a residential community consisting of 549 units more than the currently approved River Hall RPD. Buffering, open space/preserve areas, environmental stewardship, and recreational areas are incorporated within the current development and can be modified, if necessary, to accommodate the additional density, providing sufficient facilities and ensuring compatibility with the surrounding properties and consistency with the objectives provided in the Fort Myers Shores Community vision.

GROWTH MANAGEMENT

The request is consistent with Goal 2, Objective 2.1 (DEVELOPMENT LOCATION), and corresponding applicable Policies 2.1.1 and 2.1.2, which outline the intent to promote contiguous and compact growth patterns, contain urban sprawl, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. Upon approval of the concurrent CPA, the acreage included in this request is within the Suburban, Outlying Suburban, Rural and Wetland FLU categories, and is located where adequate urban services not only exist, but are in place for development to proceed without negatively affecting natural resources or requiring additional infrastructure.

The existing urban services support the appropriateness for the proposed density increase, and indicate the residential development intensification in this region, supported by the approved CPAs/Rezonings to increase density on properties adjacent to the River Hall Project. Subsequently, the proposed density increase represents a logical extension of existing development patterns and an efficient use of public infrastructure. The developments that have recently went through a CPA and rezoning are located to the west of the River Hall Project.

The northern parcels included in this request (Rezone Areas 1 and 2) abut land within the Suburban FLU designation to the west. Its location adjacent to the Suburban FLU, access to urban services, and proximity to State Road 80 and future commercial substantiates the appropriateness of the increased density proposed by this request. In addition, the timing of this request is appropriate given the need for additional dwelling units in this area based on the continued population growth trend in Southwest Florida and the limited housing availability for both renters and buyers.

The proposed rezoning will not result in urban sprawl, which is defined in the Lee Plan as "The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into out-lying, non-urban areas." Conversely, the proposed rezoning will help to prevent

leap-frogging of density into out-lying non-urban areas by permitting the additional density in a logical location as an extension of existing development patterns within the Community. The availability and current existence of urban services provides supporting evidence for development to take place in the proposed rezone areas, which will utilize and adhere to the strict regulations associated with the planned development process to deliver a quality product, which closely aligns with the needs and desires of the Fort Myers Shores Community.

The request is consistent with Objective 2.2 (DEVELOPMENT TIMING), which outlines the intent to direct new growth to future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. The existing and future residential uses surrounding the property, and adequate urban services justify the timing of this rezoning, which will allow for medium to low-density development that will help fulfill housing needs in Lee County. The attached letters of determination of existing support facilities (Fire, EMS, Law Enforcement, Solid Waste, Mass Transit, Schools) further emphasize the adequacy of timing and support in place for the purposed development. Please note that the attached letters of determination are associated with the companion CPA and are based on single family units, the largest rate generator for utilities and schools. As such, any combination of single family and/or multi-family will comply with the capacities found sufficient by Lee County Utilities and The School District of Lee County, for the requested 549 additional dwelling units.

The project will comply with Objective 2.5 (HISTORIC RESOURCES). A Historical Resources query was made to the Florida Master Site File and the results included with this submittal delineating the location of the property regarding historical and culturally sensitive areas in Lee County. The Subject Property was found to be clear of any cultural or historical resources.

GENERAL DEVELOPMENT STANDARDS

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

The River Hall Project's existing and proposed density does not and will not exceed 2 dwellings units per acre. However, the Subject Property is located within the LCU future water service area, according to Map 4-A of the Lee Plan, and as a result is required to connect to a public water system, in accordance with Standard 4.1.1. The project intends to tap into LCU for potable water service. A letter of availability from LCU is included with this submittal, demonstrating sufficient capacity within the Olga Water Treatment Plant.

Due to the development's location within the LCU future sewer service area, as shown on Map 4-B of the Lee Plan, it must connect to sewer utility if there is existing infrastructure adequate to accept the effluents of the development within ¼ mile from any part of the development, as required by Standard 4.1.2. The project intends to tap into City of Fort Myers Utilities for sewer service. A letter of availability from LCU is included with this submittal, demonstrating sufficient treatment capacity within the City of Fort Myers South Water Reclamation Facility.

Consistent with Standard 4.1.4, an Environmental Assessment Report is included with this submittal. The report analyzes environmentally sensitive areas of the site. No environmentally sensitive lands will be impacted by the proposed rezone. As shown on the MCP, the added 9.98 parcel will be entirely preserved.

RESIDENTIAL LAND USES

Pursuant to Goal 5 (RESIDENTIAL LAND USES) of the Lee Plan, the County needs "to accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types." According to the Bureau of Economic and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 750,493 in 2020 to 904,700 by 2030. This influx of an additional 154,207 residents further emphasizes the need to provide housing to accommodate the projected population growth for the area. Additionally, the Subject Property is located within Unincorporated Lee County (a sub-section of Lee County), which has housed approximately half of the County's total population from 2010 to 2020. As such, Unincorporated Lee County should anticipate garnering a large percentage of the County's total population increases year after year. The utilization of the Subject Property for some additional housing will assist in achieving this goal. Consistent with Policy 5.1.1, River Hall will be developed as a planned development. Furthermore, in alliance with Policy 5.1.3 – which emphasizes directing residential developments to locations near employment and shopping centers, parks and schools – the proposed development is proximate to SR 80 corridor growth and existing and future commercial nodes within 3 miles, public parks, and public schools to serve its residents.

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

Policy 5.1.6 calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design. The River Hall Project is currently a clustered development plan and the proposed rezoning to increase density and acreage will comply with the community's development regulations providing sufficient open space, preservation areas and recreational areas incorporated within the development.

Policy 5.1.7 requires that community facilities (such as park, recreational, and open space areas) in residential developments to be functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. The proposed development has an existing centrally located amenity center facility with multi-access for all residents. Additionally, open space areas will meet or exceed requirements of the LDC, and passive recreational areas will be provided, such as a shared-use pathway network linked to interior sidewalks and any proposed pedestrian/bicycle facilities along State Road 80.

COMMUNITY PLANNING

The Subject Property is identified within Lee Plan Map 2-A as being within the Caloosahatchee Shores Planning Community. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to "Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for

redevelopment, mixed use development and pedestrian safe environments." The requested rezoning will reinforce this goal by promoting new residential development in an ideal location planned for growth. Additionally, and consistent with Policy 21.1.3, a rezoning to RPD is requested by this application. The requested RPD, through "appropriate conditions of approval," will implement protection from inconsistent and incompatible urban development and ensure compatibility with the rural character through buffers and open space and a clustered development land use pattern.

TRANSPORTATION ELEMENT

A Traffic Impact Statement prepared by David Plummer & Associates is included in this submittal.

In summary, the study reveals that with or without the proposed rezoning request the resulting project will not:

- The proposed density increate is expected to generate 251, 381, and 3,538 more net new external trips during the AM peak hour, PM peak hour, and on a weekday, respectively, as compared to the development allowed under the current zoning;
- The proposed density increase has no significant and adverse impacts on County-maintained roadways
- The segment of SR 80 from SR 31 to Buckingham road is anticipated to operate at LOS F under future conditions with the current zoning and with the proposed amendment;
- The applicant will meet Lee County requirements regarding the payment of road impact fees at the time of development order application. Road impact fees can be used by Lee County to fund road or intersection improvements needed to support all area development as deemed necessary through the MPO LRTP process.
- The proposed amendment for the River Hall CPD/RPD does not trigger additional transportation infrastructure improvements beyond those identified in the Lee Plan.

Objectives 39.2, 39.6, and associated policies of the Transportation Element ensure coordination of land use development with planned transportation facilities appropriate for that area, resulting in increased mobility options and improving all modes of transportation. The concurrent rezone application will ensure consistency with Policy 39.2.2 by providing connectivity and accessibility via incorporating pedestrian, bicycle, and alternative modes other than motor vehicles, while ensuring connection to the adjacent public right-of-way (Palm Beach Blvd/SR 80).

Consistent with Policies 39.6.1, 39.6.2, and 39.6.3, the proposed River Hall development, at time of Development Order, will ensure all necessary traffic management infrastructure and pedestrian/bicycle connections are in place. Providing proper access both internally as well as externally to the planned shared use path/sidewalk along Palm Beach Blvd per Map 3-D and connection with the Pine Island – Hendry Trail per Map 4-E of the Lee Plan.

COMMUNITY FACILITIES & SERVICES ELEMENT

Potable Water - The Subject Property is currently located within the Lee County Utilities (LCU) service area based on the most recent Lee County Utilities Future Water Service Areas Map 4-A, dated November of 2021. The LCU Potable Water and Wastewater Availability Letter, dated August

31, 2021, indicates that potable water mains are in operation adjacent to the property and presently have sufficient capacity to service the 549 SF dwelling units proposed by this rezoning request.

In summary, LCU has sufficient potable water capacity to meet the needs of the requested rezoning based on consistency with Policies 53.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented in the Existing and Future Conditions Analysis.

Sanitary Sewer **-** The Subject Property is located within the Lee County Utilities future sewer service area based on Lee Plan Map 4-B. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that sanitary sewer lines are in operation adjacent to the property and presently have sufficient capacity to service the 549 SF dwelling units proposed by the companion FLUM amendment and this rezoning request.

In summary, LCU has sufficient sanitary sewer capacity to meet the needs of the requested rezoning based on consistency with Policies 56.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented in the Existing and Future Conditions Analysis.

Surface Water Management **-** The Subject Property is located within the South Florida Water Management District's (SFWMD) Tidal Caloosahatchee Basin. Lee Plan Map 5-D shows the property within the Olga Creek Watershed area. The River Hall RPD has a current surface water management system on site and a surface water management permit on file with the South Florida Water Management District. There are existing wetlands on site. The existing and proposed system meets the applicable County's LOS Standard, which is as follows per Lee Plan Policy 95.1.3.4:

> ***Policy 95.1.3.4:*** *Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding of designated evacuation routes (see Map3-F) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.*

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

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

Objective 60.4 outlines the intent to incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water

storage, wildlife habitat, recreational opportunities, and visual relief. The proposed development will provide Florida Friendly Landscaping vegetation, retention/detention lakes, and preserved wetlands and conservation easements. It will also provide a surface water management system that will incorporate natural flow ways through utilization of the existing wetland systems, complying with policies 60.4.1, 60.4.2, and 60.4.3.

PARKS, RECREATION & OPEN SPACE

Pursuant to Section 10-415 of the LDC, the development is required to provide 40% open space with 50% of the required open space provided as indigenous native vegetation preserve areas. The clustered design and site layout of the proposed MCP allows a significant amount of land area to be provided for open space, meeting the LDC's requirements. These open spaces will encompass preserve areas, passive recreational areas, lakes, and buffers ensuring consistency with Goal 77 – requiring new development "to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation." Consistent with Policy 77.3.1, the development will provide more than half of the required 40% open space as existing native plant communities. Additionally, the project's clustered design incorporates "large, contiguous open space areas in the development design," consistent with Policy 77.3.4. Additionally, the added 9.98 parcel will be preserved, adding to the provided open space of the overall development.

CONSERVATION & COASTAL MANAGEMENT ELEMENT

The Subject Property is not within the Coastal High Hazard Area or Coastal Building Zone, based on Lee Plan Map 5-A.

To ensure consistency with Goal 123 of the Lee Plan, an environmental assessment was conducted and a report by Passarella & Associates, Inc., dated October 2021 is included as part of this submittal (Exhibit M13). Consistent with Policies 123.1.5, 123.1.7, 123.2.2 and 123.2.4, the proposed clustered development provides designated preserve areas and conservation easements. These preserves/conservation easements protect high quality wetlands, plant communities, and indigenous uplands, while addressing restoration and management of non-indigenous/invasive areas of the property. In addition, the preserves/conservation easements located in the eastern portion of the River Hall Project abut a LAMSID Canal followed by Hickey Creek mitigation park (County owned conservation land), supporting "connectivity between public and private conservation and preservation efforts," outlined in Policy 123.1.5. Consistent with the intent of Policies 123.2.8, 123.2.9, 123.2.10, and 123.2.11, the River Hall Project is subject to a long-term plan, as approved by Lee County, to provide management and maintenance of the preservation areas and be designed to protect the natural character of adjacent nature preserves.

Lee Plan Goal 124 provides language to ensure adequate maintenance and enforcement for any development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. Portions of the 9.98 acres added parcel contain wetlands, but no development is proposed in this parcel. As such, there will be no development related impacts to the River Hall Project's existing wetlands by the requested rezoning. The Project's provided wetlands and conservation areas will be reviewed for compliance with the Lee Plan during the rezoning process. The use of a cluster development pattern on the urban designated lands, included in this request, permits an increase in the Project's density without impacting the project's existing wetlands, preservation, and conservation areas. The development, as it moves through the permitting

process, will be reviewed by the South Florida Water Management District and as a result will be consistent with overall Goal 124, Objective 124.1, and Policies 124.1.1 and 124.1.2.

The proposed rezoning to the River Hall Project will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.2 and 125.1.3. The concurrent comprehensive plan map amendment and rezoning application review processes will ensure that water quality is maintained or improved through a comprehensive surface water management system, which will be modified if needed to support the additional 549 dwelling units. The proposed development will reduce nutrient loading and impacts to adjacent waterways; preserve high-quality wetlands; and eliminate the potential for hundreds of individual wells and septic systems by requiring connection to the adjacent potable water and sanitary sewer infrastructure.

HOUSING ELEMENT

Consistent with Goal 135, the proposed rezoning will help to provide adequate housing for existing and future residents of Lee County. The County's objective is to work with private and public housing providers to ensure the types, costs, and locations of housing are provided to meet the needs of the County's population, per Objective 135.1 of the Lee Plan. Southwest Florida is one of the state's leading in-migration areas with Fort Myers being among one of the fastest growing metro areas in the nation, based on data from the U.S. Census Bureau. The County's population is estimated to increase to approximately 900,000 by 2030 (8 years), pursuant to the University of Florida's BEBR Projections of Florida Population by County 2025-2045, and will need additional dwelling units to be provided in unincorporated Lee County to meet the needs of the County's existing and future residents. The proposed rezoning and companion comprehensive plan amendment will allow for up to 549 new housing units to help meet Goal 135 and the intent of Objective 135.1. The proposed rezoning and companion amendment are also consistent with Policy 135.1.9, which outlines the need to provide "a wide variety of allowable housing densities and types through the planned development process."

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

Lee Plan Policy 1.6.5 outlines, by reference Lee Plan Map 1-B and Table 1(b), the "proposed distribution, extent, and location of generalized land uses through the Plan's horizon." As discussed with Staff on February 1, 2022, there is adequate acreage within Table 1(b) at this time for the proposed River Hall CPA, companion to this rezoning request, which will be re-evaluated prior to development.

Lee County's population projections will not be impacted negatively by the proposed rezoning. There are 2.64 persons per household and an overall population of 618,754 (2010 Census) in Lee County, as estimated by the United States Census Bureau's Quick Facts database. The Subject Property under the proposed rezoning and concurrent map amendment, which caps density at 549 additional units, could accommodate approximately 1,449 additional persons (549 units x 2.64 persons per household).

Lee County's 2020 population estimate was 760,822 according to the United States Census Bureau QuickFacts. The County's 2030 projected population is 904,700 and 1,010,900 in the year 2040, according to the UFCLAS – Bureau of Economic and Business Research. Taking these projections into consideration, more than 50,000 dwelling units will be needed within the next 5 to 10 years, with over one third of those dwelling units needed in Unincorporated Lee County. The proposed rezoning and concurrent map amendment will provide 549

additional dwelling units that are compatible and complimentary to the surrounding community and support the future population growth in Lee County.

SANDSTONE AQUIFER

The use of the Sandstone aquifer at the project site is permitted under South Florida Water Management District Irrigation Water Use Permit No. 36-04006-W. The irrigation system is permitted with the supply derived from the lake system with groundwater from the Sandstone and Lower Hawthorn aquifers discharged to the lakes as recharge. The permit has a source limitation on the Sandstone aquifer and allocates a maximum monthly usage of 16.76 million gallons (MG) and an annual use of 203.67 MG from the aquifer.

During the application and review process of the permit prior to development, computer impact analyses were conducted to determine the allowable allocation to be derived from each source. As the Sandstone aquifer is also a source for nearby domestic use, the allocation from the aquifer was limited to volumes that computer modeling showed did not create adverse impacts to adjacent users and that met the applicable SFWMD permitting criteria.

With respect to the Sandstone aquifer and the requirements of the Lee Plan policy 60.1.1 (POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater), the permitted use of the aquifer is as an irrigation source that discharges to the surface water system to recharge the water withdrawn from the lake system. The specific use of the Sandstone aquifer and the surface water system is balanced as there is no net change in the water levels in the lake system resulting from use of the Sandstone aquifer as the recharge from the aquifer is replacing an equal volume withdrawn for irrigation. The Sandstone aquifer on site is a confined aquifer that is separated from the water-table aquifer/surface water system by an approximately 40 foot thick confining unit (District Publication WS-35) which limits interaction between zones. Therefore, the interaction between the surface water management system and the Sandstone aquifer is negligible and has no net positive or negative effect. No changes to the allocation or use of the Sandstone aquifer are proposed.

The Lee Plan's Goal 126: Water Resources is to "Conserve, manage, and protect the natural hydrologic systems of Lee County to ensure continued water resource availability." The use of the Sandstone aquifer on site meets this goal and the requirements of policy 126.1.2 (POLICY 126.1.2: Recognize and encourage water and wastewater management practices that do not exceed the natural assimilative capacity of the environment or applicable health standards. Conservation and Coastal Management VII-16 November 2021 Water and wastewater management includes, but is not limited to, aquifer recharge, aquifer storage and recovery, reuse water, reverse osmosis, dual water systems, use of low volume irrigation systems, use of water-conserving vegetation, and other conservation and recycling techniques.).

As noted, the impacts of the use of the Sandstone aquifer had been evaluated during the SFWMD permitting process. Computer modeling conducted during the permitting process done in 2005 and 2006 (Application No. 050531-4) assessed the impacts of Sandstone aquifer withdrawals at the maximum monthly withdrawals of 16.76 MG. The District noted in the Staff Report prepared for the permit that modeling data were consistent with the criteria set forth in Subsection 3.1.2 of the SFWMD Applicant's Handbook. The aquifer parameters for the Sandstone aquifer modeling were obtained from onsite pump tests and aquifer parameters determined from the testing. Withdrawals of the recommended maximum monthly allocation were simulated for 90 days with no recharge. The purpose of the analysis was to simulate

withdrawals of the maximum monthly allocations during a 1-in-10 year drought scenario. The modeling results showed that the maximum drawdown as a result of the maximum monthly withdrawals from the Sandstone aquifer was 5.77 feet at a well node.

To assess the impacts on the regional Sandstone aquifer, a determination of the effect of the modeled drawdown on the Maximum Developable Limit (MDL) was undertaken. The assessment assumed a land surface elevation at the project site of approximately 13 feet NGVD. The top of the Sandstone in the vicinity of the site is approximately -50 feet NGVD (District Publication WS-35). The MDL, which is defined as water levels 20 feet above the top of the aquifer, is -30 feet NGVD. The lowest recorded water level in the Sandstone aquifer, obtained from USGS Monitor Well L-1975, located approximately 1.5 miles north of the site was 4.10 feet NGVD. The modeling results submitted under Application 050531-4 show a drawdown of approximately 5.8 feet in the aquifer at the project's wells as a result of the withdrawal of the permitted allocation, leaving approximately 28 feet of head above the MDL. Therefore, the potential for harm to occur to water resource availability of the Sandstone aquifer as a result of the withdrawal of the recommended allocation was considered minimal.

To assess the water levels in the Sandstone aquifer on site, two monitor wells were constructed in June 2019 at the northern and southern property boundaries (Figure 1). Monitoring data have shown that the minimum level in the aquifer on site during the period of record occurred in April 2021 at the northern monitor well location. The minimum level recorded was -2.43 feet NAVD (approximately -1.23 feet NGVD). The minimum recorded level was greater than 28 feet above the MDL.

The site is currently utilizing onsite resources to supply the irrigation demands of the project. The use of reclaimed water as an irrigation source has been investigated with Lee County Utilities. A July 2021 letter (River Hall Reuse 07-16-21) from Nathan Beal, Utilities Planning Manager, indicates that the Utility does not have the capability to supply reuse water to the site. The use of reclaimed water as an irrigation source will be considered for use in the future as it becomes available.

The project uses best management practices to limit unnecessary irrigation including the use of xeriscaping principles, soil moisture sensors, rain gauges, monitoring of site conditions by qualified onsite personnel, and employs the use of calibrated totalizing flow meters on all withdrawal sources. The project limits water usage to mandated irrigation schedules and watering restrictions. In addition, all irrigation measures comply with the mandatory year-round landscape measures for Lee, Charlotte, and Collier Counties, per Chapter 40E-24, F.A.C. A compliance monitoring program is currently in place to monitor water levels and water quality within the source aquifers and the lake system.

Exhibit A ATTACHMENT E

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE ¼) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W)(chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW ¼) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW ¼) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27 for 1,318.66 feet to the Southeast corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW ¼) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 2,020.27 feet to an intersection with the West line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 3,420.35 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B";

Post Office Drawer 2800 · Fort Myers, FL 33902
Phone (239) 461-3170 · Fax (239) 461-3169

REVIEWED
DCI2022-00026
Rick Burris, Principal Planner
Lee County DCD/Planning
12/19/2023

DESCRIPTION (Cont.)

thence run S00°16'51"E along the East line of the Northeast Quarter (NE ¼) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW ¼) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW ¼) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcel:

From the point designated as POINT "B" run S88°44'46"W along the South line of the Southeast Quarter (SE ¼) of said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25; thence run S89°12'44"W along the South line of the Southwest Quarter (SW ¼) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.
From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE ¼) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a total area of 1,988.42 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW 1/4) of said Section 34 to bear N00°49'55"W.

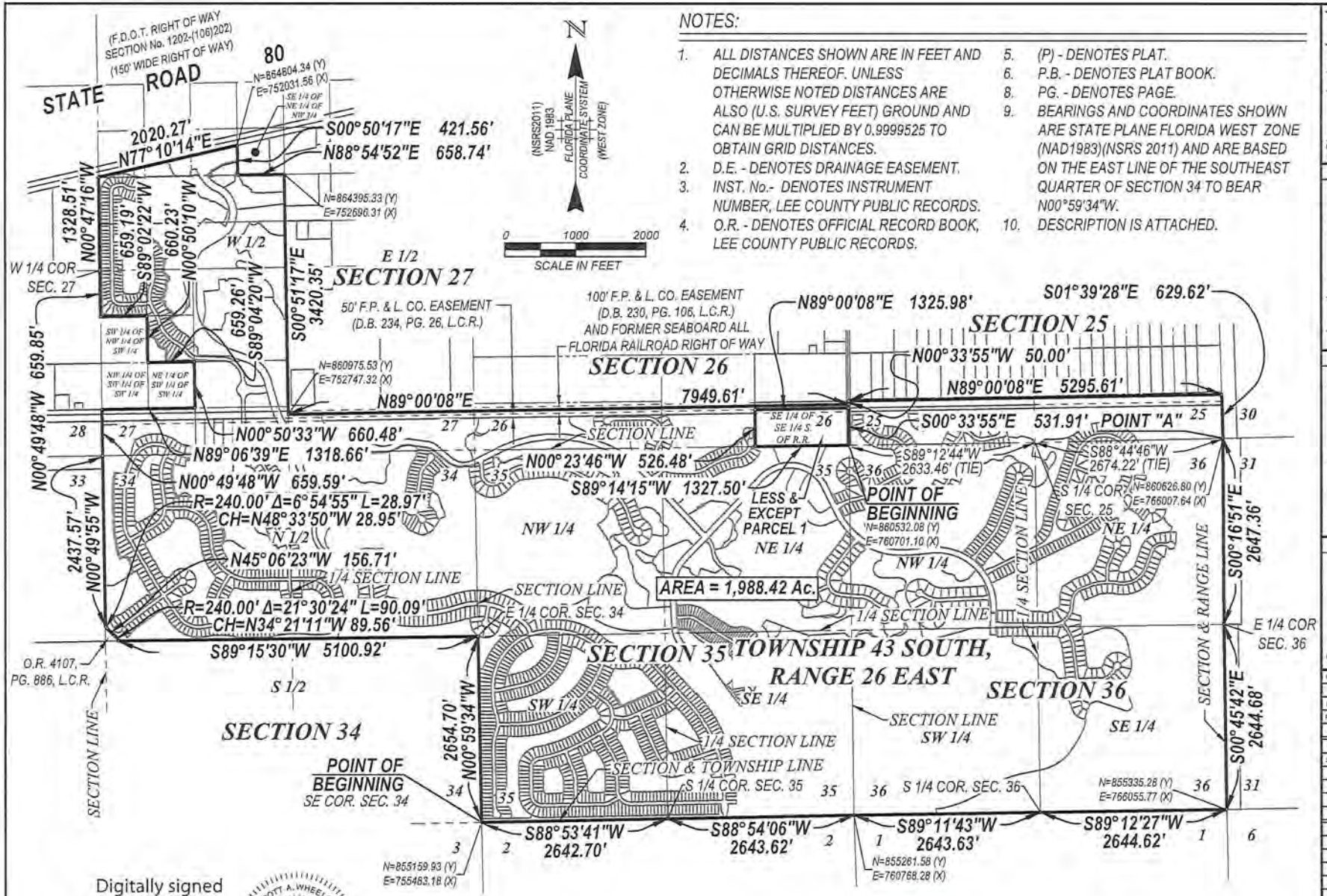
Digitally signed by Scott A. Wheeler, PSM
Date: 2023.12.19 10:08:38 -05'00

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\21988 - RIVER HALL (fka Hawks Haven)\DESC\21988S07desc_plus 10 ac.doc

REVIEWED
DCI2022-00026
Rick Burris, Principal Planner
Lee County DCD/Planning
12/19/2023



NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.

Digitally signed by Scott A. Wheeler, PSM
Date: 2023.12.19 '10:08:55 -05'00

SCOTT A. WHEELER, LICENSE NUMBER 5949, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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

REVIEWED
DCI2022-00026
Rick Burris, Principal Planner
Lee County DCD/Planning
12/19/2023

THIS IS NOT A SURVEY

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3159
FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 562-1358
FAX (904) 996-2461

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTIONS 25, 26, 27, 34, 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER, LICENSE NUMBER 5949, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23868SK12.DWG
LAYOUT	3
LOCATION	J:\23868\WORK\SURVEYING\SKETCH
PLOT DATE	TUE, 12-19-2023 - 10:01 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	12-19-2023
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23868 35-43-26	3 OF 3

RIVERHALL PROPERTY DEVELOPMENT REGULATIONS											
	Min. Lot Area (SF)	**Min. Lot Width**	**Min. Lot Depth**	**Min. Road Setback** (Palm Beach Blvd / Private Roads)	**Min. Side Setback**	**Min. Rear Setback**	**Min. Water Setback**	**Min. Accessory Setback**	**Min. Building Separation**	**Max. Height**	**Max. Lot Coverage**
Single Family (all residential parcels)	5,400	45'	120'	25'/20'	5'	15'	20'	Per LDC	10'	45' / 3 stories	60%
Two-Family Attached and Zero Lot Line (all residential parcels)	4,290	33'	130'	25'/20'	0'/5'	15'	20'	Per LDC	10'	45' / 3 stories	60%
Townhouse (RMF-1 & RMF-2)	1,800	18'	100'	25'/20'	N/A	10'	20'	Per LDC	20'	45' / 3 stories	60%
Multi-family * (RMF-1 & RMF-2)	10,000	75'	100'	25'/20'	N/A	15'	20'	Per LDC	20'	45' / 3 stories	60%
Clubhouse, Amenity & Golf Maintenance Buildings	10,000'	100'	100'	25'/20'	15'	15'	20'	Per LDC	20'	Project Perimeter 35' / 3 stories Project Interior 60' / 3 stories	60%
Commercial	20,000	200'	100'	25'/20'	15'	20'	20'	Per LDC	20'	35' / 3 stories	45%

*** Multi-family (RMF-2): 150 feet principal building setback from perimeter and transitional lake required if multifamily exceeds 35 feet in height, as shown on the RMF-2 Detail on sheet 2 of the MCP**

Specific Regulations for platted lots previously approved through administrative amendments

- Lots 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records are permitted a minimum lot width of 44 feet. (ADD2006-00164)
- Lots 26, 27, 28, 38, 55, 302, 303, 304, 305, 306, 307, 344, 345, 346, 347, and 348 of Cascades at River Hall, Phase I & II, as platted in the Lee County Records may be permitted a minimum lot depth of 110 feet. (ADD2006-00173)
- Lots 265, 266, 267, and 268 of Hampton Lakes at River Hall, Phase II, as platted in Instrument Number 2021000035440 of the Lee County Records are permitted a minimum lot depth of 100 feet. (ADD2021-00083)
- Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum rear primary structure setback of 5 feet. (ADD2006-00173)
- Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may have a minimum rear accessory structure setback of 6 inches. (ADD2006-00173)
- Minimum building separation between Lots 117 and 154, 147 and 148, and 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records may be 11 feet. (ADD2006-00164)
- Lot 4 of Hampton Lakes at River Hall, Phase I, as platted in Instrument Number 2005000153004 of the Lee County Records may be permitted a minimum side of 4.5 feet. (ADD2019-00017)

ATTACHMENT F

RIVER HALL
Conditions

The following conditions include all conditions approved through ADD2021-00197, approved 5-26-2022. The provided strike-through/underline text indicates text changes proposed by the 2022 rezoning application, DCI2022-00026.

1. Development of this project must be consistent with the five-page Master Concept Plan (MCP) for River Hall, stamped received ....DATE..... (Exhibit C), except as modified by the conditions below.

   The project is limited to a maximum of 45,000 square feet of commercial floor area and ~~2,695~~ 3,184 residential units. See further Condition 5. The ~~696~~ 489 dwelling units added by this resolution must be located in River Hall ~~2~~ II-2022 only. No currently platted land within River Hall ~~2~~ II-2022 may be replatted to increase density.

   This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

2. The following limits apply to the project and uses:

   A. SCHEDULE OF USES

   RESIDENTIAL, GOLF & AMENITY AREAS
   Accessory Uses and Structures Administrative Office
   Club - country and private
   Consumption on Premises - limited to the clubhouse/amenity areas. No outdoor seating unless approved as a special exception (public hearing required)
   Dwelling Units single-family (R-1, R-1A or RMF-1), two-family attached (R-1A or RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1)
   Entrance Gates and Gatehouse Essential Services
   Essential Services Facilities, Group I
   Excavation, Water Retention - No blasting and removal of excavated material off site is not permitted
   Fences and Walls
   Golf Course - 36 holes, golf maintenance facility, cart barn and related accessory uses to a golf course. (See Conditions 6 and 20 for additional requirements)
   Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)
   Golf Driving Range
   Golf Training Facility
   Model Home and Model Unit - must be in compliance with LDC §34-1954
   Model Display Center, must be in compliance with LDC §34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project
   Parking Lot, Accessory

Parks, Group I (River Hall 1 only)
Real Estate Sales Office - limited to sales of lots, homes or units within the development, and must be located in the clubhouse, amenity or model unit sites
Recreational Facilities - Private, On-site only
Residential Accessory Uses - In compliance with LDC §622(c)42 and LDC Article VII Division 2
Signs, in compliance with LDC Chapter 30 (See Deviation 5)
Storage, Open, recreational vehicles, boats and similar items for residents only, (River Hall 1 only) limited to locations shown on the MCP attached to Resolution Z-05-051, if any, and must be shielded behind a continuous visual screening at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement (See Condition 19 for additional requirements)
Temporary Uses

TOWN CENTER (CPD)
Maximum 15,000 sf office and maximum 30,000 sf retail within the Town Center CPD parcel only
Accessory Uses and Structures
Administrative Office
Banks and Financial Establishments, Group I
Business Services, Group I
Consumption on Premises - Indoor only in conjunction with a Restaurant use only. No outdoor seating unless approved as a special exception (public hearing required)
Day Care Center, Adult & Child
Drive through in connection with any approved use except drugstore/pharmacy
Dwelling Units, limited to Townhouse and Multi-family, only in River Hall 2
EMS, Fire or Sheriff's Station
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - No blasting; Removal of excavated material off site not permitted
Food Stores, Group I
Hardware Store
Laundry or Dry Cleaning, Group I
Parking lot, accessory
Personal Services, Group I
Pharmacy/Drugstore - limited to one within a multi-occupancy complex only and no drive-through
Place of Worship, Religious Facilities
Real Estate Sales Office
Recreational Facilities - Private, On-site only (River Hall 2 only)
Repair Shop, Group I
Restaurant, Groups I, II, III
Specialty Retail Shops, Group I
Temporary Uses

ELEMENTARY SCHOOL SITE
Public Schools and Related Accessory Uses

B. SITE DEVELOPMENT REGULATIONS

~~*Minimum Lot Area and Dimensions*~~
~~Single-Family~~
~~Width: 40.5 feet~~
~~Lots 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records are permitted a minimum lot width of 44 feet.~~

~~Depth: 120 feet~~
~~Lots26,27,28,38,55,302,303,304,305,306,307,344,345,346,347, and 348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum lot depth of 110 feet.~~
~~Lot Size: 5,400 sf~~
~~1) The minimum single-family lot area and dimensions regulations for parcels 35-43-26-L4-08000.2650, 35-43-26-L4-08000.2660, 35-43-26-L4-08000.2670, and 35-43-26-L4-08000.2680, aka Lots 265-268 as recorded on the plat entitled "Hampton Lakes at River Hall South Plat" recorded in instrument number 2021000035440, are as shown below:~~
~~a. Width-45 feet~~
~~b. Depth- 100 feet~~
~~c. Lot Size- 5,400 sf~~
~~2) Hampton Lakes Lot 4 per ADD2019-00017~~

~~Two-Family Attached and Zero Lot Line~~
~~Width: 33 feet~~
~~Depth 130 feet~~
~~Lot Size 4,290 sf~~

~~Multi-Family~~
~~Width: 75 feet~~
~~Depth: 100 feet~~
~~Lot Size: 10,000 sf~~

~~Commercial~~
~~Width: 200 feet~~
~~Depth: 100 feet~~
~~Lot Size: 20,000 sf~~

~~*Minimum Perimeter Setbacks* (for River Hall 2)~~

~~RPD – one-half the building height~~
~~CPD – the greater of 15 feet, one-half the building height, or the perimeter buffer (including the buffer required by LDC §10-416(d)(6)~~

~~*Minimum Setbacks*~~

~~Single Family~~

~~Road – Palm Beach Blvd 25 feet/Private Roads 20 feet~~
~~Side – 5 feet~~
~~Rear – 15 feet~~
~~Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum rear primary structure setback of 5 feet. (ADD2006-00173)~~
~~Water Body – 20 feet~~
~~Accessory – Per the LDC~~
~~Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may have a minimum rear accessory structure setback of 6 inches. (ADD2006-00173)~~

~~Two-Family Attached and Zero Lot Line~~

~~Road – Palm Beach Blvd 25 feet/Private Roads 20 feet~~
~~Side – 0/5 feet. Side opposite the zero-lot-line or for two-family attached structures. Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5-foot side setbacks; or prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.~~
~~Rear – 15 feet~~
~~Water Body – 20 feet~~
~~Accessory – Per the LDC~~

~~Minimum Distance Between Buildings: 10 feet~~
~~Minimum building separation between Lots 117 and 154, 147 and 148, and 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records may be 11 feet. (ADD2006-00164)~~

~~Townhouse & Multi-family~~

~~Road~~	~~Palm Beach Blvd 25 feet/Private Roads 20 feet~~
~~Side~~	~~N/A~~
~~Rear~~	~~15 feet~~
~~Water Body~~	~~20 feet~~
~~Accessory~~	~~Per the LDC~~

~~Minimum Distance Between Buildings- 20 feet~~

~~Clubhouse, Amenity & Golf Maintenance Buildings~~

~~Road~~	~~Palm Beach Blvd 25 feet/Private Roads 20 feet~~
~~Side~~	~~15 feet~~
~~Rear~~	~~15 feet~~
~~Water Body~~	~~20 feet~~
~~Accessory~~	~~Per the LDC~~

~~Minimum Distance Between Buildings- 20 feet~~

~~Commercial~~

~~Road~~	~~Palm Beach Blvd 25 feet/Private Roads 20 feet~~
~~Side~~	~~15 feet~~
~~Rear~~	~~20 feet~~
~~Water Body~~	~~20 feet~~
~~Accessory~~	~~Per the LDC~~

~~Minimum Distance Between Buildings- 20 feet~~

~~Maximum Lot Coverage~~

~~Single Family~~	~~60 Percent~~
~~Two-Family Attached and Zero Lot Line~~	~~60 Percent~~
~~Townhouse & Multi-family~~	~~60 Percent~~
~~Clubhouse, Amenity & Golf Maintenance Buildings~~	~~60 Percent~~
~~Commercial~~	~~45 Percent~~

~~Maximum Height~~

~~Residential Uses~~	~~45 feet/3 stories~~
~~Commercial uses~~	~~35 feet/3 stories~~
~~Recreational/Amenity sites~~	
~~On the perimeter of the property~~	~~35 feet/3 stories~~
~~On the interior of the project~~	~~60 feet/3 stories~~

PROPERTY DEVELOPMENT REGULATIONS TABLE

	Min. Lot Area (SF)	Min. Lot Width	Min. Lot Depth	Max. Height	Max. Lot Coverage
Single Family	R-1: 5,400 R-2: 4,860	R-1: 45' R-1A: 40.5'	120'	45' / 3 stories	60%
Two-Family Attached and Zero Lot Line	3,960	33'	120'	45' / 3 stories	60%
Townhouse	1,800	18'	100'	45' / 3 stories	60%
Multi-family	10,000	75'	100'	45' / 3 stories	60%
Clubhouse, Amenity & Golf Maintenance Buildings	10,000'	100'	100'	Project Perimeter 35' / 3 stories	60%
Commercial	20,000	200'	100'	35' / 3 stories	45%

Minimum:	Road Setback (Palm Beach Blvd / Private Roads)	Side Setback	Rear Setback	Water Setback	Accessory Setback	Building Separation
Single Family	25'/20'	5'	15'	20'	Per LDC	10'
Two-Family Attached and Zero Lot Line	25'/20'	0'/5'	15'	20'		10'
Townhouse	25'/20'	N/A	10'	20'		10'
Multi-family	25'/20'	N/A	15'	20'		10'
Clubhouse, Amenity & Golf Maintenance Buildings	25'/20'	15'	15'	20'		20'
Commercial	25'/20'	15'	20'	20'		20'

Notes:

1. Minimum lot width for Cascades at River Hall, Phase I, Inst. Number 2005000166035, lots 148 and 149 is 44 feet.
2. Minimum lot depth for Cascades at River Hall, Phase I & II, lots 26, 27, 28, 38, 55, 302, 303, 304, 305, 306, 307, 344, 345, 346, 347, and 348 is 110 feet.

3. Minimum lot depth for Hampton Lakes at River Hall, Phase II, Inst. Number 2021000035440, lots 265, 266, 267, and 268 is 100 feet.
4. Minimum rear setback for Cascades at River Hall, Phase I & II, Inst. Numbers 2005000166035 and 2005000166038, lots 302-307 and 344-348 is 5 feet.
5. Minimum rear accessory setback for Cascades at River Hall, Phase I & II, Inst. Numbers 2005000166035 and 2005000166038 lots 302-307 and 344-348 is 6 inches.
6. Minimum building separation for Cascades at River Hall, Phase I, Inst. Number 2005000166035, between lots 117 and 154, 147 and 148, and 148 and 149 is 11 feet.
7. Minimum side setback for Hampton Lakes at River Hall, Phase I, Inst. Number 2005000153004, lot 4 is 4.5 feet.
8. Minimum single family dimensions for parcels 35-43-26-L4-08000.2650, 35-43-26-L4-08000.2660, 35-43-29-L4-08000.2670, and 35-45-26-L4-08000.2680, aka lots 265-268, Inst. Number 2021000035440 is as follows:
   a. Width – 45'
   b. Depth – 100'
   c. Lost size – 5400 sf

3. The following conditions address environmental issues:

   a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Prior to local development order approval, the location of the American Alligator Management Plan signage must be delineated on the development order plans for Division of Environmental Sciences' review and approval. Warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.

   b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan for Shulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Any revisions to the Tortoise Management Plan are subject to Environmental Sciences' review and approval.

   c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel," counter stamped May 19, 1999, must be revised for Division of Environmental Sciences' review and approval at the time of local development order submittal. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer in accordance with LDC Appendix H, or commit to a detailed relocation management plan. The developer demonstrates it is necessary to impact the burrows, the management proposal must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.

d. The developer must submit a detailed Scrub Jay Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999 and incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.

e. The developer must submit a detailed Sandhill Crane Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal.

f. Open space must be provided in accordance with the MCP. All individual tracts must provide a minimum of ten percent open space within the tract and may be met with private open space.

g. The developer must provide a minimum of 465 acres of indigenous preservation areas in substantial compliance with the MCP. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract to be developed.

h. Prior to local development order approval, the plans for any residential units on individual lots that abut a preserve must delineate a preserve boundary sign location at every other lot line and provide a detail of the sign for the Division of Environmental Sciences' Staff review and approval.

i. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. The developer must schedule an on-site preconstruction meeting with Division of Environmental Sciences' Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.

j. Existing development and River Hall 1 future development will meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. Prior to local development order approval for future development of lands within River Hall 2, a Protected Species Management Plan must be submitted revising the gopher tortoise and burrowing owl management plans to address the current conditions and update management techniques and required permits; include resident educational materials for the gopher tortoise, listed wading birds, and Florida scrub jay; as well as incorporate a large mammal management plan to limit potential negative human/wildlife interactions.

k. Prior to prescribed burn management activities occurring within the on-site preserve or on the adjacent Hickey's Creek Mitigation park (as notified by the CDD and/or park staff}, the HOA of the development pods in River Hall 2 located adjacent to the easternmost preserve must notify these development pods residents of the scheduled prescribed burn activities

and general education material on prescribed burn management activities must be provided. If covenants or deed restrictions are required for these development pods, the documents must include language requiring each deed holder will be informed of their purchase of a lot adjacent to an on-site preserve or public preserve land which is managed with prescribed burning and each deed holder will be presented with education material on prescribed burn management activities at the time of purchase.

4. The following recommendations are presented in order to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.

    a. The developer must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

    b. The developer must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.

    c. If access to this development or any portions thereof, is through a security gate or similar device that is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC §34-1749.

    d. The developer must cooperate with the Division of Public Safety/Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.

5. The following conditions are included to address Lee Plan consistency issues:

    a. The total residential dwelling count within River Hall may not exceed 2,695 dwelling units. In accordance with the Lee Plan, maximum densities per the Future Land Use Categories are provided below:

TABLE

Future Land Use Category	Acreage	Density	Maximum Units Allowed per Future Land Use Category *
Suburban	~~71.5~~ 86.68	6 du/ac	~~429~~ 550
Outlying Suburban	322.04	3 du/ac	966
Sub-Outyling Suburban	~~585.6~~ 304.23	2 du/ac	~~1,171~~ 608
Rural	~~1,140.3~~ 1074.16	1 du/ac	~~1,140~~ 1074
Wetlands	181.0	0.05 du/ac	9

(*) Density calculations assume all acreage is available for residential density calculations. Actual achievable numbers may be less

The portion of the property within the Rural Future Land Use category must maintain densities of one dwelling unit per acre or less. No more than ~~1,140~~ 1,074 dwelling units may be constructed in the Rural designated areas of the project.

b. In River Hall 1 - Densities may not be shifted between Future Land Use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.10 of the Lee Plan.

c. In River Han ~~2~~ II-2022 2 - If permitted by Lee Plan Policy 5.1.10, units may be shifted from River Hall 1 to River Hall ~~2~~ II-2022.

d. Given the limited existing available Rural 2020 Planning Community Acreage Allocation at the time of rezoning, the available Rural allocation must be determined by the Planning Division prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1 (b), Acreage Allocation Table (per Lee Plan Policy 1.7.6). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1 (b). Adequate data and analysis to support this amendment must be submitted by the applicant at the time of the request for the Lee Plan amendment. Development in excess of the current Table 1 (b) allocations will not be permitted until Table 1 (b) is amended accordingly.

6. The following conditions are included to address the golf course:

    a. The developer of the golf course must use fertilizers with a low leaching potential (slow release). The fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and

    b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (1PM) program ·and a nutrient management program so that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The 1PM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.

    c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of applied pesticides and nutrients.

    d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of 1PM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those fertilizers into the groundwater.

    e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

    f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and that requires relatively low fertilizer use.

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County Planning Division. The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until the developer submits a revised management plan. If mitigation is necessary to address the pollution, the developer must implement a mitigation plan approved by Lee County.

7. Model units and homes are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and

b. All model sites must be designated on the development order plans; and

c. Prior to constructing model homes within this project, the lots upon which the model homes will be constructed will have been shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for River Hall (f/k/a Hawk's Haven) or the LDC, whichever applies.

Should setback problems arise after construction of a model home, it will be the responsibility of the owner/developer to resolve the setback problem.

d. Hours of operation for model units and real estate sales within the model units are limited to Monday through Sunday, 8 a.m. through 8 p.m.

8. Construction traffic is prohibited on Hickey Creek Road.

9. Buildings extending 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

10. Based on the intersection improvements identified in the applicant's TIS as being necessary for the project, a traffic signal is required at River Hall Parkway/State Road 80 intersection. Upon completion of the Community Development a copy of the FDOT Final Acceptance Letter. Please note that this condition placed by Lee County as part of this rezoning does not exempt the applicant from having to comply with the permit as approved by FDOT.

11. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

12. The developer is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the developer provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

13. If the developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wid enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and it must be installed according to the following density and size:

a. Six trees per 100 linear feet -At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-112 inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees, may be used to meet the requirements of this enhanced buffer.

b. 33 shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six feet under normal growing conditions. If these "outparcels" come under the control of the developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required

14. Vehicle access from the northern boundary of the subject property over and across Hickey Creek Road is prohibited.

15. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

16. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

17. All required buffers must utilize 100 percent native vegetation.

18. The school site is limited to a public school operated by the School District of Lee County.

19. Outdoor storage areas in River Hall 1 must be in compliance with §34-3001, *et seq,* of the Lee County LDC, with the additional requirements as outlined on page 2 of 2 of the MCP attached to Resolution Z-05-051, including a 200-foot perimeter setback and enhanced buffer.

20. A plan showing landscaping in accordance with page 2 of 2 of the approved MCP must be submitted and approved prior to the issuance of a development order for the golf course maintenance facility and amenity center.

21. Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard (State Road 80).

22. BUFFERS.
    a. A Type "C" or "F" buffer, as described in the LDC, must be provided in the River Hall 2 CPD "Town Center" portion bordering the agriculturally-zoned property to the east. This buffer will not include the existing conservation areas shown on the approved MCP.

    b. A Type "D" buffer must be added to the MCP on the "spine" Road for the commercial Town Center portion of the property, in accordance with the LDC.

23. Second access
    a. Within 24 months of the effective date of this Zoning Resolution, the applicant will design, permit, and construct the secondary access to 75th Street West shown on

Page 4 of the MCP. The design of the second driveway to the River Hall community must be shown as a part of the first local development order approval for any of the unplatted lands in the southern portion of the development. In the event the secondary access is not constructed within 24 months of the effective date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the development has not exceeded the occupancy of 1,598 dwelling units, and the applicant demonstrates good faith progress on the design, permitting, and construction of the access. This requirement is contingent upon approval from the East County Water Control District (ECWCD) to cross the 50-foot-wide canal along the south side of River Hall. The County will work with the developer to obtain approval to cross the 50-foot-wide canal.

b. Upon construction of the second access to the River Hall community, access through the security gates must be provided to Lee County School District buses and to emergency vehicles.

24. Wall between River Hall and Portico (ADD2007-00063)
The construction of a wall along a portion of the southern and western property boundaries adjacent to the Portico Residential Planned Development (RPO) is subject to the following conditions:

    a. The Development must be in compliance with the amended Master Concept Plan, dated APRIL 17, 2007, Master Concept Plan for ADD2007-00063.

    b. Approval of this administrative amendment was contingent upon approval of ADD2007-00084 Portico, which was approved on May 14, 2007.

25. Within ninety (90) days of the effective date of this Resolution, the developer of lands within River Hall 2 must submit a request to the South Florida Water Management District (SFWMD) for a letter modification to the consumptive use permit for the project to reinstate the groundwater monitoring requirements that were not included in the 2013 permit renewal. These requirements include conditions 31, 32, and 33 of the original Permit No. 36-04006-W issued in 2006. If the SFWMD approves the requested modification, all monitoring reports filed with the SFWMD pursuant to the permit will also be simultaneously filed with the County's Department of Natural Resources.

26. The developer of lands within River Hall 2 must provide the ability for drainage from the ECWCD to pass through the project's surface water management system in order to lower. flood stages within the ECWCD. The intent of this condition is to provide for a stormwater conveyance from the existing ECWCD canal along the southern boundary of River Hall during major storm events. This condition is not intended to require the construction of any physical improvements to the surface water management system within River Hall, but only to require access to and authority for the ECWCD to utilize the surface water management system within River Hall in accordance with its existing permit Documentation of compliance with this requirement will be provided by the developer to the County prior to issuance of any residential development orders for River Hall 2;

provided, however, that this will not prohibit the issuance of development orders solely for the infrastructure improvements (including but not limited to sewer, water, and drainage) for the project.

27. At the written request of the County, the developer of lands within River Hall 2 must provide, at developer's expense, a temporary modular unit to be located on the River Hall sales facility parcel for use as a station for Lee County Emergency Medical Services (EMS0. At a minimum, the modular unit will provide office space, rest/sleeping area, shower and restroom facilities for EMS, along with a minimum of 4 dedicated parking spaces. Upon installation, the modular unit and parking spaces will be leased to the County for $10.00 per year, whereupon the County will be responsible for all costs of operation including, but not limited to, utilities, electricity, telecommunications, furniture, and maintenance. The developer shall be responsible for the initial development order application and certificate of occupancy for the installation of the modular unit upon receipt of the written request from the County. The modular unit will be installed within ninety (90) days of receipt of all necessary permitting. The developer's obligation under this condition will expire upon the earlier of: (1) construction and issuance of a certificate of occupancy for the fire station on the parcel within River Hall owned by the Fort Myers Shores Fire District; or (2) five years after the issuance of a certificate of occupancy for the modular unit.

28. The applicant will provide quarterly monitoring reports to the Director of Community Development on the status and progress of the southerly access point (Condition 23). A courtesy copy should be provided to the River Hall CDD and Master Homeowner's Association. The first quarterly monitoring report will be due three months after the effective date of this Resolution and will be submitted every three months thereafter until the southerly access receives a certificate of completion from the County. Each monitoring report will identify the current status of the improvement through the design, permitting, and construction stages, and will identify an issues that may affect completion of the improvement within the time specified in its applicable zoning condition.

29. The developer of land within River Hall 2 must submit, with each development order, a cumulative land development summary table indicating the Future Land Use classification and the number of residential units, and square footage and acreage of commercial retail and commercial office.

ATTACHMENT G

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

RIVER HALL
Deviations

The following deviations have been approved and will carry forward into the proposed zoning amendment.

1. Deviation from Section 10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist.
2. Deviation from Section 10-329(d)(4) requirement to provide lake banks to be sloped 4:1, to allow bulkheads for up to 25 percent of the shoreline of lake banks.
3. Deviation from Section 34-2194(b) requirement to provide a 25-foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits.
4. Deviation from Section 30-152(2)c to allow a reduction in the minimum setback from residential subdivision entrance signage from 15 feet to 5 feet from the right-of-way.
5. Deviation from LDC Section 10-415(b)(1)c which requires a minimum setback of 20 feet from buildings and a 30 foot setback for indigenous plant communities subject to fire to allow a side setback of 17 feet for the following existing platted lots: river hall country club, phase two, block k, lots 29, 57, 76 and 77; Hampton Lakes at River Hall, Phase one, Lot 87.
6. Deviation from LDC Section 10-415(b)(1)c which requires a minimum setback of 20 feet from buildings and a 30 foot setback for indigenous plant communities subject to fire to allow a rear setback of 20 feet for all existing platted lots.
7. Deviation from LDC Section 10-296(e)(1)(i)(5) which requires a closed drainage cross-section for local roadways in the Urban Community Future Land Use category to provide an open drainage cross-section in accordance with LDC 10-296(e)(2)(h)(5)(iii)(b) which depicts an open drainage cross section in Suburban Future Land Use categories.

2271 McGregor Boulevard • Suite 100 • Fort Myers, FL 33901
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ATTACHMENT H

RESOLUTION NUMBER Z-99-056

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Matthew D. Uhle, Esquire, filed an application on behalf of the property owner, William Schulman, Trustee, Calverton Links, to rezone a parcel from Agricultural (AG-2) to Residential Planned Development (RPD) in reference to Hawk's Haven; and

WHEREAS, a public hearing was advertised and held on August 18, 1999 before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #99-03-066.03Z 01.01; and

WHEREAS, a second public hearing was advertised and held on October 18, 1999 before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone 1,797.45± total acres of land from AG-2 to RPD to permit a maximum of 1,598 dwelling units in a mix of housing types, within a golf course community. Buildings are not to exceed 35 feet in height within a maximum of three stories. The property is located in the Rural, Suburban and Wetlands Land Use Category and described in attached Exhibit A. The request is APPROVED in accordance with the conditions and deviations specified in Sections B and C.

SECTION B. CONDITIONS:

1. The development of this project must be consistent with the one-page Master Concept Plan (MCP) entitled "Hawk's Haven," stamped received July 15, 1999, last revised 07/02/99, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (LDC) at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

   a. **Schedule of Uses**

      Accessory Uses and Structures
      Administrative Office

10/18/99

Agricultural Uses (cattle raising in undeveloped phases prior to development and nursery operations for plantings used on-site only)
Club - country and private
Consumption on Premises - limited to one in the clubhouse area
Dwelling Units - maximum of 1,598 units to be comprised of single-family, two-family attached, townhouse, multiple-family, zero-lot-line units (**densities may not be shifted between land use categories unless a new public hearing occurs and the provisions of Policy 5.1.11 of the Lee Plan are followed.**
Entrance Gates and Gatehouse
Excavation, Water Retention
Fences and Walls
Golf Course
Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)
Golf Driving Range
Golf Training Facility
Model Home and Model Unit - must be in compliance with LDC §34-1954 only,
Model Display Center, must be in compliance with LDC § 34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project
Parks, Group I
Real Estate Sales Office - limited to sales of lots, homes or units within the development, except as may be permitted in§ 34-1951 *et seq.* The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding ten years from the date the Certificate of Occupancy for the sales office is issued [if Deviation (2) is approved, otherwise the Real Estate Sales Office use is valid for five years from the date the Certificate of Occupancy for the sales office is issued]. The director may grant one 2-year extension at the same location.
Recreational Facilities - Private, On-site only
Residential Accessory Uses - In compliance with LDC §622(c)42 and LDC Article VII, Division 2
Signs, in compliance with LDC Chapter 30
Storage, Open, recreational vehicles, boats and similar items for residents only, limited to locations shown on the MCP and must be shielded behind a continuous visual screening at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement

b. **Site Development Regulations** - Limited to the standards shown in Attachment B, except that a minimum of 20 feet will be maintained for stacking in driveways.

Maximum Height: Three stories, or 45 feet, whichever is the lesser amount

c. **Commercial uses are limited to the following:**

If the Golf Driving Range is open after daylight hours, all lighting must comply with LDC §34-936(g), be of the lowest intensity meeting life safety codes, and shielded and directed away from any adjacent residential area.

3. The following conditions address environmental issues:

a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 is hereby adopted. Prior to local development order approval, the location of the American alligator management plan signage must be delineated on the development order plans for Division of Planning, Environmental Sciences review and approval. The warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.

b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan For Shulman Parcel" counter stamped May 19, 1999 is hereby adopted. If gopher tortoises are moved out of harm's way utilizing the "bucket trapping method," all buckets must be checked for tortoises a minimum of three times a day. An alternative method of tortoise relocation may be proposed (with details) at the time of local development order submittal. Any revisions to the tortoise management plan are subject to Division of Planning, Environmental Sciences review and approval.

c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel" counter stamped May 19, 1999 must be revised for Division of Planning, Environmental Sciences staff review and approval at the time of local development order submittal. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer per LDC Appendix H, or commit to a detailed relocation management plan. Should the Applicant demonstrate it is necessary to impact the burrows, the management proposal must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.

d. A final detailed scrub jay management plan must be provided to the Division of Planning, Environmental Sciences for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel" counter stamped May 19, 1999. The finalized scrub jay management plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.

e. Open space must be provided per the open space table on the MCP counter

stamped July 15, 1999. The open space table provides 643.9 acres of preserve area and lakes. The golf course tract provides 531 acres of open space. All individual tracts, excluding tracts of single-family lots greater than 6,500 square feet, must provide a minimum of 10 percent open space within the tract. Individual tract open space may be met with private open space.

f. Indigenous open space must be provided per the "Impact and Mitigation Plan" dated February 22, 1999 revised May 5, 1999. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract being developed.

g. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. An on-site preconstruction meeting must be held with Division of Planning/Environmental Sciences Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.

4. The following recommendations are presented in order to mitigate future hurricane damage and/or loss of life, as well as to ensure compliance with comprehensive plan objectives.

a. The Applicant must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

b. The Applicant must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.

c. If access to this development or any portions thereof, is through a security gate or similar device, which is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC § 34-1749.

d. The Developer must cooperate with the Division of Public Safety/Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the Developer, so long as the choice adequately mitigates the adverse impacts.

5. The following conditions are included to address Lee Plan consistency issues:

   a. The portion of the property within the Rural future land use category must maintain densities of one dwelling unit per acre or less. No more than 1,499 dwelling units may be constructed in the Rural designated areas of the project.

   b. Given the limited existing available Rural 2020 Planning Community Acreage Allocation at the time of rezoning, the available Rural allocation must be determined by the Planning Division, prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1(b), Acreage Allocation Table (per Lee Plan Policy 1.7.6). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1(b). Adequate data and analysis to support this amendment must be submitted by the Applicant at the time of the request for the Lee Plan amendment. Development in excess of the current Table 1(b) allocations will not be permitted until Table 1(b) is amended accordingly.

6. The following conditions are included to address concerns about the golf course:

   a. Fertilizers with a low leaching potential (slow release) must be used, must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and

   b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan which includes an integrated pest management (IPM) program and a nutrient management program such that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. No turf managed areas (including fairways, tees, and greens) are permitted within 35 feet of wetlands or preserve areas. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.

c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The Developer must submit the test results with the monitoring report to the Lee County Planning Division. The monitoring program will be established and operated at the expense of the Developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and should the pollution be caused by the

application of fertilizers, herbicides or pesticides to the golf course, the application must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.

7. Model units and homes are permitted in compliance with the following conditions:

   a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and

   b. All model sites must be designated on the development order plans; and

   c. Prior to constructing model homes within Hawk's Haven, the lots upon which the model homes will be constructed will have been shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for Hawk's Haven or the LDC, whichever applies. Should setback problems arise after construction of a model home, it will be the responsibility of the owner/developer to resolve the setback problem.

   d. Dry models are prohibited.

8. In addition to the single access from S.R. 80, the developer must submit for review and subsequent approval, a plan that demonstrates whether there is a need for an emergency access to the project prior to the approval of any development orders for dwelling units after the first 584 units have been approved. If an emergency access is deemed to be necessary, documents must be submitted with the plan that demonstrate the project's legal ability to provide emergency access. The emergency access, if deemed to be necessary, will provide a connection to Buckingham Road. Any road used for emergency access must be constructed or improved to the degree required for the use of emergency vehicles. If it is determined that no emergency access is needed, the Applicant will meet the provision of LDC §10-291(3) LDC with the single access from S.R. 80.

9. Bona fide agricultural uses that are now in existence may continue until the development commences. However, no development activity of any kind may occur on the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemption or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.

10. Construction traffic must enter and exit this project from S.R. 80 until 200 units have been constructed in the project. Thereafter, construction access may be permitted from Buckingham Road (if the Applicant has maintained such an access). In no event, will construction traffic be permitted on Hickey Creek Road.

11. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

12. Approval of this zoning request does not address access onto S.R. 80, since Lee County has no jurisdiction over that roadway. The Developer must pursue this access approval with the Florida Department of Transportation (FDOT). Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

13. Approval of this rezoning does not give the Developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

14. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

15. The applicant is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the applicant provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the applicant/developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

16. If the Developer constructs structures other than conventional single-family homes within 100 feet of any of the "out parcels," the Developer must provide a 25-foot-wide enhanced vegetative buffer completely around the out parcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to any vertical construction and it must be installed according to the following density and size:

    a. Six trees per 100 linear feet - At installation, trees must be a minimum of 12 to 14 feet tall, with a 2½-inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees may be used to meet the requirements of this enhanced buffer.

    b. Thirty-three shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six feet under normal growing conditions.

    If these "out parcels" come under the control of the Developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required.

17. Vehicle access from the northern boundary of the subject property over and across Hickory Creek Road is prohibited.

SECTION C. DEVIATIONS:

Deviation (1) seeks relief from the LDC §10-385(d)(3)(a) requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the spine road where no homes exist. This deviation is PARTIALLY APPROVED to allow the placement of a hydrant at the midpoint of each section along the "spine" road only where no homes will exist. For purposes of this Deviation, "section" is defined as the distance along the spine roadway between intersection roadways, measured along and from the roadway centerlines.

Deviation (2) seeks relief from the LDC §34-934, Note 23 requirement limiting the operation of a Real Estate Sales Office to five years, to allow the Sales Office to operate for a period of ten years to coincide with the expected buildout of the project. This deviation is APPROVED.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: The legal description and STRAP number of the property.
Exhibit B: The Master Concept Plan
Exhibit C: Zoning Map

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The requested zoning, as conditioned:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c. is compatible with existing or planned uses in the surrounding area; and

   d. will not adversely affect environmentally critical areas or natural resources.

3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the development will be served by streets with the capacity to carry the traffic the development generates.

4. The proposed use or mix of uses is appropriate at the subject location.

5. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest.

6. The recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

7. The requested deviations:

   a. enhance the achievement of the objectives of the planned development;

   b. preserve and promote the general intent of LDC Chapter 34 to protect the public health, safety and welfare.

8. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner John E. Manning, seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

Ray Judah	AYE
John E. Albion	AYE
John E. Manning	AYE
Douglas R. St. Cerny	AYE
Andrew Coy	AYE

DULY PASSED AND ADOPTED this 18th day of October, 1999.

ATTEST:
CHARLIE GREEN, CLERK

BY: Ruth Frymire
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Ray Judah
Chairman

Approved as to form by:

10/19/99
County Attorney's Office

MINUTES OFFICE

Ruth Frymire

FILED OCT 2 1 1999

EXHIBIT "A"

LEGAL DESCRIPTION

ALL OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 976, PAGE 551-554, LEE COUNTY PUBLIC RECORDS, LYING SOUTH OF STATE ROAD 80, ALL IN TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 1: THE NW-1/4, OF THE SW-1/4, OF THE NW-114, OF SECTION 27, SUBJECT TO AN EASEMENT TO FLORIDA POWER & LIGHT, AS DESCRIBED IN DEED BOOK 208, PAGE 67, LEE COUNTY RECORDS.

PARCEL NO. 2: THE NE-1/4, OF THE NE-1/4, OF THE SW-1/4, OF SECTION 27.

PARCEL NO. 5: THE S-1/2, OF THE S-1/2, OF THE SE-1/4, OF SECTION 25, LYING SOUTH OF THE FORMER (NOW ABANDONED) SEABOARD AIRLINE RAILROAD COMPANY RIGHT-OF-WAY, SUBJECT TO A 50' EASEMENT TO FLORIDA POWER AND LIGHT AS DESCRIBED IN DEED BOOK 234, PAGE 26, LEE COUNTY RECORDS.

PARCEL NO. 6: ALL THAT PART OF THE S-1/2, OF THE SW-1/4, OF THE SE-1/4, AND THE S-1/2, OF THE S-1/2, OF THE SW-1/4, OF SECTION 26, WHICH LIES SOUTH OF THE FORMER (NOW ABANDONED) SEABOARD ALL FLORIDA RAILROAD COMPANY RIGHT-OF-WAY, SUBJECT TO A 50' EASEMENT TO FLORIDA POWER AND LIGHT AS DESCRIBED IN DEED BOOK 234, PAGE 26, LEE COUNTY RECORDS.

PARCEL NO. 7:

(A) ALL THAT PART OF THE S-1/2, OF THE S-1/2, OF THE SE-1/4, OF SECTION 27, WHICH LIES SOUTH OF THE FORMER (NOW ABANDONED) SEABOARD AIRLINE RAILROAD COMPANY RIGHT-OF-WAY.

(B) THAT PART OF THE S-1/2, OF THE SW-1/4, OF THE SW-1/4, OF SECTION 27, WHICH LIES SOUTH OF THE FORMER (NOW ABANDONED) SEABOARD AIRLINE RAILROAD RIGHT-OF-WAY, IN SECTION 27.

(C) THE SE-1/4, OF THE SE-1/4, OF THE SW-1/4, IN SECTION 27, LESS THE FORMER (NOW ABANDONED) SEABOARD ALL FLORIDA RAILROAD COMPANY RIGHT-OF-WAY, SUBJECT TO A 50' EASEMENT TO FLORIDA POWER AND LIGHT AS DESCRIBED IN DEED BOOK 234, PAGE 26, LEE COUNTY RECORDS AND SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 8: THAT PORTION OF THE NW-1/4, OF THE NW-1/4, OF SECTION 27, LYING

SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80.

PARCEL NO.9: THAT PORTION OF THE W-1/2, OF THE NE-1/4, OF THE NW-1/4 OF SECTION 27, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80, SUBJECT TO A 70' LATERAL DITCH EASEMENT LEFT OF STATION 595+20, AS DESCRIBED IN DEED BOOK 175, PAGE 445.

PARCEL NO. 10: THE N-1/2, OF THE SE-1/4, OF THE NW-1/4, OF SECTION 27, SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 11:

(A) THE SE-1/4, OF THE SE-1/4, OF THE NW-1/4, OF SECTION 27, LESS THAT PORTION OF SECTION 27, ALONG THE EAST LINE OF THE WEST ONE-HALF THEREOF, TO THE SOUTH LINE OF THE SE-1/4, OF THE SE-1/4, OF THE NW-1/4, THEREOF; DEDICATED AS A PUBLIC COUNTY ROAD.

(B) THE SW-1/4, OF THE SE-1/4, OF THE NW-1/4, OF SECTION 27, SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 12: THE S-1/2, OF THE SW-1/4, OF THE NW-1/4, OF SECTION 27.

PARCEL NO. 13: THE N-1/2, OF THE NW-1/4, OF THE SW-1/4, OF SECTION 27.

PARCEL NO. 14: THE SE-1/4, OF THE NW-1/4, OF THE SW-1/4, OF SECTION 27.

PARCEL NO. 15: THE W-1/2, OF THE NE-1/4, OF THE SW-1/4, OF SECTION 27, SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 16: THE SE-1/4, OF THE NE-1/4, OF THE SW-1/4, OF SECTION 27, SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 17: THE N-1/2, OF THE SE-1/4, OF THE SW-1/4, OF SECTION 27, SUBJECT OF A 60' ROAD EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 843, PAGE 864, LEE COUNTY RECORDS.

PARCEL NO. 18: THAT PORTION OF THE S-1/2, OF THE SW-1/4, OF THE SW-1/4, OF SECTION 27, NORTH OF THE SEABOARD ALL FLORIDA RAILROAD COMPANY RIGHT-OF-WAY.

PARCEL NO. 19: THE N-1/2 OF SECTION 34.

PARCEL NO. 20: THE N-1/2 AND THE SW-1/4 AND THE S-1/2, OF THE SW-1/4, OF THE SE-1/4, IN SECTION 35.

PARCEL NO. 21: ALL OF SECTION 36.

AND FROM OFFICIAL RECORDS BOOK 843, PAGES 855-861, BY THE QUIT CLAIM DEED IN OFFICIAL RECORDS BOOK 976, PAGE 549, ALL IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, THE FOLLOWING DESCRIBED LAND:

PARCEL NO. 22: NORTH 50 FEET OF RAILROAD RIGHT-OF-WAY FROM WEST LINE OF SECTION 27 TO CENTER LINE OF SECTION 27.

PARCEL NO. 24: THAT PORTION OF THE ABANDONED SEABOARD AIR LINE RAILROAD COMPANY RIGHT-OF-WAY BETWEEN FORT MYERS AND ALVA, FLORIDA, LYING AND BEING IN SECTION 25, TOWNSHIP 43 SOUTH, RANGE 26 EAST; AND THE SOUTHERLY 50 FEET OF SAID RIGHT-OF-WAY LYING IN SECTIONS 26 AND 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST.

CONTAINING 1,797.449 ACRES.

SUBJECT TO THE FOLLOWING:

(a) THE PROPERTY HEREIN IS SUBJECT TO AN EASEMENT TO THE FLORIDA POWER & LIGHT COMPANY RECORDED IN DEED BOOK 280, PAGE 67, LEE COUNTY PUBLIC RECORDS, AND UTILITY EASEMENTS TO FLORIDA POWER & LIGHT COMPANY RECORDED IN DEED BOOK 234, PAGE 26, DEED BOOK 234, PAGE 28, DEED BOOK 262, PAGE 143, DEED BOOK 230, PAGE 106, AS MODIFIED BY AMENDMENT TO RIGHT-OF-WAY AGREEMENT FILED NOVEMBER 15, 1956, IN MISC. BOOK 43, PAGE 37 AND THE UNRECORDED EASEMENT DATED JANUARY 16, 1958.

(b) OUTFALL DITCHES AS SET FORTH IN DEEDS TO THE STATE OF FLORIDA RECORDED IN DEED BOOK 175, PAGE 445, AND DEED BOOK 175, PAGE 492, LEE COUNTY PUBLIC RECORDS, WHICH AFFECT PARCEL NOS. 8, 9 AND 10 HEREIN.

(c) RIGHT-OF-WAY FOR ROAD TWENTY (20) FEET WIDE ALONG SOUTH AND WEST SIDE OF THE TRACT DESCRIBED HEREIN, WHICH AFFECTS PARCEL NO. 11

(d) EASEMENT RESERVATION AS SET FORTH IN DEED FROM N. H. HUNTER et al TO LEE-DADE PROPERTIED, INC., DATED NOVEMBER 15, 1956, RECORDED IN DEED BOOK 263, PAGE 186, INVOLVING A ONE SQUARE ACRE PARCEL IN THE SW CORNER OF THE N-1/2 OF SECTION 34, WHICH AFFECTS PARCEL NO. 19 HEREIN.

(e) EASEMENT FOR INGRESS AND EGRESS THROUGH SECTION 27 FROM ROUTE 80 TO THE NORTH LINE OF SECTION 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST BY MARTIN BLUM AND BEN M. BELON, AS TRUSTEES, AND EMMETT J. KELLY AND A. DOUGLAS GRACE, JR., AS TRUSTEES, RECORDED IN OFFICIAL RECORD BOOK 843, PAGE 862, LEE COUNTY PUBLIC RECORDS.

(f) 100 FOOT EASEMENT ROAD ALONG SECTIONS 28 AND 33 BOUNDARY FROM BUCKINGHAM-OLGA ROAD TO EAST LINE OF SECTIONS 289 AND 33. (FROM DEED BOOK 263, PAGE 186, LEE COUNTY PUBLIC RECORDS)

The applicant has indicated that the STRAP numbers for the subject property are :

27-43-26-00-00003.0000, 25-43-26-00-00121.0000, 34-43-26-00-00001.0010, 35-43-26-00-00001.0000, 36-43-26-00-00001.0000 and 26-43-26-00-00011.0000

ZONING MAP

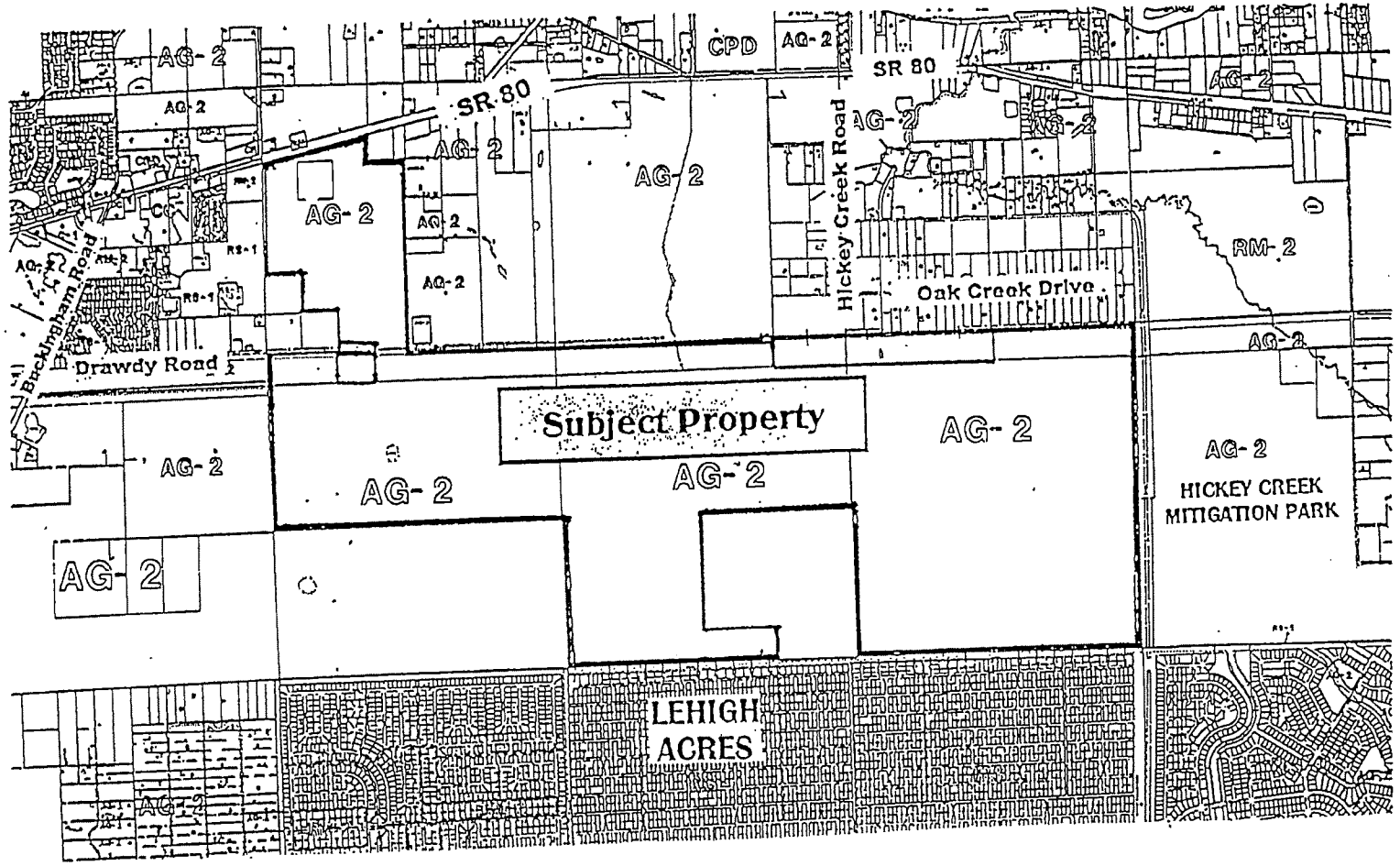

EXHIBIT C

PROJECT TYPE

EXHIBIT IV-E

RECEIVED
JUL 15 1999
ZONING COUNTER

APPROVED
Master Concept Plan
Site Plan #99-056 Page 1 of 7
Subject to conditions in Resolution 99-03-066.03Z.01.01
Zoning Case #99-03-066.03Z.01.01

PROJECT # 99 03-066-03 Z 01.01
PROJECT TYPE 12

EXHIBIT "B"

ATTACHMENT I

RESOLUTION NUMBER Z-05-051

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Hawk's Haven Developers, L.L.C., filed an application on behalf of the property owner, Levitt and Sons at Hawk's Haven, L.L.C., and The School District of Lee County, to rezone a 1,978.44± acre parcel from Residential Planned Development (RPD) and Agricultural (Ag-2) to Residential Planned Development/Commercial Planned Development (RPD/CPD) in reference to River Hall (f/k/a Hawks' Haven RPD); and

WHEREAS, a public hearing was advertised and held on June 15, 2005, before the Lee County Zoning Hearing Examiner Diana Parker, who gave full consideration to the evidence in the record for Case #DCI2004-00054; and

WHEREAS, a second public hearing was advertised and held on September 19, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 1,978.44± acre parcel from RPD and AG-2 to RPD/CPD, to add 181 acres, 401 dwelling units, an elementary school site, and a town center consisting of a maximum of 45,000 square feet of commercial uses to the Hawk's Haven RPD, Zoning Resolution #Z-99-056. The request consists of a total of 1,999 dwelling units (single- and multi-family) with a golf course, a public school, and a maximum of 15,000 square feet of office and 30,000 square feet of retail uses. Maximum building heights are 45 feet (three stories) for residential uses, 35 feet (two stories) for commercial uses, and 60 feet (three stories) for recreational uses. No development blasting is requested. The property is located in the Rural (1,647.55 acres), Suburban (79.47 acres), and Wetlands (251.42 acres) Future Land Use Categories. The legal description is set forth in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the two-page Master Concept Plan (MCP) entitled "RIVER HALL: Formerly known as Hawk's Haven", stamped received January 6, 2006, last revised January 3, 2006, except as modified by the conditions below. Development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. The following limits apply to the project and uses:

   a. SCHEDULE OF USES

   RESIDENTIAL, GOLF & AMENITY SITES

   Accessory Uses and Structures
   Administrative Office
   Agricultural Uses - See Conditions 3.h and 8.
   Club - country and private
   Consumption on Premises - limited to the clubhouse/amenity areas. No outdoor seating unless approved as a special exception (public hearing required).
   Dwelling Units - maximum of 1,999 units to be comprised of single-family (R-1 or RMF-1), two-family attached (RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1)

   Densities may not be shifted between future land use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.11 of the Lee Plan.
   Entrance Gates and Gatehouse
   Essential Services
   Essential Services Facilities, Group I
   Excavation, Water Retention - No blasting and removal of excavated material off site is not permitted.
   Fences and Walls
   Golf Course - 36 holes, golf maintenance facility, cart barn and related accessory uses to a golf course. (See Condition 23 for additional requirements)
   Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)
   Golf Driving Range
   Golf Training Facility
   Model Home and Model Unit - must be in compliance with LDC §34-1954
   Model Display Center, must be in compliance with LDC §34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project.
   Parking Lot, Accessory
   Parks, Group I
   Real Estate Sales Office - limited to sales of lots, homes or units within the development, and must be located in the clubhouse, amenity or model

unit sites.
Recreational Facilities - Private, On-site only
Residential Accessory Uses - In compliance with LDC §622(c)42 and LDC Article VII Division 2.
Signs, in compliance with LDC Chapter 30
Storage, Open, recreational vehicles, boats and similar items for residents only, limited to locations shown on the MCP and must be shielded behind a continuous visual screening at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement. (See Condition 22 fo additional requirements)
Temporary Uses

TOWN CENTER (CPD)

Maximum 15,000 sf office and maximum 30,000 sf retail within the Town Center CPD parcel only.
Accessory Uses and Structures
Administrative Office
Agricultural Uses - See Condition 3.h and 8.
Banks and Financial Establishments, Group I
Business Services, Group I
Consumption on Premises - Indoor only in conjunction with a Restaurant use only. No outdoor seating unless approved as a special exception (public hearing required).
Day Care Center, Adult & Child
Drive-though in connection with any approved use except drugstore/pharmacy
EMS, Fire or Sheriff's Station
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - No blasting; Removal of excavated material off site not permitted.
Food Stores, Group I (may sell food and non-food products)
Hardware Store
Laundry or Dry Cleaning, Group I
Parking lot, accessory
Personal Services, Group I
Pharmacy/Drugstore - limited to one with a multi-occupancy complex only and no drive-through.
Place of Worship, Religious Facilities
Real Estate Sales Office
Repair Shop, Group I
Restaurant, Groups I, II, III
Specialty Retail Shops, Group I
Temporary Uses

ELEMENTARY SCHOOL SITE

Public Schools and Related Accessory Uses

b. SITE DEVELOPMENT REGULATIONS

Minimum Lot Area and Dimensions - Single-Family

Width: 45 feet
Depth: 120 feet
Lot Size: 5,400 sf

Minimum Lot Area and Dimensions - Multi-Family

Width: 75 feet
Depth: 100 feet
Lot Size: 10,000 sf

Minimum Lot Area and Dimensions - Commercial

Width: 200 feet
Depth: 100 feet
Lot Size: 20,000 sf

Minimum Setbacks

Single Family

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet
Side - 5 feet, See Condition 2.b.i.
Rear- 15 feet
Water Body - 20 feet
Accessory - Per the LDC

Maximum Lot Coverage - 60 percent

2.b.i. Structures, including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc. may not be located within the required 5-foot side setback of each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the *typical lot grading detail* provided.

Two-Family Attached and Zero Lot Line

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet
Side - 0/5 feet, See Condition 2.b.ii.

Rear - 15 feet
Water Body - 20 feet
Accessory - Per the LDC

Minimum Distance Between Buildings: 15 feet

Maximum Lot Coverage - 60 percent

2.b.ii. Side opposite zero-lot-line or two-family attached structure. Structures, including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc. may not be located within the required 5-foot side setbacks; or prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the *typical lot grading detail* provided.

Townhouse & Multi-family

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet
Side - N/A
Rear- 15 feet
Water Body - 20 feet
Accessory - Per the LDC

Minimum Distance Between Buildings - 20 feet

Maximum Lot Coverage - 60 percent

Clubhouse, Amenity & Golf Maintenance Buildings

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet
Side - 15 feet
Rear- 15 feet
Water Body - 20 feet
Accessory - Per the LDC

Minimum Distance Between Buildings - 20 feet

Maximum Lot Coverage - 60 percent

Commercial

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet
Side - 15 feet
Rear - 20 feet
Water Body - 20 feet
Accessory - Per the LDC

Minimum Distance Between Buildings - 20 feet

Maximum Lot Coverage - 45 percent

Maximum Height

45 feet/3 stories for Residential uses
35 feet/3 stories for Commercial uses
35 feet/3 stories for Recreational/Amenity sites on the perimeter of the subject property

Recreational/Amenity sites on the interior of the project may be 60 feet/three stories

c. GOLF DRIVING RANGE:

If the Golf Driving Range is open after daylight hours, all lighting must comply with LDC §34-936(g), be of the lowest intensity meeting life safety codes, and be shielded and directed away from adjacent residential areas.

3. The following conditions address environmental issues:

a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 incorporated into this resolution of approval as Exhibit D. Prior to local development order approval, the location of the American Alligator Management Plan signage must be delineated on the development order plans for Division of Environmental Sciences' review and approval. Warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.

b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan For Shulman Parcel" counter stamped May 19, 1999 incorporated into this resolution of approval as Exhibit D. Any revisions to the Tortoise Management Plan are subject to Environmental Sciences' review and approval.

c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999, must be revised for Division of Environmental Sciences' review and approval at the time of local development order submittal. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer in accordance with LDC Appendix H, or commit to a detailed relocation management plan. The developer demonstrates it is necessary to impact the burrows, the management proposal must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.

d. The developer must submit a detailed Scrub Jay Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999 and incorporated into this resolution of approval as Exhibit D. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.

e. The developer must submit a detailed Sandhill Crane Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal.

f. Open space must be provided in accordance with the MCP. All individual tracts must provide a minimum of ten percent open space within the tract and may be met with private open space.

g. The developer must provide a minimum of 465 acres of indigenous preservation areas in substantial compliance with the MCP. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract to be developed.

h. The developer must barricade all indigenous preservation areas to exclude cattle grazing within 60 days of approval of the planned development by the Board of County Commissioners.

i. Prior to local development order approval, the plans for any residential units on individual lots that abut a preserve must delineate a preserve boundary sign location at every other lot line and provide a detail of the sign for the Division of Environmental Sciences' Staff review and approval.

j. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. The developer must schedule an on-site preconstruction meeting with Division of Environmental Sciences' Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.

4. The following recommendations are presented in order to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.

a. The developer must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the

risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

b. The developer must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.

c. If access to this development or any portions thereof, is through a security gate or similar device that is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC §34-1749.

d. The developer must cooperate with the Division of Public Safety/Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.

5. The following conditions are included to address Lee Plan consistency issues:

a. The portion of the property within the Rural future land use category must maintain densities of one dwelling unit per acre or less. No more than 1,648 dwelling units may be constructed in the Rural designated areas of the project.

b. Given the limited existing available Rural 2020 Planning Community Acreage Allocation, at the time of rezoning, the available Rural allocation must be determined by the Planning Division prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1 (b), Acreage Allocation Table (per Lee Plan Policy 1.7.6). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1 (b). Adequate data and analysis to support this amendment must be submitted by the applicant at the time of the request for the Lee Plan amendment. Development in excess of the current Table 1 (b) allocations will not be permitted until Table 1 (b) is amended accordingly.

6. The following conditions are included to address the golf course:

a. The developer of the golf course must use fertilizers with a low leaching potential (slow release). The fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and

b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program so that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.

c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state *to* use restricted pesticides and experienced in the principles of IPM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and that requires relatively low fertilizer use.

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County Planning Division. The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until the developer submits a revised management plan. If mitigation is necessary to address the pollution, the developer must implement a mitigation plan approved by Lee County.

7. Model units and homes are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and

b. All model sites must be designated on the development order plans; and

c. Prior to constructing model homes within this project, the lots upon which the model homes will be constructed will have been shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for River Hall (f/k/a Hawk's Haven) or the LDC, whichever applies. Should setback problems arise after construction of a model

home, it will be the responsibility of the owner/developer to resolve the setback problem.

d. Hours of operation for model units and real estate sales within the model units are limited to Monday through Sunday, 8 a.m. through 8 p.m.

8. AGRICULTURAL USES: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit E attached hereto, may continue until approval of a local development order for the area of the project containing those uses.

b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.

c. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:

i. Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:

(1) the date the agricultural uses ceased;

(2) the legal description of the property subject to the development order approval;

(3) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,

(4) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.

ii. Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.

9. Construction traffic is prohibited on Hickey Creek Road.

10. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

11. Approval of this zoning request does not address access onto S.R. 80, since Lee County has no jurisdiction over that roadway. The developer must pursue this access approval with the Florida Department of Transportation (FDOT). Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

12. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

13. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

14. The developer is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the developer provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

15. If the developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wide enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and it must be installed according to the following density and size:

a. Six trees per 100 linear feet - At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-1/2 inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees, may be used to meet the requirements of this enhanced buffer.

b. 33 shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six feet under normal growing conditions. If these "outparcels" come under the control of the developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required.

16. Vehicle access from the northern boundary of the subject property over and across Hickory Creek Road is prohibited.

17. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

18. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

19. All required buffers must utilize 100 percent native vegetation.

20. Upon passage of this Zoning Resolution, Zoning Resolution #Z-99-056 and Administrative Amendment ADD2004-00067 are null and void.

21. The school site is limited to a public school operated by the School District of Lee County.

22. Outdoor storage areas must be in compliance with §34-3001, *et seq*, of the Lee County LDC, with the additional requirements as outlined on page 2 of 2 of the attached MCP, including a 200-foot perimeter setback and enhanced buffer.

23. A plan showing landscaping in accordance with page 2 of 2 of the approved MCP must be submitted and approved prior to the issuance of a development order for the golf course maintenance facility and amenity center.

24. Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard (State Road 80).

25. BUFFERS.

a. A Type "B" buffer must be added to the MCP for the "Town Center" portion bordering agriculturally-zoned property to the east, in accordance with the LDC.

This buffer will not include the existing conservation areas shown on the approved MCP.

b. A Type "D" buffer must be added to the MCP on the "spine" Road for the commercial Town Center portion of the property, in accordance with the LDC.

26. The MCP must be amended to include a 2nd full access that crosses the existing 50-foot-wide canal to the south to connect into 75th Street West in Lehigh Acres. The developer may show the access at any location along the southern boundary of the property except where the MCP shows conservation easements. The developer is not obligated to construct this access until Lee County has issued a certificate of occupancy for 1,598 homes within the project. Responsibilities regarding improvements to 75th Street West or other abutting Lehigh roads will be determined at the time the access is approved for construction. The County will work with the developer to obtain approval to bridge the 50-foot-wide canal.

27. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

The developer may obtain the necessary development orders when the project meets Lee County Concurrency requirements. This approval may require either road improvements or a reduction in requested intensity and density.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist. This deviation is APPROVED.

2. Deviation (2) Withdrawn.

3. Deviation (3) seeks relief from the LDC §10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks. This deviation is APPROVED.

4. Deviation (4) seeks relief from the LDC §34-2194(b) requirement to provide a 25-foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A.1: Legal description of the overall property
Exhibit A.2: Legal description of the CPD property
Exhibit A.3: Legal description of the RPD property
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: The Master Concept Plan stamped Received January 6, 2006, last revised January 3, 2006
Exhibit D: Protected Species Management Plan for Schulman Parcel (American Alligator Management Plan; Gopher Tortoise Management Plan; and Scrub Jay Management Plan)
Exhibit E: Affidavit of bona fide agricultural uses

The applicant has indicated that the STRAP numbers for the property are: 25-43-26-00-00121.0000, 26-43-26-00-00011.0000, 26-43-26-00-00011.0010, 27-43-26-00-00003.0010, 27-43-26-00-00003.0020, 27-43-26-00-00016.0000, 34-43-26-00-00001.0010, 34-43-26-00-00001.0020, 36-43-26-00-00001.0000, 35-43-26-00-00001.0010, 35-43-26-00-00001.0000, 35-43-26-00-00002.0000.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner Judah, seconded by Commissioner Hall and, upon being put to a vote, the result was as follows:

Robert P. Janes	Absent
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 19th day of September 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: Michele B. Cooper
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Tammara Hall, Chairwoman

Approved as to form by:

_____
Dawn E. Perry-Lehnert
County Attorney's Office

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Legal Description

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:
Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 2,654.70 feet tot he East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W) (chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW 1/4) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27 for 1,316.66 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW 1/4) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along the Southerly right of way line for 2,020.27 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction, being designated as POINT "A"; thence run

N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 3,420.35 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B"; thence run S00°16'51"E along the East line of the Northeast Quarter (NE 1/4) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.62 feet to the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2,643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcels:

From the point designated as POINT "A" run S88°54'52"W along the South line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 for 858.74 feet to the Northeast Corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 and POINT OF BEGINNING.

From said Point of Beginning run S00°49'17"E along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run S88°57'38"W along the South line of said Fraction for 658.93 feet to the Southwest Corner of said Fraction; thence run N00°48'16"W along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run N88°54'52"E along the North line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

AND

From the point designated as POINT "B" run S88°44'46" along the South line of the Southeast Quarter (SE 1/4) for said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25, run S89°12'44"W along the South line of the Southwest Quarter (SW 1/4) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.

From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE 1/4) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to

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MAR 3 1 2005

an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a Total Area of 1,978.44 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW 1/4) of said Section 34 to bear N00°49'55"W.

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MAR 3 1 2005

DCI2004-00054

DCI2004-00054

Barraco and Associates, Inc.

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Civil Engineers, Land Surveyors and Planners

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MAY 23 2005
PERMIT COUNTER

DESCRIPTION
Parcel in
Section 27, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W ½) of said Section 27 for 1322.39 feet to the Southeast corner of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27 and the POINT OF BEGINNING.

From said Point of Beginning continue S00°51'17"E along said East line for 897.03 feet; thence run S89°08'43"W for 678.49 feet to an intersection with the Northwesterly line of Conservation Easement CE-5, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run N50°41'11"W leaving said Northwesterly line for 752.69 feet; thence run N00°49'17"W for 199.39 feet to an intersection with the Northerly line of Conservation Easement CE-2, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records; thence run N56°53'01"E leaving said Northerly line for 164.06 feet to a point on a non-tangent curve and intersection with the Westerly right of way line of a Proposed Road described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run northwesterly along an arc of curve to the right of radius 550.00 feet (delta 31°54'17") (chord bearing N28°46'55"W) (chord 302.32 feet) for 306.26 feet to a point of tangency; thence run N12°49'46"W along said Westerly right of way line for 146.41 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 641.66 feet to an intersection with the West line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

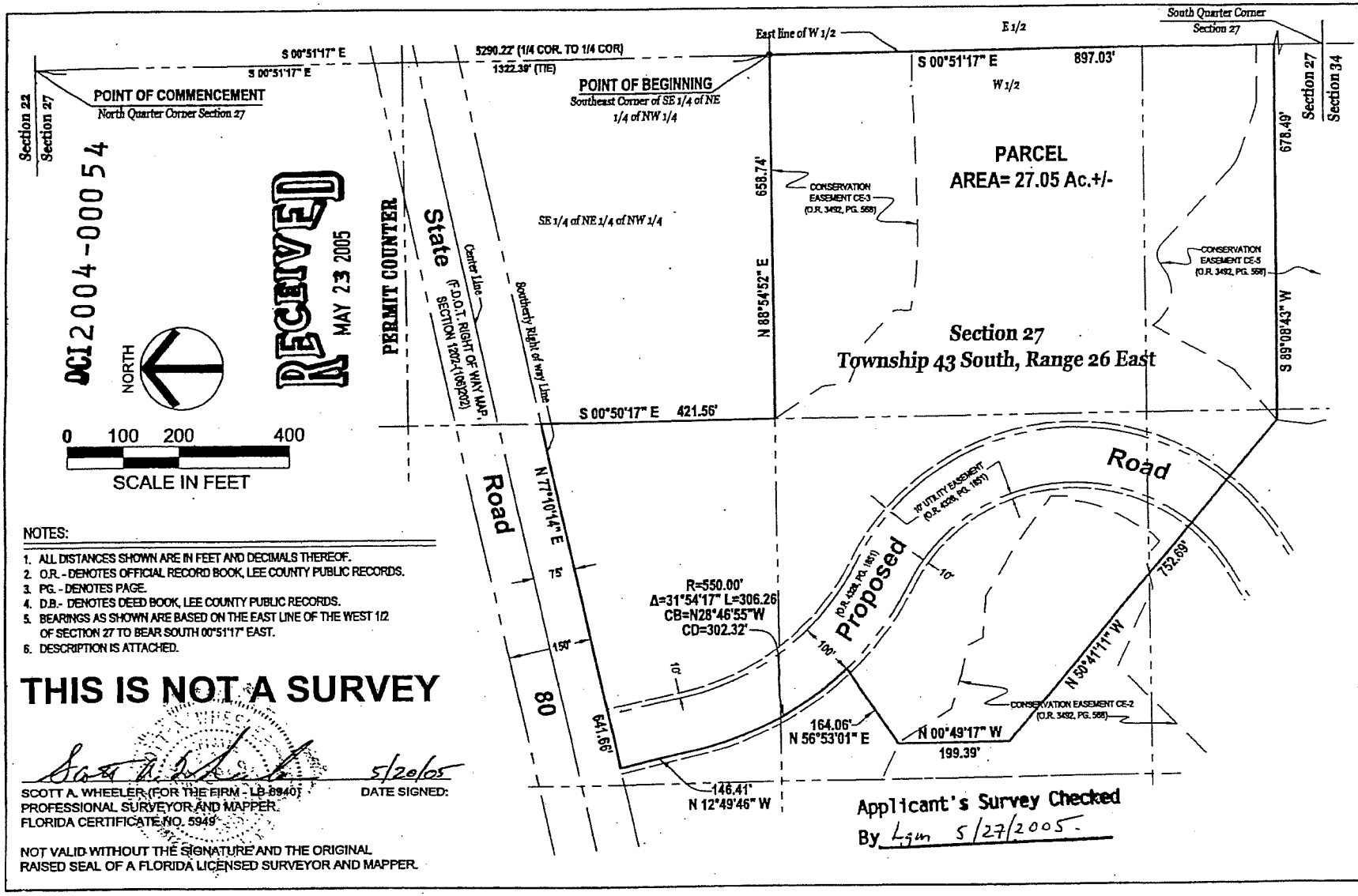
Containing 27.05 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the East line of the West Half (W 1/2) of said Section 27 to bear S00°51'17"E.

Applicant's Legal Checked
by Lgm 5/27/2005

5/20/05
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5929

L:\21988 - Hawks Haven\DESC\21988SK2odesc.doc



NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
3. PG. - DENOTES PAGE.
4. D.B.- DENOTES DEED BOOK, LEE COUNTY PUBLIC RECORDS.
5. BEARINGS AS SHOWN ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF SECTION 27 TO BEAR SOUTH 00°51'17" EAST.
6. DESCRIPTION IS ATTACHED.

THIS IS NOT A SURVEY

Scott A. Wheeler 5/20/05

SCOTT A. WHEELER (FOR THE FIRM - LB 3940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

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

Barraco and Associates, Inc.
www.barraco.net

LandMar GROUP, LLC

HAWK'S HAVEN

SKETCH TO ACCOMPANY DESCRIPTION

2 OF 2

EXHIBIT A.2
PAGE 2 OF 2

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION
RPD

Parcel in
Sections 25, 26, 27 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE ¼) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W)(chord 28.95 feet) for 28.97 feet to and intersection with the West line of the Northwest Quarter (NW ¼) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW ¼) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27 for 1,318.66 feet to the Southeast corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction, being designated as POINT "A"; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW ¼) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 1,378.61 feet; thence run S12°49'46"E for 146.41 feet to a point of curvature; thence run southeasterly along an arc of curve to the left of radius 550.00 feet (delta 31°54'17") (chord bearing S28°46'55"E)(chord 302.32 feet) for 306.26 feet;

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Civil Engineers, Land Surveyors and Planners

DESCRIPTION (Cont.)

thence run S56°53'01"W for 164.63 feet; thence run S00°49'17"E for 199.08 feet; thence run S50°41'11"E for 752.69 feet; thence run N89°08'43"E for 678.49 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 2,523.31 feet to an intersection with the North line of the South 50 feet of the former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B"; thence run S00°16'51"E along the East line of the Northeast Quarter (NE ¼) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW ¼) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2,643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW ¼) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcels.

From the point designated as POINT "A" run N00°50'10"W along the East line of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) Southwest Quarter (SW ¼) of the of said Section 27 for 660.23 feet to the Southeast Corner of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 27 ; thence run N00°48'16"W along the East line of said Fraction for 659.60 to the Southwest Corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 27 and the POINT OF BEGINNING.

From said Point of Beginning run N00°48'16"W along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run N88°54'52"E along the North line of said Fraction for 658.74 feet to the Northeast Corner of said Fraction; thence run S00°49'17"E along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run S88°57'38"W along the South line of said Fraction for 658.93 feet to the POINT OF BEGINNING.

AND

LESS and EXCEPT the following described parcel.

From the point designated as POINT "B" run S88°44'46"W along the South line of the Southeast Quarter (SE ¼) of said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25; thence run S89°12'44"W along the South line of

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Civil Engineers, Land Surveyors and Planners

DESCRIPTION (Cont.)

the Southwest Quarter (SW ¼) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.
From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE ¼) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a Total Area of 1951.39 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW 1/4) of said Section 34 to bear N00°49'55"W.

Scott A. Wheeler 1/6/06

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

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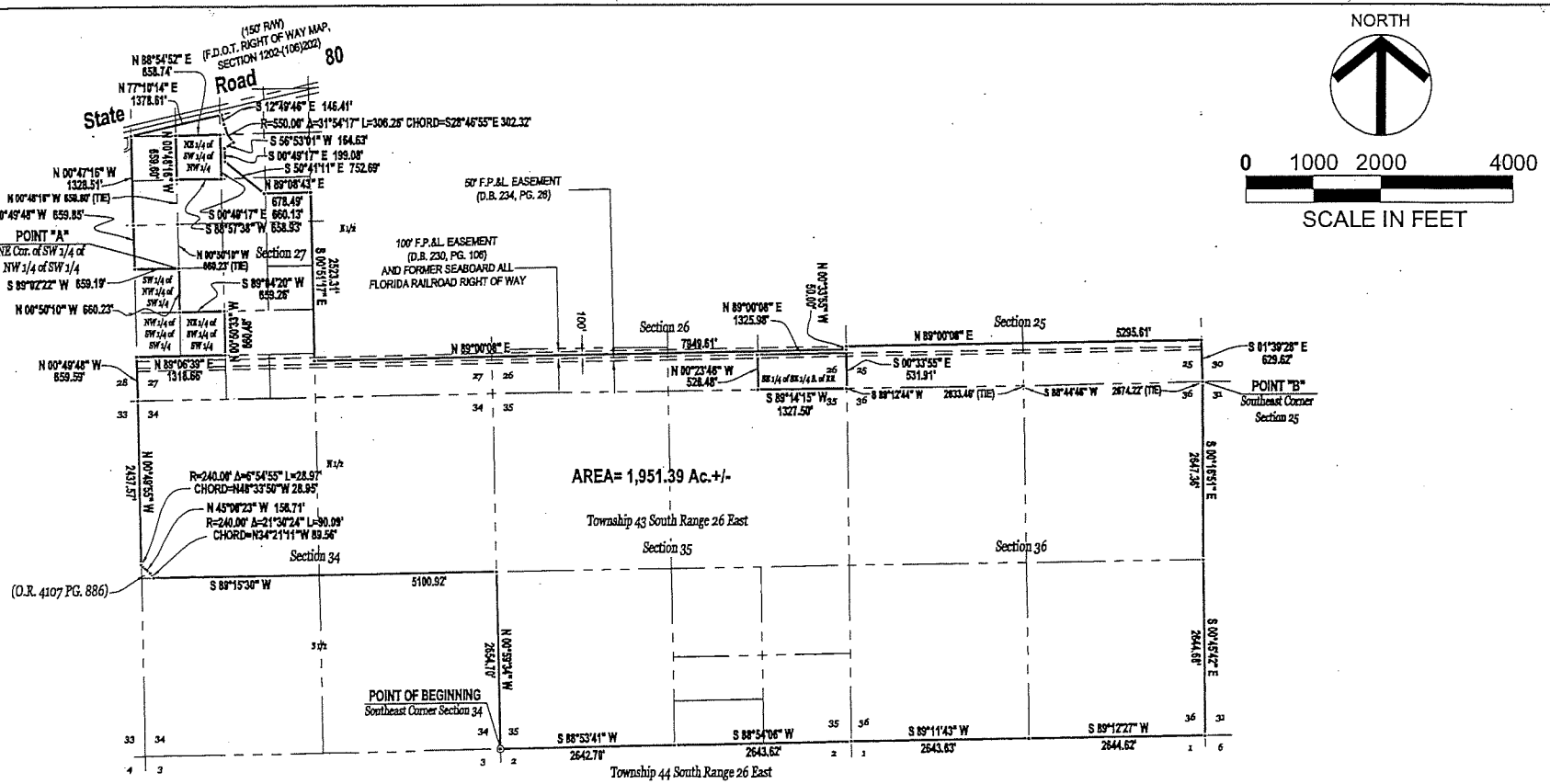


Exhibit A.3
Page 4 of 4

THIS IS NOT A SURVEY

Scott A. Wheeler 1/6/06

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

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

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
3. PG. - DENOTES PAGE.
4. D.B.- DENOTES DEED BOOK, LEE COUNTY PUBLIC RECORDS.
5. BEARINGS AS SHOWN ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 34 TO BEAR NORTH 00°49'55" WEST.
6. DESCRIPTION IS ATTACHED.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7988 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0317

PROJECT DESCRIPTION

HAWK'S HAVEN

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

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

FILE NAME	21988CP.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\SURVEY\HAWKSKETCH
PLOT DATE	FRI, 1-6-2006 - 11:46 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	01-06-2006
DRAWN BY	PTO
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
21988 25-43-26	4 OF 4

DCI2004-00054 RIVER HALL RPD/CPD (FKA HAWK'S HAVEN)

5/12/2005

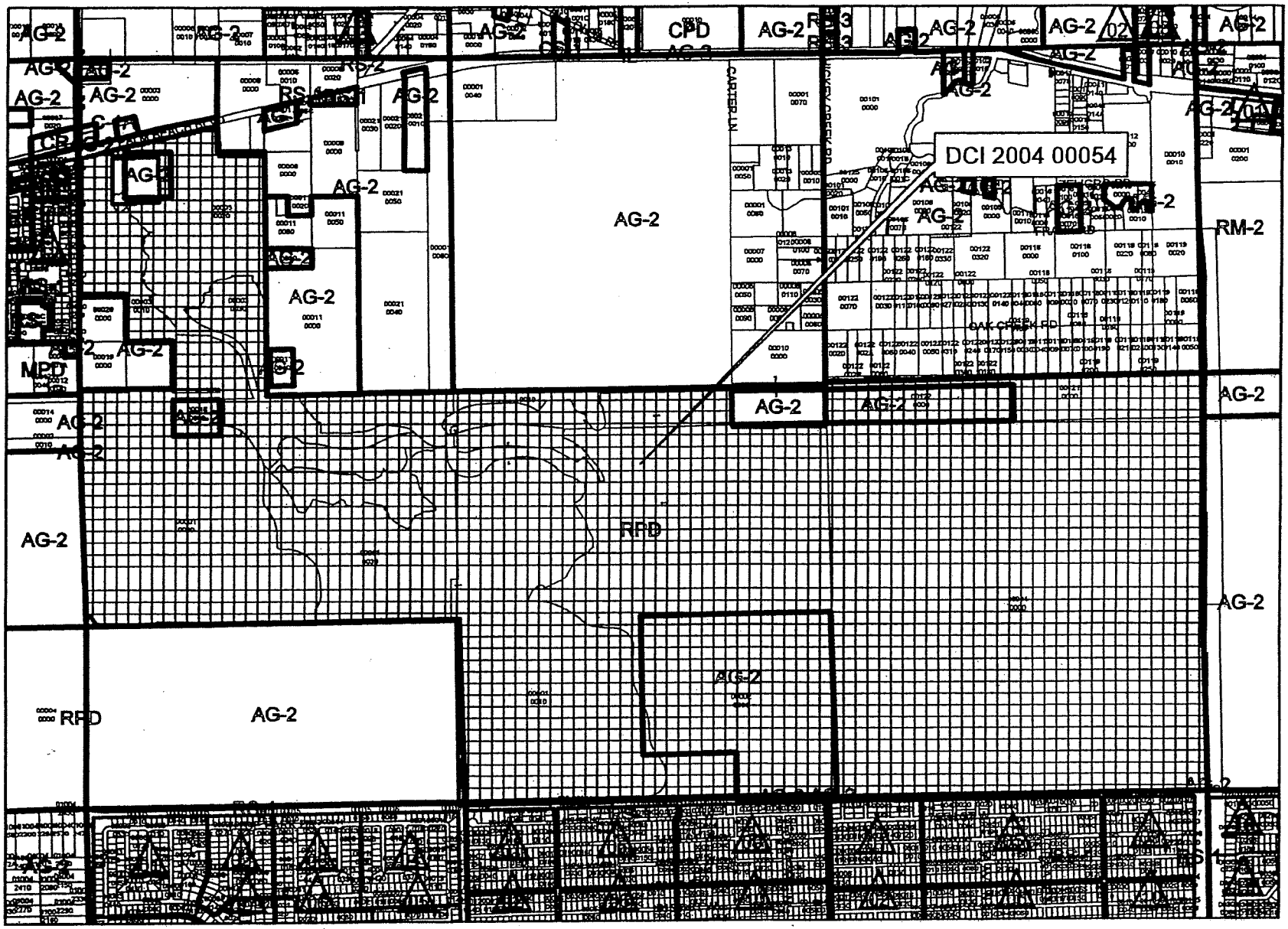
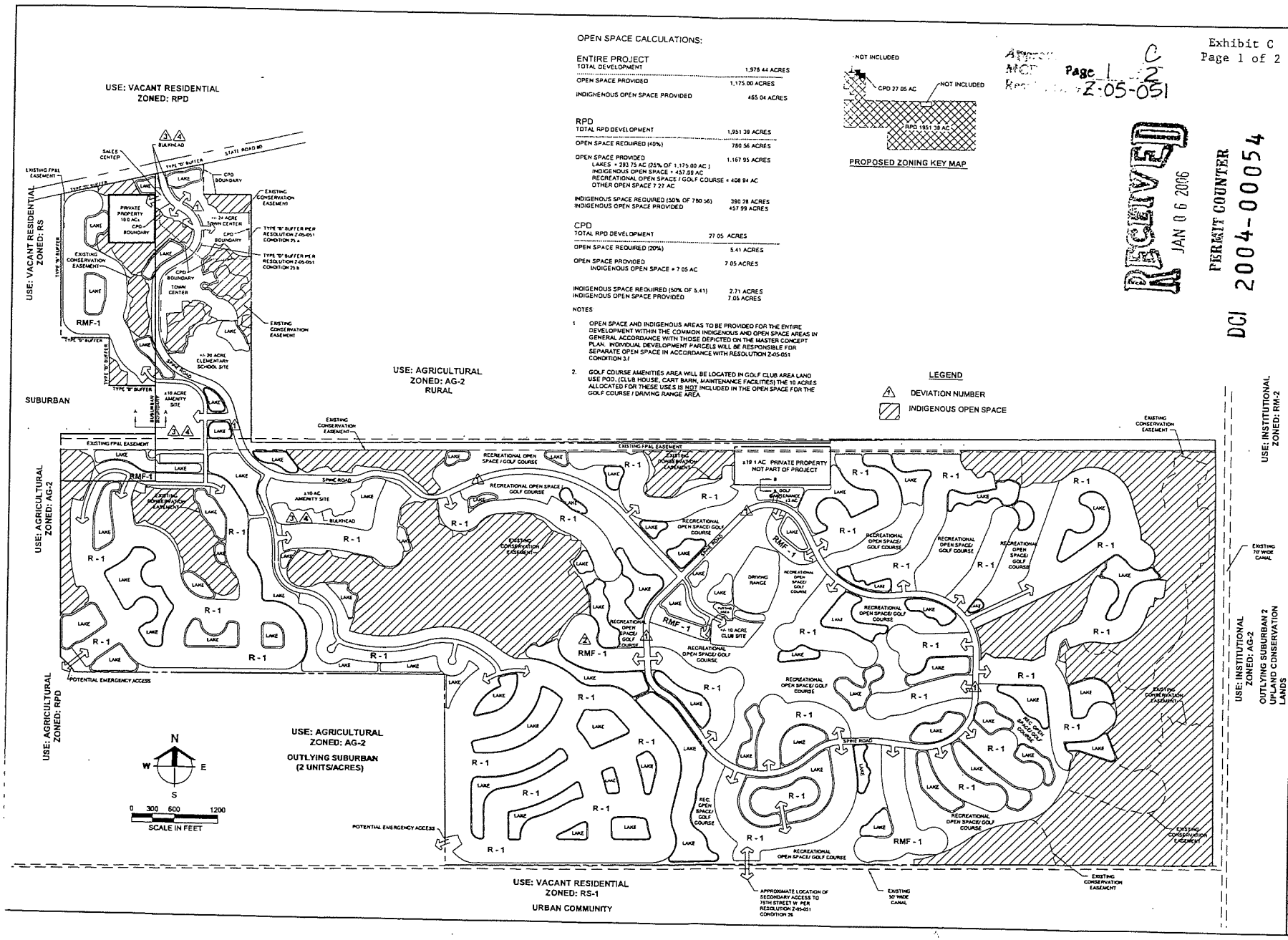


EXHIBIT B



OPEN SPACE CALCULATIONS:

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,978 44 ACRES
OPEN SPACE PROVIDED	1,175 00 ACRES
INDIGNENOUS OPEN SPACE PROVIDED	465 04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,951 38 ACRES
OPEN SPACE REQUIRED (40%)	780 56 ACRES
OPEN SPACE PROVIDED	1,167 95 ACRES
LAKES = 293 75 AC (25% OF 1,175 00 AC)	
INDIGENOUS OPEN SPACE = 457 99 AC	
RECREATIONAL OPEN SPACE / GOLF COURSE = 408 94 AC	
OTHER OPEN SPACE 7 27 AC	
INDIGENOUS SPACE REQUIRED (50% OF 780 56)	390 28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457 99 ACRES

CPD

TOTAL RPD DEVELOPMENT	27 05 ACRES
OPEN SPACE REQUIRED (20%)	5 41 ACRES
OPEN SPACE PROVIDED	7 05 ACRES
INDIGENOUS OPEN SPACE = 7 05 AC	
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2 71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7 05 ACRES

NOTES

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.

PROPOSED ZONING KEY MAP

LEGEND

1 DEVIATION NUMBER

INDIGENOUS OPEN SPACE

Exhibit C
Page 1 of 2

Page 1 of 2

Z-05-051

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DCI 2004-00054

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LAND PLANNING · LANDSCAPE DESIGN
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POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
" NOT FOR CONSTRUCTION "

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FILE NAME	21988ZD2A.DWG
LAYOUT	LAYOUT1
LOCATION	J:\21988\DWG\ZONING\REZONE11
PLOT DATE	THU, 1-5-2006 - 2:01 PM
PLOT BY	TOM HOLMLUND
DESIGN BY	TOM HOLMLUND

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988ZD2D.DWG

PLAN REVISIONS

5-17-05	ADD CPD BOUNDARY
1-3-2006	COUNTY COMMENTS

PLAN STATUS

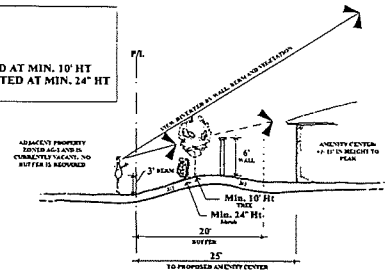
APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN
EXHIBIT C

PROJECT / FILE NO	SHEET NUMBER
21988	1 OF 2

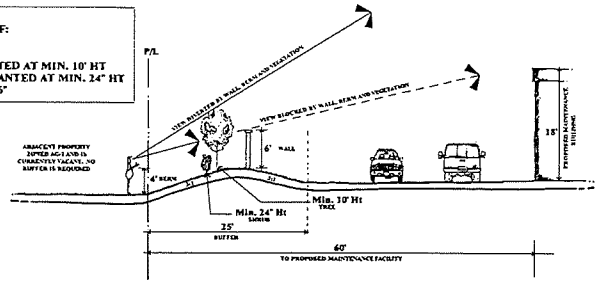
Exhibit C
Page 2 of 2
Approved as Exhibit C
MCP Page 2 of 2
Resolution #Z-05-051

PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS

DCI 2004-00054

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LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
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POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0321
FAX (239) 274-0517

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.
" NOT FOR CONSTRUCTION "

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FILE NAME	21988ZD2B.DWG
LAYOUT	LAYOUT 1
LOCATION	J:\21988\DWG\ZONING\REZONE\1\
PLOT DATE	THU, 1-5-2006 - 2:01 PM
PLOT BY	TOM HOLMLUND
DESIGN BY	AUTHOR

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

APPROVAL SUBMITTAL PLANS
NOT FOR CONSTRUCTION

TYPICAL SECTIONS EXHIBIT C

PROJECT / FILE NO.	SHEET NUMBER
21988	2 OF 2

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MAY 19 1999
PERMIT COUNTER

Protected Species Management Plan

For

Schulman Parcel

Sections 27,34,35,36, Township 43 South, Range 26 East

Prepared for:

Lee County Department of Community Development
Division of Planning / Environmental Sciences
1500 Monroe St.
P.O. Box 398
Ft. Myers, FL 33902-0398

Prepared By:

Consul-Tech Engineering, Inc.
24831 Old 41 Rd.
Bonita Springs, FL 34135

99 03-066 03 Z 01.01
PROJECT #
PROJECT TYPE

CONSUL-TECH ENGINEERING, INC.

- Consulting Engineers
- Land Planners
- Land Surveyors
- Transportation Engineers
- Environmental Engineers
- Construction Managers
- GPS & GIS Consultants
- Forensic Engineers

Respond To:

Bonita Springs
24831 Old 41 Road
Bonita Springs, FL 34135
(941) 947-0266
FAX (941) 947-1323
E-mail: bonita@consul-t.com

Other Offices:

Corporate/Pompano Beach
(954) 785-8400
FAX (954) 785-5923
E-mail: corp@consul-t.com

Ft. Pierce
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FAX (561) 467-9350
E-mail: pierce@consul-t.com

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FAX (904) 276-3102
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FAX (407) 423-0085
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Pembroke Pines
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FAX (954) 436-7742
E-mail: pines@consul-t.com

South Dade
(305) 248-9444
FAX (305) 248-3644
E-mail: cei@consul-t.com

April 13, 1999

Ms. Betsi Newton-Hiatt
Ms. Kim Trebatoski
Lee County Department of Community Development
Division of Planning / Environmental Sciences
P.O. Box 398
Fort Myers, Florida 33902

Re: Protected Species Management Plan
1775 Acre Schulman Parcel
CTE # 98-0408

Dear Ms. Newton & Ms. Trebatoski

Please accept this protected species management plan for the above referenced project as resubmittal for our rezoning application. Please note that these plans are based on best available information. As new information or agency input becomes available, it may become necessary to revise some management policies. Management details will be finalized and provided at the time of development order submittal.

In the meantime, we would appreciate any suggestions you may have which might contribute to the success and longevity of listed species on this parcel. Should you have any comments or question regarding this management plan, please feel free to contact me at (941) 947-0266.

Sincerely,

CONSUL-TECH ENGINEERING, INC.

Matthew Goff
Environmental Scientist

99-03-066.03 Z 01.01

Gopher Tortoise Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Gopher tortoise *(Gopherus polyphemus)* burrows were found in several pine flatwoods, palmetto prairie, and rangeland habitats on the property (please see location maps provided with Protected Species Survey Report). Management practices shall follow established guidelines as referenced in Florida Game and Freshwater Fish Commission Nongame Wildlife Program Technical Report No. 4: Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-Scale Development in Florida.The following items will address preservation of this species onsite:

1) Certain areas are to be preserved onsite in areas where gopher tortoises currently reside. Preserve location and acreage are available on the attached Master Concept plan (MCP). A permanent management commitment for the preserve area will be ensured by the filing of a conservation easement pursuant to F.S. 704.06.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to collect and relocate gopher tortoises from areas to be impacted to the onsite preserve areas. This permit will negate density requirements for preservation areas.

3) Collection and relocation of gopher tortoises from areas to be impacted will occur as per Florida Game and Freshwater Fish Commission guidelines taking into consideration nesting periods or other requirements. Capture of tortoises shall occur via the bucket trapping method, whereupon a five-gallon bucket will be buried at the burrow entrance. The bucket will be covered with a thin piece of paper overlain with soil and shall have a hole of no less than one inch at the bottom to insure proper drainage. Each bucket will be monitored at least once per day for at least 28 days. Buckets will be checked and tortoises/commensals released in the morning to allow for thermal considerations. Captured animals will be immediately released into the preserve area and evenly distributed throughout the site at either inactive or 'starter' burrows.

4) Each burrow will be destroyed after removal of gopher tortoises. Relocation will occur as close to construction dates as possible to prevent repatriation to areas slated for development. During construction, a wire fence shall be set two feet above-and below the ground surrounding the preserve area to prevent tortoises from entering construction areas postrelocation. Excavation will be conducted by individuals experienced in such work.

5) Every effort will be made to prevent entombment of gopher tortoises as per Lee County requirements.

6) Land usage abutting preserve acreage shall be designated as golf course / low density housing to the greatest extent practicable (please refer to MCP). Efforts such as informational signing will be utilized to avoid / minimize impacts to the preserve.

99-03-066.03 Z 01.01

Florida Scrub Jay Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Additionally, a scrub jay specific spring survey was conducted between March22 - April 2, 1999 in order to better qualify jay utilization of the subject parcel. The results of these surveys demonstrate the following: 1) there appears to be no scrub jay nesting on-site, however, 2) territorial boundaries from two separate jay families do extend onto the subject parcel.

CTE staff realize that, according to the Florida Game and Freshwater Fish Commission (FGFWFC): Non-Game Wildlife Program's Technical Report No. 8: Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay, further surveys during foraging seasons (autumn) are required to accurately assess the scrub jay's habitat utilization on the site. Information regarding autumn acorn caching activities shall be integrated into the management strategy as it becomes available. The following activites are currently being planned to promote

Preservation measures shall be exclusively on-site. The following items will be used to address preservation of this species on-site:

1) Establishment of on-site satellite refuge. A refuge of approximately 80 acres is currently being planned in the southeast corner of Section 36 (please refer to Master Concept Plan for specific location). The preserve area is composed primarily of Type I habitat. Smaller areas of Type II habitat and wetlands occur within the preserve area as an artifact of site configuration This area shall serve as an outlying forage zone and dispersal corridor for scrub jays in the vicinity of the subject parcel. Current preserve area is strategically located so as to provide a continuous lanscape with the adjacent Hickey Creek Mitigation Park and maximal distance from major highways and other forms of human disturbance.

2) Commitment to the preserve area shall be demonstrated via the granting of a permanent conservation easement to the State of Florida.

3) Preserve area shall be managed in perpetuity to provide those habitat requirements essential to the well-being of scrub jay families. Final management activities to be provided in the development order submittal will address the following issues; A) financial responsibility, B) fire management program, C) placement of informational signage, D) prohibited property owner activities, E)preserve area fencing, F) appropriate landscaping considerations, G)preserve area monitoring.

99-03-066.03 Z 01.01

American Alligator Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Two American alligators *(Alligator mississippiensis)* were observed in the central herbaceous wetland areas located in Sections 35 and 36 on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

1) Available habitat (i.e. holds water year-round) for American Alligators on the subject site is currently restricted to two small artificial ponds. Construction of numerous lakes and deep-water areas on the subject site is anticipated (please see Master Concept Plan). These areas should significantly increase both the quality and quantity of habitat. Educational material such as signage and informational pamphlets will be strategically placed so as to discourage feeding and minimize interaction between residents and alligators.

99-03-066.03 Z 01.01

Wading Birds Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. The Lee County listed wading birds found onsite (non-nesting) were utilizing freshwater marsh areas (please see location maps provided with Protected Species Survey Report). Listed birds include little blue heron (*Egretta caerula*), tricolored heron (*Egretta tricolor*), wood stork *(Mycteria americana*) and the sandhill crane (*Grus canadensis pratensis*). The following items will address preservation of potential foraging and nesting habitats onsite:

1) Potential habitat areas to be preserved onsite include the following: 641-B thru 641-M, 643-A and 643-C thru 643-H. Educational material such as signage and imformational pamphlets will be utilized to minimize interaction between residents and the wading birds.

99-03-066.03 Z 01.01

Florida Burrowing Owl Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Florida burrowing owl *(Speotyto cunicularia floridana)* burrows were located in three of the pastures on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

1) Several golf course areas are to be developed onsite adjacent to currently active owl burrows and will provide suitable replacement habitat for the Florida burrowing owl.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to avoid accidental mortality and mititgate for impacts to burrows during construction in areas where owls are currently located. A take permit will be sought for each active burrow on the subject property.

3) No taking of active burrows will occur, i.e., nests with eggs or fledglings. If construction is to occur in the areas of the owl burrows while they are active, buffers of 150 feet in radius will be established and maintained in order to minimize disturbances around the burrows during this period. Buffers will be staked and roped off prior to initiating construction.

4) The burrows will be destroyed during periods when nests are generally considered inactive, that is from July 10 - February 15 . Experienced CTE environmental staff will remove burrows by hand shoveling to ensure that no birds are harmed during the process.

99-03-066.03 Z 01.01

AFFIDAVIT

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

BEFORE ME this day appeared JAMES P. HARVEY, who, being first duly sworn, proposes and says:

1. He is the Vice-President of Hawk's Haven Developers, L.L.C., the applicant for rezoning in Case DCI2004-00054.

2. A portion of the subject property is currently being used, and historically has been used, for cattle grazing. A sketch showing the areas in question is attached as Exhibit "A".

FURTHER, AFFIANT SAYETH NAUGHT.

DONE AND EXECUTED THIS 7 DAY OF SEPTEMBER 2004.

James P. Harvey

The foregoing instrument was acknowledged before me this 7th day of SEPTEMBER, 2004 by JAMES P. HARVEY, who is personally known to me [✓], or has produced _____ as identification [___], and did/did not take an oath.

My Commission Expires:

Notary Public
DEBORAH M. O'HERN
Printed Name

Deborah M O'Hern
My Commission DD046976
Expires August 01, 2005

OCT 26 2004

PERMIT CENTER

DCI2004-00054



Barraco and Associates, Inc.
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LAND PLANNING - LANDSCAPE DESIGN
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

LandMar GROUP, LLC
2202 NORTH WEST SHORE BOULEVARD
SUITE 125
TAMPA, FLORIDA 33607
PHONE (813) 207-0138
FAX (813) 784-4088

HAWK'S HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY. SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENVIRONMENTAL, ENGINEERING AND REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES
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FILE NAME	21988-AG_USE.DWG
LAYOUT	LAYOUT1
LOCATION	Z:\21988\EXHIBITS\
PLOT DATE	MAY 12, 2005 - 11:22 AM
PLOT BY	TODD VANN
DESIGN BY	GREG LATHAM
SHEET 1	AG USE EXHIBIT
SHEET 2	
SHEET 3	
SHEET 4	
SHEET 5	

Plan Revisions

HAWK'S HAVEN CDD

AG USE EXHIBIT

JOB NUMBER	SHEET NUMBER
21988	A

DCI2004-00054

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Legal Description

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:
Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 2,654.70 feet tot he East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W) (chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW 1/4) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW 1/4) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27 for 1,316.66 feet to the Southeast corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW 1/4) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along the Southerly right of way line for 2,020.27 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction, being designated as POINT "A"; thence run

N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 3,420.35 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B"; thence run S00°16'51"E along the East line of the Northeast Quarter (NE 1/4) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.62 feet to the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2,643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcels:

From the point designated as POINT "A" run S88°54'52"W along the South line of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 for 858.74 feet to the Northeast Corner of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27 and POINT OF BEGINNING.

From said Point of Beginning run S00°49'17"E along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run S88°57'38"W along the South line of said Fraction for 658.93 feet to the Southwest Corner of said Fraction; thence run N00°48'16"W along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run N88°54'52"E along the North line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

AND

From the point designated as POINT "B" run S88°44'46" along the South line of the Southeast Quarter (SE 1/4) for said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25, run S89°12'44"W along the South line of the Southwest Quarter (SW 1/4) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.

From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE 1/4) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to

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an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a Total Area of 1,978.44 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW 1/4) of said Section 34 to bear N00°49'55"W.

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DCI2004-00054

MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY

DATE: January 13, 2006

TO: Carmen Solome
Executive Assistant to
Chairwoman Tammara Hall

FROM: Dawn E. Perry-Lehnert
Assistant County Attorney

RE: BOCC ZONING RESOLUTION FROM THE SEPTEMBER 19, 2005 MEETING
RIVER HALL, fka Hawk's Haven RPD
RESOLUTION Z-05-051

Attached is an original resolution adopted by the Board at the September 19, 2005, zoning meeting. This resolution has been reviewed and approved as to form and is ready for the Chairwoman's signature. After the Chairwoman signs the resolution, please forward it to the Minutes Department for attestation and further processing.

Please note, the delay of this submission for the Chairwoman's signature is due to required revisions to the approved Master Concept Plan (MCP) by the project applicant. Lee County Land Development Code, Section 34-377(b)(6), requires the project's MCP conform to the Board's approval. Consequently, changes had to be made to the MCP before the resolution could be signed.

Thank you for your assistance with respect to the above. Should you have any questions, please do not hesitate to contact me.

DPL/amp
Attachment

cc: Jamie Princing, DCD, Zoning
Lisa Pierce, Minutes Department

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MINUTES OFFICE
2006 JAN 18 AM 8:55

ATTACHMENT J

RESOLUTION NUMBER Z-15-003

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Greenpointe Communities LLC filed an application on behalf of the property owners, RH Venture II, LLC and RH Venture III LLC, to amend the existing River Hall RPD and CPD zoning; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Laura B. Belflower, was advertised and held on January 14, 2015, January 15, 2015, and January 27, 2015. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before February 12, 2015; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2013-00003 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on June 3, 2015 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the existing River Hall RPD and CPD zoning to:

- Increase the maximum number of dwelling units from 1,999 to 2,695; and
- Allow two new uses (private on-site recreational facilities and townhouse/multi-family dwelling units) in the CPD area.

The property is located in the Suburban, Sub-Outlying Suburban, Rural and Wetlands Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

These conditions are a compilation of the River Hall development conditions approved under Resolution Z-05-051, ADD2006-00164, ADD2006-00173, ADD2007-00063, and ADD2007-00075 (herein "River Hall 1"), and Resolution Z-15-003, from DCI2013-00003 (herein "River Hall 2"). If a condition applies to a specific area, that area will be identified in the condition.

If no area is specifically identified, the condition is applicable throughout the River Hall boundaries.

The approval of Resolution Z-15-003 does not change the development rights or obligations for the areas of River Hall not included in DCI2013-000003.

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the five-page Master Concept Plan (MCP) for River Hall, stamped received FEB 06 2015 (Exhibit C), except as modified by the conditions below.

   The project is limited to a maximum of 45,000 square feet of commercial floor area and 2,695 residential units. See further Condition 5. The 696 dwelling units added by this resolution must be located in River Hall 2 only. No currently platted land within River Hall 2 may be replatted to increase density.

   This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

2. The following limits apply to the project and uses:

   a. **SCHEDULE OF USES**

   RESIDENTIAL, GOLF & AMENITY SITES
   Accessory Uses and Structures
   Administrative Office
   Club - country and private
   Consumption on Premises - limited to the clubhouse/amenity areas. No outdoor seating unless approved as a special exception (public hearing required)
   Dwelling Units single-family (R-1 or RMF-1), two-family attached (RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1)
   Entrance Gates and Gatehouse
   Essential Services
   Essential Services Facilities, Group I
   Excavation, Water Retention - No blasting and removal of excavated material off site is not permitted
   Fences and Walls
   Golf Course - 36 holes, golf maintenance facility, cart barn and related accessory uses to a golf course. (See Conditions 6 and 20 for additional requirements)
   Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)
   Golf Driving Range
   Golf Training Facility
   Model Home and Model Unit - must be in compliance with LDC §34-1954
   Model Display Center, must be in compliance with LDC §34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project

Parking Lot, Accessory
Parks, Group I (River Hall 1 only)
Real Estate Sales Office - limited to sales of lots, homes or units within the development, and must be located in the clubhouse, amenity or model unit sites
Recreational Facilities - Private, On-site only
Residential Accessory Uses - In compliance with LDC §622(c)42 and LDC Article VII Division 2
Signs, in compliance with LDC Chapter 30 (See Deviation 5)
Storage, Open, recreational vehicles, boats and similar items for residents only, (River Hall 1 only) limited to locations shown on the MCP attached to Resolution Z-05-051, if any, and must be shielded behind a continuous visual screening at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement (See Condition 19 for additional requirements)
Temporary Uses

TOWN CENTER (CPD)
Maximum 15,000 sf office and maximum 30,000 sf retail within the Town Center CPD parcel only
Accessory Uses and Structures
Administrative Office
Banks and Financial Establishments, Group I
Business Services, Group I
Consumption on Premises - Indoor only in conjunction with a Restaurant use only. No outdoor seating unless approved as a special exception (public hearing required)
Day Care Center, Adult & Child
Drive through in connection with any approved use except drugstore/pharmacy
Dwelling Units, limited to Townhouse and Multi-family, only in River Hall 2
EMS, Fire or Sheriff's Station
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - No blasting; Removal of excavated material off site not permitted
Food Stores, Group I
Hardware Store
Laundry or Dry Cleaning, Group I
Parking lot, accessory
Personal Services, Group I
Pharmacy/Drugstore - limited to one within a multi-occupancy complex only and no drive-through
Place of Worship, Religious Facilities
Real Estate Sales Office
Recreational Facilities - Private, On-site only (River Hall 2 only)
Repair Shop, Group I
Restaurant, Groups I, II, III
Specialty Retail Shops, Group I
Temporary Uses

ELEMENTARY SCHOOL SITE
Public Schools and Related Accessory Uses

b. **SITE DEVELOPMENT REGULATIONS**

Minimum Lot Area and Dimensions

Single-Family
Width: 45 feet

Lots 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records are permitted a minimum lot width of 44 feet. (ADD2006-00164)

Depth: 120 feet

Lots 26, 27, 28, 38, 55, 302, 303, 304, 305, 306, 307, 344, 345, 346, 347, and 348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum lot depth of 110 feet. (ADD2006-00173)

Lot Size: 5,400 sf

Multi-Family
Width: 75 feet
Depth: 100 feet
Lot Size: 10,000 sf

Commercial
Width: 200 feet
Depth: 100 feet
Lot Size: 20,000 sf

Minimum Perimeter Setbacks (for River Hall 2)

RPD – one-half the building height
CPD – the greater of 15 feet, one-half the building height, or the perimeter buffer (including the buffer required by LDC §10-416(d)(6)

Minimum Setbacks

Single Family

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet
Side - 5 feet. Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5-foot side setback of each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify

that the drainage for each lot is built in compliance with the typical lot grading detail provided.

Rear - 15 feet

Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum rear primary structure setback of 5 feet. (ADD2006-00173)

Water Body - 20 feet

Accessory - Per the LDC

Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may have a minimum rear accessory structure setback of 6 inches. (ADD2006-00173)

Two-Family Attached and Zero Lot Line

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet

Side - 0/5 feet. Side opposite the zero-lot-line or for two-family attached structures. Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5-foot side setbacks; or prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.

Rear - 15 feet

Water Body - 20 feet

Accessory - Per the LDC

Minimum Distance Between Buildings: 15 feet

Minimum building separation between Lots 117 and 154, 147 and 148, and 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records may be 11 feet. (ADD2006-00164)

Townhouse & Multi-family

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet

Side - N/A

Rear- 15 feet

Water Body - 20 feet

Accessory - Per the LDC

Minimum Distance Between Buildings - 20 feet

Clubhouse, Amenity & Golf Maintenance Buildings

Road -	Palm Beach Blvd 25 feet/Private Roads 20 feet
Side -	15 feet
Rear-	15 feet
Water Body -	20 feet
Accessory -	Per the LDC

Minimum Distance Between Buildings - 20 feet

Commercial

Road -	Palm Beach Blvd 25 feet/Private Roads 20 feet
Side -	15 feet
Rear -	20 feet
Water Body -	20 feet
Accessory -	Per the LDC

Minimum Distance Between Buildings - 20 feet

Maximum Lot Coverage

Single Family	60 percent
Two-Family Attached and Zero Lot Line	60 percent
Townhouse & Multi-family	60 percent
Clubhouse, Amenity & Golf Maintenance Buildings	60 percent
Commercial	45 percent

Maximum Height

Residential uses	45 feet/3 stories
Commercial uses	35 feet/3 stories
Recreational/Amenity sites	
on the perimeter of the property	35 feet/3 stories
on the interior of the project	60 feet/3 stories

c. **GOLF DRIVING RANGE**:

If the Golf Driving Range is open after daylight hours, all lighting must comply with LDC §34-936(g), be of the lowest intensity meeting life safety codes, and be shielded and directed away from adjacent residential areas.

3. The following conditions address environmental issues:

a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Prior to local development order approval, the location of the American Alligator Management Plan signage must be delineated on the development order plans for Division of

Environmental Sciences' review and approval. Warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.

b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan For Shulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Any revisions to the Tortoise Management Plan are subject to Environmental Sciences' review and approval.

c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999, must be revised for Division of Environmental Sciences' review and approval at the time of local development order submittal. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer in accordance with LDC Appendix H, or commit to a detailed relocation management plan. The developer demonstrates it is necessary to impact the burrows, the management proposal must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.

d. The developer must submit a detailed Scrub Jay Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999 and incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.

e. The developer must submit a detailed Sandhill Crane Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal.

f. Open space must be provided in accordance with the MCP. All individual tracts must provide a minimum of ten percent open space within the tract and may be met with private open space.

g. The developer must provide a minimum of 465 acres of indigenous preservation areas in substantial compliance with the MCP. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract to be developed.

h. Prior to local development order approval, the plans for any residential units on individual lots that abut a preserve must delineate a preserve boundary sign location at every other lot line and provide a detail of the sign for the Division of Environmental Sciences' Staff review and approval.

i. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. The developer must schedule an on-site preconstruction meeting with Division of Environmental Sciences' Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.

j. Existing development and River Hall 1 future development will meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. Prior to local development order approval for future development of lands within River Hall 2, a Protected Species Management Plan must be submitted revising the gopher tortoise and burrowing owl management plans to address the current conditions and update management techniques and required permits; include resident educational materials for the gopher tortoise, listed wading birds, and Florida scrub jay; as well as incorporate a large mammal management plan to limit potential negative human/wildlife interactions.

k. Prior to prescribed burn management activities occurring within the on-site preserve or on the adjacent Hickey's Creek Mitigation park (as notified by the CDD and/or park staff), the HOA of the development pods in River Hall 2 located adjacent to the easternmost preserve must notify these development pods residents of the scheduled prescribed burn activities and general education material on prescribed burn management activities must be provided. If covenants or deed restrictions are required for these development pods, the documents must include language requiring each deed holder will be informed of their purchase of a lot adjacent to an on-site preserve or public preserve land which is managed with prescribed burning and each deed holder will be presented with education material on prescribed burn management activities at the time of purchase.

4. The following recommendations are presented in order to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.

a. The developer must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

b. The developer must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.

c. If access to this development or any portions thereof, is through a security gate or similar device that is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC §34-1749.

d. The developer must cooperate with the Division of Public Safety/Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.

5. The following conditions are included to address Lee Plan consistency issues:

a. The total residential dwelling count within River Hall may not exceed 2,695 dwelling units. In accordance with the Lee Plan, maximum densities per the Future Land Use Categories are provided below:

TABLE

Future Land Use Category	Acreage	Density	Maximum Units Allowed per Future Land Use Category*
Suburban	71.5	6 du/ac	429
Sub-Outlying Suburban	585.6	2 du/ac	1,171
Rural	1,140.3	1 du/ac	1,140
Wetlands	181.0	.05 du/ac	9

* Density calculations assume all acreage is available for residential density calculations. Actual achievable numbers may be less.

The portion of the property within the Rural Future Land Use category must maintain densities of one dwelling unit per acre or less. No more than 1,140 dwelling units may be constructed in the Rural designated areas of the project.

b. In River Hall 1 – Densities may not be shifted between Future Land Use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.10 of the Lee Plan.

c. In River Hall 2 – If permitted by Lee Plan Policy 5.1.10, units may be shifted from River Hall 1 to River Hall 2.

d. Given the limited existing available Rural 2020 Planning Community Acreage Allocation at the time of rezoning, the available Rural allocation must be determined by the Planning Division prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1 (b), Acreage Allocation Table (per Lee Plan Policy 1.7.6). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1 (b). Adequate data and analysis to support this amendment must be submitted by the applicant at the time of the request for the Lee Plan amendment. Development in

excess of the current Table 1 (b) allocations will not be permitted until Table 1 (b) is amended accordingly.

6. The following conditions are included to address the golf course:

   a. The developer of the golf course must use fertilizers with a low leaching potential (slow release). The fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and

   b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program so that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.

   c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of applied pesticides and nutrients.

   d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those fertilizers into the groundwater.

   e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

   f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and that requires relatively low fertilizer use.

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County Planning Division. The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until the developer submits a revised management plan. If mitigation is necessary to address the pollution, the developer must implement a mitigation plan approved by Lee County.

7. Model units and homes are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and

b. All model sites must be designated on the development order plans; and

c. Prior to constructing model homes within this project, the lots upon which the model homes will be constructed will have been shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for River Hall (f/k/a Hawk's Haven) or the LDC, whichever applies. Should setback problems arise after construction of a model home, it will be the responsibility of the owner/developer to resolve the setback problem.

d. Hours of operation for model units and real estate sales within the model units are limited to Monday through Sunday, 8 a.m. through 8 p.m.

8. Construction traffic is prohibited on Hickey Creek Road.

9. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

10. Based on the intersection improvements identified in the applicant's TIS as being necessary for the project, a traffic signal is required at River Hall Parkway/State Road 80 intersection. Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. In the event the signal is not constructed within 12 months, issuance of local development order approvals (excluding development orders only authorizing construction of infrastructure) or building permits within River Hall 2 development, will not be granted until the signal is constructed. The Director of Community Development may authorize an extension, not to exceed six months, if the applicant demonstrates a good faith effort to complete the construction of the traffic signal. Please note that this condition placed by Lee County as part of this rezoning does not exempt the applicant from having to comply with the permit as approved by FDOT.

11. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

12. The developer is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the developer provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

13. If the developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wide enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and it must be installed according to the following density and size:

    a. Six trees per 100 linear feet - At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-112 inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees, may be used to meet the requirements of this enhanced buffer.

    b. 33 shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six

feet under normal growing conditions. If these "outparcels" come under the control of the developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required.

14. Vehicle access from the northern boundary of the subject property over and across Hickey Creek Road is prohibited.

15. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

16. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

17. All required buffers must utilize 100 percent native vegetation.

18. The school site is limited to a public school operated by the School District of Lee County.

19. Outdoor storage areas in River Hall 1 must be in compliance with §34-3001, *et seq*, of the Lee County LDC, with the additional requirements as outlined on page 2 of 2 of the MCP attached to Resolution Z-05-051, including a 200-foot perimeter setback and enhanced buffer.

20. A plan showing landscaping in accordance with page 2 of 2 of the approved MCP must be submitted and approved prior to the issuance of a development order for the golf course maintenance facility and amenity center.

21. Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard (State Road 80).

22. BUFFERS.
    a. A Type "C" or "F" buffer, as described in the LDC, must be provided in the River Hall 2 CPD "Town Center" portion bordering the agriculturally-zoned property to the east. This buffer will not include the existing conservation areas shown on the approved MCP.

    b. A Type "D" buffer must be added to the MCP on the "spine" Road for the commercial Town Center portion of the property, in accordance with the LDC.

23. Second Access

    a. Within 24 months of the date of this Zoning Resolution, the applicant will design, permit, and construct the secondary access to 75th Street West shown on Page 4 of the MCP. The design of the second driveway to the River Hall community must be shown as a part of the first local development order approval for any of the unplatted lands in the southern portion of the development. In the event the secondary access is not constructed within 24 months of the date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the

development has not exceeded the occupancy of 1,598 dwelling units, and the applicant demonstrates good faith progress on the design, permitting, and construction of the access. This requirement is contingent upon approval from the East County Water Control District (ECWCD) to cross the 50-foot-wide canal along the south side of River Hall. The County will work with the developer to obtain approval to cross the 50-foot-wide canal.

b. Upon construction of the second access to the River Hall community, access through the security gates must be provided to Lee County School District buses and to emergency vehicles.

24. Wall between River Hall and Portico (ADD2007-00063)
The construction of a wall along a portion of the southern and western property boundaries adjacent to the Portico Residential Planned Development (RPD) is subject to the following conditions:

a. The Development must be in compliance with the amended Master Concept Plan, dated APRIL 17, 2007, Master Concept Plan for ADD2007-00063.

b. Approval of this administrative amendment was contingent upon approval of ADD2007-00084 Portico, which was approved on May 14, 2007.

25. Within ninety (90) days of the effective date of this Resolution, the developer of lands within River Hall 2 must submit a request to the South Florida Water Management District (SFWMD) for a letter modification to the consumptive use permit for the project to reinstate the groundwater monitoring requirements that were not included in the 2013 permit renewal. These requirements include conditions 31, 32, and 33 of the original Permit No. 36-04006-W issued in 2006. If the SFWMD approves the requested modification, all monitoring reports filed with the SFWMD pursuant to the permit will also be simultaneously filed with the County's Department of Natural Resources.

26. The developer of lands within River Hall 2 must provide the ability for drainage from the ECWCD to pass through the project's surface water management system in order to lower flood stages within the ECWCD. The intent of this condition is to provide for a stormwater conveyance from the existing ECWCD canal along the southern boundary of River Hall during major storm events. This condition is not intended to require the construction of any physical improvements to the surface water management system within River Hall, but only to require access to and authority for the ECWCD to utilize the surface water management system within River Hall in accordance with its existing permit Documentation of compliance with this requirement will be provided by the developer to the County prior to issuance of any residential development orders for River Hall 2; provided, however, that this will not prohibit the issuance of development orders solely for the infrastructure improvements (including but not limited to sewer, water, and drainage) for the project.

27. The developer of lands within River Hall 2 must provide, at developer's expense, a temporary modular unit to be located on the River Hall sales facility parcel for use as a station for Lee County Emergency Medical Services (EMS). At a minimum, the modular

unit will provide office space, rest/sleeping area, shower and restroom facilities for EMS, along with a minimum of 4 dedicated parking spaces. Upon installation, the modular unit and parking spaces will be leased to the County for $10.00 per year, whereupon the County will be responsible for all costs of operation including, but not limited to, utilities, electricity, telecommunications, furniture, and maintenance. Within thirty (30) days after the effective date of this resolution, the developer will submit a development order application for the installation of the modular unit, and will diligently pursue issuance of the development order and move-on permit for the unit. The modular unit will be installed within ninety (90) days of receipt of all necessary permitting. The developer's obligation under this condition will expire upon the earlier of: (1) construction and issuance of a certificate of occupancy for the fire station on the parcel within River Hall owned by the Fort Myers Shores Fire District; or (2) five years after issuance of a certificate of occupancy for the modular unit.

28. The applicant will provide quarterly monitoring reports to the Director of Community Development on the status and progress of the traffic signal (Condition 10) and the southerly access point (Condition 23). A courtesy copy should be provided to the River Hall CDD and Master Homeowner's Association. The first quarterly monitoring report will be due three months after the date of this Resolution and will be submitted every three months thereafter until the signal is placed in operation by FDOT and the southerly access receives a certificate of completion from the County. Each monitoring report will identify the current status of the improvement through the design, permitting, and construction stages, and will identify any issues that may affect completion of the improvement within the time specified in its applicable zoning condition.

29. The developer of land within River Hall 2 must submit, with each development order, a cumulative land development summary table indicating the Future Land Use classification and the number of residential units, and square footage and acreage of commercial retail and commercial office.

SECTION C. DEVIATIONS:

The following deviations (1 through 5) have been previously approved by Resolution Z-05-051 or ADD2007-00075 and remain in effect as approved for both River Hall 1 and River Hall 2:

1. Deviation (1) sought relief from the LDC §10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist. This deviation was APPROVED.

2. Deviation (2) Withdrawn.

3. Deviation (3) sought relief from the LDC §10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks. This deviation was APPROVED.

4. Deviation (4) sought relief from the LDC §34-2194(b) requirement to provide a 25-foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits. This deviation was APPROVED.

5. Deviation (5) (ADD2007-00075) sought relief from LDC §30-152(2)c to allow a reduction in the minimum required setback for residential subdivision entrance signage from 15 feet to 5 feet from the right-of-way. This deviation was APPROVED subject to the following conditions:

    a. Entrance signs to subdivisions within the River Hall Country Club development must be in compliance with the Signage Exhibit, stamped received on April 11, 2007. The Signage Exhibit for ADD2007-0075 is APPROVED and adopted (Exhibit E). Rear setbacks for accessory structures on lots 302-307 and 344-348 must be at least 6 inches.

    b. Either a two-sided sign in a landscaped median OR two one-sided signs on either side of a project entrance within the River Hall Country Club will be allowed at the entrance to each residential development. All signs must be in accordance with Chapter 30 of the LDC.

The following Deviations have been requested as part of this amendment to the planned development zoning:

6. Deviation (6) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a side setback of 17 feet for the following existing platted lots: River Hall Country Club, Phase Two, Block K, Lots 29, 57, 76, and 77, as documented in Instrument No. 2006000409514. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

7. Deviation (7) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a setback of 20 feet for existing platted lots in River Hall Country Club Phase Two, Block K Lots 37-39, 54-57 & 65-77 as documented in Instrument No. 2006000409514, and Hampton Lakes at River Hall Phase One, Lots 102-134, as documented in Instrument No. 2005000153004. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

8. Deviation (8) WITHDRAWN.

9. Deviation (9) WITHDRAWN.

10. Deviation (10) seeks relief from the LDC §34-934 requirement that permits dwelling units within a CPD when there are at least 50,000 square feet or more of commercial uses, to allow dwelling units within the existing River Hall CPD which was permitted for 45,000

square feet of commercial uses. This deviation is APPROVED.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Protected Species Management Plan for Schulman Parcel (American Alligator Management Plan; Gopher Tortoise Management Plan; and Scrub Jay Management Plan)
Exhibit E: Signage Exhibit

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, specifically, Lee Plan Goals 5, and 21, Objectives 2.1, 2.2, 21.2, and 21.3, and Policies 1.1.11, 2.2.1, 5.1.2, 5.1.5, 21.1.3, 21.2.4, 21.3.1, and 135.9.5.

2. The request is consistent with the densities, intensities and general uses set forth in the Lee Plan.

3. With the granting of the requested deviations, the applicant has sufficiently demonstrated the request's compliance with the applicable provisions of the LDC. The weight of the evidence indicates the request meets the applicable planned development design requirements and will be able to meet the other applicable LDC requirements.

4. The request will be compatible with the surrounding area and the existing River Hall development. The proposed uses are consistent with the current approval and are appropriate in the requested locations.

5. The request will have minimal environmental impacts. The request area does not include any wetlands or preserve areas and will not negatively impact those in the existing River Hall or surrounding areas.

6. The transportation system is adequate to support the additional units. Approval of the request will not place an undue burden upon existing or planned transportation facilities. River Hall will be served by streets with the capacity to carry traffic generated by the additional development. With the conditioned improvements, the access and traffic flows will be sufficient to support the proposed development intensity.

7. Urban services are or will be available and adequate to serve the request.

8. The recommended conditions reasonably relate to the request's impacts on and provide sufficient safeguards for the public interests.

9. The recommended deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC.

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Kiker . The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Nay

DULY PASSED AND ADOPTED this 3rd day of June 2015.

ATTEST:
LINDA DOGGETT, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Brian Hamman, Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

_____
Michael D. Jacob
Managing Assistant County Attorney
County Attorney's Office

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2015 JUN -3 PM 2:39

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION (REZONE AREA)

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S 1/2) of said Section 34 for 1,982.06 feet to an intersection with the Easterly line of the Record Plat "Cascades at River Hall, Phase 2", as recorded in Instrument No. 2005000166038, Public Records of Lee County, Florida; thence run the following Seventeen (17) courses along said Easterly Line: N00°44'13"W for 145.68 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 295.00 feet (delta 45°41'55") (chord bearing N20°27'40"E) (chord 229.10 feet) for 235.29 feet to a point of tangency; N02°23'18"W for 177.28 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 470.00 feet (delta 86°38'22") (chord bearing N45°42'28"W) (chord 644.90 feet) for 710.71 feet to a point of tangency; N89°01'39"W for 100.75 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 60.00 feet (delta 88°15'45") (chord bearing N44°53'47"W) (chord 83.56 feet) for 92.43 feet to a point of tangency; N00°45'54"W for 156.54 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 540.00 feet (delta 39°03'47") (chord bearing N20°17'48"W) (chord 361.07 feet) for 368.16 feet to a point of tangency; N39°49'41"W for 48.28 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 155.00 feet (delta 41°03'37") (chord bearing N19°17'53"W) (chord 108.72 feet) for 111.08 feet to a point of tangency; N01°13'55"E for 406.49 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 445.00 feet (delta 34°38'18") (chord bearing N16°05'14"W) (chord 264.95 feet) for 269.03 feet to a point of tangency; N33°24'23"W for 235.07 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 445.00 feet (delta 55°01'01") (chord bearing N60°54'53"W) (chord 411.07 feet) for 427.30 feet; N00°59'58"W for 386.31 feet, N89°00'08"E for 414.92 feet; and Northerly along an arc of a curve to the right of radius 800.00 feet (delta 07°26'15") (chord bearing N19°51'38"W) (chord 103.77 feet) for 103.85 feet to a point a point of tangency; thence run N16°08'30"W along said Easterly line and continuing along the Easterly line of the Record Plat "Cascades at River Hall, Phase 1", as recorded in Instrument No. 2005000166035, Public Records of Lee County, Florida for 429.10 feet to a point of curvature; thence run the following Six (6) Courses along said Easterly line of the Record Plat "Cascades at River Hall, Phase 1": Northwesterly along an arc of a curve to the left of radius 450.00 feet (delta 53°24'45") (chord bearing N42°50'53"W) (chord 404.47 feet) for 419.50 feet to a point of tangency; N69°33'15"W for 226.50 feet; N88°31'58"W for 453.33 feet; N02°37'49"W for 109.36 feet; N46°42'37"W for 46.66 feet and N37°23'07"W for 29.38 feet to an intersection with the West line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'33"W along said West line for 1,066.53 feet the Southwest corner of the Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section 27 ; thence run N00°49'17"W along the East line of said Fraction for 1,604.78 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 673.34 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 212.82 feet to an intersection with the Northerly line of a lands in described in Instrument No. 2009000187486, Lee County Records; thence run the following three (3) courses along said Northerly line: run S75°23'45"W for 219.05 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 35.00 feet (delta 16°09'14") (chord bearing S67°19'08"W) (chord 9.84 feet) for 9.87 feet to a point of tangency and S59°14'31"W for 187.94 feet

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Applicant's Legal Checked by Sept 16, 2013

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

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EXHIBIT A

DESCRIPTION (CONT.)

thence run S30°45'29"E for 73.42 feet to a point on a non-tangent curve and intersection with the Northerly line of a lands in described in Instrument No. 2009000187487, Lee County Records; thence run Westerly along said Northerly line and along an arc of a curve to the right of radius 68.00 feet (delta 66°05'52") (chord bearing S87°29'23"W) (chord 74.17 feet) for 78.45 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run along said Easterly right of way line the following two (2) courses: Southeasterly along an arc of a curve to the left of radius 450.00 feet (delta 26°59'24") (chord bearing S50°33'04"E) (chord 210.02 feet) for 211.98 feet to a point of reverse curvature and Southeasterly along an arc of a curve to the right of radius 430.00 feet (delta 09°11'27") (chord bearing S59°27'02"E) (chord 68.90 feet) for 68.98 feet to an intersection with the Southerly line of a lands in described in Instrument No. 2007000309267, Lee County Records; thence run the following three (3) courses along said Southerly line: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of curvature and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'58") (chord bearing N32°41'59"E) (chord 72.39 feet) for 76.48 feet to an intersection with said West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27: thence run S00°50'18"E along said West line for 60.93 feet to the Southwest corner of said Fraction; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E 1/2) of said Section 27; thence run S00°51'17"E along said West line for 2,065.72 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2072, Lee County Records; thence run the following eighteen (18) courses along said Northerly line: S89°09'06"W for 37.27 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left of radius 544.11 feet (delta 28°08'56") (chord bearing N29°19'43"W) (chord 264.63 feet) for 267.31 feet; Northerly along an arc of a curve to the right of radius 76.19 feet (delta 50°10'58") (chord bearing N18°17'17"W) (chord 64.62 feet) for 66.73 feet; Northerly along an arc of a curve to the left of radius 294.98 feet (delta 04°38'23") (chord bearing N04°29'11"E) (chord 23.88 feet) for 23.89 feet; S89°59'57"W for 290.94 feet; Southerly along an arc of a curve to the left of radius 366.19 feet (delta 02°13'10") (chord bearing S03°58'21"W) (chord 14.18 feet) for 14.19 feet; S69°32'12"W for 112.75 feet; Southwesterly along an arc of a curve to the left of radius 175.00 feet (delta 102°58'00") (chord bearing S52°06'04"W) (chord 273.85 feet) for 314.49 feet; S88°44'23"W for 23.42 feet; S71°47'56"W for 48.67 feet; S07°58'00"W for 35.55 feet; S03°55'13"E for 56.03 feet; S23°32'56"W for 47.94 feet; S33°25'14"W for 36.18 feet; S12°58'58"W for 61.88 feet; N86°33'52"W for 89.92 feet; S82°52'46"W for 49.35 feet and S84°07'47"W for 87.43 feet to an intersection with said Easterly right of way line of River Hall Parkway; thence run the following five (5) courses along said Easterly right of way line: Southeasterly along an arc of a curve to the left of radius 700.00 feet (delta 34°14'28") (chord bearing S52°26'02"E) (chord 412.14 feet) for 418.33 feet to a point of tangency; S69°33'15"E for 283.26 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 550.00 feet (delta 53°24'45") (chord bearing S42°50'53"E) (chord 494.36 feet) for 512.72 feet to a point of tangency; S16°08'30"E for 429.10 feet to a point of curvature and Southerly along an arc of a curve to the left of radius 700.00 feet (delta 02°04'24") (chord bearing S17°10'43"E) (chord 25.33 feet) for 25.33 feet to an intersection with North line of the of the former Seaboard All Florida Railroad right of way (100 feet wide) recorded in Deed Book 230, at Page 106, Lee County Records; thence run N89°00'08"E along said North line for 112.79 feet to an intersection with said West line of the East Half (E 1/2) of Section 27; thence run S00°51'15"E along said West line for 50.00 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide);

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thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36; thence run S00°16'51"E along the East line of the Northeast Quarter (NE 1/4) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36;thence run S89°12'27"W along the South line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING

LESS and EXCEPT the following described parcels:

Tract "I" of HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records.
Tract "D-10", Lot 69, Lot 71 and Lot 78, Block "E" of RIVER HALL COUNTRY CLUB, PHASE TWO, as recorded in Instrument Number 2006000409514, Lee County Records.

PARCEL 1:

Lots 5 through 18, Lot 24, Lots 55 through 59, Lots 61 through 79, Lots 82 through 84, and a portion of Tract "A", HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records being more particularly described as follows:

Beginning at the Easterly most corner of said Lot 56 run the following six (6) courses along the Northerly line of Tract "M" of said record plat: Southwesterly along an arc of a curve to the left of radius 89.14 feet (delta 04°31'15") (chord bearing S36°59'05"W) (chord 7.03 feet) for 7.03 feet; Southwesterly along an arc of a curve to the left of radius 2,152.18 feet (delta 03°07'17") (chord bearing S33°01'08"W) (chord 117.24 feet) for 117.25 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 227.87 feet (delta 48°52'23") (chord bearing S55°53'41"W) (chord 188.53 feet) for 194.37 feet to a point of compound curvature; Westerly along an arc of a curve to the right of radius 117.38 feet (delta 35°52'39") (chord bearing N81°43'48"W) (chord 72.31 feet) for 73.50 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 16.59 feet (delta 11°13'23") (chord bearing N69°24'10"W) (chord 3.25 feet) for 3.25 feet to a point of tangency and N69°25'47"W for 94.26 feet to the Southerly most corner of Lot 60 of said record plat; thence run the following five (5) courses along the Easterly, Northerly and Westerly line of said Lot 60: N29°18'19"E for 179.46 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 55.00 feet (delta 09°21'44") (chord bearing N10°06'10"W) (chord 8.98 feet) for 8.99 feet to a point to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 90.00 feet (delta 37°31'25") (chord bearing N24°11'00"W) (chord 57.89 feet) for 58.94 feet; S24°05'01"W for 22.31 feet; S29°18'19"W for 198.78 feet to an intersection with the Northerly line of said Tract "M"; thence run the following twelve (12) courses along said Northerly line: N50°41'57"W for 37.78 feet; N30°10'43"W for 58.54 feet; N78°42'40"W for 107.04 feet; N79°36'16"W for 158.97 feet; S45°25'54"W for 102.85 feet; N78°25'35"W for 187.89 feet; N27°41'18"W for 72.73 feet; N72°32'41"W for 56.71 feet; S31°19'35"W for 52.99 feet; S63°59'52"W for 67.89 feet; N78°47'42"W for 78.27 feet and N72°41'39"W for 79.02 feet to the Southerly most corner of Lot 80 of said record plat;

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thence run the following three (3) courses along the Easterly, Northerly and Westerly line of Lots 80 and 81 of said record plat: N01°45'25"W for 200.00 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 2,475.00 feet (delta 02°31'47") (chord bearing S86°58'41"W) (chord 109.27 feet) for 109.28 feet and S04°17'12"E for 169.75 feet to an intersection with said Northerly line of Tract "M"; thence run the following five (5) courses along said Northerly line and continuing along the Northerly line of Tract "E" of said record plat: N72°20'12"W for 43.37 feet; S27°46'54"W for 23.61 feet; N05°36'00"W for 16.78 feet; S83°54'52"W for 49.75 feet to a point of curvature and Westerly along an arc of a curve to the left of radius 455.00 feet (delta 06°19'56") (chord bearing S80°44'54"W) (chord 50.26 feet) for 50.29 feet to the Southerly most corner of said Lot 84; thence run N06°27'30"W along the Westerly line of said Lot 84 and the extension thereof for 208.38 feet to an intersection with the Northerly line of said Tract "A"; thence run the following two (2) courses along the Northerly line of said Tract "A": thence run N83°23'15"E for 58.42 feet to a point of curvature and Easterly along an arc of a curve to the right of radius 2,525.00 feet (delta 01°14'43") (chord bearing N84°00'36"E) (chord 54.87 feet) for 54.87 feet to the southwest corner of said Lot 5; thence run N05°22'03"W along the Westerly line of said Lot 5 for 151.00 feet to an intersection with the Southerly line of Tract "C" of said record plat; thence run Easterly along said Southerly line and along an arc of a curve to the right of radius 2,676.00 feet (delta 16°00'07") (chord bearing S87°21'59"E) (chord 744.94 feet) for 747.37 feet to the easterly most corner of said Lot 18; thence run S10°38'04"W along the Easterly line of said Lot 18 for 151.00 feet to an intersection with the Northerly line of said Tract "A": thence run the following three (3) courses along said Northerly line: Easterly along an arc of a curve to the right of radius 2,525.00 feet (delta 00°07'16") (chord bearing S79°18'18"E) (chord 5.34 feet) for 5.34 feet to a point of tangency; S79°14'39"E for 192.58 feet to a point of curvature and Easterly along an arc of a curve to the left of radius 225.00 feet (delta 30°22'46") (chord bearing N85°33'58"E) (chord 117.91 feet) for 119.30 feet to the Easterly most corner of Lot 23 of said record plat; thence run N19°37'25"W along the Easterly line of said Lot 23 for 153.38 feet to an intersection with said Southerly line of Tract "C"; thence run Northeasterly along said Southerly line and along an arc of a curve to the left of radius 80.00 feet (delta 22°16'45") (chord bearing N57°32'28"E) (chord 30.91 feet) for 31.11 feet to the Westerly most corner of Lot 25 of said record plat; thence run S44°34'58"E along the Southwesterly line of said Lot 25 and the extension thereof for 288.53 feet to an intersection with the Easterly line of said Tract "A"; thence run the following four (4) courses along said Easterly line: Southwesterly along an arc of a curve to the right of radius 100.00 feet (delta 04°05'01") (chord bearing S25°43'21"W) (chord 7.13 feet) for 7.13 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 12.00 feet (delta 70°42'34") (chord bearing S07°35'25"E) (chord 13.89 feet) for 14.81 feet to a point of tangency; S42°56'42"E for 27.72 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 90.00 feet (delta 37°31'25") (chord bearing S61°42'25"E) (chord 57.89 feet) for 58.94 feet to the westerly most corner of said Lot 55; thence run the following three (3) courses along the Northerly line of said Lot 55: N81°03'16"E for 36.46 feet; N83°15'36"E for 153.20 feet and Southerly along an arc of a curve to the right of radius 208.00 feet (delta 15°02'52") (chord bearing S12°27'23"E) (chord 54.47 feet) for 54.63 feet Northerly most corner of said Lot 56; thence run S50°45'18"E along the Northerly line of said Lot for 47.82 feet to the POINT OF BEGINNING.

PARCEL 2:

Lots 91 through 101, Lots 282 through 299 and a portion of Tract "A", HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records being more particularly described as follows:

Beginning at the Northeast corner of said Lot 101 run S08°44'57"E for 216.00 feet to a point on a curve;

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DESCRIPTION (CONT.)

thence run Westerly along an arc of a curve to the right of radius 1,821.00 feet (delta 03°07'08") (chord bearing N79°41'29"W) (chord 99.12 feet) for 99.13 feet; thence run S00°44'30"E along a non-radial line for 163.51 feet to a point on a curve; thence run Westerly along an arc of a curve to the right of radius 2,355.00 feet (delta 02°29'12") (chord bearing N79°46'45"W) (chord 102.20 feet) for 102.20 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 100.00 feet (delta 52°53'49") (chord bearing S75°00'56"W) (chord 89.08 feet) for 92.32 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 208.00 feet (delta 153°14'45") (chord bearing N54°48'35"W) (chord 404.71 feet) for 556.33 feet to a point of tangency; thence run N21°48'47"E for 116.64 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 314.00 feet (delta 64°32'52") (chord bearing N10°27'39"W) (chord 335.33 feet) for 353.74 feet; thence run N47°15'56"E along a radial line for 151.00 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the left of radius 465.00 feet (delta 11°09'10") (chord bearing N48°18'39"W) (chord 90.37 feet) for 90.51 feet; thence run S36°06'46"W along a radial line for 151.00 feet to a point on a curve; thence run Westerly along an arc of a curve to the left of radius 314.00 feet (delta 32°33'06") (chord bearing N70°09'47"W) (chord 176.00 feet) for 178.39 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 25.00 feet (delta 94°40'12") (chord bearing N39°06'14"W) (chord 36.77 feet) for 41.31 feet to a point of tangency; thence run N08°13'52"E for 213.53 feet to a point on a curve; thence run Easterly along an arc of a curve to the right of radius 504.56 feet (delta 01°09'55") (chord bearing S80°19'37"E) (chord 10.26 feet) for 10.26 feet; thence run S82°10'43"E along a non-tangent line for 39.30 feet; thence run S07°54'55"W for 26.43 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 525.00 feet (delta 40°23'04") (chord bearing S61°53'33"E) (chord 362.43 feet) for 370.04 feet; thence run N48°17'59"E along a radial line for 151.00 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 676.00 feet (delta 20°32'40") (chord bearing S31°25'40"E) (chord 241.10 feet) for 242.39 feet to a point of tangency; thence run S21°09'20"E for 143.40 feet; thence run N68°50'40"E for 80.95 feet; thence run S21°14'22"W for 88.38 feet; thence run S16°45'04"W for 111.77 feet to a point on a curve; thence run Easterly along an arc of a curve to the left of radius 1,605.00 feet (delta 07°19'41") (chord bearing S77°35'13"E) (chord 205.14 feet) for 205.28 feet to the POINT OF BEGINNING.

PARCEL 3:

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the North Quarter corner of said Section 36 run S00°50'27" E along the West line of the Northeast Quarter (NE ¼) for 19.08 feet; thence run N88°44'10" E for 18.72 feet to a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 191.69 feet (delta 34°04'55") (chord bearing N65°44'08" E) (chord 112.35 feet) for 114.03 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the right of radius 74.00 feet (delta 41°06'40") (chord bearing N68°39'12" E) (chord 51.97 feet) for 53.10 feet to a point of tangency; thence run N89°12'32" E for 121.52 feet; thence run N87°06'26" E for 46.35 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 392.24 feet (delta 21°23'35") (chord bearing N80°42'00" E) (chord 145.61 feet) for 146.46 feet; thence run S00°27'02" W along a non-tangent line for 89.58 feet; thence run S18°48'36" W for 1,071.91 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 312.00 feet (delta 18°03'19") (chord bearing S09°46'57" W) (chord 97.91 feet) for 98.32 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the right of radius 238.00 feet (delta 60°01'13") (chord bearing S30°45'54" W) (chord [illegible] feet) for [illegible] feet; thence run S29°13'30" E along a radial line for 137.00 feet to a point on a c[illegible]

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thence run Southwesterly along an arc of a curve to the right of radius 375.00 feet (delta 02°56'39") (chord bearing S62°14'49" W) (chord 19.27 feet) for 19.27 feet to a point of tangency; thence run S63°43'09" W for 516.94 feet; thence run N48°46'02" W for 214.19 feet; thence run S39°41'59" W for 151.00 feet; thence run S34°03'52" W for 55.47 feet; thence run S39°41'59" W for 86.33 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 850.00 feet (delta 03°52'46") (chord bearing S39°29'44" E) (chord 57.54 feet) for 57.55 feet; thence run S52°26'39" W along a radial line for 80.00 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 770.00 feet (delta 14°24'41") (chord bearing S30°21'00" E) (chord 193.17 feet) for 193.68 feet; thence run S83°37'00" W along a non-tangent line for 125.58 feet; thence run S87°12'03" W for 465.09 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 305.00 feet (delta 44°31'08") (chord bearing N70°32'23" W) (chord 231.07 feet) for 236.99 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 201.00 feet (delta 159°46'46") (chord bearing S51°49'48" W) (chord 395.76 feet) for 560.52 feet to a point of tangency; thence run S28°03'35" E for 350.17 feet; thence run S14°44'31" E for 159.92 feet; thence run S11°04'25" E for 164.34 feet to a point on a curve; thence run Westerly along an arc of a curve to the right of radius 640.00 feet (delta 14°34'52") (chord bearing S78°29'50" W) (chord 162.43 feet) for 162.87 feet to a point of tangency; thence run S85°47'16" W for 103.64 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 90.00 feet (delta 17°01'46") (chord bearing N85°41'51" W) (chord 26.65 feet) for 26.75 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 190.00 feet (delta 45°52'49") (chord bearing S79°52'37" W) (chord 148.11 feet) for 152.15 feet; thence run N33°03'48" W along a radial line for 61.34 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 94.00 feet (delta 108°32'55") (chord bearing N21°12'40" E) (chord 152.62 feet) for 178.09 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 270.00 feet (delta 22°36'21") (chord bearing N64°10'57" E) (chord 105.84 feet) for 106.53 feet to a point of compound curvature; thence run Northerly along an arc of a curve to the left of radius 102.00 feet (delta 110°26'44") (chord bearing N02°20'35" W) (chord 167.56 feet) for 196.62 feet to a point of tangency; thence run N57°33'57" W for 78.61 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the right of radius 195.00 feet (delta 60°21'14") (chord bearing S62°36'40" W) (chord 196.04 feet) for 205.41 feet; thence run S02°47'17" W along a radial line for 77.21 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 100.00 feet (delta 51°49'50") (chord bearing S23°07'38" E) (chord 87.41 feet) for 90.46 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46") (chord bearing S15°38'11" E) (chord 38.54 feet) for 40.81 feet to a point of tangency; thence run S17°46'12" W for 63.27 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 25.00 feet (delta 94°42'39") (chord bearing S65°07'32" W) (chord 36.78 feet) for 41.33 feet to a point of tangency; thence run N67°31'09" W for 136.47 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 100.00 feet (delta 32°45'36") (chord bearing N51°08'21" W) (chord 56.40 feet) for 57.18 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 97.00 feet (delta 67°43'27") (chord bearing N68°37'16" W) (chord 108.10 feet) for 114.65 feet to a point of tangency; thence run S77°31'00" W for 57.86 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 90.00 feet (delta 78°13'56") (chord bearing S38°24'02" W) (chord 113.56 feet) for 122.89 feet to a point of compound curvature; thence run Southeasterly along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing S21°36'38" E) (chord 97.72 feet) for 99.93 feet to a point of cusp; thence run N42°30'21" W for 260.38 feet; thence run S86°55'59" W for 507.21 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 175.00 feet (delta 23°42'43") (chord bearing N81°12'40" W) (chord 71.9[illegible] feet) for 72.42 feet to a point of tangency; thence run N69°21'19" W for 585.07 feet; thence run S33°12'19" [illegible] feet to a point on a curve;

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thence run Westerly along an arc of a curve to the left of radius 199.00 feet (delta 85°50'24") (chord bearing S80°17'07" W) (chord 271.03 feet) for 298.14 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 80.00 feet (delta 80°21'13") (chord bearing S77°32'31" W) (chord 103.22 feet) for 112.19 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 617.00 feet (delta 12°05'13") (chord bearing N68°19'29" W) (chord 129.92 feet) for 130.16 feet to a point of tangency; thence run N74°22'05" W for 69.19 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 333.00 feet (delta 28°18'26") (chord bearing N60°12'53" W) (chord 162.85 feet) for 164.52 feet to a point of tangency; thence run N46°03'40" W for 122.65 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 467.00 feet (delta 36°52'20") (chord bearing N64°29'50" W) (chord 295.38 feet) for 300.53 feet to a point of tangency; thence run N82°56'00" W for 141.12 feet; thence run S86°42'12" W for 25.00 feet; thence run S03°17'48" E for 328.28 feet; thence run S86°42'12" W for 80.00 feet to a point on a curve; thence run Southerly along an arc of a curve to the left of radius 440.00 feet (delta 02°08'51") (chord bearing S04°22'14" E) (chord 16.49 feet) for 16.49 feet; thence run S86°42'12" W along a non-tangent line for 467.07 feet to a point of curvature thence run Westerly along an arc of a curve to the right of radius 1,060.00 feet (delta 34°30'47") (chord bearing N76°02'25" W) (chord 628.90 feet) for 638.51 feet to a point of compound curvature; thence run Northwesterly along an arc of a curve to the right of radius 250.00 feet (delta 68°18'47") (chord bearing N24°37'38" W) (chord 280.73 feet) for 298.07 feet to a point of tangency; thence run N09°31'45" E for 74.54 feet; thence run N30°49'51" E for 249.11 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 220.00 feet (delta 52°51'01") (chord bearing N57°15'21" E) (chord 195.81 feet) for 202.93 feet; thence run S78°58'39" E along a non-tangent line for 65.57 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the right of radius 210.00 feet (delta 99°35'44") (chord bearing S29°10'47" E) (chord 320.78 feet) for 365.04 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 140.00 feet (delta 109°40'40") (chord bearing S34°13'15" E) (chord 228.91 feet) for 267.99 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 740.00 feet (delta 04°14'14") (chord bearing N88°49'19" E) (chord 54.71 feet) for 54.72 feet to a point of tangency; thence run N86°42'12" E for 132.26 feet; thence run N05°56'52" E for 237.29 feet; thence run N56°20'36" W for 152.66 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 205.00 feet (delta 50°04'41") (chord bearing N31°18'16" W) (chord 173.53 feet) for 179.18 feet to a point of tangency; thence run N06°15'55" W for 124.53 feet; thence run N27°16'52" W for 98.20 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 105.00 feet (delta 18°12'47") (chord bearing N18°10'29" W) (chord 33.24 feet) for 33.38 feet to a point of tangency; thence run N09°04'05" W for 116.79 feet; thence run N32°41'11" W for 43.10 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 65.00 feet (delta 94°24'55") (chord bearing N79°53'38" W) (chord 95.40 feet) for 107.11 feet to a point of tangency; thence run S52°53'54" W for 58.04 feet; thence run S48°30'36" W for 61.36 feet; thence run N19°19'23" W for 164.33 feet; thence run N28°32'48" E for 50.78 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 75.00 feet (delta 72°09'44") (chord bearing N64°37'40" E) (chord 88.34 feet) for 94.46 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 65.00 feet (delta 35°36'29") (chord bearing N82°54'17" E) (chord 39.75 feet) for 40.40 feet to a point of tangency; thence run N65°06'03" E for 59.44 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the right of radius 283.00 feet (delta 10°53'14") (chord bearing N25°08'05" W) (chord 53.69 feet) for 53.77 feet to a point of tangency; thence run N19°41'28" W for 224.63 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 387.00 feet (delta 16°56'50") (chord bearing N28°09'53" W) (chord 114.05 feet) for 114.47 feet; thence run S53°21'42" W along a radial line for 66.00 feet; thence run N01°26'15" W for 93.06 feet; thence run S89°[illegible]6.42 feet to a point on a curve;

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thence run Northwesterly along an arc of a curve to the left of radius 580.00 feet (delta 20°04'37") (chord bearing N60°42'11" W) (chord 202.20 feet) for 203.24 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 470.00 feet (delta 23°02'27") (chord bearing N59°13'16" W) (chord 187.73 feet) for 189.00 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 700.00 feet (delta 48°28'37") (chord bearing N71°56'21" W) (chord 574.75 feet) for 592.26 feet to a point of tangency; thence run S83°49'20" W for 247.09 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 300.00 feet (delta 41°00'25") (chord bearing S63°19'08" W) (chord 210.16 feet) for 214.71 feet to a point of tangency; thence run S42°48'55" W for 86.85 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 313.00 feet (delta 132°03'02") (chord bearing N71°09'34" W) (chord 571.99 feet) for 721.38 feet to a point of tangency; thence run N05°08'03" W for 142.76 feet; thence run N38°34'30" W for 22.21 feet; thence run N10°27'10" W for 62.69 feet to a point on a curve; thence run Easterly along an arc of a curve to the left of radius 300.00 feet (delta 15°54'03") (chord bearing N71°35'48" E) (chord 82.99 feet) for 83.26 feet; thence run N08°48'59" W along a non-tangent line for 105.33 feet; thence run N41°34'28" W for 87.29 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 125.00 feet (delta 104°11'17") (chord bearing N10°31'11" E) (chord 197.26 feet) for 227.30 feet to a point of tangency; thence run N62°36'50" E for 68.76 feet; thence run N31°06'21" E for 60.17 feet to a point of cusp; thence run Southerly along an arc of a curve to the left of radius 45.00 feet (delta 95°29'04") (chord bearing S16°38'12" E) (chord 66.61 feet) for 74.99 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 130.87 feet (delta 74°23'38") (chord bearing N78°25'27" E) (chord 158.24 feet) for 169.93 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 70.00 feet (delta 58°13'55") (chord bearing N70°20'36" E) (chord 68.12 feet) for 71.14 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 83.48 feet (delta 100°27'26") (chord bearing N49°13'51" E) (chord 128.32 feet) for 146.36 feet to a point of tangency; thence run N00°59'52" W for 83.57 feet; thence run N89°00'08" E for 981.08 feet; thence run S00°59'52" E for 65.05 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 65.00 feet (delta 63°22'11") (chord bearing S32°40'57" E) (chord 68.28 feet) for 71.89 feet to a point of tangency; thence run S64°22'02" E for 278.74 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 65.00 feet (delta 66°12'09") (chord bearing N82°31'53" E) (chord 71.00 feet) for 75.10 feet to a point of tangency; thence run N49°25'49" E for 54.82 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the right of radius 190.00 feet (delta 45°33'43") (chord bearing N21°32'23" W) (chord 147.14 feet) for 151.09 feet to a point of tangency; thence run N01°14'28" E for 67.44 feet; thence run N89°00'08" E for 1,023.75 feet; thence run S34°03'00" E for 73.63 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 385.00 feet (delta 66°05'53") (chord bearing S01°00'03" E) (chord 419.92 feet) for 444.15 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 110.00 feet (delta 118°57'19") (chord bearing S27°25'46" E) (chord 189.51 feet) for 228.38 feet to a point of tangency; thence run S86°54'26" E for 216.69 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 240.00 feet (delta 36°52'22") (chord bearing N74°39'23" E) (chord 151.80 feet) for 154.45 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 1,160.00 feet (delta 24°46'31") (chord bearing N68°36'27" E) (chord 497.70 feet) for 501.59 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 100.00 feet (delta 26°58'22") (chord bearing N67°30'31" E) (chord 46.64 feet) for 47.08 feet to a point of tangency; thence run N54°01'20" E for 82.77 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 75.00 feet (delta 54°55'47") (chord bearing N26°33'26" E) (chord 69.18 feet) for 71.90 feet to a point of tangency; thence run N00°54'27" W for 72.80 feet to a point on a curve; thence run Northerly along an arc of a curve to the right of radius [illegible] (delta 06°01'40") (chord bearing N21°54'55" E) (chord 18.98 feet) for 18.99 feet to a point on [illegible] curve;

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thence run Easterly along an arc of a curve to the right of radius 69.41 feet (delta 79°19'24") (chord bearing N68°43'56" E) (chord 88.61 feet) for 96.10 feet; thence run S89°50'27" E along a non-tangent line for 77.53 feet; thence run N00°23'46" W for 260.46 feet; thence run N89°00'08" E for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 50.00 feet; thence run N89°00'08"E for 1,787.98 feet; thence run S00°59'52"E for 120.20 feet; thence run S12°17'00"E for 39.38 feet; thence run S28°53'00"E for 92.79 feet; thence run S50°17'33"E for 51.98 feet; thence run N78°15'11"E for 53.67 feet; thence run S38°05'10"E for 152.77 feet; thence run N78°15'11"E for 46.09 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 90.00 feet (delta 54°06'42") (chord bearing N51°11'50"E) (chord 81.87 feet) for 85.00 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 55.00 feet (delta 139°38'20") (chord bearing S86°02'21"E) (chord 103.25 feet) for 134.04 feet to a point of tangency; thence run S16°13'10"E for 71.11 feet; thence run S86°30'38"E for 73.35 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 60.00 feet (delta 22°35'19") (chord bearing S75°12'58"E) (chord 23.50 feet) for 23.65 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 43.00 feet (delta 66°27'16") (chord bearing N82°51'03"E) (chord 47.12 feet) for 49.87 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 83.00 feet (delta 64°11'23") (chord bearing N81°43'07"E) (chord 88.20 feet) for 92.99 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 525.00 feet (delta 08°38'01") (chord bearing S70°30'12"E) (chord 79.03 feet) for 79.11 feet to a point reverse curvature; thence run Southeasterly along an arc of a curve to the right of radius 80.00 feet (delta 63°33'43") (chord bearing S43°02'21"E) (chord 84.27 feet) for 88.75 feet to an intersection with the North line of the Northwest Quarter (NW ¼) of said Section 36; thence run N89°12'44" E along the North line of said fraction for 14.42 feet to the POINT OF BEGINNING.

LESS and EXCEPT from Parcel 3 the following described parcels:

Tract "A-2" and Tract "C-1", RIVER HALL COUNTRY CLUB, PHASE TWO, recorded in Instrument Number 2006000409514, all recorded in the Public Records of Lee County, Florida.

And less and except from Parcel 3:

A portion of Tract "A", RIVER HALL COUNTRY CLUB, PHASE ONE, recorded in Instrument Number 2005000153068 and all of Tract "B-4", RIVER HALL COUNTRY CLUB, PHASE TWO, recorded in Instrument Number 2006000409514, all recorded in the Public Records of Lee County, Florida. being more particularly described as follows:

Beginning at the Easterly most corner of Tract "C-2" of said record plat, River Hall Country Club, Phase Two, run the following sixteen (16) courses along the Easterly line of said Tract "C-2": Northwesterly along an arc of a curve to the right of radius 1,040.00 feet (delta 03°26'40") (chord bearing N28°22'09"W) (chord 62.51 feet) for 62.52 feet to a point of tangency; N26°38'49"W for 149.77 feet to a point of cusp; Southerly along an arc of a curve to the right of radius 10.00 feet (delta 90°00'00") (chord bearing S18°21'11"W) (chord 14.14 feet) for 15.71 feet to a point of tangency; S63°21'11"W for 18.00 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 104.00 feet (delta 16°44'31") (chord bearing S54°58'55"W) (chord 30.28 feet) for 30.39 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 185.00 feet (delta 16°44'31") (chord bearing S54°58'55"W) (chord 53.86 feet) for 54.06 feet to a point of tangency; S63°21'11"W for 41.46 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 65.00 feet (delta 76°57'56") (chord bearing N78°09'51"W) (chord 80.90 feet) for 87.31 feet to a point of tangency;

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DESCRIPTION (CONT.)

N39°40'41"W for 346.93 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 65.00 feet (delta 66°02'56") (chord bearing N06°39'13"W) (chord 70.85 feet) for 74.93 feet to a point of tangency; N26°22'15"E for 137.99 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 112.00 feet (delta 11°39'27") (chord bearing N32°11'58"E) (chord 22.75 feet) for 22.79 feet to a point of tangency; N38°01'41"E for 25.21 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 138.00 feet (delta 12°53'35") (chord bearing N31°34'54"E) (chord 30.99 feet) for 31.05 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 10.00 feet (delta 96°25'26") (chord bearing N73°20'50"E) (chord 14.91 feet) for 16.83 feet to a point of cusp and Westerly along an arc of a curve to the left of radius 510.00 feet (delta 45°53'49") (chord bearing N81°23'21"W) (chord 397.70 feet) for 408.54 feet; thence run N14°20'16"W for 80.00 feet to an intersection with the Northerly line of said Tract "A"; thence run Southeasterly along the Northerly of said Tract "A" and along an arc of a curve to the right of radius 590.00 feet (delta 77°41'27") (chord bearing S65°29'33"E) (chord 740.12 feet) for 800.02 feet to a point of tangency; thence run S26°38'49"E for 433.02 feet to a point of curvature; thence run Southeasterly along the Northerly of said Tract "A" and along arc of a curve to the left of radius 960.00 feet (delta 03°43'55") (chord bearing S28°30'47"E) (chord 62.52 feet) for 62.53 feet; thence run S63°21'11"W for 80.16 feet to the POINT OF BEGINNING.

PARCEL 4:

Lots 58 through 64, Lot 91, Lots 105 through 128, Tract "D-13" and a portion of Tract "A-7", RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 64 run Westerly along an arc of a curve to the right of radius 507.00 feet (delta 00°14'28") (chord bearing N81°46'35" W) (chord 2.13 feet) for 2.13 feet to a point of tangency; thence run N81°39'21" W for 35.36 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 638.00 feet (delta 22°10'10") (chord bearing S87°15'34" W) (chord 245.33 feet) for 246.86 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 615.00 feet (delta 10°30'59") (chord bearing S66°31'54" W) (chord 112.72 feet) for 112.88 feet to a point of tangency; thence run S71°47'24" W for 70.09 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the left of radius 84.98 feet (delta 18°58'52") (chord bearing S62°17'23" W) (chord 28.02 feet) for 28.15 feet; thence run N19°58'28" W along a non-tangent line for 147.35 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the left of radius 180.00 feet (delta 54°34'11") (chord bearing S34°36'58" W) (chord 165.03 feet) for 171.44 feet to a point of tangency; thence run S07°19'52" W for 111.15 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 307.36 feet (delta 81°39'18") (chord bearing S48°25'26" W) (chord 401.90 feet) for 438.03 feet; thence run N89°31'51" W along a non-tangent line for 684.37 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 185.00 feet (delta 13°28'05") (chord bearing S83°44'07" W) (chord 43.39 feet) for 43.49 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 215.00 feet (delta 13°50'13") (chord bearing S83°55'11" W) (chord 51.80 feet) for 51.92 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 10.00 feet (delta 90°22'08") (chord bearing S45°39'14" W) (chord 14.19 feet) for 15.77 feet to a point of cusp; thence run N00°28'09" E for 250.82 feet; thence run S88°47'44" E for 210.92 feet; thence run N86°33'20" E for 95.24 feet; thence run N88°14'30" E for 122.16 feet; thence run S74°32'17" E for 86.16 feet; thence run S88°32'44" E for 140.39 feet; thence run S79°09'06" E for 64.22 feet; thence run N75°27'17" E for 54.79 feet; thence run N58°58'21" E for 75.99 feet; thence run N66°39'44" E for 66.32 feet; thence run [illegible] for 104.46 feet; thence run N01°33'44" W for 79.15 feet; thence run N19°06'25" E for 81.[illegible] feet;

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DESCRIPTION (CONT.)

thence run N23°27'18" E for 38.04 feet; thence run N59°50'47" E for 123.37 feet; thence run N10°55'02" E for 6.12 feet to a point on a curve; thence run Northeasterly along an arc of a curve to the right of radius 415.00 feet (delta 17°34'19") (chord bearing N63°00'14" E) (chord 126.78 feet) for 127.28 feet to a point of tangency; thence run N71°47'24" E for 70.06 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 285.00 feet (delta 44°19'39") (chord bearing N49°37'34" E) (chord 215.04 feet) for 220.49 feet; thence run S80°19'00" E along a non-tangent line for 200.63 feet to a point on a curve; thence run Southerly along an arc of a curve to the left of radius 230.00 feet (delta 10°55'34") (chord bearing S04°13'13" W) (chord 43.79 feet) for 43.86 feet; thence run N84°06'00" E along a non-tangent line for 145.78 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the left of radius 43.00 feet (delta 35°14'55") (chord bearing S36°13'33" E) (chord 26.04 feet) for 26.45 feet; thence run S36°09'00" W along a radial line for 24.42 feet; thence run S12°58'00" W for 161.00 feet; thence run S81°39'21" E for 30.64 feet; thence run S04°08'00" W for 137.37 feet to the POINT OF BEGINNING.

Total Rezone Area contains 1,227.85 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS2007) and are based on the East line of the Southeast Quarter (SE 1/4) of said Section 34 to bear N00°59'34"W.

Scott A. Wheeler (For The Firm) 9/12/13
Professional Surveyor and Mapper Florida
Certificate No. 5949

L:\22955 - River Hall - Due Diligence\Survey\descriptions\22955SKRZ01.doc

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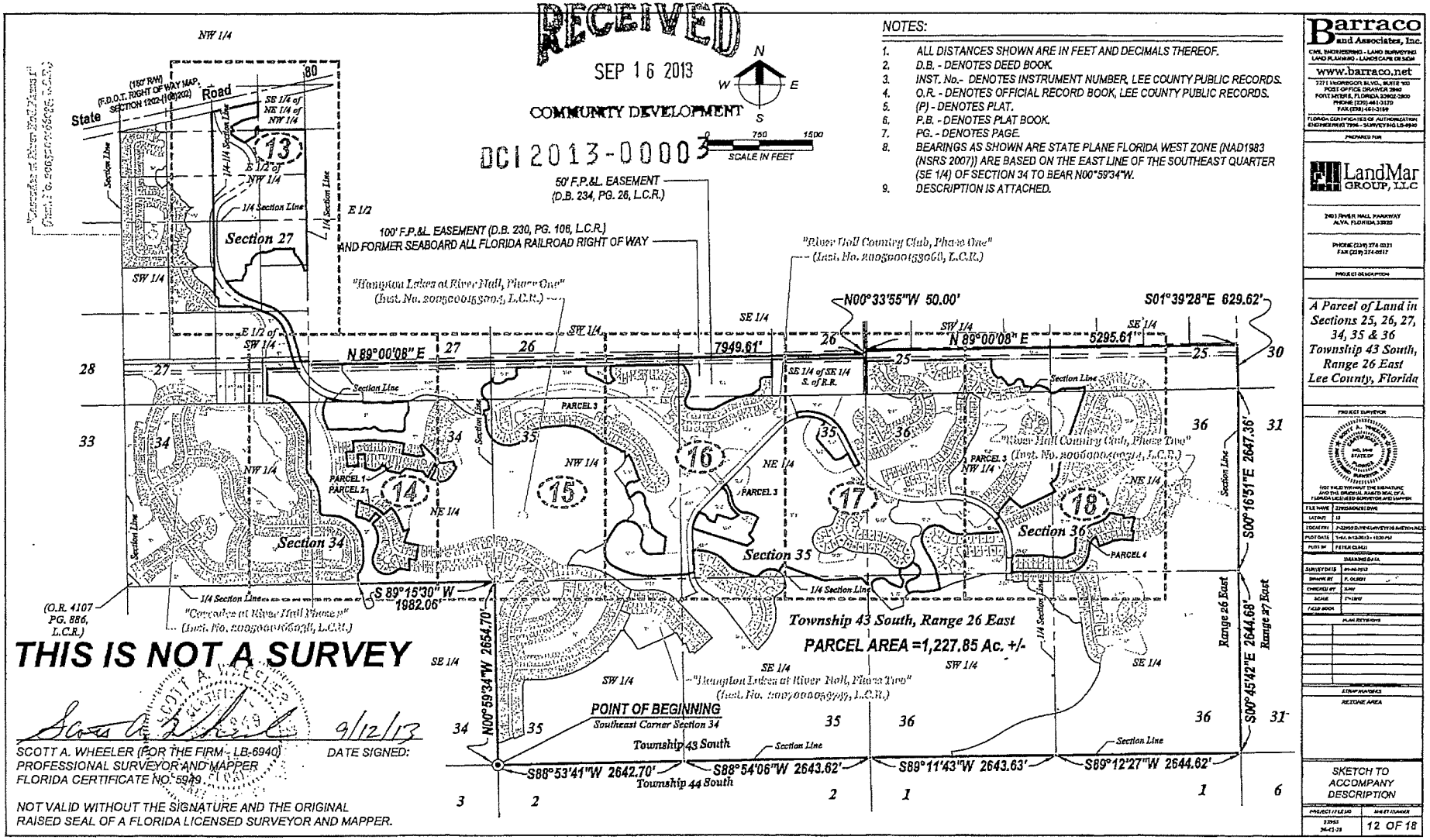
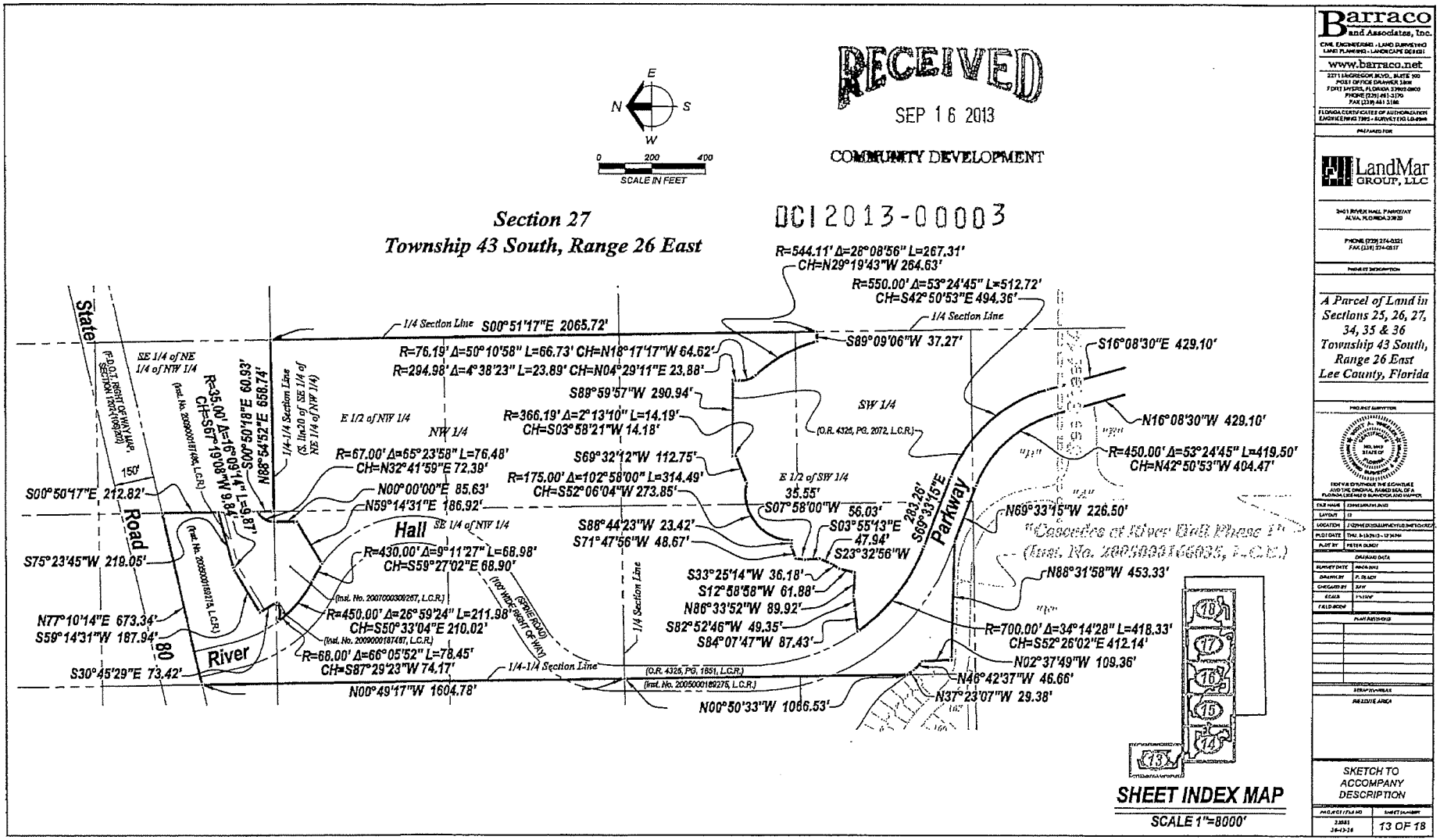
COMMUNITY DEVELOPMENT
DCI 2013-00003


RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT
DCI2013-00003
NOTES:
1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.B. - DENOTES DEED BOOK.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
7. PG. - DENOTES PAGE.
8. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34 TO BEAR N00°59'34"W.
9. DESCRIPTION IS ATTACHED.
SCALE IN FEET
50' F.P.&L. EASEMENT (D.B. 234, PG. 26, L.C.R.)
100' F.P.&L. EASEMENT (D.B. 230, PG. 106, L.C.R.) AND FORMER SEABOARD ALL FLORIDA RAILROAD RIGHT OF WAY
"Hampton Lakes at River Hall, Phase One" (Inst. No. 2005000153064, L.C.R.)
"River Hall Country Club, Phase One" (Inst. No. 2005000153064, L.C.R.)
N00°33'55"W 50.00'
S01°39'28"E 629.62'
N 89°00'08" E 7949.61'
N 89°00'08" E 5295.61'
Section 27
Section 34
Section 35
Section 36
Township 43 South, Range 26 East
PARCEL AREA =1,227.85 Ac. +/-
POINT OF BEGINNING
Southeast Corner Section 34
Township 43 South
Township 44 South
S 89°15'30" W 1982.06'
(O.R. 4107 PG. 886, L.C.R.)
"Cascades at River Hall Phase 3" (Inst. No. 2005000165691, L.C.R.)
N00°59'34"W 2654.70'
S00°16'51"E 2647.36'
S00°45'42"E 2644.68'
S88°53'41"W 2642.70'
S88°54'06"W 2643.62'
S89°11'43"W 2643.63'
S89°12'27"W 2644.62'
Range 26 East
Range 27 East
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
THIS IS NOT A SURVEY
SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949
DATE SIGNED: 9/12/13
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
Barraco and Associates, Inc.
www.barraco.net
LandMar GROUP, LLC
A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida
SKETCH TO ACCOMPANY DESCRIPTION
12 OF 18



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 334
FORT MYERS, FLORIDA 33902-0800
PHONE (239) 461-3170
FAX (239) 461-3186
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7395 - SURVEYING LB-6988

PREPARED FOR:
LandMar GROUP, LLC
3401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-5321
FAX (239) 274-0317

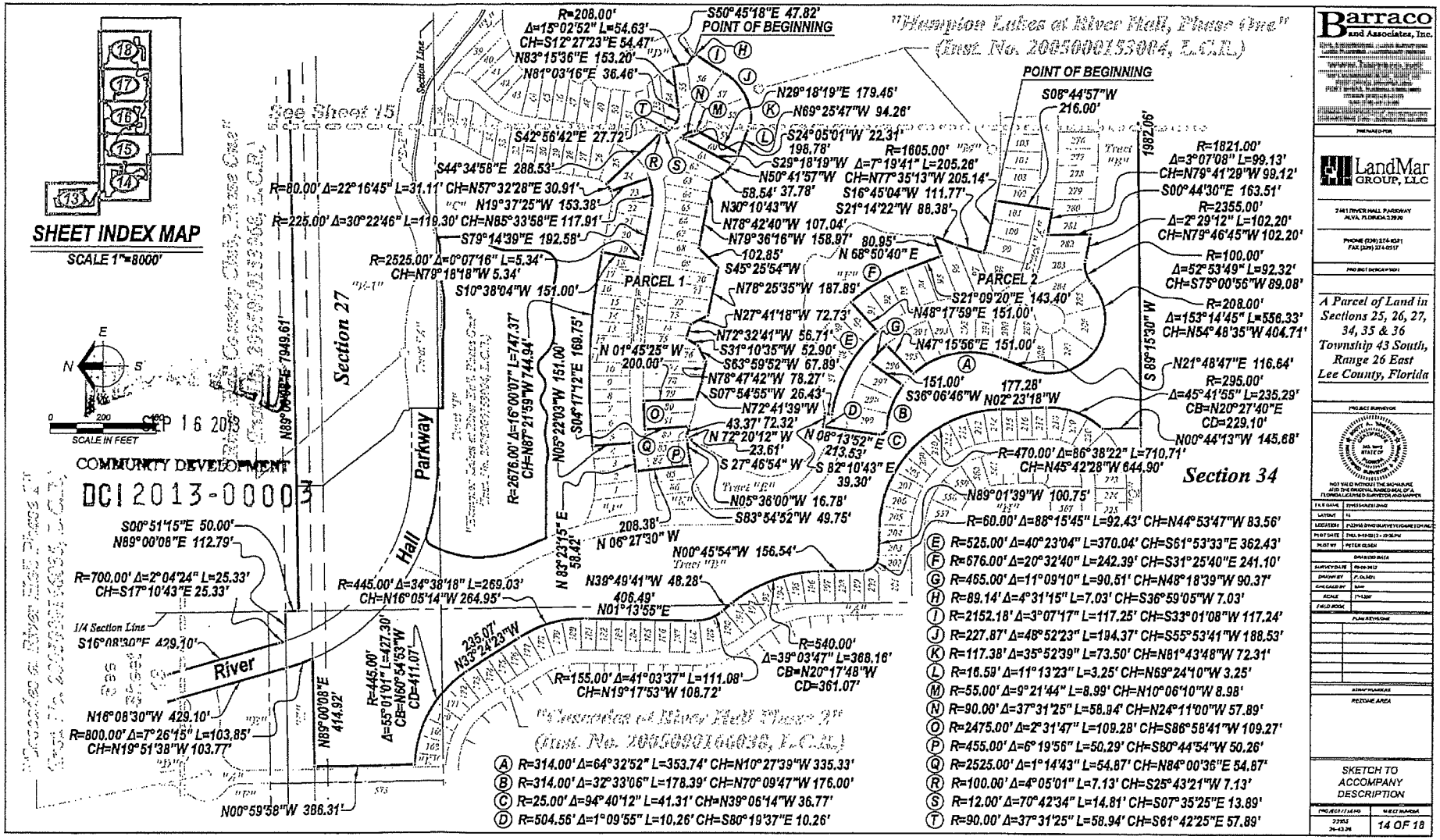
PROJECT DESCRIPTION:
A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

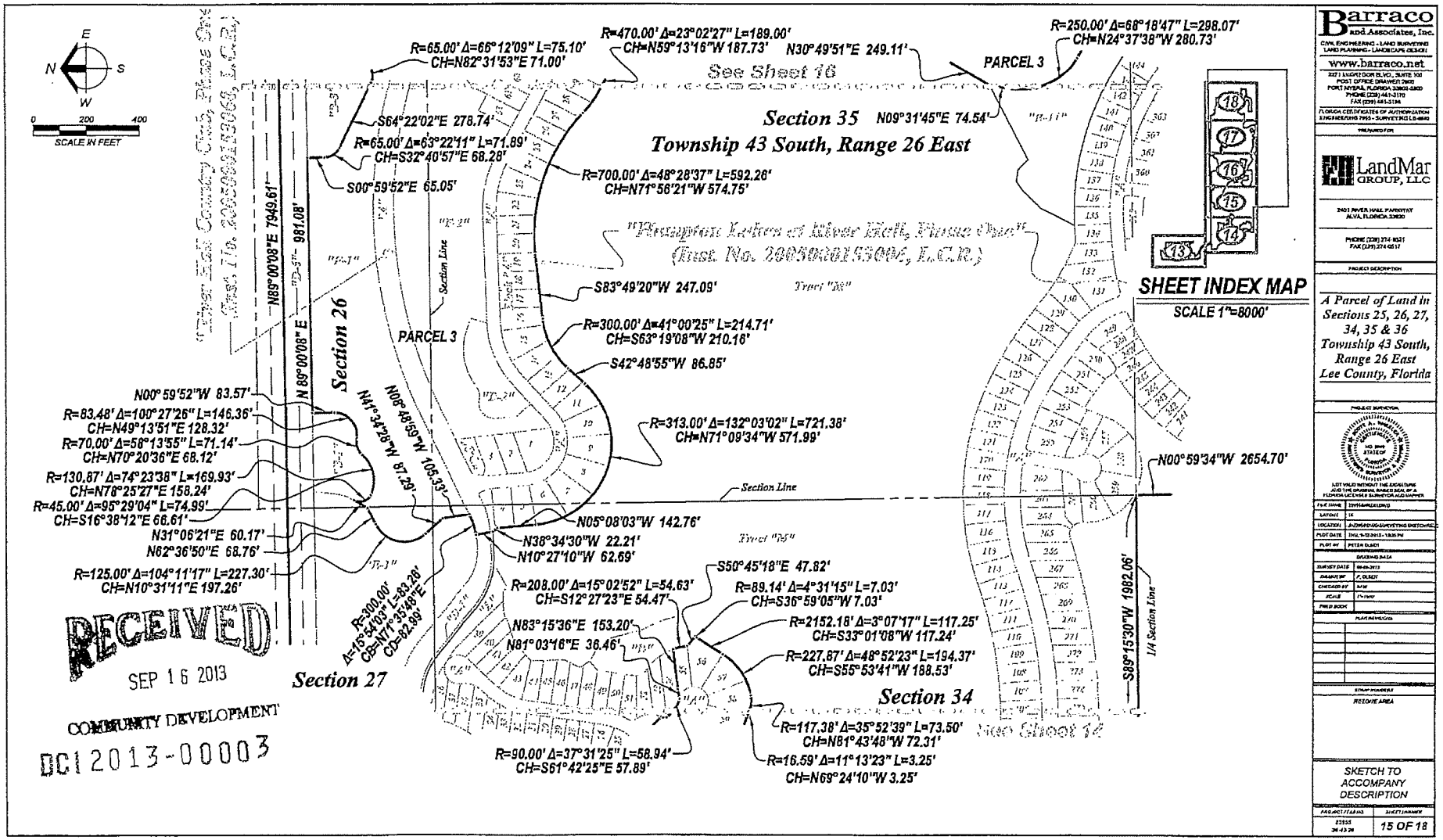
PROJECT SURVEYOR:
STATE OF FLORIDA
PETER D. DUNDT
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE NAME: 2394SHEETS.DWG
LAYOUT: 13
LOCATION: J:\2394\DWG\SURVEY\FLD\SHEETS.DWG
PLOT DATE: THU, 9-12-2013 - 12:36 PM
PLOT BY: PETER DUNDT
DRAWING DATA
SURVEY DATE: MARCH 2013
DRAWN BY: P. DUNDT
CHECKED BY: JMV
SCALE: 1"=1000'
FIELD BOOK:
PLAT RESTRICTIONS
STRAP NUMBERS
RELEASE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.: 2394
SHEET NUMBER: 13 OF 18
9-12-13


SHEET INDEX MAP
SCALE 1"=8000'
SCALE IN FEET
COMMUNITY DEVELOPMENT
DCI 2013-00003
SEP 16 2013
See Sheet 15
"Hampton Lakes at River Hall, Phase One"
(Inst. No. 2005000153084, L.C.R.)
POINT OF BEGINNING
POINT OF BEGINNING
R=208.00' Δ=15°02'52" L=54.63' CH=S12°27'23"E 54.47'
S50°45'18"E 47.82'
N83°15'36"E 153.20'
N81°03'16"E 36.46'
N29°18'19"E 179.46'
N69°25'47"W 94.26'
S24°05'01"W 22.31'
198.78'
R=1605.00'
S29°18'19"W Δ=7°19'41" L=205.26'
N50°41'57"W CH=N77°35'13"W 205.14'
58.54' 37.78'
S16°45'04"W 111.77'
N30°10'43"W
S21°14'22"W 88.38'
N78°42'40"W 107.04'
N79°36'16"W 158.97'
80.95'
102.85'
N 68°50'40" E
S45°25'54"W
N78°25'35"W 187.89'
S21°09'20"E 143.40'
N48°17'59"E 151.00'
N47°15'56"E 151.00'
N27°41'18"W 72.73'
N72°32'41"W 56.71'
S31°10'35"W 52.90'
S63°59'52"W 67.89'
N78°47'42"W 78.27'
S07°54'55"W 26.43'
N72°41'39"W
43.37' 72.32'
N 72°20'12" W
23.61'
S 27°45'54" W
N05°36'00"W 16.78'
S83°54'52"W 49.75'
208.38'
N 06°27'30" W
N00°45'54"W 156.54'
N39°49'41"W 48.28'
406.49'
N01°13'55"E
R=540.00'
Δ=39°03'47" L=368.16'
CB=N20°17'48"W
CD=361.07'
R=155.00' Δ=41°03'37" L=111.08'
CH=N19°17'53"W 108.72'
"Hampton Lakes at River Hall, Phase 2"
(Inst. No. 2006000104036, L.C.R.)
PARCEL 1
PARCEL 2
Section 27
Section 34
Hall Parkway
River
Tract "A"
Tract "B"
Tract "C"
Tract "D"
Tract "E"
Tract "F"
Tract "G"
Tract "H"
Tract "I"
Tract "J"
Tract "K"
Tract "L"
Tract "M"
Tract "N"
Tract "O"
Tract "P"
Tract "Q"
Tract "R"
Tract "S"
Tract "T"
Tract "U"
Section Line
1/4 Section Line
R=80.00' Δ=22°16'45" L=31.11' CH=N57°32'28"E 30.91'
R=225.00' Δ=30°22'46" L=119.30' CH=N85°33'58"E 117.91'
S79°14'39"E 192.58'
R=2525.00' Δ=0°07'16" L=5.34' CH=N79°18'18"W 5.34'
S10°38'04"W 151.00'
S42°56'42"E 27.72'
S44°34'58"E 288.53'
N19°37'25"W 153.38'
N89°00'08"E 7949.61'
R=2676.00' Δ=16°00'07" L=747.37' CH=N87°21'59"W 744.94'
N05°22'03"W 151.00'
S04°17'12"E 169.75'
N 01°45'25" W 200.00'
S00°51'15"E 50.00'
N89°00'08"E 112.79'
R=700.00' Δ=2°04'24" L=25.33' CH=S17°10'43"E 25.33'
S16°08'30"E 429.10'
N16°08'30"W 429.10'
R=800.00' Δ=7°26'15" L=103.85' CH=N19°51'38"W 103.77'
N00°59'58"W 386.31'
R=445.00' Δ=34°38'18" L=269.03' CH=N16°05'14"W 264.95'
N 83°23'15" E 58.42'
R=445.00' Δ=55°01'01" L=427.30' CH=N60°54'53"W CD=411.07'
N89°00'08"E 414.92'
235.07' N33°24'23"W
R=1821.00' Δ=3°07'08" L=99.13' CH=N79°41'29"W 99.12'
S00°44'30"E 163.51'
R=2355.00' Δ=2°29'12" L=102.20' CH=N79°46'45"W 102.20'
R=100.00' Δ=52°53'49" L=92.32' CH=S75°00'56"W 89.08'
R=208.00' Δ=153°14'45" L=556.33' CH=N54°48'35"W 404.71'
S 89°15'30" W 1962.06'
N21°48'47"E 116.64'
R=295.00' Δ=45°41'55" L=235.29' CB=N20°27'40"E CD=229.10'
N00°44'13"W 145.68'
151.00'
177.28'
S36°06'46"W
N02°23'18"W
N 08°13'52" E 213.53'
S 82°10'43" E 39.30'
R=470.00' Δ=86°38'22" L=710.71' CH=N45°42'28"W 644.90'
N89°01'39"W 100.75'
R=60.00' Δ=88°15'45" L=92.43' CH=N44°53'47"W 83.56'
(A) R=314.00' Δ=64°32'52" L=353.74' CH=N10°27'39"W 335.33'
(B) R=314.00' Δ=32°33'06" L=178.39' CH=N70°09'47"W 176.00'
(C) R=25.00' Δ=94°40'12" L=41.31' CH=N39°06'14"W 36.77'
(D) R=504.56' Δ=1°09'55" L=10.26' CH=S80°19'37"E 10.26'
(E) R=525.00' Δ=40°23'04" L=370.04' CH=S61°53'33"E 362.43'
(F) R=676.00' Δ=20°32'40" L=242.39' CH=S31°25'40"E 241.10'
(G) R=465.00' Δ=11°09'10" L=90.51' CH=N48°18'39"W 90.37'
(H) R=89.14' Δ=4°31'15" L=7.03' CH=S36°59'05"W 7.03'
(I) R=2152.18' Δ=3°07'17" L=117.25' CH=S33°01'08"W 117.24'
(J) R=227.87' Δ=48°52'23" L=194.37' CH=S55°53'41"W 188.53'
(K) R=117.38' Δ=35°52'39" L=73.50' CH=N81°43'48"W 72.31'
(L) R=16.59' Δ=11°13'23" L=3.25' CH=N69°24'10"W 3.25'
(M) R=55.00' Δ=9°21'44" L=8.99' CH=N10°06'10"W 8.98'
(N) R=90.00' Δ=37°31'25" L=58.94' CH=N24°11'00"W 57.89'
(O) R=2475.00' Δ=2°31'47" L=109.28' CH=S86°58'41"W 109.27'
(P) R=455.00' Δ=6°19'56" L=50.29' CH=S80°44'54"W 50.26'
(Q) R=2525.00' Δ=1°14'43" L=54.87' CH=N84°00'36"E 54.87'
(R) R=100.00' Δ=4°05'01" L=7.13' CH=S25°43'21"W 7.13'
(S) R=12.00' Δ=70°42'34" L=14.81' CH=S07°35'25"E 13.89'
(T) R=90.00' Δ=37°31'25" L=58.94' CH=S61°42'25"E 57.89'
Barraco and Associates, Inc.
LandMar GROUP, LLC
A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida
SKETCH TO ACCOMPANY DESCRIPTION
14 OF 18



Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3184
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7955 · SURVEYING LB-6940

PREPARED FOR:
LandMar GROUP, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-1031
FAX (239) 274-0517

PROJECT DESCRIPTION:
A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR:
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	[illegible]
LAYOUT	16
LOCATION	[illegible]
PLOT DATE	[illegible]
PLOT BY	PETER DUSCH

DESIGNED BY
SURVEY DATE
DRAWN BY
CHECKED BY
SCALE
FIELD BOOK

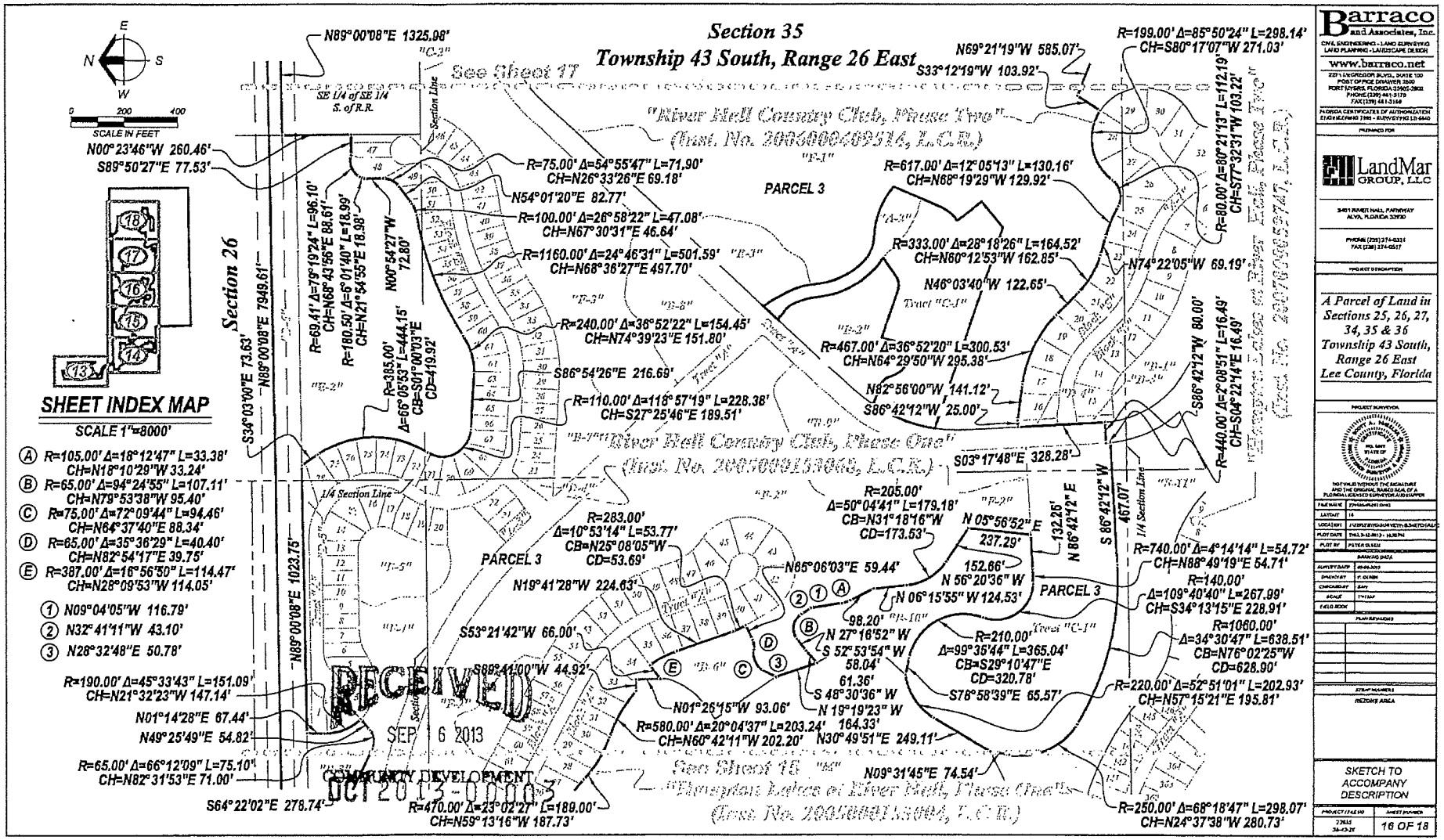
PLAT REVISIONS

STAMP NUMBERS

REVISED AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT/TASK NO.	SHEET NUMBER
13355	15 OF 18


Section 35
Township 43 South, Range 26 East
Section 26
N89°00'08"E 1325.98'
See Sheet 17
"River Hall Country Club, Phase Two"
(Inst. No. 2006000040914, L.C.R.)
"River Hall Country Club, Phase One"
(Inst. No. 2005000153065, L.C.R.)
Riverpoint Lakes at River Hall, Phase One
(Inst. No. 2006000155747, L.C.R.)
See Sheet 18
SE 1/4 of SE 1/4
S. of R.R.
Section Line
1/4 Section Line
PARCEL 3
N00°23'46"W 260.46'
S89°50'27"E 77.53'
S34°03'00"E 73.63'
N89°00'08"E 7949.61'
N89°00'08"E 1023.75'
R=69.41' Δ=79°19'24" L=96.10'
CH=N68°43'56"E 88.61'
R=180.50' Δ=6°01'40" L=18.99'
CH=N21°54'55"E 18.98'
N00°54'27"W 72.80'
R=385.00' Δ=66°05'53" L=444.15'
CB=S01°00'03"E CD=419.92'
R=75.00' Δ=54°55'47" L=71.90'
CH=N26°33'26"E 69.18'
N54°01'20"E 82.77'
R=100.00' Δ=26°58'22" L=47.08'
CH=N67°30'31"E 46.64'
R=1160.00' Δ=24°46'31" L=501.59'
CH=N68°36'27"E 497.70'
S86°54'26"E 216.69'
R=240.00' Δ=36°52'22" L=154.45'
CH=N74°39'23"E 151.80'
R=110.00' Δ=118°57'19" L=228.38'
CH=S27°25'46"E 189.51'
R=283.00'
Δ=10°53'14" L=53.77'
CB=N25°08'05"W
CD=53.69'
N19°41'28"W 224.63'
S53°21'42"W 66.00'
S88°41'00"W 44.92'
N01°26'15"W 93.06'
R=580.00' Δ=20°04'37" L=203.24'
CH=N60°42'11"W 202.20'
164.33'
N30°49'51"E 249.11'
N09°31'45"E 74.54'
R=205.00'
Δ=50°04'41" L=179.18'
CB=N31°18'16"W
CD=173.53'
N 05°56'52" E
237.29'
N 56°20'36" W
152.66'
N 06°15'55" W 124.53'
N85°06'03"E 59.44'
98.20'
N 27°16'52" W
S 52°53'54" W
58.04'
61.36'
S 48°30'36" W
N 19°19'23" W
R=210.00'
Δ=99°35'44" L=365.04'
CB=S29°10'47"E
CD=320.78'
S76°58'39"E 65.57'
R=470.00' Δ=23°02'27" L=189.00'
CH=N59°13'16"W 187.73'
S64°22'02"E 278.74'
R=65.00' Δ=66°12'09" L=75.10'
CH=N82°31'53"W 71.00'
N01°14'28"E 67.44'
N49°25'49"E 54.82'
R=190.00' Δ=45°33'43" L=151.09'
CH=N21°32'23"W 147.14'
N69°21'19"W 585.07'
S33°12'19"W 103.92'
R=617.00' Δ=12°05'13" L=130.16'
CH=N68°19'29"W 129.92'
R=333.00' Δ=28°18'26" L=164.52'
CH=N60°12'53"W 162.85'
N46°03'40"W 122.65'
R=467.00' Δ=36°52'20" L=300.53'
CH=N64°29'50"W 295.38'
N82°56'00"W 141.12'
S86°42'12"W 25.00'
S03°17'48"E 328.28'
R=199.00' Δ=85°50'24" L=298.14'
CH=S80°17'07"W 271.03'
R=80.00' Δ=80°21'13" L=112.19'
CH=S77°32'31"W 103.22'
N74°22'05"W 69.19'
S86°42'12"W 80.00'
R=440.00' Δ=2°08'51" L=16.49'
CH=S04°22'14"E 16.49'
S 86°42'12" W
467.07'
N 86°42'12" E
132.26'
R=740.00' Δ=4°14'14" L=54.72'
CH=N88°49'19"E 54.71'
R=140.00'
Δ=109°40'40" L=267.99'
CH=S34°13'15"E 228.91'
R=1060.00'
Δ=34°30'47" L=638.51'
CB=N76°02'25"W
CD=628.90'
R=220.00' Δ=52°51'01" L=202.93'
CH=N57°15'21"E 195.81'
R=250.00' Δ=68°18'47" L=298.07'
CH=N24°37'38"W 280.73'
SCALE IN FEET
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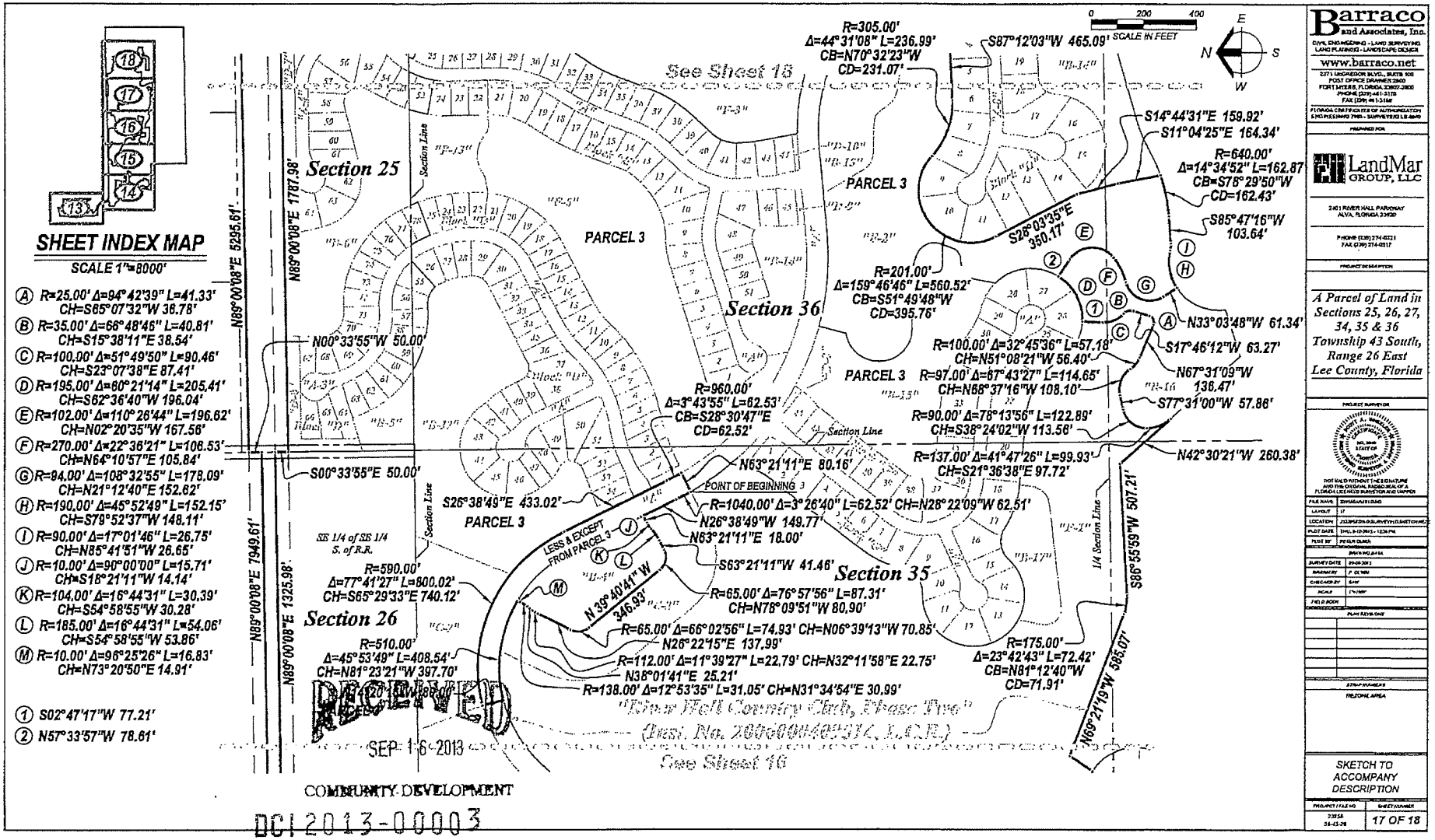
SHEET INDEX MAP
SCALE 1"=8000'
Ⓐ R=105.00' Δ=18°12'47" L=33.38'
CH=N18°10'29"W 33.24'
Ⓑ R=65.00' Δ=94°24'55" L=107.11'
CH=N79°53'38"W 95.40'
Ⓒ R=75.00' Δ=72°09'44" L=94.46'
CH=N64°37'40"E 88.34'
Ⓓ R=65.00' Δ=35°36'29" L=40.40'
CH=N82°54'17"E 39.75'
Ⓔ R=387.00' Δ=16°56'50" L=114.47'
CH=N28°09'53"W 114.05'
① N09°04'05"W 116.79'
② N32°41'11"W 43.10'
③ N28°32'48"E 50.78'
RECEIVED
SEP 6 2013
COMMUNITY DEVELOPMENT
DCI2013-00003
Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
LandMar GROUP, LLC
A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida
SKETCH TO ACCOMPANY DESCRIPTION
16 OF 18



Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
2271 LINCOLN BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7988 · SURVEYING LB 6990

PREPARED FOR:
LandMar GROUP, LLC
2481 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE: (239) 274-5221
FAX: (239) 274-0517

PROJECT DESCRIPTION:
A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR:
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	
LAYOUT	
LOCATION	
PLOT DATE	
PLOT BY	

DRAWING DATA

SURVEY DATE	
DRAWN BY	
CHECKED BY	
SCALE	
JOB NO.	

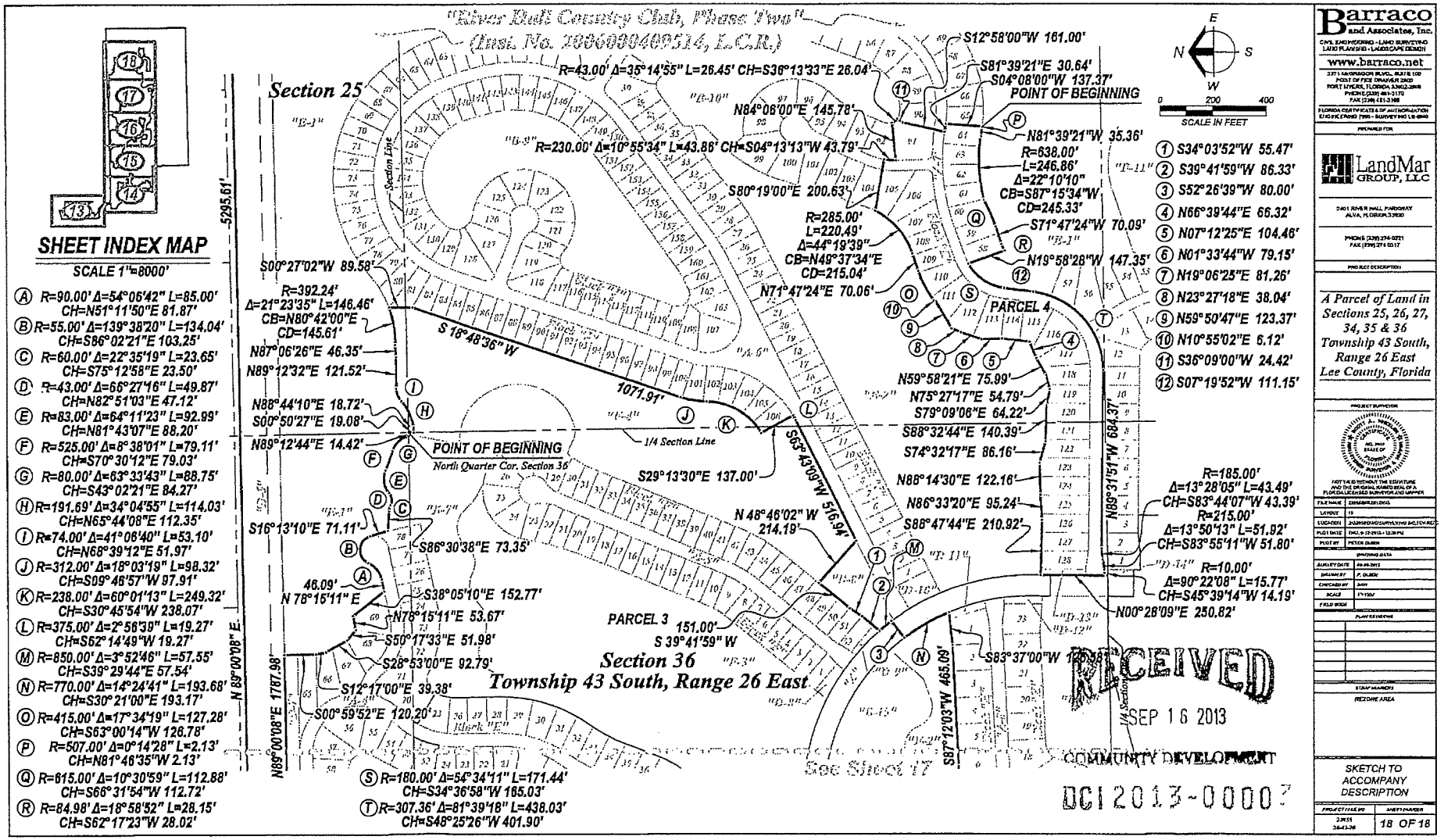
PLAN REVISIONS

STRAP NUMBERS

FIELD BOOK AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
2353.5	17 OF 18



SHEET INDEX MAP

SCALE 1"=8000'

- (A) R=90.00' Δ=54°06'42" L=85.00' CH=N51°11'50"E 81.87'
- (B) R=55.00' Δ=139°38'20" L=134.04' CH=S86°02'21"E 103.25'
- (C) R=60.00' Δ=22°35'19" L=23.65' CH=S75°12'58"E 23.50'
- (D) R=43.00' Δ=66°27'16" L=49.87' CH=N82°51'03"E 47.12'
- (E) R=83.00' Δ=64°11'23" L=92.99' CH=N81°43'07"E 88.20'
- (F) R=525.00' Δ=8°38'01" L=79.11' CH=S70°30'12"E 79.03'
- (G) R=80.00' Δ=63°33'43" L=88.75' CH=S43°02'21"E 84.27'
- (H) R=191.69' Δ=34°04'55" L=114.03' CH=N65°44'08"E 112.35'
- (I) R=74.00' Δ=41°06'40" L=53.10' CH=N68°39'12"E 51.97'
- (J) R=312.00' Δ=18°03'19" L=98.32' CH=S09°46'57"W 97.91'
- (K) R=238.00' Δ=60°01'13" L=249.32' CH=S30°45'54"W 238.07'
- (L) R=375.00' Δ=2°56'39" L=19.27' CH=S62°14'49"W 19.27'
- (M) R=850.00' Δ=3°52'46" L=57.55' CH=S39°29'44"E 57.54'
- (N) R=770.00' Δ=14°24'41" L=193.68' CH=S30°21'00"E 193.17'
- (O) R=415.00' Δ=17°34'19" L=127.28' CH=S63°00'14"W 126.78'
- (P) R=507.00' Δ=0°14'28" L=2.13' CH=N81°46'35"W 2.13'
- (Q) R=615.00' Δ=10°30'59" L=112.88' CH=S66°31'54"W 112.72'
- (R) R=84.98' Δ=18°58'52" L=28.15' CH=S62°17'23"W 28.02'

Barraco and Associates, Inc.
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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATE OF AUTHORIZATION
EB #3 #LC #3765 - SURVEY #LB 4846

PREPARED FOR:

LandMar GROUP, LLC

2481 RIVER MALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0221
FAX (239) 274-0317

PROJECT DESCRIPTION:

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

PROJECT SURVEYOR

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

FILE NAME	
LAYOUT	18
LOCATION	
PLOT DATE	
PLOT BY	
SURVEY DATE	
DRAWN BY	
CHECKED BY	
SCALE	
FIELD BOOK	

PLAN REVIEWER

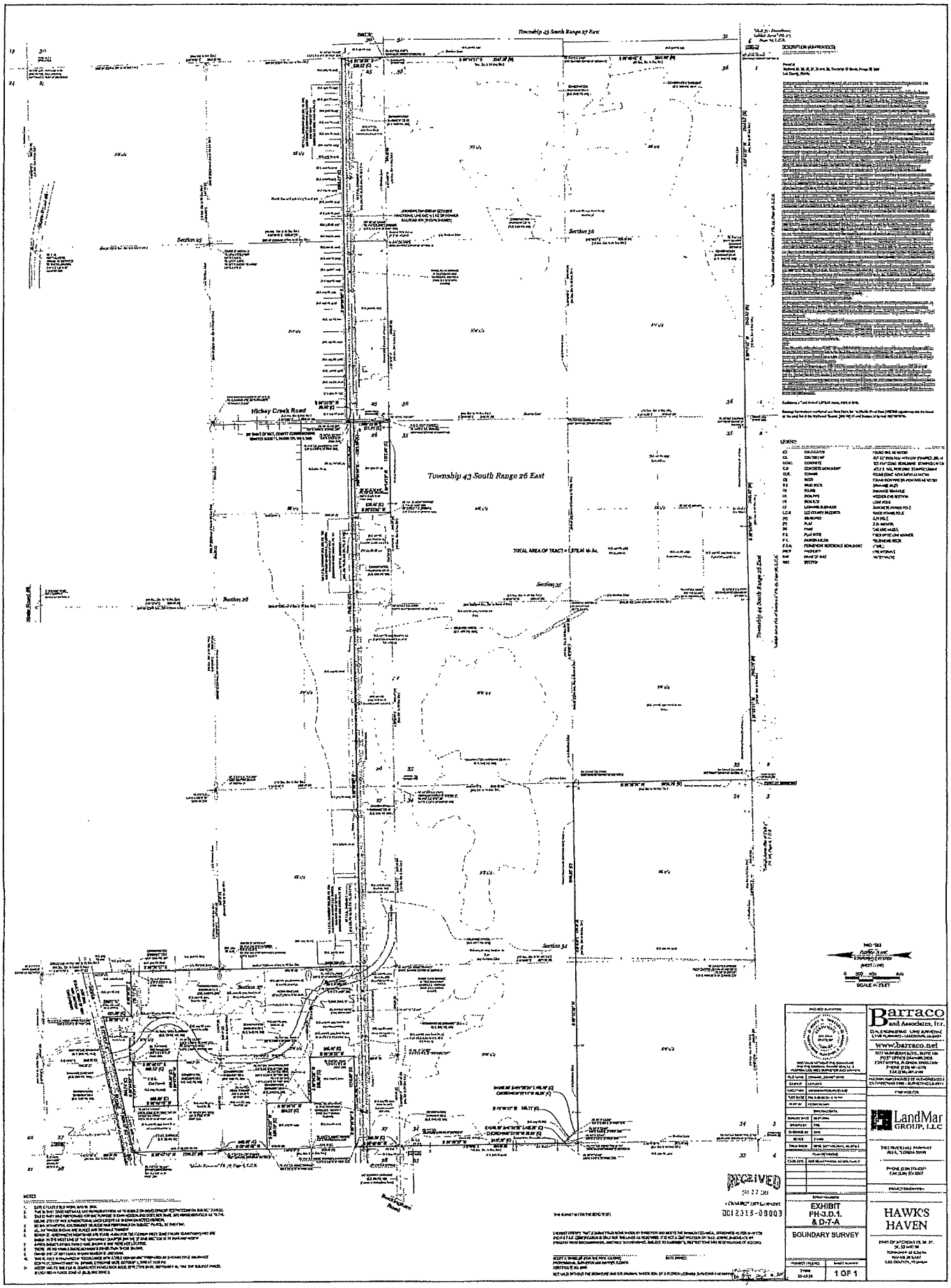
STAFF COMMENTS

REZONE AREA

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT FILE NO.	SHEET NUMBER
2955	18 OF 18

RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT
DCI2013-00007


Township 43 South Range 25 East
Township 43 South Range 26 East
Township 44 South Range 26 East
Hickey Creek Road
Section 35
Section 36
Section 31
Section 32
Section 33
Section 34
Section 1
Section 2
Section 3
Section 4
Section 5
Section 6
TOTAL AREA OF TRACT = 1,171.84 +/- AC.
DESCRIPTION (AS PROVIDED)
SCALE: 1" = 800'
NAD 1983
FLORIDA STATE PLANE COORDINATE SYSTEM
WEST ZONE
0
400
800
1600
SCALE IN FEET
RECEIVED
DEC 22 2021
DEVELOPMENT SERVICES
DC12313-08003
THE SURVEY IS FOR THE BENEFIT OF:
NOTES:
1. SEE SHEET 2 FOR SURVEY NOTES AND LEGEND.
2. THIS SURVEY WAS PERFORMED FOR THE PURPOSE OF SHOWING BOUNDARY AND TOPOGRAPHIC INFORMATION ONLY.
3. ALL DIMENSIONS SHOWN ARE BASED ON SURVEY MEASUREMENTS.
4. THE BOUNDARY OF THE SUBJECT PARCEL IS SHOWN AS A HEAVY SOLID LINE.
5. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PARCEL FOR EASEMENTS OR OTHER MATTERS OF RECORD.
6. THE SURVEYOR HAS NOT LOCATED UNDERGROUND FOUNDATIONS OR UTILITIES.
7. THE SURVEYOR HAS NOT LOCATED ANY WETLAND MARKERS OR BOUNDARIES.
8. THE SURVEYOR HAS NOT LOCATED ANY ENVIRONMENTAL FEATURES.
9. THE SURVEYOR HAS NOT LOCATED ANY ARCHAEOLOGICAL OR HISTORICAL SITES.
10. THE SURVEYOR HAS NOT LOCATED ANY CEMETERIES OR BURIAL SITES.
11. THE SURVEYOR HAS NOT LOCATED ANY ENDANGERED SPECIES OR HABITAT.
12. THE SURVEYOR HAS NOT LOCATED ANY WATER WELLS.
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RIVER HALL

Zoning Map

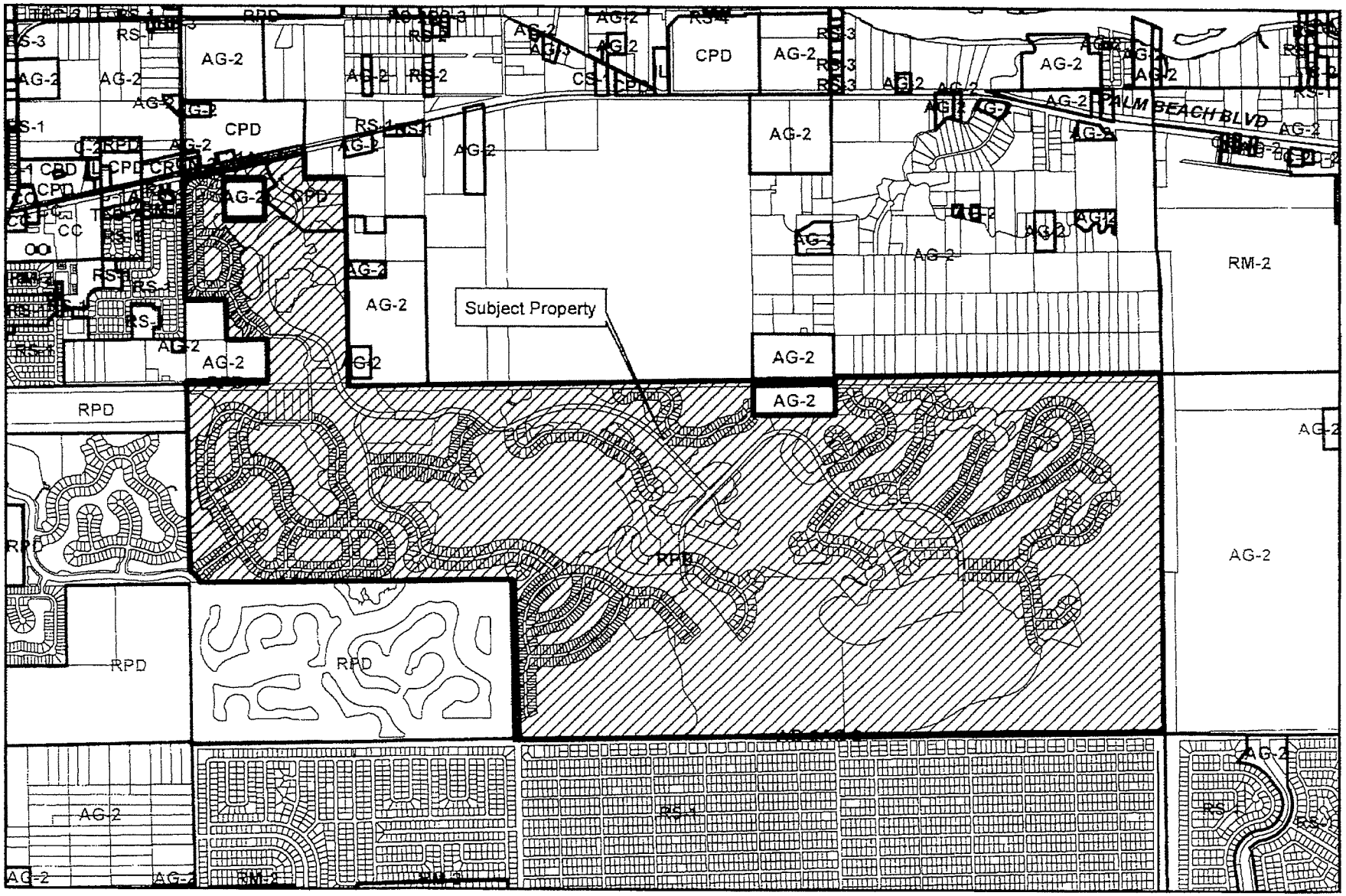

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EXHIBIT B

0 1,0002,000 Feet

MASTER CONCEPT PLAN

FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
HAWKS HAVEN DEVELOPERS, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
(239) 274-0321
(239) 274-0317

PROJECT DATUM
FLORIDA STATE PLANE WEST ZONE (NAD1983/90)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING
HAWKS HAVEN RPD

RECORD PLAT
APPROVED

FLOOD ZONE
ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0205, EFFECTIVE SEPTEMBER 15, 1994, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE AE (EL. 8) AND ZONE B

STRAP NUMBERS

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	APPROVED	PERMIT NO. 36-04094P
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. DOS2004-00138
LEE COUNTY DEPARTMENT OF HEALTH	APPROVED	PERMIT NO. 9126120-117.DSGP
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	APPROVED	PERMIT NO. 47040-054-DWC
F.D.O.T. CONNECTION PERMIT	N/A	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-
F.D.O.T. UTILITY PERMIT	N/A	-
ARMY CORPS OF ENGINEERS	N/A	-
F.D.E.P., NOTICE OF INTENT	ISSUED	PERMIT NO. FLR10Y450

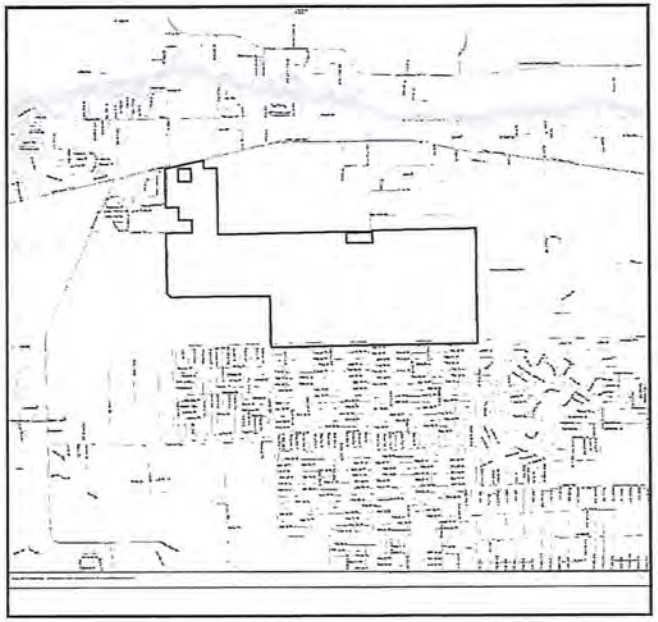
NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER	**PROJECT MANAGEMENT**
CARL A. BARRACO, P.E.	CHRIS VAN BUSKIRK
DESIGN ENGINEER	**PROJECT SURVEYOR**
TIM GAVIN, P.E.	SCOTT WHEELER, P.S.M.
LEAD DESIGN TECHNICIAN	**SITE PLANNING**
WES KAYNE, E.I.	JENNIFER SAPEN
DESIGN STAFF	**LANDSCAPE DESIGN**
TOM R. HOLMLUND	
QUALITY CONTROL	**RECORD DRAWINGS**
TOM R. HOLMLUND	

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION

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LOCATION MAP

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SCALE IN FEET

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21995Z01.DWG
2	PREVIOUSLY APPROVED MASTER CONCEPT PLAN	B	21995Z02.DWG
3	PREVIOUSLY APPROVED TYPICAL SECTIONS	-	21995Z02.DWG
4	PROPOSED MASTER CONCEPT PLAN	B	21995Z03.DWG
5	PROPOSED DETAILS	-	21995Z04.DWG

Approved as Exhibit C
MCP Page 1 of 5
Resolution # Z-15-003

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21988A00.DWG

RECEIVED
FEB 14 2013
COMMUNITY DEVELOPMENT
DCI 2013-00003

Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
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POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7395 · SURVEYING LB 6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 992-1305
FAX (904) 996-2431

PROJECT DESCRIPTION

RIVER HALL
FORMERLY KNOWN AS HAWKS HAVEN
PART OF SECTIONS 27,34,35 AND 26 TOWNSHIP 43 SOUTH RANGE 26 EAST LEE COUNTY, FLORIDA

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FILE NAME	21995Z01.DWG
LOCATION	J:\21995\CAD\ZONING\DWG\
PLOT DATE	FRI, 1-30-2015 - 9:36 AM
PLOT BY	ANGELICA DARLEY

CROSS REFERENCE DRAWINGS
MASTER = 3AI-COVER1.DWG

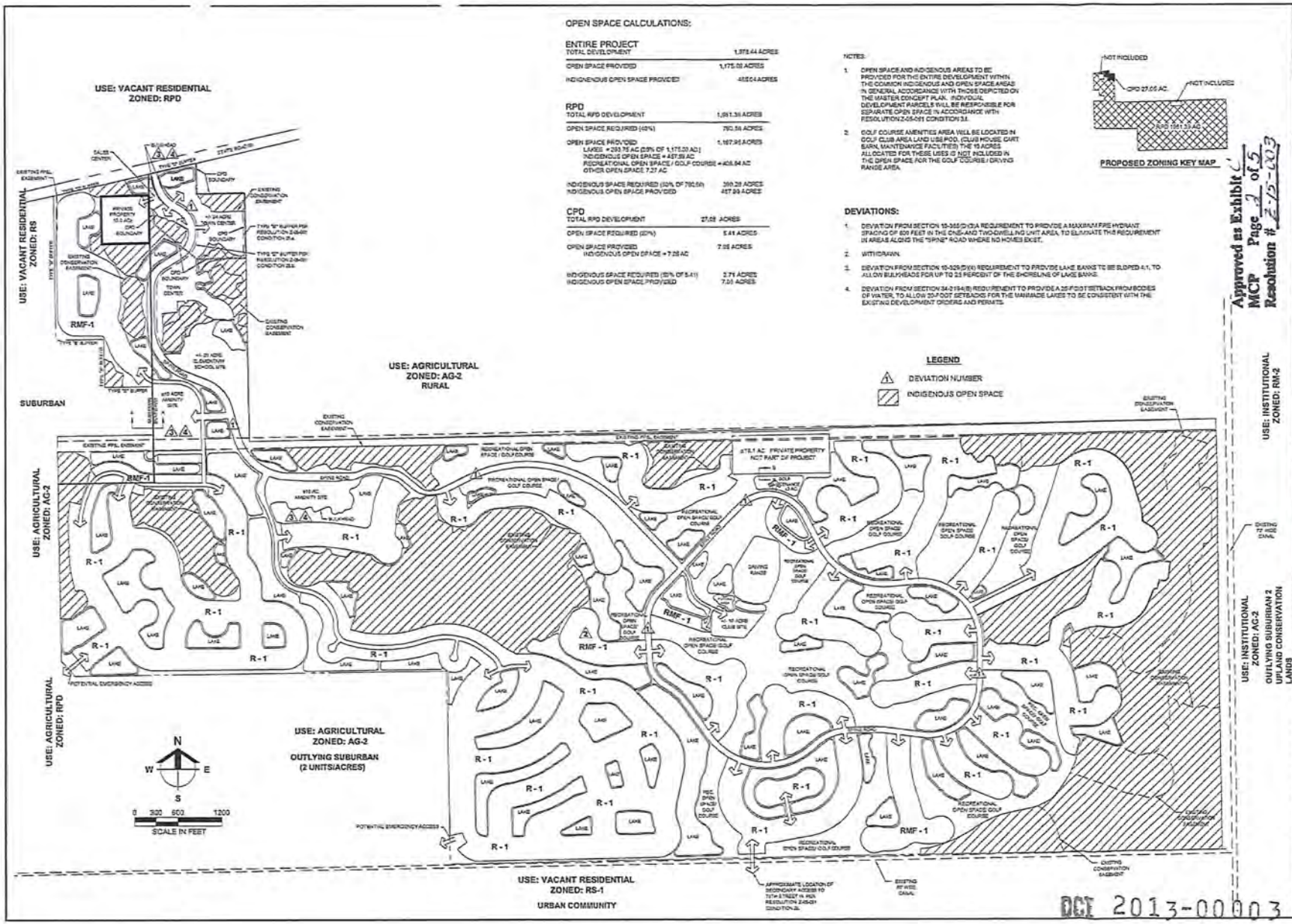
PLAN REVISIONS

3-20-14	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA
1-23-15	

PLAN STATUS

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
.	1



OPEN SPACE CALCULATIONS:

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,373.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	455.04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,091.36 ACRES
OPEN SPACE REQUIRED (40%)	760.56 ACRES
OPEN SPACE PROVIDED LAKES = 283.76 AC (28% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 427.89 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 405.84 AC OTHER OPEN SPACE 7.27 AC	1,167.96 ACRES
INDIGENOUS SPACE REQUIRED (30% OF 760.56) INDIGENOUS OPEN SPACE PROVIDED	390.28 ACRES 427.89 ACRES

CPD

TOTAL RPD DEVELOPMENT	27.08 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.28 AC	7.28 ACRES
INDIGENOUS SPACE REQUIRED (30% OF 5.41) INDIGENOUS OPEN SPACE PROVIDED	2.71 ACRES 7.28 ACRES

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-091 CONDITION 3.B.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES THE 15 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.

PROPOSED ZONING KEY MAP

DEVIATIONS:

1. DEVIATION FROM SECTION 10-365(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 600 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
2. WITHDRAWN.
3. DEVIATION FROM SECTION 10-329.D(1)(c) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25 FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20 FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.

LEGEND

1 DEVIATION NUMBER

INDIGENOUS OPEN SPACE

Approved as Exhibit C
MCP Page 2 of 5
Resolution # Z-13-023

DCI 2013-00003

Barraco and Associates, Inc.
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LAND PLANNING - LANDSCAPE DESIGN
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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR:

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SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 563-1369
FAX (904) 996-2401

PROJECT DESCRIPTION:

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

FILE NAME	Z08MCD2A.DWG
LOCATION	C:\DRAWINGS\RIVER HALL\
PLOT DATE	FRI, 3.22.2013 - 8:39 AM
PLOT BY	MARGUCIA BAILEY

CROSS REFERENCED DRAWINGS

BASEPLAN = Z08MCD2.DWG

PLAN REVISIONS

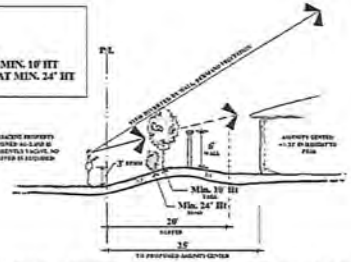
12-17-12	REVISED AMENDMENT AREA
1-23-13	

PLAN STATUS

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

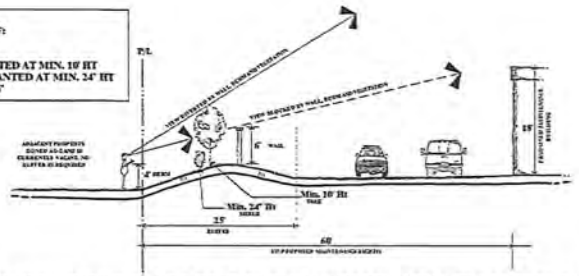
PROJECT / FILE NO.	SHEET NUMBER
.	2

PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS

Approved as Exhibit C
MCP Page 3 of 5
Resolution # Z-15-008

REVIEWED
FOR ACCESS
COMMUNITY DEVELOPMENT

DCI 2013-00003

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB 6946

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 563-1358
FAX (904) 996-2461

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

DRAWING(S) VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME	2-DWG2025.DWG
LOCATION	J:\27-025.00 (RIVER HALL)\ZONING\2014 RESZONE
PLOT DATE	FRI, 5-30-2014 - 8:47 AM
PLOT BY	ANGELICA OAKLEY

CROSS REFERENCED DRAWINGS

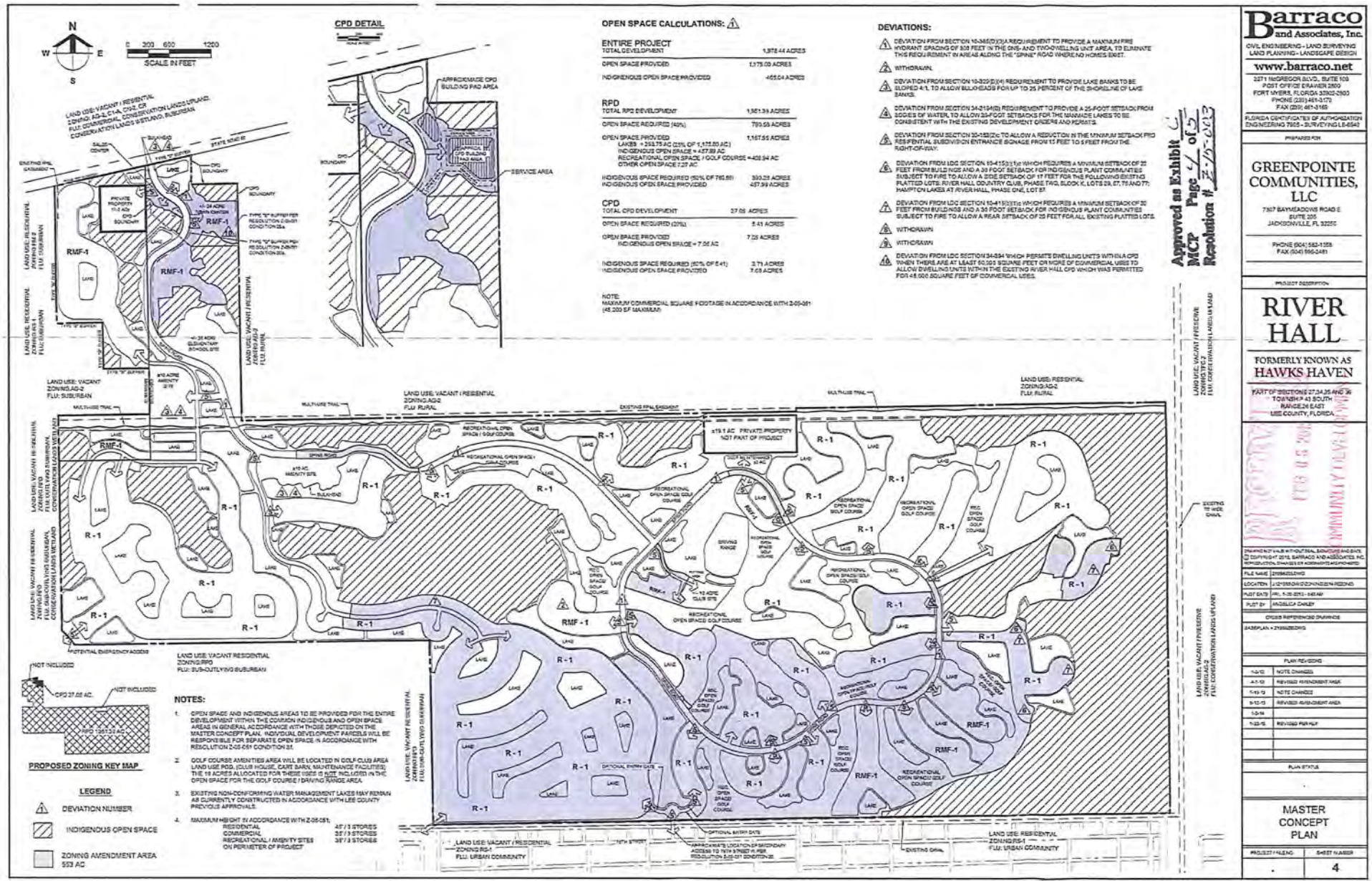
PLAN REVISIONS

12-17-14	REVISED AMENDMENT AREA
1-23-15	

PLAN STATUS

PREVIOUSLY APPROVED TYPICAL SECTIONS

PROJECT / FILE NO.	SHEET NUMBER
-	3



OPEN SPACE CALCULATIONS: (1)

ENTIRE PROJECT	
TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.09 ACRES
INDIGENOUS OPEN SPACE PROVIDED	455.04 ACRES

RPD	
TOTAL RPD DEVELOPMENT	1,361.39 ACRES
OPEN SPACE REQUIRED (40%)	793.59 ACRES
OPEN SPACE PROVIDED LAKES = 293.75 AC (25% OF 1,175.09 AC.) INDIGENOUS OPEN SPACE = 427.89 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 409.94 AC OTHER OPEN SPACE 7.27 AC	1,167.55 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 795.59) INDIGENOUS OPEN SPACE PROVIDED	393.28 ACRES 427.89 ACRES

CPD	
TOTAL CPD DEVELOPMENT	27.58 ACRES
OPEN SPACE REQUIRED (20%)	5.43 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.56 AC	7.56 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41) INDIGENOUS OPEN SPACE PROVIDED	3.71 ACRES 7.56 ACRES

NOTE:
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051 (45,000 SF MAXIMUM)

DEVIATIONS:

1. DEVIATION FROM SECTION 10-345(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 308 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
2. WITHDRAWN.
3. DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MAINMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.
5. DEVIATION FROM SECTION 30-153(2)c TO ALLOW A REDUCTION IN THE MINIMUM SETBACK FRO RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE FROM 15 FEET TO 5 FEET FROM THE RIGHT-OF-WAY.
6. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 25 FEET FROM BUILDINGS AND A 20 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 29, 67, 75 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 57.
7. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 20 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
8. WITHDRAWN
9. WITHDRAWN
10. DEVIATION FROM LDC SECTION 34-994 WHICH PERMITS DWELLING UNITS WITHIN A CPD WHEN THERE ARE AT LEAST 50,000 SQUARE FEET OR MORE OF COMMERCIAL USES TO ALLOW DWELLING UNITS WITHIN THE EXISTING RIVER HALL CPD WHICH WAS PERMITTED FOR 45,000 SQUARE FEET OF COMMERCIAL USES.

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 31.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT IN ACCORDANCE WITH Z-05-051:

RESIDENTIAL	45' / 3 STORIES
COMMERCIAL	35' / 3 STORIES
RECREATIONAL / AMENITY SITES	35' / 3 STORIES
ON PERIMETER OF PROJECT	

Approved as Exhibit C
MCP Page 4 of 5
Resolution # Z-05-051

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ENGINEERING 7905 - SURVEYING LB-6540

PREPARED FOR

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SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 582-1359
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	2109MCEL2.DWG
LOCATION	J:\2109\DWG\CONCEPT\2109 REZONE
PLOT DATE	FRI, 1-25-2013 - 9:45 AM
PLOT BY	ANGELICA OAKLEY

CROSS REFERENCED DRAWINGS
BASEPLAN = 2109BZ.DWG

PLAN REVISIONS

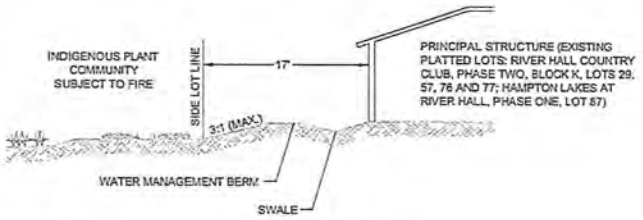
1-24-12	NOTE CHANGES
4-1-12	REVISED AVENDMENT AREA
7-13-12	NOTE CHANGES
9-12-12	REVISED AVENDMENT AREA
1-3-13	
1-23-13	REVISED PER MUP

PLAN STATUS

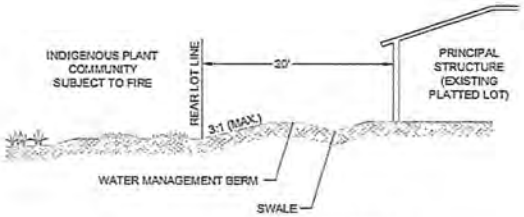
MASTER CONCEPT PLAN

PROJECT FILENO.	SHEET NUMBER
.	4

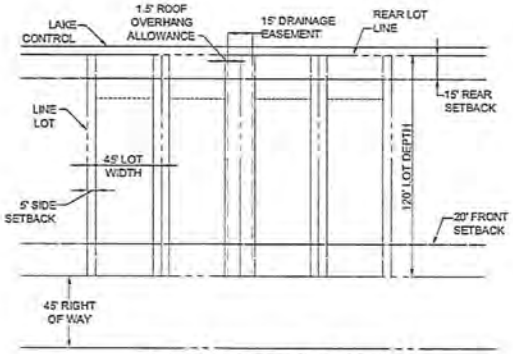
DCI 2013-00003



6 **DEVIATION 6 DETAIL**



7 **DEVIATION 7 DETAIL**



SINGLE FAMILY TYPICAL LOT DETAIL

Approved as Exhibit MCP Page 5 of 5 Resolution # Z-15-003

SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH:	45 FEET
DEPTH:	120 FEET
LOT SIZE:	5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD:	PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET
SIDE:	5 FEET, SEE CONDITION 2.b.i.
REAR:	15 FEET
WATERBODY:	20 FEET
ACCESSORY:	5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

2.b.i. STRUCTURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOOPS, WALLS, etc. MAY NOT BE LOCATED WITHIN THE REQUIRED 5-FOOT SIDE SETBACK OF EACH LOT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORD MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED.

Barraco and Associates, Inc.
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6340

PREPARED FOR:

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7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 592-1358
FAX (904) 996-2451

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

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FILE NAME	D:\RIVER\DETAILS
LOCATION	J:\2013\RIVER\DESIGN\CIVIL\PLOTTING
PLOT DATE	WED, 1-30-2013 - 8:40 AM
PLOT BY	ANGELICA DARLEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

3-20-13	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA
1-23-15	REVISED PER REQ.

PLAN STATUS

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
.	5

INST 2013-00003

RECEIVED
MAY 19 1999
PERMIT COUNTER

Protected Species Management Plan

For

Schulman Parcel

Sections 27,34,35,36, Township 43 South, Range 26 East

Prepared for:

Lee County Department of Community Development
Division of Planning / Environmental Sciences
1500 Monroe St.
P.O. Box 398
Ft. Myers, FL 33902-0398

Prepared By:

Consul-Tech Engineering, Inc.
24831 Old 41 Rd.
Bonita Springs, FL 34135

99 03-066 03 Z 01.01
PROJECT #
PROJECT TYPE 12

CONSUL-TECH ENGINEERING, INC.

- Consulting Engineers
- Land Planners
- Land Surveyors
- Transportation Engineers
- Environmental Engineers
- Construction Managers
- GPS & GIS Consultants
- Forensic Engineers

Respond To:

Bonita Springs
24831 Old 41 Road
Bonita Springs, FL 34135
(941) 947-0266
FAX (941) 947-1323
E-mail: bonita@consul-t.com

Other Offices:

Corporate/Pompano Beach
(954) 785-8400
FAX (954) 785-5923
E-mail: corp@consul-t.com

Ft. Pierce
(561) 467-9085
FAX (561) 467-9350
E-mail: pierce@consul-t.com

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FAX (904) 276-3102
E-mail: jackson@consul-t.com

Miami
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FAX (305) 599-3143
E-mail: mia@consul-t.com

Orlando
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FAX (407) 423-0085
E-mail: orl@consul-t.com

Pembroke Pines
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FAX (954) 436-7742
E-mail: pines@consul-t.com

South Dade
(305) 248-9444
FAX (305) 248-3644
E-mail: cei@consul-t.com

April 13, 1999

Ms. Betsi Newton-Hiatt
Ms. Kim Trebatoski
Lee County Department of Community Development
Division of Planning / Environmental Sciences
P.O. Box 398
Fort Myers, Florida 33902

Re: Protected Species Management Plan
1775 Acre Schulman Parcel
CTE # 98-0408

Dear Ms. Newton & Ms. Trebatoski

Please accept this protected species management plan for the above referenced project as resubmittal for our rezoning application. Please note that these plans are based on best available information. As new information or agency input becomes available, it may become necessary to revise some management policies. Management details will be finalized and provided at the time of development order submittal.

In the meantime, we would appreciate any suggestions you may have which might contribute to the success and longevity of listed species on this parcel. Should you have any comments or question regarding this management plan, please feel free to contact me at (941) 947-0266.

Sincerely,

CONSUL-TECH ENGINEERING, INC.

Matthew Goff
Environmental Scientist

99-03-066.03 Z 01.01

EXHIBIT D
PAGE 2 OF 7

Exhibit PH-3.H.1

Gopher Tortoise Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Gopher tortoise *(Gopherus polyphemus)* burrows were found in several pine flatwoods, palmetto prairie, and rangeland habitats on the property (please see location maps provided with Protected Species Survey Report). Management practices shall follow established guidelines as referenced in Florida Game and Freshwater Fish Commission Nongame Wildlife Program Technical Report No. 4: Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-Scale Development in Florida.The following items will address preservation of this species onsite:

1) Certain areas are to be preserved onsite in areas where gopher tortoises currently reside. Preserve location and acreage are available on the attached Master Concept plan (MCP). A permanent management commitment for the preserve area will be ensured by the filing of a conservation easement pursuant to F.S. 704.06.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to collect and relocate gopher tortoises from areas to be impacted to the onsite preserve areas. This permit will negate density requirements for preservation areas.

3) Collection and relocation of gopher tortoises from areas to be impacted will occur as per Florida Game and Freshwater Fish Commission guidelines taking into consideration nesting periods or other requirements. Capture of tortoises shall occur via the bucket trapping method, whereupon a five-gallon bucket will be buried at the burrow entrance. The bucket will be covered with a thin piece of paper overlain with soil and shall have a hole of no less than one inch at the bottom to insure proper drainage. Each bucket will be monitored at least once per day for at least 28 days. Buckets will be checked and tortoises/commensals released in the morning to allow for thermal considerations. Captured animals will be immediately released into the preserve area and evenly distributed throughout the site at either inactive or 'starter' burrows.

4) Each burrow will be destroyed after removal of gopher tortoises. Relocation will occur as close to construction dates as possible to prevent repatriation to areas slated for development. During construction, a wire fence shall be set two feet above and below the ground surrounding the preserve area to prevent tortoises from entering construction areas postrelocation. Excavation will be conducted by individuals experienced in such work.

5) Every effort will be made to prevent entombment of gopher tortoises as per Lee County requirements.

6) Land usage abutting preserve acreage shall be designated as golf course / low density housing to the greatest extent practicable (please refer to MCP). Efforts such as informational signing will be utilized to avoid / minimize impacts to the preserve.

99-03-066.03 Z 01.01

Florida Scrub Jay Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Additionally, a scrub jay specific spring survey was conducted between March22 - April 2, 1999 in order to better qualify jay utilization of the subject parcel. The results of these surveys demonstrate the following: 1) there appears to be no scrub jay nesting on-site, however, 2) territorial boundaries from two separate jay families do extend onto the subject parcel.

CTE staff realize that, according to the Florida Game and Freshwater Fish Commission (FGFWFC): Non-Game Wildlife Program's Technical Report No. 8: Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay, further surveys during foraging seasons (autumn) are required to accurately assess the scrub jay's habitat utilization on the site. Information regarding autumn acorn caching activities shall be integrated into the management strategy as it becomes available. The following activites are currently being planned to promote

Preservation measures shall be exclusively on-site. The following items will be used to address preservation of this species on-site:

1) Establishment of on-site satellite refuge. A refuge of approximately 80 acres is currently being planned in the southeast corner of Section 36 (please refer to Master Concept Plan for specific location). The preserve area is composed primarily of Type I habitat. Smaller areas of Type II habitat and wetlands occur within the preserve area as an artifact of site configuration This area shall serve as an outlying forage zone and dispersal corridor for scrub jays in the vicinity of the subject parcel. Current preserve area is strategically located so as to provide a continuous lanscape with the adjacent Hickey Creek Mitigation Park and maximal distance from major highways and other forms of human disturbance.

2) Commitment to the preserve area shall be demonstrated via the granting of a permanent conservation easement to the State of Florida.

3) Preserve area shall be managed in perpetuity to provide those habitat requirements essential to the well-being of scrub jay families. Final management activities to be provided in the development order submittal will address the following issues; A) financial responsibility, B) fire management program, C) placement of informational signage, D) prohibited property owner activities, E)preserve area fencing, F) appropriate landscaping considerations, G)preserve area monitoring.

99-03-066.03 Z 01.01

American Alligator Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Two American alligators *(Alligator mississippiensis)* were observed in the central herbaceous wetland areas located in Sections 35 and 36 on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

1) Available habitat (i.e. holds water year-round) for American Alligators on the subject site is currently restricted to two small artificial ponds. Construction of numerous lakes and deep-water areas on the subject site is anticipated (please see Master Concept Plan). These areas should significantly increase both the quality and quantity of habitat. Educational material such as signage and informational pamphlets will be strategically placed so as to discourage feeding and minimize interaction between residents and alligators.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

Wading Birds Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. The Lee County listed wading birds found onsite (non-nesting) were utilizing freshwater marsh areas (please see location maps provided with Protected Species Survey Report). Listed birds include little blue heron (*Egretta caerula*), tricolored heron (*Egretta tricolor*), wood stork *(Mycteria americana)* and the sandhill crane (*Grus canadensis pratensis*). The following items will address preservation of potential foraging and nesting habitats onsite:

1) Potential habitat areas to be preserved onsite include the following: 641-B thru 641-M, 643-A and 643-C thru 643-H. Educational material such as signage and imformational pamphlets will be utilized to minimize interaction between residents and the wading birds.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

Florida Burrowing Owl Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Florida burrowing owl *(Speotyto cunicularia floridana)* burrows were located in three of the pastures on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

1) Several golf course areas are to be developed onsite adjacent to currently active owl burrows and will provide suitable replacement habitat for the Florida burrowing owl.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to avoid accidental mortality and mititgate for impacts to burrows during construction in areas where owls are currently located. A take permit will be sought for each active burrow on the subject property.

3) No taking of active burrows will occur, i.e., nests with eggs or fledglings. If construction is to occur in the areas of the owl burrows while they are active, buffers of 150 feet in radius will be established and maintained in order to minimize disturbances around the burrows during this period. Buffers will be staked and roped off prior to initiating construction.

4) The burrows will be destroyed during periods when nests are generally considered inactive, that is from July 10 - February 15 . Experienced CTE environmental staff will remove burrows by hand shoveling to ensure that no birds are harmed during the process.

99-05-066.03 Z 01.01

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

RECEIVED
APR 18 2007
PERMIT COUNTER

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE ¼) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W)(chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW ¼) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW ¼) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27 for 1,318.66 feet to the Southeast corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW ¼) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 2,020.27 feet to an intersection with the West line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction, being designated as POINT "A"; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 3,420.35 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B";

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ADD 2007-00075

EXHIBIT E

DESCRIPTION (Cont.)

thence run S00°16'51"E along the East line of the Northeast Quarter (NE ¼) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW ¼) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW ¼) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.
LESS and EXCEPT the following described parcels.
From the point designated as POINT "A" run S88°54'52"W along the South line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27 for 658.74 feet to the Northeast Corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 27 and POINT OF BEGINNING.
From said Point of Beginning run S00°49'17"E along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run S88°57'38"W along the South line of said Fraction for 658.93 feet to the Southwest Corner of said Fraction; thence run N00°48'16"W along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run N88°54'52"E along the North line of said Fraction for 658.74 feet to the POINT OF BEGINNING.
AND
From the point designated as POINT "B" run S88°44'46"W along the South line of the Southeast Quarter (SE ¼) of said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25, run S89°12'44"W along the South line of the Southwest Quarter (SW ¼) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.
From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE ¼) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a Total Area of 1,978.44 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW 1/4) of said Section 34 to bear N00°49'55"W.

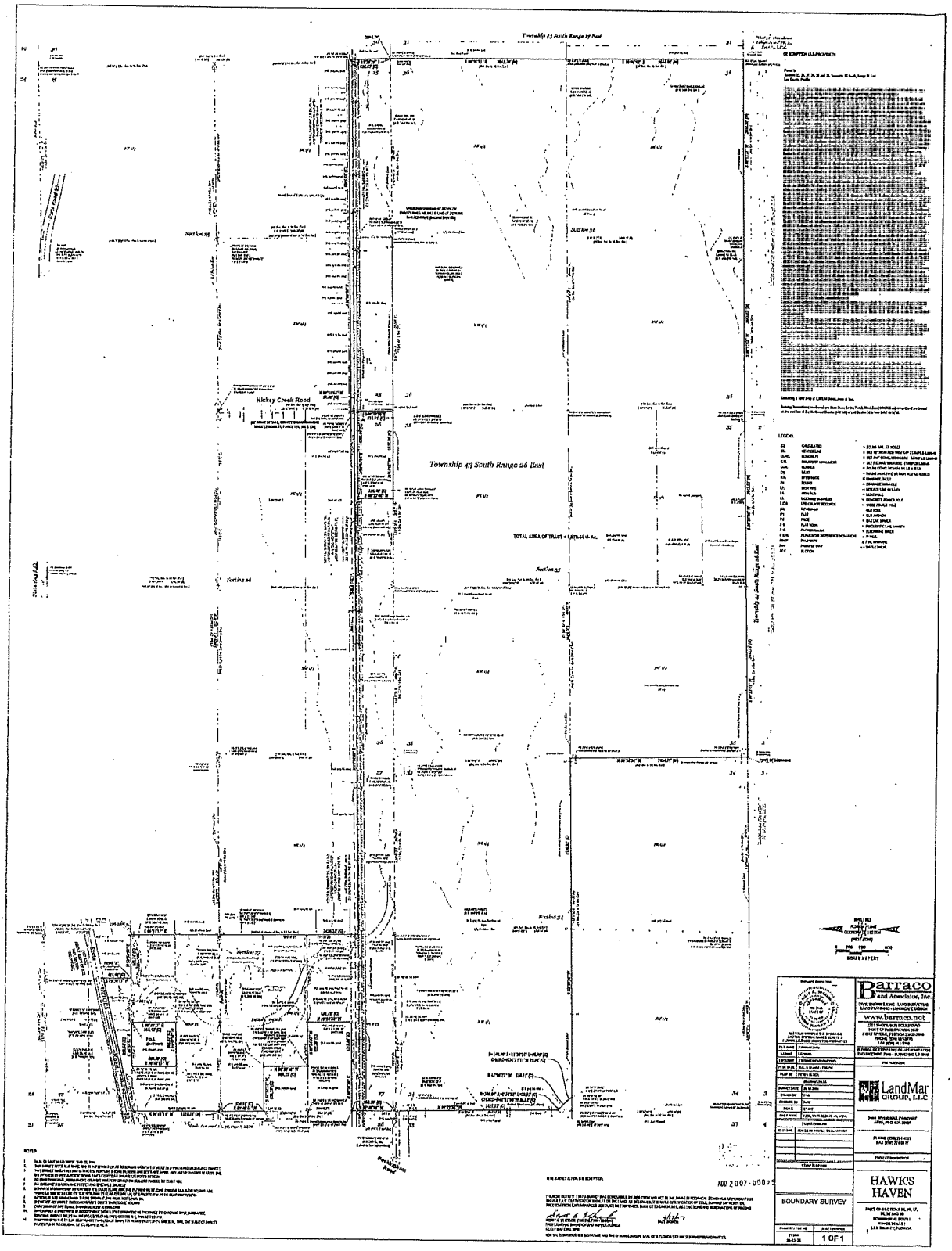
Applicant's Legal Checked
by 24APR07

RECEIVED
APR 18 2007
PERMIT COUNTER

L:\21988 - Hawks Haven\DESC\21988s07desc.doc

Scott A. Wheeler 4/17/07
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

ADD 2007-00075


Township 43 South Range 26 East
Hickey Creek Road
Section 36
Section 35
Section 34
Section 33
Section 31
Section 32
TOTAL AREA OF TRACT = 1,678.41 M.L.
LEGEND
NOTES
BOUNDARY SURVEY
HAWKS HAVEN
1 OF 1
Barraco and Associates, Inc.
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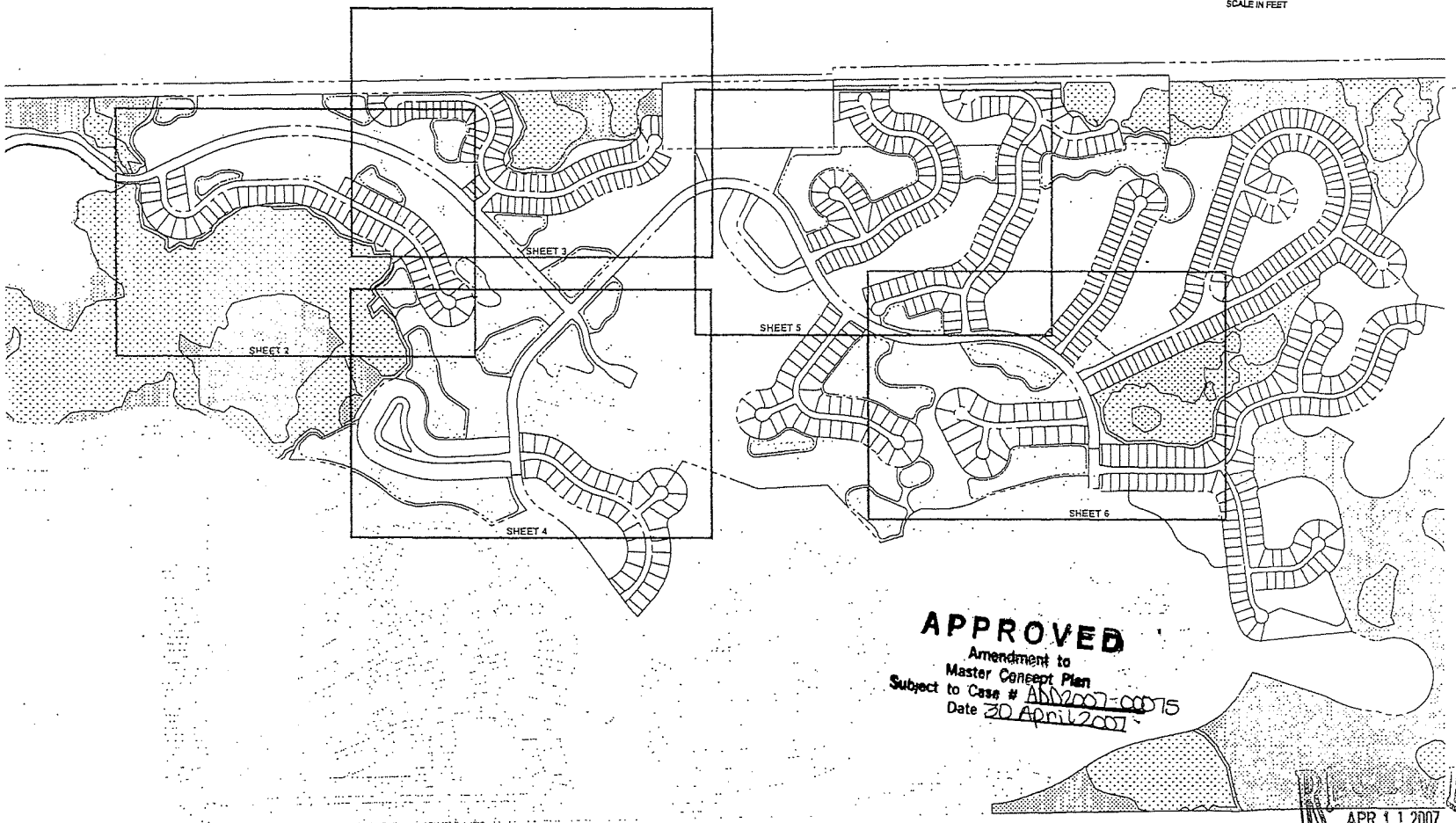
LandMar GROUP, LLC



APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 April 2007

RECEIVED
APR 11 2007
ADD 2007-00075

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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7993 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 22,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 2186A2.DWG

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

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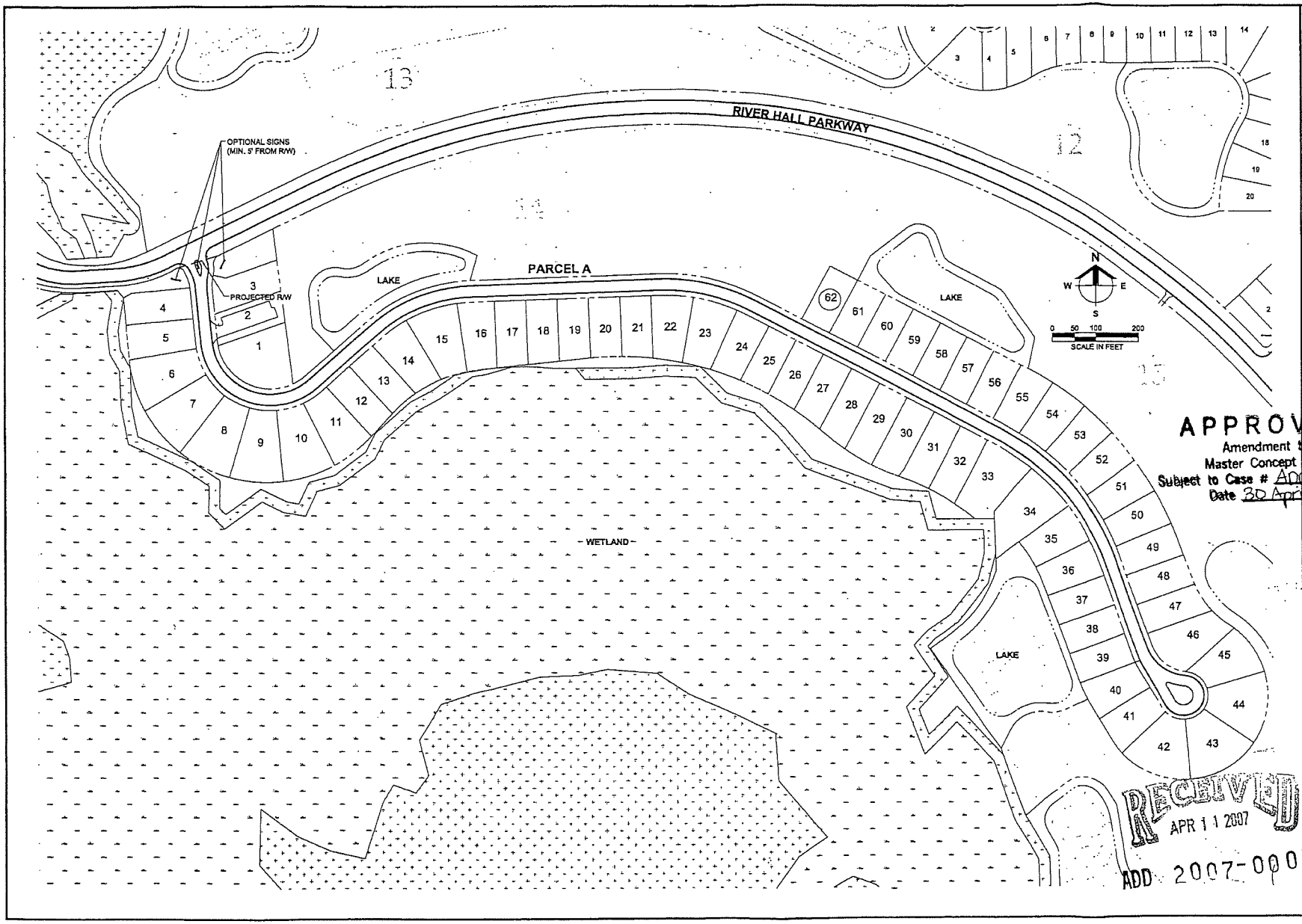

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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7095 - SURVEYING LB-8940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

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ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN - 21998A02.DWG

PLAN REVISIONS

PLAN STATUS

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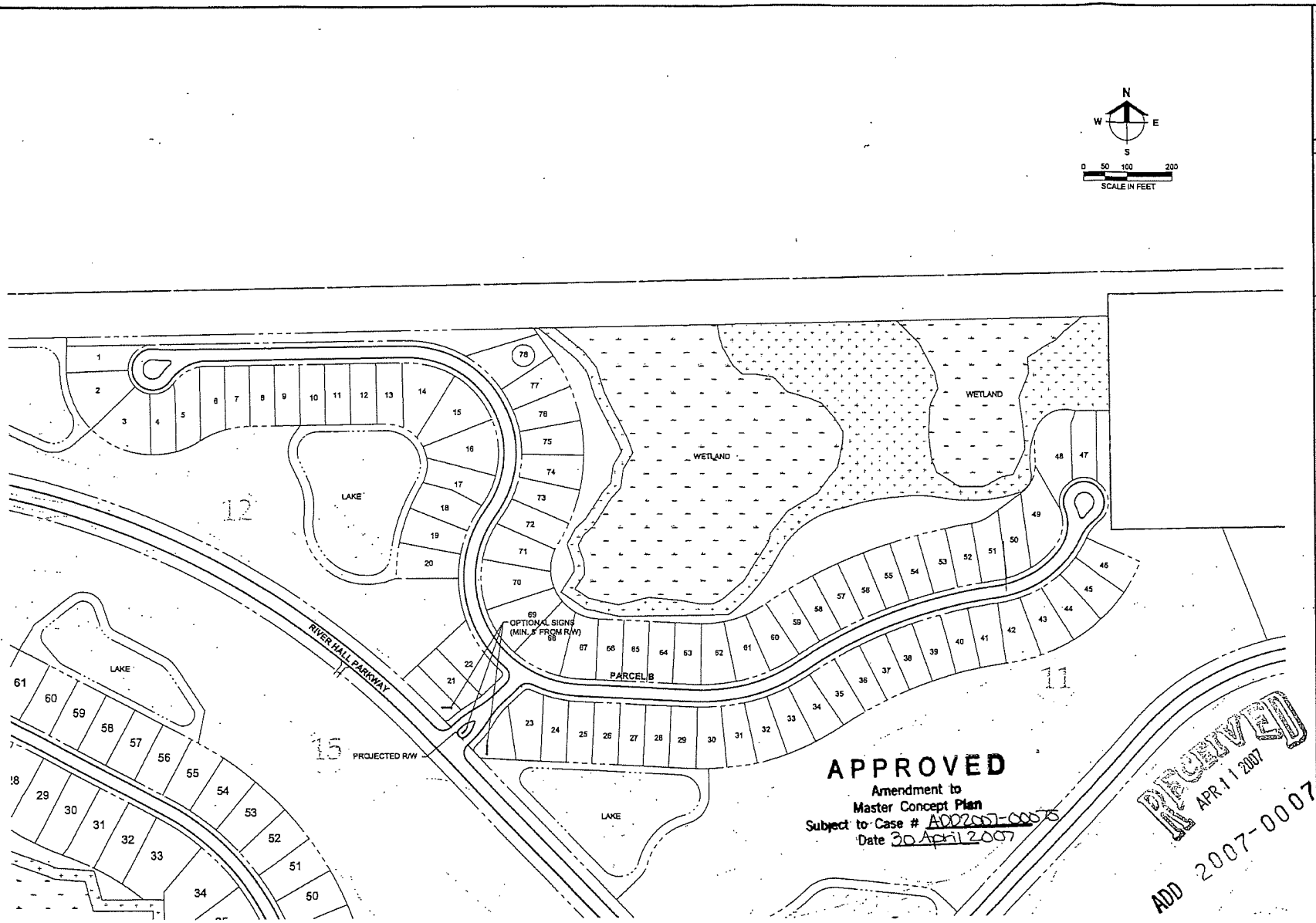

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FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

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ALVA, FLORIDA 33920

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LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21998ADD.DWG

PLAN REVISIONS

PLAN STATUS

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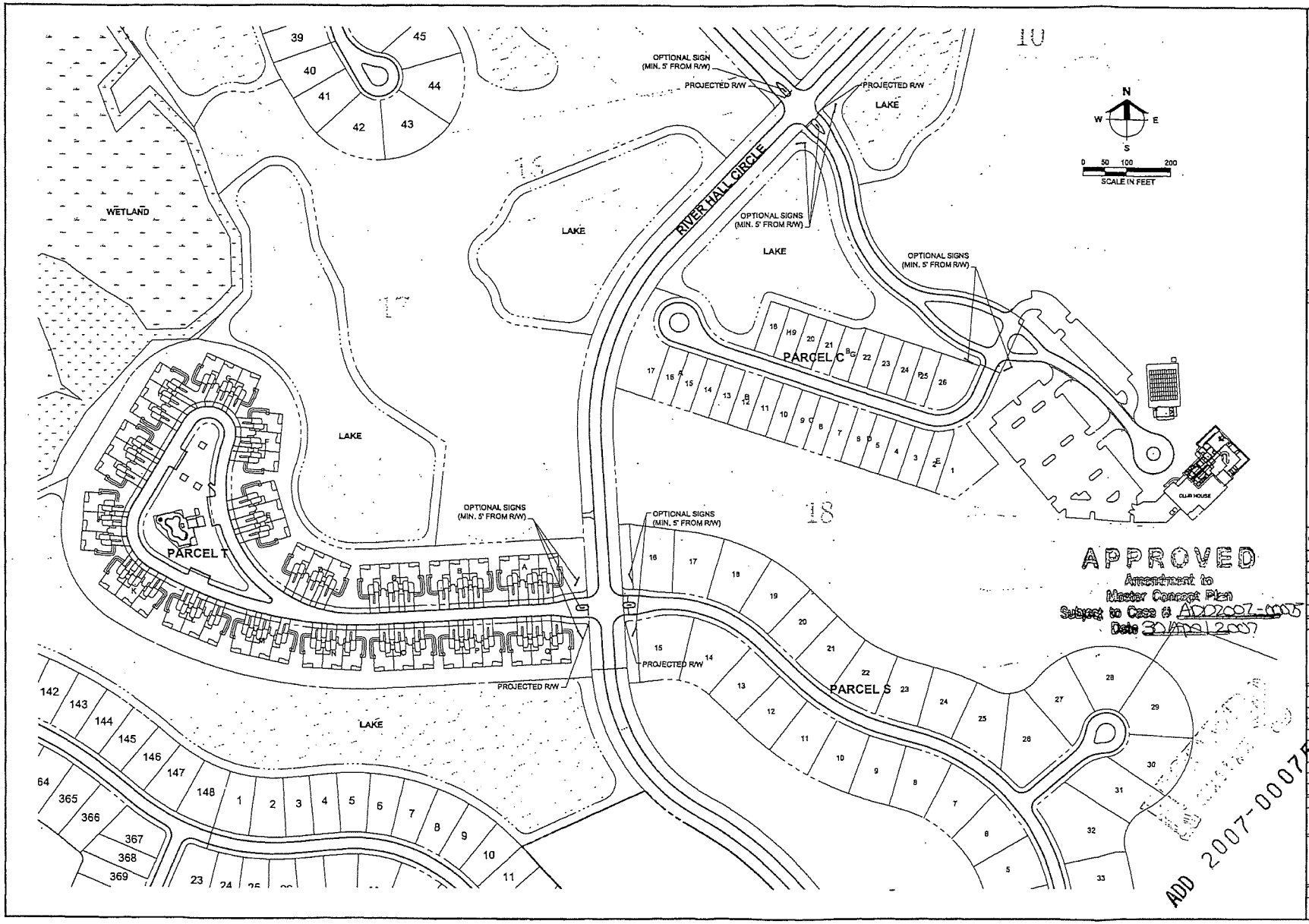

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7993 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 35,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 2106BASE.DWG

PLAN REVISIONS

PLAN STATUS

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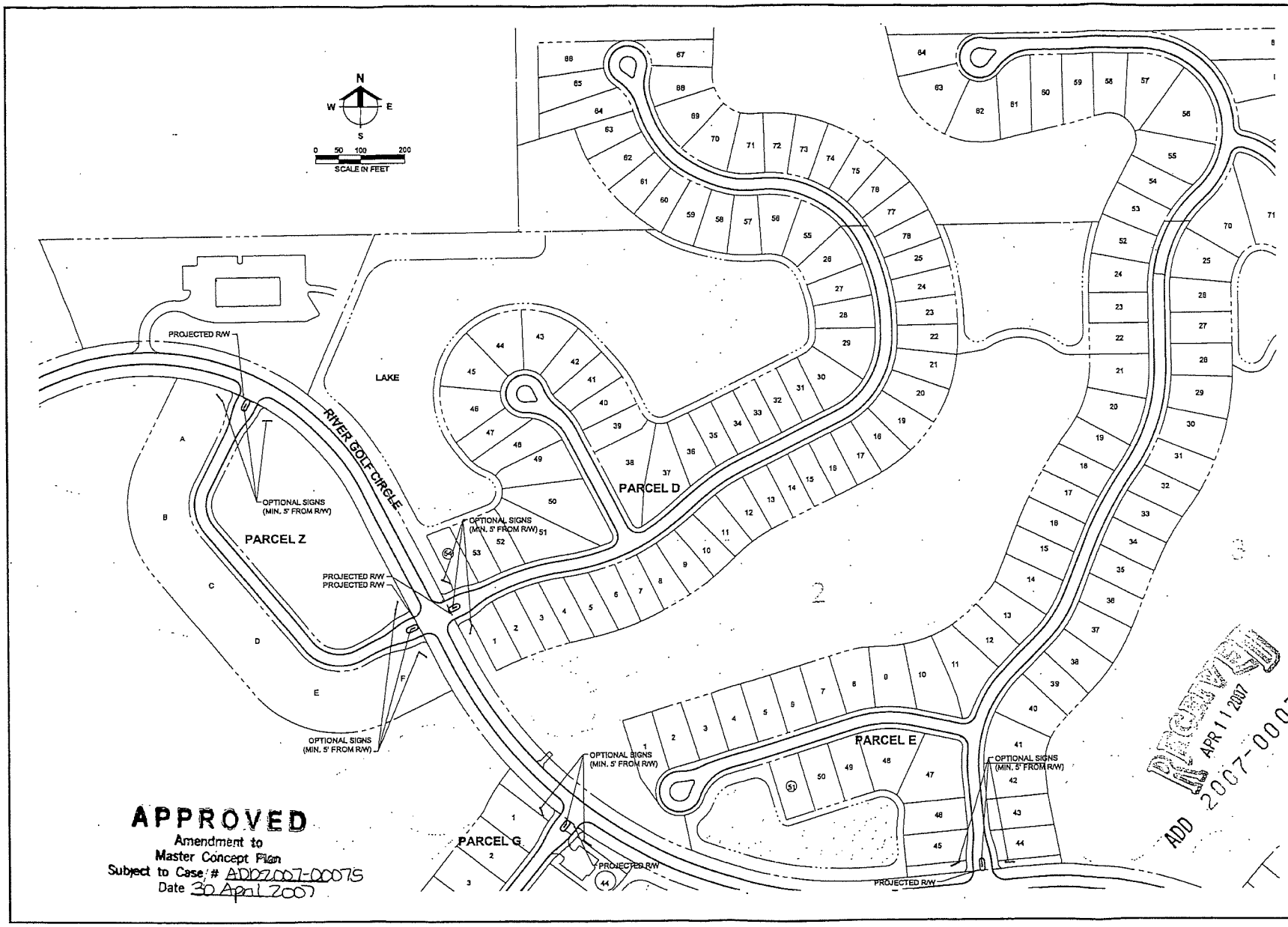

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 April 2007

RECEIVED
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ADD 2007-00075

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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR:

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION:

RIVER HALL COUNTRY CLUB

PHASE I

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA MULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS:
BASEPLAN - 21998ACD.DWG

PLAN REVISIONS

PLAN STATUS:
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SIGNAGE EXHIBIT

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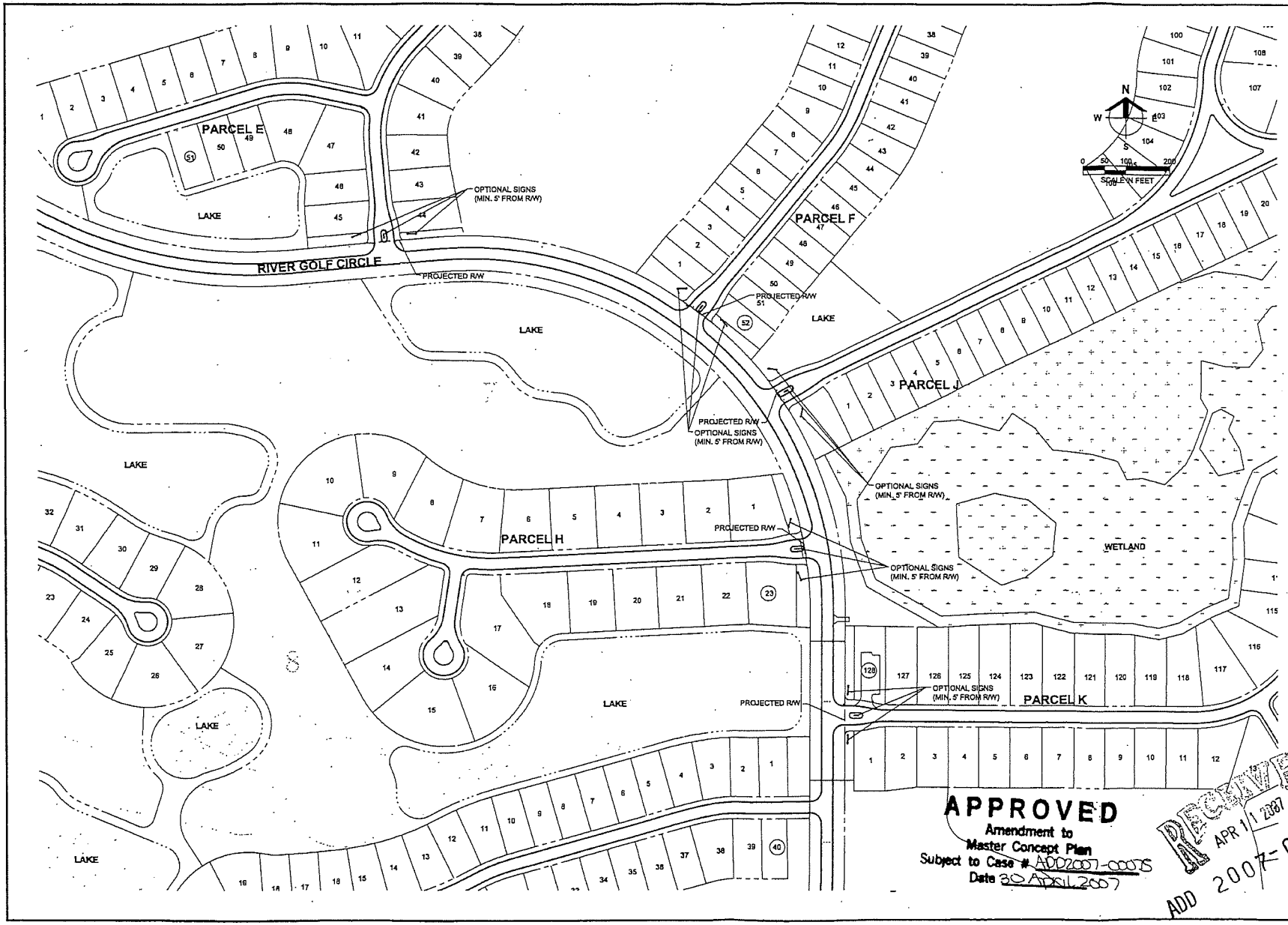

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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN - 2196BASE.DWG

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	6

ATTACHMENT K

ADMINISTRATIVE AMENDMENT (PD) ADD2017-00091

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Carl Barraco, Barraco and Associates, Inc. filed an application for an administrative amendment to a Residential Planned Development and Commercial Planned Development for a project known as River Hall **to amend:**

- **Resolution Number Z-15-003, Condition 2.b., Minimum Setbacks, Single Family, Side Setbacks, and**
- **Resolution Number Z-05-051 (as amended by ADD2015-00069), Condition 2.b.i., Minimum Setbacks, Single Family**

Both of which provide for specific side setbacks of 5 feet for single family homes, including the following qualifying statement:

Structures, including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc. may not be located within the required 5-foot side setback of each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.

The intent of this request is to delete the qualifying statement.

WHEREAS, the subject property is located within the River Hall development located along the south side of Palm Beach Boulevard, State Route 80, described more particularly as:

LEGAL DESCRIPTION: In Section Sec #35, Township T #43 South, Range R #26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned in case number Z-99-056 (with subsequent amendments in case number ADD2004-00067, ADD2004-00156, Resolution Number Z-05-051, ADD2005-00164, ADD2005-00219, ADD2006-00173, ADD2007-00063, ADD2007-00075, and ADD2015-00069, and Resolution Number Z-15-003); and

WHEREAS, the subject property is designated as Rural and Wetlands on the Future Land Use Map of the Lee County Comprehensive Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for the following amendment to the Residential and Commercial Planned Development zoning is **APPROVED, subject to the following conditions:**

AMENDMENTS:

- **Resolution Number Z-15-003, Condition 2.b., Minimum Setbacks, Single Family, Side Setbacks, and**
- **Resolution Number Z-05-051 (as amended by ADD2015-00069), Condition 2.b.i., Minimum Setbacks, Single Family**

Both of which provide for specific side setbacks of 5 feet for single family homes, including the following qualifying statement:

Structures, including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc. may not be located within the required 5-foot side setback of each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.

The intent of this request is to delete the qualifying statement.

CONDITIONS:

1. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended in this action.**

2. **There is no approved change to the approved Master Concept Plan within this planned development.**

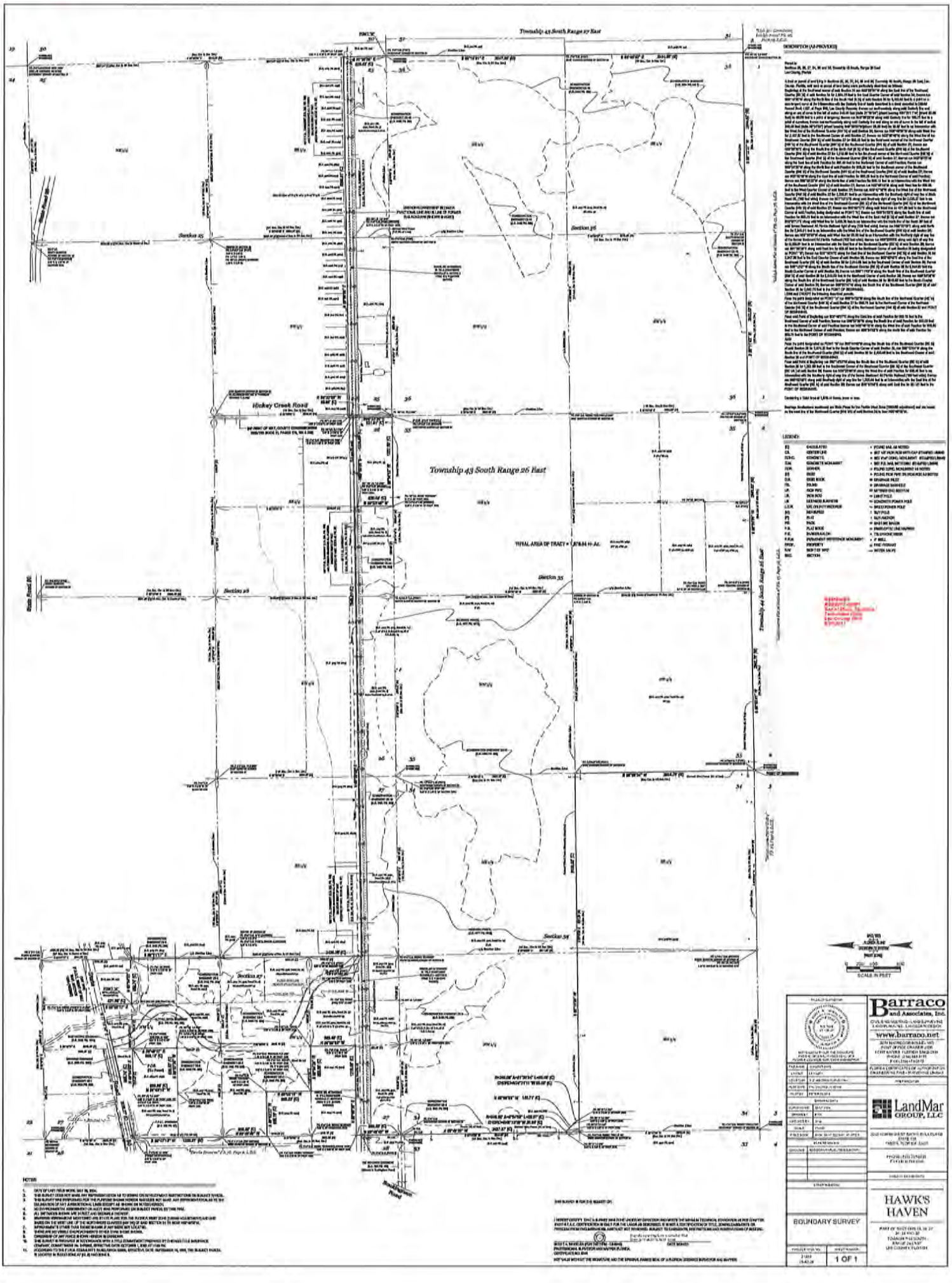
3. **The required side setback for a Dwelling unit, single family is 5 feet. The qualifying statement has been deleted as follows:**

~~Structures, including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc. may not be located within the required 5-foot side setback of each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.~~

4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 7/18/2017 by

Audra Ennis, Zoning Manager
Lee County Community Development


Township 43 South Range 27 East
Township 43 South Range 26 East
Township 44 South Range 26 East
Section 35
Section 36
Section 1
Section 2
Hickey Creek Road
TOTAL AREA OF TRACT = 47.84 ± Ac.
SCALE IN FEET
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LandMar GROUP, LLC
HAWK'S HAVEN
BOUNDARY SURVEY
1 OF 1

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Grady Miars, President, GreenPointe Communities, LLC filed an application for an administrative amendment to a Residential and Commercial Planned Development known as River Hall to amend the Master Concept Plan and certain conditions of Resolution Z-15-003 to reflect the effective date of the aforementioned resolution and the current state of compliance with these conditions on property located on the south side of Palm Beach Boulevard (State Road 80), described more particularly as:

LEGAL DESCRIPTION: In Section 35, Township 43 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the subject property is located in the Suburban, Sub-Outlying Suburban, Rural, and Wetlands Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the property was originally rezoned by Resolution Z-99-056 and was subsequently amended by ADD2004-00067A, ADD2004-00156, Resolution Z-05-051, ADD2006-00164, ADD2006-00173, ADD2007-00063, ADD2007-00075, ADD2015-00069, Resolution Z-15-003, and ADD2017-00091; and

WHEREAS, Condition 10 of Resolution Z-15-003 requires the construction of a traffic signal at the intersection of River Hall Parkway and Palm Beach Boulevard (State Road 80) within 12 months of the date of the resolution (see Exhibit "C"); and

WHEREAS, Condition 28 of Resolution Z-15-003 requires the submission of quarterly monitoring reports on the status and progress of the required traffic signal and a required southerly access point to the development to the Director of Community Development, with copies to the River Hall Community Development District (CDD) and Master Homeowner's Association (see Exhibit "C"); and

WHEREAS, the required traffic signal has been constructed and is fully functional as evidenced by the Letter of Final Acceptance issued by the Florida Department of Transportation on October 16, 2017, thereby satisfying Condition 10 and part of Condition 28 of Resolution Z-15-003 (see Exhibit "D"); and

WHEREAS, the applicant has filed a request to amend Condition 10 and Condition 28 of Resolution Z-15-003 to reflect the completion of the required traffic signal at the intersection of River Hall Parkway and State Road 80; and

WHEREAS, Condition 23 of Resolution Z-15-003 requires the construction of a secondary access to 75th Street West along the southerly portion of the development within 24 months of the date of the resolution (see Exhibit "C"); and

WHEREAS, the effective date of Resolution Z-15-003 was delayed to January 4, 2018 as a result of litigation related to the rezoning of the subject property; and

WHEREAS, the applicant has filed a request to amend Condition 23 of Resolution Z-15-003 to reflect the effective date of the resolution; and

WHEREAS, Condition 27 of Resolution Z-15-003 requires the developer to provide a temporary modular unit on the River Hall sales facility parcel for use as a Lee County Emergency Medical Services (EMS) station within thirty (30) days of the date of the resolution (see Exhibit "C"); and

WHEREAS, the applicant has conferred with the Lee County Department of Public Safety and has determined that there is not currently a need for the temporary EMS station required by Condition 27 (see Exhibit "E"); and

WHEREAS, the applicant has filed a request to amend Condition 27 of Resolution Z-15-003 to provide a temporary modular unit for use as an EMS station at the request of the County rather than within the timeframe established by this condition; and

WHEREAS, the subject property is located within the Caloosahatchee Shores Planning Community established by the Lee Plan; and

WHEREAS, Section 33-1482 of the Lee County Land Development Code requires the owner or agent of a planned development zoning action to conduct one publicly-advertised information session within the Caloosahatchee Shores Planning Community prior to obtaining approval or finding of sufficiency; and

WHEREAS, the applicant conducted a public information session in accordance with this requirement on May 8, 2018, and has provided a meeting summary document as required by the LDC (see Exhibit "F"); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the request does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the River Hall Residential and Commercial Planned Development is **APPROVED subject to the following conditions:**

1. **The development must be in compliance with the amended five-page Master Concept Plan entitled River Hall RPD/CPD, last revised May 29, 2018, a reduced copy of which is attached hereto as Exhibit "B."**

2. **Condition 10 of Resolution Z-15-003 is hereby amended as follows:**

   Based on the intersection improvements identified in the applicant's TIS as being necessary

for the project, a traffic signal is required at River Hall Parkway/State Road 80 intersection. ~~Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. In the event the signal is not constructed within 12 months, issuance of local development order approvals (excluding development order only authorizing construction of infrastructure) or building permits within River Hall 2 development will not be granted until the signal is constructed. The Director of Community Development may authorize an extension, not to exceed six months, if the applicant demonstrates a good faith effort to complete the construction of the traffic signal.~~ Upon completion of the traffic signal at SR 80 and River Hall Parkway, the applicant will provide the Director of Community Development a copy of the FDOT Final Acceptance Letter. Please note that this condition placed by Lee County as part of this rezoning does not exempt the applicant from having to comply with the permit as approved by FDOT.

3. **Condition 23 of Resolution Z-15-003 is hereby amended as follows:**

   a. Within 24 months of the effective date of this Zoning Resolution, the applicant will design, permit, and construct the secondary access to 75th Street West shown on Page 4 of the MCP. The design of the second driveway to the River Hall community must be shown as a part of the first local development order approval for any of the unplatted lands in the southern portion of the development. In the event the secondary access is not constructed within 24 months of the effective date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the development has not exceeded the occupancy of 1,598 dwelling units, and the applicant demonstrates good faith progress on the design, permitting, and construction of the access. This requirement is contingent upon approval from the East County Water Control District (ECWCD) to cross the 50-foot-wide canal along the south side of River Hall. The County will work with the developer to obtain approval to cross the 50-foot-wide canal

   b. Upon construction of the second access to the River Hall community, access through the security gates must be provided to Lee County School District buses and to emergency vehicles.

4. **Condition 27 of Resolution Z-15-003 is hereby amended as follows:**

   At the written request of the County, ~~T~~the developer of lands within River Hall 2 must provide, at developer's expense, a temporary modular unit to be located on the River Hall sales facility parcel for use as a station for Lee County Emergency Medical Services (EMS). At a minimum, the modular unit will provide office space, rest/sleeping area, shower and restroom facilities for EMS, along with a minimum of 4 dedicated parking spaces. Upon installation, the modular unit and parking spaces will be leased to the County for $10.00 per year, whereupon the County will be responsible for all costs of operation including, but not limited to, utilities, electricity, telecommunications, furniture, and maintenance. ~~Within thirty (30) days after the effective date of this resolution,~~ ~~T~~the developer shall be responsible for the initial development order application and certificate of occupancy for the installation of the modular unit upon receipt of the written request from the County. ~~will submit a development order application for the installation of the modular unit, and will diligently pursue issuance of the development order and move-on permit for the unit.~~ The modular unit will be installed within ninety (90) days of receipt of all necessary permitting. The developer's obligation under this condition will expire upon the earlier of: (1) construction and issuance of a certificate of occupancy for the fire station on the parcel within River Hall owned by the Fort Myers Shores Fire District; or (2) five years after the issuance of a certificate of occupancy for the modular unit.

5. **Condition 28 of Resolution Z-15-003 is hereby amended as follows:**

   The applicant will provide quarterly monitoring reports to the Director of Community

Development on the status and progress of ~~the traffic signal (Condition 10) and~~ the southerly access point (Condition 23). A courtesy copy should be provided to the River Hall CDD and Master Homeowner's Association. The first quarterly monitoring report will be due three months after the effective date of this Resolution and will be submitted every three months thereafter until ~~the signal is placed in operation by FDOT and~~ the southerly access receives a certificate of completion from the County. Each monitoring report will identify the current status of the improvement through the design, permitting, and construction stages, and will identify any issues that may affect completion of the improvement within the time specified in its applicable zoning condition.

6. **The terms and conditions of the original zoning resolution and subsequent amendments thereto, except as modified herein, remain in full force and effect.**

7. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 6/5/2018 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits
Exhibit A: Legal Description
Exhibit B: Master Concept Plan
Exhibit C: Z-15-003
Exhibit D: FDOT Letter of Final Acceptance, SR-80/River Hall Pkwy. Signal Installation
Exhibit E: Correspondence from the Lee County Department of Public Safety
Exhibit F: Public Information Session Meeting Summary

ADD2018-00058 Lee County ePlan

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

REVIEWED
ADD2018-00058
Mike Laskowski, Planning Technician
Lee County - DCD Planning
4/2/2018

Exhibit A

DESCRIPTION
Parcel in
Section 27, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 763.79 feet to an intersection with the Southerly right of way line of State Road 80, (F.D.O.T. right of way map, Section 1202-(106)202) (150 feet wide); thence run S77°10'14"W along said Southerly right of way line for 2020.02 feet to an intersection with the West line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°48'16"E along said West line for 659.70 feet to an intersection with the Easterly line of the record plat of Cascades at River Hall, Phase 1, as recorded in Instrument Number 2005000166035, Lee County Records and the POINT OF BEGINNING.

From said Point of Beginning continue S00°48'16"E along said West line for 147.35 feet to the Southwest corner of said Fraction; thence run N88°57'38"E along the South line of said Fraction for 658.93 feet to the Southeast corner of said Fraction; thence run N00°49'17"W along the East line of said Fraction and the Northerly extension thereof for 679.50 feet to a point on a non-tangent curve and an intersection with the Southerly line of lands as described in a deed recorded in Instrument No. 2005000189275, Lee County Records; thence run the following two courses along said Southerly line: northeasterly along an arc of curve to the right of radius 47.00 feet (delta 143°38'22") (chord bearing N33°01'46"E) (chord 89.31 feet) for 117.83 feet and N72°06'29"E for 25.00 feet to a point on a non-tangent curve and an intersection with the Westerly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run the following two courses along said Westerly right of way line: southeasterly along an arc of curve to the left of radius 550.00 feet (delta 46°09'15") (chord bearing S40°58'08"E) (chord 431.17 feet) for 443.05 feet to a point of reverse curvature and southerly along an arc of curve to the right of radius 330.00 feet (delta 99°34'05") (chord bearing S14°15'43"E) (chord 503.99 feet) for 573.47 feet and an intersection with the Northerly line of lands as described in a deed recorded in Instrument No. 2005000189275, Lee County Records; thence run the following twelve courses along the Northerly and Westerly line of said lands: N49°27'03"W for 93.53 feet; N83°01'34"W for 15.43 feet; S77°21'37"W for 47.94 feet; N64°29'31"W for 68.07 feet; N70°34'42"W for 40.50 feet; N64°18'36"W for 43.29 feet; S45°39'05"W for 257.65 feet; S42°31'12"W for 170.94 feet; S24°22'19"W for 49.62 feet; S37°17'31"W for 158.88 feet; S74°16'38"W for 39.78 feet and S27°57'15"W for 32.62 feet;

ADD2018-00058 Lee County ePlan

DESCRIPTION (Cont.)

thence run N83°55'02"W still along said Westerly line of lands and continuing along the Easterly line of said record plat of Cascades at River Hall, Phase 1, for 66.93 feet; thence run the following twenty-one courses along the Easterly line of said record plat: N40°22'37"W for 56.04 feet; N51°29'37"W for 50.40 feet; N48°01'27"W for 70.47 feet; N12°39'03"W for 43.78 feet; N53°32'22"W for 22.35 feet; N61°10'41"W for 46.11 feet; N37°43'45"W for 52.46 feet; N31°01'59"W for 50.46 feet; N29°34'38"W for 54.97 feet; N19°52'21"W for 32.97 feet; S37°25'01"W for 17.76 feet; S39°40'24"W for 30.36 feet; S50°35'06"W for 81.49 feet; N56°29'59"W for 86.75 feet; N20°36'58"W for 68.28 feet; N00°41'08"E for 118.61 feet; N41°34'25"E for 55.37 feet; S72°15'21"E for 45.73 feet; N46°06'54"E for 45.04 feet; N34°19'51"E for 37.84 feet and S67°22'42"E for 26.56 feet to the POINT OF BEGINNING.
Containing 11.74 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the East line of the West Half (W 1/2) of said Section 27 to bear S00°51'17"E.

Scott A. Wheeler 3/27/18

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\21988 - Hawks Haven\DESC\21988SK37desc.doc

REVIEWED
ADD2018-00058
Mike Laskowski, Planning Technician
Lee County - DCD Planning
4/2/2018

ADD2018-00058 Lee County ePlan

EXHIBIT B

MASTER CONCEPT PLAN

FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
HAWKS HAVEN DEVELOPERS, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
(239) 274-0321
(239) 274-0517

PROJECT DATUM
FLORIDA STATE PLANE WEST ZONE (NAD1983/90)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING
HAWKS HAVEN RPD

RECORD PLAT
APPROVED

FLOOD ZONE
ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0250B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 6) AND ZONE B

STRAP NUMBERS

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	APPROVED	PERMIT NO. 36-04008-P
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. DOS2004-20136
LEE COUNTY DEPARTMENT OF HEALTH	APPROVED	PERMIT NO. 0125120-117 DSDP
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	APPROVED	PERMIT NO. 47040-084-DWC
F.D.O.T. CONNECTION PERMIT	N/A	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-
F.D.O.T. UTILITY PERMIT	N/A	-
ARMY CORPS OF ENGINEERS	N/A	-
F.D.E.P. NOTICE OF INTENT	ISSUED	PERMIT NO. FLR10Y492

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER
CARL A. BARRACO, P.E.

PROJECT MANAGEMENT
CHRIS VAN BUSKIRK

DESIGN ENGINEER
TIM GAVIN, P.E.

PROJECT SURVEYOR
SCOTT WHEELER, P.S.M.

LEAD DESIGN TECHNICIAN
WES KAYNE, E.I.

SITE PLANNING
JENNIFER SAPEN

DESIGN STAFF
TOM R. HOLMLUND

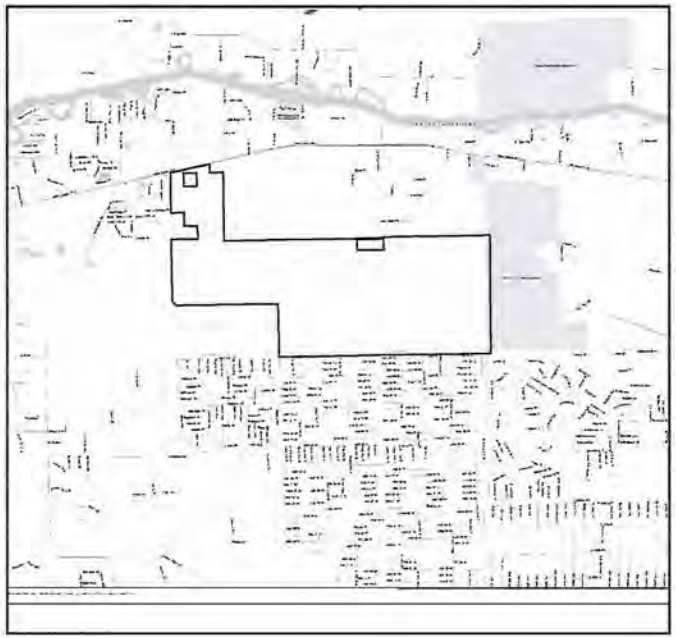
LANDSCAPE DESIGN

QUALITY CONTROL
TOM R. HOLMLUND

RECORD DRAWINGS

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION

N
W E
S

LOCATION MAP

0 1500 3000 6000
SCALE IN FEET

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	MASTER CONCEPT PLAN	B	21998Z03.DWG
3	DETAILS	-	21998Z04.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21988A00.DWG

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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7165 - SURVEYING LB-6940

PREPARED FOR:

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1353
FAX (904) 996-2461

PROJECT DESCRIPTION:

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 26
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA.

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PLOT DATE	TUE, 5-29-2018 - 4:07 PM
PLOT BY	ANGELICA HANDY

CROSS REFERENCED DRAWINGS:
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PLAN REVISIONS:

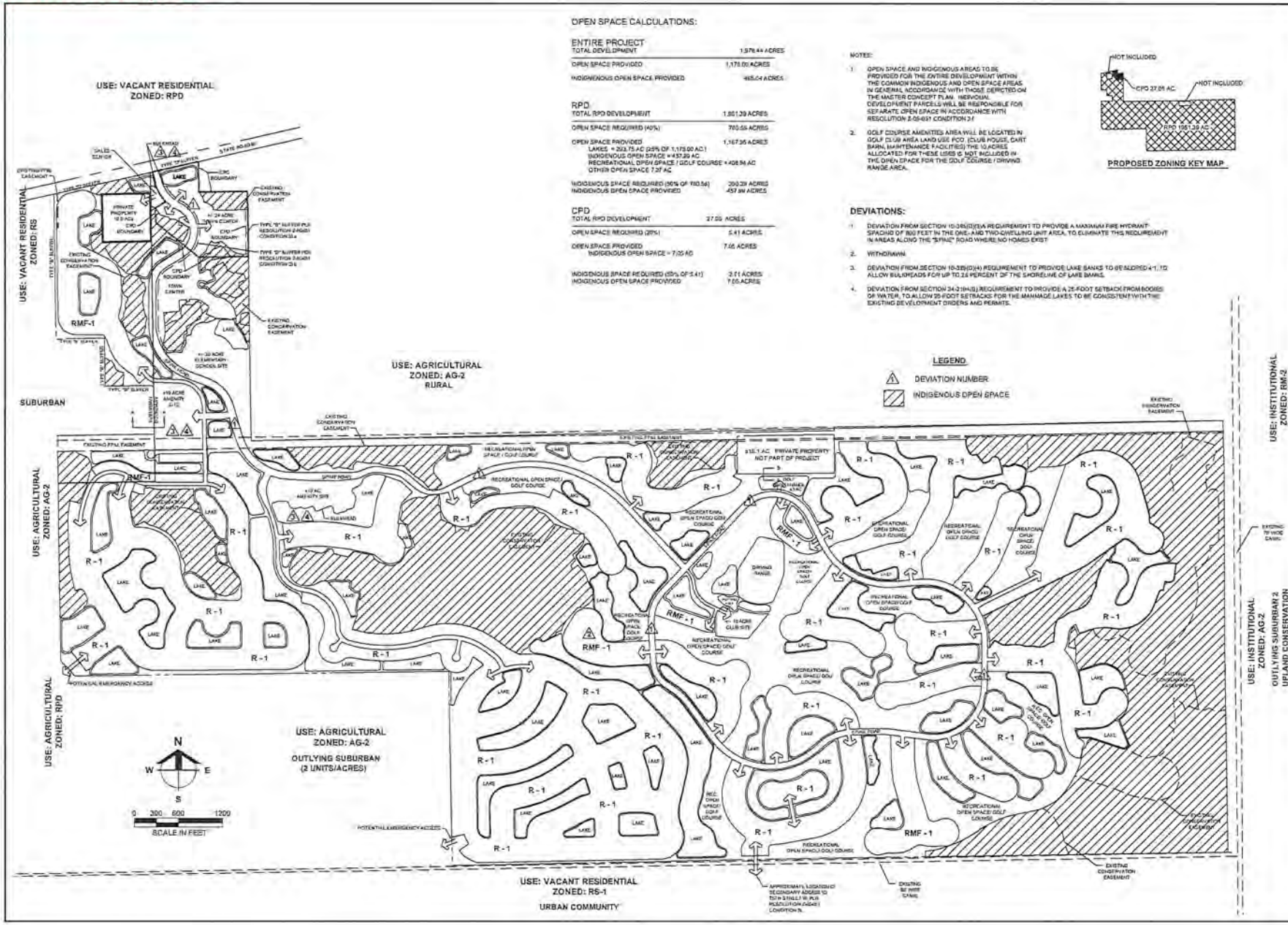
3-23-18	REVISED AMENDMENT AREA
10-17-14	REVISED AMENDMENT AREA
1-23-15	
7-15-15	TRAFFIC SIGNAL ADDED
5-23-18	PER LEE COUNTY ADDED 2 SHEETS

PLAN STATUS

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
.	1

ADD2018-00058 Lee County ePlan



OPEN SPACE CALCULATIONS:

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,378.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.55 ACRES
OPEN SPACE PROVIDED LAKES = 203.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.80 AC. RECREATIONAL OPEN SPACE / GOLF COURSE = 408.96 AC OTHER OPEN SPACE 7.37 AC.	1,167.35 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.56) INDIGENOUS OPEN SPACE PROVIDED	390.28 ACRES 457.80 ACRES

CPD

TOTAL RPD DEVELOPMENT	27.59 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC	7.05 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41) INDIGENOUS OPEN SPACE PROVIDED	2.71 ACRES 7.05 ACRES

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-031 CONDITION 2.f
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE PCD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.

PROPOSED ZONING KEY MAP

DEVIATIONS:

1. DEVIATION FROM SECTION 10-329(D)(5)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 600 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
2. WITHDRAWN.
3. DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE ADDED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 25-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.

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PROJECT OR SUBDIVISION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27 34 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT DATE	TUE, 5-29-2018 - 10:58 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWING(S):
BASEPLAN = 2018BSE.DWG

PLAN REVISIONS:

12-11-14	REVISED AMENDMENT AREA
1-23-15	
3-23-16	PER LEE COUNTY ADDED 2 SHEETS

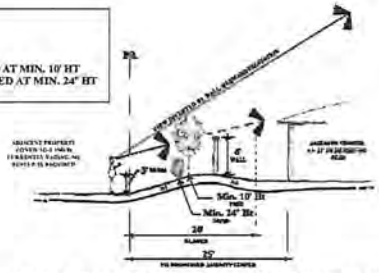
PLAN STATUS:

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
.	2

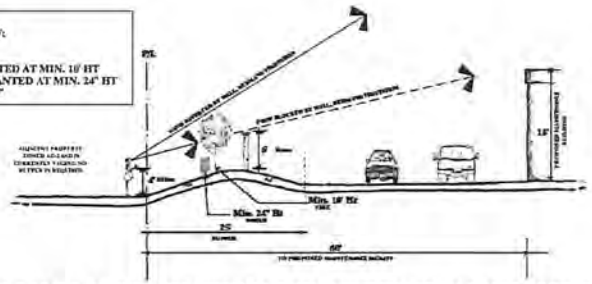
ADD2018-00058 Lee County ePlan

PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS

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ENGINEERING 7985 - SURVEYING LB-6940

PREPARED FOR:

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JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 28 EAST
LEE COUNTY, FLORIDA

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PLOT DATE	TUE, 3-20-2018 - 4:48 PM
PLOT BY	ANGELICA TARDY

CHECKED BY/REVISED DRAWINGS:

PLAN REVISIONS

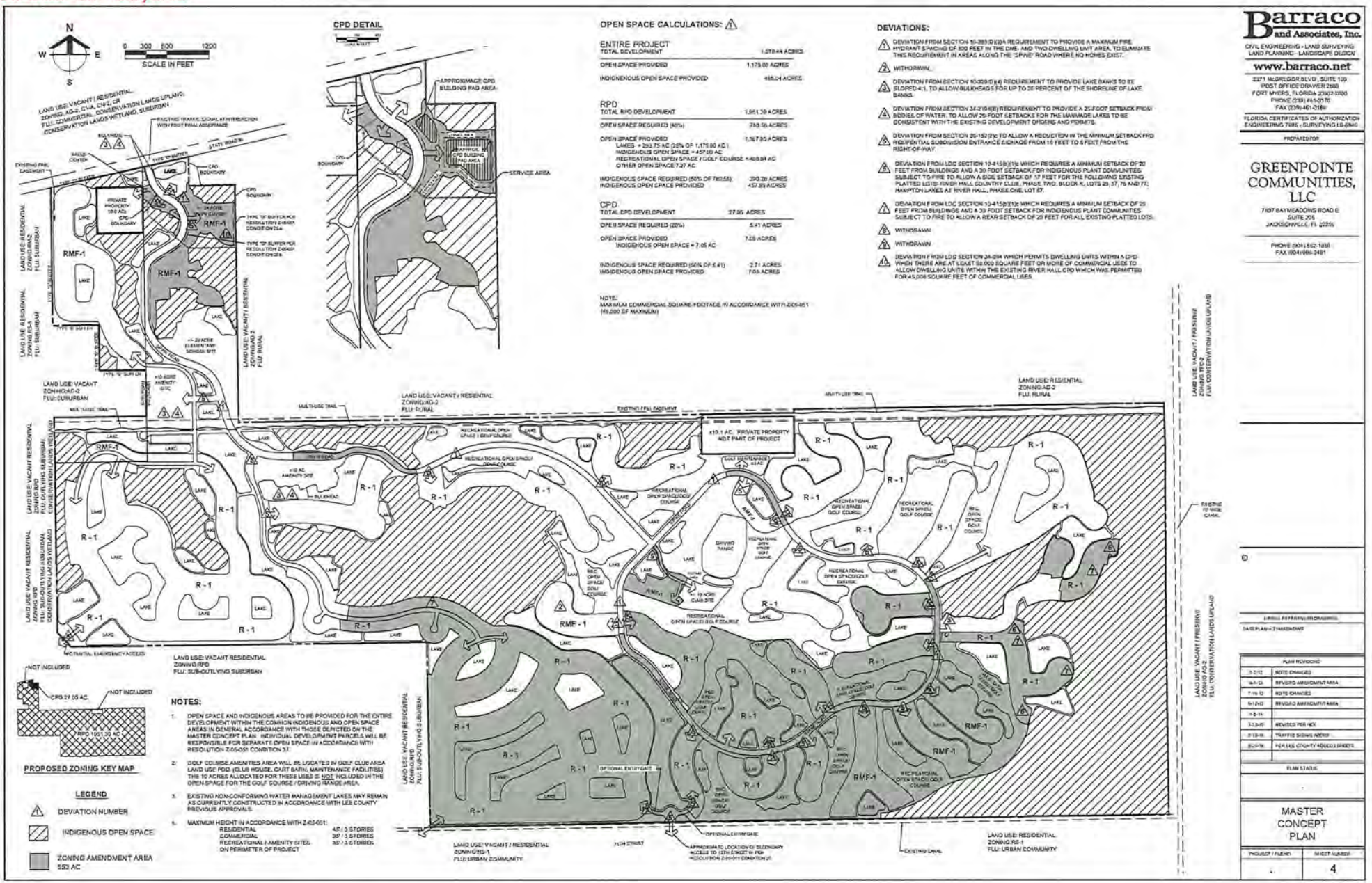
12-17-14	REVISED AMENDMENT AREA
1-23-15	
5-24-16	PER LEE COUNTY ADDED 2 SHEETS

PLAN STATUS

PREVIOUSLY APPROVED TYPICAL SECTIONS

PROJECT / FILE NO.	SHEET NUMBER
.	3

ADD2018-00058 Lee County ePlan



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FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7695 • SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 562-1850
FAX (904) 996-3481

©

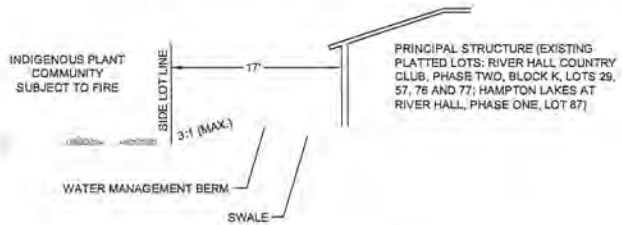
PLAN REVISIONS	
3-2-12	NOTE CHANGES
4-1-13	REVISED AMENDMENT AREA
7-19-13	NOTE CHANGES
9-12-13	REVISED AMENDMENT AREA
1-8-14	
3-3-14	REVISED PER HEX
2-19-16	TRAFFIC SIGNAL ADDED
8-25-16	PER LEE COUNTY ADDED 2 SHEETS

PLAN STATUS

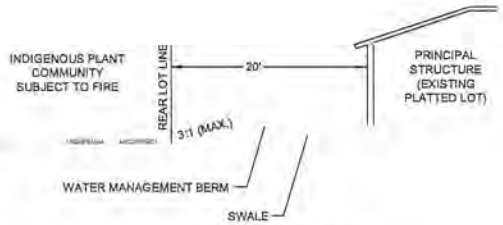
MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
.	4

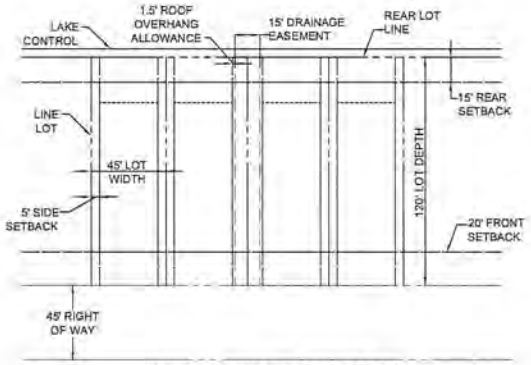
ADD2018-00058 Lee County ePlan



6 **DEVIATION 6 DETAIL**



7 **DEVIATION 7 DETAIL**



SINGLE FAMILY TYPICAL LOT DETAIL

SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH:	45 FEET
DEPTH:	120 FEET
LOT SIZE:	5,400 S.F.

MINIMUM SETBACKS:

SINGLE FAMILY

ROAD:	PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET
SIDE:	5 FEET; SEE CONDITION 2.b.i.
REAR:	15 FEET
WATERBODY:	20 FEET
ACCESSORY:	5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

2.b.i. STRUCTURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOOPS, WALLS, etc. MAY NOT BE LOCATED WITHIN THE REQUIRED 5-FOOT SIDE SETBACK OF EACH LOT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORD MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED.

Barraco and Associates, Inc.
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LAND PLANNING - LANDSCAPE DESIGN
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ENGINEERING 1785 - SURVEYING LB-6540

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PHONE (904) 592-4358
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PROJECT DESCRIPTION:

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL & SIGNATURE
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FILE NAME	2018RZD.DWG
LOCATION	J:\27488\DWG\ZONING\2018RZD.DWG
PLOT DATE	TUE, 3-20-2018 - 4:08 PM
PLOT BY	RACHELLE A. PARDY
CADD REFERENCED DRAWINGS:	

	PLAN REVISIONS
3-23-15	REVISED AMENDMENT AREA
10-17-14	REVISED AMENDMENT AREA
1-23-15	REVISED PER HEX
7-15-15	TRAFFIC SIGNAL ADDED
3-31-16	PER LEE COUNTY ADDED SHEETS

PLAN STATUS:

PROPOSED DETAILS

PROJECT FILE NO:	SHEET NUMBER:
.	5

EXHIBIT C

RESOLUTION NUMBER Z-15-003

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Greenpointe Communities LLC filed an application on behalf of the property owners, RH Venture II, LLC and RH Venture III LLC, to amend the existing River Hall RPD and CPD zoning; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Laura B. Belflower, was advertised and held on January 14, 2015, January 15, 2015, and January 27, 2015. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her Office on or before February 12, 2015; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2013-00003 and recommended APPROVAL of the Request; and

WHEREAS, a second public hearing was advertised and held on June 3, 2015 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the existing River Hall RPD and CPD zoning to:

- Increase the maximum number of dwelling units from 1,999 to 2,695; and
- Allow two new uses (private on-site recreational facilities and townhouse/multi-family dwelling units) in the CPD area.

The property is located in the Suburban, Sub-Outlying Suburban, Rural and Wetlands Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

These conditions are a compilation of the River Hall development conditions approved under Resolution Z-05-051, ADD2006-00164, ADD2006-00173, ADD2007-00063, and ADD2007-00075 (herein "River Hall 1"), and Resolution Z-15-003, from DCI2013-00003 (herein "River Hall 2"). If a condition applies to a specific area, that area will be identified in the condition.

If no area is specifically identified, the condition is applicable throughout the River Hall boundaries.

The approval of Resolution Z-15-003 does not change the development rights or obligations for the areas of River Hall not included in DCI2013-000003.

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the five-page Master Concept Plan (MCP) for River Hall, stamped received FEB 06 2015 (Exhibit C), except as modified by the conditions below.

   The project is limited to a maximum of 45,000 square feet of commercial floor area and 2,695 residential units. See further Condition 5. The 696 dwelling units added by this resolution must be located in River Hall 2 only. No currently platted land within River Hall 2 may be replatted to increase density.

   This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

2. The following limits apply to the project and uses:

   a. **SCHEDULE OF USES**

   RESIDENTIAL, GOLF & AMENITY SITES
   Accessory Uses and Structures
   Administrative Office
   Club - country and private
   Consumption on Premises - limited to the clubhouse/amenity areas. No outdoor seating unless approved as a special exception (public hearing required)
   Dwelling Units single-family (R-1 or RMF-1), two-family attached (RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1)
   Entrance Gates and Gatehouse
   Essential Services
   Essential Services Facilities, Group I
   Excavation, Water Retention - No blasting and removal of excavated material off site is not permitted
   Fences and Walls
   Golf Course - 36 holes, golf maintenance facility, cart barn and related accessory uses to a golf course. (See Conditions 6 and 20 for additional requirements)
   Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)
   Golf Driving Range
   Golf Training Facility
   Model Home and Model Unit - must be in compliance with LDC §34-1954
   Model Display Center, must be in compliance with LDC §34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project

Parking Lot, Accessory
Parks, Group I (River Hall 1 only)
Real Estate Sales Office - limited to sales of lots, homes or units within the development, and must be located in the clubhouse, amenity or model unit sites
Recreational Facilities - Private, On-site only
Residential Accessory Uses - In compliance with LDC §622(c)42 and LDC Article VII Division 2
Signs, in compliance with LDC Chapter 30 (See Deviation 5)
Storage, Open, recreational vehicles, boats and similar items for residents only, (River Hall 1 only) limited to locations shown on the MCP attached to Resolution Z-05-051, if any, and must be shielded behind a continuous visual screening at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement (See Condition 19 for additional requirements)
Temporary Uses

TOWN CENTER (CPD)
Maximum 15,000 sf office and maximum 30,000 sf retail within the Town Center CPD parcel only
Accessory Uses and Structures
Administrative Office
Banks and Financial Establishments, Group I
Business Services, Group I
Consumption on Premises - Indoor only in conjunction with a Restaurant use only. No outdoor seating unless approved as a special exception (public hearing required)
Day Care Center, Adult & Child
Drive through in connection with any approved use except drugstore/pharmacy
Dwelling Units, limited to Townhouse and Multi-family, only in River Hall 2
EMS, Fire or Sheriff's Station
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - No blasting; Removal of excavated material off site not permitted
Food Stores, Group I
Hardware Store
Laundry or Dry Cleaning, Group I
Parking lot, accessory
Personal Services, Group I
Pharmacy/Drugstore - limited to one within a multi-occupancy complex only and no drive-through
Place of Worship, Religious Facilities
Real Estate Sales Office
Recreational Facilities - Private, On-site only (River Hall 2 only)
Repair Shop, Group I
Restaurant, Groups I, II, III
Specialty Retail Shops, Group I
Temporary Uses

ELEMENTARY SCHOOL SITE
Public Schools and Related Accessory Uses

b. **SITE DEVELOPMENT REGULATIONS**

Minimum Lot Area and Dimensions

Single-Family
Width: 45 feet
Lots 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records are permitted a minimum lot width of 44 feet. (ADD2006-00164)

Depth: 120 feet
Lots 26, 27, 28, 38, 55, 302, 303, 304, 305, 306, 307, 344, 345, 346, 347, and 348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum lot depth of 110 feet. (ADD2006-00173)

Lot Size: 5,400 sf

Multi-Family
Width: 75 feet
Depth: 100 feet
Lot Size: 10,000 sf

Commercial
Width: 200 feet
Depth: 100 feet
Lot Size: 20,000 sf

Minimum Perimeter Setbacks (for River Hall 2)

RPD – one-half the building height
CPD – the greater of 15 feet, one-half the building height, or the perimeter buffer (including the buffer required by LDC §10-416(d)(6)

Minimum Setbacks

Single Family

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet
Side - 5 feet. Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5-foot side setback of each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify

that the drainage for each lot is built in compliance with the typical lot grading detail provided.

Rear - 15 feet
Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum rear primary structure setback of 5 feet. (ADD2006-00173)

Water Body - 20 feet

Accessory - Per the LDC
Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may have a minimum rear accessory structure setback of 6 inches. (ADD2006-00173)

Two-Family Attached and Zero Lot Line

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet

Side - 0/5 feet. Side opposite the zero-lot-line or for two-family attached structures. Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5-foot side setbacks; or prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.

Rear - 15 feet

Water Body - 20 feet

Accessory - Per the LDC

Minimum Distance Between Buildings: 15 feet
Minimum building separation between Lots 117 and 154, 147 and 148, and 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records may be 11 feet. (ADD2006-00164)

Townhouse & Multi-family

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet

Side - N/A

Rear- 15 feet

Water Body - 20 feet

Accessory - Per the LDC

Minimum Distance Between Buildings - 20 feet

Clubhouse, Amenity & Golf Maintenance Buildings

Road -	Palm Beach Blvd 25 feet/Private Roads 20 feet
Side -	15 feet
Rear-	15 feet
Water Body -	20 feet
Accessory -	Per the LDC

Minimum Distance Between Buildings - 20 feet

Commercial

Road -	Palm Beach Blvd 25 feet/Private Roads 20 feet
Side -	15 feet
Rear -	20 feet
Water Body -	20 feet
Accessory -	Per the LDC

Minimum Distance Between Buildings - 20 feet

Maximum Lot Coverage

Single Family	60 percent
Two-Family Attached and Zero Lot Line	60 percent
Townhouse & Multi-family	60 percent
Clubhouse, Amenity & Golf Maintenance Buildings	60 percent
Commercial	45 percent

Maximum Height

Residential uses	45 feet/3 stories
Commercial uses	35 feet/3 stories
Recreational/Amenity sites	
on the perimeter of the property	35 feet/3 stories
on the interior of the project	60 feet/3 stories

c. **GOLF DRIVING RANGE:**

If the Golf Driving Range is open after daylight hours, all lighting must comply with LDC §34-936(g), be of the lowest intensity meeting life safety codes, and be shielded and directed away from adjacent residential areas.

3. The following conditions address environmental issues:

a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Prior to local development order approval, the location of the American Alligator Management Plan signage must be delineated on the development order plans for Division of

Environmental Sciences' review and approval. Warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.

b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan For Shulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Any revisions to the Tortoise Management Plan are subject to Environmental Sciences' review and approval.

c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999, must be revised for Division of Environmental Sciences' review and approval at the time of local development order submittal. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer in accordance with LDC Appendix H, or commit to a detailed relocation management plan. The developer demonstrates it is necessary to impact the burrows, the management proposal must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.

d. The developer must submit a detailed Scrub Jay Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999 and incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.

e. The developer must submit a detailed Sandhill Crane Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal.

f. Open space must be provided in accordance with the MCP. All individual tracts must provide a minimum of ten percent open space within the tract and may be met with private open space.

g. The developer must provide a minimum of 465 acres of indigenous preservation areas in substantial compliance with the MCP. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract to be developed.

h. Prior to local development order approval, the plans for any residential units on individual lots that abut a preserve must delineate a preserve boundary sign location at every other lot line and provide a detail of the sign for the Division of Environmental Sciences' Staff review and approval.

i. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. The developer must schedule an on-site preconstruction meeting with Division of Environmental Sciences' Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.

j. Existing development and River Hall 1 future development will meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. Prior to local development order approval for future development of lands within River Hall 2, a Protected Species Management Plan must be submitted revising the gopher tortoise and burrowing owl management plans to address the current conditions and update management techniques and required permits; include resident educational materials for the gopher tortoise, listed wading birds, and Florida scrub jay; as well as incorporate a large mammal management plan to limit potential negative human/wildlife interactions.

k. Prior to prescribed burn management activities occurring within the on-site preserve or on the adjacent Hickey's Creek Mitigation park (as notified by the CDD and/or park staff), the HOA of the development pods in River Hall 2 located adjacent to the easternmost preserve must notify these development pods residents of the scheduled prescribed burn activities and general education material on prescribed burn management activities must be provided. If covenants or deed restrictions are required for these development pods, the documents must include language requiring each deed holder will be informed of their purchase of a lot adjacent to an on-site preserve or public preserve land which is managed with prescribed burning and each deed holder will be presented with education material on prescribed burn management activities at the time of purchase.

4. The following recommendations are presented in order to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.

a. The developer must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

b. The developer must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.

c. If access to this development or any portions thereof, is through a security gate or similar device that is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC §34-1749.

d. The developer must cooperate with the Division of Public Safety/Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.

5. The following conditions are included to address Lee Plan consistency issues:

a. The total residential dwelling count within River Hall may not exceed 2,695 dwelling units. In accordance with the Lee Plan, maximum densities per the Future Land Use Categories are provided below:

TABLE

Future Land Use Category	Acreage	Density	Maximum Units Allowed per Future Land Use Category*
Suburban	71.5	6 du/ac	429
Sub-Outlying Suburban	585.6	2 du/ac	1,171
Rural	1,140.3	1 du/ac	1,140
Wetlands	181.0	.05 du/ac	9

* Density calculations assume all acreage is available for residential density calculations. Actual achievable numbers may be less.

The portion of the property within the Rural Future Land Use category must maintain densities of one dwelling unit per acre or less. No more than 1,140 dwelling units may be constructed in the Rural designated areas of the project.

b. In River Hall 1 – Densities may not be shifted between Future Land Use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.10 of the Lee Plan.

c. In River Hall 2 – If permitted by Lee Plan Policy 5.1.10, units may be shifted from River Hall 1 to River Hall 2.

d. Given the limited existing available Rural 2020 Planning Community Acreage Allocation at the time of rezoning, the available Rural allocation must be determined by the Planning Division prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1 (b), Acreage Allocation Table (per Lee Plan Policy 1.7.6). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1 (b). Adequate data and analysis to support this amendment must be submitted by the applicant at the time of the request for the Lee Plan amendment. Development in

excess of the current Table 1 (b) allocations will not be permitted until Table 1 (b) is amended accordingly.

6. The following conditions are included to address the golf course:

   a. The developer of the golf course must use fertilizers with a low leaching potential (slow release). The fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and

   b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program so that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.

   c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of applied pesticides and nutrients.

   d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those fertilizers into the groundwater.

   e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

   f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and that requires relatively low fertilizer use.

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County Planning Division. The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until the developer submits a revised management plan. If mitigation is necessary to address the pollution, the developer must implement a mitigation plan approved by Lee County.

7. Model units and homes are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and

b. All model sites must be designated on the development order plans; and

c. Prior to constructing model homes within this project, the lots upon which the model homes will be constructed will have been shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for River Hall (f/k/a Hawk's Haven) or the LDC, whichever applies. Should setback problems arise after construction of a model home, it will be the responsibility of the owner/developer to resolve the setback problem.

d. Hours of operation for model units and real estate sales within the model units are limited to Monday through Sunday, 8 a.m. through 8 p.m.

8. Construction traffic is prohibited on Hickey Creek Road.

9. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

10. Based on the intersection improvements identified in the applicant's TIS as being necessary for the project, a traffic signal is required at River Hall Parkway/State Road 80 intersection. Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. In the event the signal is not constructed within 12 months, issuance of local development order approvals (excluding development orders only authorizing construction of infrastructure) or building permits within River Hall 2 development, will not be granted until the signal is constructed. The Director of Community Development may authorize an extension, not to exceed six months, if the applicant demonstrates a good faith effort to complete the construction of the traffic signal. Please note that this condition placed by Lee County as part of this rezoning does not exempt the applicant from having to comply with the permit as approved by FDOT.

11. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

12. The developer is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the developer provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

13. If the developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wide enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and it must be installed according to the following density and size:

    a. Six trees per 100 linear feet - At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-112 inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees, may be used to meet the requirements of this enhanced buffer.

    b. 33 shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six

feet under normal growing conditions. If these "outparcels" come under the control of the developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required.

14. Vehicle access from the northern boundary of the subject property over and across Hickey Creek Road is prohibited.

15. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

16. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

17. All required buffers must utilize 100 percent native vegetation.

18. The school site is limited to a public school operated by the School District of Lee County.

19. Outdoor storage areas in River Hall 1 must be in compliance with §34-3001, *et seq*, of the Lee County LDC, with the additional requirements as outlined on page 2 of 2 of the MCP attached to Resolution Z-05-051, including a 200-foot perimeter setback and enhanced buffer.

20. A plan showing landscaping in accordance with page 2 of 2 of the approved MCP must be submitted and approved prior to the issuance of a development order for the golf course maintenance facility and amenity center.

21. Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard (State Road 80).

22. BUFFERS.
    a. A Type "C" or "F" buffer, as described in the LDC, must be provided in the River Hall 2 CPD "Town Center" portion bordering the agriculturally-zoned property to the east. This buffer will not include the existing conservation areas shown on the approved MCP.

    b. A Type "D" buffer must be added to the MCP on the "spine" Road for the commercial Town Center portion of the property, in accordance with the LDC.

23. Second Access

    a. Within 24 months of the date of this Zoning Resolution, the applicant will design, permit, and construct the secondary access to 75th Street West shown on Page 4 of the MCP. The design of the second driveway to the River Hall community must be shown as a part of the first local development order approval for any of the unplatted lands in the southern portion of the development. In the event the secondary access is not constructed within 24 months of the date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the

development has not exceeded the occupancy of 1,598 dwelling units, and the applicant demonstrates good faith progress on the design, permitting, and construction of the access. This requirement is contingent upon approval from the East County Water Control District (ECWCD) to cross the 50-foot-wide canal along the south side of River Hall. The County will work with the developer to obtain approval to cross the 50-foot-wide canal.

b. Upon construction of the second access to the River Hall community, access through the security gates must be provided to Lee County School District buses and to emergency vehicles.

24. Wall between River Hall and Portico (ADD2007-00063)
The construction of a wall along a portion of the southern and western property boundaries adjacent to the Portico Residential Planned Development (RPD) is subject to the following conditions:

a. The Development must be in compliance with the amended Master Concept Plan, dated APRIL 17, 2007, Master Concept Plan for ADD2007-00063.

b. Approval of this administrative amendment was contingent upon approval of ADD2007-00084 Portico, which was approved on May 14, 2007.

25. Within ninety (90) days of the effective date of this Resolution, the developer of lands within River Hall 2 must submit a request to the South Florida Water Management District (SFWMD) for a letter modification to the consumptive use permit for the project to reinstate the groundwater monitoring requirements that were not included in the 2013 permit renewal. These requirements include conditions 31, 32, and 33 of the original Permit No. 36-04006-W issued in 2006. If the SFWMD approves the requested modification, all monitoring reports filed with the SFWMD pursuant to the permit will also be simultaneously filed with the County's Department of Natural Resources.

26. The developer of lands within River Hall 2 must provide the ability for drainage from the ECWCD to pass through the project's surface water management system in order to lower flood stages within the ECWCD. The intent of this condition is to provide for a stormwater conveyance from the existing ECWCD canal along the southern boundary of River Hall during major storm events. This condition is not intended to require the construction of any physical improvements to the surface water management system within River Hall, but only to require access to and authority for the ECWCD to utilize the surface water management system within River Hall in accordance with its existing permit Documentation of compliance with this requirement will be provided by the developer to the County prior to issuance of any residential development orders for River Hall 2; provided, however, that this will not prohibit the issuance of development orders solely for the infrastructure improvements (including but not limited to sewer, water, and drainage) for the project.

27. The developer of lands within River Hall 2 must provide, at developer's expense, a temporary modular unit to be located on the River Hall sales facility parcel for use as a station for Lee County Emergency Medical Services (EMS). At a minimum, the modular

unit will provide office space, rest/sleeping area, shower and restroom facilities for EMS, along with a minimum of 4 dedicated parking spaces. Upon installation, the modular unit and parking spaces will be leased to the County for $10.00 per year, whereupon the County will be responsible for all costs of operation including, but not limited to, utilities, electricity, telecommunications, furniture, and maintenance. Within thirty (30) days after the effective date of this resolution, the developer will submit a development order application for the installation of the modular unit, and will diligently pursue issuance of the development order and move-on permit for the unit. The modular unit will be installed within ninety (90) days of receipt of all necessary permitting. The developer's obligation under this condition will expire upon the earlier of: (1) construction and issuance of a certificate of occupancy for the fire station on the parcel within River Hall owned by the Fort Myers Shores Fire District; or (2) five years after issuance of a certificate of occupancy for the modular unit.

28. The applicant will provide quarterly monitoring reports to the Director of Community Development on the status and progress of the traffic signal (Condition 10) and the southerly access point (Condition 23). A courtesy copy should be provided to the River Hall CDD and Master Homeowner's Association. The first quarterly monitoring report will be due three months after the date of this Resolution and will be submitted every three months thereafter until the signal is placed in operation by FDOT and the southerly access receives a certificate of completion from the County. Each monitoring report will identify the current status of the improvement through the design, permitting, and construction stages, and will identify any issues that may affect completion of the improvement within the time specified in its applicable zoning condition.

29. The developer of land within River Hall 2 must submit, with each development order, a cumulative land development summary table indicating the Future Land Use classification and the number of residential units, and square footage and acreage of commercial retail and commercial office.

SECTION C. DEVIATIONS:

The following deviations (1 through 5) have been previously approved by Resolution Z-05-051 or ADD2007-00075 and remain in effect as approved for both River Hall 1 and River Hall 2:

1. Deviation (1) sought relief from the LDC §10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist. This deviation was APPROVED.

2. Deviation (2) Withdrawn.

3. Deviation (3) sought relief from the LDC §10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks. This deviation was APPROVED.

4. Deviation (4) sought relief from the LDC §34-2194(b) requirement to provide a 25-foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits. This deviation was APPROVED.

5. Deviation (5) (ADD2007-00075) sought relief from LDC §30-152(2)c to allow a reduction in the minimum required setback for residential subdivision entrance signage from 15 feet to 5 feet from the right-of-way. This deviation was APPROVED subject to the following conditions:

   a. Entrance signs to subdivisions within the River Hall Country Club development must be in compliance with the Signage Exhibit, stamped received on April 11, 2007. The Signage Exhibit for ADD2007-0075 is APPROVED and adopted (Exhibit E). Rear setbacks for accessory structures on lots 302-307 and 344-348 must be at least 6 inches.

   b. Either a two-sided sign in a landscaped median OR two one-sided signs on either side of a project entrance within the River Hall Country Club will be allowed at the entrance to each residential development. All signs must be in accordance with Chapter 30 of the LDC.

The following Deviations have been requested as part of this amendment to the planned development zoning:

6. Deviation (6) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a side setback of 17 feet for the following existing platted lots: River Hall Country Club, Phase Two, Block K, Lots 29, 57, 76, and 77, as documented in Instrument No. 2006000409514. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

7. Deviation (7) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a setback of 20 feet for existing platted lots in River Hall Country Club Phase Two, Block K Lots 37-39, 54-57 & 65-77 as documented in Instrument No. 2006000409514, and Hampton Lakes at River Hall Phase One, Lots 102-134, as documented in Instrument No. 2005000153004. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

8. Deviation (8) WITHDRAWN.

9. Deviation (9) WITHDRAWN.

10. Deviation (10) seeks relief from the LDC §34-934 requirement that permits dwelling units within a CPD when there are at least 50,000 square feet or more of commercial uses, to allow dwelling units within the existing River Hall CPD which was permitted for 45,000

square feet of commercial uses. This deviation is APPROVED.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Protected Species Management Plan for Schulman Parcel (American Alligator Management Plan; Gopher Tortoise Management Plan; and Scrub Jay Management Plan)
Exhibit E: Signage Exhibit

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, specifically, Lee Plan Goals 5, and 21, Objectives 2.1, 2.2, 21.2, and 21.3, and Policies 1.1.11, 2.2.1, 5.1.2, 5.1.5, 21.1.3, 21.2.4, 21.3.1, and 135.9.5.

2. The request is consistent with the densities, intensities and general uses set forth in the Lee Plan.

3. With the granting of the requested deviations, the applicant has sufficiently demonstrated the request's compliance with the applicable provisions of the LDC. The weight of the evidence indicates the request meets the applicable planned development design requirements and will be able to meet the other applicable LDC requirements.

4. The request will be compatible with the surrounding area and the existing River Hall development. The proposed uses are consistent with the current approval and are appropriate in the requested locations.

5. The request will have minimal environmental impacts. The request area does not include any wetlands or preserve areas and will not negatively impact those in the existing River Hall or surrounding areas.

6. The transportation system is adequate to support the additional units. Approval of the request will not place an undue burden upon existing or planned transportation facilities. River Hall will be served by streets with the capacity to carry traffic generated by the additional development. With the conditioned improvements, the access and traffic flows will be sufficient to support the proposed development intensity.

7. Urban services are or will be available and adequate to serve the request.

8. The recommended conditions reasonably relate to the request's impacts on and provide sufficient safeguards for the public interests.

9. The recommended deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC.

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Kiker. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Nay

DULY PASSED AND ADOPTED this 3rd day of June 2015.

ATTEST:
LINDA DOGGETT, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Brian Hamman, Chair

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

_____
Michael D. Jacob
Managing Assistant County Attorney
County Attorney's Office

Case No. DCI2013-00003

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Civil Engineers, Land Surveyors and Planners

DESCRIPTION (REZONE AREA)

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S 1/2) of said Section 34 for 1,982.06 feet to an intersection with the Easterly line of the Record Plat "Cascades at River Hall, Phase 2", as recorded in Instrument No. 2005000166038, Public Records of Lee County, Florida; thence run the following Seventeen (17) courses along said Easterly Line: N00°44'13"W for 145.68 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 295.00 feet (delta 45°41'55") (chord bearing N20°27'40"E) (chord 229.10 feet) for 235.29 feet to a point of tangency; N02°23'18"W for 177.28 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 470.00 feet (delta 86°38'22") (chord bearing N45°42'28"W) (chord 644.90 feet) for 710.71 feet to a point of tangency; N89°01'39"W for 100.75 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 60.00 feet (delta 88°15'45") (chord bearing N44°53'47"W) (chord 83.56 feet) for 92.43 feet to a point of tangency; N00°45'54"W for 156.54 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 540.00 feet (delta 39°03'47") (chord bearing N20°17'48"W) (chord 361.07 feet) for 368.16 feet to a point of tangency; N39°49'41"W for 48.28 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 155.00 feet (delta 41°03'37") (chord bearing N19°17'53"W) (chord 108.72 feet) for 111.08 feet to a point of tangency; N01°13'55"E for 406.49 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 445.00 feet (delta 34°38'18") (chord bearing N16°05'14"W) (chord 264.95 feet) for 269.03 feet to a point of tangency; N33°24'23"W for 235.07 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 445.00 feet (delta 55°01'01") (chord bearing N60°54'53"W) (chord 411.07 feet) for 427.30 feet; N00°59'58"W for 386.31 feet, N89°00'08"E for 414.92 feet; and Northerly along an arc of a curve to the right of radius 800.00 feet (delta 07°26'15") (chord bearing N19°51'38"W) (chord 103.77 feet) for 103.85 feet to a point a point of tangency; thence run N16°08'30"W along said Easterly line and continuing along the Easterly line of the Record Plat "Cascades at River Hall, Phase 1", as recorded in Instrument No. 2005000166035, Public Records of Lee County, Florida for 429.10 feet to a point of curvature; thence run the following Six (6) Courses along said Easterly line of the Record Plat "Cascades at River Hall, Phase 1": Northwesterly along an arc of a curve to the left of radius 450.00 feet (delta 53°24'45") (chord bearing N42°50'53"W) (chord 404.47 feet) for 419.50 feet to a point of tangency; N69°33'15"W for 226.50 feet; N88°31'58"W for 453.33 feet; N02°37'49"W for 109.36 feet; N46°42'37"W for 46.66 feet and N37°23'07"W for 29.38 feet to an intersection with the West line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 27; thence run N00°50'33"W along said West line for 1,066.53 feet the Southwest corner of the Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section 27 ; thence run N00°49'17"W along the East line of said Fraction for 1,604.78 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 673.34 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 212.82 feet to an intersection with the Northerly line of a lands in described in Instrument No. 2009000187486, Lee County Records; thence run the following three (3) courses along said Northerly line: run S75°23'45"W for 219.05 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 35.00 feet (delta 16°09'14") (chord bearing S67°19'08"W) (chord 9.84 feet) for 9.87 feet to a point of tangency and S59°14'31"W for 187.94 feet

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Applicant's Legal Checked
by [signature] Sept 16, 2013

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EXHIBIT A

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DESCRIPTION (CONT.)

thence run S30°45'29"E for 73.42 feet to a point on a non-tangent curve and intersection with the Northerly line of a lands in described in Instrument No. 2009000187487, Lee County Records; thence run Westerly along said Northerly line and along an arc of a curve to the right of radius 68.00 feet (delta 66°05'52") (chord bearing S87°29'23"W) (chord 74.17 feet) for 78.45 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run along said Easterly right of way line the following two (2) courses: Southeasterly along an arc of a curve to the left of radius 450.00 feet (delta 26°59'24") (chord bearing S50°33'04"E) (chord 210.02 feet) for 211.98 feet to a point of reverse curvature and Southeasterly along an arc of a curve to the right of radius 430.00 feet (delta 09°11'27") (chord bearing S59°27'02"E) (chord 68.90 feet) for 68.98 feet to an intersection with the Southerly line of a lands in described in Instrument No. 2007000309267, Lee County Records; thence run the following three (3) courses along said Southerly line: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of curvature and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'58") (chord bearing N32°41'59"E) (chord 72.39 feet) for 76.48 feet to an intersection with said West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27: thence run S00°50'18"E along said West line for 60.93 feet to the Southwest corner of said Fraction; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E 1/2) of said Section 27; thence run S00°51'17"E along said West line for 2,065.72 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2072, Lee County Records; thence run the following eighteen (18) courses along said Northerly line: S89°09'06"W for 37.27 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left of radius 544.11 feet (delta 28°08'56") (chord bearing N29°19'43"W) (chord 264.63 feet) for 267.31 feet; Northerly along an arc of a curve to the right of radius 76.19 feet (delta 50°10'58") (chord bearing N18°17'17"W) (chord 64.62 feet) for 66.73 feet; Northerly along an arc of a curve to the left of radius 294.98 feet (delta 04°38'23") (chord bearing N04°29'11"E) (chord 23.88 feet) for 23.89 feet; S89°59'57"W for 290.94 feet; Southerly along an arc of a curve to the left of radius 366.19 feet (delta 02°13'10") (chord bearing S03°58'21"W) (chord 14.18 feet) for 14.19 feet; S69°32'12"W for 112.75 feet; Southwesterly along an arc of a curve to the left of radius 175.00 feet (delta 102°58'00") (chord bearing S52°06'04"W) (chord 273.85 feet) for 314.49 feet; S88°44'23"W for 23.42 feet; S71°47'56"W for 48.67 feet; S07°58'00"W for 35.55 feet; S03°55'13"E for 56.03 feet; S23°32'56"W for 47.94 feet; S33°25'14"W for 36.18 feet; S12°58'58"W for 61.88 feet; N86°33'52"W for 89.92 feet; S82°52'46"W for 49.35 feet and S84°07'47"W for 87.43 feet to an intersection with said Easterly right of way line of River Hall Parkway; thence run the following five (5) courses along said Easterly right of way line: Southeasterly along an arc of a curve to the left of radius 700.00 feet (delta 34°14'28") (chord bearing S52°26'02"E) (chord 412.14 feet) for 418.33 feet to a point of tangency; S69°33'15"E for 283.26 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 550.00 feet (delta 53°24'45") (chord bearing S42°50'53"E) (chord 494.36 feet) for 512.72 feet to a point of tangency; S16°08'30"E for 429.10 feet to a point of curvature and Southerly along an arc of a curve to the left of radius 700.00 feet (delta 02°04'24") (chord bearing S17°10'43"E) (chord 25.33 feet) for 25.33 feet to an intersection with North line of the of the former Seaboard All Florida Railroad right of way (100 feet wide) recorded in Deed Book 230, at Page 106, Lee County Records; thence run N89°00'08"E along said North line for 112.79 feet to an intersection with said West line of the East Half (E 1/2) of Section 27; thence run S00°51'15"E along said West line for 50.00 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide);

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thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36; thence run S00°16'51"E along the East line of the Northeast Quarter (NE 1/4) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36;thence run S89°12'27"W along the South line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING

LESS and EXCEPT the following described parcels:

Tract "I" of HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records.
Tract "D-10", Lot 69, Lot 71 and Lot 78, Block "E" of RIVER HALL COUNTRY CLUB, PHASE TWO, as recorded in Instrument Number 2006000409514, Lee County Records.

PARCEL 1:

Lots 5 through 18, Lot 24, Lots 55 through 59, Lots 61 through 79, Lots 82 through 84, and a portion of Tract "A", HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records being more particularly described as follows:

Beginning at the Easterly most corner of said Lot 56 run the following six (6) courses along the Northerly line of Tract "M" of said record plat: Southwesterly along an arc of a curve to the left of radius 89.14 feet (delta 04°31'15") (chord bearing S36°59'05"W) (chord 7.03 feet) for 7.03 feet; Southwesterly along an arc of a curve to the left of radius 2,152.18 feet (delta 03°07'17") (chord bearing S33°01'08"W) (chord 117.24 feet) for 117.25 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 227.87 feet (delta 48°52'23") (chord bearing S55°53'41"W) (chord 188.53 feet) for 194.37 feet to a point of compound curvature; Westerly along an arc of a curve to the right of radius 117.38 feet (delta 35°52'39") (chord bearing N81°43'48"W) (chord 72.31 feet) for 73.50 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 16.59 feet (delta 11°13'23") (chord bearing N69°24'10"W) (chord 3.25 feet) for 3.25 feet to a point of tangency and N69°25'47"W for 94.26 feet to the Southerly most corner of Lot 60 of said record plat; thence run the following five (5) courses along the Easterly, Northerly and Westerly line of said Lot 60: N29°18'19"E for 179.46 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 55.00 feet (delta 09°21'44") (chord bearing N10°06'10"W) (chord 8.98 feet) for 8.99 feet to a point to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 90.00 feet (delta 37°31'25") (chord bearing N24°11'00"W) (chord 57.89 feet) for 58.94 feet; S24°05'01"W for 22.31 feet; S29°18'19"W for 198.78 feet to an intersection with the Northerly line of said Tract "M"; thence run the following twelve (12) courses along said Northerly line: N50°41'57"W for 37.78 feet; N30°10'43"W for 58.54 feet; N78°42'40"W for 107.04 feet; N79°36'16"W for 158.97 feet; S45°25'54"W for 102.85 feet; N78°25'35"W for 187.89 feet; N27°41'18"W for 72.73 feet; N72°32'41"W for 56.71 feet; S31°19'35"W for 52.90 feet; S63°59'52"W for 67.89 feet; N78°47'42"W for 78.27 feet and N72°41'39"W for 72.62 feet to the Southerly most corner of Lot 80 of said record plat;

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DESCRIPTION (CONT.)

thence run the following three (3) courses along the Easterly, Northerly and Westerly line of Lots 80 and 81 of said record plat: N01°45'25"W for 200.00 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 2,475.00 feet (delta 02°31'47") (chord bearing S86°58'41"W) (chord 109.27 feet) for 109.28 feet and S04°17'12"E for 169.75 feet to an intersection with said Northerly line of Tract "M"; thence run the following five (5) courses along said Northerly line and continuing along the Northerly line of Tract "E" of said record plat: N72°20'12"W for 43.37 feet; S27°46'54"W for 23.61 feet; N05°36'00"W for 16.78 feet; S83°54'52"W for 49.75 feet to a point of curvature and Westerly along an arc of a curve to the left of radius 455.00 feet (delta 06°19'56") (chord bearing S80°44'54"W) (chord 50.26 feet) for 50.29 feet to the Southerly most corner of said Lot 84; thence run N06°27'30"W along the Westerly line of said Lot 84 and the extension thereof for 208.38 feet to an intersection with the Northerly line of said Tract "A"; thence run the following two (2) courses along the Northerly line of said Tract "A": thence run N83°23'15"E for 58.42 feet to a point of curvature and Easterly along an arc of a curve to the right of radius 2,525.00 feet (delta 01°14'43") (chord bearing N84°00'36"E) (chord 54.87 feet) for 54.87 feet to the southwest corner of said Lot 5; thence run N05°22'03"W along the Westerly line of said Lot 5 for 151.00 feet to an intersection with the Southerly line of Tract "C" of said record plat; thence run Easterly along said Southerly line and along an arc of a curve to the right of radius 2,676.00 feet (delta 16°00'07") (chord bearing S87°21'59"E) (chord 744.94 feet) for 747.37 feet to the easterly most corner of said Lot 18; thence run S10°38'04"W along the Easterly line of said Lot 18 for 151.00 feet to an intersection with the Northerly line of said Tract "A": thence run the following three (3) courses along said Northerly line: Easterly along an arc of a curve to the right of radius 2,525.00 feet (delta 00°07'16") (chord bearing S79°18'18"E) (chord 5.34 feet) for 5.34 feet to a point of tangency; S79°14'39"E for 192.58 feet to a point of curvature and Easterly along an arc of a curve to the left of radius 225.00 feet (delta 30°22'46") (chord bearing N85°33'58"E) (chord 117.91 feet) for 119.30 feet to the Easterly most corner of Lot 23 of said record plat; thence run N19°37'25"W along the Easterly line of said Lot 23 for 153.38 feet to an intersection with said Southerly line of Tract "C"; thence run Northeasterly along said Southerly line and along an arc of a curve to the left of radius 80.00 feet (delta 22°16'45") (chord bearing N57°32'28"E) (chord 30.91 feet) for 31.11 feet to the Westerly most corner of Lot 25 of said record plat; thence run S44°34'58"E along the Southwesterly line of said Lot 25 and the extension thereof for 288.53 feet to an intersection with the Easterly line of said Tract "A"; thence run the following four (4) courses along said Easterly line: Southwesterly along an arc of a curve to the right of radius 100.00 feet (delta 04°05'01") (chord bearing S25°43'21"W) (chord 7.13 feet) for 7.13 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 12.00 feet (delta 70°42'34") (chord bearing S07°35'25"E) (chord 13.89 feet) for 14.81 feet to a point of tangency; S42°56'42"E for 27.72 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 90.00 feet (delta 37°31'25") (chord bearing S61°42'25"E) (chord 57.89 feet) for 58.94 feet to the westerly most corner of said Lot 55; thence run the following three (3) courses along the Northerly line of said Lot 55: N81°03'16"E for 36.46 feet; N83°15'36"E for 153.20 feet and Southerly along an arc of a curve to the right of radius 208.00 feet (delta 15°02'52") (chord bearing S12°27'23"E) (chord 54.47 feet) for 54.63 feet Northerly most corner of said Lot 56; thence run S50°45'18"E along the Northerly line of said Lot for 47.82 feet to the POINT OF BEGINNING.

PARCEL 2:

Lots 91 through 101, Lots 282 through 299 and a portion of Tract "A", HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 200500153004, Lee County Records being more particularly described as follows:

Beginning at the Northeast corner of said Lot 101 run S08°44'52"E for 216.06 feet to a point on a curve;

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thence run Westerly along an arc of a curve to the right of radius 1,821.00 feet (delta 03°07'08") (chord bearing N79°41'29"W) (chord 99.12 feet) for 99.13 feet; thence run S00°44'30"E along a non-radial line for 163.51 feet to a point on a curve; thence run Westerly along an arc of a curve to the right of radius 2,355.00 feet (delta 02°29'12") (chord bearing N79°46'45"W) (chord 102.20 feet) for 102.20 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 100.00 feet (delta 52°53'49") (chord bearing S75°00'56"W) (chord 89.08 feet) for 92.32 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 208.00 feet (delta 153°14'45") (chord bearing N54°48'35"W) (chord 404.71 feet) for 556.33 feet to a point of tangency; thence run N21°48'47"E for 116.64 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 314.00 feet (delta 64°32'52") (chord bearing N10°27'39"W) (chord 335.33 feet) for 353.74 feet; thence run N47°15'56"E along a radial line for 151.00 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the left of radius 465.00 feet (delta 11°09'10") (chord bearing N48°18'39"W) (chord 90.37 feet) for 90.51 feet; thence run S36°06'46"W along a radial line for 151.00 feet to a point on a curve; thence run Westerly along an arc of a curve to the left of radius 314.00 feet (delta 32°33'06") (chord bearing N70°09'47"W) (chord 176.00 feet) for 178.39 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 25.00 feet (delta 94°40'12") (chord bearing N39°06'14"W) (chord 36.77 feet) for 41.31 feet to a point of tangency; thence run N08°13'52"E for 213.53 feet to a point on a curve; thence run Easterly along an arc of a curve to the right of radius 504.56 feet (delta 01°09'55") (chord bearing S80°19'37"E) (chord 10.26 feet) for 10.26 feet; thence run S82°10'43"E along a non-tangent line for 39.30 feet; thence run S07°54'55"W for 26.43 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 525.00 feet (delta 40°23'04") (chord bearing S61°53'33"E) (chord 362.43 feet) for 370.04 feet; thence run N48°17'59"E along a radial line for 151.00 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 676.00 feet (delta 20°32'40") (chord bearing S31°25'40"E) (chord 241.10 feet) for 242.39 feet to a point of tangency; thence run S21°09'20"E for 143.40 feet; thence run N68°50'40"E for 80.95 feet; thence run S21°14'22"W for 88.38 feet; thence run S16°45'04"W for 111.77 feet to a point on a curve; thence run Easterly along an arc of a curve to the left of radius 1,605.00 feet (delta 07°19'41") (chord bearing S77°35'13"E) (chord 205.14 feet) for 205.28 feet to the POINT OF BEGINNING.

PARCEL 3:

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the North Quarter corner of said Section 36 run S00°50'27" E along the West line of the Northeast Quarter (NE ¼) for 19.08 feet; thence run N88°44'10" E for 18.72 feet to a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 191.69 feet (delta 34°04'55") (chord bearing N65°44'08" E) (chord 112.35 feet) for 114.03 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the right of radius 74.00 feet (delta 41°06'40") (chord bearing N68°39'12" E) (chord 51.97 feet) for 53.10 feet to a point of tangency; thence run N89°12'32" E for 121.52 feet; thence run N87°06'26" E for 46.35 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 392.24 feet (delta 21°23'35") (chord bearing N80°42'00" E) (chord 145.61 feet) for 146.46 feet; thence run S00°27'02" W along a non-tangent line for 89.58 feet; thence run S18°48'36" W for 1,071.91 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 312.00 feet (delta 18°03'19") (chord bearing S09°46'57" W) (chord 97.91 feet) for 98.32 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the right of radius 238.00 feet (delta 60°01'13") (chord bearing S30°45'54" W) (chord [illegible] feet) for [illegible] feet; thence run S29°13'30" E along a radial line for 137.00 feet to a point on a c[illegible]

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thence run Southwesterly along an arc of a curve to the right of radius 375.00 feet (delta 02°56'39") (chord bearing S62°14'49" W) (chord 19.27 feet) for 19.27 feet to a point of tangency; thence run S63°43'09" W for 516.94 feet; thence run N48°46'02" W for 214.19 feet; thence run S39°41'59" W for 151.00 feet; thence run S34°03'52" W for 55.47 feet; thence run S39°41'59" W for 86.33 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 850.00 feet (delta 03°52'46") (chord bearing S39°29'44" E) (chord 57.54 feet) for 57.55 feet; thence run S52°26'39" W along a radial line for 80.00 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 770.00 feet (delta 14°24'41") (chord bearing S30°21'00" E) (chord 193.17 feet) for 193.68 feet; thence run S83°37'00" W along a non-tangent line for 125.58 feet; thence run S87°12'03" W for 465.09 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 305.00 feet (delta 44°31'08") (chord bearing N70°32'23" W) (chord 231.07 feet) for 236.99 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 201.00 feet (delta 159°46'46") (chord bearing S51°49'48" W) (chord 395.76 feet) for 560.52 feet to a point of tangency; thence run S28°03'35" E for 350.17 feet; thence run S14°44'31" E for 159.92 feet; thence run S11°04'25" E for 164.34 feet to a point on a curve; thence run Westerly along an arc of a curve to the right of radius 640.00 feet (delta 14°34'52") (chord bearing S78°29'50" W) (chord 162.43 feet) for 162.87 feet to a point of tangency; thence run S85°47'16" W for 103.64 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 90.00 feet (delta 17°01'46") (chord bearing N85°41'51" W) (chord 26.65 feet) for 26.75 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 190.00 feet (delta 45°52'49") (chord bearing S79°52'37" W) (chord 148.11 feet) for 152.15 feet; thence run N33°03'48" W along a radial line for 61.34 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 94.00 feet (delta 108°32'55") (chord bearing N21°12'40" E) (chord 152.62 feet) for 178.09 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 270.00 feet (delta 22°36'21") (chord bearing N64°10'57" E) (chord 105.84 feet) for 106.53 feet to a point of compound curvature; thence run Northerly along an arc of a curve to the left of radius 102.00 feet (delta 110°26'44") (chord bearing N02°20'35" W) (chord 167.56 feet) for 196.62 feet to a point of tangency; thence run N57°33'57" W for 78.61 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the right of radius 195.00 feet (delta 60°21'14") (chord bearing S62°36'40" W) (chord 196.04 feet) for 205.41 feet; thence run S02°47'17" W along a radial line for 77.21 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 100.00 feet (delta 51°49'50") (chord bearing S23°07'38" E) (chord 87.41 feet) for 90.46 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46") (chord bearing S15°38'11" E) (chord 38.54 feet) for 40.81 feet to a point of tangency; thence run S17°46'12" W for 63.27 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 25.00 feet (delta 94°42'39") (chord bearing S65°07'32" W) (chord 36.78 feet) for 41.33 feet to a point of tangency; thence run N67°31'09" W for 136.47 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 100.00 feet (delta 32°45'36") (chord bearing N51°08'21" W) (chord 56.40 feet) for 57.18 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 97.00 feet (delta 67°43'27") (chord bearing N68°37'16" W) (chord 108.10 feet) for 114.65 feet to a point of tangency; thence run S77°31'00" W for 57.86 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 90.00 feet (delta 78°13'56") (chord bearing S38°24'02" W) (chord 113.56 feet) for 122.89 feet to a point of compound curvature; thence run Southeasterly along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing S21°36'38" E) (chord 97.72 feet) for 99.93 feet to a point of cusp; thence run N42°30'21" W for 260.38 feet; thence run S86°55'59" W for 507.21 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 175.00 feet (delta 23°42'43") (chord bearing N81°12'40" W) (chord 71.9[illegible] feet) for 72.42 feet to a point of tangency; thence run N69°21'19" W for 585.07 feet; thence run S33°12'19" [illegible] feet to a point on a curve;

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thence run Westerly along an arc of a curve to the left of radius 199.00 feet (delta 85°50'24") (chord bearing S80°17'07" W) (chord 271.03 feet) for 298.14 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 80.00 feet (delta 80°21'13") (chord bearing S77°32'31" W) (chord 103.22 feet) for 112.19 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 617.00 feet (delta 12°05'13") (chord bearing N68°19'29" W) (chord 129.92 feet) for 130.16 feet to a point of tangency; thence run N74°22'05" W for 69.19 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 333.00 feet (delta 28°18'26") (chord bearing N60°12'53" W) (chord 162.85 feet) for 164.52 feet to a point of tangency; thence run N46°03'40" W for 122.65 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 467.00 feet (delta 36°52'20") (chord bearing N64°29'50" W) (chord 295.38 feet) for 300.53 feet to a point of tangency; thence run N82°56'00" W for 141.12 feet; thence run S86°42'12" W for 25.00 feet; thence run S03°17'48" E for 328.28 feet; thence run S86°42'12" W for 80.00 feet to a point on a curve; thence run Southerly along an arc of a curve to the left of radius 440.00 feet (delta 02°08'51") (chord bearing S04°22'14" E) (chord 16.49 feet) for 16.49 feet; thence run S86°42'12" W along a non-tangent line for 467.07 feet to a point of curvature thence run Westerly along an arc of a curve to the right of radius 1,060.00 feet (delta 34°30'47") (chord bearing N76°02'25" W) (chord 628.90 feet) for 638.51 feet to a point of compound curvature; thence run Northwesterly along an arc of a curve to the right of radius 250.00 feet (delta 68°18'47") (chord bearing N24°37'38" W) (chord 280.73 feet) for 298.07 feet to a point of tangency; thence run N09°31'45" E for 74.54 feet; thence run N30°49'51" E for 249.11 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 220.00 feet (delta 52°51'01") (chord bearing N57°15'21" E) (chord 195.81 feet) for 202.93 feet; thence run S78°58'39" E along a non-tangent line for 65.57 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the right of radius 210.00 feet (delta 99°35'44") (chord bearing S29°10'47" E) (chord 320.78 feet) for 365.04 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 140.00 feet (delta 109°40'40") (chord bearing S34°13'15" E) (chord 228.91 feet) for 267.99 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 740.00 feet (delta 04°14'14") (chord bearing N88°49'19" E) (chord 54.71 feet) for 54.72 feet to a point of tangency; thence run N86°42'12" E for 132.26 feet; thence run N05°56'52" E for 237.29 feet; thence run N56°20'36" W for 152.66 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 205.00 feet (delta 50°04'41") (chord bearing N31°18'16" W) (chord 173.53 feet) for 179.18 feet to a point of tangency; thence run N06°15'55" W for 124.53 feet; thence run N27°16'52" W for 98.20 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 105.00 feet (delta 18°12'47") (chord bearing N18°10'29" W) (chord 33.24 feet) for 33.38 feet to a point of tangency; thence run N09°04'05" W for 116.79 feet; thence run N32°41'11" W for 43.10 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 65.00 feet (delta 94°24'55") (chord bearing N79°53'38" W) (chord 95.40 feet) for 107.11 feet to a point of tangency; thence run S52°53'54" W for 58.04 feet; thence run S48°30'36" W for 61.36 feet; thence run N19°19'23" W for 164.33 feet; thence run N28°32'48" E for 50.78 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 75.00 feet (delta 72°09'44") (chord bearing N64°37'40" E) (chord 88.34 feet) for 94.46 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 65.00 feet (delta 35°36'29") (chord bearing N82°54'17" E) (chord 39.75 feet) for 40.40 feet to a point of tangency; thence run N65°06'03" E for 59.44 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the right of radius 283.00 feet (delta 10°53'14") (chord bearing N25°08'05" W) (chord 53.69 feet) for 53.77 feet to a point of tangency; thence run N19°41'28" W for 224.63 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 387.00 feet (delta 16°56'50") (chord bearing N28°09'53" W) (chord 114.05 feet) for 114.47 feet; thence run S53°21'42" W along a radial line for 66.00 feet; thence run N01°26'15" W for 93.06 feet; thence run S89°08'16" E for 42.32 feet to a point on a curve;

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thence run Northwesterly along an arc of a curve to the left of radius 580.00 feet (delta 20°04'37") (chord bearing N60°42'11" W) (chord 202.20 feet) for 203.24 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 470.00 feet (delta 23°02'27") (chord bearing N59°13'16" W) (chord 187.73 feet) for 189.00 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 700.00 feet (delta 48°28'37") (chord bearing N71°56'21" W) (chord 574.75 feet) for 592.26 feet to a point of tangency; thence run S83°49'20" W for 247.09 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 300.00 feet (delta 41°00'25") (chord bearing S63°19'08" W) (chord 210.16 feet) for 214.71 feet to a point of tangency; thence run S42°48'55" W for 86.85 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 313.00 feet (delta 132°03'02") (chord bearing N71°09'34" W) (chord 571.99 feet) for 721.38 feet to a point of tangency; thence run N05°08'03" W for 142.76 feet; thence run N38°34'30" W for 22.21 feet; thence run N10°27'10" W for 62.69 feet to a point on a curve; thence run Easterly along an arc of a curve to the left of radius 300.00 feet (delta 15°54'03") (chord bearing N71°35'48" E) (chord 82.99 feet) for 83.26 feet; thence run N08°48'59" W along a non-tangent line for 105.33 feet; thence run N41°34'28" W for 87.29 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 125.00 feet (delta 104°11'17") (chord bearing N10°31'11" E) (chord 197.26 feet) for 227.30 feet to a point of tangency; thence run N62°36'50" E for 68.76 feet; thence run N31°06'21" E for 60.17 feet to a point of cusp; thence run Southerly along an arc of a curve to the left of radius 45.00 feet (delta 95°29'04") (chord bearing S16°38'12" E) (chord 66.61 feet) for 74.99 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 130.87 feet (delta 74°23'38") (chord bearing N78°25'27" E) (chord 158.24 feet) for 169.93 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 70.00 feet (delta 58°13'55") (chord bearing N70°20'36" E) (chord 68.12 feet) for 71.14 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 83.48 feet (delta 100°27'26") (chord bearing N49°13'51" E) (chord 128.32 feet) for 146.36 feet to a point of tangency; thence run N00°59'52" W for 83.57 feet; thence run N89°00'08" E for 981.08 feet; thence run S00°59'52" E for 65.05 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 65.00 feet (delta 63°22'11") (chord bearing S32°40'57" E) (chord 68.28 feet) for 71.89 feet to a point of tangency; thence run S64°22'02" E for 278.74 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 65.00 feet (delta 66°12'09") (chord bearing N82°31'53" E) (chord 71.00 feet) for 75.10 feet to a point of tangency; thence run N49°25'49" E for 54.82 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the right of radius 190.00 feet (delta 45°33'43") (chord bearing N21°32'23" W) (chord 147.14 feet) for 151.09 feet to a point of tangency; thence run N01°14'28" E for 67.44 feet; thence run N89°00'08" E for 1,023.75 feet; thence run S34°03'00" E for 73.63 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 385.00 feet (delta 66°05'53") (chord bearing S01°00'03" E) (chord 419.92 feet) for 444.15 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 110.00 feet (delta 118°57'19") (chord bearing S27°25'46" E) (chord 189.51 feet) for 228.38 feet to a point of tangency; thence run S86°54'26" E for 216.69 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 240.00 feet (delta 36°52'22") (chord bearing N74°39'23" E) (chord 151.80 feet) for 154.45 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 1,160.00 feet (delta 24°46'31") (chord bearing N68°36'27" E) (chord 497.70 feet) for 501.59 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 100.00 feet (delta 26°58'22") (chord bearing N67°30'31" E) (chord 46.64 feet) for 47.08 feet to a point of tangency; thence run N54°01'20" E for 82.77 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 75.00 feet (delta 54°55'47") (chord bearing N26°33'26" E) (chord 69.18 feet) for 71.90 feet to a point of tangency; thence run N00°54'27" W for 72.80 feet to a point on a curve; thence run Northerly along an arc of a curve to the right of radius [illegible] feet (delta 06°01'40") (chord bearing N21°54'55" E) (chord 18.98 feet) for 18.99 feet to a point on [illegible] curve;

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DESCRIPTION (CONT.)

thence run Easterly along an arc of a curve to the right of radius 69.41 feet (delta 79°19'24") (chord bearing N68°43'56" E) (chord 88.61 feet) for 96.10 feet; thence run S89°50'27" E along a non-tangent line for 77.53 feet; thence run N00°23'46" W for 260.46 feet; thence run N89°00'08" E for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 50.00 feet; thence run N89°00'08"E for 1,787.98 feet; thence run S00°59'52"E for 120.20 feet; thence run S12°17'00"E for 39.38 feet; thence run S28°53'00"E for 92.79 feet; thence run S50°17'33"E for 51.98 feet; thence run N78°15'11"E for 53.67 feet; thence run S38°05'10"E for 152.77 feet; thence run N78°15'11"E for 46.09 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 90.00 feet (delta 54°06'42") (chord bearing N51°11'50"E) (chord 81.87 feet) for 85.00 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 55.00 feet (delta 139°38'20") (chord bearing S86°02'21"E) (chord 103.25 feet) for 134.04 feet to a point of tangency; thence run S16°13'10"E for 71.11 feet; thence run S86°30'38"E for 73.35 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 60.00 feet (delta 22°35'19") (chord bearing S75°12'58"E) (chord 23.50 feet) for 23.65 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 43.00 feet (delta 66°27'16") (chord bearing N82°51'03"E) (chord 47.12 feet) for 49.87 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 83.00 feet (delta 64°11'23") (chord bearing N81°43'07"E) (chord 88.20 feet) for 92.99 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 525.00 feet (delta 08°38'01") (chord bearing S70°30'12"E) (chord 79.03 feet) for 79.11 feet to a point reverse curvature; thence run Southeasterly along an arc of a curve to the right of radius 80.00 feet (delta 63°33'43") (chord bearing S43°02'21"E) (chord 84.27 feet) for 88.75 feet to an intersection with the North line of the Northwest Quarter (NW ¼) of said Section 36; thence run N89°12'44" E along the North line of said fraction for 14.42 feet to the POINT OF BEGINNING.

LESS and EXCEPT from Parcel 3 the following described parcels:

Tract "A-2" and Tract "C-1", RIVER HALL COUNTRY CLUB, PHASE TWO, recorded in Instrument Number 2006000409514, all recorded in the Public Records of Lee County, Florida.

And less and except from Parcel 3:

A portion of Tract "A", RIVER HALL COUNTRY CLUB, PHASE ONE, recorded in Instrument Number 2005000153068 and all of Tract "B-4", RIVER HALL COUNTRY CLUB, PHASE TWO, recorded in Instrument Number 2006000409514, all recorded in the Public Records of Lee County, Florida. being more particularly described as follows:

Beginning at the Easterly most corner of Tract "C-2" of said record plat, River Hall Country Club, Phase Two, run the following sixteen (16) courses along the Easterly line of said Tract "C-2": Northwesterly along an arc of a curve to the right of radius 1,040.00 feet (delta 03°26'40") (chord bearing N28°22'09"W) (chord 62.51 feet) for 62.52 feet to a point of tangency; N26°38'49"W for 149.77 feet to a point of cusp; Southerly along an arc of a curve to the right of radius 10.00 feet (delta 90°00'00") (chord bearing S18°21'11"W) (chord 14.14 feet) for 15.71 feet to a point of tangency; S63°21'11"W for 18.00 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 104.00 feet (delta 16°44'31") (chord bearing S54°58'55"W) (chord 30.28 feet) for 30.39 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 185.00 feet (delta 16°44'31") (chord bearing S54°58'55"W) (chord 53.86 feet) for 54.06 feet to a point of tangency; S63°21'11"W for 41.46 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 65.00 feet (delta 76°57'56") (chord bearing N78°09'51"W) (chord 80.90 feet) for 87.31 feet to a point of tangency;

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N39°40'41"W for 346.93 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 65.00 feet (delta 66°02'56") (chord bearing N06°39'13"W) (chord 70.85 feet) for 74.93 feet to a point of tangency; N26°22'15"E for 137.99 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 112.00 feet (delta 11°39'27") (chord bearing N32°11'58"E) (chord 22.75 feet) for 22.79 feet to a point of tangency; N38°01'41"E for 25.21 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 138.00 feet (delta 12°53'35") (chord bearing N31°34'54"E) (chord 30.99 feet) for 31.05 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 10.00 feet (delta 96°25'26") (chord bearing N73°20'50"E) (chord 14.91 feet) for 16.83 feet to a point of cusp and Westerly along an arc of a curve to the left of radius 510.00 feet (delta 45°53'49") (chord bearing N81°23'21"W) (chord 397.70 feet) for 408.54 feet; thence run N14°20'16"W for 80.00 feet to an intersection with the Northerly line of said Tract "A"; thence run Southeasterly along the Northerly of said Tract "A" and along an arc of a curve to the right of radius 590.00 feet (delta 77°41'27") (chord bearing S65°29'33"E) (chord 740.12 feet) for 800.02 feet to a point of tangency; thence run S26°38'49"E for 433.02 feet to a point of curvature; thence run Southeasterly along the Northerly of said Tract "A" and along arc of a curve to the left of radius 960.00 feet (delta 03°43'55") (chord bearing S28°30'47"E) (chord 62.52 feet) for 62.53 feet; thence run S63°21'11"W for 80.16 feet to the POINT OF BEGINNING.

PARCEL 4:

Lots 58 through 64, Lot 91, Lots 105 through 128, Tract "D-13" and a portion of Tract "A-7", RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 64 run Westerly along an arc of a curve to the right of radius 507.00 feet (delta 00°14'28") (chord bearing N81°46'35" W) (chord 2.13 feet) for 2.13 feet to a point of tangency; thence run N81°39'21" W for 35.36 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 638.00 feet (delta 22°10'10") (chord bearing S87°15'34" W) (chord 245.33 feet) for 246.86 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 615.00 feet (delta 10°30'59") (chord bearing S66°31'54" W) (chord 112.72 feet) for 112.88 feet to a point of tangency; thence run S71°47'24" W for 70.09 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the left of radius 84.98 feet (delta 18°58'52") (chord bearing S62°17'23" W) (chord 28.02 feet) for 28.15 feet; thence run N19°58'28" W along a non-tangent line for 147.35 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the left of radius 180.00 feet (delta 54°34'11") (chord bearing S34°36'58" W) (chord 165.03 feet) for 171.44 feet to a point of tangency; thence run S07°19'52" W for 111.15 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 307.36 feet (delta 81°39'18") (chord bearing S48°25'26" W) (chord 401.90 feet) for 438.03 feet; thence run N89°31'51" W along a non-tangent line for 684.37 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 185.00 feet (delta 13°28'05") (chord bearing S83°44'07" W) (chord 43.39 feet) for 43.49 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 215.00 feet (delta 13°50'13") (chord bearing S83°55'11" W) (chord 51.80 feet) for 51.92 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 10.00 feet (delta 90°22'08") (chord bearing S45°39'14" W) (chord 14.19 feet) for 15.77 feet to a point of cusp; thence run N00°28'09" E for 250.82 feet; thence run S88°47'44" E for 210.92 feet; thence run N86°33'20" E for 95.24 feet; thence run N88°14'30" E for 122.16 feet; thence run S74°32'17" E for 86.16 feet; thence run S88°32'44" E for 140.39 feet; thence run S79°09'06" E for 64.22 feet; thence run N75°27'17" E for 54.79 feet; thence run N50°58'21" E for 75.99 feet; thence run N66°39'44" E for 66.32 feet; thence run [illegible] for 104.46 feet; thence run N01°33'44" W for 79.15 feet; thence run N19°06'25" E for 81.[illegible] feet;

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Civil Engineers, Land Surveyors and Planners

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thence run N23°27'18" E for 38.04 feet; thence run N59°50'47" E for 123.37 feet; thence run N10°55'02" E for 6.12 feet to a point on a curve; thence run Northeasterly along an arc of a curve to the right of radius 415.00 feet (delta 17°34'19") (chord bearing N63°00'14" E) (chord 126.78 feet) for 127.28 feet to a point of tangency; thence run N71°47'24" E for 70.06 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 285.00 feet (delta 44°19'39") (chord bearing N49°37'34" E) (chord 215.04 feet) for 220.49 feet; thence run S80°19'00" E along a non-tangent line for 200.63 feet to a point on a curve; thence run Southerly along an arc of a curve to the left of radius 230.00 feet (delta 10°55'34") (chord bearing S04°13'13" W) (chord 43.79 feet) for 43.86 feet; thence run N84°06'00" E along a non-tangent line for 145.78 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the left of radius 43.00 feet (delta 35°14'55") (chord bearing S36°13'33" E) (chord 26.04 feet) for 26.45 feet; thence run S36°09'00" W along a radial line for 24.42 feet; thence run S12°58'00" W for 161.00 feet; thence run S81°39'21" E for 30.64 feet; thence run S04°08'00" W for 137.37 feet to the POINT OF BEGINNING.

Total Rezone Area contains 1,227.85 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS2007) and are based on the East line of the Southeast Quarter (SE 1/4) of said Section 34 to bear N00°59'34"W.

Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper Florida
Certificate No. 5949

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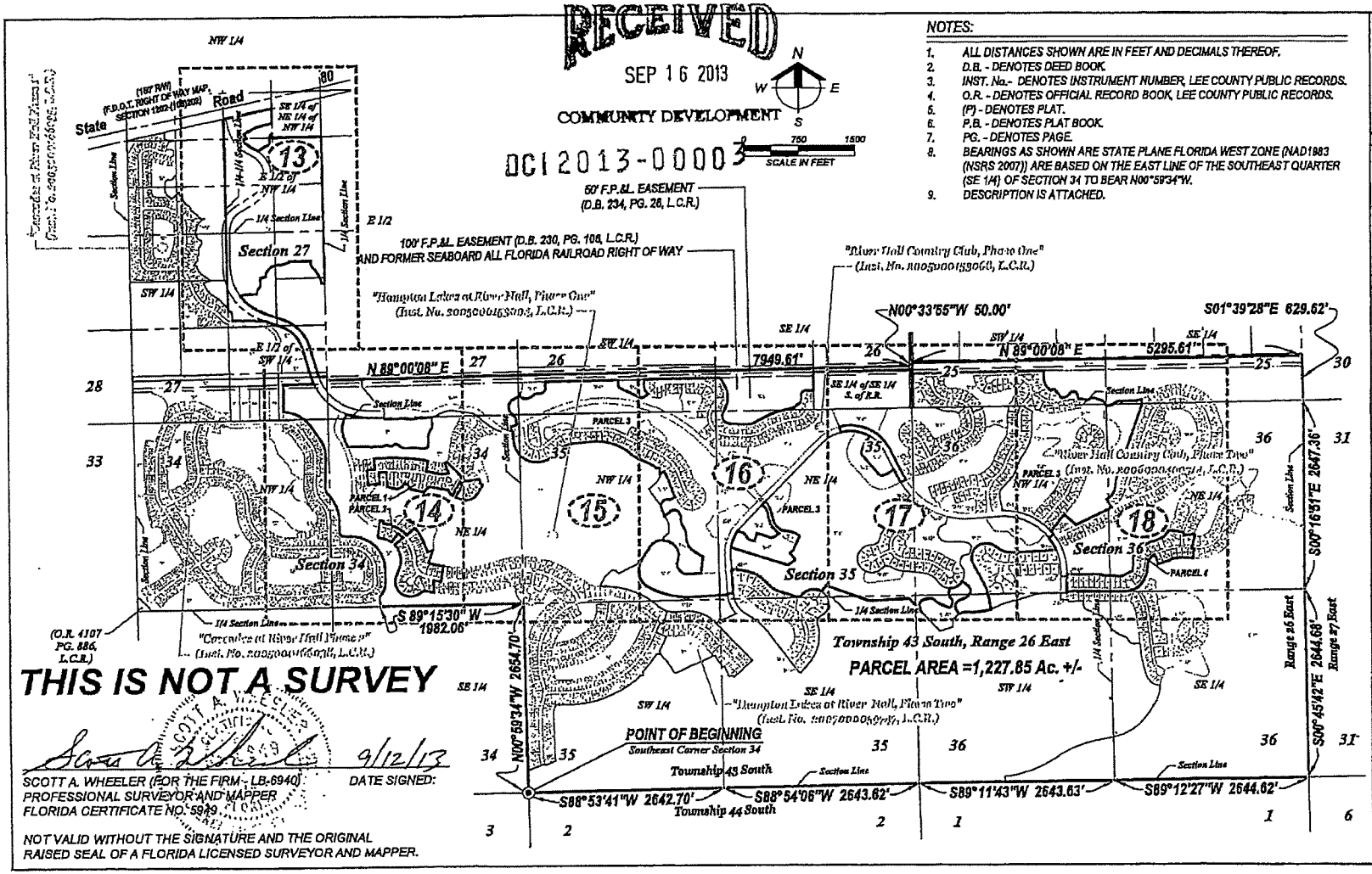


THIS IS NOT A SURVEY

SCOTT A. WHEELER
STATE OF FLORIDA

Scott A. Wheeler 9/12/13

SCOTT A. WHEELER (FOR THE FIRM - LB-6940) DATE SIGNED:
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

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

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.B. - DENOTES DEED BOOK.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
7. PG. - DENOTES PAGE.
8. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34 TO BEAR N00°59'34"W.
9. DESCRIPTION IS ATTACHED.

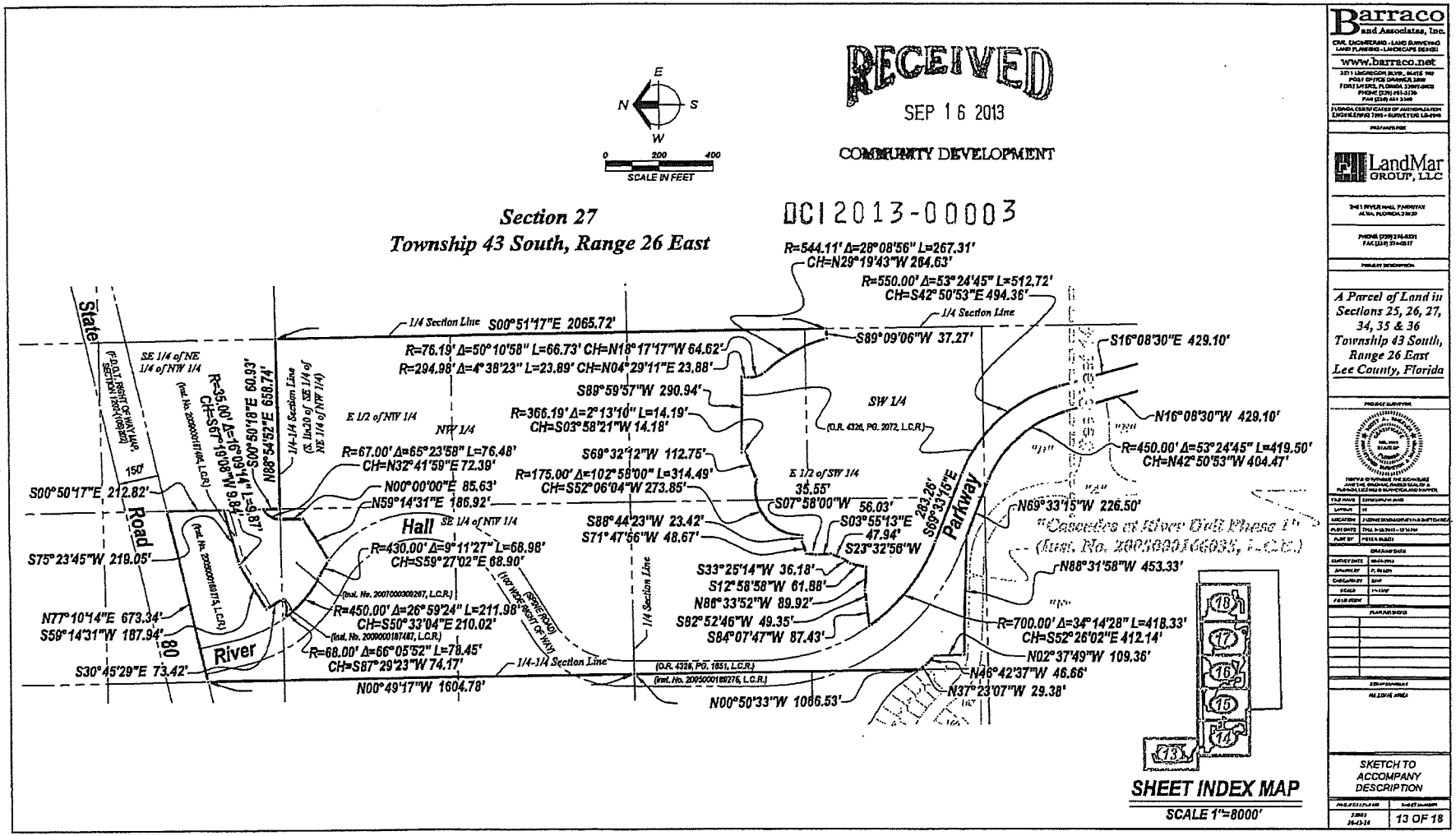
Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
237 LAUREL OAKS, SUITE 102
POST OFFICE DRAWER 3600
PHONE (239) 481-3179
FAX (239) 481-3199
FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 00 7768 - SURVEYING LB-6940

LandMar GROUP, LLC

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

SKETCH TO ACCOMPANY DESCRIPTION

12 OF 18



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LandMar GROUP, LLC

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SKETCH TO ACCOMPANY DESCRIPTION

13 OF 18

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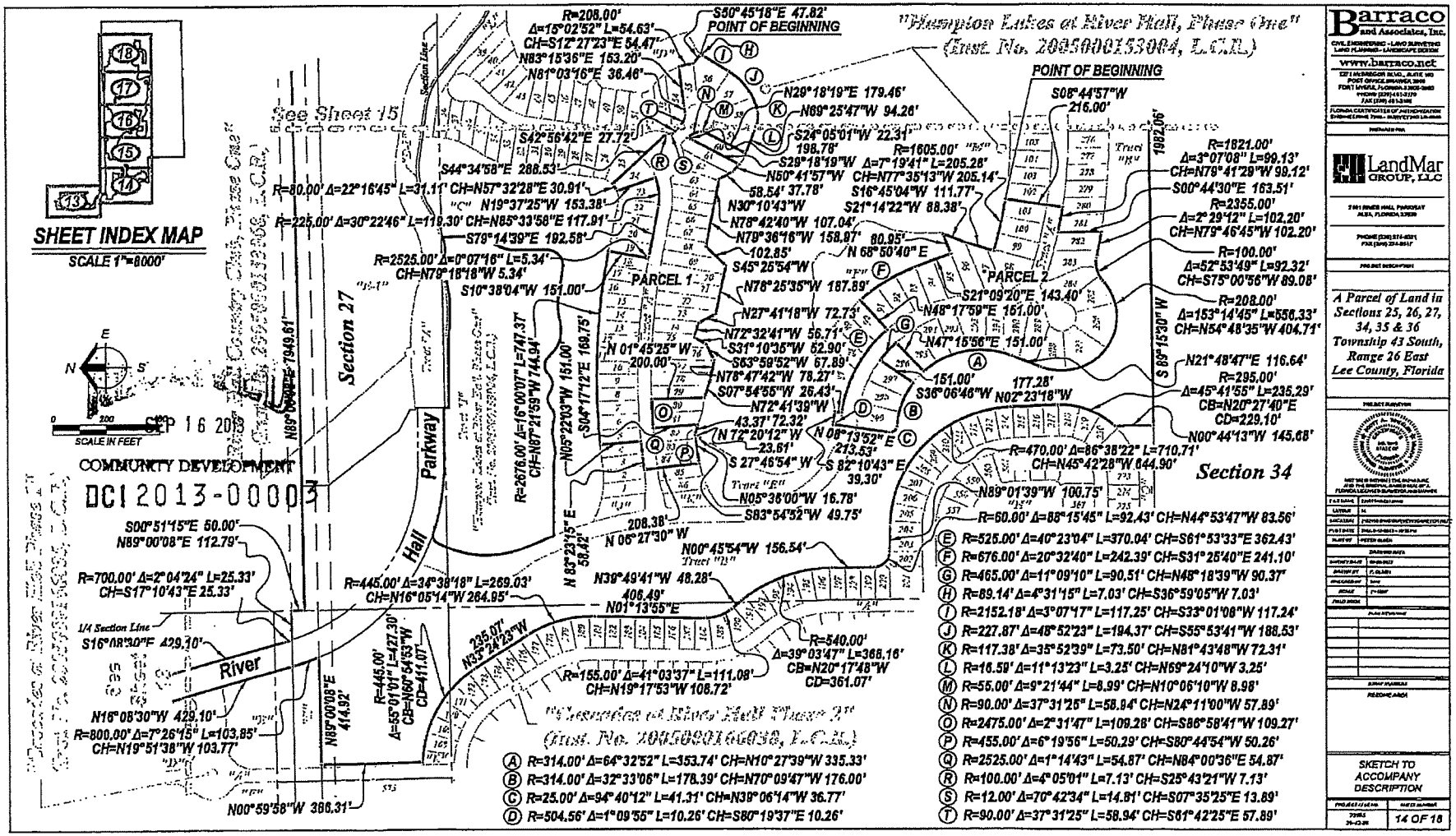

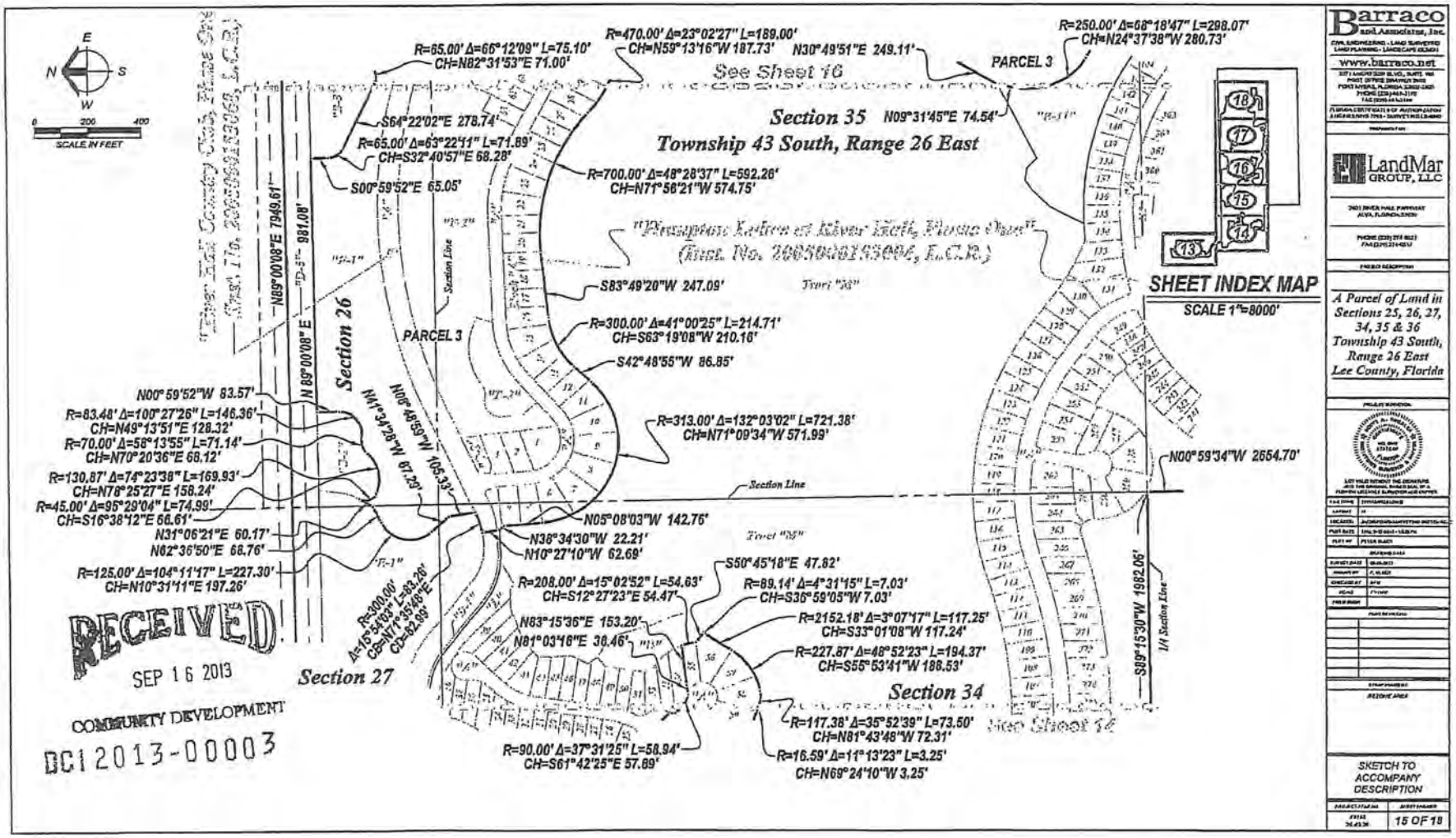

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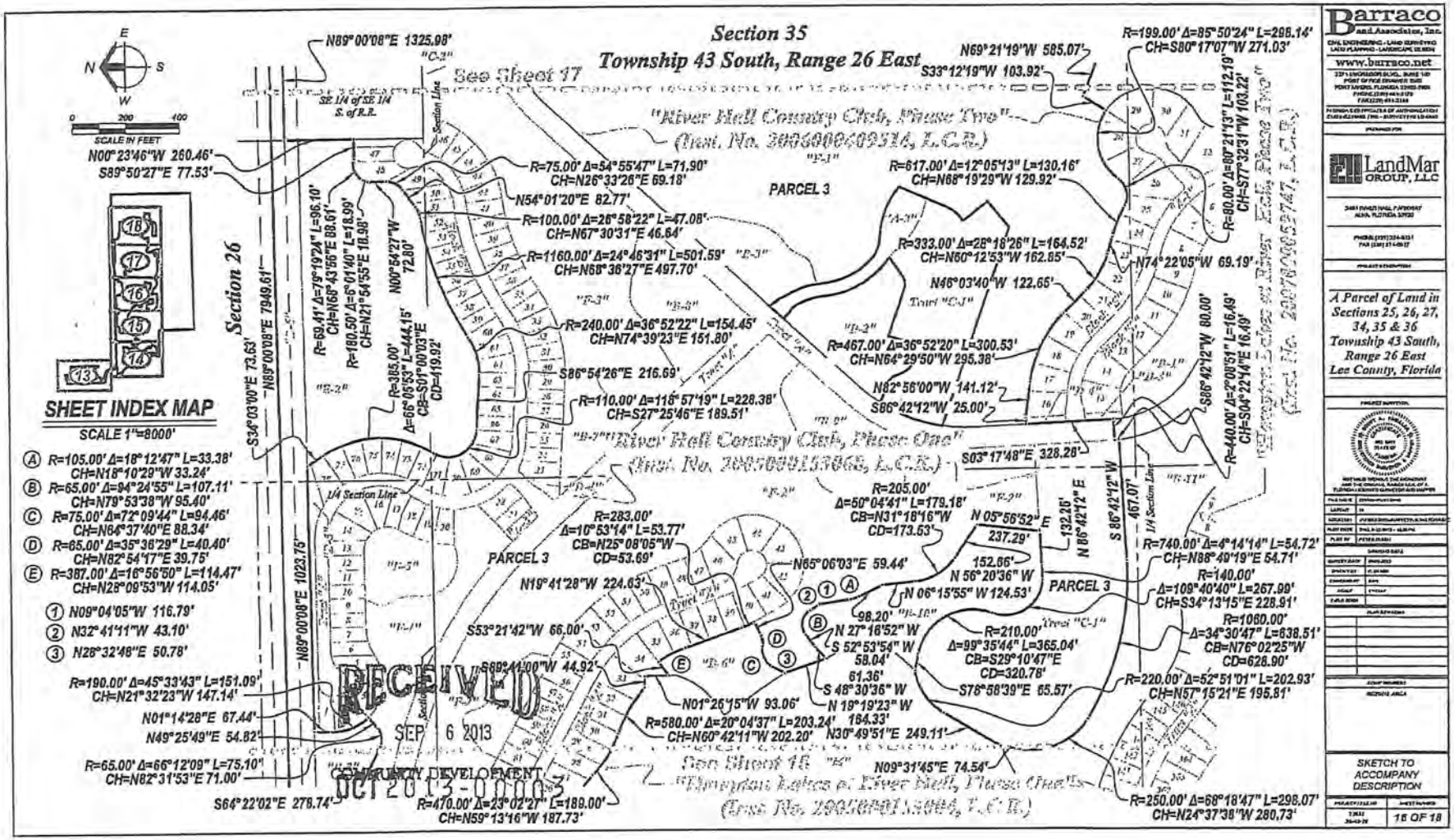
LandMar GROUP, LLC

A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida

SKETCH TO ACCOMPANY DESCRIPTION

15 OF 18


Section 35
Township 43 South, Range 26 East
Section 26
"River Hall Country Club, Phase One"
(Inst. No. 2007000147747, L.C.R.)
PARCEL 3
See Sheet 17
See Sheet 16
SHEET INDEX MAP
SCALE 1"=8000'
SCALE IN FEET
N89°00'08"E 1325.98'
N00°23'46"W 260.46'
S89°50'27"E 77.53'
N89°00'08"E 1023.75'
S34°03'00"E 73.63'
N89°00'08"E 7949.61'
S64°22'02"E 278.74'
N69°21'19"W 585.07'
S33°12'19"W 103.92'
N74°22'05"W 69.19'
N46°03'40"W 122.65'
N82°56'00"W 141.12'
S86°42'12"W 25.00'
S03°17'48"E 328.28'
N05°56'52"E 237.29'
N06°15'55"W 124.53'
N27°16'52"W 98.20'
S52°53'54"W 58.04'
S48°30'36"W 61.36'
N19°19'23"W 184.33'
N30°49'51"E 249.11'
N09°31'45"E 74.54'
S78°58'39"E 65.57'
N19°41'28"W 224.63'
S53°21'42"W 66.00'
S89°44'00"W 44.92'
N01°26'15"W 93.06'
N01°14'28"E 67.44'
N49°25'49"E 54.82'
N65°06'03"E 59.44'
S86°54'26"E 216.69'
N54°01'20"E 82.77'
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LandMar GROUP, LLC
A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida
SKETCH TO ACCOMPANY DESCRIPTION
16 OF 18

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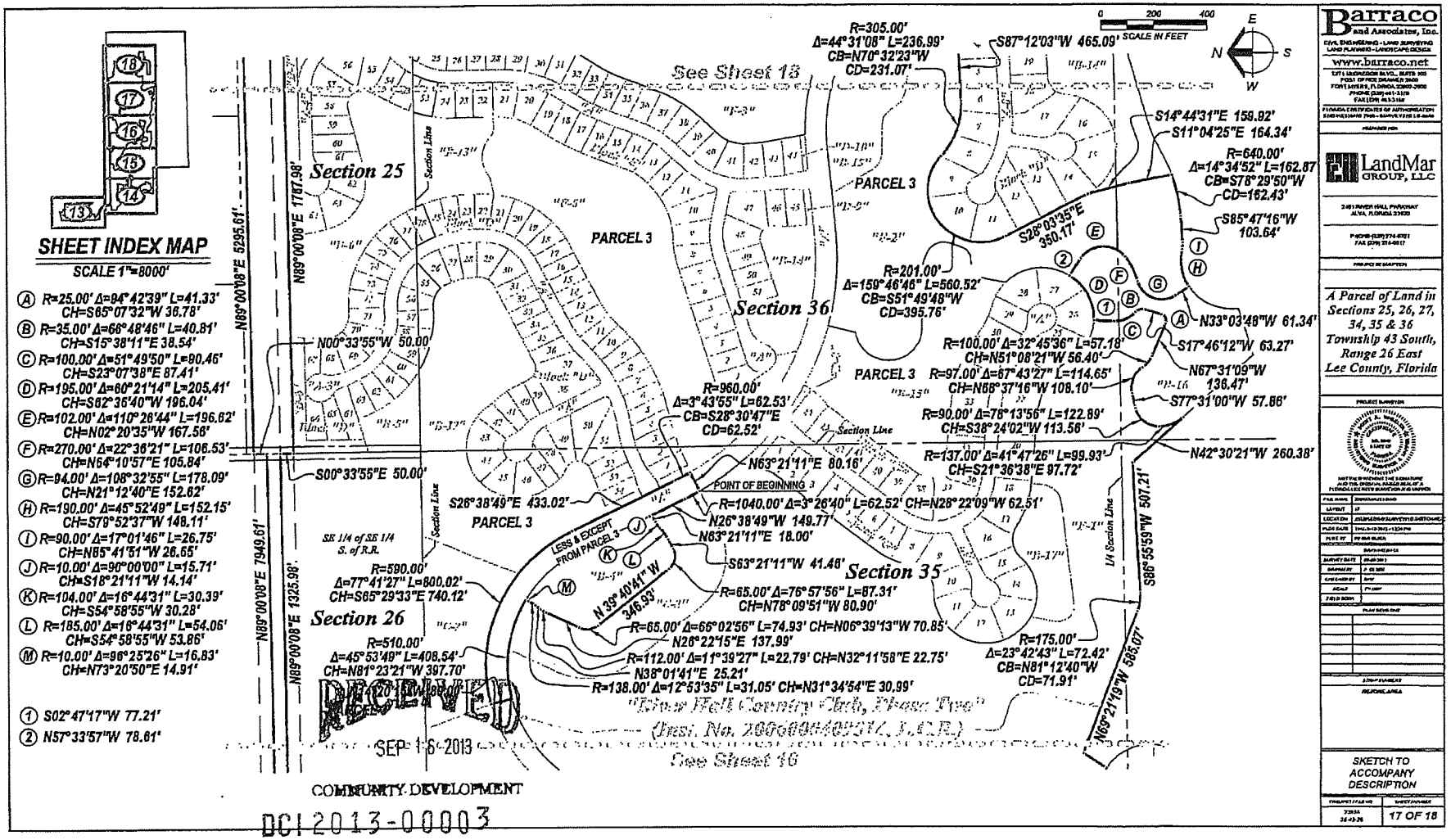

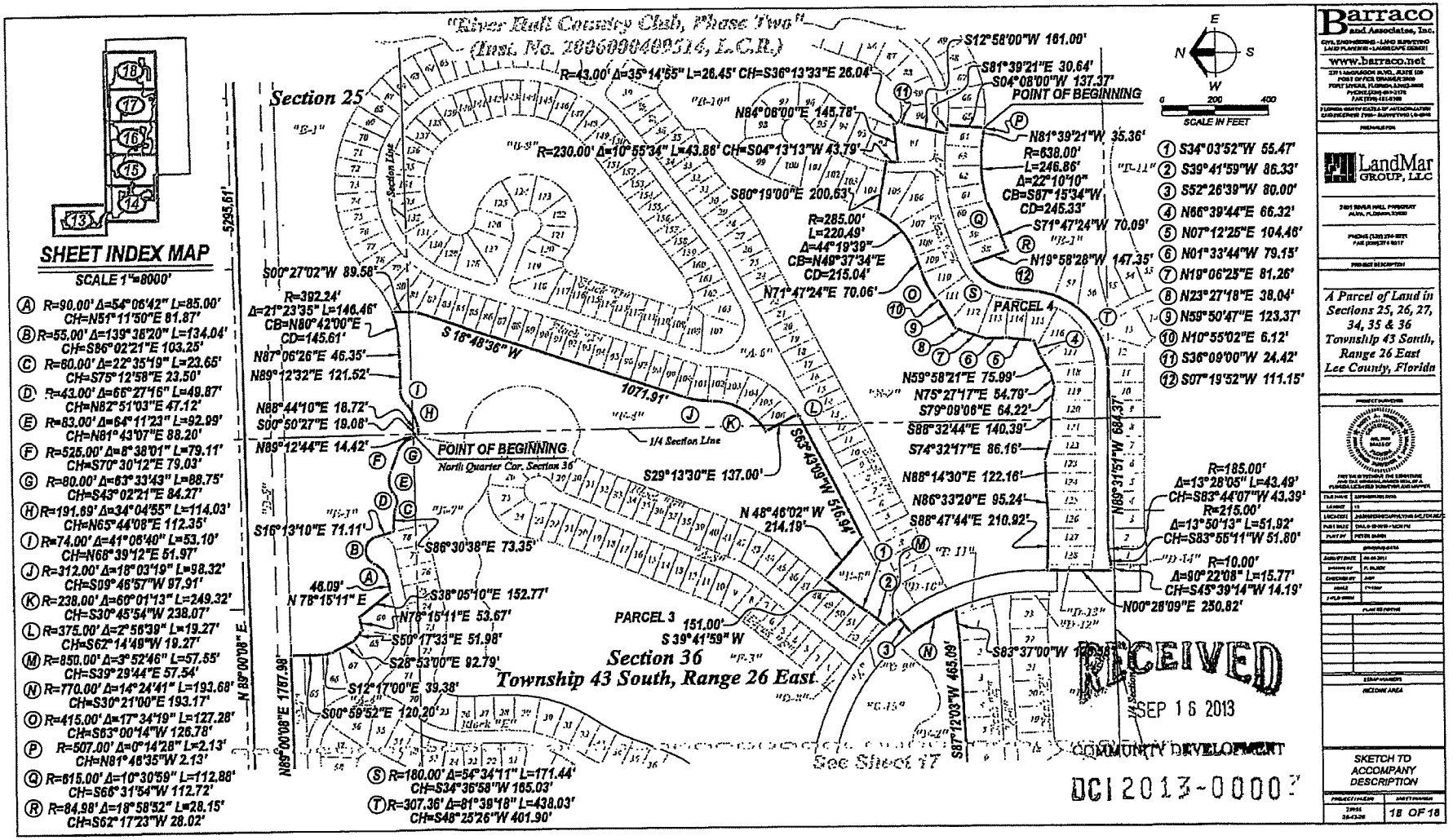
"River Hall Country Club, Phase Two"
(Inst. No. 2006000040314, L.C.R.)
Section 25
Section 36
Township 43 South, Range 26 East
POINT OF BEGINNING
North Quarter Cor. Section 36
PARCEL 4
PARCEL 3
1/4 Section Line
See Sheet 17
SHEET INDEX MAP
SCALE 1"=8000'
SCALE IN FEET
A R=90.00' Δ=54°06'42" L=85.00' CH=N51°11'50"E 81.87'
B R=55.00' Δ=139°38'20" L=134.04' CH=S86°02'21"E 103.25'
C R=60.00' Δ=22°35'19" L=23.65' CH=S75°12'58"E 23.50'
D R=43.00' Δ=66°27'16" L=49.87' CH=N82°51'03"E 47.12'
E R=83.00' Δ=64°11'23" L=92.99' CH=N81°43'07"E 88.20'
F R=525.00' Δ=8°38'01" L=79.11' CH=S70°30'12"E 79.03'
G R=80.00' Δ=63°33'43" L=88.75' CH=S43°02'21"E 84.27'
H R=191.69' Δ=34°04'55" L=114.03' CH=N65°44'08"E 112.35'
I R=74.00' Δ=41°06'40" L=53.10' CH=N68°39'12"E 51.97'
J R=312.00' Δ=18°03'19" L=98.32' CH=S09°46'57"W 97.91'
K R=238.00' Δ=60°01'13" L=249.32' CH=S30°45'54"W 238.07'
L R=375.00' Δ=2°56'39" L=19.27' CH=S62°14'49"W 19.27'
M R=850.00' Δ=3°52'46" L=57.55' CH=S39°29'44"E 57.54'
N R=770.00' Δ=14°24'41" L=193.68' CH=S30°21'00"E 193.17'
O R=415.00' Δ=17°34'19" L=127.28' CH=S63°00'14"W 126.78'
P R=507.00' Δ=0°14'28" L=2.13' CH=N81°46'35"W 2.13'
Q R=615.00' Δ=10°30'59" L=112.86' CH=S66°31'54"W 112.72'
R R=84.98' Δ=18°58'52" L=28.15' CH=S62°17'23"W 28.02'
S R=180.00' Δ=54°34'11" L=171.44' CH=S34°36'58"W 165.03'
T R=307.36' Δ=81°39'18" L=438.03' CH=S48°25'26"W 401.90'
1 S34°03'52"W 55.47'
2 S39°41'59"W 86.33'
3 S52°26'39"W 80.00'
4 N66°39'44"E 66.32'
5 N07°12'25"E 104.46'
6 N01°33'44"W 79.15'
7 N19°06'25"E 81.26'
8 N23°27'18"E 38.04'
9 N59°50'47"E 123.37'
10 N10°55'02"E 6.12'
11 S36°09'00"W 24.42'
12 S07°19'52"W 111.15'
R=43.00' Δ=35°14'55" L=26.45' CH=S36°13'33"E 26.04'
S12°58'00"W 161.00'
S81°39'21"E 30.64'
S04°08'00"W 137.37'
N84°06'00"E 145.78'
R=230.00' Δ=10°55'34" L=43.86' CH=S04°13'13"W 43.79'
S80°19'00"E 200.63'
N81°39'21"W 35.36'
R=638.00'
L=246.86'
Δ=22°10'10"
CB=S87°15'34"W
CD=245.33'
S71°47'24"W 70.09'
N19°58'28"W 147.35'
R=285.00'
L=220.49'
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CB=N49°37'34"E
CD=215.04'
N71°47'24"E 70.06'
S00°27'02"W 89.58'
R=392.24'
Δ=21°23'35" L=146.46'
CB=N80°42'00"E
CD=145.61'
N87°06'26"E 46.35'
N89°12'32"E 121.52'
S 16°48'36" W
1071.91'
N88°44'10"E 18.72'
S00°50'27"E 19.08'
N89°12'44"E 14.42'
S16°13'10"E 71.11'
S86°30'38"E 73.35'
46.09'
N 78°15'11" E
S38°05'10"E 152.77'
N78°15'11"E 53.67'
S50°17'33"E 51.98'
S26°53'00"E 92.79'
S12°17'00"E 39.38'
S00°59'52"E 120.20'
N59°58'21"E 75.99'
N75°27'17"E 54.79'
S79°09'08"E 64.22'
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S74°32'17"E 86.16'
N88°14'30"E 122.16'
N86°33'20"E 95.24'
S88°47'44"E 210.92'
S29°13'30"E 137.00'
S63°43'09"W 516.94'
N 46°46'02" W
214.19'
S 39°41'59" W
151.00'
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Δ=13°28'05" L=43.49'
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CH=S83°55'11"W 51.80'
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N00°28'09"E 250.82'
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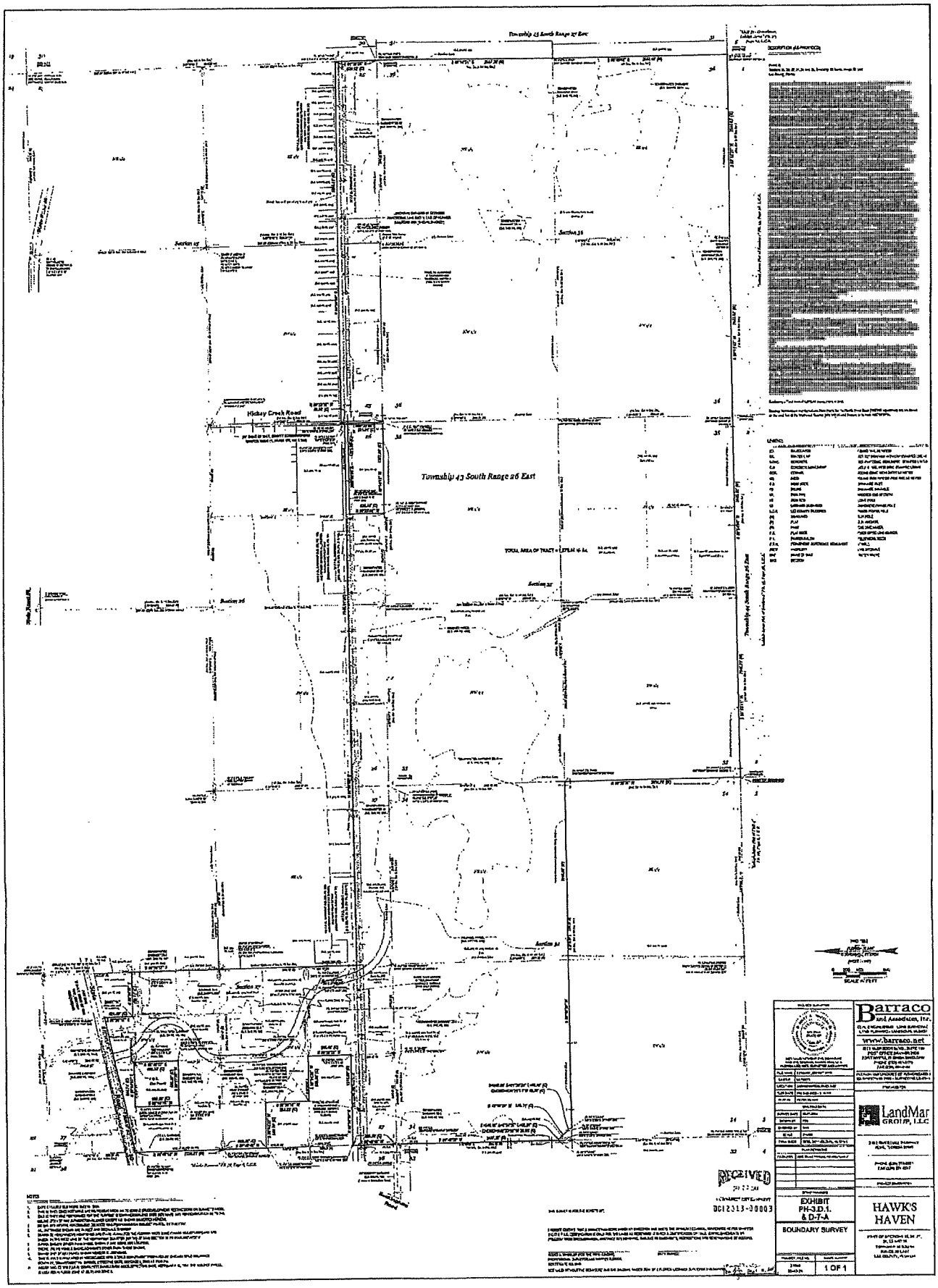
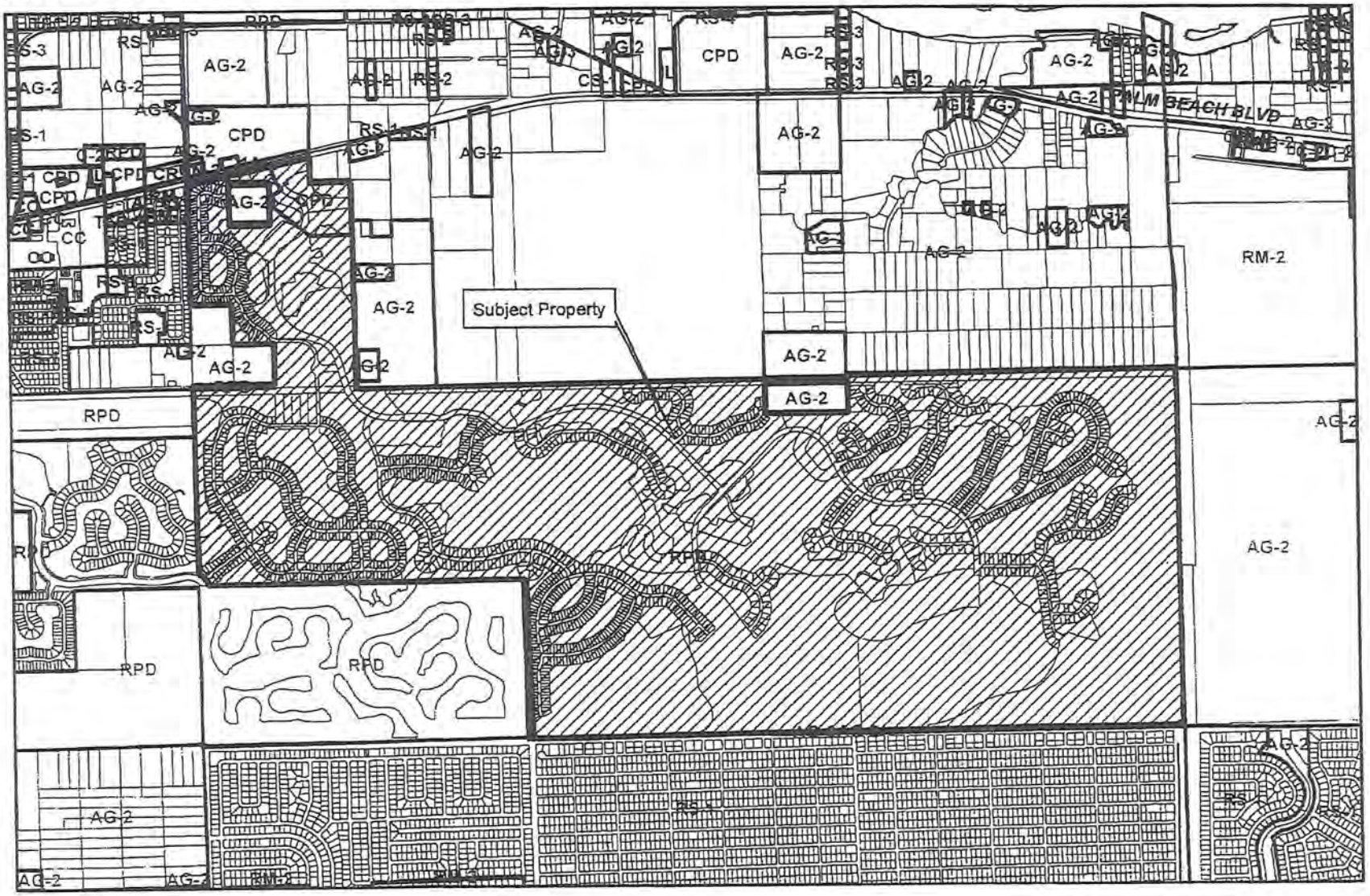
N 89°00'08" E. 5295.61'
N 89°00'08" E. 1787.98'
RECEIVED
SEP 16 2013
COMMUNITY DEVELOPMENT
DCI2013-00007
Barraco and Associates, Inc.
www.barraco.net
LandMar GROUP, LLC
A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida
SKETCH TO ACCOMPANY DESCRIPTION
18 OF 18



ADD2018-00058 Lee County ePlan

RIVER HALL

Zoning Map



N
W E

EXHIBIT B

0 1,0002,000 Feet

ADD2018-00058 Lee County ePlan

MASTER CONCEPT PLAN

FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
HAWKS HAVEN DEVELOPERS, LLC
2424 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
(239) 274-0001
(239) 274-0577

PROJECT DATUM
FLORIDA STATE PLANE WEST ZONE (NAD1983/90)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING
HAWKS HAVEN RPD

RECORD PLAT
APPROVED

FLOOD ZONE
ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0043D, EFFECTIVE SEPTEMBER 28 1994, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE AE, (EL. 8) AND ZONE B

STRAP NUMBERS

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	APPROVED	PERMIT NO. 36-04055-P
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. DOS2004-00124
LEE COUNTY DEPARTMENT OF HEALTH	APPROVED	PERMIT NO. 812123-117.DSP
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	APPROVED	PERMIT NO. 47-0405-S-EMC
F.D.O.T. CONNECTION PERMIT	N/A	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-
F.D.O.T. UTILITY PERMIT	N/A	-
ARMY CORPS OF ENGINEERS	N/A	-
F.D.E.P. NOTICE OF INTENT	ISSUED	PERMIT NO. PLR274-03

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER
CARLA A. BARRACO, P.E.

PROJECT MANAGEMENT
CHRISTIAN BLEDSOE

DESIGN ENGINEER
TOM GAHN, P.E.

PROJECT SURVEYOR
SCOTT WHEELER, P.S.M.

LEAD DESIGN TECHNICIAN
WES KINSEL, E.I.

SITE PLANNING
JENNIFER SAFKO

DESIGN STAFF
TOM R. HOLLAND

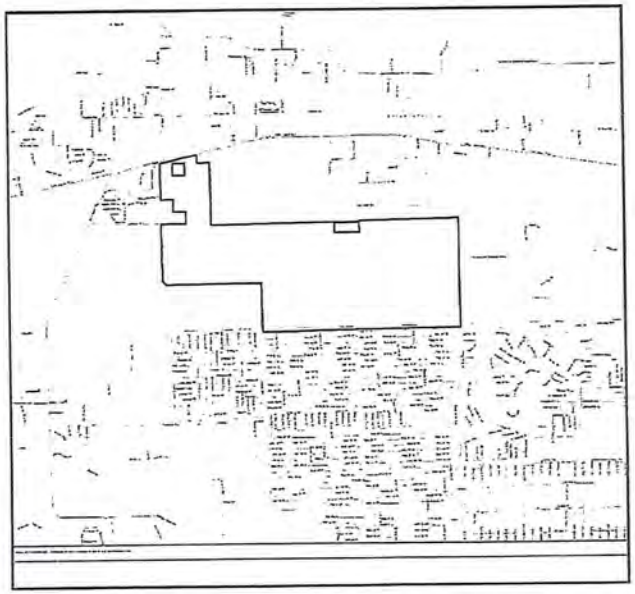
LANDSCAPE DESIGN

QUALITY CONTROL
TOM R. HOLLAND

RECORD DRAWINGS

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION

N
W E
S

LOCATION MAP

0 1500 3000 6000
SCALE IN FEET

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21995201.DWG
2	PREVIOUSLY APPROVED MASTER CONCEPT PLAN	B	21995202.DWG
3	PREVIOUSLY APPROVED TYPICAL SECTIONS	-	21995202.DWG
4	PROPOSED MASTER CONCEPT PLAN	B	21995203.DWG
5	PROPOSED DETAILS	-	21995204.DWG

Approved as Exhibit C
MCP Page 1 of 5
Resolution # Z-15-003

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21995A00.DWG

DCI 2013-00003

Barraco and Associates, Inc.
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LAND PLANNING • LANDSCAPE DESIGN
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2271 MCGREGOR BLVD., SUITE 100
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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 454-3470
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7168 - SURVEYING LB 6453

PREPARED FOR
GREENPOINTE COMMUNITIES, LLC
7301 BAYSHEADOWS ROAD E.
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 997-1220
FAX (904) 997-1221

PROJECT DESCRIPTION
RIVER HALL
FORMERLY KNOWN AS HAWKS HAVEN
PART OF SECTIONS 27 & 28 AND 33 TOWNSHIP 43 SOUTH RANGE 26 EAST LEE COUNTY, FLORIDA

COMMERCIAL USE OF THESE PLANS IS NOT PERMITTED
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FILE NAME 21995201.DWG
LOCATION J:\21995\DWG\CONCEPTS\
PLOT DATE Fri, 4-10-15 - 10:44AM
PLOT BY ANGELA CARLEY

CROSS REFERENCED DRAWINGS
MASTER - ENVIRONMENTAL

PLAN REVISIONS

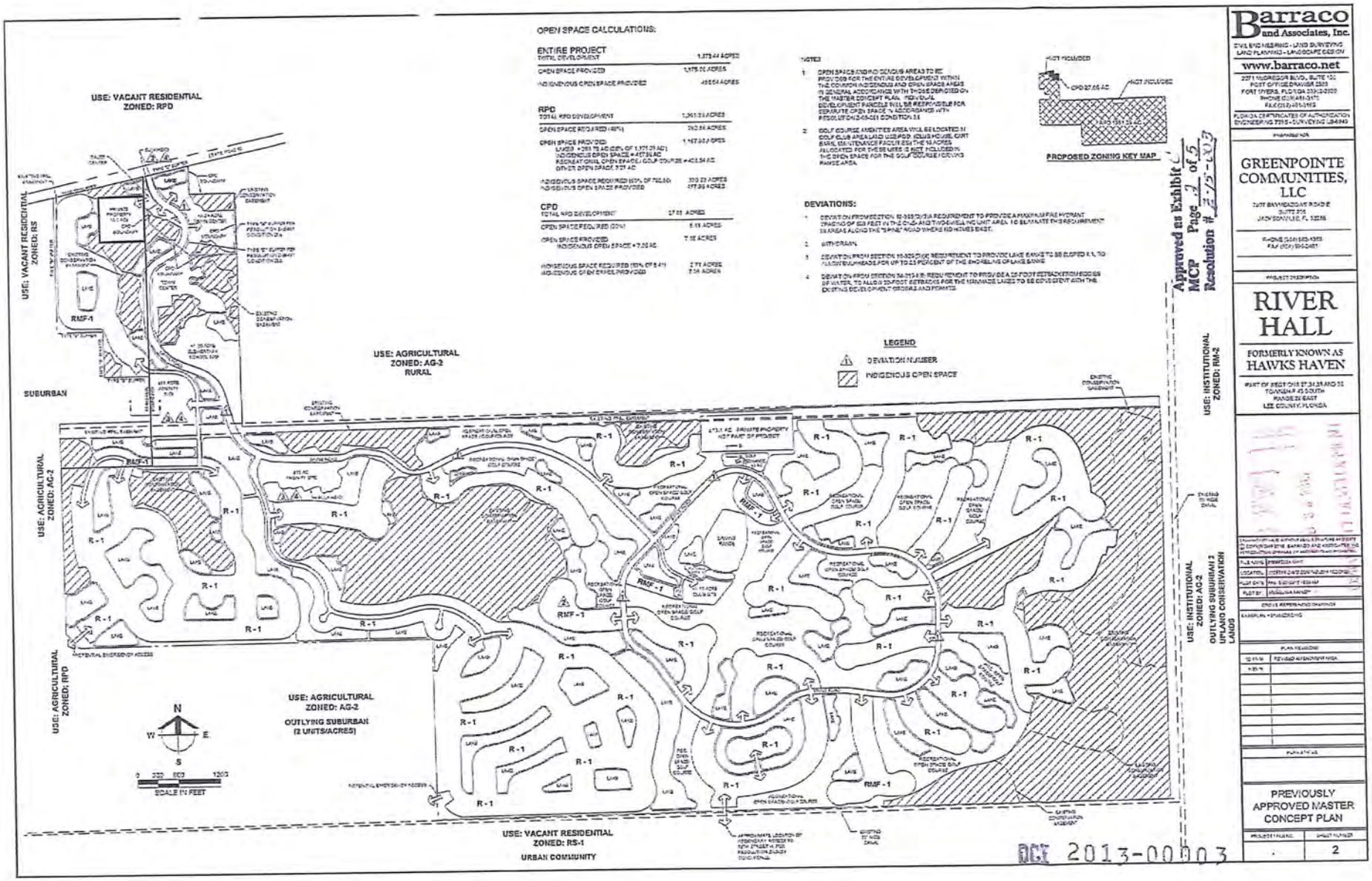
9-22-15	REVISED PER COUNTY REVIEW
12-8-14	REVISED PER COUNTY REVIEW
11-3-14	

PLAN STATUS

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
.	1

ADD2018-00058 Lee County ePlan



Approved as Exhibit 1
MCP Page 2 of 5
Resolution # 2-15-03

DCI 2013-00003

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LAND PLANNING - LANDSCAPE DESIGN
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POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7315 • SURVEYING LB4349

GREENPOINTE COMMUNITIES, LLC
7601 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 565-1355
FAX (904) 990-2461

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

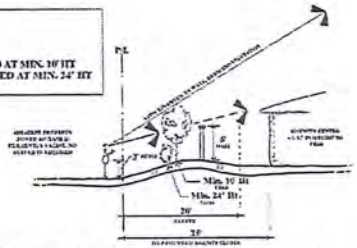
PART OF SECT 09,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

PROJECT PHASE: .
SHEET NUMBER: 2

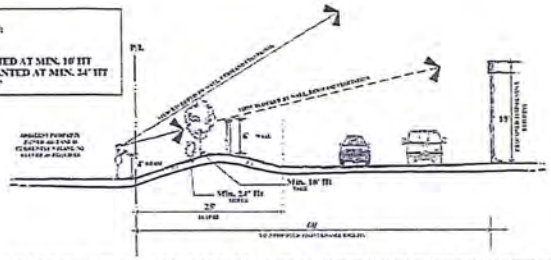
ADD2018-00058 Lee County ePlan

PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS

Approved as Exhibit C
MCP Page 3 of 5
Resolution # Z-15-005

DCI 2013-00003

Barraco and Associates, Inc.
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING • LANDSCAPE DESIGN
www.barraco.net
2271 ViaBarcelona Blvd., Suite 103
Post Office Drawer 2800
Fort Myers, Florida 33902-2800
Phone (239) 461-3170
Fax (239) 461-3169
Florida Certificates of Authorization
Engineering 7384 - Surveying LB-6349

PREPARED FOR:
GREENPOINTE COMMUNITIES, LLC
7977 Baymeadows Road E.
Suite 206
Jacksonville, FL 32256
Phone (904) 620-1939
Fax (904) 996-2431

PROJECT DESCRIPTION:
RIVER HALL
FORMERLY KNOWN AS HAWKS HAVEN
PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

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File name: 21HALL06.DWG
Location: J:\21HALL\Dwg\Zoning\21HALL06.dwg
Plot date: 4/1/2014 8:47 AM
Plotted by: Kimberly Kimsey

Cross Reference Drawings:

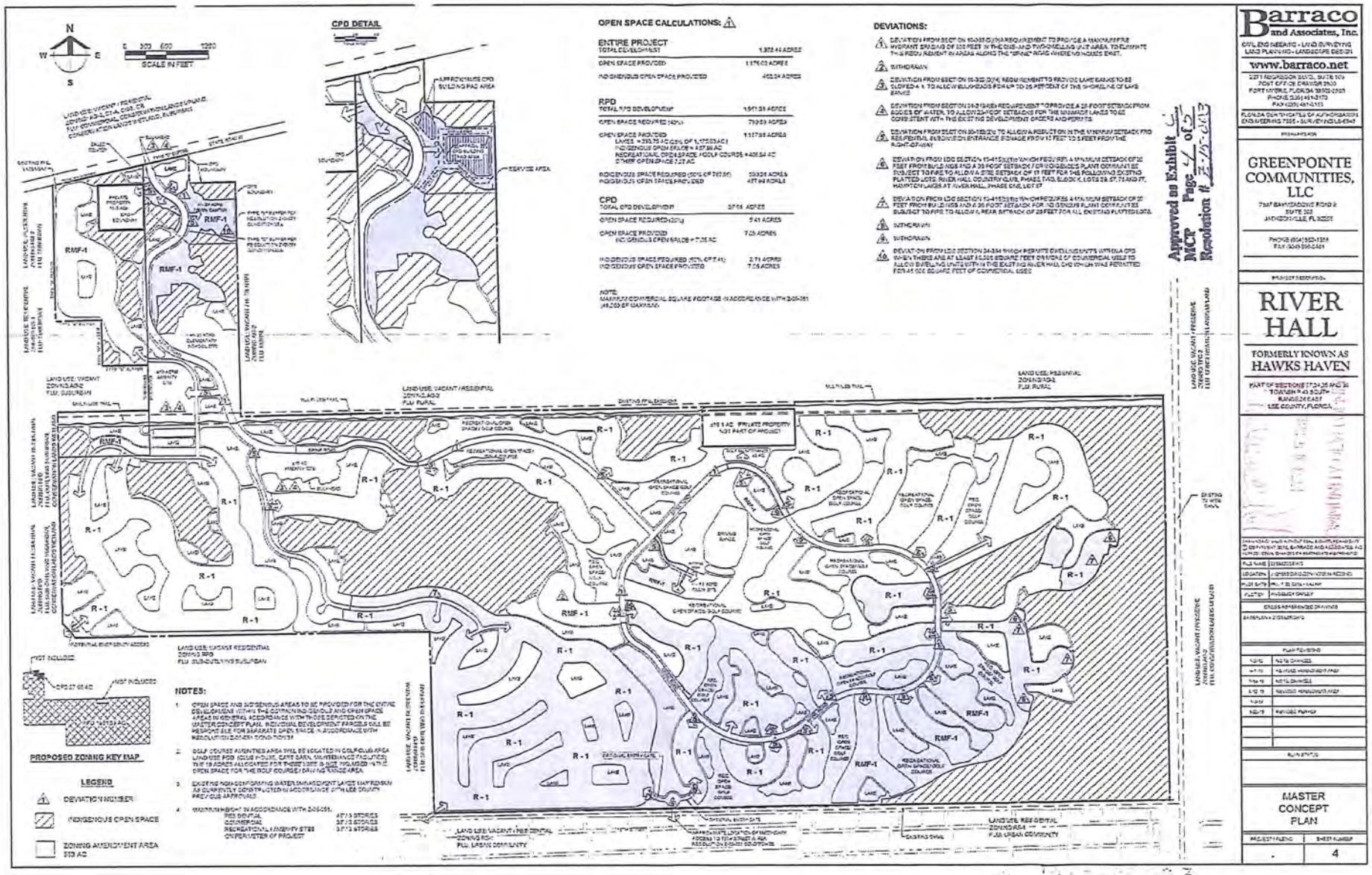
Plan Revisions:

Number	Revised Approved Plan Area
1	
2	
3	
4	
5	
6	
7	
8	

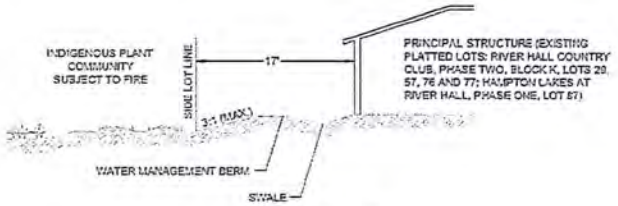
Plan Status:

PREVIOUSLY APPROVED TYPICAL SECTIONS

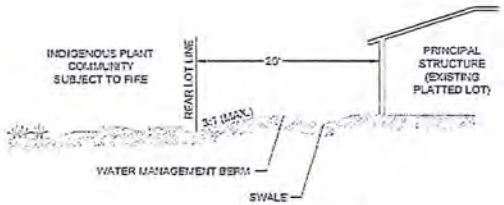
Project Phase	Sheet Number
-	3


CPD DETAIL
OPEN SPACE CALCULATIONS:
ENTIRE PROJECT
RPD
CPD
DEVIATIONS:
NOTES:
PROPOSED ZONING KEY MAP
LEGEND
DEVIATION NUMBER
INDIGENOUS OPEN SPACE
ZONING AMENDMENT AREA
Approved as Exhibit
MCP
Resolution #
Barraco and Associates, Inc.
www.barraco.net
GREENPOINTE COMMUNITIES, LLC
RIVER HALL
FORMERLY KNOWN AS HAWKS HAVEN
MASTER CONCEPT PLAN
4

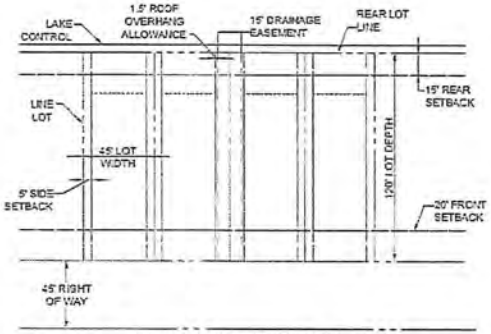
ADD2018-00058 Lee County ePlan



6 DEVIATION 6 DETAIL



7 DEVIATION 7 DETAIL



SINGLE FAMILY TYPICAL LOT DETAIL

SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH:	45 FEET
DEPTH:	120 FEET
LOT SIZE:	5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD:	PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET
SIDE:	5 FEET, SEE CONDITION 2.b.i
REAR:	15 FEET
WATERBODY:	20 FEET
ACCESSORY:	5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

2.b.i STRUCTURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOOPS, WALLS, etc. MAY NOT BE LOCATED WITHIN THE REQUIRED 5-FOOT SIDE SETBACK OF EACH LOT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORD MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED.

Approved as Exhibit
MCP Page 5 of 5
Resolution # Z-15-003

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POST OFFICE BOX 06506
FORT MYERS, FLORIDA 33906-6506
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7993 • SURVEYING LB-0910

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 997-1581
FAX (904) 997-2401

PROJECT DESCRIPTION

RIVER HALL
FORMERLY KNOWN AS HAWKS HAVEN
PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF BARRACO AND ASSOCIATES, INC. AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF BARRACO AND ASSOCIATES, INC.

FILE NAME	27-34-35-36-2.DWG
LOCATION	K:\27-34-35-36-2\Engineering
PLOT DATE	Fri, 12 Dec 2014 - 8:42 AM
PLOTTED	mschaub (Default)

CROSS REFERENCE DRAWINGS

PLAN REVISIONS

8-29-14	REVISED AMENDMENT AREA
12-11-14	REVISED AMENDMENT AREA
1-22-15	REVISED PER MCP

PLAN STATUS

PROPOSED DETAILS

PROJECT NUMBER	SHEET NUMBER
.	5

MCP 2013-00003

ADD2018-00058 Lee County ePlan

RECEIVED
MAY 19 1999
PERMIT COUNTER

Protected Species Management Plan

For

Schulman Parcel

Sections 27,34,35,36, Township 43 South, Range 26 East

Prepared for:

Lee County Department of Community Development
Division of Planning / Environmental Sciences
1500 Monroe St.
P.O. Box 398
Ft. Myers, FL 33902-0398

Prepared By:

Consul-Tech Engineering, Inc.
24831 Old 41 Rd.
Bonita Springs, FL 34135

99 03-066 03 Z 01.01
PROJECT #
PROJECT TYPE 12

CONSUL-TECH ENGINEERING, INC.

- Consulting Engineers
- Land Planners
- Land Surveyors
- Transportation Engineers
- Environmental Engineers
- Construction Managers
- GPS & GIS Consultants
- Forensic Engineers

Respond To:

Bonita Springs
24831 Old 41 Road
Bonita Springs, FL 34135
(941) 947-0266
FAX (941) 947-1323
E-mail: bonita@consul-t.com

Other Offices:

Corporate/Pompano Beach
(954) 785-8400
FAX (954) 785-5923
E-mail: corp@consul-t.com

Ft. Pierce
(561) 467-9085
FAX (561) 467-9350
E-mail: pierce@consul-t.com

Jacksonville
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FAX (904) 276-3102
E-mail: jackson@consul-t.com

Miami
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FAX (305) 599-3143
E-mail: mia@consul-t.com

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FAX (407) 423-0085
E-mail: orl@consul-t.com

Pembroke Pines
(954) 436-5786
FAX (954) 436-7742
E-mail: pines@consul-t.com

South Dade
(305) 248-9444
FAX (305) 248-3644
E-mail: cei@consul-t.com

April 13, 1999

Ms. Betsi Newton-Hiatt
Ms. Kim Trebatoski
Lee County Department of Community Development
Division of Planning / Environmental Sciences
P.O. Box 398
Fort Myers, Florida 33902

Re: Protected Species Management Plan
1775 Acre Schulman Parcel
CTE # 98-0408

Dear Ms. Newton & Ms. Trebatoski

Please accept this protected species management plan for the above referenced project as resubmittal for our rezoning application. Please note that these plans are based on best available information. As new information or agency input becomes available, it may become necessary to revise some management policies. Management details will be finalized and provided at the time of development order submittal.

In the meantime, we would appreciate any suggestions you may have which might contribute to the success and longevity of listed species on this parcel. Should you have any comments or question regarding this management plan, please feel free to contact me at (941) 947-0266.

Sincerely,

CONSUL-TECH ENGINEERING, INC.

Matthew Goff
Environmental Scientist

99-03-066.03 Z 01.01

EXHIBIT D
PAGE 2 OF 7

Exhibit PH-3.H.1

ADD2018-00058 Lee County ePlan

Gopher Tortoise Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Gopher tortoise *(Gopherus polyphemus)* burrows were found in several pine flatwoods, palmetto prairie, and rangeland habitats on the property (please see location maps provided with Protected Species Survey Report). Management practices shall follow established guidelines as referenced in Florida Game and Freshwater Fish Commission Nongame Wildlife Program Technical Report No. 4: Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-Scale Development in Florida.The following items will address preservation of this species onsite:

1) Certain areas are to be preserved onsite in areas where gopher tortoises currently reside. Preserve location and acreage are available on the attached Master Concept plan (MCP). A permanent management commitment for the preserve area will be ensured by the filing of a conservation easement pursuant to F.S. 704.06.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to collect and relocate gopher tortoises from areas to be impacted to the onsite preserve areas. This permit will negate density requirements for preservation areas.

3) Collection and relocation of gopher tortoises from areas to be impacted will occur as per Florida Game and Freshwater Fish Commission guidelines taking into consideration nesting periods or other requirements. Capture of tortoises shall occur via the bucket trapping method, whereupon a five-gallon bucket will be buried at the burrow entrance. The bucket will be covered with a thin piece of paper overlain with soil and shall have a hole of no less than one inch at the bottom to insure proper drainage. Each bucket will be monitored at least once per day for at least 28 days. Buckets will be checked and tortoises/commensals released in the morning to allow for thermal considerations. Captured animals will be immediately released into the preserve area and evenly distributed throughout the site at either inactive or 'starter' burrows.

4) Each burrow will be destroyed after removal of gopher tortoises. Relocation will occur as close to construction dates as possible to prevent repatriation to areas slated for development. During construction, a wire fence shall be set two feet above-and below the ground surrounding the preserve area to prevent tortoises from entering construction areas postrelocation. Excavation will be conducted by individuals experienced in such work.

5) Every effort will be made to prevent entombment of gopher tortoises as per Lee County requirements.

6) Land usage abutting preserve acreage shall be designated as golf course / low density housing to the greatest extent practicable (please refer to MCP). Efforts such as informational signing will be utilized to avoid / minimize impacts to the preserve.

99-03-066.03 Z 01.01

Florida Scrub Jay Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Additionally, a scrub jay specific spring survey was conducted between March22 - April 2, 1999 in order to better qualify jay utilization of the subject parcel. The results of these surveys demonstrate the following: 1) there appears to be no scrub jay nesting on-site, however, 2) territorial boundaries from two separate jay families do extend onto the subject parcel.

CTE staff realize that, according to the Florida Game and Freshwater Fish Commission (FGFWFC): Non-Game Wildlife Program's Technical Report No. 8: Ecology and Development-Related Habitat Requirements of the Florida Scrub Jay, further surveys during foraging seasons (autumn) are required to accurately assess the scrub jay's habitat utilization on the site. Information regarding autumn acorn caching activities shall be integrated into the management strategy as it becomes available. The following activites are currently being planned to promote

Preservation measures shall be exclusively on-site. The following items will be used to address preservation of this species on-site:

1) Establishment of on-site satellite refuge. A refuge of approximately 80 acres is currently being planned in the southeast corner of Section 36 (please refer to Master Concept Plan for specific location). The preserve area is composed primarily of Type I habitat. Smaller areas of Type II habitat and wetlands occur within the preserve area as an artifact of site configuration This area shall serve as an outlying forage zone and dispersal corridor for scrub jays in the vicinity of the subject parcel. Current preserve area is strategically located so as to provide a continuous lanscape with the adjacent Hickey Creek Mitigation Park and maximal distance from major highways and other forms of human disturbance.

2) Commitment to the preserve area shall be demonstrated via the granting of a permanent conservation easement to the State of Florida.

3) Preserve area shall be managed in perpetuity to provide those habitat requirements essential to the well-being of scrub jay families. Final management activities to be provided in the development order submittal will address the following issues; A) financial responsibility, B) fire management program, C) placement of informational signage, D) prohibited property owner activities, E)preserve area fencing, F) appropriate landscaping considerations, G)preserve area monitoring.

99-03-066.03 Z 01.01

ADD2018-00058 Lee County ePlan

American Alligator Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Two American alligators (*Alligator mississippiensis*) were observed in the central herbaceous wetland areas located in Sections 35 and 36 on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

1) Available habitat (i.e. holds water year-round) for American Alligators on the subject site is currently restricted to two small artificial ponds. Construction of numerous lakes and deep-water areas on the subject site is anticipated (please see Master Concept Plan). These areas should significantly increase both the quality and quantity of habitat. Educational material such as signage and informational pamphlets will be strategically placed so as to discourage feeding and minimize interaction between residents and alligators.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

Wading Birds Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. The Lee County listed wading birds found onsite (non-nesting) were utilizing freshwater marsh areas (please see location maps provided with Protected Species Survey Report). Listed birds include little blue heron (*Egretta caerula*), tricolored heron (*Egretta tricolor*), wood stork *(Mycteria americana*) and the sandhill crane (*Grus canadensis pratensis*). The following items will address preservation of potential foraging and nesting habitats onsite:

1) Potential habitat areas to be preserved onsite include the following: 641-B thru 641-M, 643-A and 643-C thru 643-H. Educational material such as signage and informational pamphlets will be utilized to minimize interaction between residents and the wading birds.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

ADD2018-00058 Lee County ePlan

Florida Burrowing Owl Management Plan
1775-acre Schulman Property
S 25, 26, 27, 28, 33, 34, 35, 36 / T 43 S / R 26 E
Lee County, Florida
CTE Project No. 98-0408

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Florida burrowing owl (*Speotyto cunicularia floridana*) burrows were located in three of the pastures on the property (please see location maps provided with Protected Species Survey Report). The following items will address preservation of this species onsite:

1) Several golf course areas are to be developed onsite adjacent to currently active owl burrows and will provide suitable replacement habitat for the Florida burrowing owl.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to avoid accidental mortality and mititgate for impacts to burrows during construction in areas where owls are currently located. A take permit will be sought for each active burrow on the subject property.

3) No taking of active burrows will occur, i.e., nests with eggs or fledglings. If construction is to occur in the areas of the owl burrows while they are active, buffers of 150 feet in radius will be established and maintained in order to minimize disturbances around the burrows during this period. Buffers will be staked and roped off prior to initiating construction.

4) The burrows will be destroyed during periods when nests are generally considered inactive, that is from July 10 - February 15. Experienced CTE environmental staff will remove burrows by hand shoveling to ensure that no birds are harmed during the process.

99-03-066.02 Z 01.01

CONSUL-TECH ENGINEERING, INC.

ADD2018-00058 Lee County ePlan

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East
Lee County, Florida

RECEIVED
APR 18 2007
PERMIT COUNTER

A tract or parcel of land lying in Sections 25, 26, 27, 34, 35 and 36, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Beginning at the Southeast corner of said Section 34 run N00°59'34"W along the East line of the Southeast Quarter (SE ¼) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run S89°15'30"W along the North line of the South Half (S ½) of said Section 34 for 5,100.92 feet to a point on a non-tangent curve at the intersection with the Easterly line of lands described in a deed recorded in Official Record Book 4107, at Page 886, Lee County Records; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 21°30'24") (chord bearing N34°21'11"W) (chord 89.56 feet) for 90.09 feet to a point of tangency; thence run N45°06'23"W along said Easterly line for 156.71 feet to a point of curvature; thence run northwesterly along said Easterly line and along an arc of curve to the left of radius 240.00 feet (delta 06°54'55") (chord bearing N48°33'50"W)(chord 28.95 feet) for 28.97 feet to an intersection with the West line of the Northwest Quarter (NW ¼) of said Section 34; thence run N00°49'55"W along said West line for 2,437.57 feet to the Southwest Corner of said Section 27; thence run N00°49'48"W along the West line of the Southwest Quarter (SW ¼) of said Section 27 for 659.59 feet to the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N89°06'39"E along the South line of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27 for 1,318.66 feet to the Southeast corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'33"W along the East line of said Fraction for 660.48 feet to the Northeast Corner of said Fraction; thence run S89°04'20"W along the North line of said Fraction for 659.26 feet to the Southeast corner of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°50'10"W along the East line of said Fraction for 660.23 feet to the Northeast Corner of said Fraction; thence run S89°02'22"W along the North line of said Fraction for 659.19 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 27; thence run N00°49'48"W along said West line for 659.85 feet to the West Quarter Corner of said Section 27; thence run N00°47'16"W along the West line of the Northwest Quarter (NW ¼) of said Section 27 for 1,328.51 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run N77°10'14"E along said Southerly right of way line for 2,020.27 feet to an intersection with the West line of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27; thence run S00°50'17"E along said West line for 421.56 feet to the Southwest Corner of said Fraction, being designated as POINT "A"; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E ½) of said Section 27; thence run S00°51'17"E along said West line for 3,420.35 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); thence run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW ¼) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36 being designated as POINT "B";

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Phone (239) 461-3170 • Fax (239) 461-3169

ADD 2007-00075

EXHIBIT E

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION (Cont.)

thence run S00°16'51"E along the East line of the Northeast Quarter (NE ¼) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW ¼) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW ¼) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcels.

From the point designated as POINT "A" run S88°54'52"W along the South line of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW ¼) of said Section 27 for 658.74 feet to the Northeast Corner of the Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼) of the Northwest Quarter (NW ¼) of said Section 27 and POINT OF BEGINNING.

From said Point of Beginning run S00°49'17"E along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run S88°57'38"W along the South line of said Fraction for 658.93 feet to the Southwest Corner of said Fraction; thence run N00°48'16"W along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run N88°54'52"E along the North line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

AND

From the point designated as POINT "B" run S88°44'46"W along the South line of the Southeast Quarter (SE ¼) of said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25, run S89°12'44"W along the South line of the Southwest Quarter (SW ¼) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.

From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE ¼) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a Total Area of 1,978.44 Acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the west line of the Northwest Quarter (NW 1/4) of said Section 34 to bear N00°49'55"W.

Applicant's Legal Checked
by 24APR07

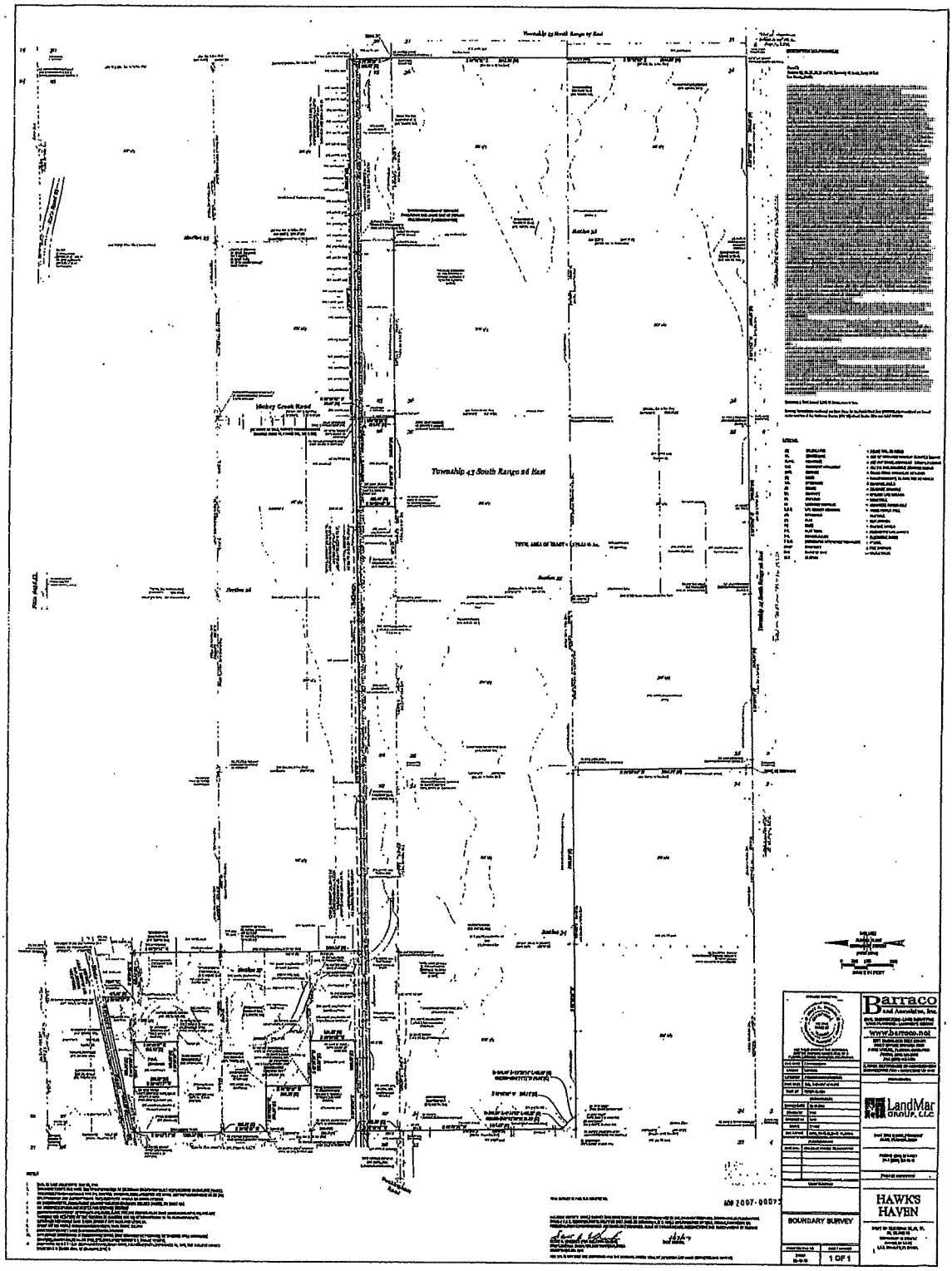
RECEIVED
APR 18 2007
PERMIT COUNTER

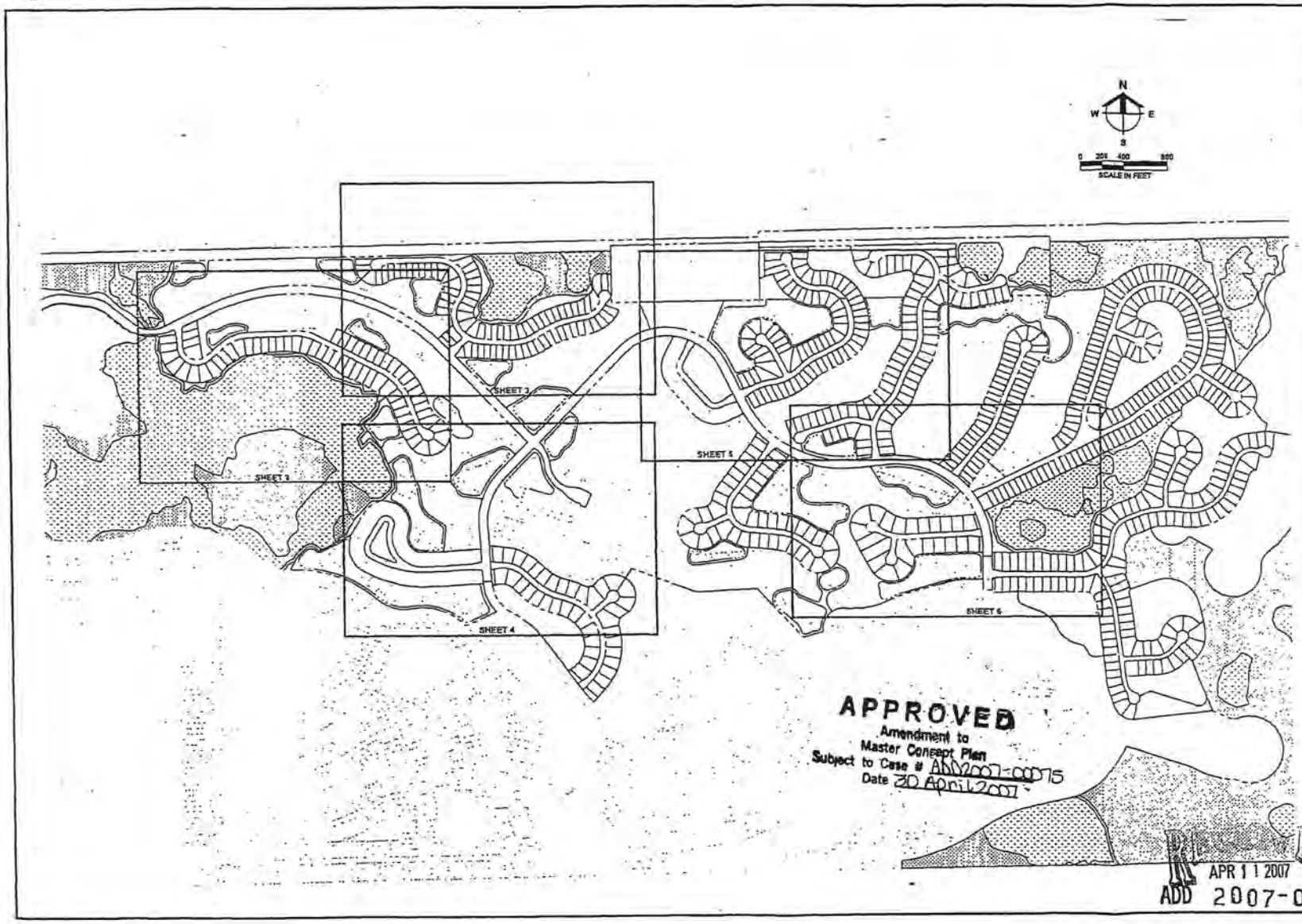
L:\21988 - Hawks Haven\DESC\21988S07desc.doc

Scott A. Wheeler 4/17/07
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

ADD 2007-00075

ADD2018-00058 Lee County ePlan





APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 April 2007

APR 1 1 2007
ADD 2007-00075

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7863 - SURVEYING LB 6940

PREPARED FOR
HAWK'S HAVEN GOLF DEVELOPERS, LLC
3451 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0021
FAX (239) 274-0017
LandMar Group, LLC

PROJECT DESCRIPTION
RIVER HALL COUNTRY CLUB
PHASE 1
FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1
PART OF SECTIONS 22,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME
LAYOUT
LOCATION
PLOT DATE
PLOT BY
DESIGN BY

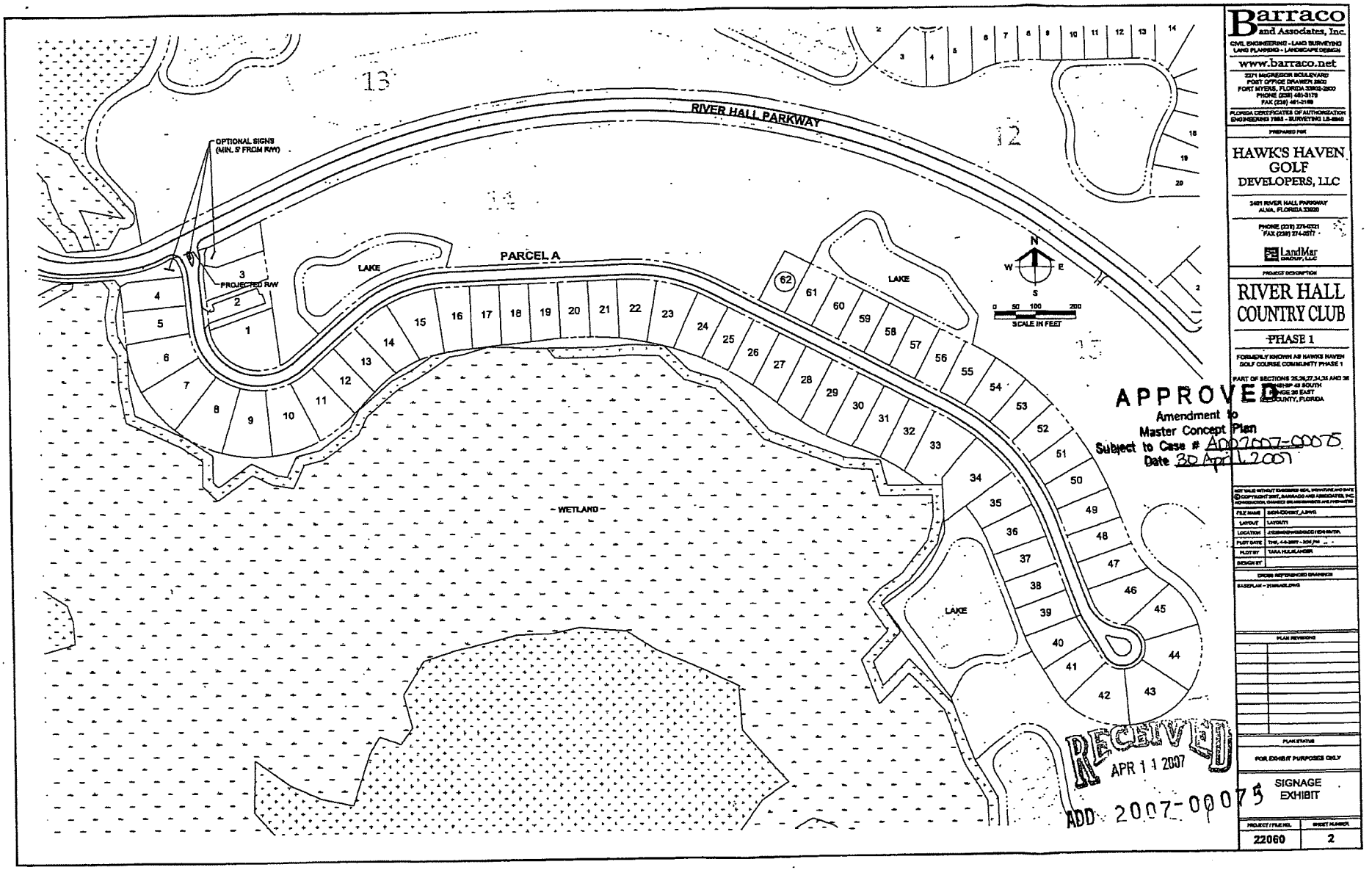
PLAN REVISIONS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

SHEET TITLE NO. 2 of 2
SHEET NUMBER 1

ADD2018-00058 Lee County ePlan



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FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1665 - SURVEYING LB-3842

PREPARED FOR
HAWK'S HAVEN GOLF DEVELOPERS, LLC
3401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0331
FAX (239) 274-0577
LandMar GROUP, LLC

PROJECT DESCRIPTION
RIVER HALL COUNTRY CLUB
PHASE 1
FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1
PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY: TARA HULSLANDER
DESIGN BY:
CROSS REFERENCED DRAWINGS
BASEPLAN - 21SIGNBLDWG

PLAN REVISIONS

PLAN STATUS
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SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
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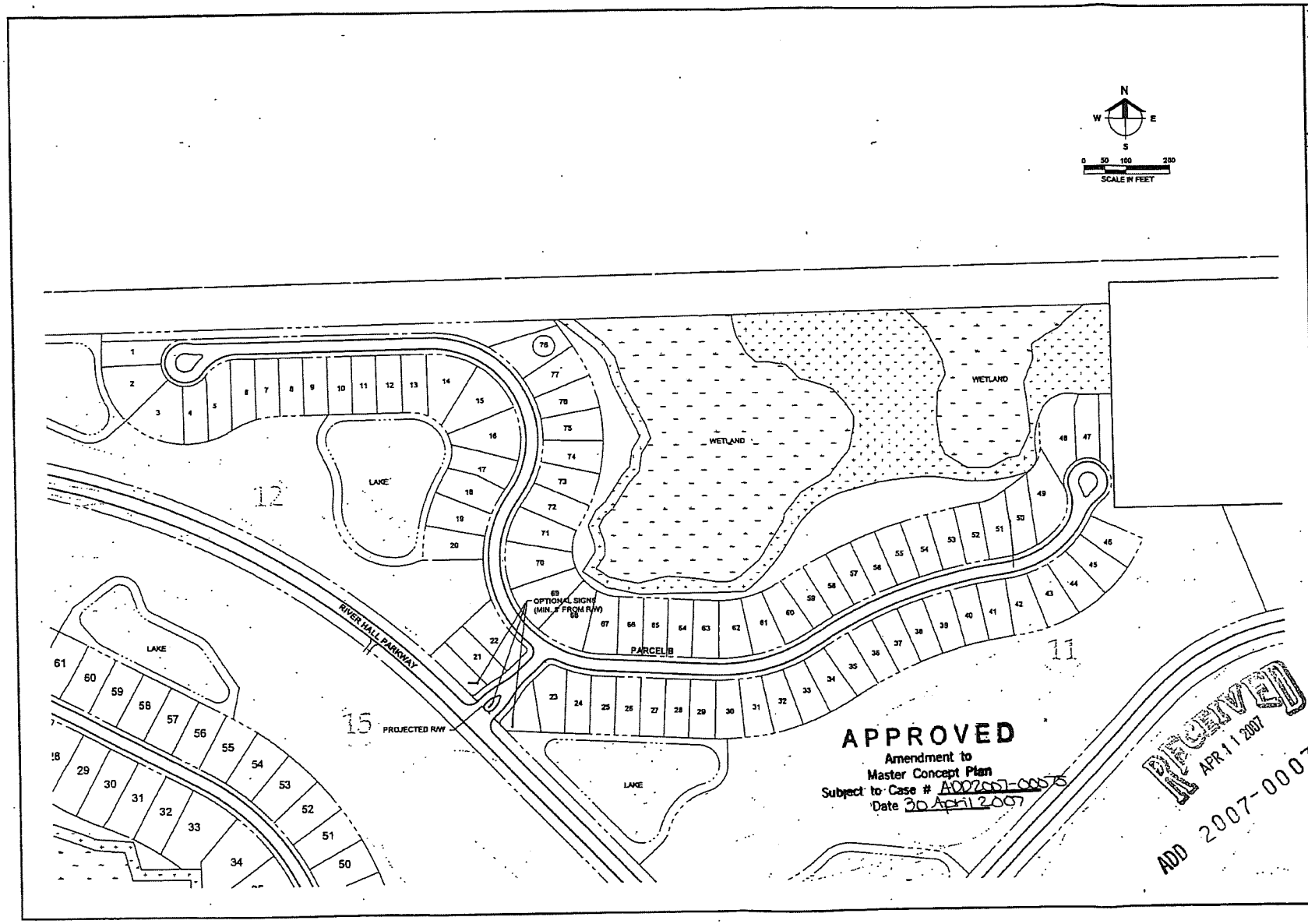
ADD2018-00058 Lee County ePlan



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PHONE (239) 461-3170
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FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7993 - SURVEYING LB 4840

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

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ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0317

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21986ACD.DWG

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
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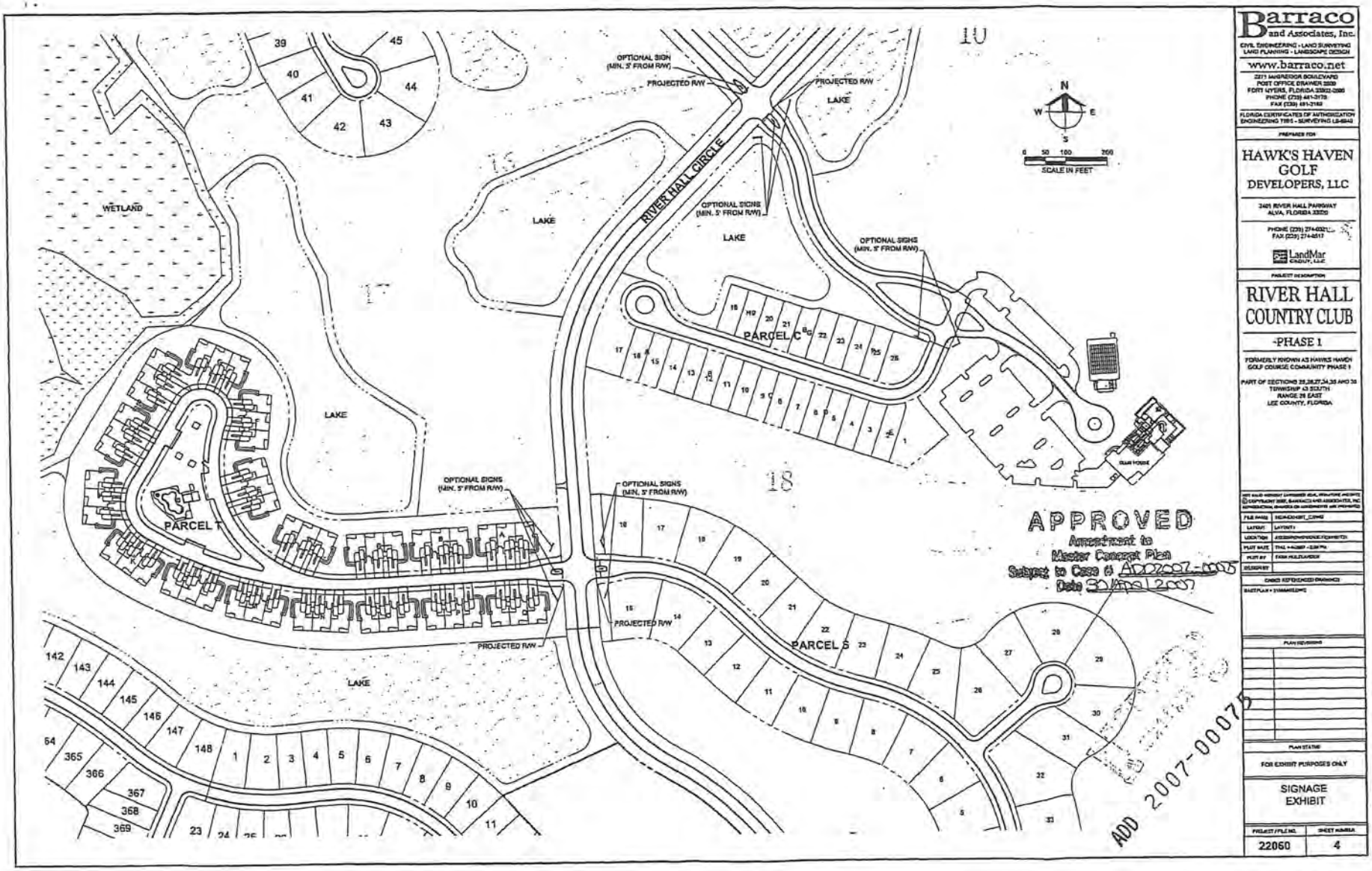
ADD2018-00058 Lee County ePlan



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PHONE (239) 461-3170
FAX (239) 481-3183
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1985 - SURVEYING LB-0543

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3401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
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FAX (239) 274-6517
LandMar Group, LLC

PROJECT DESCRIPTION
RIVER HALL COUNTRY CLUB
-PHASE 1
FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1
PART OF SECTIONS 25,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

PLAN STATUS
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SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
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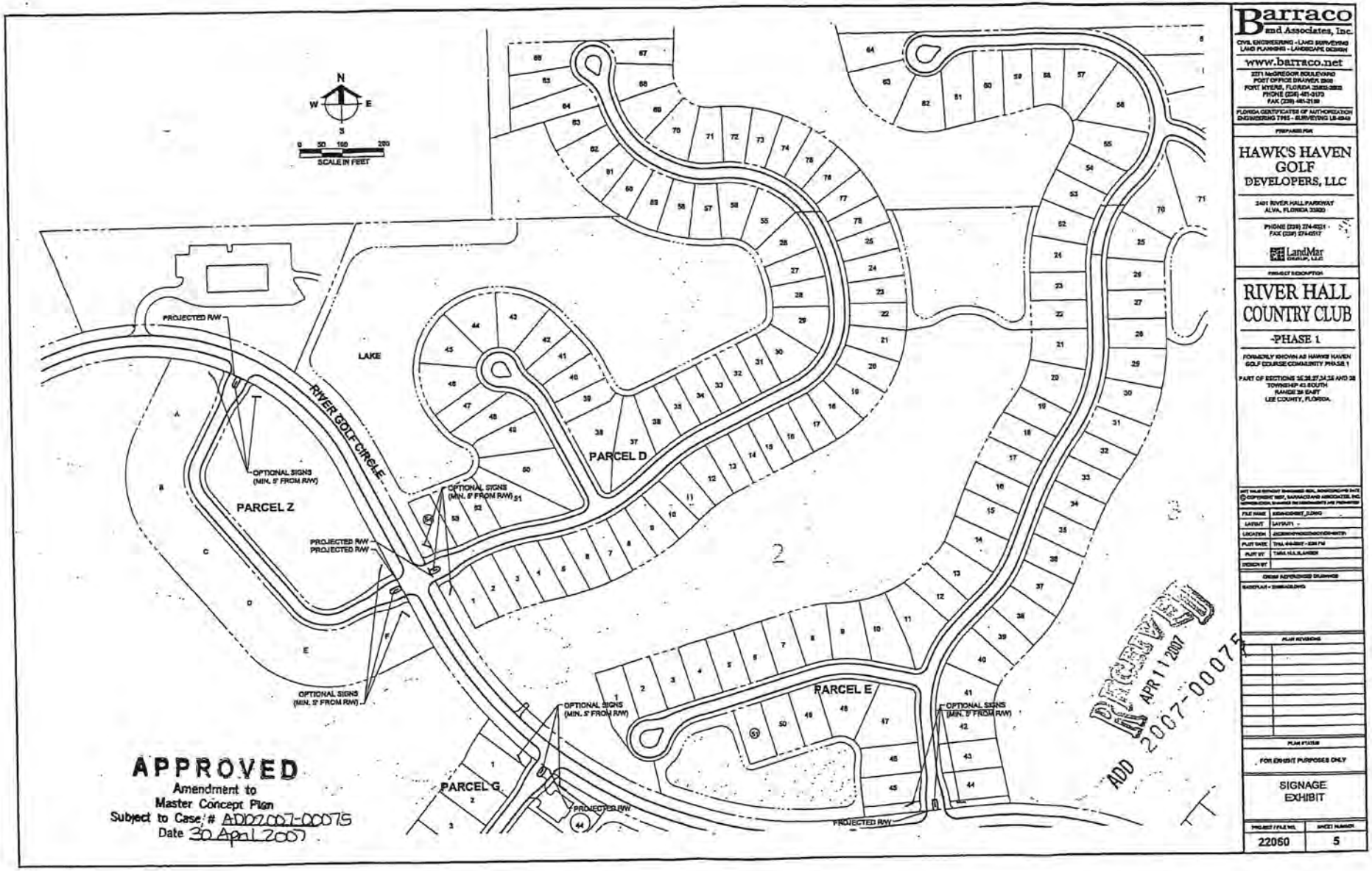
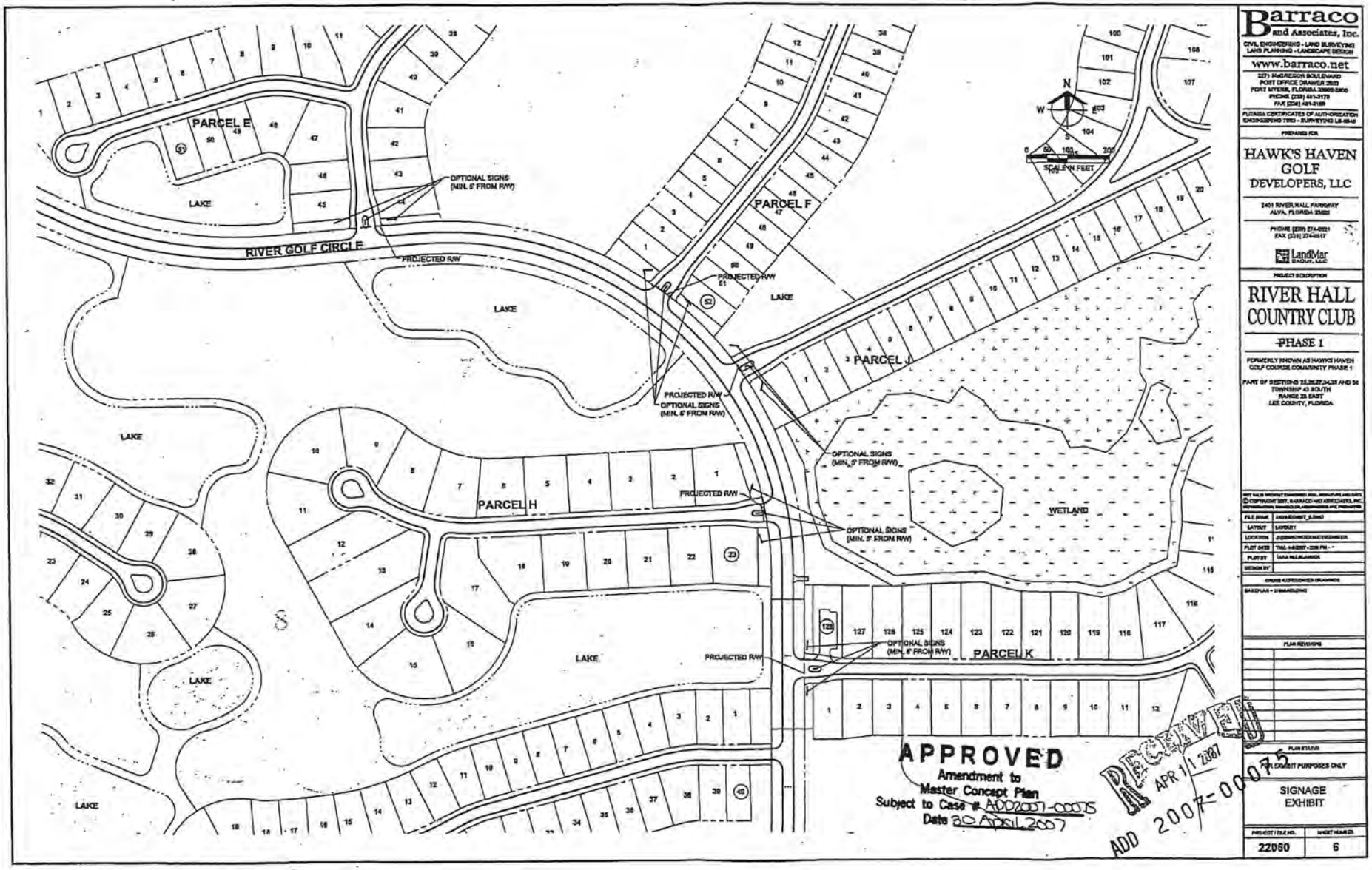
ADD2018-00058 Lee County ePlan



ADD2018-00058 Lee County ePlan



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POST OFFICE DRAWER 2803
FORT MYERS, FLORIDA 33902-2803
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 3183 · SURVEYING LB 4548

PREPARED FOR
HAWK'S HAVEN GOLF DEVELOPERS, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
PHONE (239) 274-0021
FAX (239) 274-0517
LandMar Group, LLC

PROJECT DESCRIPTION
RIVER HALL COUNTRY CLUB
PHASE 1
FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1
PART OF SECTIONS 23,26,27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

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FILE NAME
LAYOUT
LOCATION
PLOT DATE
PLOT BY
DESIGN BY
PLAN REVISIONS
PLAN STATUS
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SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	6

ADD2018-00058 Lee County ePlan

ADD2018-00058 Lee County ePlan

EXHIBIT D

Florida Department of Transportation

RICK SCOTT
GOVERNOR

2981 NE Pine Island Road
Cape Coral, FL 33909

MIKE DEW
SECRETARY

October 16, 2017

Chuck Adams
WHH Associates
9220 Bonita Springs Rd, Suite 214
Bonita Springs, FL 34135

Re: **Letter of Final Acceptance**
WHH Associates
2015-C-192-007
State Road 80 / Roadway ID: 12020 / Mile Post: 11.539 to 11.539

Your Professional Engineer has certified that the permitted improvements associated with the above referenced permits have been built in accordance with FDOT specifications. The Department is providing this letter of **Final Acceptance** of the permitted improvements. Please do not hesitate to contact me at 239-985-7856 if you have any questions or concerns.

Sincerely,

Carlos Augusto Bessa
Permits Inspector
FDOT/FMOC
2981 NE Pine Island RD
Cape Coral, FL 33909

EXHIBIT E

Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
P.O. Box 280
Fort Myers, FL 33901
Direct Dial: 239.344.1280
Direct Fax: 239.344.1535
Russell.Schropp@henlaw.com
www.henlaw.com

Henderson|Franklin
ATTORNEYS AT LAW

CONFIDENTIALITY STATEMENT

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

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To reply to our e-mail administrator directly, please send an e-mail to: administrator@henlaw.com

From: Abes, Benjamin [mailto:Benjamin.Abes@leegov.com]
Sent: Tuesday, January 30, 2018 8:00 PM
To: Russell Schropp; Jacob, Michael; Ennis, Audra
Cc: 'Grady Miars'
Subject: RE: River Hall EMS

Michael,

At the time, there was a concern about the fire district's intentions and timing at the same location. I feel confident saying we won't need the facility specified in the condition in the future since the fire district is moving forward with their plans. It will be easy enough to co-locate with them if necessary.

Ben

Benjamin Abes
Acting Director, Lee County Public Safety
Chief, Emergency Medical Services
239-533-3961
239-839-3125 cell

From: Russell Schropp [mailto:Russell.Schropp@henlaw.com]
Sent: Tuesday, January 30, 2018 2:51 PM

ADD2018-00058 Lee County ePlan

EXHIBIT F

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

MEMORANDUM

TO: Department of Community Development	FROM: Karla Llanos
COMPANY: Lee County	DATE: May 10, 2018
COPY TO:	PROJECT NUMBER: ADD2018-00058
RE: River Hall- Community Meeting Minutes	

As required by the Land Development Code, a meeting was held at the River Hall Town Hall Amenity Center on May 8, 2018 to discuss River Hall Administrative Amendment. Public notice was posted through the News-Press media group, and a sign was posted on the main entrance door at the River Hall Town Hall Amenity Center. Please refer to proof of public notice attached. A total of 14 people attended the meeting, as shown by the attached attendance sheet.

A small presentation of the request was provided followed by an open discussion. The presentation explained that the request is to update Conditions #10, 27, and 28 in Zoning Resolution Z-15-003 to reflect current conditions.

During the open discussion some of the residents asked why these conditions are needed. Further explanation was provided to clarify that the request eliminates language that is no longer necessary due to compliance. It was explained that the Condition # 10, the traffic signal is installed and a FDOT Final Acceptance has been submitted. Condition # 27 was explained that the EMS Modular Unit is no longer needed as there is another EMS Station located nearby.

Mr. Stillwell, resident, questioned why the southerly access quarterly report was stricken from Condition #28. The authorized agent indicated that this was typographical error and will be fixed before final approval. No further discussion took place regarding the proposed and residents seem content with moving the application forward.

ADD2018-00058 Lee County ePlan

Caloosahatchee Shores-Fort Myers Shores Planning Community

River Hall Community Meeting

Date: May 8, 2018

Time: 10:00 a.m.

Location: River Hall Town Hall Amenity Center

Purpose: Administrative Amendment to update Zoning Resolution and MCP to reflect current conditions.

No.	Attendee Name	Organization	Tel.#	E-mail Address
1.	Evelyn Perry	resident		
2.	Shelly Albert	"		
3.	HOLLY SCHWARTZ	resident (also)	239 209-1081	HOLLYSCH81@gmail.com
4.	Ramon Kasmauski Kanarkowski	resident	239-250-2040	rskanarx@hotmail.com
5.	CHAZ SCHOTTEL	RESIDENT	651-399-6543	CLSCHOTTEL@GMAIL.COM
6.	Kathy + Dean Rustad	"	612/280-6587	kathyrustad01@comcast.net
7.	Kent Manyboth Ford	"	239-220-6192	Kmford1221@comcast.net
8.	M. Morash	owner	330 283 9405	michael.q.howard@comcast.net
9.	GARY STICKELL	HALL RESIDENT	2397885015	SGSGMT@[illegible]
10.	Michael & Shelley Kranz	Owner	517 449 1424	SKranz1231@comcast.net
11.	Paul D. Arfon	Owner	239-693-6131	parfon@comcast.net
12.	GEORGE WIRE	OWNER	239-770-2694	FOXCOVE3@COMCAST.NET
13.	CARL BARRALS	BAI	239-461-3170	CARL@BARRALS.NET
14.	Barbara D Brule	resident	239-425-5110	Barbara309@yahoo.com
15.				
16.				
17.				
18.				
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ADD2019-00017 Lee County ePlan

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Jennifer Sapen, on behalf of Pulte Home Company, LLC filed an application for an administrative amendment to amend the property development regulations for a property located 15623 Angelica Drive, described more particularly as:

LEGAL DESCRIPTION: In Section 34, Township 43 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the subject property is zoned Residential Planned Development (RPD) and is located in the Rural Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the subject property is located within the River Hall Residential Planned Development (RPD) and was part of a larger tract of land that was originally rezoned in case number Z-99-056 (with subsequent amendments in case number ADD2004-00067A; Z-05-051; ADD2006-00164, ADD2006-00173; ADD2007-00063; ADD2007-00075; Z-15-003; ADD2017-00091 and ADD2018-00058); and

WHEREAS, the subject property is identified as Lot 4 of the Hampton Lakes at River Hall Phase One Plat recorded in the Public Records of Lee County in Instrument #2005000153004; and

WHEREAS, the subject property is located on a concave curve of Angelica Drive and is more narrow at the front than the rear (see Exhibit "B"); and

WHEREAS, the physical dimensions of the lot preclude the development of the property with the home types designed by the applicant; and

WHEREAS, the applicant has filed a request to amend the property development regulations for the subject property to permit a 4.5-foot side setback on the subject property; and

WHEREAS, the Fort Myers Shores Fire Control District has reviewed the request and offered no objection to the side setback reduction proposed by this request (see Exhibit "C"); and

WHEREAS, the subject property is located within the Caloosahatchee Shores Community Plan area as designated by the Lee Plan; and

WHEREAS, the applicant conducted an advertised public information session within the Caloosahatchee Shores Community Plan area on March 8, 2019 to describe the request and solicit public input on the request as required by Section 33-1482 of the LDC; and

WHEREAS, the applicant has provided a meeting summary document in accordance with Section 33-1482(b) of the LDC (see Exhibit "D"); and

WHEREAS, the applicant has obtained letters of no objection from surrounding property owners indicating no objection to the request (see Exhibit "E"); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application to amend the property development regulations for property located 15623 Angelica Drive is hereby **APPROVED, subject to the following conditions**:

1. **Development on the subject property must be in compliance with the site plan entitled Hampton Lakes Lot 4, Administrative Amendment, Setback Reduction, prepared by Jennifer Sapen, dated December 17, 2018, attached hereto as Exhibit "B".**

2. **The placement of HVAC or other mechanical equipment within the required side setback is prohibited in accordance with the Fire Control District correspondence attached here to as Exhibit "C".**

3. **The terms and conditions of the original zoning resolution and subsequent amendments thereto remain in full force and effect to the extent that they are not amended herein.**

4. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 4/16/2019 by

Audra Ennis, Zoning Manager
Lee County Community Development

Exhibits
Exhibit A: Legal Description
Exhibit B: Site Plan
Exhibit C: Fort Myers Shores Fire Control District Correspondence
Exhibit D: Meeting Summary Document
Exhibit E: Letters of No Objection

REVIEWED
ADD2019-00017
Daniel Munt, Planner
Lee County DCD
4/15/2019

EXHIBIT A

CASE NUMBER: ADD2019-00017

LEGAL DESCRIPTION

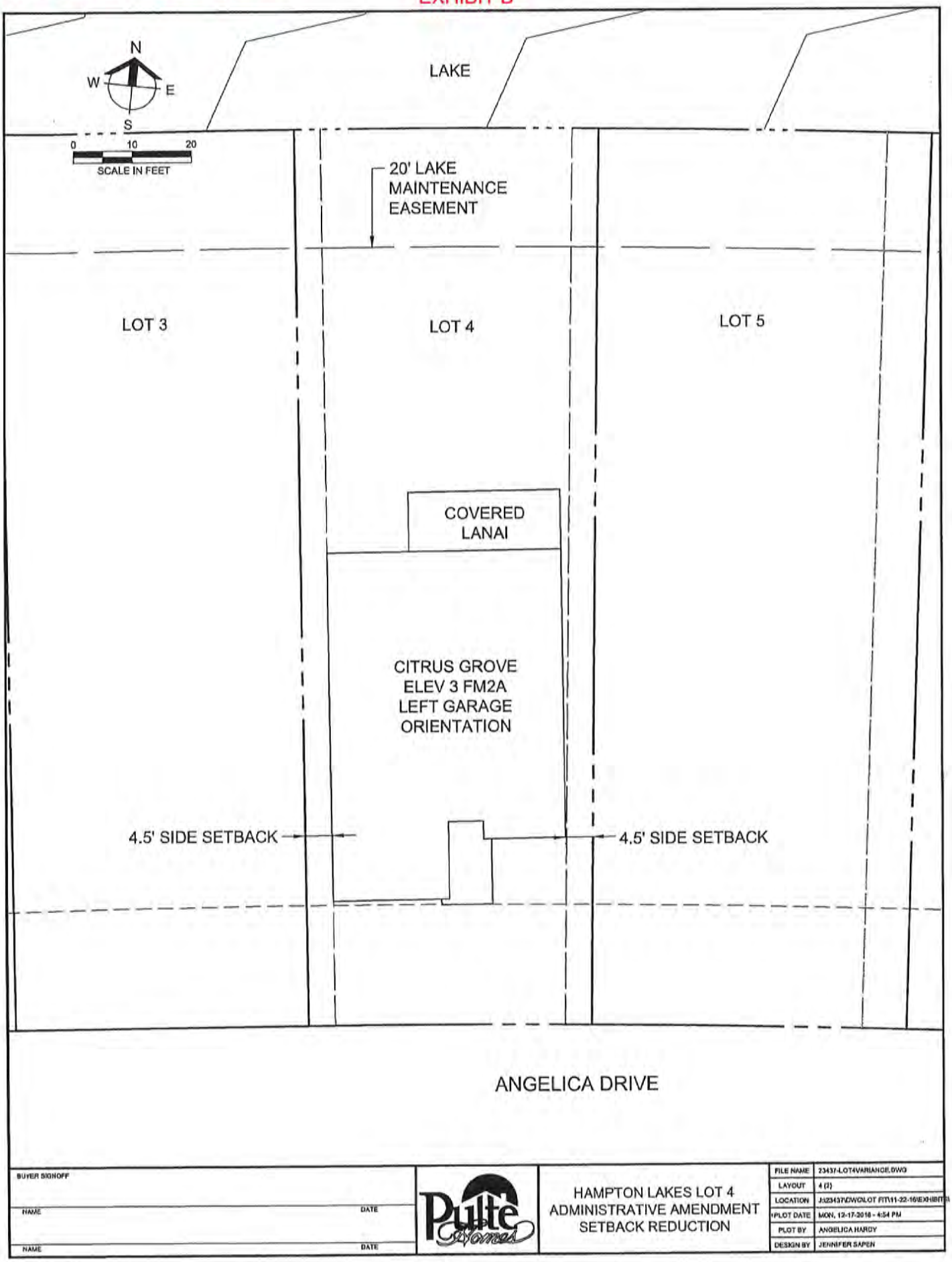
LOT 4 OF HAMPTON LAKES AT RIVER HALL, PHASE ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN INSTRUMENT 2005000153004, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

STRAP NUMBER

34-43-26-01-00000.0040

ADD2019-00017 Lee County ePlan

EXHIBIT B



BUYER SIGNOFF

NAME DATE

NAME DATE

Pulte Homes

HAMPTON LAKES LOT 4
ADMINISTRATIVE AMENDMENT
SETBACK REDUCTION

FILE NAME	23437-LOT4VARIANCE.DWG
LAYOUT	4 (2)
LOCATION	J:\23437\DWG\LOT FIT\11-22-16\EXHIBIT\
PLOT DATE	MON, 12-17-2018 - 4:54 PM
PLOT BY	ANGELICA HARDY
DESIGN BY	JENNIFER SAPEN

EXHIBIT C

Dawn Russell

To: Carl Barraco Jr
Subject: RE: River Hall Lot 4 Variance

---------- Forwarded message ----------
From: "**Robert Rewis**" <Rewis817@hotmail.com>
Date: Thu, Mar 21, 2019 at 5:27 PM -0400
Subject: RE: River Hall Lot 4 Variance
To: "Carl Barraco Jr" <CarlJr@barraco.net>

I have no objection to the setback to change from 10' down to 9 ½' and also not allowing the A/C pad to be placed on the side of the homes.

Thank you,
Robert Rewis
Deputy Chief / Fire Marshal
Lee County Fire Arson Task Force – Senior Investigator / Team Leader
Ft. Myers Shores Fire Protection & Rescue Service District
12345 Palm Beach Blvd.
Ft. Myers, FL. 33905
(239)694-2833 OFFICE
(239)694-3355 FAX

Email which is created or received by an Fort Myers Shores Fire Rescue employee in connection with the transaction of official business of Fort Myers Shores Fire Rescue is considered public record and is subject to inspection and or copying in accordance with Chapter 119, Florida Statutes and is subject to applicable state retention laws and regulations, unless exempted by law. The information contained in this e-mail message may be privileged, confidential, and protected from disclosure pursuant to F.S.S. 119.07. Any unauthorized use, printing, copying, disclosure, dissemination of or reliance upon this communication by persons other than the intended recipient may be subject to legal restriction or sanction. If you think that you have received this e-mail message in error, please reply to sender and delete this e-mail promptly

From: Carl Barraco Jr <CarlJr@barraco.net>
Sent: Wednesday, March 20, 2019 8:27 AM
To: Rewis817@hotmail.com
Subject: River Hall Lot 4 Variance

Deputy Chief Rewis,

Thank you for hosting our Community meeting last weekend.

As we discussed last week after the meeting, one of the comments Lee County Staff made is they would like correspondence from you (the Fire Marshall) that you have no objection to the requested variance. As a brief summary of the requested variance, the applicant is requesting that side setbacks be reduced from 10.0' to

9.5'. Also as discussed, the applicant has agreed to not place the AC pad on the side of the home associated with this variance.

I believe your response to this email that you have no objection will suffice for the County. Is this request something that you can provide us with? Please feel free to call my cell phone with any questions or comments.

Regards,

Carl A. Barraco, Jr., P.E.
Project Engineer
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Planners
2271 McGregor Blvd.
Fort Myers, FL 33901
(239) 461-3170 Office
(239) 633-6344 Cell
(239) 461-3169 Fax
http://www.barraco.net

File:

ADD2019-00017 Lee County ePlan

EXHIBIT D

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

MEMORANDUM

TO: Anthony Rodriguez, AICP	FROM: Jennifer Sapen, AICP
COMPANY: Lee County Community Development	DATE: March 14, 2019
COPY TO: Mike Hueniken, Pulte Homes	PROJECT NUMBER: 23473 / 21988

RE: ADD2019-00017 (Lot 4 Hampton Lakes at River Hall)
Caloosahatchee Shores Planning Community Public Information Meeting

A meeting was held Friday, March 8th at the Fort Myers Shores Fire Department located at 12345 Palm Beach Blvd, Fort Myers. The meeting was publicly advertised with the News-Press and a copy of that advertisement is included. Thirteen people attended the meeting, please see the enclosed sign-in sheet. Because multiple cases were discussed an agenda was distributed to the attendees, please see enclosed agenda.

Jennifer Sapen outlined the request to reduce the side setback for lot 4 of Hampton Lakes, located on Angelica Drive, from 5' to 4.5'. Ms. Sapen presented a master plan of River Hall to show the location of the subject lot. She then presented a graphic showing an enlarged view of lot 4 with the desired 1.5' side setbacks and the home to be placed on the lot. An explanation was given on the cause for the request; non-parallel side lot lines which prohibit home width typical for the homes of Angelica Drive. Ms. Sapen explained that the home could fit within the requested setbacks, but with a smaller lot width in the front of the lot the home would have to be pushed back further from the road than other homes on Angelica Drive, creating an odd streetscape. Attendees generally agreed that pushing the home back wouldn't be appropriate.

A member of the public, a River Hall resident, questioned whether this lot was receiving special treatment by allowing a home to exist on a smaller lot. Ms. Sapen responded by presenting a blow-up of the plat of the area surrounding lot 4, which showed that lot 4 is larger than some of the neighboring lots on the same street. Ms. Sapen explained that many lot in River hall have varying lot sizes due to pie-shaped lots, lots with drainage easements, and irregular length lots abutting preserves.

No further discussion during the meeting was had on lot 4 and no vote was taken by the board. As the contact person noted in the News-Press ad, prior to the community meeting Ms. Sapen engaged in email correspondence to answer questions. Some of the emails received required only clarity of the request. Because multiple cases were presented, there was some confusion on the request for River Hall. Once of the cases that was planned to be presented was a comprehensive plan amendment for a property not related to River Hall. Copies of that email correspondence is attached.

Legal Notices

PUBLIC NOTICE
SR 80 (CPD), River Hall (RPD), The Verandah (MPD)
COMMUNITY MEETING

PUBLIC MEETING
DATE: Friday, March 8, 2019 at 1:00 p.m.
LOCATION: Fort Myers Shores Fire Department,
12345 Palm Beach Blvd. Fort Myers, FL. 33905
APPLICANT: Barraco and Associates, Inc.
PROJECT NAMES: SR 80 (CPD), River Hall (RPD), The Verandah (MPD)
ACTION REQUESTED:
SR 80 (CPD): Lee County Comprehensive Plan Amendment to amend 24.7 acres from Urban Community Future Land Use to Central Urban Future Land Use, The request increases density from 6 units per acre to 10 units per acre. River Hall (RPD): Lee County Administrative Amendment to allow a 4.5 feet side setback on each side of lot 4 located in Hampton Lakes subdivision.
River Hall South: Development Order for 332 single family lots with associated infrastructure, to be completed in 4 phases.
River Hall Town Center: Development Order for Fitness Center expansion and supportive infrastructure, to be completed in two phases.
River Hall Maintenance Facility: Development Order for Maintenance building expansion and supportive infrastructure.
The Verandah (MPD): Lee County Administrative Amendment to allow outdoor recreation as a use near the project's entrance.
For More Information Please Contact: Jennifer Sapen, Barraco and Associates, JenniferS@barraco.net
AD# 3418649 Mar. 4, 2019

LEGAL NOTICE

EXHIBIT E

January 3, 2019

To: Lee County Zoning Department

From: RH Venture III, LLC
7807 Baymeadows Road East, Suite 205
Jacksonville, Florida 32256

Re: Side Setback Variance for Lot 4, Hampton Lakes at River Hall, Phase One
Physical Address: 15623 Angelica Drive, Alva, Florida

Dear Sir/Madam:

RH Venture III, LLC is the owner of Lot 3, Hampton Lakes at River Hall, Phase One, having a physical address of 15619 Angelica Drive, Alva, Florida (STRAP 34-43-26-01-00000.0030), which is located adjacent to the west of the above-referenced property. Pulte Home Company, LLC has requested a letter of no objection to a proposed variance from the side setback requirement along the western property line of the above-referenced property. The variance would reduce the side setback from 5.0 feet to 4.5 feet.

Please be advised that RH Venture III, LLC has no objection to this variance.

RH Venture III, LLC, a Florida limited liability company

By: _____

Its: Vice President

ADD2019-00017 Lee County ePlan

December 11, 2018

Robert & Noreen Auld
1605 Sharkey Cres
Cumberland, ON K4C 1A9
Canada

Re: Letter of No Objection

To whom:

My name is Robert & Noreen Auld and we own the home at 15627 Angelica Drive located in Hampton Lakes of River Hall. Pulte Homes has contacted me about constructing a home on the lot abutting my eastern lot line (STRAP 34-43-26-01-00000.0040). I understand that Pulte Homes is seeking to reduce the side yard setback for the above referenced parcel from 5 feet to 4.5 feet.

Please accept this correspondence as a letter of no objection to the reduced side setback.

Signature: N. Auld
Date: 1-5-19

ADD2019-00017 Lee County ePlan

December 11, 2018

Lisa & Michael Burks
15622 Angelica Drive
Alva, FL 33920

Re: Letter of No Objection

To whom:

My name is Lisa & Michael Burks and we own the home at 15622 Angelica Drive located in Hampton Lakes of River Hall. Pulte Homes has contacted me about constructing a home across from my property on the lot located on the north side of Angelica drive (STRAP 34-43-26-01-00000.0040). I understand that Pulte Homes is seeking to reduce the side yard setback for the above referenced parcel from 5 feet to 4.5 feet.

Please accept this correspondence as a letter of no objection to the reduced side setback.

Signature: Lisa Burks
Date: 12/12/18

ADD2019-00017 Lee County ePlan

December 11, 2018

Troy L Wesolek
15626 Angelica Drive
Alva, FL 33920

Re: Letter of No Objection

To whom:

My name is Troy L Wesolek and I own the home at 15626 Angelica Drive located in Hampton Lakes of River Hall. Pulte Homes has contacted me about constructing a home across from my property on the lot located on the north side of Angelica drive (STRAP 34-43-26-01-00000.0040). I understand that Pulte Homes is seeking to reduce the side yard setback for the above referenced parcel from 5 feet to 4.5 feet.

Please accept this correspondence as a letter of no objection to the reduced side setback.

Signature: _____
Date: 12.22.18

ADMINISTRATIVE AMENDMENT (PD) ADD2019-00169

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Jennifer Sapen, AICP, Barraco & Associates, on behalf of RH Ventures I, II, and III, LLC and RH Golf, LLC, filed an application for an administrative amendment to a Residential and Commercial Planned Development known as River Hall to amend the Master Concept Plan (MCP) to expand a previously approved clubhouse amenity parcel and to re-designate an existing R-1 tract to RMF-1 on property located in River Hall, described more particularly as:

LEGAL DESCRIPTION: In Section 35, Township 43 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned by Resolution Z-99-056, with subsequent amendments in case number ADD2004-00067A, Resolution Z-05-051, ADD2006-00164, ADD2006-00173, ADD2007-00063, ADD2007-00075, Resolution Z-15-003, ADD2017-00091, ADD2018-00058, and ADD2019-00017; and

WHEREAS, the subject property is located in the Rural and Sub-Outlying Suburban Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, the most recently adopted Master Concept Plan (MCP) depicts a ±10-acre club site located near the intersection of River Hall Parkway and River Golf Circle, each of which are identified on the adopted MCP as "Spine Road" (see Exhibit "B"); and

WHEREAS, the applicant has filed a request to amend the approved MCP to increase the size of the club tract to permit a maximum tract size of 15 acres (see Exhibit "B"); and

WHEREAS, the applicant's request narrative notes that the proposed expansion area abuts the existing club tract to the north and the existing golf course to the south, east, and west (see Exhibit "C"); and

WHEREAS, the applicant also proposes to re-designate an existing residential pod to the south of the expanded club tract from R-1 to RMF-1 to permit a broader range of dwelling unit types adjacent to the expanded club tract and golf course (see Exhibits "B" and "C"); and

WHEREAS, the R-1 area proposed to be re-designated RMF-1 consists of 39 platted single-family residential lots and is identified as Block S of the River Hall Country Club, Phase Two plat recorded in the Public Records of Lee County in Instrument Number 2006000409514 (see Exhibit "D"); and

WHEREAS, the proposed change in designation will facilitate the development of a broader range of dwelling unit types near established amenities, will permit greater use of the amenity facilities, and will promote walkability within the development (see Exhibit "D"); and

WHEREAS, the proposed MCP depicts changes to the configuration of certain lakes and development areas inside of River Golf Circle in addition to the aforementioned amendments (see Exhibit "B"); and

WHEREAS, the subject property is located within the Caloosahatchee Shores Planning Community established by the Lee Plan; and

WHEREAS, Section 33-1482 of the Lee County Land Development Code requires the owner or agent of a planned development zoning action to conduct one publicly-advertised information session within the Caloosahatchee Shores Planning Community prior to obtaining approval or finding of sufficiency; and

WHEREAS, the applicant conducted a public information session in accordance with this requirement on January 10, 2020, and has provided a meeting summary document as required by the LDC (see Exhibit "E"); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval of an amendment to the River Hall Residential and Commercial Planned Development is **APPROVED subject to the following conditions:**

1. **The development must be in compliance with the Previously Approved Typical Sections, Master Concept Plan, and Proposed Details (Pages 3 through 5) of the amended five-page Master Concept Plan entitled River Hall RPD/CPD, last revised February 13, 2020, a reduced copy of which is attached hereto as Exhibit "B."**

2. **The terms and conditions of the original zoning resolution and subsequent amendments thereto, except as modified herein, remain in full force and effect.**

3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 2/14/2020

Mikki Rozdolski, Planning Manager
Lee County

List of Exhibits
Exhibit A: List of STRAP Numbers
Exhibit B: Master Concept Plan
Exhibit C: Request Narrative
Exhibit D: River Hall Country Club, Phase Two Plat, Block S
Exhibit E: Public Information Session Meeting Summary

REVIEWED
ADD2019-00169
Daniel Munt, Planner
Lee County DCD
10/28/2019

EXHIBIT A

CASE NUMBER: ADD2019 -00169

STRAP NUMBERS

35-43-26-03-00F01.0000

35-43-26-00-00001.0000

35-43-26-03-0000S.0290

35-43-26-03-0000S.0300

35-43-26-00-00002.0000

35-43-26-03-0000S.0280

ADD2019-00169 Lee County ePlan

EXHIBIT B

MASTER CONCEPT PLAN

FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

PROJECT DATA

SITE ADDRESS
HAWK'S HAVEN DEVELOPERS, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
(239) 274-0321
(239) 274-0517

PROJECT DATUM
FLORIDA STATE PLANE WEST ZONE (NAD1983/90)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING
HAWK'S HAVEN RPD

RECORD PLAT
APPROVED

FLOOD ZONE
ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0350B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 8) AND ZONE B.

STRAP NUMBERS

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	APPROVED	PERMIT NO. 36-04006-P
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. DOS2004-00138
LEE COUNTY DEPARTMENT OF HEALTH	APPROVED	PERMIT NO. 0125120-117 DSGP
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	APPROVED	PERMIT NO. 47040-084-DWC
F.D.O.T. CONNECTION PERMIT	N/A	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-
F.D.O.T. UTILITY PERMIT	N/A	-
ARMY CORPS OF ENGINEERS	N/A	-
F.D.E.P. NOTICE OF INTENT	ISSUED	PERMIT NO. FLR10Y480

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

DESIGN TEAM

PROJECT ENGINEER
CARL A. BARRACO, P.E.

PROJECT MANAGEMENT
CHRIS VAN BUSKIRK

DESIGN ENGINEER
TIM GAVIN, P.E.

PROJECT SURVEYOR
SCOTT WHEELER, P.S.M.

LEAD DESIGN TECHNICIAN
WES KAYNE, E.I.

SITE PLANNING
JENNIFER SAPEN

DESIGN STAFF
TOM R. HOLMLUND

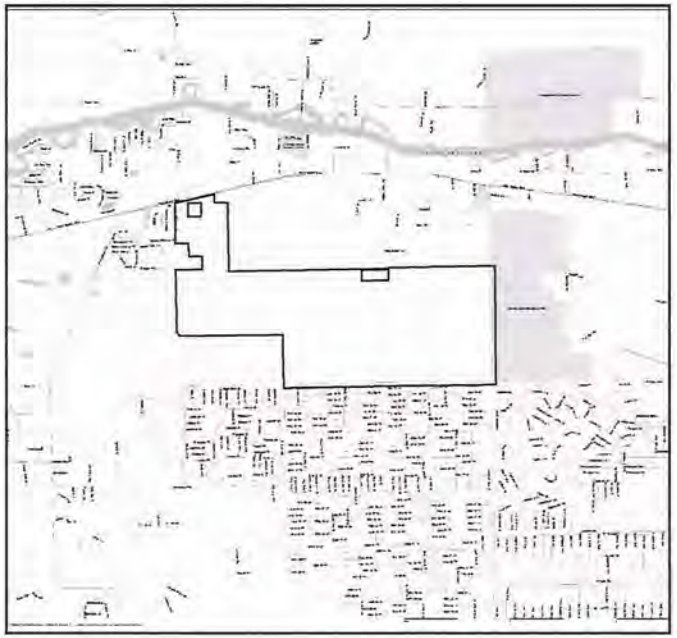
LANDSCAPE DESIGN

QUALITY CONTROL
TOM R. HOLMLUND

RECORD DRAWINGS

THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION

N
W E
S

LOCATION MAP

0 1500 3000 6000
SCALE IN FEET

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21988Z01.DWG
2	MASTER CONCEPT PLAN ALTERNATE "A"	B	21988Z02.DWG
3	MASTER CONCEPT PLAN ALTERNATE "B"	-	21988Z02B.DWG
4	PROPOSED DETAILS	-	21988Z03.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21988A00.DWG

Barraco and Associates, Inc.
CIVIL ENGINEERING • LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33903-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 • SURVEYING LB-6940

PREPARED FOR:

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION:

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL SIGNATURE AND DATE
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IN PRODUCTION, CHANGE E ON ASSOCIATE MEANS (NO) HIT LIST

FILE NAME	21988Z01.DWG
LOCATION	J:\21988\DWG\ZDANG\ZDWG
PLOT DATE	THU, 2-13-2020 - 2:28 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS:
MASTER - BAI-COVER-1.DWG

PLAN REVISIONS

4-17-07	AMEND MCP
1-23-15	REVISED PER RAI'S.SPG (2-15-00)
5-29-18	AMEND MCP & CONO (ADD2018-00058)
2-13-20	EXPAND CLUB

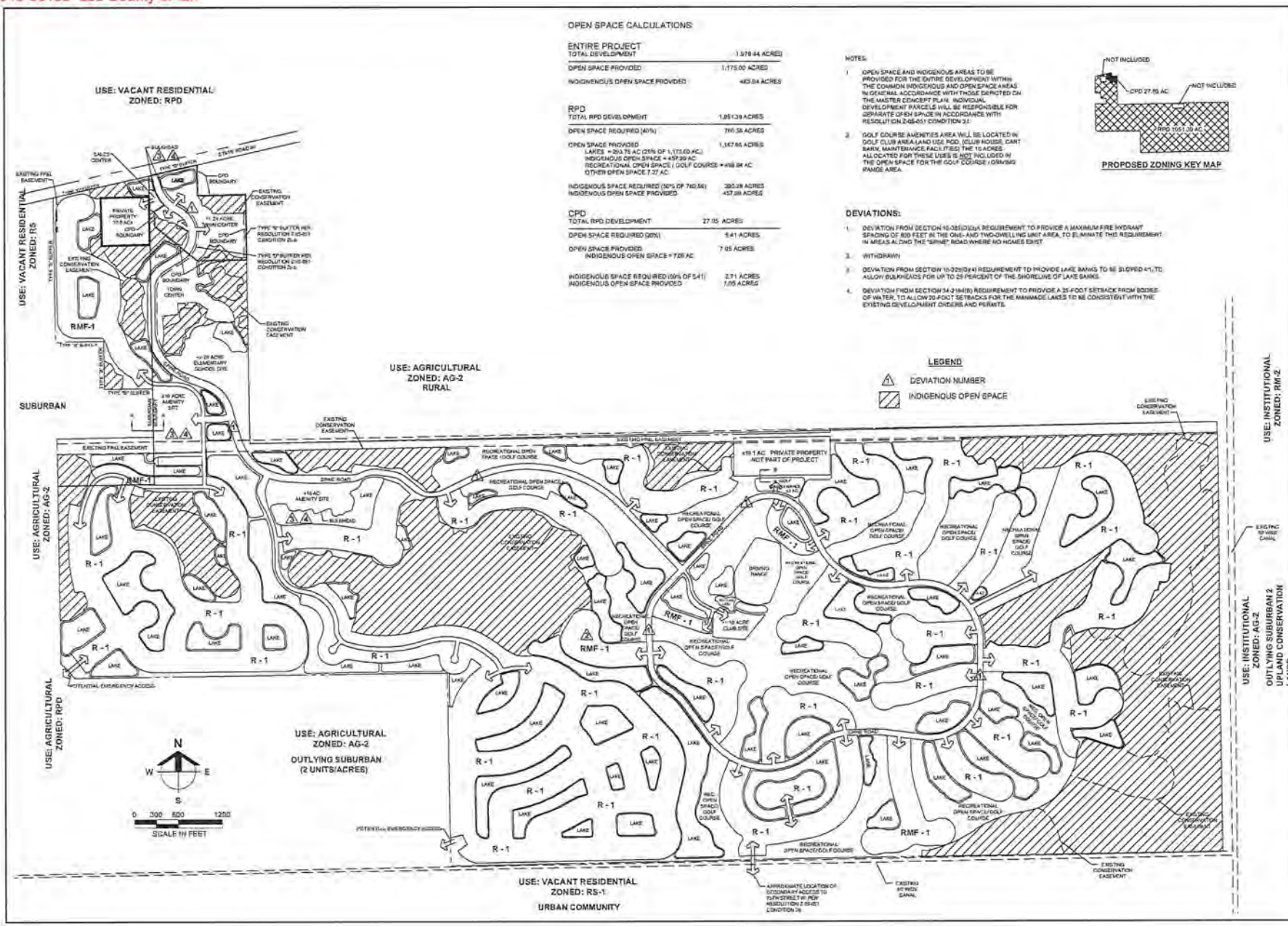
PLAN STATUS:

FOR EXHIBIT USE ONLY

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
21988	1

ADD2019-00169 Lee County ePlan



OPEN SPACE CALCULATIONS:

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.64 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED LAKES = 293.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.99 AC. RECREATIONAL OPEN SPACE / GOLF COURSE = 498.84 AC. OTHER OPEN SPACE 7.37 AC.	1,167.65 ACRES
INDIGENOUS SPACE REQUIRED (30% OF 780.56) INDIGENOUS OPEN SPACE PROVIDED	390.28 ACRES 457.99 ACRES

CPD

TOTAL RPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (30%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC.	7.05 ACRES
INDIGENOUS SPACE REQUIRED (30% OF 5.41) INDIGENOUS OPEN SPACE PROVIDED	2.71 ACRES 7.05 ACRES

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 2.I.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA (LAND USE POD) (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 15 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.

PROPOSED ZONING KEY MAP

DEVIATIONS:

1. DEVIATION FROM SECTION 10-329(d)(4) REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 600 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
3. WITHDRAWN
3. DEVIATION FROM SECTION 10-329(d)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7185 - SURVEYING LB-4840

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 208
JACKSONVILLE, FL 32256
PHONE (904) 565-1259
FAX (904) 996-2491

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 45 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	21988SDA.DWG
LOCATION	J:\21988\DWG\CHING\DWG
PLOT DATE	THU, 3-19-2020 - 3:29 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCE DRAWINGS:
BASE PLAN = 21988SDB.DWG

PLAN REVISIONS:

4-17-07	AMEND MCP
1-23-15	REVISED PER PDR SHQ (Z-15-002)
5-23-19	AMEND MCP & ECHO (ADD2019-00099)
3-19-20	EXPAND CLUB

PLAN STATUS:

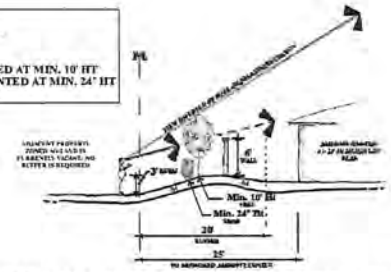
FOR EXHIBIT USE ONLY

PREVIOUSLY APPROVED MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21988	2

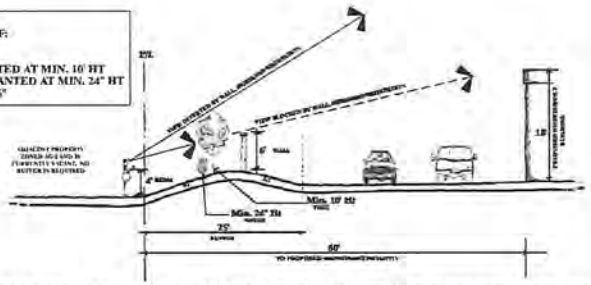
ADD2019-00169 Lee County ePlan

PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)
NTS

PROPOSED
25' BUFFER CONSISTING OF:
4' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR GOLF COURSE MAINTENANCE FACILITY (SECTION B-B)
NTS

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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR:

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SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-3461

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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LOCATION	J:\21\21988\ZON\21988ZON-
PLOT DATE	THU, 2-13-2020 - 3:23 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
4-17-07	AMEND MCP
1-23-15	REVISED PER HEA'S PQ (Z-15-002)
5-25-18	AMEND MCP & CONS (ADD2018-00058)
2-13-20	SUBMISSION

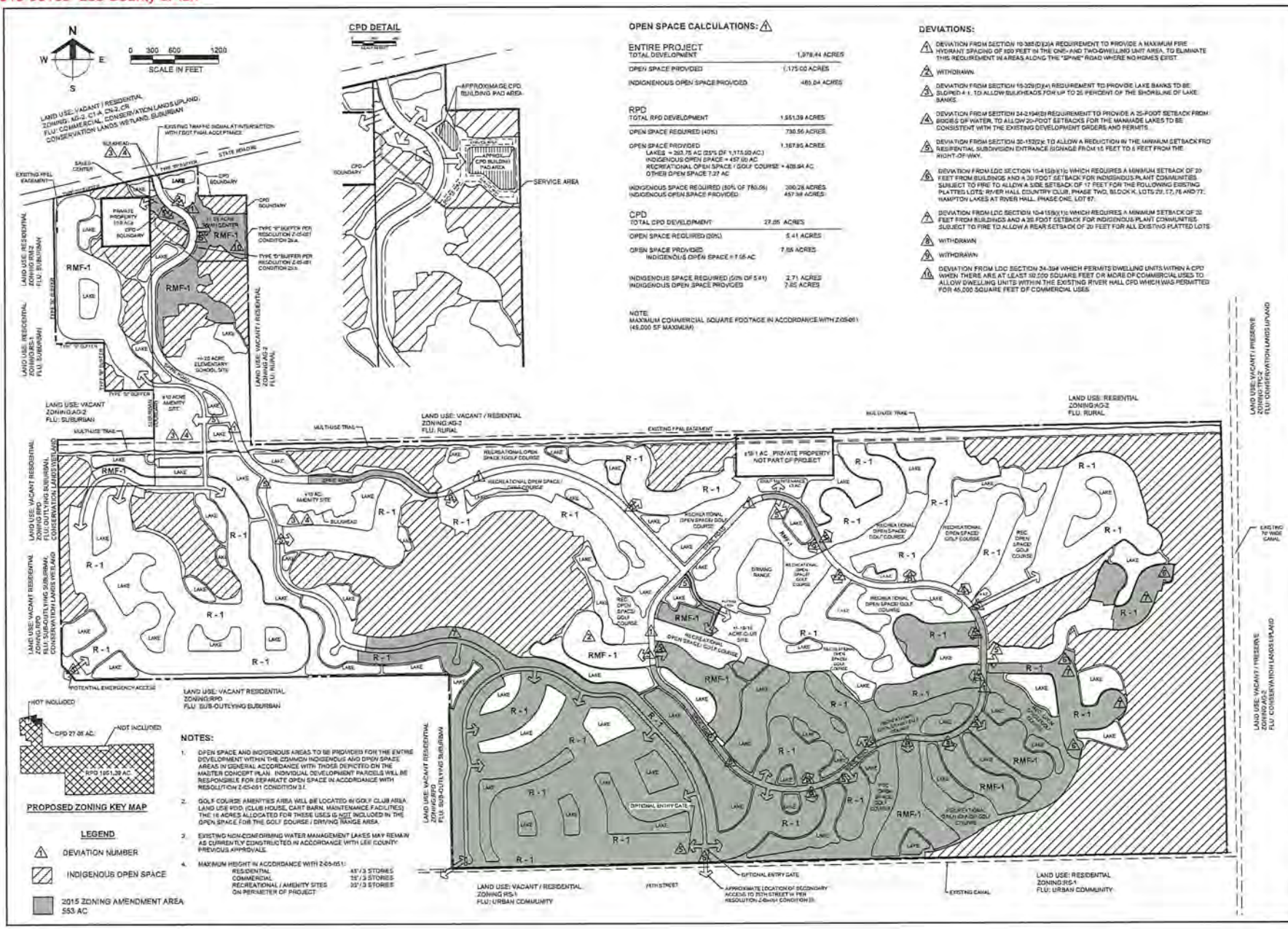
PLAN STATUS:

FOR EXHIBIT USE ONLY

PREVIOUSLY APPROVED TYPICAL SECTIONS

PROJECT / FILE NO.	SHEET NUMBER
21988	3

DD2019-00169 Lee County ePlan



OPEN SPACE CALCULATIONS: ⚠

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,979.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	485.04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	730.56 ACRES
OPEN SPACE PROVIDED LAKES = 263.75 AC (25% OF 1,175.00 AC.) INDIGENOUS OPEN SPACE = 457.00 AC RECREATIONAL OPEN SPACE / GOLF COURSE = 409.84 AC OTHER OPEN SPACE 7.27 AC	1,167.95 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 780.06) INDIGENOUS OPEN SPACE PROVIDED	390.28 ACRES 457.00 ACRES

CPD

TOTAL CPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED INDIGENOUS OPEN SPACE = 7.05 AC	7.05 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 5.41) INDIGENOUS OPEN SPACE PROVIDED	2.71 ACRES 7.05 ACRES

NOTE:
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051 (45,000 SF MAXIMUM)

DEVIATIONS:

1. ⚠ DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 500 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
2. ⚠ WITHDRAWN.
3. ⚠ DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW SEAWALLS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. ⚠ DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM EDGES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.
5. ⚠ DEVIATION FROM SECTION 30-153(2)c TO ALLOW A REDUCTION IN THE MINIMUM SETBACK FRO RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE FROM 15 FEET TO 5 FEET FROM THE RIGHT-OF-WAY.
6. ⚠ DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 20 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 29, 17, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 67.
7. ⚠ DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 20 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
8. ⚠ WITHDRAWN
9. ⚠ WITHDRAWN
10. ⚠ DEVIATION FROM LDC SECTION 34-394 WHICH PERMITS DWELLING UNITS WITHIN A CPD WHEN THERE ARE AT LEAST 50,000 SQUARE FEET OR MORE OF COMMERCIAL USES TO ALLOW DWELLING UNITS WITHIN THE EXISTING RIVER HALL CPD WHICH WAS PERMITTED FOR 45,000 SQUARE FEET OF COMMERCIAL USES.

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA. LAND USE POD (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 18 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT IN ACCORDANCE WITH Z-05-051:

RESIDENTIAL	45' / 3 STORIES
COMMERCIAL	35' / 3 STORIES
RECREATIONAL / AMENITY SITES	35' / 3 STORIES
ON PERIMETER OF PROJECT	

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FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 · SURVEYING LB-6940

PREPARED FOR

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JACKSONVILLE, FL 32256

PHONE (904) 562-1308
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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LOCATION	H:\21988\DWG\ZONING\DWG
PLOT DATE	THU, 5-13-2020 - 3:28 PM
PLOT BY	ANGELICA HARDY
CROSS REFERENCED DRAWINGS	
BASEMAP = 21988Z02.DWG	

PLAN REVISIONS

4-17-07	AMEND MCP
1-23-15	REVISED PKWY HOLES PER (Z-15-010)
5-29-19	AMEND MCP & ZONING (ADD2019-00035)
2-13-20	EXPAND CLUB

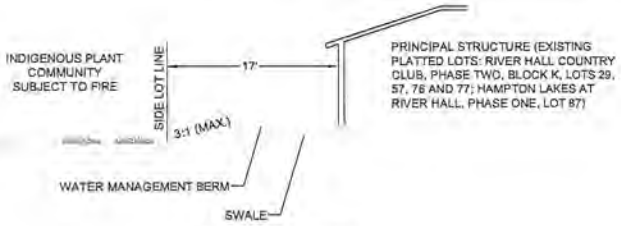
PLAN STATUS

FOR EXHIBIT USE ONLY

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21988	4

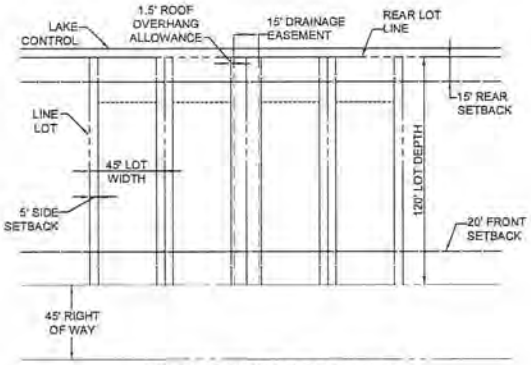
ADD2019-00169 Lee County ePlan



6 DEVIATION 6 DETAIL



7 DEVIATION 7 DETAIL



SINGLE FAMILY TYPICAL LOT DETAIL

SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH:	45 FEET
DEPTH:	120 FEET
LOT SIZE:	5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD:	PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET
SIDE:	5 FEET, SEE CONDITION 2.b.i.
REAR:	15 FEET
WATERBODY:	20 FEET
ACCESSORY:	5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

2.b.i. STRUCTURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOOPS, WALLS, etc. MAY NOT BE LOCATED WITHIN THE REQUIRED 5-FOOT SIDE SETBACK OF EACH LOT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORD MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED.

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FAX (239) 481-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7865 - SURVEYING LB 4840

PREPARED FOR

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FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS:
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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ALL PROJECTS FILE: C:\Work\21988.zip\21988-ARCH.dwg, Layout: 5

FILE NAME	21988-ARCH.DWG
LOCATION	J:\21988\PDD\ZONING\2019\
PLOT DATE	THU, 2/13/2020 - 3:38 PM
PLOT BY	ANGELICA HARDY

CROSS-REFERENCED DRAWINGS

PLAN REVISIONS

4-17-17	AMEND MCP
1-22-19	REVISED PER RAI & SPO (Z-13-001)
3-22-19	AMEND MCP & DOHP (ADD2019-00063)
2-13-20	EXPAND CLUB

PLAN STATUS

FOR EXHIBIT USE ONLY

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
21988	5

ADD2019-00169 Lee County ePlan

EXHIBIT C

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

RIVER HALL
RESIDENTIAL PLANNED DEVELOPMENT
NARRATIVE

Pursuant to LDC Sec. 34-380 the proposed amendment to the planned development (PD) is to allow:

1. **The proposed amendment seeks to revise the Master Concept Plan (MCP) to allow an expansion of the River Hall Country Club Clubhouse amenity parcel and allow RMF-1 on Block S.**

The land within the amendment area is located on 6 parcels. The northern parcel includes the existing clubhouse and golf course, owned by RH Golf, LLC. No changes are proposed to the existing amenities. The proposed ADD seeks only to expand the clubhouse parcel for additional amenities and allow RMF-1 on Block S of the enclosed plat. The remaining 5 parcels are undeveloped parcels. Three are vacant platted lots within the River hall Country Club Phase Two plat, on future Stoneville Drive and owned by RH Venture III, LLC. The remaining two parcels are vacant future development tracts owned by RH Venture I, LLC and RH Venture II, LLC.

Amending the MCP is the first step to allow the proposed expansion. The D.O. and plat for the parcels within River Hall Country Club Phase Two will also need to be amended in future permitting efforts. Due to the location of the expansion area, Stoneville Drive allows the opportunity for the residents of that parcel to conveniently access the expanded amenity area.

No adverse impact to adjacent land owners will occur through approval of the requested amendment. As shown on the enclosed MCP, the proposed expansion abuts the existing club site to the north, recreational open space/golf course to the east, west, and south, and undeveloped residential lots to the south. The expansion will also provide additional benefits to the community's residents by promoting cohesion of the amenity center's new and existing features. Creating a resort-style opportunity for the expanded amenity area, the MCP also shows an enlarged lake abutting the new amenities. In addition, a publicly advertised meeting is required prior to approval of this amendment, affording residents the opportunity to voice any questions or concerns regarding the proposed amendment.

Approval of the proposed amendment would allow flexibility to place more density near amenity features. River Hall Country Club, Phase Two Block S is adjacent to the proposed Country Club expansion, as shown on sheet 2 of the enclosed plat, and would enhance the development for a larger number of residents if two-family attached and multi-family (RMF-1) were allowed. Block S is composed of lots 1 -39, as shown on sheet 24 and 25 of the enclosed plat, only providing up to 39 single family dwelling units with a superior location in relation to the club house amenities, which will be further reduced with the proposed clubhouse expansion. By allowing RMF uses such as townhouses or two-family attached on Block S, more residents will be in close proximity to the expanded Country

Club, benefitting the residents and development alike by promoting walkability and use of the Country Club's facilities.

The requested expansion and RMF uses may be approved administratively per the guidelines of LDC Section 34-380(b). Compliant with Section 34-174(j) of the LDC, The proposed expansion to the amenity area and RMF-1 on Block S will not increase height or density, will not underutilize public resources/infrastructure or reduce open space, preserve, or buffers and will have no adverse impact to surrounding land uses. Furthermore, the proposed amendment will be consistent with all applicable provisions of the Lee Plan and land development regulations in effect.

EXHIBIT D

RIVER HALL COUNTRY CLUB, PHASE TWO

A SUBDIVISION LYING IN SECTIONS 25, 26, 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

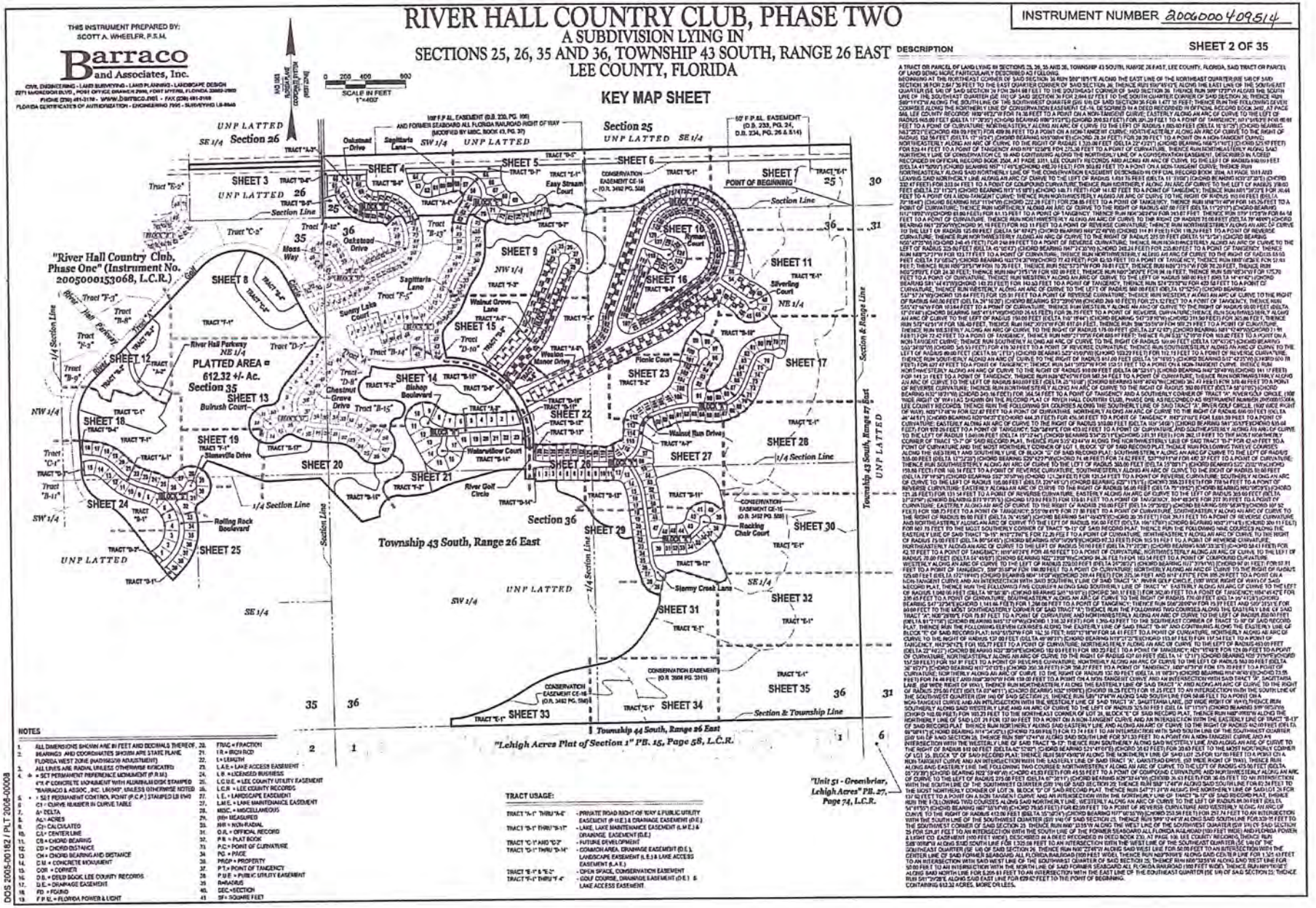
INSTRUMENT NUMBER 2006000409514

SHEET 2 OF 35

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING - LANDSCAPE DESIGN
2271 McGREGOR BLVD., POST OFFICE DRAWER 2996, FORT MYERS, FLORIDA 33902-2996
PHONE (239) 481-3136 - WWW.BARRACO.NET - FAX (239) 481-3168
FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7995 - SURVEYING LB 6648

KEY MAP SHEET



DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 25, 26, 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 36 RUN S89°18'51"E ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 36 FOR 2,647.35 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 36; THENCE RUN S89°49'05"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 25 FOR 2644.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE RUN S89°17'39"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 25 FOR 2,644.22 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE RUN S89°19'47"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 26 FOR 1,477.16 FEET; THENCE RUN THE FOLLOWING SEVEN COURSES ALONG THE NORTHERLY LINE OF CONSERVATION EASEMENT CE-16, DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORD BOOK 3462, AT PAGE 566, LEE COUNTY RECORDS: N39°49'52"W FOR 74.18 FEET TO A POINT ON A NON-TANGENT CURVE; EASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 965.00 FEET (DELTA 17°35'00") (CHORD BEARING N88°31'23"E) (CHORD 295.03 FEET) FOR 296.13 FEET TO A POINT OF TANGENCY; N79°43'53"E FOR 61.61 FEET TO A POINT OF CURVATURE; NORTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 1,850.00 FEET (DELTA 15°37'25") (CHORD BEARING N63°27'25"E) (CHORD 502.78 FEET) FOR 504.46 FEET TO A POINT OF TANGENCY; THENCE RUN N47°10'42"E FOR 1,152.54 FEET TO A POINT OF CURVATURE; NORTHEASTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 1,150.00 FEET (DELTA 17°35'00") (CHORD BEARING N55°58'12"E) (CHORD 351.66 FEET) FOR 352.92 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN NORTHEASTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 1,320.00 FEET (DELTA 22°43'21") (CHORD BEARING N65°51'14"E) (CHORD 520.19 FEET) FOR 523.44 FEET TO A POINT OF TANGENCY AND RUN N74°12'36"E FOR 275.36 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID NORTHERLY LINE OF CONSERVATION CE-16 AND CONTINUING ALONG THE NORTHERLY LINE OF A CONSERVATION EASEMENT, DESCRIBED IN A DEED RECORDED IN OFFICIAL RECORD BOOK 2504, AT PAGE 3311, LEE COUNTY RECORDS AND ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 1450.00 FEET (DELTA 41°10'00") (CHORD BEARING N53°17'43"E) (CHORD 1019.90 FEET) FOR 1041.62 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN NORTHEASTERLY ALONG SAID NORTHERLY LINE OF THE CONSERVATION EASEMENT DESCRIBED IN OFF CIAL RECORD BOOK 2504, AT PAGE 3311 AND LEAVING SAID NORTHERLY LINE ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 1,450.15 FEET (DELTA 11°15'00") (CHORD BEARING N37°27'53"E) (CHORD 332.47 FEET) FOR 333.04 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 378.63 FEET (DELTA 22°11'27") (CHORD BEARING N11°15'18"E) (CHORD 148.71 FEET) FOR 141.87 FEET TO A POINT OF TANGENCY; THENCE RUN N01°39'25"E FOR 30.46 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN NORTHWESTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 193.00 FEET (DELTA 70°16'48") (CHORD BEARING N53°11'04"W) (CHORD 222.28 FEET) FOR 236.65 FEET TO A POINT OF TANGENCY; THENCE RUN N18°19'40"W FOR 145.26 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 407.99 FEET (DELTA 11°25'27") (CHORD BEARING N12°36'57"W) (CHORD 81.80 FEET) FOR 81.93 FEET TO A POINT OF TANGENCY; THENCE RUN N06°54'14"W FOR 29.87 FEET; THENCE RUN S75°13'58"W FOR 84.58 FEET TO A POINT OF CURVATURE; THENCE RUN WESTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 75.00 FEET (DELTA 79°48'46") (CHORD BEARING N64°41'39"W) (CHORD 96.16 FEET) FOR 104.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 125.00 FEET (DELTA 54°47'42") (CHORD BEARING N62°22'48"W) (CHORD 114.91 FEET) FOR 119.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 225.00 FEET (DELTA 51°57'00") (CHORD BEARING N62°47'25"W) (CHORD 197.23 FEET) FOR 204.01 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 225.00 FEET (DELTA 51°57'00") (CHORD BEARING N62°47'25"W) (CHORD 197.23 FEET) FOR 204.01 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 125.00 FEET (DELTA 54°47'42") (CHORD BEARING N62°22'48"W) (CHORD 114.91 FEET) FOR 119.54 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN NORTHWESTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 75.00 FEET (DELTA 79°48'46") (CHORD BEARING N64°41'39"W) (CHORD 96.16 FEET) FOR 104.47 FEET TO A POINT OF TANGENCY; THENCE RUN S75°13'58"W FOR 84.58 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 407.99 FEET (DELTA 11°25'27") (CHORD BEARING S12°36'57"E) (CHORD 81.80 FEET) FOR 81.93 FEET TO A POINT OF TANGENCY; THENCE RUN S06°54'14"E FOR 29.87 FEET; THENCE RUN S18°19'40"E FOR 145.26 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 193.00 FEET (DELTA 70°16'48") (CHORD BEARING S53°11'04"E) (CHORD 222.28 FEET) FOR 236.65 FEET TO A POINT OF TANGENCY; THENCE RUN S89°03'28"E FOR 24.30 FEET; THENCE RUN N89°31'51"W FOR 182.98 FEET; THENCE RUN N00°28'09"E FOR 84.19 FEET; THENCE RUN S89°46'04"W FOR 175.70 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN NORTHWESTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 587.00 FEET (DELTA 14°35'00") (CHORD BEARING S81°14'43"W) (CHORD 149.13 FEET) FOR 149.45 FEET TO A POINT OF TANGENCY; THENCE RUN S73°57'13"W FOR 143.50 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 1,150.00 FEET (DELTA 24°22'47") (CHORD BEARING S85°58'37"W) (CHORD 485.80 FEET) FOR 489.36 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE RUN N00°28'09"E FOR 1,335.08 FEET; THENCE RUN N89°31'51"W FOR 1,320.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 36; THENCE RUN N00°28'09"E ALONG SAID WEST LINE FOR 1,335.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 612.32 ACRES, MORE OR LESS.

NOTES

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2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/90 ADJUSTMENT)
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5. • = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6648
6. C1 = CURVE NUMBER IN CURVE TABLE
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17. D.E. = DRAINAGE EASEMENT
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TRACT USAGE:

TRACT "A-1" THRU "A-4"	- PRIVATE ROAD RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT (P.U.E.) & DRAINAGE EASEMENT (D.E.).
TRACT "B-1" THRU "B-11"	- LAKE, LAKE MAINTENANCE EASEMENT (L.M.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "C-1" AND "C-2"	- FUTURE DEVELOPMENT
TRACT "D-1" THRU "D-14"	- COMMON AREA, DRAINAGE EASEMENT (D.E.), LANDSCAPE EASEMENT (L.E.) & LAKE ACCESS EASEMENT (L.A.E.)
TRACT "E-1" & "E-2"	- OPEN SPACE, CONSERVATION EASEMENT
TRACT "F-1" THRU "F-4"	- GOLF COURSE, DRAINAGE EASEMENT (D.E.) & LAKE ACCESS EASEMENT.

DOS 2005-00162 / PLT 2006-00008

RIVER HALL COUNTRY CLUB, PHASE TWO

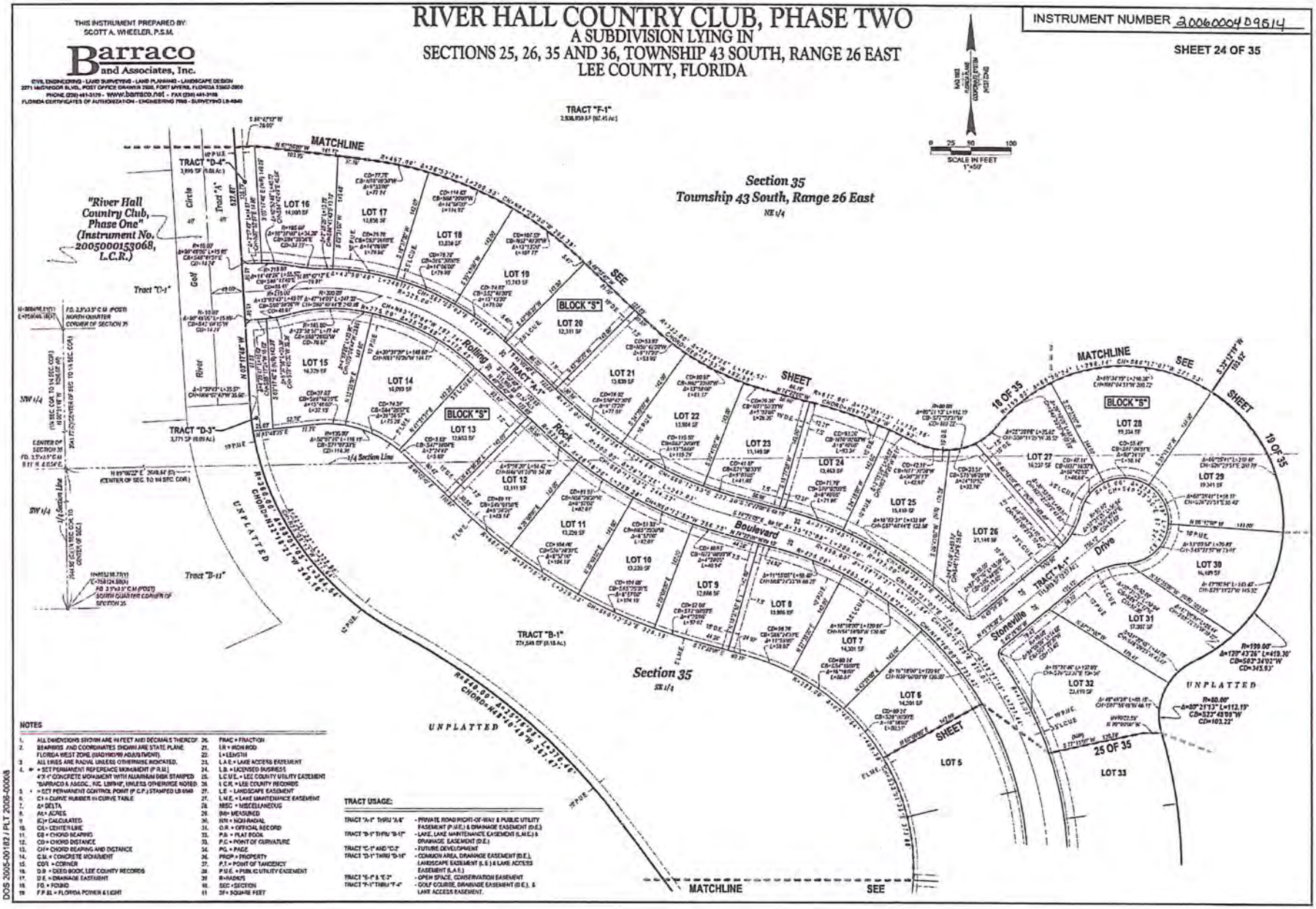
A SUBDIVISION LYING IN
SECTIONS 25, 26, 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000040614

SHEET 24 OF 35

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING - LANDSCAPE DESIGN
2271 McGREGOR BLVD., POST OFFICE DRAWER 2000, FORT MYERS, FLORIDA 33902-2000
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING #968 - SURVEYING LB 4840



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TRACT USAGE:

TRACT "A-1" THRU "A-6"	- PRIVATE ROAD RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT (P.U.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "B-1" THRU "B-11"	- LAKE, LAKE MAINTENANCE, EASEMENT (L.M.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "C-1" AND "C-2"	- FUTURE DEVELOPMENT
TRACT "D-1" THRU "D-14"	- COMMON AREA, DRAINAGE EASEMENT (D.E.), LANDSCAPE EASEMENT (L.E.) & LAKE ACCESS EASEMENT (L.A.E.)
TRACT "E-1" & "E-2"	- OPEN SPACE, CONSERVATION EASEMENT
TRACT "F-1" THRU "F-4"	- GOLF COURSE, DRAINAGE EASEMENT (D.E.), & LAKE ACCESS EASEMENT.

DOS 2005-00182 / PLT 2006-00008

ADD2019-00169 Lee County ePlan

RIVER HALL COUNTRY CLUB, PHASE TWO

A SUBDIVISION LYING IN SECTIONS 25, 26, 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

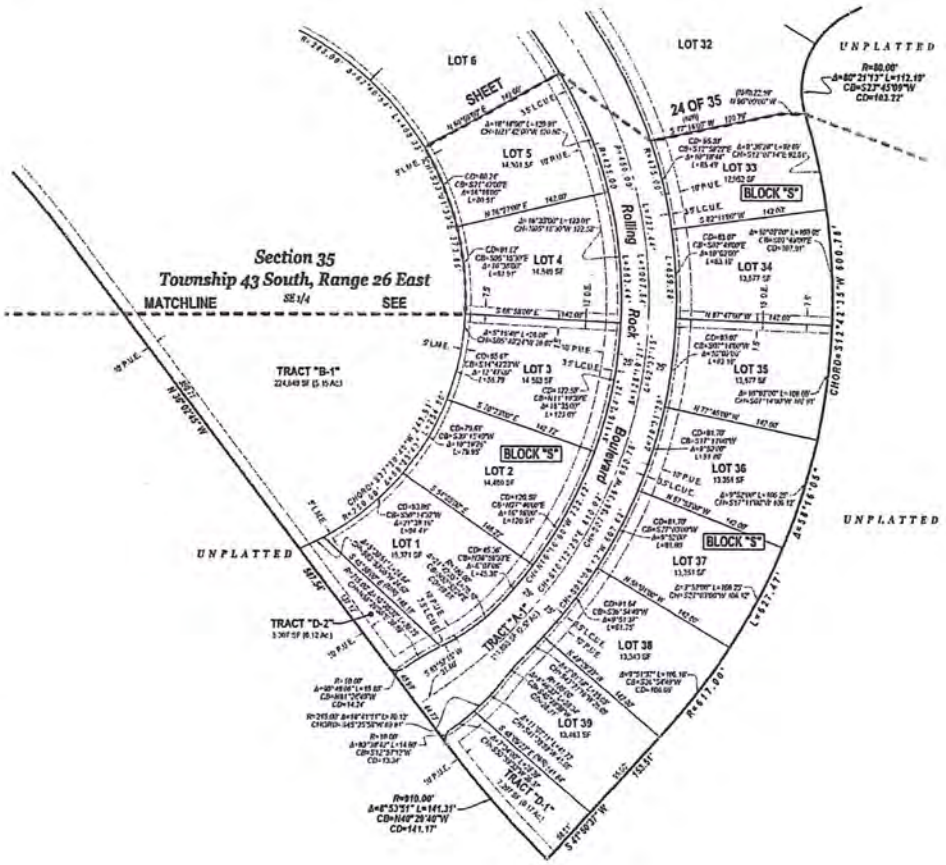
INSTRUMENT NUMBER 2006000409514

SHEET 25 OF 35

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING - LANDSCAPE DESIGN
2271 MCGREGOR BLVD., POST OFFICE DRAWER 2800, FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7995 - SURVEYING LB 6949





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TRACT USAGE:

TRACT "A-1" THRU "A-8"	- PRIVATE ROAD RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT (P.U.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "B-1" THRU "B-11"	- LAKE, LAKE MAINTENANCE EASEMENT (L.M.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "C-1" AND "C-2"	- FUTURE DEVELOPMENT
TRACT "D-1" THRU "D-14"	- COMMON AREA, DRAINAGE EASEMENT (D.E.), LANDSCAPE EASEMENT (L.E.) & LAKE ACCESS EASEMENT (L.A.E.)
TRACT "E-1" & "E-2"	- OPEN SPACE, CONSERVATION EASEMENT
TRACT "F-1" THRU "F-4"	- GOLF COURSE, DRAINAGE EASEMENT (D.E.), & LAKE ACCESS EASEMENT

DOS 2005-00162 / PLT 2006-00008

ADD2019-00169 Lee County ePlan

EXHIBIT E

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

MEMORANDUM

TO: Anthony R. Rodriguez, AICP	FROM: Jennifer Sapen, AICP
COMPANY: Lee County Department of Community Development	DATE: January 14, 2020
COPY TO: Grady Miars – GreenPointe Communities	PROJECT NUMBER: ADD2019-00169
RE: River Hall Community Meeting Clubhouse Amenity Expansion	

I conducted a community meeting for ADD2019-00169 at 10:00am, Friday January 10th, at the River Hall Town Hall Amenity Center. The meeting was advertised in the News Press, proof of notification is enclosed. Four River Hall residents attended, please see enclosed sign-in sheet.

I gave a brief introduction on the request, using the three enclosed exhibits on mounted boards (approved MCP, proposed MCP, and Expanded Club Conceptual Rendering). After explaining the request, to expand the golf amenity facility and to allow RM-F uses on Parcel S, we discussed the following:

1. The golf course plan for future holes had a tee and a green where the clubhouse expansion is shown. It's at a pinch point. How will the future golf holes be designed with the large expanded lake and the added pool area?

    a. Zonings do not specify golf course routings. That level of detail isn't shown on the MCP, but several open space corridors remain in the undeveloped area for future golf. Golf course architects often design around water features.

2. The HOA documents have a condition that the future 9 holes are to be constructed once a certain number of homes are built. Will this amendment change that?

    a. HOA requirements are not part of the zoning approval. This amendment will not alter the HOA documents.

3. How many lots will be added to Parcel S?

ADD2019-00169 Lee County ePlan

   a. 39 lots exist now. The new count is a little more than double, but less than 100 total units. The D.O. plans are still under design so the unit count isn't final yet.

4. Will the new Parcel S lots be required to purchase golf course memberships?

   a. I believe they will be, but golf club membership requirements are not included in the zoning approval.

5. Will the HOA fees go up with the additional amenities?

   a. I don't believe so.

6. Will the new amenities only be for the Country Club residents? How will you keep public golf players out of the new amenity area?

   a. The club expansion is only for the Country Club residents. We haven't finalized the details, but a fence will be required around the pool. It will likely have some kind of a key card system.

7. Changing the residential product on Parcel S from estate lots to condos or smaller lots makes sense.

8. How does the south entry into Lehigh restrict access? ATV riders, kids on bikes, and people golfing at night are coming onto the property now. Adding the Southern access will make that problem worse.

   a. This zoning amendment does not change the southern entrance. However, your best security measure is underway by home sales in Hampton Lakes and Portico. The homes and landscaping will provide a physical barrier, and the added people will help to keep an eye on security.

9. Is the lake east of Hampton Lakes a flow-way?

   a. Last I heard it was not, but that has changed a few times recently so I can't say for certain.

10. If it is a flow way, will it be dry at times where people could walk across?

   a. If it is a flow way, it will be a lake, not a natural wetland flow way. It will be dug out, because we want the dirt, so it will be a wet lake year round.

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The meeting lasted 45 minutes and at conclusion the consensus of the group of biggest concern was future golf course development plans and security concerns with the southern access to Lehigh.

Attachments:

1. News-Press Notice of Meeting
2. Sign-in Sheet
3. Approved MCP
4. Proposed MCP
5. Expanded Club Conceptual Rendering

ADD2019-00169 Lee County ePlan

The News-Press media group
news-press.com A GANNETT COMPANY

Classified Ad Receipt
(For Info Only - NOT A BILL)

Customer: BARRACO AND ASSOCIATES, INC.
Address: 2271 MCGREGOR BOULEVARD, SUITE 100
FORT MYERS FL 33901
USA

Ad No.: 0003974246
Net Amt: $86.87

Run Times: 1
No. of Affidavits: 1

Run Dates: 01/03/20

Text of Ad:

PUBLIC NOTICE
RIVER HALL
COMMUNITY MEETING

PUBLIC MEETING
DATE: January 10, 10:00 a.m.
LOCATION: River Hall Town Hall
Amenity Center
Arts & Crafts Room
3089 River Hall Parkway
Alva, FL 33920
APPLICANT: Barraco and Associates, Inc.
PROJECT NAME: River Hall
ACTION REQUESTED: Lee County Administrative Amendment to allow for expansion of existing amenities at River Hall Country Club Clubhouse to add a resort style pool and café.
For More Information Please Contact:
Jennifer Sapen with
Barraco and Associates
JenniferS@barraco.net
AD 3974246 Jan. 3, 2020

ADD2019-00169 Lee County ePlan

SIGN-IN-SHEET 1/10/2020

RIVER HALL COMMUNITY MEETING

Location: River Hall Town Hall Amenity Center - Arts & Crafts Room
3089 River Hall Parkway, Alva, FL 33920
Date/time: January 10, 2019 at 10:00 am
Regarding: Clubhouse Amenity Expansion

NAME	EMAIL	PHONE
Robert Stark	Robert.stark@comcast.net	585 524 6634
Paul Carapella	PaulCgolfer@Hotmail.com	309.831.7379
Tom Migliore	tommymigs@comcast.net	585-455-6300
Sandra Migliore	skmigs@comcast.net	585-455-6354

ATTACHMENT L

RESOLUTION NUMBER Z-14-022

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, R + D Cattle Company LLC, to rezone 37.67± acres from Agricultural (AG-2) to Commercial Planned Development (CPD), in reference to the Olga Square rezone; and,

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner was advertised and held on August 7, 2014; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2012-00059 and recommended approval, subject to conditions and the deviation, of the Request; and

WHEREAS, a second public hearing was advertised and held on October 22, 2014, before the Lee County Board of County Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone 37.67± acres from AG-2 to CPD to permit a maximum of 371,240 square feet of commercial uses on the property legally described in Exhibit A. The property is located in the Commercial Future Land Use Category and a current Zoning Map indicating the subject property and the surrounding zoning designations is attached as Exhibit B. The request is APPROVED, SUBJECT TO conditions and one deviation specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

10-22-14Z

1. **Master Concept Plan/Development Parameters**.

The development of this project must be consistent with the 4-page Master Concept Plan (MCP) entitled "Master Concept Plan for Olga Square" date-stamped "Received Nov 05 2014, Community Development" (Exhibit C) except as modified by the conditions below.

This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by the deviation approved as part of this planned development.

The MCP must be revised to reflect an interconnection opportunity with the "out-parcel" in the southwestern corner of the project development area.

This rezoning allows a maximum of 371,240 square feet of commercial floor area, including office and/or retail.

2. **Uses and Site Development Regulations**

The following limits apply to the project and uses:

a. **Schedule of Uses**

Accessory Uses and Structures
Administrative Office
Agricultural Uses (as per Condition 11)
Animal Clinic or Kennel – in compliance with LDC §34-1321, *et seq.*
ATM
Automobile Service Station – limited to 1 for the entire planned development and in compliance with LDC §34-1353
Auto Parts Store, with or without installation
Auto Repair and Service, Group I
Bait and Tackle Shop
Banks and Financial Establishments, Groups I and II
Boat Parts Store
Boat Sales – in compliance with LDC §34-1352
Broadcast Studio Commercial Radio and Television
Building Materials Sales
Business Services, Groups I and II
Car Wash – Limited to 1 for the entire planned development and in compliance with LDC §34-1353
Cleaning and Maintenance Services
Clothing Store, General
Community Gardens, per LDC §34-1716

Computer Data and Processing Services
Contractors and Builders, Groups I and II only
Consumption on Premises – in conjunction with a Group II or III Restaurant only and in compliance with LDC §34-1261, *et seq.*, as modified by Condition 12
Convenience Food and Beverage Store, in compliance with LDC §34-1353
Cultural Facilities – limited to art galleries, aquariums, historical sites, museums
Day Care – Child/Adult
Department Store
Drive-Through Facility for any Permitted Use
Drugstore/Pharmacy
Essential Services
Essential Services Facilities, Group I
Farm Equipment Sales, Storage, Rental or Service
Fences, Walls
Flea Market – indoor only
Food and Beverage Services, Limited
Food Stores, Groups I and II
Gift and Souvenir Shop
Hardware Store
Hobby, Toy and Game Shops
Household and Office Furnishings – Groups I and II
Insurance Companies
Laundry and Dry Cleaning, Group I
Lawn and Garden Supply Store
Library
Medical Offices
Non-Store Retailers
Package Store, in compliance with LDC §34-1261, *et seq.*, as modified by Condition 12 – limited to one stand-alone package store for the entire planned development
Parcel and Express Services
Paint, Glass or Wallpaper
Parking Lot, Accessory, Temporary
Personal Services, Groups I - IV – excluding Escort Services, Palm Readers, Fortunetellers, Card Readers, Tattoo Parlors.
Pet Shop
Pet Services
Place of Worship and/or non-residential Religious Facilities
Post Office
Plant Nursery
Printing and Publishing
Produce Stand

Real Estate Sales Office
Recreation Facilities, Commercial, Group I, Group IV
Rental and Leasing Establishments, Groups I - III
Repair Shop, Groups I - IV
Research and Development Laboratories, Group II only
Restaurants, Groups I - IV
Restaurants, Fast Food, in compliance with LDC §34-1353
Retail and Wholesale Uses when clearly incidental and subordinate to a permitted principal use on the same premises
Schools, Commercial
Self-Service Fuel Pumps – maximum 16 pumps
Signs, per Chapter 30
Social Services, Groups I and II
Specialty Retail Shops, Groups I - IV
Studios
Supermarket
Theater – indoor
Temporary Uses
Used Merchandise Stores, Groups I and II
Variety Store
Vehicle and Equipment Dealers, Group II – in compliance with LDC §34-1352

Outdoor displays in excess of one acre and commercial uses that require such outdoor displays are prohibited, per Lee Plan Policy 26.1.6.

b. <u>Site Development Regulations.</u>

Minimum Lot Areas and Dimensions

Lot Size:	10,000 square feet
Lot Width:	100 feet
Lot Depth:	100 feet

Minimum Setbacks

Street	40 feet
Side	30 feet
Rear	50 feet
Water body	25 feet

All Accessory Uses: Per the LDC

Minimum Building Separation: 20 feet

Building Height: 35 feet

Maximum Lot Coverage: 25 percent

3. **No Blasting**

No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

4. **Concurrency**

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

5. **Vehicular/Pedestrian Impacts**

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

6. **Lee Plan Consistency/Concurrency**

Approval of this rezoning does not guarantee local development order approval, or issuance of a Concurrency Certificate. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with all other Lee Plan provisions.

7. **Solid Waste Management**

As part of any local development order approval for vertical development, the development order plans must include facilities in compliance with LDC §10-261 and Solid Waste Ordinance #11-27 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

8. **Utilities**

As part of any local development order approval for vertical construction, the development must connect to water and sanitary sewer services.

9. **State/Federal Permits**

Issuance of a development permit by Lee County does not in any way create any rights on the part of the Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the Applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

10. **Access to State Road 80**

Access to State Road 80 is not guaranteed and is subject to Florida Department of Transportation approval.

11. **Agricultural Uses**

Bona fide agricultural uses are allowed only in strict compliance with the "Agricultural Uses at Time of Zoning Application Affidavit," Exhibit "B-2," and the following:

a. The existing bona fide agricultural use of cattle grazing may continue on the entire property until the property is developed. The cattle grazing may discontinue incrementally, as that portion of the property receives local development order approval.

b. Other bona fide agriculture uses may occur in the "agricultural use" area as referenced and shown on the Agricultural Use Affidavit Exhibit B-2 until approval of a local development order for that area. No agricultural use other than the existing cattle grazing may occur in the "conservation areas" shown in Exhibit B-2.

c. Additional clearing of trees or other vegetation in the conservation areas shown in Exhibit D is prohibited. Existing areas of bona fide agricultural use may be maintained (i.e. mowed), but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.

d. Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:

(1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:

a) the date the agricultural uses ceased;

b) the legal description of the property subject to the development order approval;

c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the County that they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,

d) that the affidavit constitutes a covenant between the owner and the County that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the County at the owner's expense.

(2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include a copy of the request to terminate the tax exemption provided to the Property Appraiser.

12. **Alcoholic Beverage Sales**

a. Consumption on Premises is permitted only in conjunction with a Group II or III Restaurant.

b. Outdoor consumption-on-premises restaurant seating will require special exception approval if within 500 feet of a religious facility, school (non-commercial) or school property owned by the Lee County School District, day care center (child), park, or dwelling unit. Measurement of distances is per LDC §34-1264(b)(1)a. Outdoor consumption-on-premises restaurant seating more than 500 feet from the listed uses may be approved as provided in LDC §34-1264(a)(1).

c. The one stand-alone package store allowed must be located more than 500 feet from any religious facility, school (non-commercial) or school property owned by the Lee County School District, day care center (child),

park, dwelling unit, or any public entrance or exit of any other establishment primarily engaged in the sale of alcoholic beverages. Measurement of distances is per LDC §34-1264(b)(1)a.

13. **South Olga Road/Church Access**

The plans for any application for a development order depicting access to South Olga Drive consistent with the MCP must provide a cross access easement agreement to the church parcel located to the south, Strap Number 27-43-26-00-00001.0010, along with providing a stub-out from the new access road constructed to the church property line.

14. **Protected Species**

American alligator (Alligator mississippiensis) and listed wading bird species management plans meeting the requirements of LDC §10-474 must be submitted as part of local development order. The management plans must include informational material (i.e. brochures, pamphlets) on living with American alligators and wading birds as well as the importance of the preserves and lake littoral areas for providing foraging habitat. The development order plans must also include the location and details of signage to be located between the development and the lakes that provide warning alligators may be present and that it is dangerous and illegal to feed or harass alligators. Language concerning these requirements must also be included in any deed restrictions.

15. **Open Space**

Development order plans must depict open space in substantial compliance with the approved MCP.

16. **Indigenous Preserve**

Development plans must depict the provided indigenous preserve in substantial compliance with the approved MCP.

SECTION C. DEVIATION:

1. Deviation (1) seeks relief from the LDC §10-416(d)(3) requirement that a Type "C" or "F" buffer be provided along the north property line abutting agriculturally-zoned (AG-2) property with a residential structure, to allow for the access road off South Olga Drive with a 5-foot Type "A" buffer.

The width of the property at the location of the access road is 50 feet. This portion of the property is the only potential connection point for the zoning property to South Olga Road. The property is not sufficiently wide to provide both the type of access road required and the required buffer. However, with LDC authorized design adjustments, the area is wide enough to provide more than a Type "A" buffer. The Lee Plan discourages buffer deviations and the Lee Plan and the LDC require more mitigation of potential impacts than can be provided by a Type "A" buffer. Therefore, the Hearing Examiner recommends greater width and screening be provided than the Applicant proposed. It is also recommended the deviation be clarified to only apply to the restricted-width access road area. The revised deviation enhances the achievement of the objectives of the planned development, while preserving and promoting the intent of the Lee Plan and the LDC. The following revised deviation is APPROVED:

> A deviation to LDC §10-416(d)(3), which requires a Type "C" or "F" buffer, for the northern buffer along the width-restricted portion of the property to be used as the access to South Olga Drive, to allow a Type C buffer with reduced width (providing the widest reasonably possible buffer area, but no less than 7.5 feet) and to eliminate the requirement of a wall.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit B-2: Agricultural Uses at Time of Zoning Application Affidavit
Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP number for the subject property is: 27-43-26-00-00003.0000.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;

   c. is compatible with existing or planned uses in the surrounding area;

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location;

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviation, as conditioned, enhances achievement of the planned development objectives, and preserves and promotes the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner John Manning made a motion to adopt the foregoing resolution, seconded by Commissioner Brian Hamman. The vote was as follows:

John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 22nd day of October, 2014.

ATTEST:
LINDA DOGGETT, CLERK

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Larry Kiker, Chair

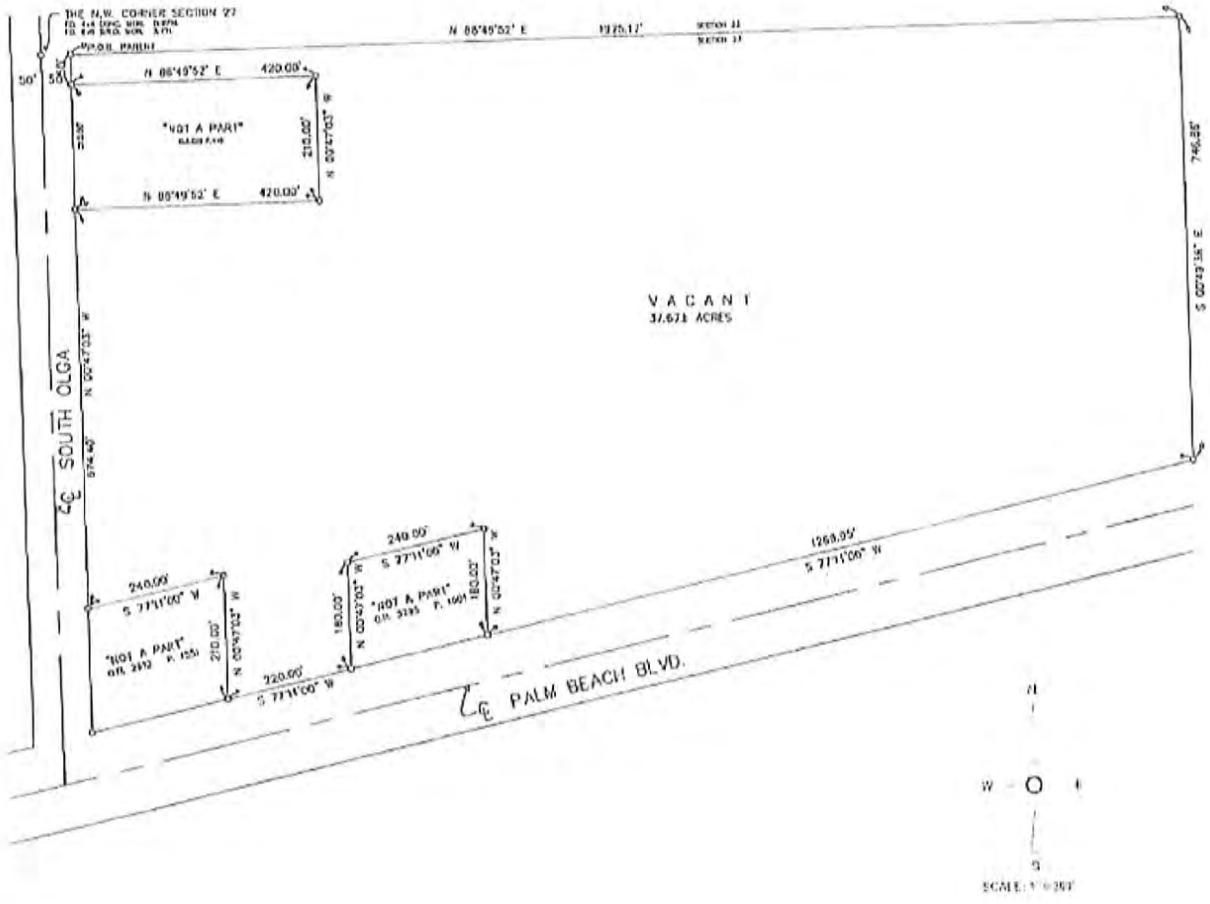
APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:

_____
Neysa Borkert
Assistant County Attorney
County Attorney's Office

RECEIVED
MINUTES OFFICE
2014 NOV 18 AM 9:13

EXHIBIT A

SKETCH AND DESCRIPTION



DCI 2012-00059

PAGE 1 OF 2

EXHIBIT A

P:\12-0161 Olga Sq Rezone\Rezoning Info\design\caddplan Set\sketch_description.dwg, 5/13/2014 10:27:05 AM, dganesh

EXHIBIT A

LEGAL DESCRIPTION AS PER STARNES SURVEYING, INC.

PARENT PARCEL FUTURE COMMERCIAL

A TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE RUN N.88°49'52"E. ALONG THE NORTH LINE OF SAID SECTION FOR 50 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH OLGA ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

FROM SAID POINT OF BEGINNING CONTINUE RUNNING N.88°49'52"E. FOR 1925.17 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE RUN S.00°49'38"E. ALONG THE EAST LINE OF SAID FRACTION OF A SECTION FOR 746.86 FEET TO THE NORTH RIGHT OF WAY LINE OF PALM BEACH BLVD. (75 FEET FROM CENTERLINE); THENCE RUN S.77°11'00"W. ALONG SAID RIGHT OF WAY LINE FOR 1268.95 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 3295 AT PAGE 1001, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°47'03"W. FOR 180.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE RUN S.77°11'00"W. FOR 240.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE RUN S.00°47'03"E. FOR 180.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE RUN S.77°11'00"W. ALONG SAID AFOREMENTIONED RIGHT OF WAY LINE FOR 220.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2912 AT PAGE 1551 OF SAID PUBLIC RECORDS; THENCE RUN N.00°47'03"W. FOR 210.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE RUN S.77°11'00"W. FOR 240.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE RUN N.00°47'03"W. ALONG THE EAST RIGHT OF WAY LINE OF SOUTH OLGA ROAD (50 FEET FROM CENTERLINE) FOR 674.40 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 526 AT PAGE 449 OF SAID PUBLIC RECORDS; THENCE RUN N.88°49'52"E. FOR 420.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE RUN N.00°47'03"W. FOR 210.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE RUN S.88°49'52"W. FOR 420.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE RUN N.00°47'03"W. FOR 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.67 ACRES MORE OR LESS.

DCI 2012-00059

DCI2012-00059

Zoning Map

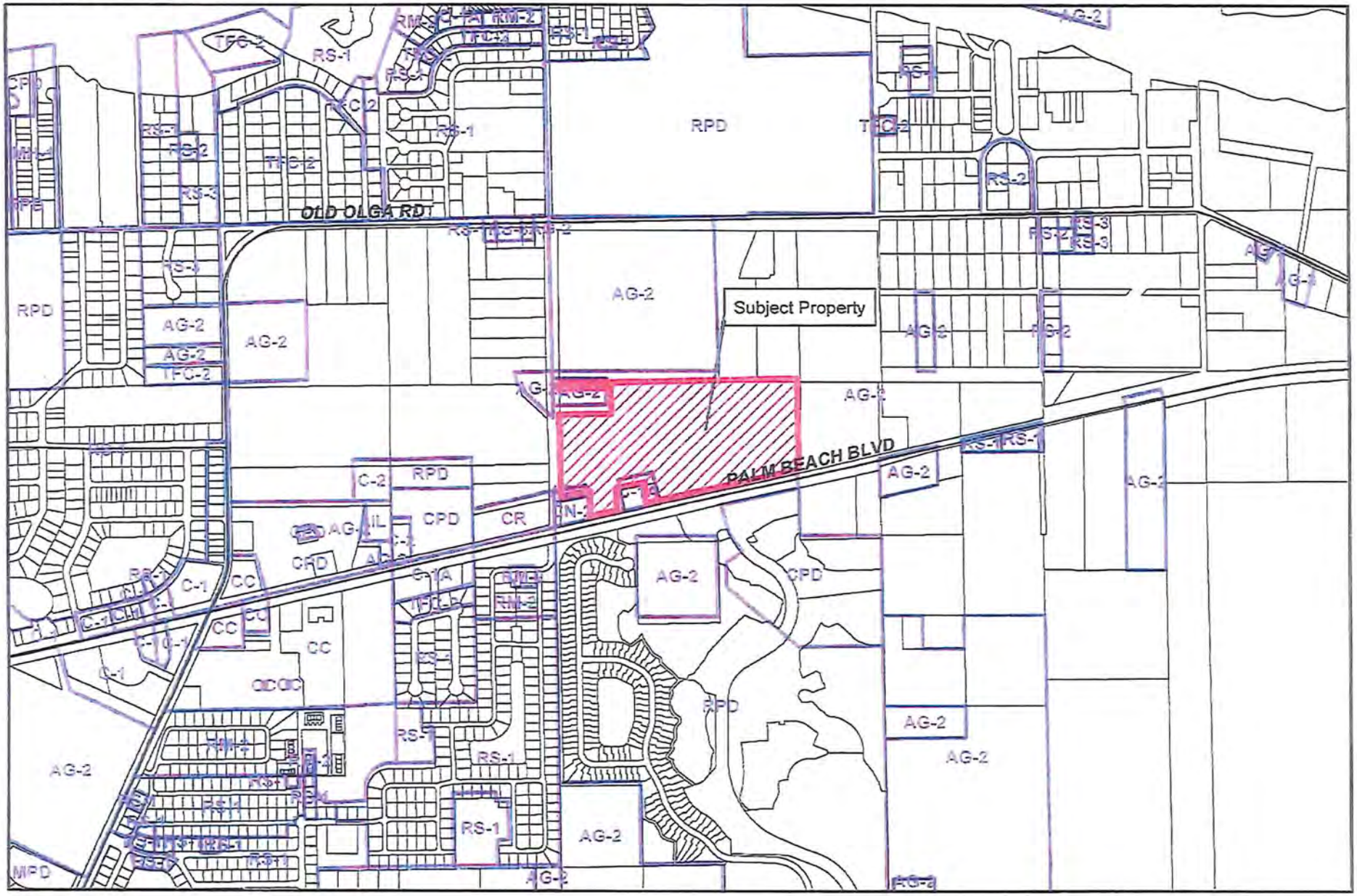


EXHIBIT B

0 0.125 0.25 Miles

AGRICULTURAL USES AT TIME OF ZONING APPLICATION
AFFIDAVIT

STATE OF FLORIDA
COUNTY OF LEE

BEFORE ME, the undersigned authority, on this 5th day of August, 2014 personally appeared **Ralph Bond**, who is personally known to me or produced _____ as identification and who did take an oath, who deposes and says as follows:

1. That I am the Owner of the following described property, to wit:

   See attached Exhibit "A"

2. That the above described property is being used for bona fide agricultural purposes at the time of the Lee County Board of County Commissioners review and consideration of the rezoning of the property described on the attached Exhibit "A".

3. The agricultural use of the property is an existing bona fide agricultural use.

4. The current agricultural use (cattle grazing) is being conducted on the entire 37.67 acres of the property. The 9.45 acre conservation area (as depicted on Exhibit A) will not be cleared and no new agricultural use will be allowed in this area. The agricultural use area (as depicted on Exhibit A) is 28.22 acres.

5. The Owner intends to maintain the current bona fide agricultural use on the property until the first Development Order for vertical construction has been issued for this property.

6. The Owner understands that any new bona fide agricultural use (other than cattle grazing) of the property is to be confined to the agriculture use area shown on Exhibit "A". Any new agricultural use in the agriculture use area must be appropriately fenced off from the conservation areas. The conservation areas shown on Exhibit "A" are not to be cleared or improved for agricultural uses.

7. Owner further states that he is familiar with the nature of the oath; and with the penalties as provided by the laws of the State of aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read, or has heard read to him, the full facts of this affidavit and understands its meaning and context.

FURTHER OWNER SAYETH NAUGHT

Ralph Bond, Owner

SWORN TO and subscribed before me on the date and year first above written.

(Notary Seal)

CANDICE WILSON
MY COMMISSION # EE057463
EXPIRES January 23, 2015
(407) 398-0153 FloridaNotaryService.com

Signature of Notary Public

Commission No. EE057463

Candice Wilson
(Print, type or stamp commissioned name of Notary Public)

EXHIBIT B-2

EXHIBIT A

SKETCH AND DESCRIPTION

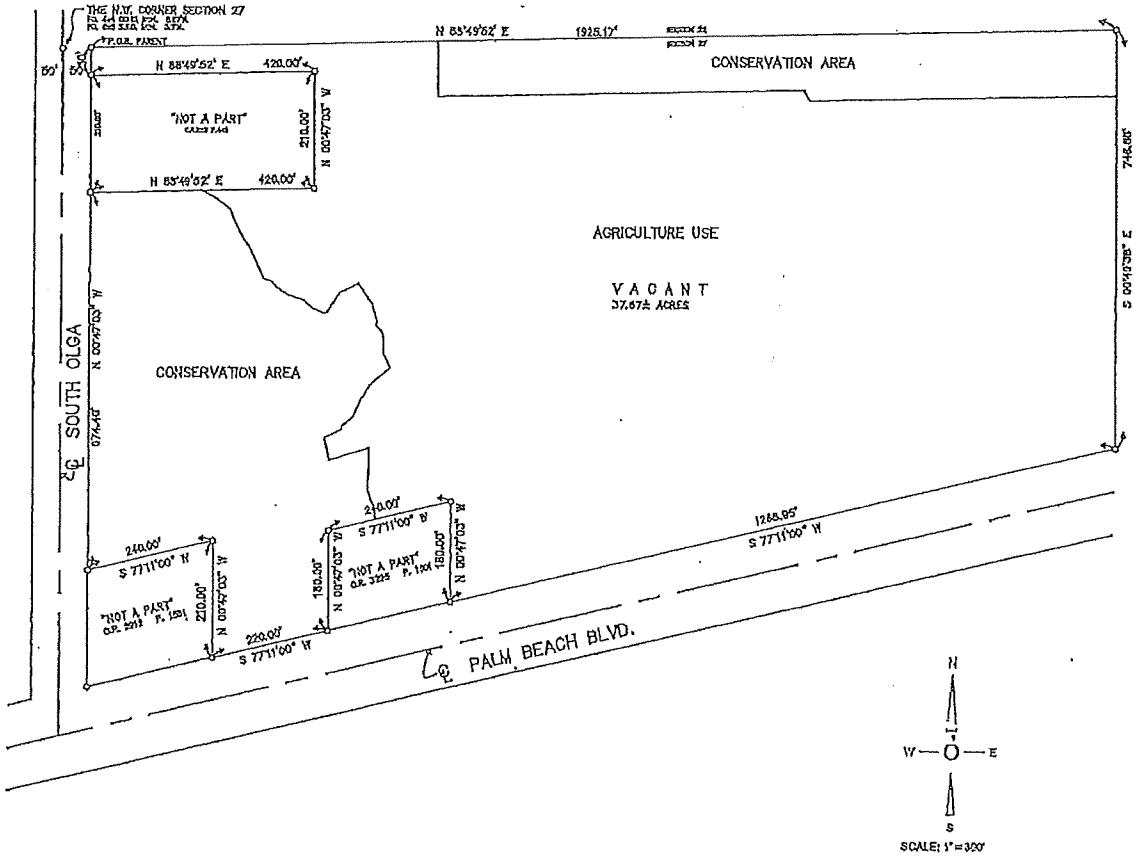


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EXHIBIT A

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FROM SAID POINT OF BEGINNING CONTINUE RUNNING N.88°49'52"E. FOR 1925.17 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE RUN S.00°49'38"E. ALONG THE EAST LINE OF SAID FRACTION OF A SECTION FOR 746.86 FEET TO THE NORTH RIGHT OF WAY LINE OF PALM BEACH BLVD. (75 FEET FROM CENTERLINE); THENCE RUN S.77°11'00"W. ALONG SAID RIGHT OF WAY LINE FOR 1268.95 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 3295 AT PAGE 1001, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N.00°47'03"W. FOR 180.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE RUN S.77°11'00"W. FOR 240.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE RUN S.00°47'03"E. FOR 180.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE RUN S.77°11'00"W. ALONG SAID AFOREMENTIONED RIGHT OF WAY LINE FOR 220.00 FEET TO THE SOUTHEAST CORNER OF THAT PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2912 AT PAGE 1551 OF SAID PUBLIC RECORDS; THENCE RUN N.00°47'03"W. FOR 210.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE RUN S.77°11'00"W. FOR 240.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE RUN N.00°47'03"W. ALONG THE EAST RIGHT OF WAY LINE OF SOUTH OLGA ROAD (50 FEET FROM CENTERLINE) FOR 674.40 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 526 AT PAGE 449 OF SAID PUBLIC RECORDS; THENCE RUN N.88°49'52"E. FOR 420.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE RUN N.00°47'03"W. FOR 210.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE RUN S.88°49'52"W. FOR 420.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE RUN N.00°47'03"W. FOR 50.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 37.67 ACRES MORE OR LESS.

RECEIVED
MAY 20 2024
COMMUNITY DEVELOPMENT

DCI 2012-00059

MASTER CONCEPT PLAN
FOR
OLGA SQUARE
LEE COUNTY, FLORIDA

SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



VICINITY MAP





RECEIVED
NOV 05 2014
COMMUNITY DEVELOPMENT

DCI 2012-00059

Approved as Exhibit C.
MCP Page 1 of 4
Resolution # Z-14-022

SUMMARY:

PROPOSED WITHIN THIS 37.67 ACRE SITE IS A CONCEPTUAL MASTER SITE PLAN WITH COMMERCIAL BUILDINGS, PARKING SPACES AND ON-SITE STORMWATER FACILITY.

SITE DATA:

1) LAND USE CATEGORY: VACANT RESIDENTIAL
2) SITE AREA: ..... 37.67 ACRES
3) EXISTING ZONING: AG-2
4) PROPOSED ZONING: ..... CPD
5) FEMA: ..... ZONE AE (EL 7) COMMUNITY MAP # 125124C PANEL #0394, SUFFIX F (AUGUST 28, 2008)

OWNER/DEVELOPER:

RALPH BOND (OWNER)
RED CATTLE COMPANY LLC
4618 W SYLVAN RAMBLE STREET
TAMPA, FL 33609
PHONE: 239-872-4511

ENGINEER:

SOUTHWEST ENGINEERING & DESIGN, INC.
GARY W. BAYNE, P.E.
648 CHARLOTTE STREET, UNIT B
PUNTA GORDA, FLORIDA 33950
PHONE: 941-637-0555

SURVEYOR:

STARNES SURVEYING, INC.
JAMES R. STARNES, P.L.S.
10571 DURRANCE ROAD
NORTH FORT MYERS, FL ZIP
PHONE: 239-543-3335

ENVIRONMENTAL:

BOYLAN ENVIRONMENTAL CONSULTANTS
11980 METRO PARKWAY, #4
FORT MYERS, FLORIDA 33966
PHONE: 239-418-0671

THE BEARINGS AS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PALM BEACH BLVD. AS BEING N 77°11'39" E.

NOTE:

1) THE ENTRANCE DRIVEWAY TO THE CHURCH LOCATED AT THE N.W. CORNER OF THIS PARCEL ENCROACHES ONTO THIS PARCEL

NOTES:

1) ALL EASEMENTS, PER RECORD PLAT, ARE SHOWN.
2) SLOPE EASEMENTS, IF REQUIRED, WILL BE OBTAINED BY THE OWNER.
3) ELEVATIONS SHOWN ARE BASED ON N.G.V.D.
4) OFF SITE DRAINAGE WILL BE ACCOMODATED ON THIS SITE.
5) CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES.
6) ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH O.S.H.A. SAFETY STANDARDS, INCLUDING O.S.H.A. TRENCH SAFETY STANDARDS.
7) CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD OF ANY ERRORS OR DISCREPANCIES ON THE PLANS PRIOR TO CONSTRUCTION.
8) MAINTENANCE OF TRAFFIC THROUGH WORK ZONES WILL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
9) SIGNAGE AND PAINT MARKINGS WILL CONFORM TO FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, DCA ACCESSIBILITY REQUIREMENTS AND THE LATEST ADA REQUIREMENTS.
10) HANDICAP ACCESS TO MEET LATEST ADA REQUIREMENTS.
11) A) TOTAL PROJECT AREA (PROJECT LIMITS) IS 38.22 ACRES
B) TOTAL PROPERTY BOUNDARY AREA - IS 37.67 ACRES
C) THERE ARE WETLANDS LOCATED IN THE PROJECT AREA
D) FLOOD ZONE AE (EL 7) COMMUNITY MAP # 125124C PANEL #0394, SUFFIX F (AUGUST 28, 2008)

SURVEYOR'S DESCRIPTION:

ALL OF THAT LAND IN TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY FLORIDA, TO WIT:

LEGAL DESCRIPTION AS PER O.R. 976 PAGE 553

PARCEL NO. 8: THE NW-1/4 OF THE NW-1/4 OF SECTION 27, LESS THAT PORTION THEREOF WHICH IS DESCRIBED AS FOLLOWS: BEGIN AT THE EAST LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 2 AT THE NORTH LINE OF SECTION 27, THENCE SOUTH ALONG THE EAST LINE OF SAID RIGHT-OF-WAY A DISTANCE OF 50 FEET FOR A POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID RIGHT-OF-WAY, 210 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION, 430 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID RIGHT-OF-WAY, 210 FEET; THENCE WEST TO THE POINT OF BEGINNING.

AND LESS ONE PARCEL OF ONE AND ONE-QUARTER ACRES WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF THE INTERSECTION OF ROUTE 80 AND HIGHWAY 31, THENCE RUN NORTHERLY ALONG HIGHWAY 31 , 210 FEET; THENCE EASTERLY AND PARALLEL WITH THE NORTHERLY LINE OF ROUTE 80, 240 FEET; THENCE SOUTHERLY AND PARALLEL TO HIGHWAY 31 TO THE NORTHERN BOUNDARY OF ROUTE 80; THENCE WESTERLY ALONG THE NORTHERN BOUNDARY OF ROUTE 80 TO THE POINT OR PLACE OF BEGINNING.

AND LESS, ALSO, APPROXIMATELY ONE ACRE OF LAND DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EAST LINE OF A DRAINAGE DITCH AND THE NORTH LINE OF STATE ROAD 80 IN THE SW-1/4 OF THE NW-1/4 OF THE NW-1/4 OF SAID SECTION 27; THENCE RUN EASTERLY ALONG THE SAID ROAD 80 YARDS; THENCE NORTH PARALLEL TO STATE ROAD 31, 80 YARDS; THENCE WEST PARALLEL TO THE NORTH LINE OF STATE ROAD 80, 80 YARDS; THENCE SOUTH ALONG DRAINAGE DITCH TO POINT OF BEGINNING, LESS THE RIGHT-OF-WAY OF STATE ROAD 80. EXCEPTING THERE FROM THE RIGHT-OF-WAY OF STATE ROAD NO. 80 AND STATE ROAD NO. 31

PARCEL NO. 9: THE W-1/2 OF THE NE-1/4 OF THE NW-1/4 OF SECTION 27,

EDWARD P. LOMSKI LICENSE No 62507 STATE OF FLORIDA PROFESSIONAL ENGINEER
EDWARD P. LOMSKI, P.E.
FLORIDA REG. NO. 62507

SHEET INDEX

1 ..... COVER SHEET
2 ..... MASTER CONCEPT PLAN - EASEMENT PLAN
3 ..... MASTER CONCEPT PLAN - SITE PLAN
4 ..... MASTER CONCEPT PLAN - DRAINAGE PLAN

FINAL
10-22-14

PLANS PREPARED BY:

SED Southwest Engineering & Design
660 Charlotte Street, Suite B
Punta Gorda, Florida 33950
Tel. (941) 637-0555 | Fax (941) 637-1143
www.sed8.com
Certificate of Authorization No. 26551

JOB NUMBER : 12-0161

EXHIBIT G

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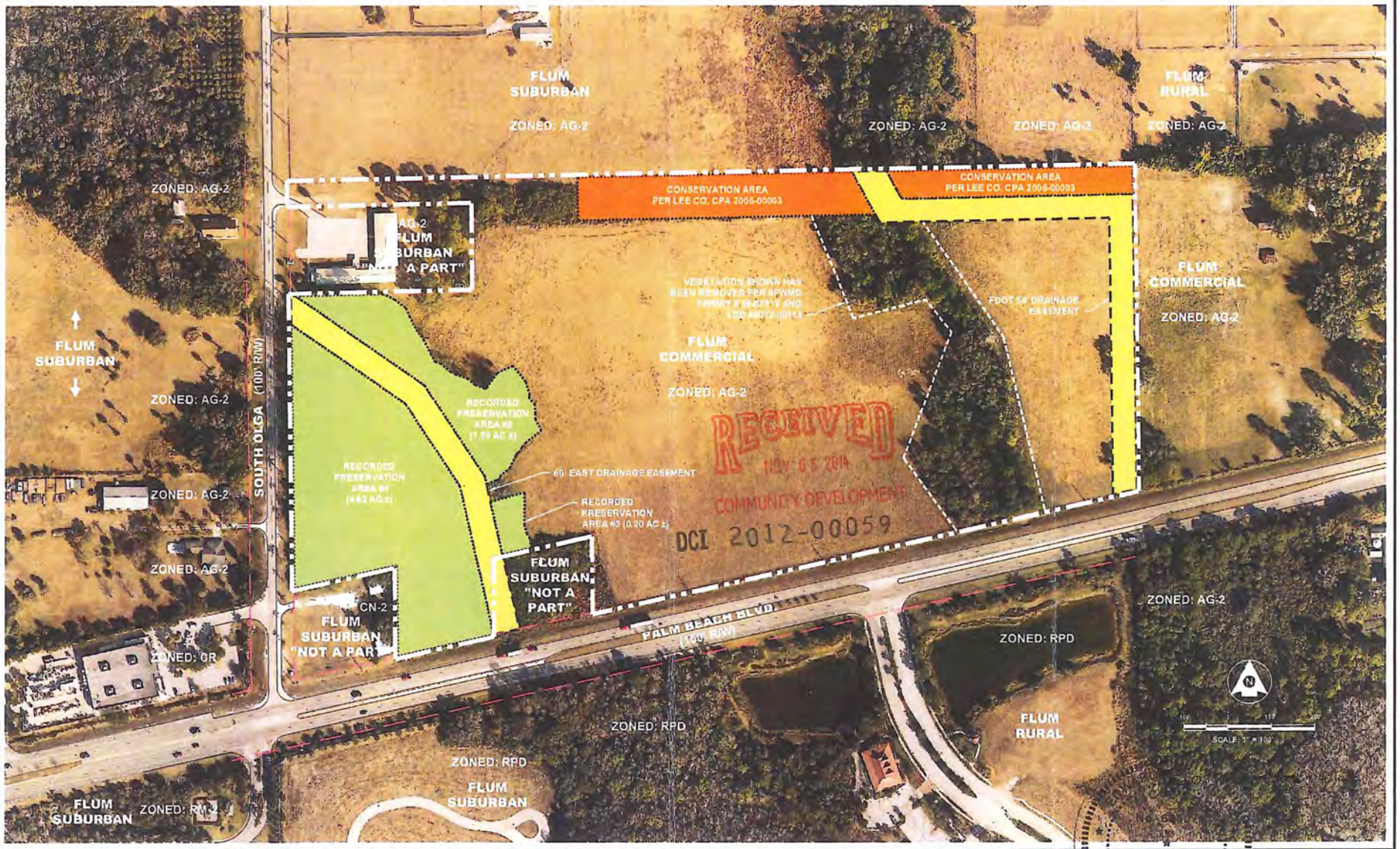
Approved as Exhibit C
MCP Pag 2 of 4
Resolution # Z-14-032



SED Southwest Engineering & Design
660 Charlotte Street, Suite 8
Punta Gorda, Florida 33950
Tel. (941) 637-9555 I Fax (941) 637-1549
www.sedfl.com
Certificate of Authorization No. 28551

REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	12-0161
Proj. Manager:	K H R
Proj. Designer:	E P L
Drawn By:	DEV
Checked By:	K H R
Approved By:	E P L

OLGA SQUARE
MASTER CONCEPT PLAN - EASEMENT PLAN

LEE COUNTY SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST FLORIDA

STATE OF FLORIDA PROFESSIONAL ENGINEER
EDWARD P. LOMBARDO, JR., P.E.
FLORIDA REG. NO. 62467

DATE: 05/12/14 SCALE: 1"=100'
SHEET 2 of 4
PROJECT No.: 12-0161

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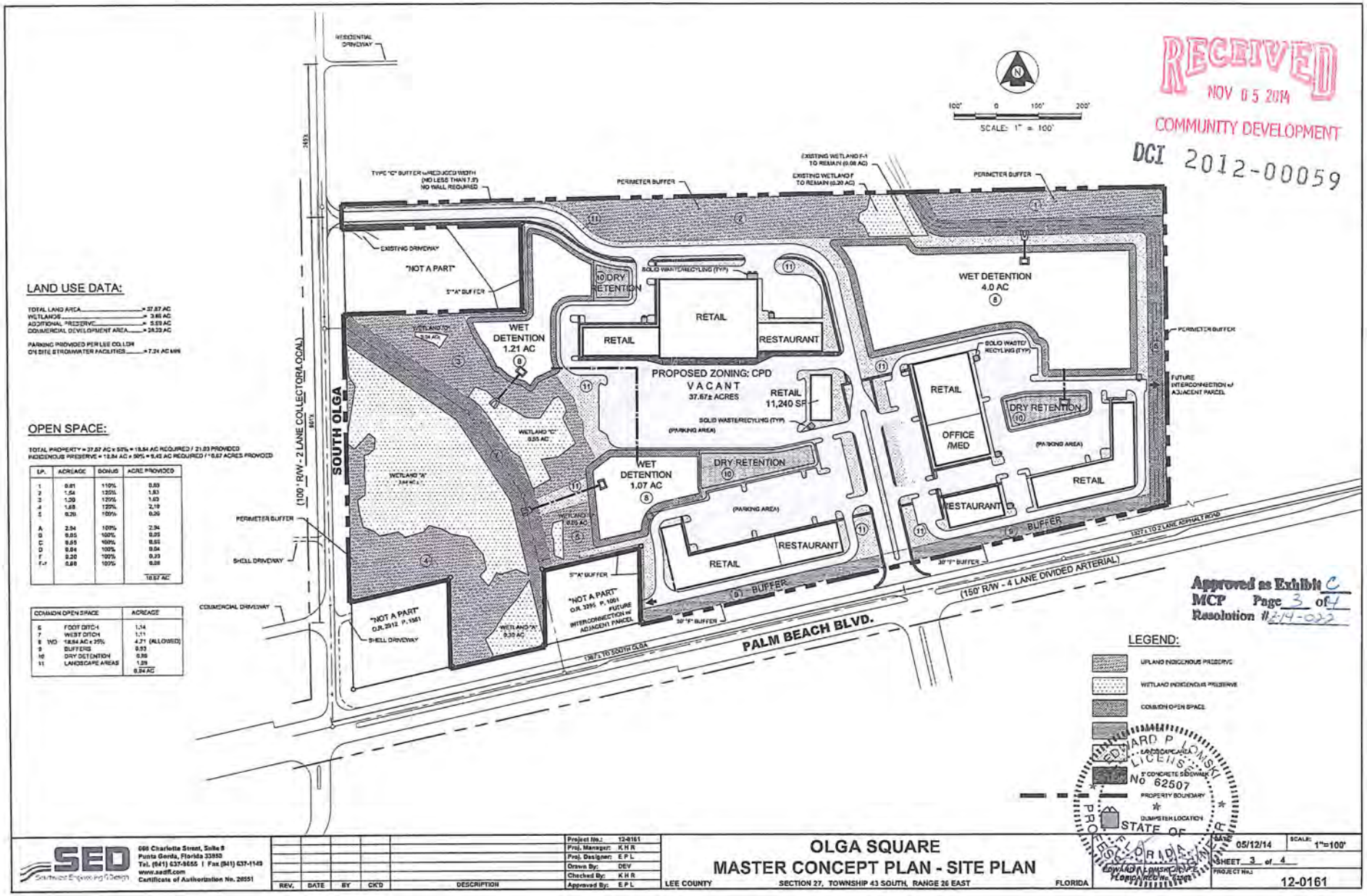

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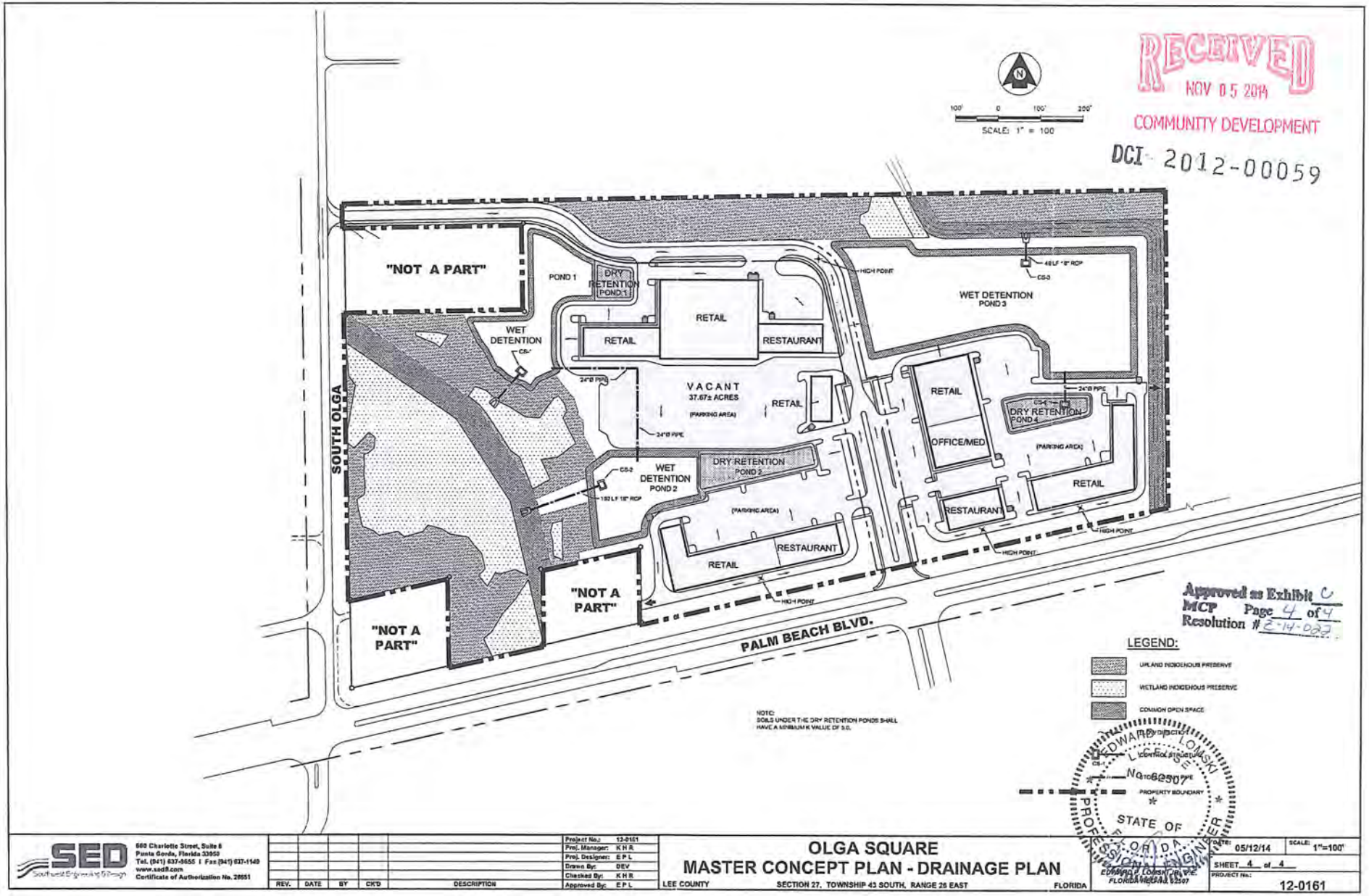

SED Southwest Engineering Design
660 Charlotte Street, Suite 6
Punta Gorda, Florida 33950
Tel. (941) 637-0655 | Fax (941) 637-1549
www.sedfl.com
Certificate of Authorization No. 28551

REV.	DATE	BY	CK'D	DESCRIPTION

Project No.:	12-0161
Proj. Manager:	K H R
Proj. Designer:	E P L
Drawn By:	D E V
Checked By:	K H R
Approved By:	E P L

OLGA SQUARE
MASTER CONCEPT PLAN - DRAINAGE PLAN

LEE COUNTY SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST FLORIDA

EDWARD J. LOMSKI, P.E.
FLORIDA REG. NO. 62507

DATE:	05/12/14
SCALE:	1"=100'
SHEET	4 of 4
PROJECT No.:	12-0161

P:\12-0161 Olga Sq Rezone\Rezoning Info\design\cadd\plan Set\12-0161_04_Master_Concept_Plan_Drainage.dwg, 10/29/2014 11:17:59 AM, dganesh

LEE COUNTY
SOUTHWEST FLORIDA

239-533-8585

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

January 24, 2012

KEVIN FITZGERALD
13120 WESTLINKS TERRACE
SUITE 2
FORT MYERS FL 33913

Re: HEMINGWAY POINTE
BCCR11-10-01 Extension (F)
DCI2012-00004

Dear KEVIN FITZGERALD:

In accord with BCCR11-10-01, development permits meeting certain criteria are entitled to one 4-year extension from the existing/initial permit expiration date. Accordingly, the effectiveness of the Master Concept Plan identified in Zoning Resolution, Z-06-085, DCI2006-00010, HEMINGWAY POINTE, is hereby extended for the following:

APPROVAL OF A 4 YEAR EXTENSION FROM JANUARY 29, 2012 TO JANUARY 29, 2016 FOR HEMINGWAY POINTE.

No additional extensions under BCCR11-10-01 may be granted for the above-referenced development permit. All underlying conditions of the zoning resolution remain in full force and effect. Failure to comply with zoning conditions may result in enforcement action as provided under Florida law and local regulations.

This extension applies only to the specific approvals identified above. If your project requires additional development permits or authorizations to continue construction, you are required to obtain the necessary approvals, including related permit extensions. If you hold other permits or authorizations that qualify for an extension under BCCR11-10-01, you must file a specific request for each qualifying development permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Department of Community Development
Division of Zoning

Pam Houck
Director

ATTACHMENT M

RESOLUTION NUMBER Z-05-074

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, the property owners, Lee County Homes Associates I, LLLP, filed an application to rezone a 20±-acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD) and to amend an existing 325 acre RPD to incorporate those 20 acres in reference to a project known as Buckingham 345; and,

WHEREAS, a public hearing was advertised and held on September 14, 2005, before the Lee County Zoning Hearing Examiner, Diana M. Parker. Written submissions were requested by the Hearing Examiner at the close of hearing with a due date of September 30, 2005. The Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2004-00090; and,

WHEREAS, a second public hearing was advertised and held on November 21, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to:

1. rezone a 20±-acre parcel from AG-2 to RPD; and

2. amend Zoning Resolution Z-00-029 to permit a RPD with a maximum of 690 single-family dwelling units (an increase of 50 dwelling units) on 345± acres of land. The 345± acres includes the 20± acres rezoned from AG-2 to RPD; and

3. limit proposed maximum building heights to three (3) stories/35 feet for residential uses, and three (3) stories/45 feet for other uses (gate houses, recreational facilities); and

4. include a potential public school site, and a maximum of 7,500 square feet of commercial uses within a clubhouse setting.

The property is located in the Outlying Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development must be consistent with the two-page Master Concept Plan (MCP) for Buckingham 345, Sheets 1 and 2 (Exhibit B),prepared by TKW Consulting Engineers, dated November 2004, last revised November 8, 2005, and date stamped "Received November 9, 2005 Zoning," except as modified by the conditions below.

   Development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

   The Resolution approving this amendment contains the pertinent conditions of the previous zoning approval, as well as new conditions relating to the proposed changes to the RPD. The Resolution approving this amendment supersedes that previous Resolution (#Z-00-029), thereby rendering it null and void.

   Maximum Number of Dwelling Units: 690

   Commercial uses are limited to a maximum +/- 7,500 square feet of floor area and ancillary to a recreational/clubhouse use only. See "Club, Private" and Condition 23.

   Upon passage of this Zoning Resolution, Zoning Resolution #Z-00-29 and Administrative Amendment ADD2003-00067 will become null and void.

2. The following limits apply to the project and uses:

   a. Schedule of Uses

   Accessory Uses and Structures
   Administrative Offices
   Agricultural Uses SEE AGRICULTURAL CONDITION 9
   Club, private - LIMITED TO "REC. TRACT" ON THE APPROVED MASTER CONCEPT PLAN. CLUBHOUSE BUILDINGS MAY NOT EXCEED 40,000 SQUARE FEET IN TOTAL FLOOR AREA. This total includes the 7,500 square feet permitted for limited commercial uses. Also see Condition 23
   Dwelling Units, Single-family, Zero-Lot-Line. The number of units is also subject to compliance with concurrency requirements.
   Entrance Gates and Gatehouse
   Essential Services
   Essential Service Facilities, Group I
   Excavation, Water Retention - not to include the removal of excavated material from the site. Blasting is prohibited.
   Fences and Walls.
   Home Occupation, No outside help.

Model Home and Model Unit - must be in compliance with LDC §34-1954 only. ALSO SEE MODEL HOME/REAL ESTATE SALES CONDITION 6.

Model Display Center - must be in compliance with LDC §34-1955, limited to one, which must be located in the sales center area shown on the MCP and must only serve this project. ALSO SEE MODEL HOME/REAL ESTATE SALES CONDITION 6.

Parking Lot, Accessory

Real Estate Sales Office - limited to sales of lots, homes or units within the development, except as may be permitted in LDC §34-1951 *et seq*. The location of, and approval for, the real estate sales office will be valid for a period of time not to exceed five years from the date the Certificate of Occupancy for the sales office is issued. ALSO SEE MODEL HOME/REAL ESTATE SALES CONDITION 6.

Recreational Facilities - Private, On-site only. LIMITED TO "REC. TRACT ON THE APPROVED MASTER CONCEPT PLAN.

Residential Accessory Uses - In compliance with LDC §34-622©)42 and LDC Article VII, Division 2

Schools, Non-commercial

Signs, in compliance with LDC Chapter 30

Storage, Indoor - LIMITED TO RESIDENTS WITHIN THE DEVELOPMENT ONLY.

Temporary Uses, Temporary Sales, Temporary Construction

The following commercial uses may be located in the clubhouse/on-site recreational facilities only and in compliance with Condition 23.

Bank and Financial Establishments - Group I (including ATMs)

Consumption on Premises - Indoor only

Food & Beverage Service, Limited

Personal Services, Group I

b. Site Development Regulations

***Overall Project*:**

Setbacks:	(structure, parking areas, water management areas and pavement): In compliance with LDC §10-329 for water detention/retention excavation setbacks and LDC §10-416(d)(6)
Building Height:	35 feet/two stories for residential uses.
	45 feet/two stories for all other structures such as, clubhouses and recreational facilities. Also See Condition 14
	45 feet/three stories for gatehouses. Also See Condition 14

Open Space: 40 percent minimum.

10 percent must be distributed to individual dwelling units having immediate private ground floor access.

Indigenous open space must be provided as depicted on the MCP

Tracts 2 and 5

Single Family

Minimum Lot Areas and Dimensions

Lot Size:	7,350 square feet
Lot Width:	70 feet
Lot Depth:	105 feet

Minimum Setbacks

Street	20 feet - garage 15 feet - house
Side	6 feet
Side Corner	17.5 feet or 25 percent of lot width for lots over 50 feet wide.
Rear	10 feet
Water body	25 feet

Accessory Use: Per the LDC

Perimeter Setbacks: 25 feet

Maximum Lot Coverage: 50 percent

Tracts 1, 3 and 4

Zero-Lot-Line

Minimum Lot Areas and Dimensions

Lot Size:	5,250 square feet
Lot Width:	50 feet
Lot Depth:	105 feet

Minimum Setbacks

Street	20 feet - garage 15 feet - house
Side	Zero feet and 10 feet for Zero-lot-line
Rear	10 feet
Side corner	12.5 feet or 25 percent of lot width for lots greater than 50 feet wide.
Water body	25 feet

Accessory Use: Per the LDC

Perimeter Setbacks: 25 feet

Maximum Lot Coverage: 55 percent

Recreational Tract

Minimum Lot Areas and Dimensions

Lot Size:	+/- 5.6 Acres
Lot Width:	N/A
Lot Depth:	N/A

Minimum Setbacks

Street	Buckingham Road 25 feet/20 feet all other streets
Side	15 feet
Rear	20 feet
Water body	25 feet

Accessory Use: Per the LDC.

Minimum Building Separation: 20 feet.

Maximum Lot Coverage: 40 percent

3. The following recommendations are presented to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.

   a. The developer must establish a homeowners' or residents' association. The organization must provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, that will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this condition is to provide a mechanism to educate residents concerning the actions necessary to mitigate the dangers inherent in these hazards.

b. The developer must formulate an emergency hurricane notification and evacuation plan for the development that will be subject to review and approval by the Lee County Office of Emergency Management.

c. Hurricane preparedness and impact mitigation, if required, must comply with the provisions of LDC §2-481 *et seq.*

4. DELETED.

5. The developer must provide written disclosure to all potential and actual property owners of the existence of The School District of Lee County's transportation facility on the Buckingham campus and the potential for expansion of this facility.

6. Model units and homes (and real estate sales) are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted.

b. All model sites must be designated on the development order plans.

c. Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat (not the final). The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for this project.

d. Dry models are prohibited.

e. The number of model homes or model units will be limited to no more than 15 within the development at one time.

f. Model homes or units must be developed within the areas identified as "model homes, sales location center, parking for sales center, rec. tract" on the approved MCP.

g. Model display Centers or Model Display Groups must be shown on the development order plans. Parking areas for these uses will be buffered with a single-row hedge and tree canopy for parking areas per the LDC.

h. Real estate sales are limited to the sale of lots or units within the development only.

I. Real estate sales are limited to temporary real estate trailers, model units, model display centers, recreational area and clubhouse.

j. Hours of operation for both models and real estate sales are limited to Monday through Sunday 8 a.m. to 8 p.m.

k. Model homes and real estate sales will be valid for a period of up to 5 years from the date of issuance of a certificate of occupancy of a model home in accordance with LDC § 34-1954(d)(1).

7. DELETED.

8. A. **BUFFER ON SOUTHERN AND WESTERN PROPERTY LINES**

A buffer 20 feet in width must be planted along the southern and western property line (excluding lands abutting Buckingham Road) prior to the approval of building permits for dwelling units in Tracts 4 and 5. The developer must also install a 6-foot-high wall or fence along the southern property line - in compliance with the provisions of LDC Chapter 10, except where it would encroach into the preserved wetlands. The vegetation in the buffer must contain, at a minimum, six native trees per 100 linear feet. All trees must be a minimum of 10 feet tall at time of planting. All shrubs must be a minimum of four feet tall at the time of planting and must create an unbroken hedge. Existing indigenous native vegetation may be counted toward the vegetation requirements of this condition, and no buffer is required in the area on the approved MCP shown as upland preserve areas.

B. **BUFFER ON LANDS ABUTTING BUCKINGHAM ROAD**

The Development Order must provide an enhanced 25-foot Type "D" buffer along Buckingham Road including 10 trees per 100 linear feet (which must include live oaks, no palms) and a berm a minimum of 3 feet in height.

9. **AGRICULTURAL USES:** Existing bona fide agricultural uses on this site in the form of cattle pasture and the raising of hay are allowed only in strict compliance with the following:

(a) Bona fide agricultural uses of cattle grazing and the raising of hay in existence at the time the application for rezoning was filed, and as shown on Exhibit D attached hereto, may continue until approval of a local development order for the area of the project containing those uses.

(b) Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.

(c) Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:

(1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:

a) the date the agricultural uses ceased;

b) the legal description of the property subject to the development order approval;

c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,

d) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.

(2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.

10. DELETED.

11. DELETED.

12. DELETED.

13. DELETED.

14. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §§ 34-2174(a) and 34-935(e)(4).

15. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

16. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with all other Lee Plan provisions.

17. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

18. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

19. The developer has offered to voluntarily reserve a 20-foot wide strip along Buckingham Road for county right of way purposes. Dedication of this 20-foot strip may be accomplished by recording an instrument (i.e. deed or plat) that grants or dedicates to the County an exclusive easement for right-of-way purposes. The developer will be eligible for 100% road impact fee credits for land dedicated for Buckingham Road.

    If the easement is dedicated via a plat, the dedication must be clear and unambiguous. Use of the label "Future Right-of-Way" will not be acceptable. The dedicated area may not be used for required development buffering or any other non-county right-of-way improvements. This dedication must be complete prior to the issuance of the first building permit allowing vertical construction within the project.

20. SETBACKS Applicable to Tracts 2 and 5.

    A. No structures, including but not limited to, sidewalks, mechanical equipment, door stoops, walls, etc. may be constructed or placed within the required 6-foot side setbacks; **or**

    B. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the *typical lot grading detail* provided as part of the building permit process.

21. All required buffers must utilize 100% native vegetation.

22. ACCESS TO BUCKINGHAM ROAD

    A. The approved MCP and local development order must depict a minimum 70-foot wide divided entrance on Buckingham Road that includes a 14-foot wide median with two 11-foot wide lanes on both sides of the median for ingress and egress.

    B. The local development orders must include an emergency access point on Buckingham Road as shown on the approved MCP.

    C. Prior to issuance of a development order, the developer must provide written documentation from the Fort Myers Shores Fire District indicating that these access points are acceptable and provide adequate access for emergency vehicles.

23. COMMERCIAL USES AND CONSUMPTION ON PREMISES.

    Commercial uses are limited to a maximum of +/- 7,500 square feet of floor area for the entire development.

    A. Commercial uses are limited to amenity "Recreation" sites only as shown on the approved MCP.

    B. Commercial uses are limited to members and guests of a private club. Use by the general public is prohibited.

C. Consumption on Premises (indoor only) is limited to sales within a residential clubhouse setting only. No restaurants, bars, package stores, or similar uses are permitted.

D. Hours of operation for consumption on premises (indoor only) is limited to 7:00 a.m. to midnight, daily. Other commercial uses may operate at hours consistent with the LDC.

E. Outdoor seating for Consumption on Premises may only be approved by Special Exception (public hearing required).

F. Outdoor sale of alcohol is prohibited, and may not be permitted on a temporary or permanent basis.

24. PUBLIC SCHOOL USE.

A. If the school site is transferred to the Lee County School District, the zoning approval may be amended administratively to remove the 13-acre parcel from the MCP. The deletion of the school site from the MCP will not affect applicant's right to develop 690 single-family dwelling units on the remaining portion of the land covered by the approved MCP.

B. The "Future School Site" may be developed with single-family and accessory uses consistent with the Land Development Regulations for Tracts 2 and 5.

C. If the "Future School Site" is utilized for residential development, no more than 690 dwelling units may be permitted for the entire development.

D. Deleted at public hearing.

E. Deleted at public hearing.

25. Prior to local development order approval, the developer must submit a brochure to the Division of Environmental Sciences and the Division of Zoning for review and approval that will be given to all residents advising them of the historically rural environment in Fort Myers Shores, Buckingham, Caloosahatchee Shores and the environmentally sensitive nature of a portion of the property. This brochure must include references to the wetland preserves on site, civic organizations in East Lee County, and history of the Buckingham, Fort Myers Shores, and Caloosahatchee Shores communities.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from LDC §10-416(d)(6) which requires where a road is located less than 125 feet from an adjacent single-family residential subdivision, the developer must provide a combination berm, and solid wall not less than eight feet in height not less than 25 feet from the abutting property and install landscaping between the wall and abutting property with a Type "C" buffer (a minimum of five (5) trees and 18 shrubs per 100 linear feet) so as to allow landscaping and a three-foot high berm/five-foot high wall combination to be located closer to the abutting property in accordance with the landscape buffer plan attached as Exhibit C. This DEVIATION IS APPROVED, SUBJECT TO the following condition:

   Development must be consistent with the one-page G.L. Homes "Buckingham 345 Landscape Buffer Plan," Sheet 3, date stamped "Received September 28, 2005."

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description
Exhibit B: Master Concept Plan
Exhibit C: Landscape Buffer Plan
Exhibit D: Affidavit of Bona fide Agricultural Uses
Exhibit E: Zoning Map (subject parcel identified with shading)

The applicant has indicated that the STRAP number for the 20 acre parcel is: 32-43-26-00-00003.0000.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the RPD rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes or regulations.

2. The RPD rezoning, as approved:

   a. meets or exceeds the performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The RPD rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the master concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, will be available and adequate to serve the proposed land use.

5. The approved deviation, as conditioned, enhances achievement of the planned development objectives, and preserves and promotes the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner John E. Albion, seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 21st day of November 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Tammara Hall, Chairwoman

Approved as to form by:

_____
Donna Marie Collins
County Attorney's Office

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TKW CONSULTING ENGINEERS, INC.
5621 Banner Drive, Fort Myers, FL 33912, Tel: 239.278.1992, Website: www.tkwonline.com

LEGAL DESCRIPTION

BUCKINGHAM 345

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

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 89°06'45" W, ALONG THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,647.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE RUN S 89°06'35" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,647.40 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE RUN N 00°56'26" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,329.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 89°35'38" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTNACE OF 978.47 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, A 60 FOOT RIGHT-OF-WAY; THENCE RUN N 24°23'58" E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, FOR A DISTANCE OF 2,286.09 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°56'26" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 80.68 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°04'22" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,498.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 00°46'36" W, ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 662.58 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE RUN N 89°09'14" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,167.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE RUN S 00°38'54" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,321.87 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 88°59'29" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,330.50 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°47'40" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,331.24 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°03'02" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE

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PERMIT COUNTER

environmental • civil • structural

(continued)

SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,327.10 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°03'03" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 661.05 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N 00°41'05" W, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,333.31 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N 88°59'29" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,980.63 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE RUN S 00°47'37" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,670.83 FEET TO THE **POINT OF BEGINNING**, CONTAINING 344.862 ACRES, MORE OR LESS.

Applicant's Legal Checked
by lgm 3/29/2005.

TKW CONSULTING ENGINEERS, INC.

ERIC V. SANDOVAL
STATE OF FLORIDA
REGISTERED

SIGNED: Eric V. Sandoval DATE: 1-14-05

ERIC V. SANDOVAL P.S.M STATE OF FLORIDA # 5223

EXHIBIT "A"
(Page 2 of 4)

MAR 18 2005
PERMIT COUNTER

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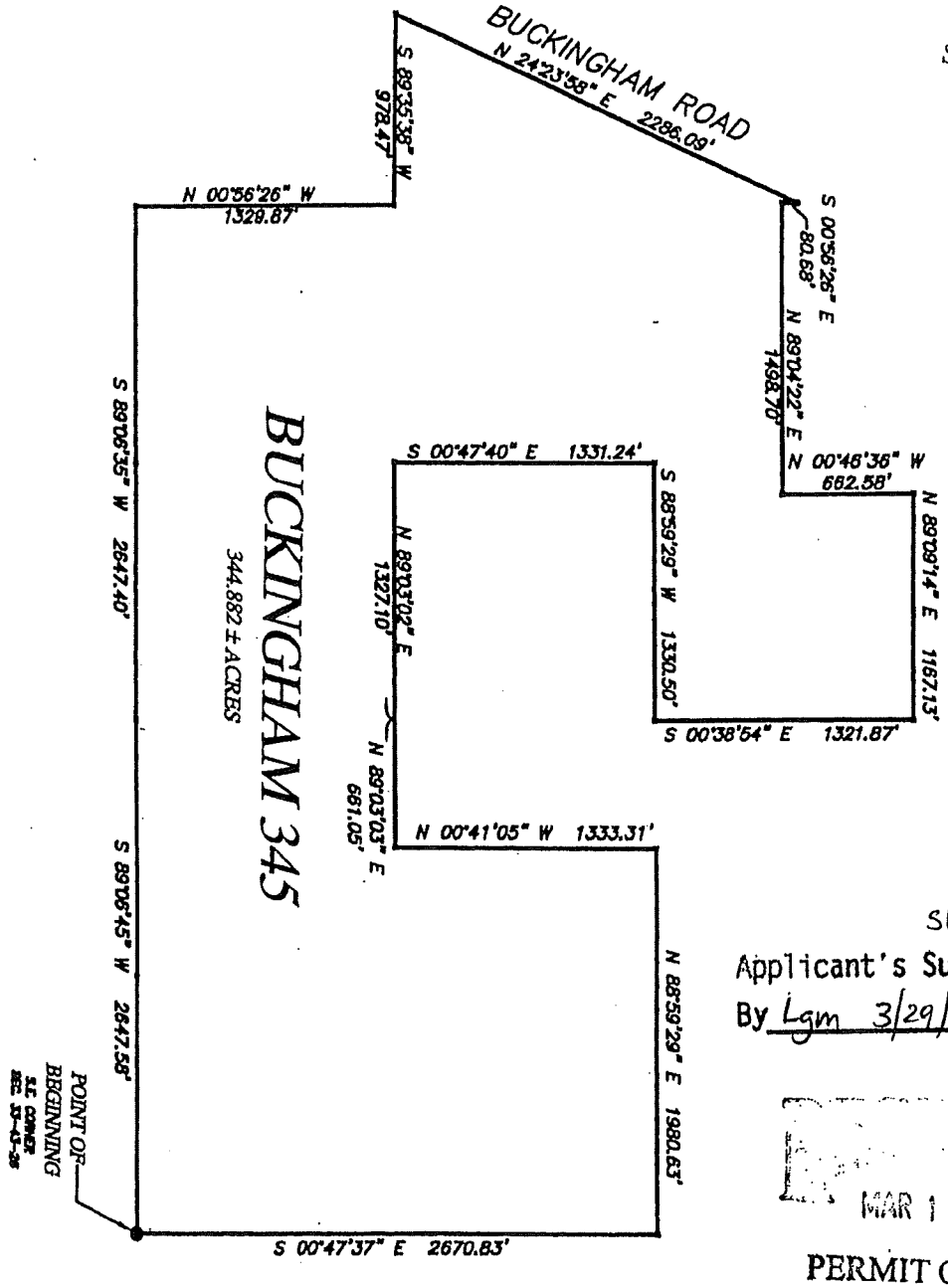
DCI 2004-00090

CONSULTING ENGINEERS, INC.



SCALE: 1" = 800'

SKETCH OF
Applicant's Survey Checked
By Lgm 3/29/2005.

RECEIVED
MAR 1 8 2005
PERMIT COUNTER

* THIS IS NOT A SURVEY *

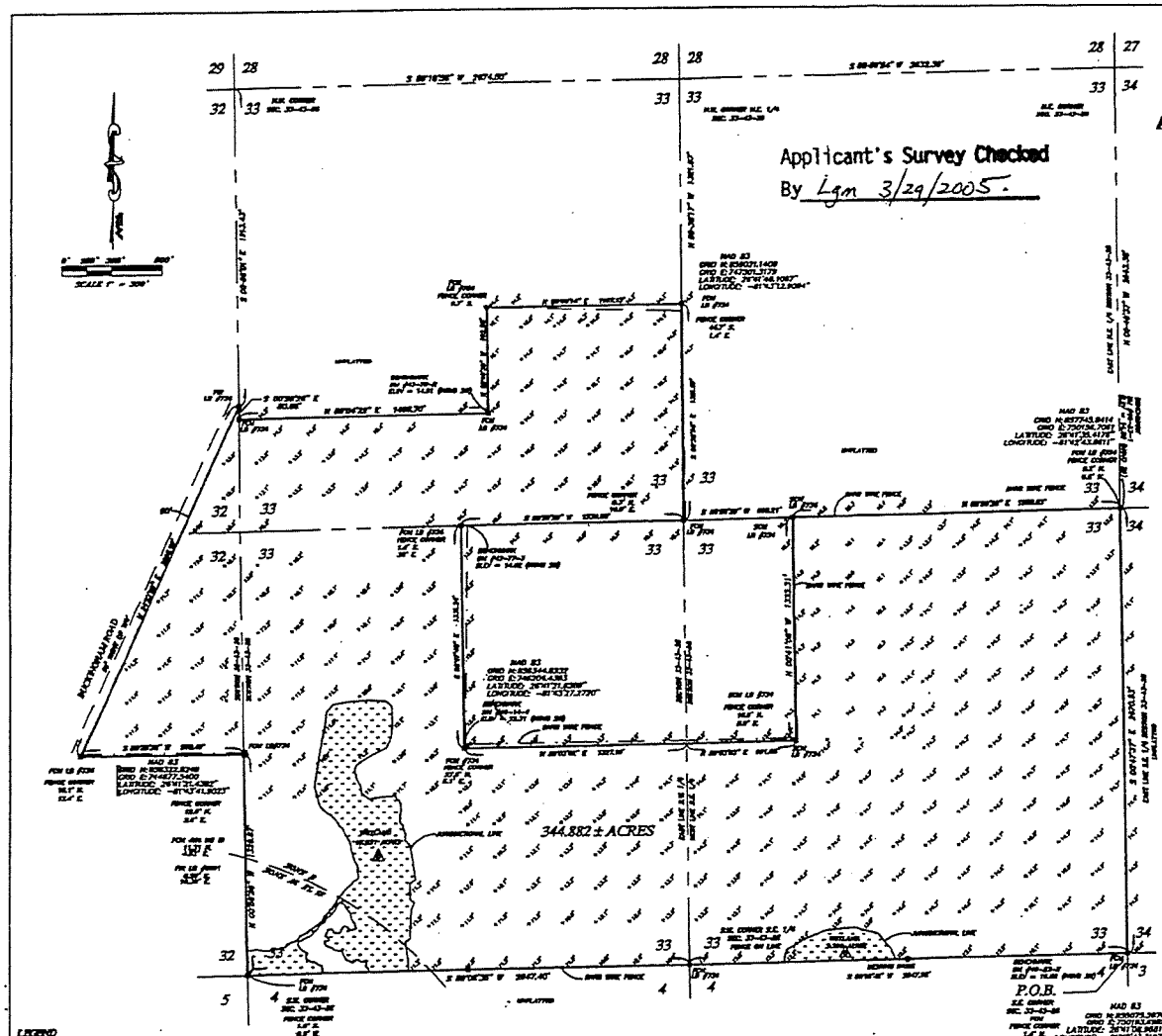
CONSULTING ENGINEERS, INC.
environmental-civil-structural-survey
9681 Banner Drive
Fort Myers, Florida 33912
(239) 278-1992 • FAX (239) 278-0922
E-MAIL tkw@tkwenline.com
Certification # 734

DRAWN BY: A.D.	JOB NO.: 03783.00	SHEET 1 OF 1
SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
BUCKINGHAM 345 A PORTION OF SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA		
DATE: JANUARY 2005		DRAWING: 03783SCKT

DCI 2004-00090

EXHIBIT "A"

EXHIBIT "A"
(Page 4 of 4)



LEGAL DESCRIPTION

BUCKINGHAM 345

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

BEGIN AT THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 89°06'45" W, ALONG THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,647.58 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 33; THENCE RUN S 89°06'35" W, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,647.40 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE RUN N 00°56'26" W, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,329.87 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 89°35'38" W, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 43 SOUTH, RANGE 26 EAST, FOR A DISTANCE OF 978.47 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, A 60 FOOT RIGHT-OF-WAY; THENCE RUN N 24°23'58" E, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BUCKINGHAM ROAD, FOR A DISTANCE OF 2,286.09 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°56'26" E, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 80.68 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°04'22" E, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,458.70 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 00°46'36" W, ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 662.58 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, THENCE RUN N 89°09'14" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,167.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°38'54" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,321.87 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 88°59'29" W, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,330.50 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 33; THENCE RUN S 00°47'40" E, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,331.24 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°03'02" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,327.10 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33; THENCE RUN N 89°03'03" E, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 661.05 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N 00°41'05" W, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,333.31 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE RUN N 88°59'29" E, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 1,980.63 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE RUN S 00°47'37" E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2,670.83 FEET TO THE POINT OF BEGINNING, CONTAINING 344.882 ACRES, MORE OR LESS.

CERTIFIED TO:

G.L. HOMES OF FLORIDA II CORPORATION
FIRST AMERICAN TITLE INSURANCE COMPANY
RUDEN, McCLOSKY, SMITH, SCHUSTER & RUSSELL, P.A.

ERIC V. SANDOVAL, JR. PSM (PRACTICE LB-357)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6223

1-31-05
DATE SIGNED:

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

LEGEND

R/W	POINT OF COMMENCEMENT
P.O.C.	POINT OF BEGINNING
P.O.B.	SET 1/2" IRON BAR WITH CAP, LB 357
SET 1/2" IRON	FOUND CONCRETE MONUMENT
FCM	SET CONCRETE MONUMENT WITH BRASS DISK, L.B.# 357
SCM	FENCE
FENCE	MEASURED
MEAS.	RADIAL
RAD.	CENTRAL RECORDED ANGLE
Δ	RADIUS OF CURVE
R	LENGTH OF CURVE
L	CHORD BEARING
CHB	CHORD DISTANCE
CHD	CENTERLINE SURVEYORS AND MAPPER
C/L	LEE COUNTY MONUMENT NUMBER
LCMN	NATIONAL GEODETIC SURVEY
NGS	

NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983, NSRS ADJUSTMENT OF 1990 AND 2001(1990) AND ARE IN U.S. SURVEY FEET WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING S.89°06'45"E.
2. THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND/OR RESTRICTIONS OF RECORD.
3. IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY HAVE NOT BEEN LOCATED.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.
5. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
6. THIS SURVEY DOES NOT EVIDENCE ANY ENCROACHMENTS, CONFLICTS, ENCUMBERED MILEAGE, OR JURISDICTIONAL BOUNDARIES, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.

NOTES:

7. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE B, HAVING NO BASE FLOOD ELEVATION AND FLOOD ZONE AE, HAVING A BASE FLOOD ELEVATION OF 12' PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP # 125124 0029 B, DATED SEPTEMBER 15, 1984.
8. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
10. DATE OF LAST FIELD WORK: 01/27/05
11. SURVEYED PARCEL CONTAINS 344.882 ACRES, MORE OR LESS.
12. BENCH MARK: BASED ON NATIONAL GEODETIC SURVEY STAINLESS STEEL ROD IN CONCRETE SLEEVE WITH 3 INCH ALUMINUM ACCESS LID STAMPED D 415 1983 ELEVATION 15.63' (NGVD 29)

CONSULTING ENGINEERS, INC.
3905 Tamiami Blvd.
Fort Myers, Florida 33916
(239) 275-1900 FAX (239) 275-8183
E-mail: fmc@consultingengineersinc.net
Engineering Certificate # 6782 Surveying Lic. # 734

PREPARED FOR:

G L HOMES
2300 CANARY ISLAND COVE
NAPLES, FLORIDA 34119
PHONE (239)596-2010
FAX (239)596-0163

PROJECT DESCRIPTION:

BUCKINGHAM 345
A PORTION OF
SECTIONS 32 & 33
TOWNSHIP 43 SOUTH,
RANGE 26 EAST,
LEE COUNTY, FLORIDA

PROFESSIONAL SURVEYOR:

ERIC V. SANDOVAL JR. REGISTERED LAND SURVEYOR NO. 6223 STATE OF FLORIDA

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

DRAWING DATA	
FILE NAME	ECT\BUCKINGHAM\LDWG
APPROVED BY	E.V.S.
SURVEY DATE	1/27/2005
DRAWN BY	B.B.
CREW CHIEF	L.R.
SCALE	1" = 300'
FIELD BOOK	429/31-37

REVISIONS		
1	1/31/05	REVISED LEGAL DESCRIPTION
2	1/31/05	ADDED WETLAND AREAS

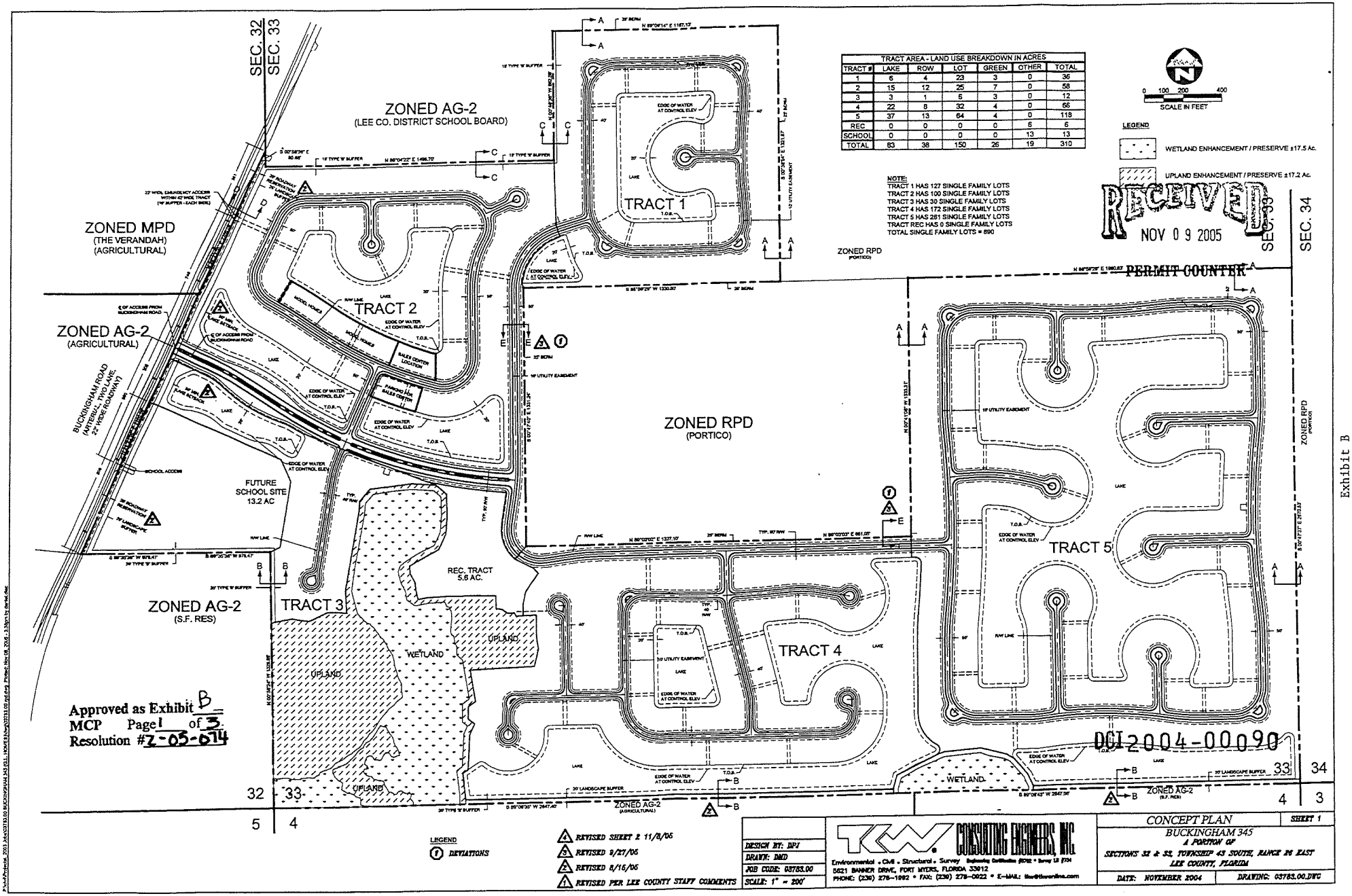
STRAP NUMBERS:

STRAP #
33-43-26-00-00004.0000

PERMIT COUNTER

BOUNDARY SURVEY
DCI 2004-00090

PROJECT	SECTION / TOWNSHIP / RANGE
0272.05	32 & 33-43-26



TRACT AREA - LAND USE BREAKDOWN IN ACRES						
TRACT #	LAKE	ROW	LOT	GREEN	OTHER	TOTAL
1	6	4	23	3	0	36
2	15	12	25	7	0	58
3	3	1	5	3	0	12
4	22	8	32	4	0	66
5	37	13	64	4	0	118
REC	0	0	0	0	6	6
SCHOOL	0	0	0	0	13	13
TOTAL	83	38	150	26	19	310

NOTE:
TRACT 1 HAS 127 SINGLE FAMILY LOTS
TRACT 2 HAS 100 SINGLE FAMILY LOTS
TRACT 3 HAS 30 SINGLE FAMILY LOTS
TRACT 4 HAS 172 SINGLE FAMILY LOTS
TRACT 5 HAS 281 SINGLE FAMILY LOTS
TRACT REC HAS 0 SINGLE FAMILY LOTS
TOTAL SINGLE FAMILY LOTS = 890

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Approved as Exhibit B
MCP Page 1 of 3
Resolution #Z-05-074

DCI2004-00090

LEGEND
(1) DEVIATIONS

1 REVISED SHEET 2 11/8/05
2 REVISED 9/27/05
3 REVISED 8/16/05
4 REVISED PER LEE COUNTY STAFF COMMENTS

DESIGN BY: DPI
DRAWN: DMD
JOB CODE: 03783.00
SCALE: 1" = 200'

TCW CONSULTING ENGINEERS, INC.
Environmental • Civil • Structural • Survey
5621 BANNER DRIVE, FORT MYERS, FLORIDA 33912
PHONE: (239) 275-1992 • FAX: (239) 275-0622 • E-MAIL: tcw@tcwonline.com

CONCEPT PLAN — SHEET 1
BUCKINGHAM 345
A PORTION OF
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA
DATE: NOVEMBER 2004 — DRAWING: 03783.00.DWG

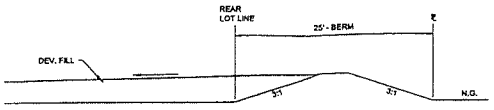
Exhibit B
Page 1 of 2

CONCEPTUAL OPEN SPACE:

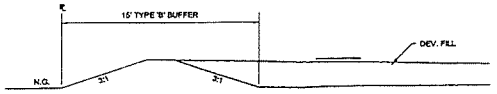
A.) TOTAL REQUIRED OPEN SPACE (40%) (PER L.C.L.D.C.):
±344.6 AC. X 0.4 = ±138.0 AC.

B.) TOTAL PROVIDED OPEN SPACE:

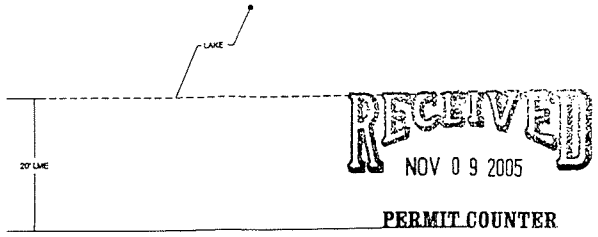
INDIVIDUAL LOT AREAS (@ 10% OF REQ'D. 40%)	±15.0 AC.
PROPOSED LAKE AREAS (@ ≤ 25.0% OF TOTAL AC.)	±20.7 AC.
PROPOSED UPLAND ENHANCEMENT/PRESERVATION AREA	±17.2 AC.
PROPOSED WETLAND ENHANCEMENT/PRESERVATION AREA	±18.1 AC.
GREEN SPACE / OPEN SPACE WITHIN TRACT DEV. AREA	±78.5 AC.
TOTAL OPEN SPACE PROV'D.:	±148.5 AC.



SECTION A-A
N.T.S.



SECTION C-C
N.T.S.



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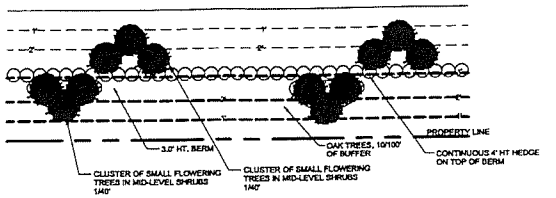

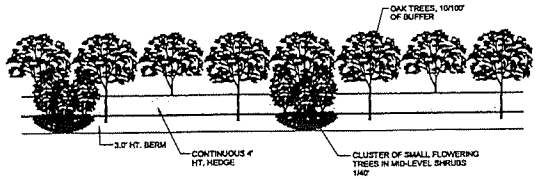

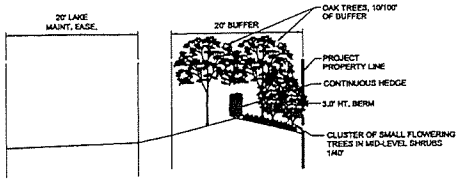

SECTION B-B
SOUTH LANDSCAPE BUFFER - ENHANCED LANDSCAPING
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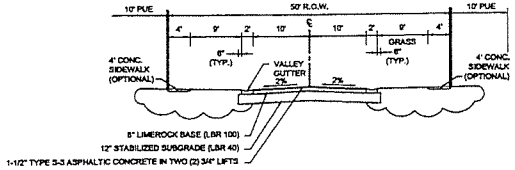

50 ft. R.O.W.
PRIVATE / MINOR COLLECTOR ROAD CROSS SECTION
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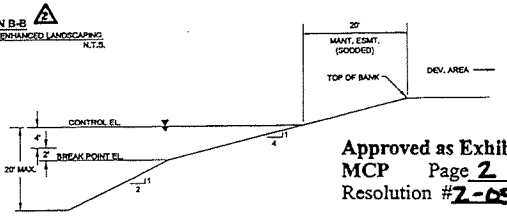
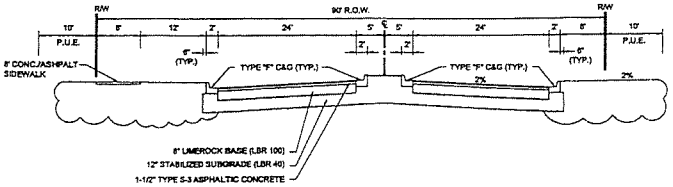


TYPICAL LAKE SECTION
N.T.S.

Approved as Exhibit B
MCP Page 2 of 3
Resolution #Z-05-074



TYPICAL SECTION - 90 ft. R.O.W.
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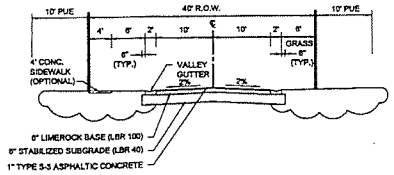
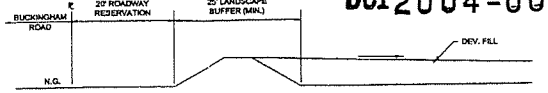


PRIVATE / LOCAL ROAD CROSS SECTION
N.T.S.

DCI2004-00090



SECTION D-D
N.T.S.

1 REVISED 11/8/06
2 REVISED 9/27/06
2 REVISED 8/16/06

DESIGN BY: DPJ	
DRAWN: DMD	
JOB CODE: 03783.00	
SCALE: N.T.S.	

TCW CONSULTING ENGINEERS, INC.
Environmental • Civil • Structural • Survey
5821 BANNER DRIVE, FORT MYERS, FLORIDA 33912
PHONE: (239) 278-1992 • FAX: (239) 278-0822 • E-MAIL: tcw@tcwonline.com

DETAILS — SHEET 2

BUCKINGHAM 345
A PORTION OF
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

DATE: NOVEMBER 2004 — DRAWING: 03783.00.DWG

Exhibit B
Page 2 of 2

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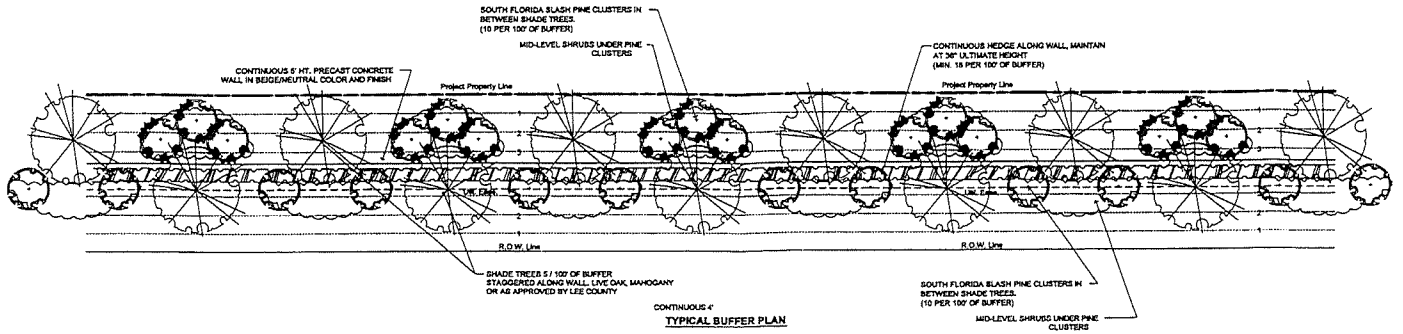
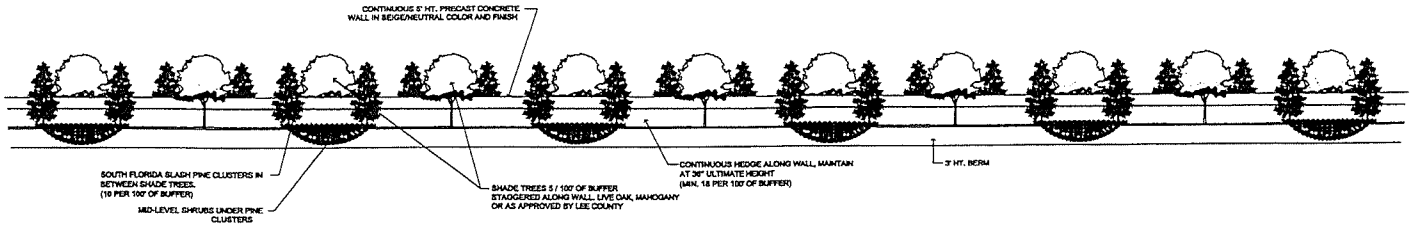
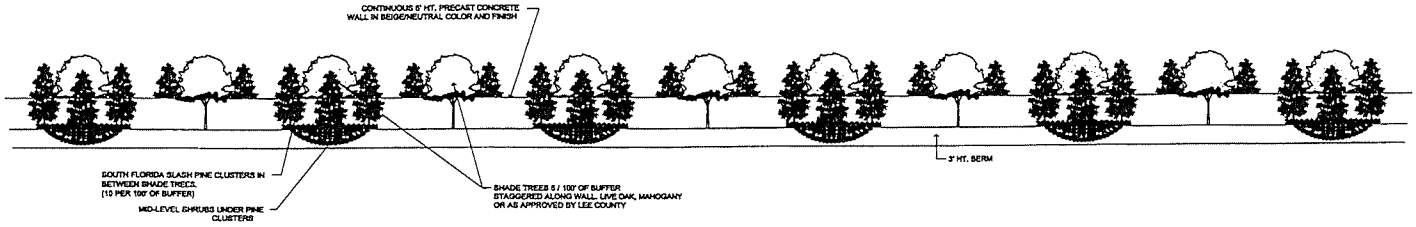


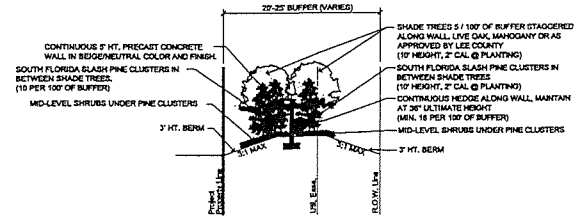
TYPICAL BUFFER PLAN



TYPICAL BUFFER ELEVATION FROM BUCKINGHAM 345



TYPICAL BUFFER ELEVATION FROM PORTICO



TYPICAL BUFFER SECTION E-E

REVISED 9/27/06

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NOV 09 2005
PERMIT COUNTER

Approved as Exhibit C
MCP Page 3 of 3
Resolution #Z-05-074

DCI2004-00090

Exhibit C

DESIGN BY:	
DRAWN: BMD	
JOB CODE: 03783.00	
SCALE: N.T.S.	

TKW CONSULTING ENGINEERS, INC.
Environmental • Civil • Structural • Survey
5621 BANNER DRIVE, FORT MYERS, FLORIDA 33912
PHONE: (239) 278-1992 • FAX: (239) 278-0922 • E-MAIL: tkw@tkwonline.com

DEVIATION (1) DETAILS — SHEET 3

BUCKINGHAM 345
A PORTION OF
SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

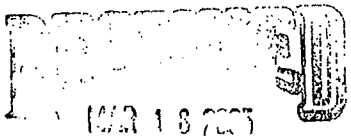
DATE: NOVEMBER 2004 — DRAWING: 03783.00.DWG

Statement by Owner Regarding Agricultural Uses.

All 640 units are under lease for a bona fide commercial purpose of raising hay with David W. Meloy. This is bona fide agricultural use in existence at the time the application was filed. No additional clearing or grading for agricultural use in anticipated.

Property Owner Statement, Lee County Homes Associates, I, LLP,
a Florida limited liability partnership

EXHIBIT "D"
Affidavit of Agricultural Use
(Page 1 of 3)



PERMIT COUNTER

DCI 2004-00090

Affidavit by Owner Regarding Agricultural Uses

All 345 acres as shown on Exhibit "A" attached to and made a part of this Affidavit are owned by Lee County Homes Associates I, LLLP and are leased to David W. Meloy for the bona fide agricultural use of pasturing cattle and/or growing hay. This agricultural use was in existence at the time this application was filed. No additional clearing or grading for agricultural use is anticipated.

Lee County Homes Associates I, LLLP,
a Florida limited liability limited partnership

By: Lee County Homes I Corporation,
a Florida corporation, its general partner

By: _____
Name: Richard M Norwalk
Title: Vice President

The foregoing instrument was acknowledged before me this 2 day of May, 2005 by Richard M. Norwalk. He personally appeared before me, and is personally known to me or produced _____ as identification.

Notary: _____
Print Name: _____
Notary Public, State of Florida
My commission expires: _____

[NOTARY SEAL]

CAROL DELUCA
MY COMMISSION # DD 067629
EXPIRES: February 25, 2006
Bonded Thru Notary Public Underwriters

RECEIVED
MAY 20 2005

DCI2004-00090

EXHIBIT "D"
(Page 2 of 3)

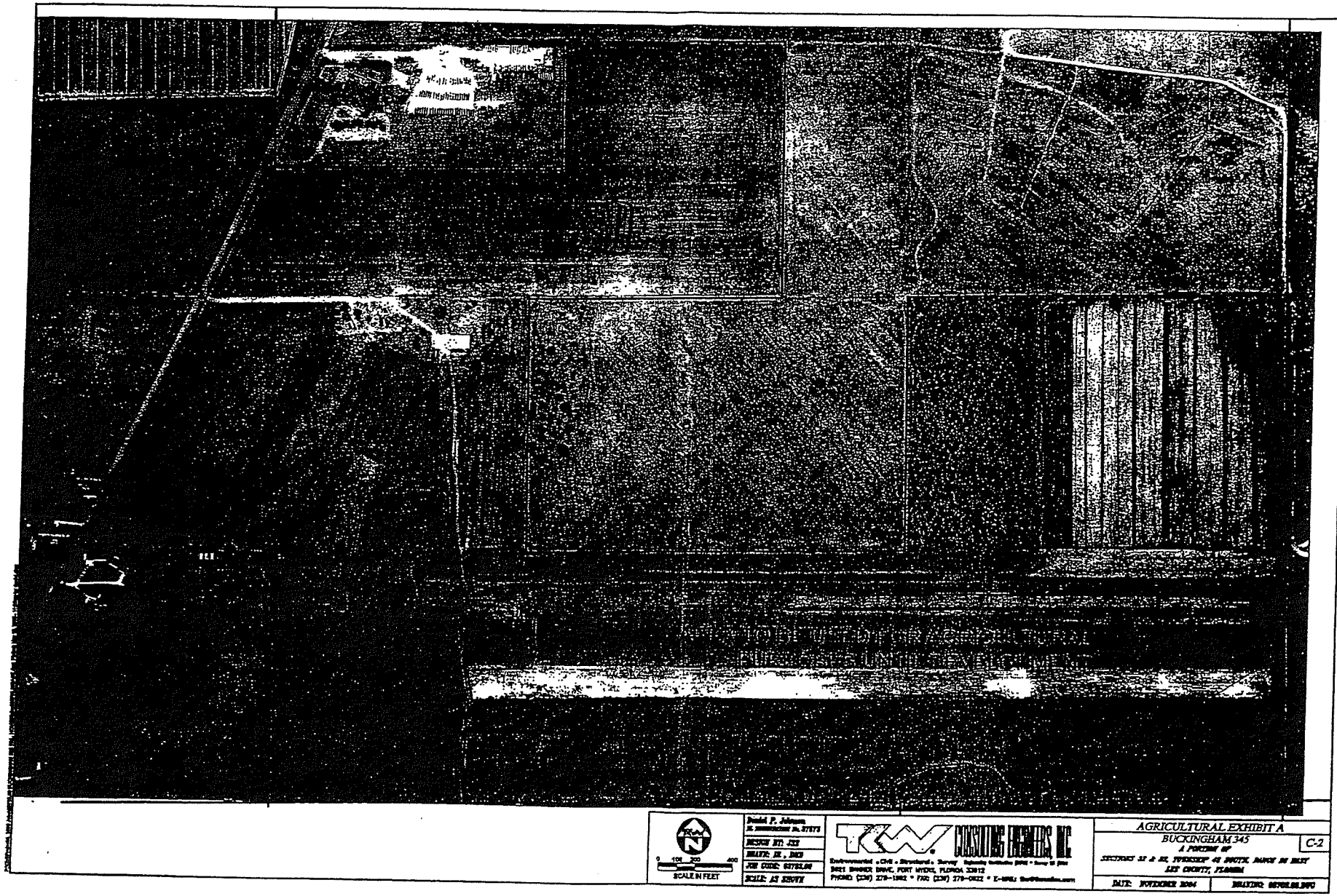


EXHIBIT "D"

(Page 3 of 3)

DCI2004-00090 BUCKINGHAM 345 RPD

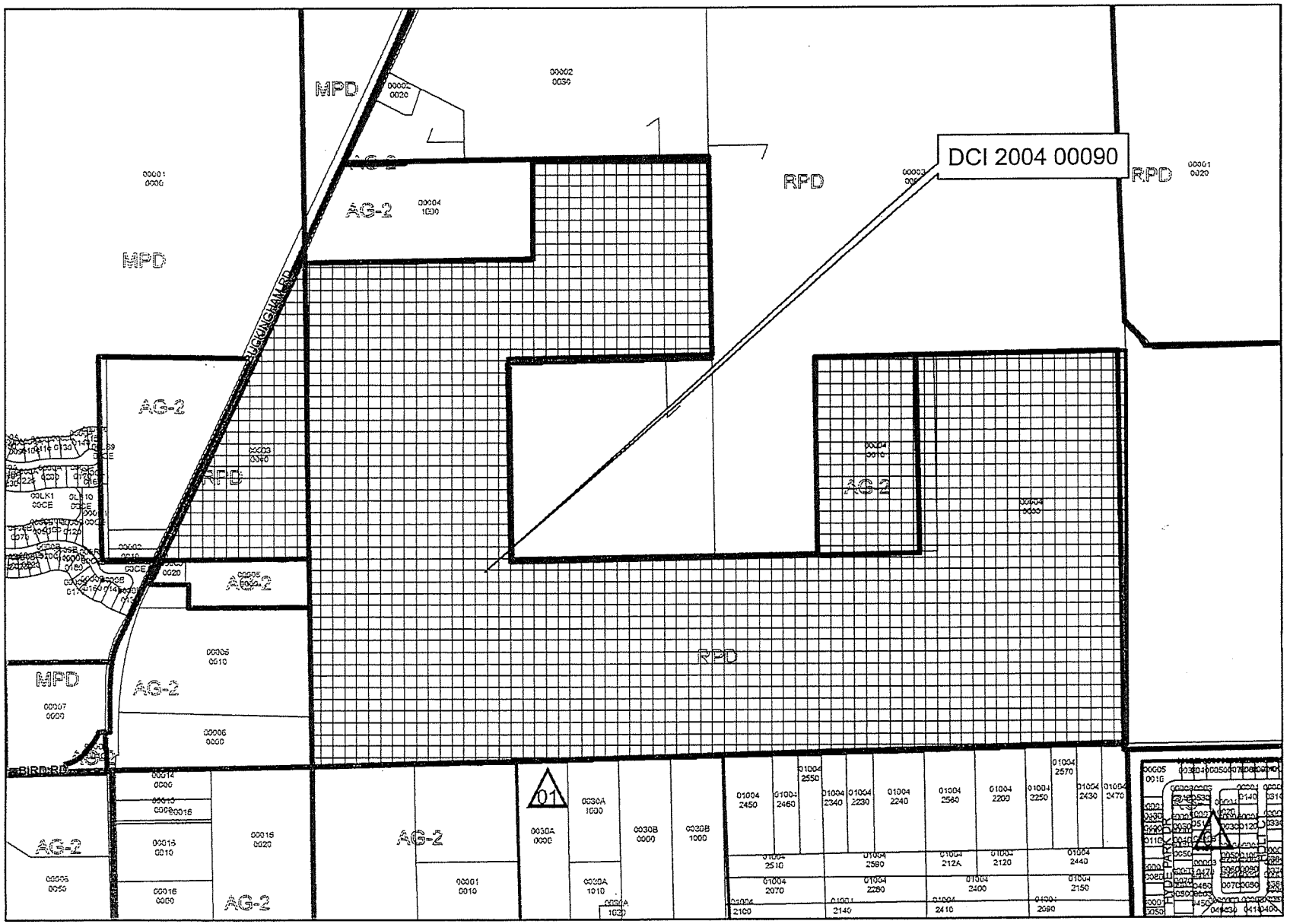


EXHIBIT "E"
Zoning Map

RESOLUTION NUMBER Z-19-006

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, an application was filed by the property owner, WCI Communities, LLC, to amend the Residential Planned Development (RPD) to add 422 units (1,600 dwelling units total) and modify the Master Concept Plan (MCP), Schedule of Uses, Property Development Regulations, and Deviations in reference to Portico RPD; and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Amanda L. Rivera, was advertised and held on February 21, 2019. At the conclusion of the hearing, the Hearing Examiner left the record open and requested Staff and the Applicant to submit written submissions to her office on or before March 1, 2019; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2018-00018 and recommended APPROVAL with conditions of the Request; and

WHEREAS, a second public hearing was advertised and held on August 7, 2019 before the Lee County Board of Commissioners; and,

WHEREAS, the Lee County Board of Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to amend the Portico RPD to add 422 units (1,600 dwelling units total) and modify the MCP, Schedule of Uses, Property Development Regulations, and Deviations. The request is premised on the adoption of a companion comprehensive plan amendment to the Future Land Use Map and Lee Plan Table 1(b).[1]

The majority of the property is located in the Outlying Suburban Future Land Use Category, pursuant to the adoption of CPA2018-00004. The remainder of the property is located in the Suburban, Sub-Outlying Suburban, and Wetlands Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development of this project must be consistent with the nine-page MCP entitled "Master Concept Plan for Portico RPD Lee County, Florida," prepared by Morris Depew and Associates, date stamped received March 1, 2019, and attached hereto as Exhibit C, except as modified by the conditions below. Development must comply with all requirements of the

[1] CPA2018-00004, adopted August 7, 2019

LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

This RPD allows a maximum of 1,600 dwelling units (1,438 single-family and two-family attached and 162 townhouses) on a total of 589± acres. The proposed maximum building heights are 35 feet for single-family, 45 feet for two-family attached and townhouses, and 50 feet for the clubhouse/amenity site.

2. Schedule of Uses and Property Development Regulations

a. Schedule of Uses

Residential Tracts
Accessory uses and structures
Communication facility, wireless
Dwelling unit
- Single-family
- Two-family attached
- Townhouse

Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Excavation: Water retention
Fences, walls
Home occupation
Models
- Display center
- Display group
- Model home
- Model unit

Parking lot, accessory
Real estate sales office
Recreation facilities, personal
Residential accessory uses
Signs
Temporary uses, limited to temporary sales and temporary construction

Residential Amenity Site
Accessory uses and structures
Administrative offices
Communication facility, wireless
Club, private (see Condition 14)
Consumption on premises (see Condition 14)
Essential services
Essential service facilities, Group I
Excavation, water retention
Fences, walls
Food and beverage service, limited
Parking lot, accessory
Personal services, group I (see Condition 14)

Real estate sales
Recreational facilities, private on-site
Storage, indoor
Temporary uses, limited to temporary sales and temporary construction

b. Property Development Regulations

Phase I Land Uses[1]						
	Single Family	Two-Family Attached	Townhouse[3]	Townhouse Internal Tract[3]	Townhouse Abutting Lakes[3]	Clubhouse (Amenity Site)
Minimum Lot Area (sq. ft.)	5,500	3,300	2,220	2,000	1,800	6,500
Minimum Lot Width (ft.)	50	30	20	20	20	50
Minimum Lot Depth (ft.)	110	110	110	100	90	110
Minimum Setbacks (Principal/Accessory)(ft.)[2]						
Street	20	20	20	20	20	20
Side	5/5	0 or 5/5	0 or 5/5	0 or 5/5	0 or 5/5	10/10
Rear	10/5	10/5	10/5	10/5	--	20
Waterbody	20/20	20/20	20/20	20/20	20/20	20/5
Minimum Building Separation	10	10	20	20	20	20
Maximum Building Height	35	45	45	45	45	50
Maximum Lot Coverage (%)	60	61	60	60	60	60

NOTES
(1) The above Property Development Regulations are subject to deviations maintained or approved as part of DCI2018-00018.
(2) A minimum principal building setback of 25 feet is required for any lot abutting an indigenous preserve as depicted on the Master Concept Plan.
(3) Townhouse buildings must be set back a minimum of 1,000 linear feet from Buckingham Road.

Phase II and III Land Uses[1]				
	Single Family	Single Family Abutting Lakes	Two-Family Attached	Two-Family Attached Abutting Lakes
Minimum Lot Area (sq. ft.)	5,500	4,500	3,300	2,700
Minimum Lot Width (ft.)	50	50	30	30
Minimum Lot Depth (ft.)	110	90	110	90
Minimum Setbacks (Principal/Accessory)(ft.)				
Street	20	20	20	20
Side	5/5	5/5	0 or 5/5	0 or 5/5
Rear	10/5	0/0	10/5	0/0
Waterbody	--	20/20	--	20/20
Minimum Building Separation	10	10	10	10
Maximum Building Height	35	35	45	45
Maximum Lot Coverage (%)	60	65	60	65

NOTES
(1) The above Property Development Regulations are subject to any deviations previously approved by Z-04-080 or approved as part of DCI2018-00018.

3. Agricultural Uses

a. Prior to local development order approval, the applicant, its successors or assigns must terminate the agricultural tax exemption for the entirety of the subject property. The applicant, its successors or assigns must provide written proof, subject to approval by the Lee County Attorney's Office, of the following:

i. Termination of all agricultural use on the property. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:

(1) The date the agricultural uses ceased;

(2) The legal description of the subject property;

(3) An affirmative statement that the applicant, its successors or assigns acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the County that they will not allow any such uses on the property unless and until the property is rezoned to permit such uses; and

(4) That the affidavit constitutes a covenant between the applicant, its successors or assigns, and the County that is binding on the applicant, its successors or assigns. The covenant must be properly recorded in the public records of the County at the expense of the applicant, its successors or assigns.

ii. Termination of the agricultural tax exemption for the entirety of the subject property. Proof as to the termination must include a copy of the request to terminate the tax exemption provided to the property appraiser.

4. Model Homes/Temporary Real Estate Sales/Temporary Sales Trailer

a. The number of model homes or model units will be limited to no more than 30 within the development at one time.

b. Models cannot be of the same floor plan and each must be a distinctly different design.

c. Model Display Centers or Model Display Groups must be shown on the development order plans. Parking areas for these uses will be buffered with a single hedgerow and tree canopy for parking areas in accordance with the LDC.

d. Real estate sales are limited to temporary real estate trailers, model units, model homes, and Model Display Centers.

e. Real estate sales will be limited to the sale of units or lots within the development only.

f. Hours of operation for both models and real estate sales may take place only between the hours of 8:00 a.m. and 8:00 p.m. daily.

g. Model homes and temporary real estate sales will be valid for a period of up to six years from the date of issuance of a Certificate of Occupancy of the model home.

5. Environmental Conditions

a. Prior to local development order approval for Phase II, Phase III, or any part thereof, the development order plans must depict a minimum of 140.2 acres of open space as depicted on the MCP. The required open space must consist of: 102.93 acres of general open space, 8.56 acres of indigenous uplands, 23.93 acres of indigenous wetlands, and 4.75 acres of previously restored wetlands (Wetland N).

b. The landscape plans included in the local development order approval for Phase II, Phase III, or any part thereof, must depict the existing restoration plantings of Wetland N, as identified on the MCP, as follows:

i. 5,279 *Spartina bakerii* and *Tripsacum floridana* must be depicted within the upland buffer; and

ii. 75 *Acer rubrum* and *Pinus elliottii var. densa* must be depicted within the upland island; and

iii. 80 *Morella cerifera* and *Rapanea punctata* must be depicted within the upland island; and

iv. 2,226 groundcover to include *Spartina bakerii*, *Canna flaccida*, and *Iris virginica*; and

v. 9,690 groundcover to include *Pontederia cordata*, *Sagittaria latifolia*, *Schoenoplectus tabernaemontani*, *Eleocharis cellulosa*, and *Thalia geniculata*; and

vi. The existing required trees must be a minimum of six feet in height; shrubs a minimum six inches in height; and groundcover in one inch liners or bare root; and

vii. After the first Certificate of Compliance for Wetland N has been issued, the existing monitoring plans demonstrating compliance with the above planting requirements must be submitted to Development Services. Replanting must be done to achieve the requisite 80% standard if the monitoring plans reflect a survivability rate below 80%.

c. All required buffers must utilize 100 percent native vegetation.

d. Prior to local development order approval for the earlier of Phase II or III, the developer must submit a protected species survey for burrowing owls and burrows within the upland portions of the project for the phase subject to the development order to Environmental Staff for review, field verification, and approval. If burrowing owls or burrows are located, the developer must also submit a burrowing owl management plan with an appropriate preservation area within the project.

e. The existing enhanced 25-foot-wide "D" buffer along Buckingham Road including 10 trees per 100 linear feet (which must include live oaks, no palms) and a berm a minimum of three feet in height must be maintained. Amendment to the MCP is required if developer desires to reconfigure this buffer and berm.

f. The existing 25-foot-wide landscaped buffer/berm combination along the southern boundary of the subject property where it abuts the school site must be maintained. Atop the berm will be intermittent landscaping and/or wall with a minimum height of six feet. All berming and walls must meet LDC requirements. Amendment to the MCP is required for reconfiguration of this buffer/berm combination.

6. Natural Resources Conditions

a. Prior to local development order approval for Phase II or III, whichever occurs first, the developer must provide:

i. A map depicting locations of all free-flowing wells on the property. Any well that is not part of an irrigation system or designated groundwater monitoring network must be permanently plugged and abandoned in accordance with Lee County Code of Ordinances §32-99.

ii. A water quality monitoring plan for review and approval by the Lee County Division of Natural Resources. At a minimum, the Water Quality Monitoring Plan must establish:

(1) The overall Goals and Objectives of the Water Quality Monitoring Plan;

(2) An outfall monitoring schedule during "wet" season of June through October, for Field Temperature, Total Kjedahl Nitrogen, Total Nitrogen, Chlorophyll A, Nitrite, Nitrate, Phosphorus, Turbidity and Stage.

(3) Water quality monitoring data must be provided to the Division of Natural Resources annually for 5 years and shall include a report with a comparison of State water quality standards, plots of parameters, and recommendations. Results shall also be reported as an Electronic Data Deliverable (EDD), in a format approved by the Division of Natural Resources.

(4) A contingency plan in the event an exceedance of State Water Quality Standards is discovered. This plan must include notification to impacted residents and applicable authorities.

7. Lake Maintenance Easement Access Requirements

Lake maintenance easements within Phase I located along lakes completely surrounded by private lots must be made accessible by maintenance vehicles through a 20-foot-wide lake access easement.

8. Site Access

Additional site access points, including a separate construction access point, requires amendment to the RPD zoning.

9. Signage

Developer must receive County approval of a proposed sign package prior to issuance of a development order if deviations from LDC Ch. 30 project sign regulations are sought.

10. Vehicular/Pedestrian Impacts

Zoning approval does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

11. Lee Plan Consistency

Zoning approval does not guarantee local development order approval. Future development orders must comply with the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as all other Lee Plan provisions.

12. Concurrency

Zoning approval does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Ch. 2 or the Lee Plan. The developer is required to demonstrate compliance with concurrency requirements prior to issuance of a development order.

13. Development Permits

Issuance of a county development permit does not establish a right to obtain permits from state or federal agencies. Further, it does not establish liability on the part of the County if the developer: (a) does not obtain requisite approvals or fulfill obligations imposed by state or federal agencies or (b) undertakes actions that result in a violation of state or federal law.

14. Consumption on Premises, Food & Beverage Services, Personal Services, Group I

a. Consumption on Premises, Food and Beverage Service, Limited, and Personal Services Group I is limited to the amenity site depicted on the MCP.

b. Private Club (Clubhouse) uses are limited to a maximum of 9,000 square feet of floor area for the entire development and are available only to residents and their guests. Outdoor Consumption on Premises is limited to the Patio area depicted on Sheet X-108 of the MCP.

c. Consumption on Premises is limited to sales within a Private Club setting only.

d. Hours of operation for these uses are limited to 7:00 a.m. to midnight daily.

15. Dedication of Buckingham Road Right-of-Way

During the March 21, 2005, Board Zoning Hearing, the applicant voluntarily offered to dedicate a 25-foot-wide strip along Buckingham Road for County right-of-way purposes, at no cost to Lee County. Dedication of this 25-foot strip may be accomplished by recording an instrument (i.e. deed or plat) that grants or dedicates to the County an exclusive easement for right-of-way purposes. If the easement is dedicated via a plat, the dedication must be clear and unambiguous. Use of the label "future right-of-way" will not be acceptable. The dedicated area may not be used for required development buffering or any other non-County right-of-way improvements. This dedication must be complete prior to issuance of the first building permit allowing permanent vertical construction within the project.

16. Development Tracking

The developer must submit a report with every local development order application itemizing:

a. The residential density and non-residential (square footage) intensity of uses proposed by the local development order application;

b. The cumulative total density and intensity permitted by prior local development order approvals in the RPD; and

c. The remaining density and intensity available for future development within the RPD.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-329(d)(1)a.2 requirement prohibiting excavation for water retention or detention within 50 feet of any existing or proposed right-of-way line or easement for a collector or arterial street, to allow excavation within 50 feet of an existing or proposed right-of-way line or easement.

This deviation is APPROVED, SUBJECT TO the following conditions:

a. Approval is limited to water retention and detention areas in substantial compliance with the MCP.

b. Appropriate protection for wayward vehicles must be provided at the time of local development order.

2. Deviation (2) seeks relief from the LDC §10-329(d)(1)a.3 requirement for water retention or detention excavation to set back 50 feet from any private property line under separate ownership, to permit a 25-foot setback for external property lines.

This deviation is APPROVED, SUBJECT TO the following conditions:

a. Approval is limited to water retention and detention areas in substantial compliance with the MCP.

b. A minimum 4-foot high fence or other approved barrier must be provided along the private property line under separate ownership adjacent to the lake.

3. Deviation (3) seeks relief from the LDC §10-329(d)(4) requirement that lake banks be sloped at a maximum 4:1, to allow bulkheads at the shoreline.

   This deviation is APPROVED, SUBJECT TO the following conditions:

   a. Prior to local development order approval, any bulkheads to be installed within Lakes A, B, or D as depicted on the MCP must be delineated on the landscape and engineering plans. The bulkheads may not encompass more than 30 percent of the linear shoreline of the lake measured at control elevation. A compensatory littoral zone equal to the linear footage of the bulkhead must be provided within the same lake meeting the following criteria:

      i. A 5-foot-wide littoral shelf planted with herbaceous wetland plants to provide 50 percent coverage at time of planting; or

      ii. An 8:1 slope littoral shelf with herbaceous wetland plants to provide 50 percent coverage at time of planting; or

      iii. An equivalent littoral shelf design as approved by Department of Community Development Staff.

      iv. The compensatory littoral zone must be planted with native wetland plants calculated as two per linear foot of shoreline for lakes utilizing bulkheads up to 20 percent of the shoreline, and three plants per linear foot of shoreline for lakes utilizing bulkheads along 21 percent to 31 percent of the shoreline.

4. Deviation (4) is withdrawn.[2]

5. Deviation (5) seeks relief from the LDC §34-934, Note 23, requirement which restricts the operation of real estate sales centers for a period not to exceed five years, to allow the operation of a sales office within Portico RPD for a period of six years.

   This deviation is APPROVED, SUBJECT TO the condition that the real estate sales office remains in compliance with Condition 4 above.

6. Deviation (6) seeks relief from the LDC §34-2194(b) requirement to provide a 25-foot setback for buildings from a water body, to allow a zero-foot setback at bulkhead areas.

   This deviation is APPROVED, SUBJECT TO Deviation (3) above.

7. Deviation (7) seeks relief from the LDC §34-935(b)(2) requirement that parking or internal roads or drives not be closer to the development perimeter than the greater of either the width of any buffer area or landscape strip required by Chapter 10, to allow an emergency access road within this area.

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[2] Deviation (4) sought relief from the LDC §10-384(b) requirement to provide a 20-foot-wide fire department access lane in the rear of buildings that fall into classes set forth in LDC §10-384(a)(3), to allow decks ancillary to the amenity site to be located zero feet from a water body. This deviation was approved, subject to the following conditions: a) approval is limited to amenity areas, water retention and detention areas as shown on the approved MCP; and, b) the applicant, its successors or assigns must provide written documentation from the Fort Myers Shores Fire Department indicating that this design is acceptable and allows adequate access for emergency vehicles. Pursuant to Lee County Ordinance 13-10, adopted March 25, 2013, LDC §§ 10-384(a)(3) and 10-384(b) are obsolete.
The deviation inclusion in the Hearing Examiner's Recommendation was a scrivener's error which was confirmed by the Modification to Hearing Examiner Recommendation (July 31,2019).

This deviation is APPROVED, SUBJECT TO the condition that the approval is limited to the emergency access point shown as Deviation (7) on the approved MCP.

8. Deviation (8) seeks relief from the LDC §10-418 requirement that storm water ponds be designed to mimic the function of natural systems, to allow for the use of bulkheads.

   This deviation is APPROVED, SUBJECT TO Deviation (3) above.

9. Deviation (9) seeks relief from the LDC §10-714 design standards for cul-de-sacs, to allow the use of "eyebrow" road elements on the Village Roads within the community.

   This deviation is APPROVED, SUBJECT TO the following conditions:

   a. Approval is limited to the detail plan and locations as shown on the MCP.

   b. Traffic calming devices indicated in the approved MCP must be included in the homeowner documents to be reviewed and recorded during the local development order process.

10. Deviation (10) seeks relief from the LDC §10-285(a) requirement that the separation distance be measured from the edge of the outermost lane of the nearest roadway/connection to the nearest edge of pavement of the proposed intersecting connection for local roads in Future Suburban Areas which are required to be 125 feet, to allow a separation distance of 36 feet for the eyebrow road features.

    This deviation is APPROVED, SUBJECT TO the following conditions:

    a. Approval is limited to the detail plan and locations as shown on the MCP.

    b. Traffic calming devices indicated in the approved MCP must be included in the homeowner documents to be reviewed during the local development order process.

    c. Stop signs will be provided for vehicles exiting the eyebrow element.

    d. Traffic control devices will be determined during development order review.

11. Deviation (11) seeks relief from the LDC §10-291(3) requirement that residential developments of more than five acres provide more than one means of ingress or egress, to allow for one main access on Buckingham Road and a minimum of two emergency access points.

    This deviation is APPROVED, SUBJECT TO the following conditions:

    a. No walls, fences or entrance gates may be constructed within the access point area per the approved MCP.

    b. All utilities along the entrance from Buckingham Road as shown on the MCP must be placed underground.

c. The local development order must depict a 70-foot-wide divided entrance on Buckingham Road that must include a 14-foot-wide median with two 11-foot-wide lanes on both sides of the median for ingress and egress in accordance with the primary corridor typical shown on the MCP.

d. The local development orders must include emergency access gates to be constructed on two emergency access points as shown on the MCP.

e. The installation of any access gates must comply with all applicable regulations pertaining to emergency equipment that are in effect at the time of installation.

f. Prior to issuance of a local development order, the applicant, its successors or assigns must provide written documentation from the Fort Myers Shores Fire Department indicating that these access points are acceptable and provide adequate access for emergency vehicles.

g. If the emergency access point located near the southeast corner of Phase 2, into Hawks Haven is not available at time of local development order submittal for that phase of work, then the emergency access must connect to the Lehigh Acres roadway system through the existing platted roadway easement. This will require a culvert across the east-west canal lying south of Phase 2 of Portico RPD. Such a change can be approved administratively.

12. Deviation (12) seeks relief from the LDC §10-416(d)(6) requirement that roadways must be set back 125 feet from any existing residential development or provide a 30-foot-wide buffer consisting of an 8-foot-high wall constructed a minimum of 25 feet from the residential property line with landscaping planted between the wall and the residential property line, to allow an 8-foot-high wall with a transition to a 6-foot wall (as shown on Cascades at River Hall Administrative Amendment ADD2007-00063) no more than one foot onto the abutting Cascades at River Hall property, with 10 feet of landscape buffer planted on the subject property.

This deviation is APPROVED, as amended by ADD2007-00084.

13. Lake Maintenance Easement. Deviation (13) seeks relief from the LDC §10-328(a) requirement of a 20-foot-wide maintenance easement or right-of-way around existing or proposed lakes and the prohibition of a required maintenance easement area from being located within the limits of platted single-family residential lots, to allow the required lake maintenance easement to be located within platted lots abutting Lakes A, E, H, I, J, K, as depicted on Sheets X-102 and X-103 of Phases 1 and 1A of the MCP, and Lakes M and N as depicted on Sheets X-104 of Phase 2 of the MCP.

This deviation is APPROVED to recognize existing site conditions, SUBJECT TO the condition that approval is limited to the following lots abutting lake maintenance and drainage tracts as depicted on the Portico Phase I Plat recorded in the Public Records of Lee County (Instrument #2006000411756):

a. LK-A1: Lots 6-9
b. LK-A9: Lots 19-67, 69-89, 92-94, 97-111, and 114-128
c. LK-A10: Lots 130-141
d. LK-B2: Lots 297, 299-311, 314-340, 343-356, and 359-380

14. Lake Bank Slopes – Existing Development. Deviation (14) seeks relief from the LDC §10-329(d)(4) requirement that lake banks be sloped at a ratio of six horizontal feet to one vertical foot (6:1) from the top of bank to a water depth of two feet below the dry season water table, to allow the existing lake bank slopes located on Lakes A, B, C, D, E, H, I J, and K as depicted on Sheets X-102 and X-103 of Phases 1 and 1A and Lakes M and N as depicted on Sheet X-104 of Phase 2 of the MCP to remain at a ratio of four horizontal feet to one vertical foot (4:1) as constructed.

This deviation is APPROVED to recognize existing site conditions, SUBJECT TO the following conditions:

a. Approval to retain 4:1 lake bank slopes is limited to Lakes A, B, C, D, E, H, I, J, K, M, and N as depicted on the MCP.

b. Prior to local development order approval, the plans must depict the quantity of littoral plantings required, pursuant to LDC §10-418(2)d.2.

15. Rear Setback. Deviation (15) seeks relief from the LDC §10-415(b)(1)c requirement that buildings be set back at least 20 feet from preservation areas and 30 feet from indigenous plant communities subject to fire, to allow a minimum rear setback of 25 feet for lots 157-163, 166-177, 179-184, and 187-196 as depicted on the Portico Phase I Plat recorded in the Public Records of Lee County (Instrument #2006000411756) and a minimum rear setback of 25 feet for lots within the townhome tract abutting a preserve area as depicted on the MCP.

This deviation is APPROVED to recognize existing site conditions, SUBJECT TO the following conditions:

a. Approval is limited to lots 157-163, 166-177, 179-184, and 187-196 as depicted on the Portico Phase I Plat recorded in the Public Records of Lee County (Instrument #2006000411756) and lots within the townhome tract abutting a preserve area as depicted on the MCP.

b. A minimum setback of 25 feet is required for any lot abutting an indigenous preserve.

16. Street Design Standards. Deviation (16) seeks relief from the LDC §10-296(e)(2)h.5 standards requiring a lane width of 10 feet, planting strip of 5 feet, and pedestrian facility width of 5 feet, to allow continued use of the roadway cross sections approved by Resolution Z-04-080 and ADD2016-00184.

This deviation is APPROVED.

17. Lake Bank Slopes – New Development. Deviation (17) seeks relief from the LDC §10-329(d)(4) requirement that lake banks be sloped at a ratio of six horizontal feet to one vertical foot (6:1) from the top of bank to a water depth of two feet below the dry season water table, to allow lake bank slopes for proposed stormwater management lakes to be constructed at a ratio of four horizontal feet to one vertical foot (4:1).

This deviation is APPROVED, SUBJECT TO the following conditions:

a. Approval is limited to substantial compliance with cross-section D on MCP Sheet X-108;

b. 4:1 lake bank slope may only occur above the control elevation;

c. Geosynthetic turf reinforcement mat must be utilized along the 4:1 slope;

d. Rear lots must be graded so drainage from yards or roofs does not flow directly to the lakes; and

e. Rear yard drainage system must connect either to the stormwater drainage system in adjoining roads or to lakes via pipes out-falling below the lake elevation (below the dry season water table).

18. Littoral Plantings. Deviation (18) seeks relief from the LDC §10-418(2)c requirement of a 20-foot-wide planted littoral shelf extending waterward of the control elevation at a depth no greater than two feet below the control elevation, to permit a 12-foot-wide planted littoral shelf along the entirety of proposed surface water management lakes.

This deviation is APPROVED.

SECTION D. EXHIBITS:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. As conditioned herein, the proposed amendment to the Portico RPD:

a. Complies with the Lee Plan. *See,* Lee Plan Vision Statement Paragraph 4 (Caloosahatchee Shores Planning Community), Lee Plan Goals 2, 4, 5, 21, 39, Objectives 2.2, 5.1 and Policies 1.1.6, 21.1.3, 135.9.7; Lee Plan Maps 1, 16.

b. Complies with the LDC and other County regulations. *See*, LDC Chapters 10 and 34; LDC §33-1480 *et. seq.*

c. Is compatible with existing and planned uses in the area. *See,* Lee Plan Policies 1.1.6, 2.1.1, 2.1.2, 2.2.1, 5.1.5, 5.2.4, 135.1.9, 135.9.5; LDC §§ 34-411(c), (i), and (j).

d. Will not adversely affect environmentally critical areas and natural resources. *See,* Lee Plan Goals 77, 108, 117, Objectives 4.1, 77.1, Policy 117.1.6 and LDC §34-411(h).

e. Will be served by urban services. *See,* Lee Plan Glossary, Maps 6, 7, Goal 2; Objectives 2.1, 2.2, 4.1, 53.1, 56.1; Policies 2.2.1, 5.1.3, 135.9.7 and Standards 4.1.1 and 4.1.2; LDC §34-411(d).

2. The MCP reflects sufficient access to support the intensity of development. In addition, County regulations and conditions of approval will address expected impacts to transportation facilities. *See,* Lee Plan Goal 39, Objective 39.1; LDC §34-411(d).

3. The proposed mix of uses is appropriate at the proposed location. *See,* Lee Plan Policies 1.1.6, 2.1.1, 5.1.3, 5.1.5, and 135.1.9.

4. The recommended conditions are sufficient to protect the public interest and reasonably relate to the impacts expected from the development. *See,* Lee Plan Policies 5.1.5, 135.9.6; *See also,* LDC Chapters 10, 33 and 34.

5. As conditioned herein, the deviations:

   a. Enhance the objectives of the planned development; and

   b. Promote the intent of the LDC to protect the public health, safety and welfare. *See,* LDC §34-377(b)(4).

SECTION F. SCRIVENER'S ERRORS

The Board intends that this resolution can be renumbered or relettered and typographical errors that do not affect the intent and are consistent with the Board's action can be corrected with the authorization of the County Manager or his designee, without the need for a public hearing.

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Sandelli. The vote was as follows:

John Manning	Aye
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 7th day of August 2019.

ATTEST:
LINDA DOGGETT, CLERK

BY: Missy Flint
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Brian Hamman
Brian Hamman, -Chair

BOARD OF COUNTY COMMISSIONER SEAL LEE COUNTY, FLORIDA

MINUTES OFFICE
2019 AUG 15 PM 3:37

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

Joseph Adams
Joseph A. Adams
Assistant County Attorney
County Attorney's Office

SKETCH AND DESCRIPTION
PORTICO

Applicant's Legal Checked by DM 10/16/18

DESCRIPTION

PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING COMPRISED OF ALL OF "PORTICO PHASE I", AS RECORDED IN CLERK'S INSTRUMENT NUMBER 2006000411756, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL OF THE SOUTH-HALF OF SAID SECTION 34, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S.0°50'15"E. ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 187.50 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE 1" FOR THE NEXT FOUR (4) COURSES; S.0°50'15"E. ALONG SAID EAST LINE, A DISTANCE OF 2250.05 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 06°55'14" AND WHOSE CHORD BEARS S.48°34'00"E. FOR A DISTANCE OF 28.97 FEET, ARC LENGTH BEING 28.99 FEET; THENCE S.45°06'23"E. ALONG A TANGENT LINE, A DISTANCE OF 156.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 21°30'24" AND WHOSE CHORD BEARS S.34°21'11"E. FOR A DISTANCE OF 89.56 FEET, ARC LENGTH BEING 90.09 FEET TO AN INTERSECTION WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 34; THENCE N.89°15'30"E., ALONG THE SAID EAST-WEST QUARTER LINE, LEAVING THE BOUNDARY OF SAID "PORTICO PHASE I", A DISTANCE OF 5100.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE S.0°59'28"E. ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2654.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S.89°04'55"W. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 5290.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N0°47'28"W. ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 2670.74 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34, SAID QUARTER CORNER LYING ON THE SOUTH LINE OF SAID "PORTICO PHASE I"; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE I" FOR TNE NEXT NINE (9) COURSES; S.88°59'10"W. A DISTANCE OF 1980.78 FEET; THENCE S.0°41'08"E. A DISTANCE OF 1333.22 FEET; THENCE S.89°02'54"W. A DISTANCE OF 1988.34 FEET; THENCE N.0°56'52"W. A DISTANCE OF 1331.03 FEET; THENCE N.88°59'10"E. A DISTANCE OF 1334.18 FEET; THENCE N.0°39'01"W. A DISTANCE OF 1321.78 FEET; THENCE S.89°09'28"W. A DISTANCE OF 2391.80 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF "BUCKINHAM ROAD"; THENCE N.24°23'10"E. ALONG SAID BOUNDARY OF "PORTICO PHASE I" AND THE EASTERLY RIGHT-OF-WAY OF "BUCKINHAM ROAD", A DISTANCE OF 1263.86 FEET; THENCE N.89°10'16"E. A DISTANCE OF 4489.91 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 25,663,514 SQUARE FEET (589.15 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON STATE PLAN, FLORIDA GRID, WEST ZONE NAD 1983 (1990 ADJUSTMENT), MAKING THE EAST LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 33, BEAR S.0°50'15"E.

SURVEY NOTES:

DESCRIPTIONS SHOWN HEREON ARE NEW.

SKETCH AND DESCRIPTION PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS FOR SURVEYING, RULE 5J-17 F.A.C.

BEARINGS BASED ON THE EASTERLY LINE OF THE NORTHEAST-QUARTER OF SECTION 33, T. 43 S., R. 26 E. AS BEARING S.0°50'15"E.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, AND ALL SHEETS ARE INCLUDED, THIS MAP IS NOT VALID.

THIS IS NOT A SURVEY!

RECEIVED AUG 03 2018 COMMUNITY DEVELOPMENT

ABBREVIATIONS

C1	=	CURVE DESIGNATION
INSTR.	=	INSTRUMENT
L1	=	LINE DESIGNATION
PG.	=	PAGE
P.B.	=	PLAT BOOK
POB	=	POINT-OF-BEGINNING
POC	=	POINT-OF-COMMENCEMENT
R/W	=	RIGHT-OF-WAY

PREPARED BY:

MARK A. HATFIELD, PSM — DATE
FLA. CERT. NO. 4155

DCI 2018-00018

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17103 - Portico\Plans\Per RPD Zoning\Current RPD\17103 - Portico sketch and desc ALL SSD ACW RPD Rev2.dwg

PROJECT: PORTICO

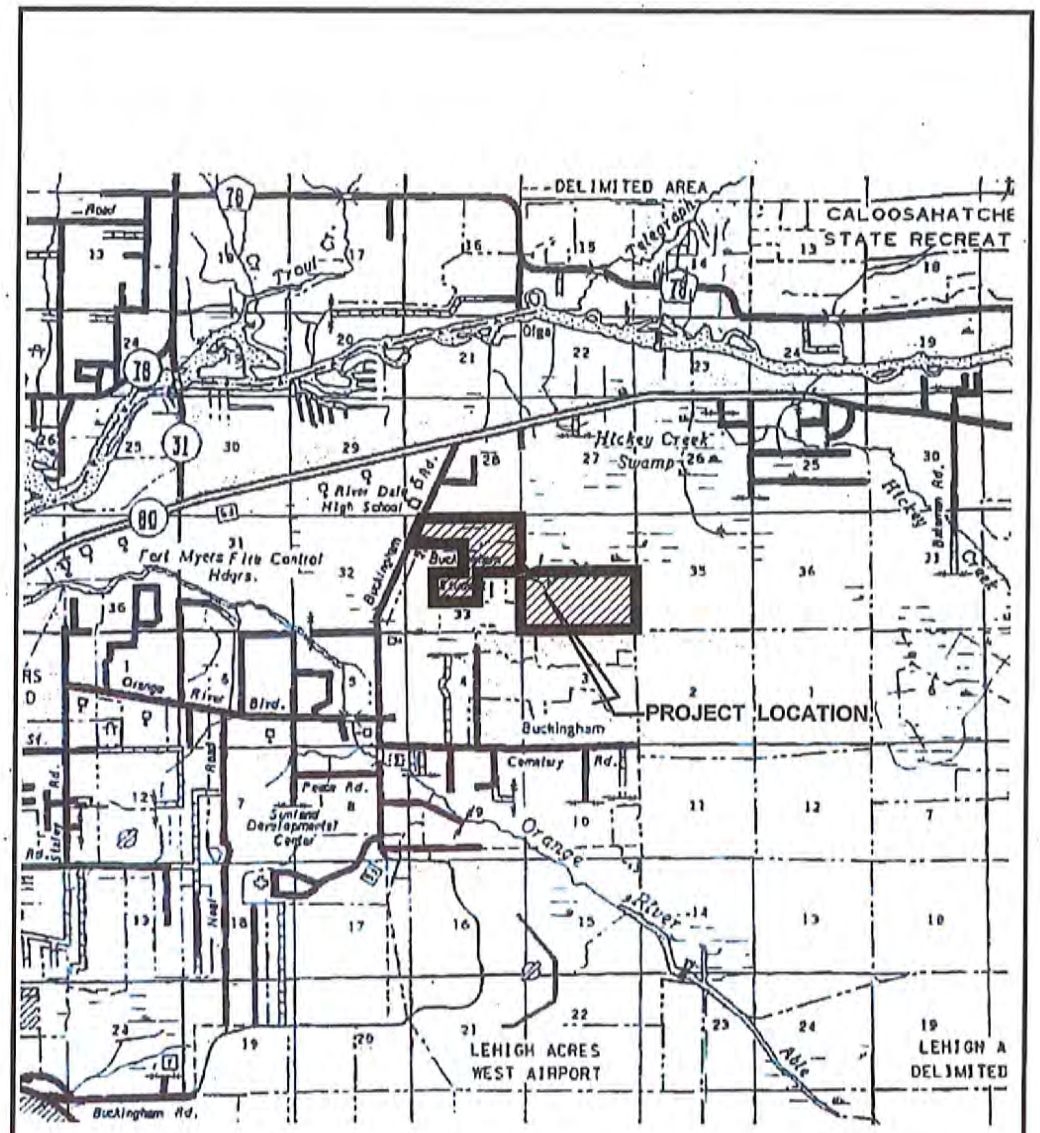
LOCATION: SECTIONS 33 & 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

CONSULTANT: MORRIS DEPEW — ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Destin

CLIENT: LENNAR

PROJECT MANAGER:	DGM
DRAWING BY:	DGM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	JANUARY 31, 2018
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER:	1 OF 3
JOB/FILE NUMBER:	17103

EXHIBIT A



SKETCH AND DESCRIPTION
PORTICO

VICINITY MAP

Applicant's Legal Checked by DM 10/16/18

RECEIVED
AUG 03 2018
COMMUNITY DEVELOPMENT

DCI 2018-00018

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J:\17103 - Portico\Plans\For RPD Zoning\Current RPD\17103 - Portico sketch and desc ALL SHEETS Aug w RPD Rev2.dwg

PROJECT:
PORTICO

LOCATION:
SECTIONS 33 & 34,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

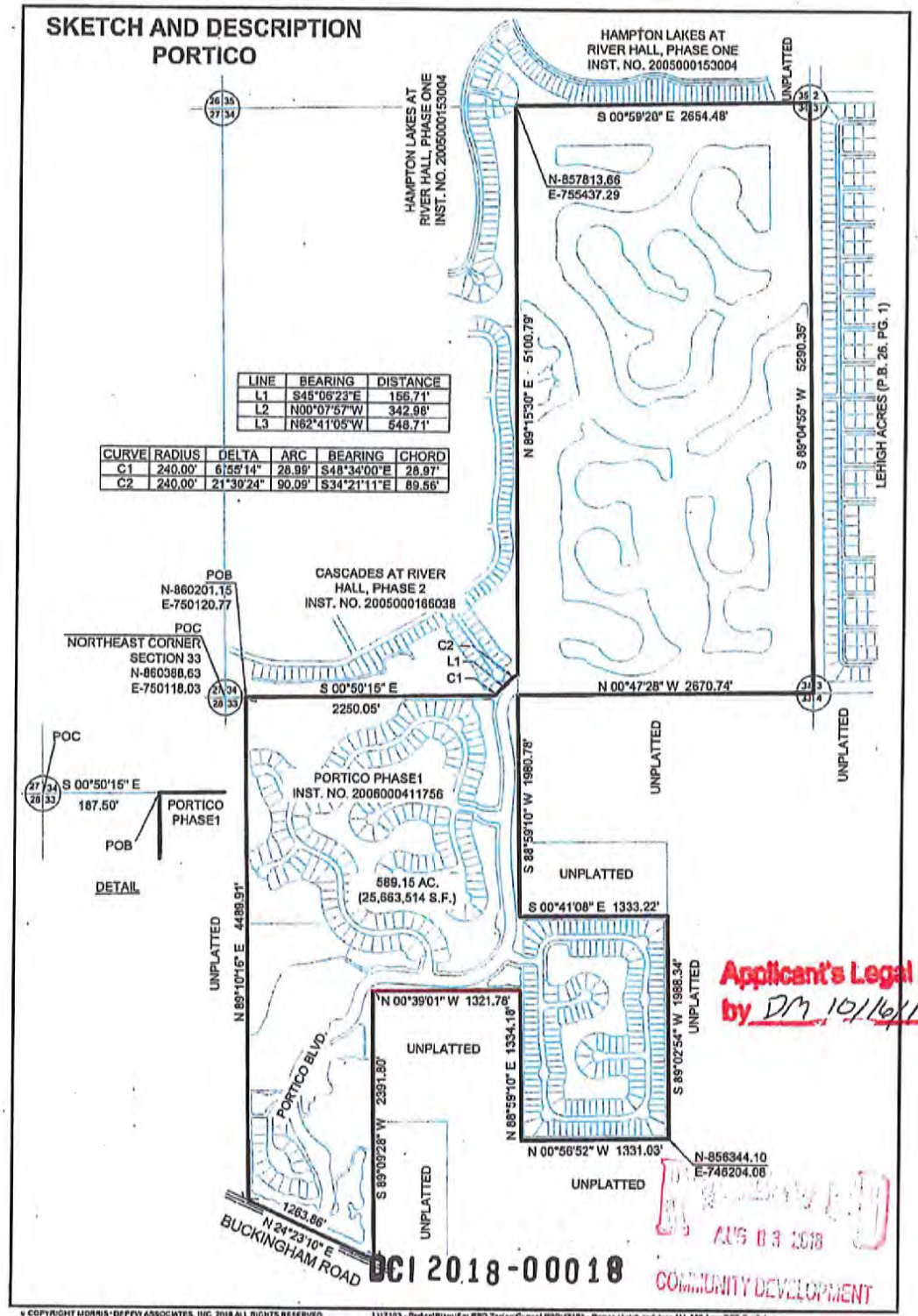
CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Destin

CLIENT:
LENNAR

0 0.5 1.0
SCALE OF MILES

PROJECT MANAGER:	DGM
DRAWING BY:	DGM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	JANUARY 31, 2018
SHEET TITLE:	SKETCH AND DESCRIPTION RPD
SHEET NUMBER:	2 OF 3
JOB/FILE NUMBER:	17103

SKETCH AND DESCRIPTION
PORTICO



Applicant's Legal Checked by DM 10/16/18

AUG 03 2018
COMMUNITY DEVELOPMENT

DCI 2018-00018

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17103 - Portico\Plans\For RPD Zoning\Current RPD\17103 - Portico sketch and desc ALL 589 Ac w RPD Rev2.dwg

PROJECT:
PORTICO

LOCATION:
SECTIONS 33 & 34,
TOWNSHIP 43 SOUTH,
RANGE 26 EAST
LEE COUNTY, FLORIDA

CONSULTANT:
MORRIS DEPEW
Tallahassee
Destin

CLIENT:
LENNAR

0 1000' 2000'
SCALE 1"=1000'

PROJECT MANAGER:	DGM
DRAWING BY:	DGM
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	JANUARY 31, 2018
SHEET TITLE:	SKETCH AND DESCRIPTION
SHEET NUMBER	3 OF 3
JOB/FILE NUMBER	17103

SEP 19 2018

COMMUNITY DEVELOPMENT

SURVEY NOTES:

THE DESCRIPTION SHOWN HEREON IS NEW.

THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES. ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.

SURVEY PREPARED IN ACCORDANCE WITH THE STATE OF FLORIDA'S STANDARDS OF PRACTICE FOR SURVEYING, RULE 61-17 F.A.C.

PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

BEARINGS BASED ON THE EASTERLY LINE OF THE NORTHEAST-QUARTER OF SECTION 33, T. 43 S., R. 26 E. AS BEARING S.4°59'15"E.

COORDINATES SHOWN HEREON BASED ON FLORIDA GRID, WEST ZONE, NAD 83/90.

THE LOCATION OR EXISTENCE OF ANY UNDERGROUND OR NONVISIBLE UTILITIES OR FOUNDATIONS HAVE NOT BEEN INVESTIGATED.

THIS PARCEL LIES IN FLOOD ZONE "X" WITH NO BASE FLOOD ELEVATION. THIS INFORMATION WAS TAKEN FROM FLOOD INSURANCE RATE MAPS 12071C0302F AND 12071C0304F WITH AN EFFECTIVE DATE OF 8/8/2008.

THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.

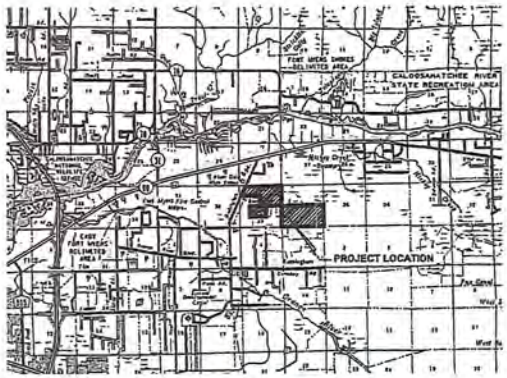
LAST DATE OF FIELD WORK PERFORMED ON 1/31/2018, IN FIELD BOOK 141 PAGE 01.

IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

THIS IS NOT INTENDED TO BE A SURVEY OF EACH INDIVIDUAL LOT BUT IS AN OVERALL BOUNDARY SURVEY OF THE LEGAL DESCRIPTION SHOWN HEREON.

SEE SHEET 4 OF 4 FOR AERIAL SHOWING LIMITED IMPROVEMENTS.

WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS NOT VALID



VICINITY MAP

SCALE OF MILES
1" = 1 MILE

DESCRIPTION

PARCEL OF LAND LYING IN SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING COMPRISED OF ALL OF "PORTICO PHASE I", AS RECORDED IN CLERK'S INSTRUMENT NUMBER 2020000011726, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AND ALL OF THE SOUTH-HALF OF SAID SECTION 34, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE S.0°59'15"E. ALONG THE EAST LINE OF SAID SECTION 33, A DISTANCE OF 167.39 FEET TO THE POINT-OF-BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE 1" FOR THE NEXT FOUR (4) COURSES: S.0°59'15"E. ALONG SAID EAST LINE, A DISTANCE OF 2230.66 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 05°35'34" AND WHOSE CHORD BEARS S.48°34'02"E. FOR A DISTANCE OF 30.97 FEET, ARC LENGTH BEING 30.98 FEET; THENCE S.45°46'25"E. ALONG A TANGENT LINE, A DISTANCE OF 194.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG AN ARC OF SAID CURVE, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 21°36'54" AND WHOSE CHORD BEARS S.34°57'11"E. FOR A DISTANCE OF 90.08 FEET, ARC LENGTH BEING 90.08 FEET TO AN INTERSECTION WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 34; THENCE N.89°48'58"E., ALONG THE SAID EAST-WEST QUARTER LINE, LEAVING THE BOUNDARY OF SAID "PORTICO PHASE I", A DISTANCE OF 5165.74 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE S.0°59'28"E. ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 2654.48 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 34; THENCE S.89°59'09"W. ALONG THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 5286.35 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE N0°47'28"W. ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 2676.74 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 34, SAID QUARTER CORNER LYING ON THE SOUTH LINE OF SAID "PORTICO PHASE I"; THENCE ALONG THE BOUNDARY OF SAID "PORTICO PHASE I" FOR THE NEXT NINE (9) COURSES: S.89°19'19"W. A DISTANCE OF 1568.76 FEET; THENCE S.0°41'05"E. A DISTANCE OF 1332.22 FEET; THENCE S.89°35'54"W. A DISTANCE OF 1696.34 FEET; THENCE N.0°36'52"W. A DISTANCE OF 1331.83 FEET; THENCE N.89°58'19"E. A DISTANCE OF 1334.19 FEET; THENCE N.0°39'51"W. A DISTANCE OF 1321.79 FEET; THENCE S.89°59'26"W. A DISTANCE OF 2301.89 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF "BUCKINGHAM ROAD"; THENCE N.24°23'16"E. ALONG SAID BOUNDARY OF "PORTICO PHASE I" AND THE EASTERLY RIGHT-OF-WAY OF "BUCCANEAR ROAD", A DISTANCE OF 1040.86 FEET; THENCE N.89°10'16"E. A DISTANCE OF 4469.31 FEET TO THE SAID POINT-OF-BEGINNING OF THIS DESCRIPTION.

CONTAINING 79,693,814 SQUARE FEET (680.16 ACRES), MORE OR LESS.

BEARINGS ARE BASED ON STATE PLAN, FLORIDA GRID, WEST ZONE NAD 1983 (1990 ADJUSTMENT), MARKING THE EAST LINE OF THE NORTHEAST-QUARTER OF SAID SECTION 33, BEAR S.0°59'15"E.

TITLE CERTIFICATION PERTAINING TO EASEMENTS AND RIGHTS-OF-WAY FOR PORTICO PREPARED BY FAYEDE LAW FIRM, DATED AUGUST 28, 2018

The following are all easements and rights of way affecting the property to be platted, whether restricted or unrestricted:

1. Easements contained on plat of Portico Phase I, as recorded in Instrument No. 2020000011726, Public Records of Lee County, Florida.
2. The following easements contained in the Declaration of Covenants, Conditions, Restrictions and Easements for Portico, which contains provisions for a private charge or assessments, recorded October 30, 2006 under Instrument No. 2006000411707, as amended from time to time, including but not limited to First Amendment recorded June 14, 2011 under Instrument No. 2011000087102; as affected by Assignment of Declarant's Rights recorded July 13,2016 under Instrument No. 2016000117211 and Assignment of Rights and Interest in and to the Portico Master Property Owners Association, Inc., recorded July 18,2018 under Instrument No. 2018000151212 all as Amended and Restated in that certain Amended and Restated Declaration of Covenants, Conditions, Restrictions and Easements for Portico recorded June 6, 2017 under Instrument No. 2017000120246, all of the Public Records of Lee County:
   a) Utility easements over any portions of the Property which may be necessary or desirable for such purpose the construction, maintenance and operation of any communication, cable, television, drainage and surface water management, irrigation distribution system and every system. THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.
   b) Drainage easements over, across and through the Property for the purpose of providing drainage and for the installation, operation, use and maintenance of drainage facilities including the Surface Water Drainage and Management System. THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.
   c) Easements for encroachments to any adjoining Lot, Unit, Parcel, or the Common Property to permit the use, construction, existence, maintenance, repair, restoration of structures located on each adjoining Lot, Unit, Parcel, or Common Property including but not limited to the use, construction, existence, stabilization, repair and restoration of walkways, roof structures and overhangs THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.
   d) Development and use easements reserved to Declarant. THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.
   e) Easements over, across and through Common Property. THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.
   f) Access easements for emergency personnel, including but not limited to, all policemen, firemen, ambulance personnel and similar emergency personnel in the performance of their respective duties. THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.
   g) A perpetual, non-exclusive easement to Declarant, Master Association and CDD for a distance of 20 feet on the land side of the control elevation of each lake in the Community for access and maintenance of said lakes. AFFECTS SUBJECT PARCEL - PLOTTED.
3. Easements for public service use and public utilities and conduction contained in the Amendment Declaration for Portico recorded in Official Records Instrument No. 2017000150518, Public Records of Lee County, Florida. THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.
4. Conservation Systems Right Easement granted to Enclave, Florida recorded in Official Records Instrument No. 2007000241204, Public Records of Lee County, Florida. AFFECTS SUBJECT PARCEL - PLOTTED
5. Easement for Cable Television and Communications recorded in Official Records Instrument No. 2007000251218, Public Records of Lee County, Florida. THESE EASEMENTS ARE BLANKET IN NATURE AND ARE NOT PLOTTABLE.
6. Grant of Perpetual Public Utility Easement in favor of Lee County recorded February 15, 2008 under Instrument No. 2008000028041, Public Records of Lee County, Florida. AFFECTS SUBJECT PARCEL - PLOTTED
7. Grant of Perpetual Public Utility Easement in favor of Lee County recorded February 12, 2008 under Instrument No. 2008000024053 , Public Records of Lee County, Florida. AFFECTS SUBJECT PARCEL - PLOTTED.
8. Grant of Conservation Easement recorded in Official Records Instrument No. 2008000072032, Public Records of Lee County, Florida. AFFECTS SUBJECT PARCEL - PLOTTED.

Applicant's Survey Checked by Dm 10/18/18

PREPARED BY:

Digitally signed by Mark A. Hatfield, PSM 4155
DN: cn=Mark A. Hatfield, PSM 4155, o=Morris-Depew Associates, Inc., ou, email=mhatfield@m-da.com, c=US
Date: 2018.09.18 15:34:29 -04'00'

MARK A. HATFIELD, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4155

PROJECT:
PORTICO RESIDENTIAL PLANNED DEVELOPMENT

LOCATION:
PARCELS OF LAND IN SEC. 33 & 34 TW. 43 S., R. 26 E. LEE COUNTY, FLORIDA

CLIENT:
LENNAR

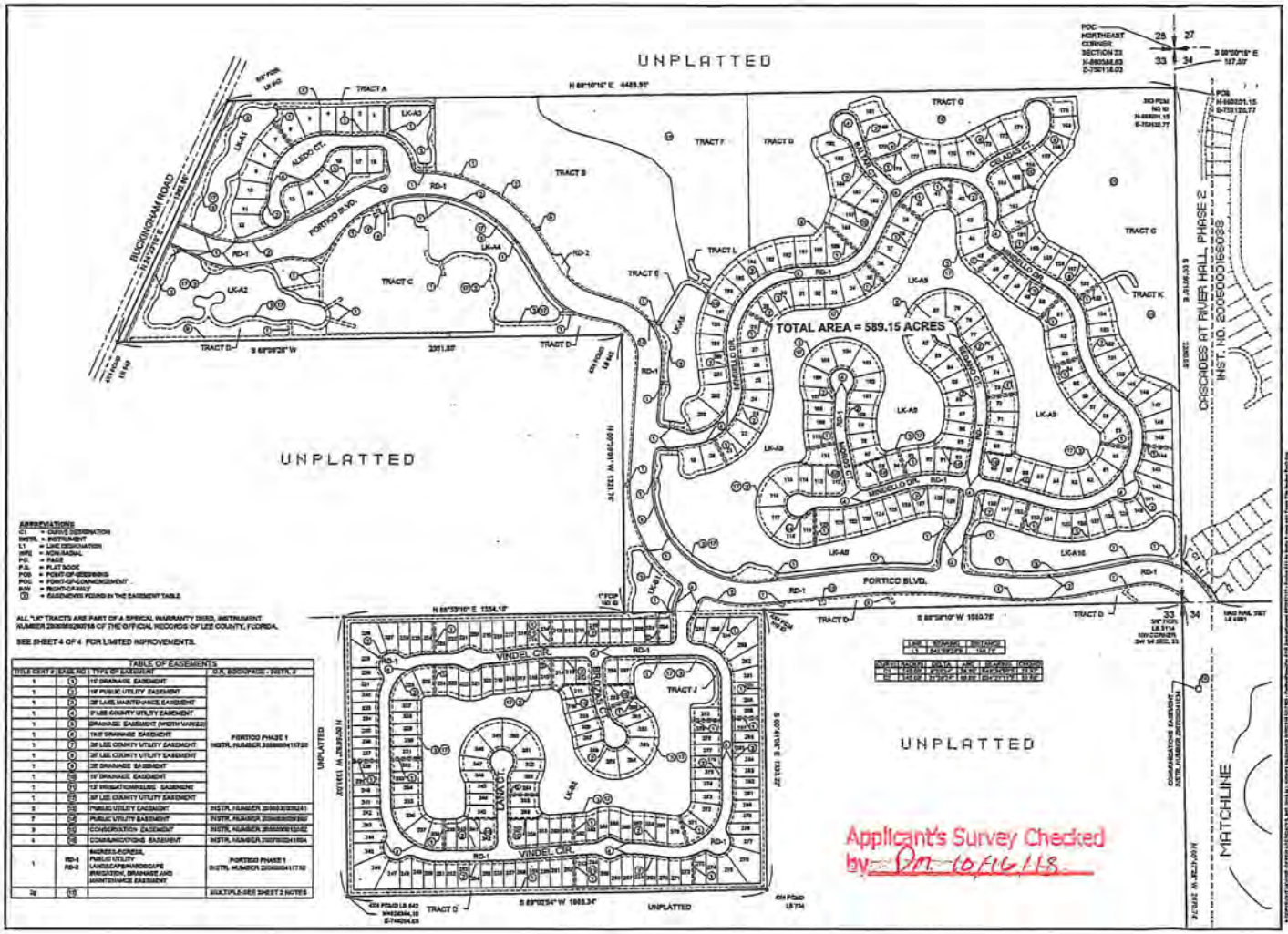
CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

PREPARED BY:

REVISIONS	DATE
VARIOUS	MAR & MAY, 2018-07-24
VARIOUS	MAR & MAY, 2018-08-17

PROJECT MANAGER: MAH
DRAWING BY: MAH
JURISDICTION: LEE COUNTY, FLORIDA
DATE: 2/2018
SHEET TITLE:
BOUNDARY SURVEY
SHEET NUMBER: 1 OF 4
JOB FILE NUMBER: 17103

DCI 2018-00018



PORTICO RESIDENTIAL PLANNED DEVELOPMENT

LOCATION: PARCELS OF LAND IN SEC. 33 & 34, TW. 43 S., R. 26 E., LEE COUNTY, FLORIDA

CLIENT: LENNAR

CONSULTANT: MORRIS DEPEW

PREPARED BY:

REVISIONS	DATE
VARIOUS:	MAR & SEPT., 2018-07-04
VARIOUS:	MAY, 2018-09-17
PROJECT MANAGER:	MAR
DRAWING BY:	SUN
JURISDICTION:	LEE COUNTY, FLORIDA
DATE:	3/1/2018

SHEET TITLE: BOUNDARY SURVEY

SHEET NUMBER: 2 OF 4

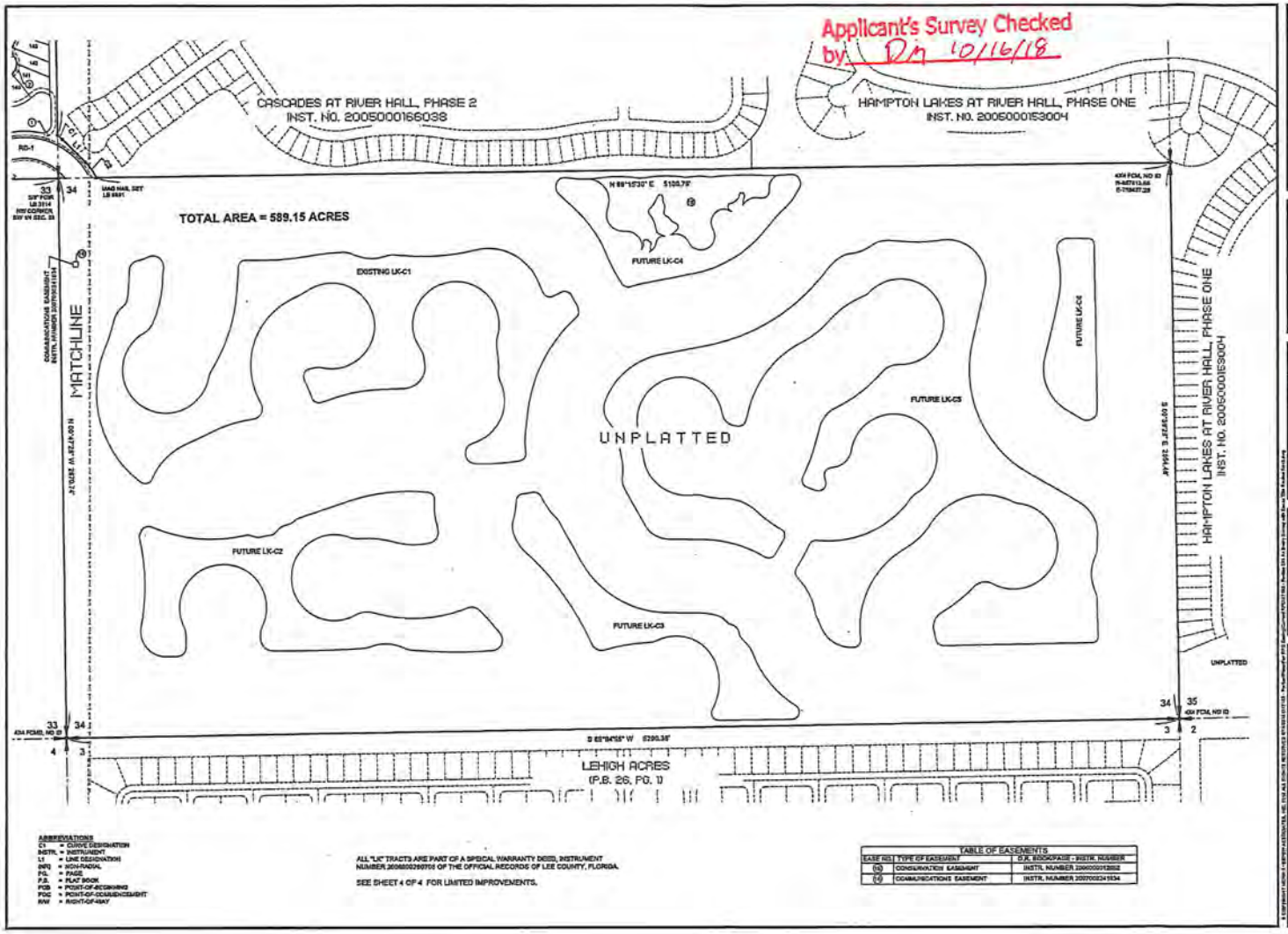
SCALE: 1"=300'

JOB/FILE NUMBER: 17103

Applicant's Survey Checked by: DM 10/16/18

SEP 19 2018 COMMUNITY DEVELOPMENT

DCI 2018-00018



PROJECT:
PORTICO
RESIDENTIAL
PLANNED
DEVELOPMENT

LOCATION:
PARCELS OF LAND IN SEC. 33 & 34
TW. 43 S., R. 26 E.,
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS

PREPARED BY:

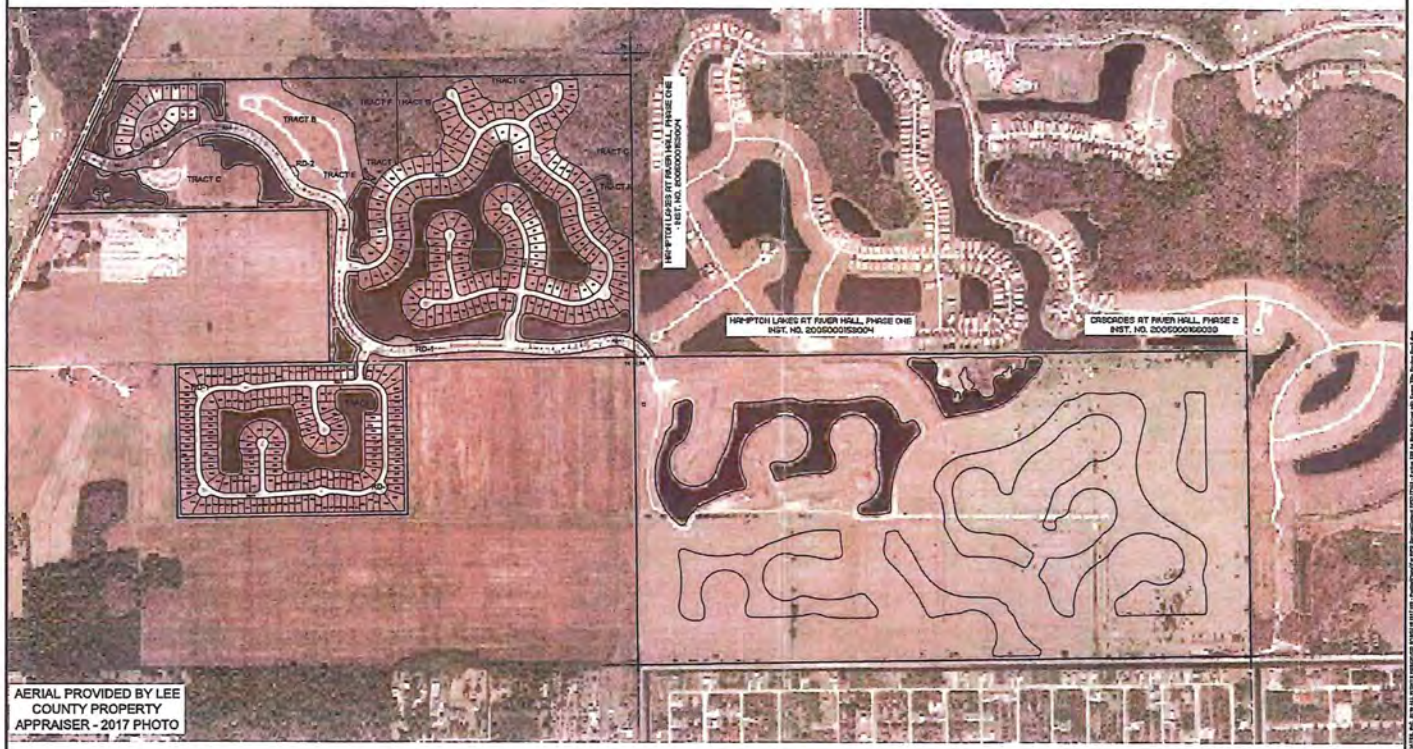
REVISIONS	DATE
VARIOUS.	MAH & BAH., 2018-07-31
VARIOUS.	MAH & BAH., 2018-09-17

PROJECT MANAGER: MAH
DRAWING BY: BMH
JURISDICTION: LEE COUNTY, FLORIDA
DATE: 3/5/2018
SHEET TITLE:
BOUNDARY SURVEY
SHEET NUMBER: 3 OF 4
SCALE 1"=200'
JOB/FILE NUMBER: 17103

SEP 19 2018
COMMUNITY DEVELOPMENT

DCI 2018-00018

Applicant's Survey Checked
by DM 10/16/18



PROJECT:
PORTICO RESIDENTIAL PLANNED DEVELOPMENT

LOCATION:
PARCELS OF LAND IN SEC. 33 & 34 TW. 43 S., R. 26 E., LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Destin

PREPARED BY:

REVISIONS	DATE
VARIOUS.	MAH & BMH . 2018-07-24
VARIOUS.	MAH & BMH . 2018-09-17

PROJECT MANAGER: MAH
DRAWING BY: BMH
JURISDICTION: LEE COUNTY, FLORIDA.
DATE: 3/5/2018

SHEET TITLE:
BOUNDARY SURVEY
AERIAL SHOWING IMPROVEMENTS

SHEET NUMBER: 4 OF 4

-400 0 200 400
SCALE 1"=400'

JOB/FILE NUMBER: 17103

RECEIVED
SEP 19 2018
COMMUNITY DEVELOPMENT

DCI 2018-00018

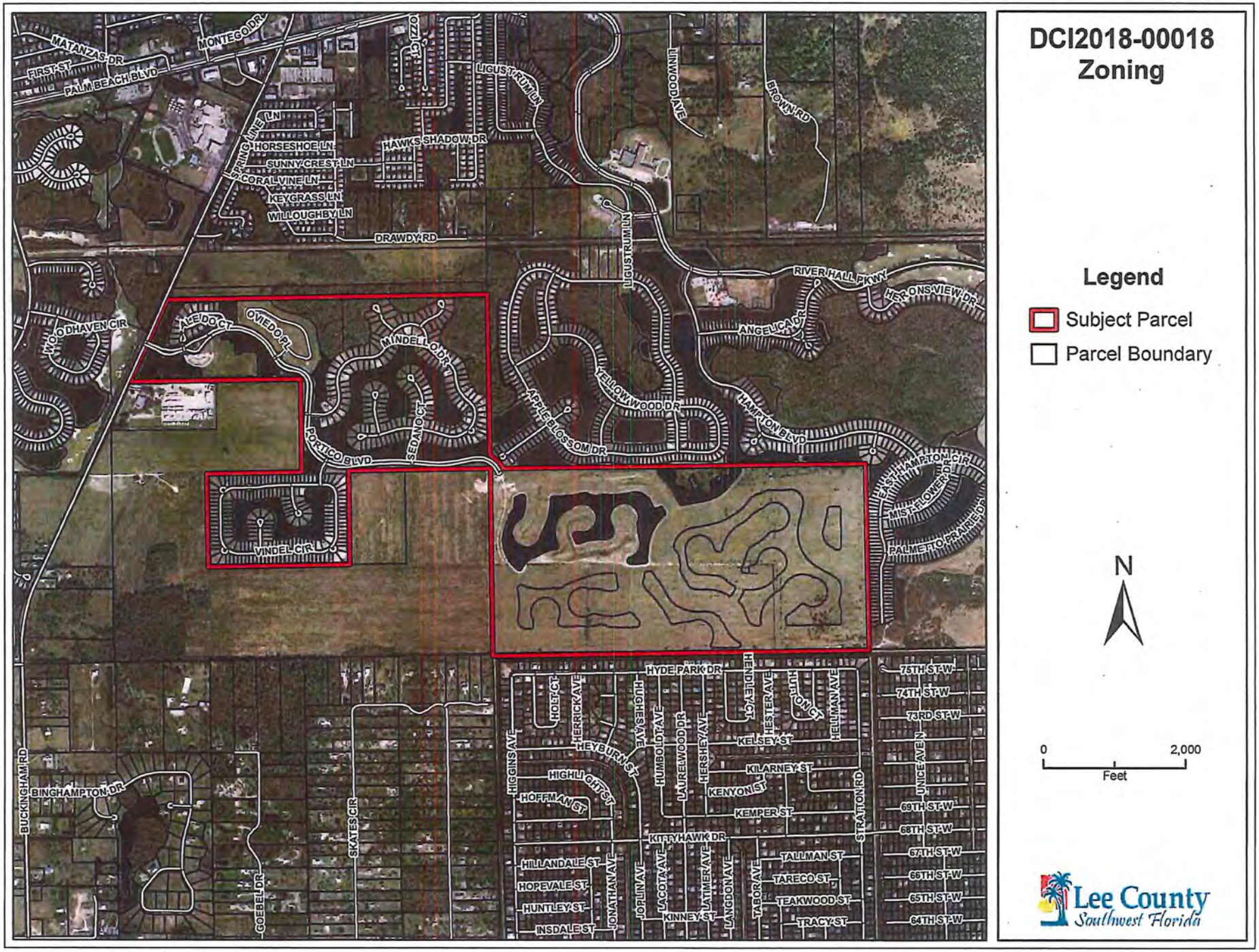
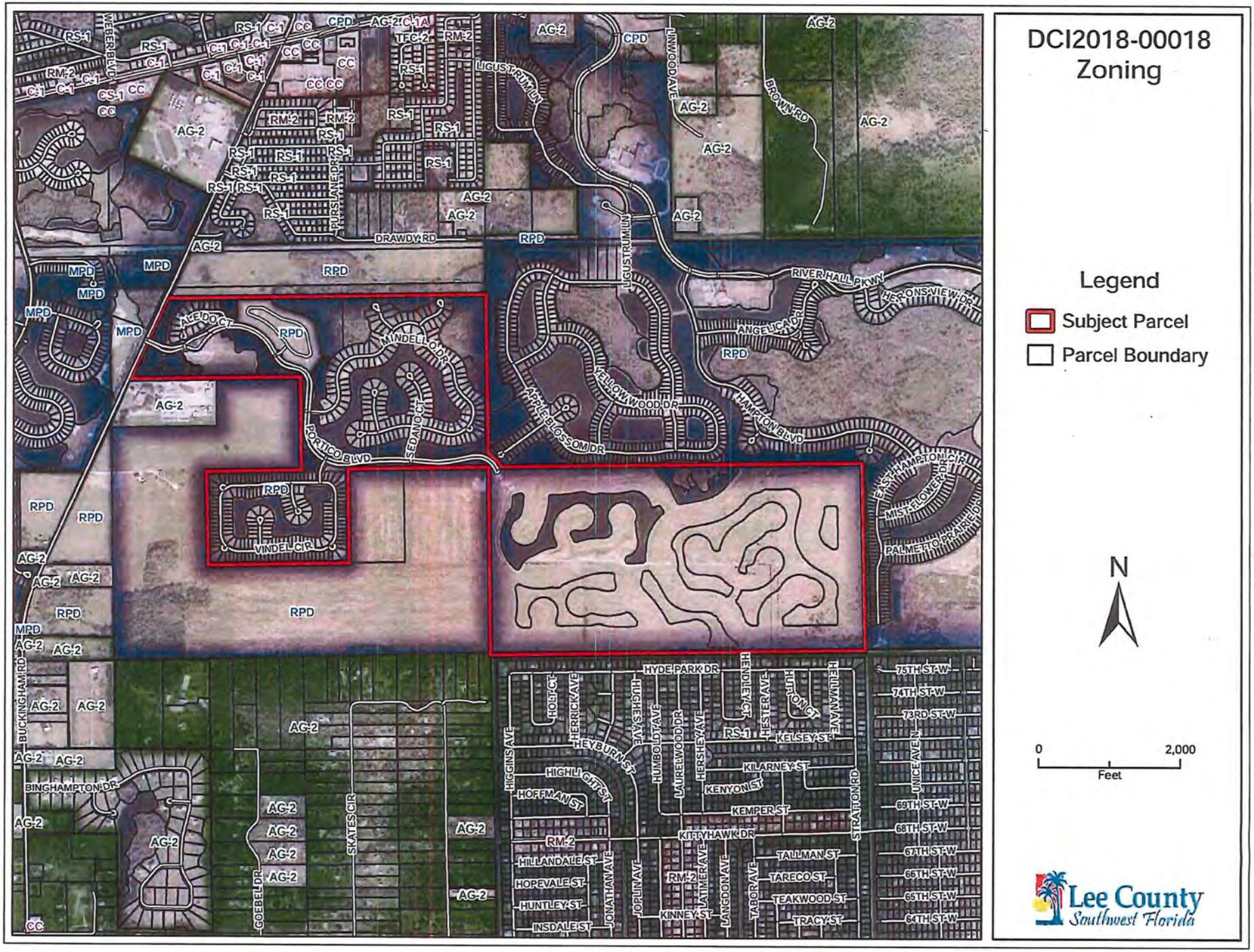

DCI2018-00018
Zoning
Legend
Subject Parcel
Parcel Boundary
N
0
2,000
Feet
Lee County
Southwest Florida
MATANZAS DR
MONTEGO DR
FIRST ST
PALM BEACH BLVD
OZIER CT
LIGUSTRUM LN
LINWOOD AVE
BROWN RD
SPRING VINE LN
HORSESHOE LN
HAWKS SHADOW DR
SUNNY CREST LN
CORAL VINE LN
KEYGRASS LN
WILLOUGHBY LN
DRAWDY RD
RIVER HALL PKWY
HERONS VIEW DR
ANGELICA DR
YELLOWWOOD DR
APPLE BLOSSOM DR
HAMPTON BLVD
EASTHAMPTON CIR
MISTFLOWER CT
PALMETTO PRAIRIE DR
WOODHAVEN CIR
LUE DO CT
OVIEDO PL
VINDEL LOOP
SEDANO CT
PORTICO BLVD
VINDEL CIR
BUCKINGHAM RD
BINGHAMPTON DR
SKATES CIR
GOEBEL DR
HYDE PARK DR
HENDLEY CT
HESTER AVE
HUTCHINSON AVE
HELLMAN AVE
HOLT CT
HERRICK AVE
HUGHES AVE
HEYBURN ST
HUMBOLDT AVE
LAURELWOOD DR
HERSHEY AVE
KELSEY ST
KILARNEY ST
KENYON ST
KEMPER ST
KITTYHAWK DR
STRATTON RD
HIGGINS AVE
HIGHLIGHT ST
HOFFMAN ST
HILLANDALE ST
HOPEVALE ST
HUNTLEY ST
INSDALE ST
JONATHAN AVE
JOPLIN AVE
LACOSTA AVE
LATIMER AVE
KINNEY ST
LANGDON AVE
TABOR AVE
TALLMAN ST
TARECO ST
TEAKWOOD ST
TRACY ST
75TH ST W
74TH ST W
73RD ST W
UNICE AVE N
69TH ST W
68TH ST W
67TH ST W
66TH ST W
65TH ST W
64TH ST W

EXHIBIT B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Zoning
Legend
Subject Parcel
Parcel Boundary
N
0
2,000
Feet
Lee County
Southwest Florida
WEEBER BLVD
DRAWDY RD
PURSLANE DR
LIGUSTRUM LN
LUNDGREN AVE
BROWN RD
RIVER HALL PKWY
HERONS VIEW DR
ANGELICA DR
HAMPTON BLVD
EAST HAMPTON CIR
MISTFLOWER DR
PALMETTO PRAIRIE DR
YELLOWWOOD DR
APPLE BLOSSOM DR
PORTICO BLVD
SEDANO CT
MINDELL DR
ALE DOCT
VINDEL CIR
BUCKINGHAM RD
BINGHAMPTON DR
GOEBEL DR
SKATES CIR
HYDE PARK DR
HOLT CT
HERRICK AVE
HEYBURN ST
HIGGINS AVE
HIGHLIGHT ST
HOFFMAN ST
HILLANDALE ST
HOPEVALE ST
HUNTLEY ST
INSDALE ST
HUGHES AVE
HUMBOLDT AVE
LAUREL WOOD DR
HERSHEY AVE
HESTER AVE
HOLLY AVE
HELEN AVE
HENDLEY CT
KELSEY ST
KILARNEY ST
KENYON ST
KEMPER ST
KITTYHAWK DR
TALLMAN ST
TARECO ST
TEAKWOOD ST
TRACY ST
JONATHAN AVE
JOPLIN AVE
LATIMER AVE
LANGDON AVE
TABOR AVE
KINNEY ST
STRATTON RD
UNICE AVE N
75TH ST W
74TH ST W
73RD ST W
69TH ST W
68TH ST W
67TH ST W
66TH ST W
65TH ST W
64TH ST W

LEE COUNTY
HEARING EXAMINER
2019 MAR -1 PM 1:55

MASTER CONCEPT PLAN FOR

PORTICO RPD

LEE COUNTY, FLORIDA

SECTION 28, 33 & 34, TOWNSHIP 43 S, RANGE 26 E

LEE COUNTY, FLORIDA



SITE VICINITY MAP N.T.S.

BID	CONSTRUCTION	LEE COUNTY	SFWMD	LEO/USHP/EP	SHEET INDEX DESCRIPTION	SHEET
GENERAL						
		✓			COVER SHEET	CG-01
PLANNING						
		✓			OVERALL SITE PLAN	X-101
		✓			PHASE 1-A	X-102
		✓			PHASE 1-B	X-103
		✓			PHASE 2	X-104
		✓			PHASE 3	X-105
		✓			OPEN SPACE PLAN	X-106
		✓			MASTER CONCEPT NOTES	X-107
		✓			MASTER CONCEPT NOTES	X-108



SITE LOCATION MAP N.T.S.

Approved as Exhibit C
DCP Page 1 of 9
Resolution # Z-19-006

PROJECT:
PORTICO RPD

LOCATION:
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Destin

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TVE
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/28/2019
SHEET TITLE:	COVER SHEET
SHEET NUMBER:	CG-01
JOB/FILE NUMBER:	17103-02

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LEE COUNTY
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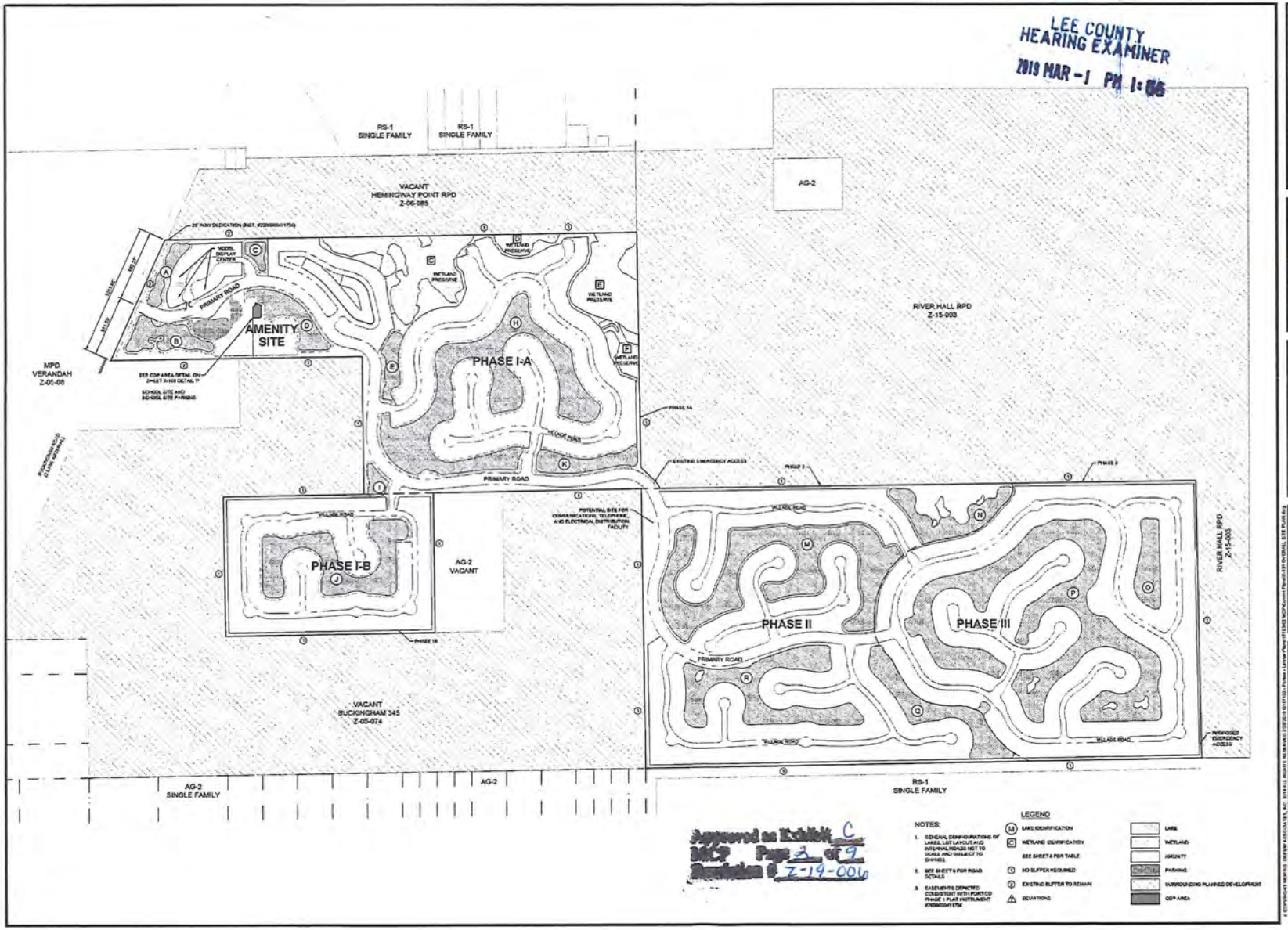
2019 MAR -1 PM 1:06



Approved as Exhibit C
DCP Page 2 of 9
Resolution Z-19-001

PROJECT:
PORTICO RPD

LOCATION:
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS + PLANNERS + SURVEYORS
LANDSCAPE ARCHITECTS

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/25/2019

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: X-101

SCALE 1"=400'

JOB/FILE NUMBER: 17103-02

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2019 MAR -1 PM 1:55

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Page 3 of 4
Resolution Z-19-006



PROJECT:
PORTICO RPD
LOCATION
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS + PLANNERS + SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Destin

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TMC
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/26/2019

SHEET TITLE:
PHASE 1-A

SHEET NUMBER:
X-102

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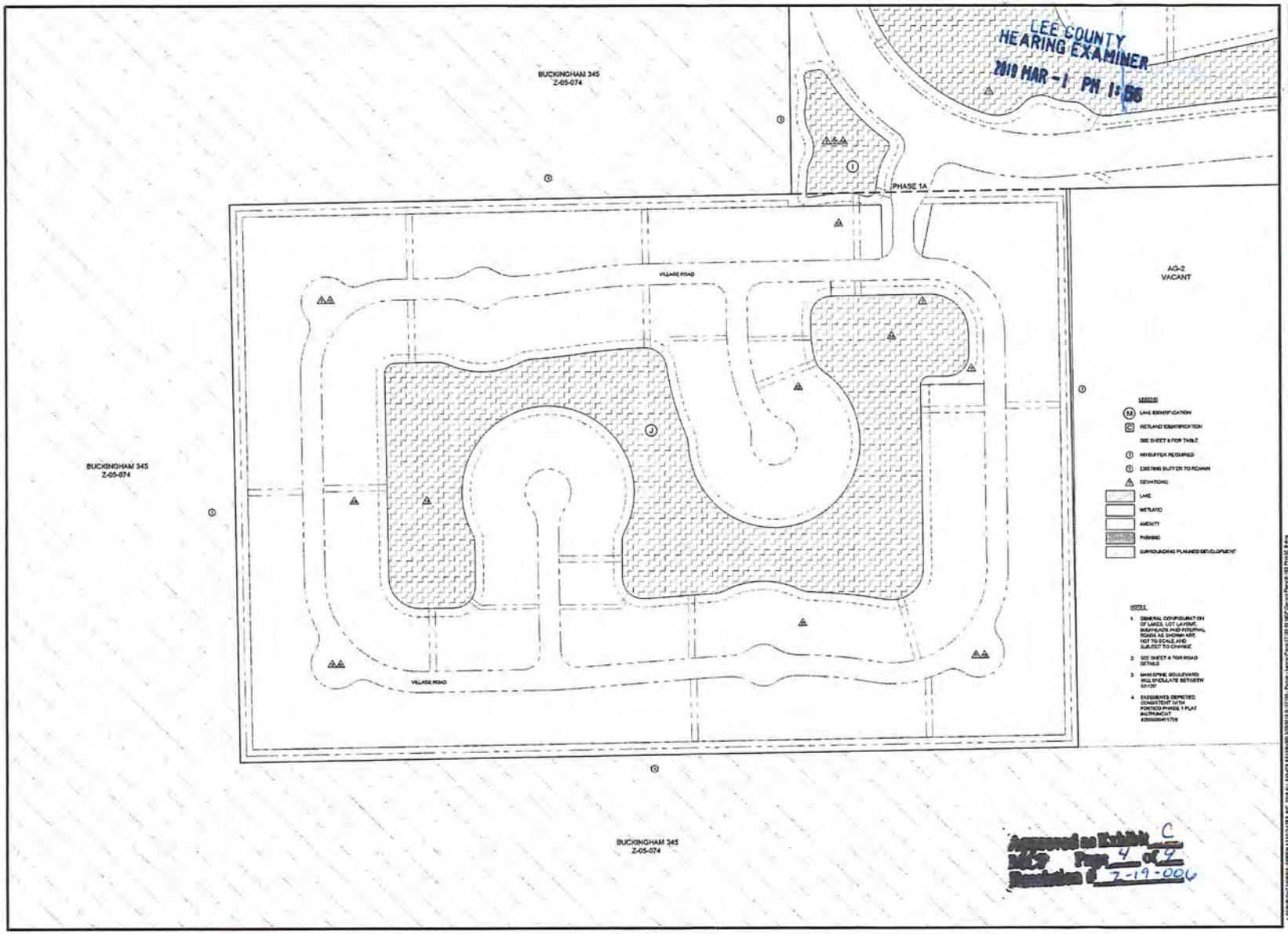
SCALE 1"=200'

JOB/FILE NUMBER:
17103-02



LEE COUNTY
HEARING EXAMINER
2019 MAR -1 PM 1:56

Approved as Exhibit C
DCI Page 4 of 4
Resolution Z-19-006

PROJECT
PORTICO RPD

LOCATION:
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA No. 4922 | FL CERT No. LB6991 / LC26000589
Fort Myers
2004 Cleveland Avenue
Fort Myers, Florida 33901
(239) 337-3553
FAX (239) 337-3354
Toll Free: 800-337-3741
Tallahassee
1709 South Monroe Street
1st Floor
Tallahassee, Florida 32301
Toll Free: 888-337-7741
Destin
494 Grand Boulevard
Suite 200
Miramar Beach, FL 32550
Toll Free: 888-337-7741

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TSE
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/26/2019

SHEET TITLE:
PHASE 1-B

SHEET NUMBER: X-103

100 0 50 100
SCALE: 1"=100'

JOB/FILE NUMBER: 17103-02

K:\DWG\17103-02\PHASE 1\17103-02 PHASE 1B.dwg
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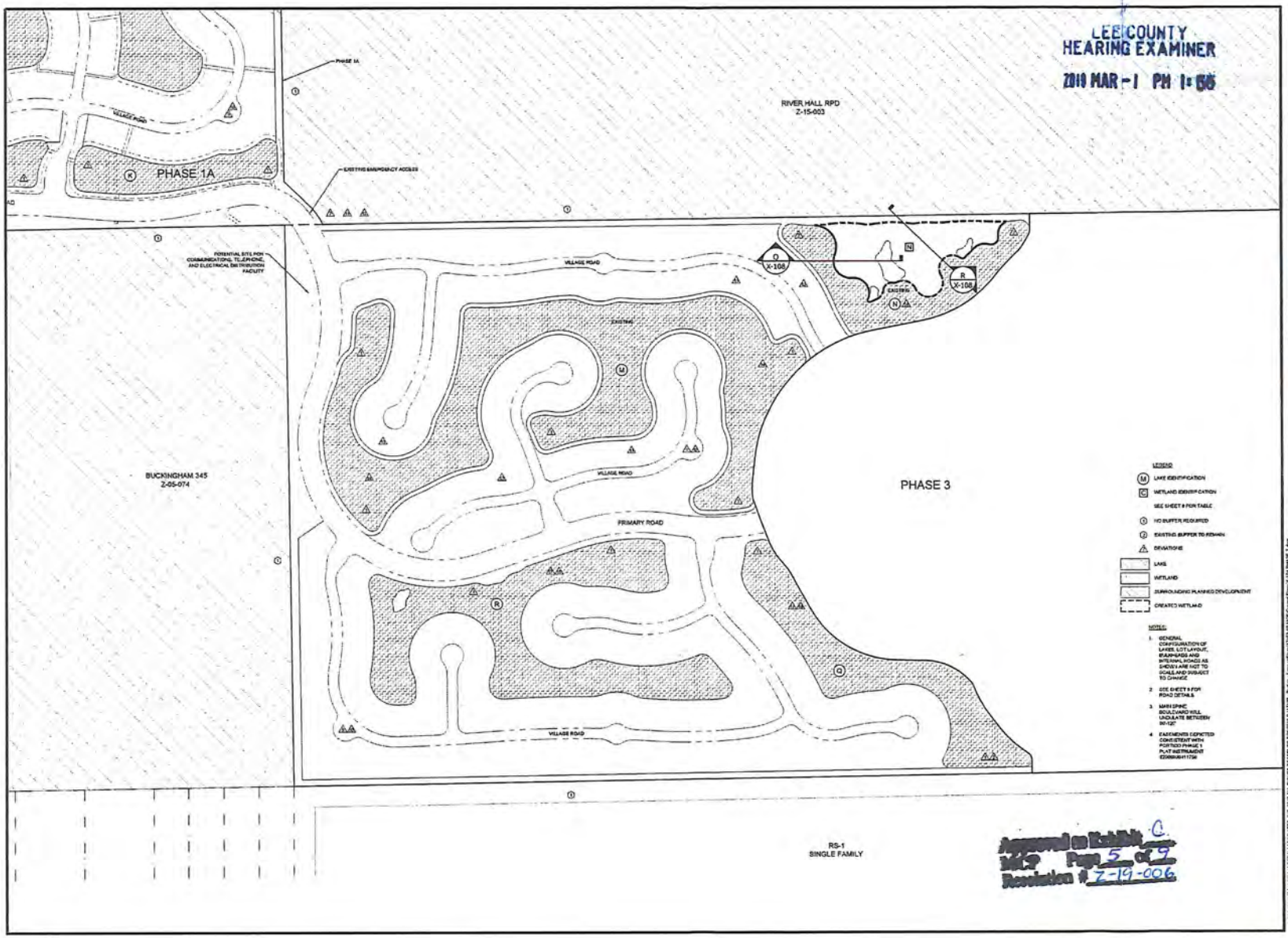


LEE COUNTY
HEARING EXAMINER
2019 MAR -1 PM 1:56

Approved on Exhibit C
HEX Page 5 of 9
Resolution # Z-19-006

PROJECT:
PORTICO RPD

LOCATION:
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Destin

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/05/2019

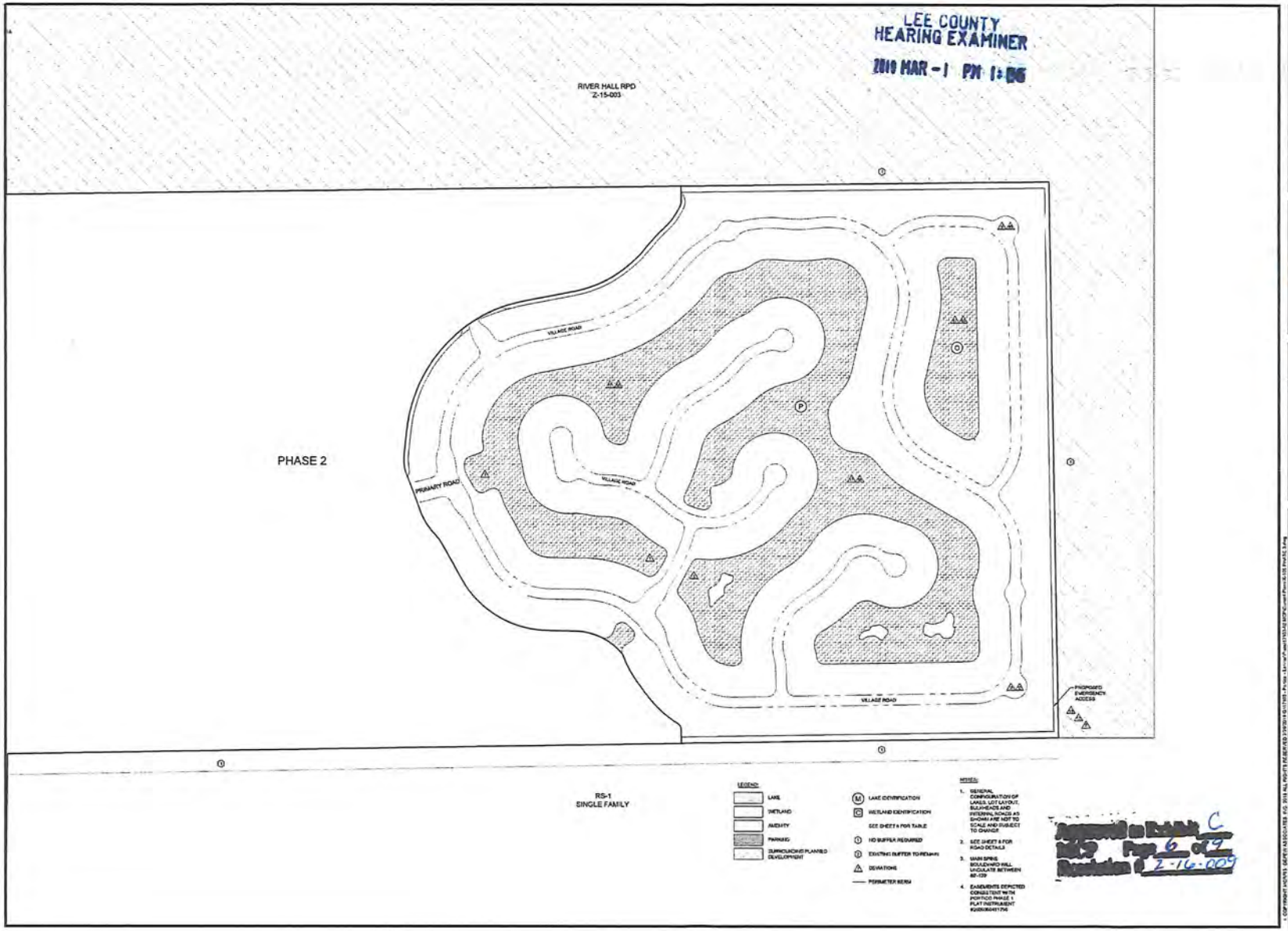
SHEET TITLE:
PHASE 2

SHEET NUMBER:
X-104

SCALE 1"=200'

JOB/FILE NUMBER:
17103-02

LEE COUNTY
HEARING EXAMINER
2019 MAR -1 PM 1:06



Approved as Exhibit C
BOS Page 6 of 9
Resolution 2-16-2019

PROJECT
PORTICO RPD

LOCATION:
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS + PLANNERS + SURVEYORS
LANDSCAPE ARCHITECTS
FL CA #00 | FB 0007 | NO LB#000 FLORIDA
Fort Myers
Tallahassee
Destin

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/26/2019

SHEET TITLE:
PHASE 3

SHEET NUMBER:
X-105

200 0 100 200
SCALE 1"=200'

JOB/FILE NUMBER:
17103-02

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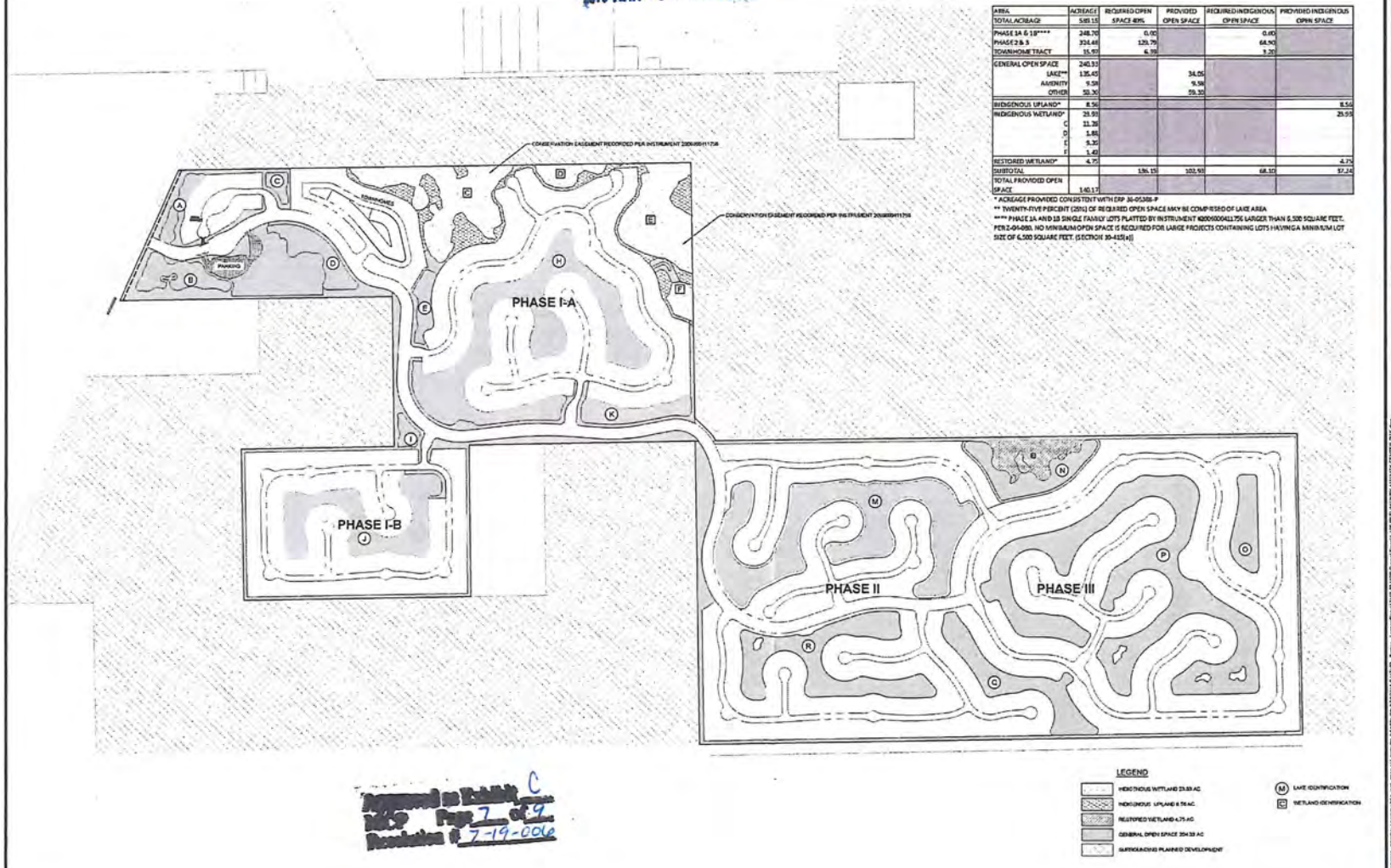
LEE COUNTY
HEARING EXAMINER
2019 MAR -1 PM 1:56

AREA	ACREAGE	REQUIRED OPEN SPACE 40%	PROVIDED OPEN SPACE	REQUIRED INDIGENOUS OPEN SPACE	PROVIDED INDIGENOUS OPEN SPACE
TOTAL ACREAGE	585.15				
PHASE 1A & 1B****	248.70	0.00		0.00	
PHASE 2 & 3	324.46	129.79		64.90	
TOWNHOME TRACT	15.97	6.39		3.20	
GENERAL OPEN SPACE	240.33				
LAKE**	135.45		34.05		
AMENITY	9.58		9.58		
OTHER	30.30		59.30		
INDIGENOUS UPLAND*	8.56				8.56
INDIGENOUS WETLAND*	25.93				25.93
C	11.26				
D	1.88				
E	9.30				
F	1.40				
RESTORED WETLAND*	4.75				4.75
SUBTOTAL		136.18	102.93	68.10	37.24
TOTAL PROVIDED OPEN SPACE	140.17				

* ACREAGE PROVIDED CONSISTENT WITH ERP 36-05388-P

** TWENTY-FIVE PERCENT (25%) OF REQUIRED OPEN SPACE MAY BE COMPRISED OF LAKE AREA

*** PHASE 1A AND 1B SINGLE FAMILY LOTS PLATTED BY INSTRUMENT #2006000411756 LARGER THAN 6,500 SQUARE FEET. PER Z-04-080, NO MINIMUM OPEN SPACE IS REQUIRED FOR LARGE PROJECTS CONTAINING LOTS HAVING A MINIMUM LOT SIZE OF 6,500 SQUARE FEET. (SECTION 10-415(a))



LEGEND

- INDIGENOUS WETLAND 25.93 AC
- INDIGENOUS UPLAND 8.56 AC.
- RESTORED WETLAND 4.75 AC
- GENERAL OPEN SPACE 354.33 AC
- SURROUNDING PLANNED DEVELOPMENT

(M) LAKE IDENTIFICATION
[C] WETLAND IDENTIFICATION

Approved as Exhibit C
BOS Page 7 of 9
Resolution # Z-19-006

PROJECT:
PORTICO RPD

LOCATION
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
FL CA NO. 8522 / FL CERT NO. LC26000581 / LC26000580
Fort Myers
Tallahassee
Destin

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER: TME
DRAWING BY: DAL
JURISDICTION: LEE COUNTY
DATE: 02/05/2019

SHEET TITLE:
OPEN SPACE PLAN

SHEET NUMBER:
X-106

400 0 200 400
SCALE 1"=400'

JOB/FILE NUMBER:
17103-02

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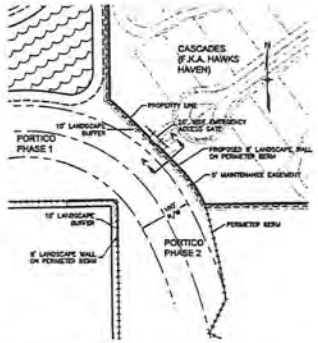
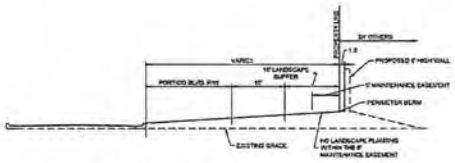
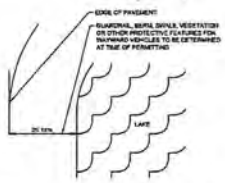
2019 MAR -1 PM 1:00



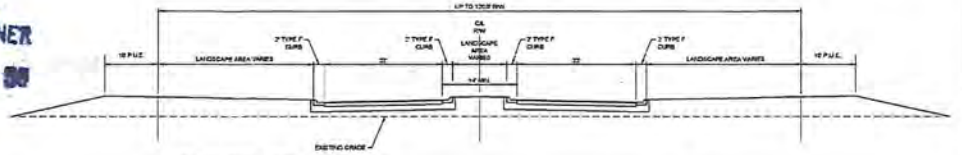
A PINCH POINT PLAN VIEW DETAIL ⚠



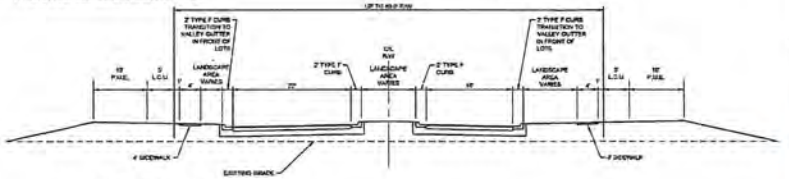
B PINCH POINT SECTION VIEW DETAIL A-A ⚠



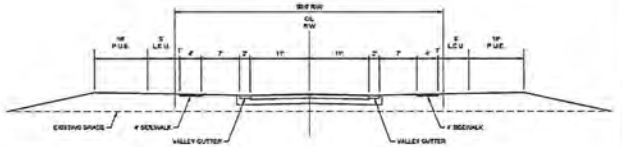
D LAKE IN COMMON ELEMENT TYPICAL SECTION ⚠



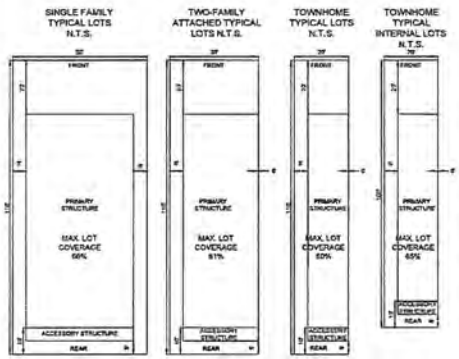
F TYPICAL PRIMARY CORRIDOR ⚠
*4 FT SIDEWALK REQUIRED ON ONE SIDE OF ROAD



G TYPICAL VILLAGE ENTRY ⚠



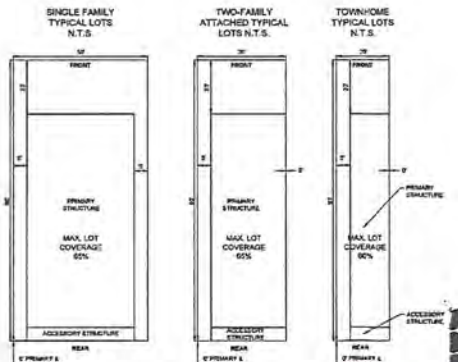
H TYPICAL VILLAGE ROAD ⚠



⚠ 25FT. SETBACK FROM INCIDENTAL PLANT COMMUNITIES REQUIRED

⚠ 25 FT. SETBACK FROM INCIDENTAL PLANT COMMUNITIES REQUIRED

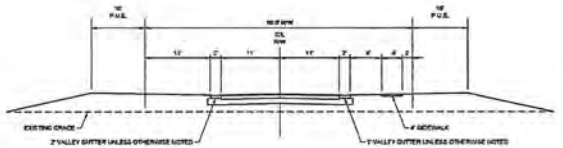
C LOT TYPICAL



*ONE 5' SETBACK APPLIES TO ALL LOTS ABUTTING A 4:1 OR FLATTER LAKE BANK SLOPE. LOTS ABUTTING A 3:1 LAKE BANK SLOPE (PER DEVIATION (7)) MUST PROVIDE A MINIMUM 10FT PRIMARY AND ACCESSORY REAR SETBACK FOR A DRAINAGE EASEMENT AS SHOWN ON SHEET 5 OF 9

⚠ 25 FT. SETBACK FROM INCIDENTAL PLANT COMMUNITIES REQUIRED

E LOT TYPICAL ABUTTING LAKES



I TYPICAL TOWNHOUSE ROAD ⚠



J DEVIATION TYPICAL SECTION ⚠⚠⚠

Approved as Exhibit C
BOS Page 8 of 9
Resolution Z-19-006

PROJECT:
PORTICO RPD
LOCATION:
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Destin

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TIM
DRAWING BY:	DAL
JURISDICTION:	LEE COUNTY
DATE:	02/20/2019

SHEET TITLE:
MASTER CONCEPT NOTES

SHEET NUMBER: X-107

SCALE 1"=10'

JOB/FILE NUMBER: 17103-02

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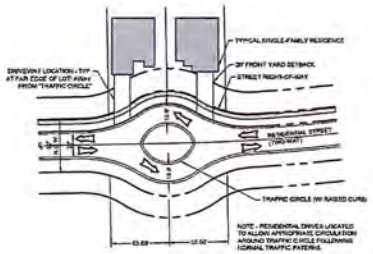
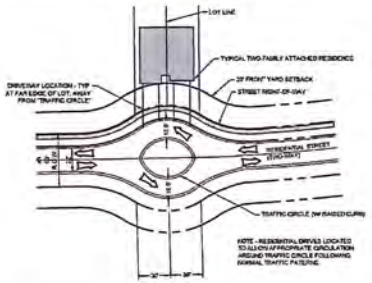
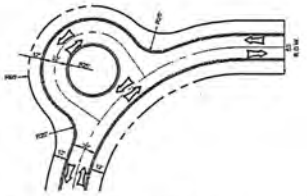


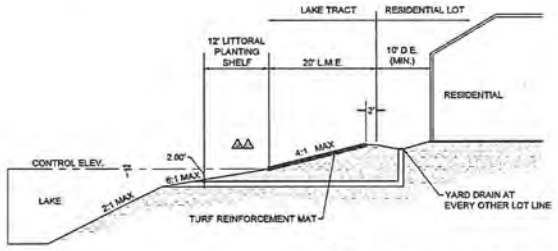
K "FLOW SPLITTER" ROAD CONFIGURATION



L "FLOW SPLITTER" TWO FAMILY ATTACHED ROAD CONFIGURATION

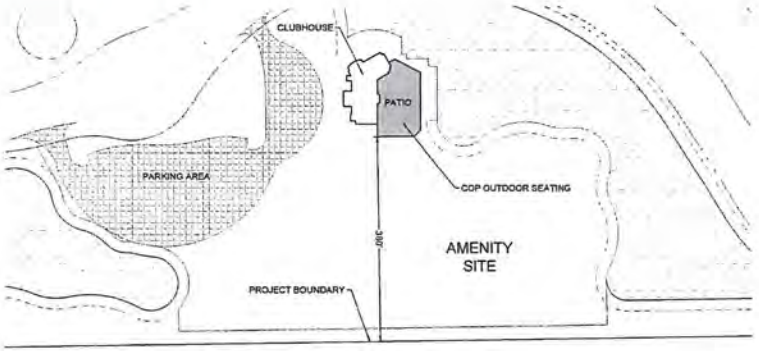


M "EYEBROW" ROAD CONFIGURATION

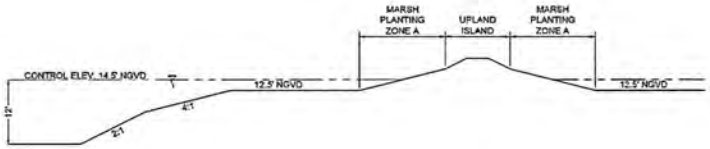


NOTES:
1. REAR YARD DRAINAGE AND TURF MATS ARE REQUIRED ONLY WHEN DEVIATION 17 IS UTILIZED.
2. 0' REAR SETBACK NOT PERMITTED TO ACCOMODATE DRAINAGE EASEMENT.

N LAKE BANK SLOPE TYPICAL

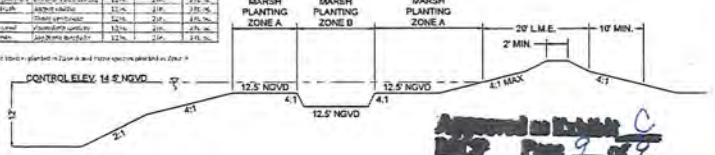


O AMENITY CONSUMPTION ON PREMISE LOCATION



P CONSTRUCTED SECTION-Q - WETLAND CREATION

Creation Zone	Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Instruction
Wetland Creation Planting					
A	Cattail	Typha latifolia	12 in.	1 gal.	3 ft. oc.
	Pickerelweed	Pontederia cordata	12 in.	1 gal.	3 ft. oc.
	Duck Potato	Sagittaria lancifolia	12 in.	1 gal.	3 ft. oc.
	Spatterdock (yellow)	Nuphar advena	12 in.	1 gal.	3 ft. oc.
B	Giant Bulrush	Scirpus validus	12 in.	1 gal.	3 ft. oc.
	Fireflag	Thalia geniculata	12 in.	1 gal.	3 ft. oc.
	Pickerelweed	Pontederia cordata	12 in.	1 gal.	3 ft. oc.
	Duck Potato	Sagittaria lancifolia	12 in.	1 gal.	3 ft. oc.



Q CONSTRUCTED SECTION-R WETLAND CREATION

LEE COUNTY
HEARING EXAMINER
2010 MAR -1 PM 1:58

Approved as Exhibit C
Page 9 of 22
Date 2-19-2010

PROJECT:
PORTICO RPD

LOCATION:
LEE COUNTY, FLORIDA

CLIENT:
LENNAR

CONSULTANT:
MORRIS DEPEW
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
Fort Myers
Tallahassee
Destin

PREPARED BY:

REVISIONS	DATE

PROJECT MANAGER:	TME
DRAWING BY:	DAL
JURISDICTION	LEE COUNTY
DATE:	02/05/2010

SHEET TITLE:
MASTER CONCEPT NOTES

SHEET NUMBER:
X-108

SCALE 1"=50'

JOB/FILE NUMBER
17103-02

C:\DOCUMENTS AND SETTINGS\ADMINISTRATOR\DESKTOP\17103-02 MASTER CONCEPT NOTES.dwg

ATTACHMENT M RESOLUTION NUMBER Z-06-085

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Knott, Consoer, Ebelini, Hart & Swett, P.A. filed an application on behalf of the property owner, Buckingham Development, LLC to rezone a 75.1 acre parcel from an Agricultural (AG-2) zoning district to the Residential Planned Development (RPD) zoning district in reference to Hemingway Pointe; and

WHEREAS, a public hearing was advertised and held on October 11, 2006, before the Lee County Zoning Hearing Examiner, Richard A. Gescheidt, who gave full consideration to the evidence in the record for Case #DCI2006-00010; and

WHEREAS, a second public hearing was advertised and held on January 29, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone a 75.1 acre parcel from AG-2 to RPD, to allow 225 multi-family dwelling units. The property is located in the Outlying Suburban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 1-page Master Concept Plan, entitled "HEMINGWAY POINT," stamped "Received December 27, 2006," and attached hereto as Exhibit C, except as modified by the conditions below.

   This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

   Maximum Number of Dwelling Units: 207

2. The following Limits apply to the project and uses:

COPY

a. Schedule of Uses

Accessory Uses and Structures
Administrative Office
Agricultural Uses - SEE AGRICULTURAL CONDITION 6
Clubhouse, private -
LIMITED TO CLUBHOUSE AS SHOWN ON THE APPROVED MASTER CONCEPT PLAN
Dwelling Units, multi-family, town home - 207 maximum
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - not to include the removal of excavated material from the site. No blasting.
Fences and Walls.
Home Occupation, No outside help.
Model Units - ALSO SEE MODEL UNIT/REAL ESTATE SALES CONDITION 8
Parking Lot, Accessory
Real Estate Sales - ALSO SEE MODEL HOME/REAL ESTATE SALES CONDITION 8
Recreational Facilities - Private, On-site only. LIMITED TO THOSE SHOWN ON THE APPROVED MASTER CONCEPT PLAN (Village Green, Clubhouse, Children's Playground Area)
Residential Accessory Uses
Signs, in compliance with LDC Chapter 30
Temporary Uses, including construction trailer, as shown on the approved Master Concept Plan.

b. Site Development Regulations

Multi-Family, Town Home

Minimum Lot Areas and Dimensions

Lot Size:	10,000 square feet (2,640 for town homes)
Lot Area Per Unit	2,500 square feet
Lot Width:	33 feet per unit
Lot Depth:	80 feet

Minimum Setbacks

Street	20 feet, private roads, 25 feet minimum from Buckingham Road.
Side	0 for individual units, 20 feet between buildings
Rear	15 feet
Water body	25 feet

Accessory Setbacks: Per the LDC

Setbacks from Preserves: Per the LDC

Building Separation: 20 feet.

Perimeter Setbacks: 25 feet

Maximum Height: Two stories/35 feet

Maximum Lot Coverage: 45 percent (75 percent for town homes)

Clubhouse

Minimum Lot Areas and Dimensions

Lot Size:	7,500 square feet
Lot Width:	100 feet
Lot Depth:	75 feet

Minimum Setbacks

Street	20 feet
Side	10 feet
Rear	20 feet
Water body	25 feet

Accessory Setbacks: Per the LDC

Setbacks from Preserves: Per the LDC

Building Separation: 20 feet.

Perimeter Setbacks: 25 feet

Maximum Height: Two stories/35 feet

Maximum Lot Coverage: 45 percent

3. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

4. Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with all other Lee County Comprehensive Plan provisions.

5. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee County Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

6. Agricultural Uses: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

   a. Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit D attached hereto, may continue until approval of a local development order for the area of the project containing those uses.

   b. Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.

   c. Prior to issuance of a local development order, the property owner must provide written proof, SUBJECT TO approval by the County Attorney's Office, of the following:

      (1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:

         a) the date the agricultural uses ceased;

         b) the legal description of the property SUBJECT TO the development order approval;

         c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,

         d) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest. The covenant must be properly recorded in the public records of the county at the owner's expense.

      (2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.

7. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

8. Model Units /Real Estate Sales

   a. The number of model units will be limited to no more than 6 within the development at one time.

   b. Models cannot be of the same floor plan and each must be a distinctly different design.

   c. Real estate sales are limited to model units, amenity sites, clubhouses, and real estate sales locations.

   d. Real estate sales will be limited to the sale of lots or units within the development only.

   e. Hours of operation for both models and real estate sales are limited to Monday through Sunday, 8:00 a.m. through 8:00 p.m.

   f. Model units and temporary real estate sales will be valid for a period of up to 3 years from the date of issuance of a certificate of occupancy of a model unit per LDC §34-1954(d)(1).

   g. Dry models are prohibited.

   h. Model Homes, Model Display Centers and Model Display Groups are not a permitted use.

   i. Location of real estate sales and model units must be generally consistent with locations shown on the approved master concept plan.

9. The Development Order must provide an enhanced 25-foot-wide Type "D" buffer along Buckingham Road including 10 trees per 100 linear feet (which must include live oaks, no palms) and a berm a minimum of three feet in height.

10. ACCESS TO BUCKINGHAM ROAD

   a. The approved Master Concept Plan and local development order must depict a divided entrance on Buckingham Road that includes a median with two lanes on both sides of the median for ingress and egress.

   b. Prior to issuance of a development order, the developer must provide written documentation from the Fort Myers Shores Fire District indicating that these access points are acceptable and provide adequate access for emergency vehicles.

11. Prior to local development order approval, the developer must submit a brochure to Division of Environmental Sciences and the Division of Zoning for review and approval that will be

given to all residents to educate them of the historically rural environment in Fort Myers Shores, Buckingham, Caloosahatchee Shores and the environmentally sensitive nature of a portion of the property. This brochure must include references to the wetland preserves on site, civic organizations in East Lee County, and history of the Buckingham, Fort Myers Shores, and Caloosahatchee Shores communities.

12. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

13. Multi-family buildings must be set back a minimum of 200 linear feet from Buckingham Road.

14. Prior to local development order approval, a wading bird management plan must be submitted for the Division of Environmental Science staff review and approval.

15. Prior to local development order approval, the development order plans must delineate the areas between the forested wetland preserves south of the roadway as open space (Figure attached). These areas must be left at existing grade unless a plan is submitted that demonstrates an ecological improvement that enhances wading bird foraging opportunities and does not adversely impact the wetland preserves.

16. Prior to local development order approval, the development order plans (landscape, and paving and grading) must provide a minimum of 15 percent of the surface area of each lake as littoral shelf in substantial compliance with the cross-section on the Master Concept Plan. Additionally, a final littoral planting plan including the species, number and size of plants to be installed in each littoral shelf area must be detailed on the landscape plan. A minimum of six species of plants must be utilized. Trees must be a minimum 3-gallon container size. Shrubs and grasses must be a minimum 1-gallon container size. Herbaceous plants must be a minimum 2-inch liner size. The littoral shelf must be planted to provide 50 percent coverage at time of installation; the distance on center will depend on the size of plants utilized.

17. No development order for this project may be issued that will cause Buckingham Rd. to drop to level of service E.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-291(3) requirement that residential developments of more than five acres provide more than one means of ingress or egress to allow for one means of access. This deviation is APPROVED, SUBJECT TO the condition that:

    a. Approval must be consistent with Condition 10 "Access to Buckingham Road" above.

2. Deviation (2) seeks relief from the LDC §10-296(k)(1) requirement that dead end streets be closed at one end with a circular turn around for vehicles, to allow dead-end streets

where noted on the Master Concept Plan and no cul-de-sacs. This deviation is APPROVED, SUBJECT TO the conditions that:

a. Signage warning motorists of the lack of a turnaround lane be provided and shown on development order plans and must be approved by the Development Services Division.

b. Prior to issuance of a development order, the developer must provide written documentation from the Fort Myers Shores Fire District indicating that these turnaround points are acceptable and provide adequate access for emergency vehicles.

3. Deviation (3) seeks relief from the LDC §10-329(d)(1)a.2. requirement that water retention or detention excavations be setback 50 feet from any existing or proposed right-of-way line or easement for a collector or arterial street unless granted an administrative deviation in accordance with §10-104. The setback may be reduced to not less than 25 feet if the developer provides for the protection of wayward vehicles through the use of guide rails, berm, swales, vegetation or other suitable methods as determined by the Director, to allow a setback of 25 feet from Buckingham Road. This deviation is APPROVED, SUBJECT TO the conditions that:

a. Approval is limited to the two lakes shown on the approved Master Concept Plan.

b. Enhanced buffering per this resolution must be provided, including a berm and additional buffer plantings on Buckingham Road.

4. Deviation (4) seeks relief from the LDC §10-329(d)(1)a.3. requirement to provide a 50-foot setback from a property line for a water retention area (lake), to allow for a 25-foot setback from property to the south (Portico RPD). This deviation is APPROVED, SUBJECT TO the condition that:

a. Approval is limited to Lake 4, as shown on the approved Master Concept Plan.

5. Deviation (5) seeks relief from the LDC §10-416(d)(6) requirement that roads, drives, or parking areas located less than 125 feet from an existing residential subdivision or residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 linear feet. In lieu of the buffer, the applicant will provide an unencumbered 15-foot-wide plantable area containing planting size and count consistent with the Type "F" buffer. This deviation is APPROVED.

6. Deviation (6) seeks relief from the LDC §34-9335(e)(4) requirement, unless otherwise specified, that where there are two or more principal buildings on a development tract, the minimum separation of buildings shall be one-half of the sum of their heights, or 20 feet, whichever is greater, to allow a minimum building separation of 20 feet. This deviation is APPROVED.

7. Deviation (7) seeks relief from the LDC §34-2015(2(d) which requires all parking lot spaces must be provided with sufficient maneuvering room to allow an exiting vehicle to leave the parking lot in a forward motion, to allow vehicles exiting residential off-street parking to back-out onto private roads. This deviation is APPROVED.

8. Deviation (8) seeks relief from the LDC §34-2192(a) requirement to provide building setbacks of 20 feet from a private local road, to allow a minimum front setback from the private road of 20 feet and a minimum side setback from the private road of 10 feet. This deviation is APPROVED, SUBJECT TO the conditions that:

   a. Approval is limited to locations, as shown on the approved Master Concept Plan.

   b. The building must be set back a minimum of 10 feet from the road right-of-way.

9. Deviation (9) seeks relief from the LDC §10-416(d)(3) requirement that proposed multi-family developments provide a Type "B" buffer when abutting existing single-family development, to allow a 5-foot-wide planting area along the southern edge of the existing 50-foot FPL easement containing a double staggering hedge row of shrubs at a 48-inch minimum height at the time of installation. Plantings will be maintained at their natural height or to the maximum height allowed by FPL. This deviation is APPROVED.

10. Deviation (10) seeks relief from the LDC §10-418(1) requirement that shorelines are to be sinuous in configuration to provide increased length and diversity of the littoral zone. Sinuous is defined as serpentine, bending in and out, wavy or winding. In lieu of the sinuous characteristic at the edge of water, the applicant will provide the desired sinuosity through increased littoral plantings of the individual lakes. Planting areas will constitute 15 percent of the lake area with 50 percent coverage by plants spaced on 3-foot centers. Plantings under aforementioned conditions will be provided in place of the planting requirement of 1 plant per linear foot of lake shoreline called out in §10-418(2)(b). This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description of the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: The Master Concept Plan
Exhibit D: Bona fide agricultural uses

The applicant has indicated that the STRAP numbers for the subject property are:
28-43-26-00-00013.0000, 28-43-26-00-00014.0000 & 33-43-26-00-00002.0010

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

   a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Bigelow made a motion to adopt the foregoing resolution, seconded by Commissioner Hall. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Nay

DULY PASSED AND ADOPTED this 29th day of January 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Robert P. Janes
Chairman

Approved as to form by:

_____
Robert D. Spickerman
County Attorney's Office

RECEIVED
MINUTES OFFICE

2007 FEB 12 AM 7:37

Banks Engineering, Inc.

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTIONS 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

(BOUNDARY)

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; SAID TRACT OR PARCEL IS FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 33; THENCE RUN S 00°49'36" E, ALONG THE EAST LINE OF SAID SECTION 33, FOR 187.50 FEET; THENCE RUN S 89°10'24" W, AT RIGHT ANGLES TO SAID EAST LINE OF SECTION 33, FOR 4,467.24 FEET TO A POINT 50.00 FEET EAST OF THE CENTER LINE OF BUCKINGHAM ROAD, FORMERLY KNOWN AS S.R. #S-80; THENCE RUN N 24°24'46" E ALONG A LINE WHICH IS PARALLEL TO AND 50.00 FEET EAST OF THE CENTER LINE OF BUCKINGHAM ROAD FOR 737.33 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE FORMER SEABOARD ALL FLORIDA RAILWAY RIGHT-OF-WAY; THENCE RUN N 89°00'54" E, ALONG SAID SOUTH LINE OF RIGHT-OF-WAY, FOR 449.53 FEET, MORE OR LESS, TO A CONCRETE MONUMENT BEING THE SOUTHEAST CORNER OF PARCEL AS RECORDED IN DEED BOOK 233, PAGE 481, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 00°59'06" W, FOR 100.00 FEET TO A CONCRETE MONUMENT ON THE NORTH LINE OF SAID FORMER SEABOARD ALL FLORIDA RAILWAY RIGHT-OF-WAY; THENCE RUN N 89°00'54" E, ALONG SAID NORTH LINE OF RIGHT-OF-WAY FOR 3,703.67 FEET, MORE OR LESS, TO A CONCRETE MONUMENT ON THE EAST LINE OF SAID SECTION 28, TOWNSHIP 43 SOUTH, RANGE 26 EAST, THENCE RUN S 00°49'13" E, ALONG SAID EAST LINE OF SECTION 28 FOR 590.91 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID SECTION 28 AND THE **POINT OF BEGINNING.**

ASSUMED NORTH BASED ON THE EASTERLY LINE OF BUCKINGHAM ROAD, FORMERLY KNOWN AS S.R. #S-80, AS BEARING N.24°24'46"E.

PARCEL CONTAINS 75.05 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED: 02-23-06

Robert Tad Simpson

ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559

DCI 2006-00010

S:\Jobs\20xx\2096\SURVEYING\DESCRIPTIONS\2096_DESC.doc
S:\Jobs\20xx\2096\SURVEYING\DESCRIPTIONS\2096_DLSC.dwg

EXHIBIT A
Page 1 of 2

EXHIBIT A
Page 2 of 2

SKETCH OF DESCRIPTION

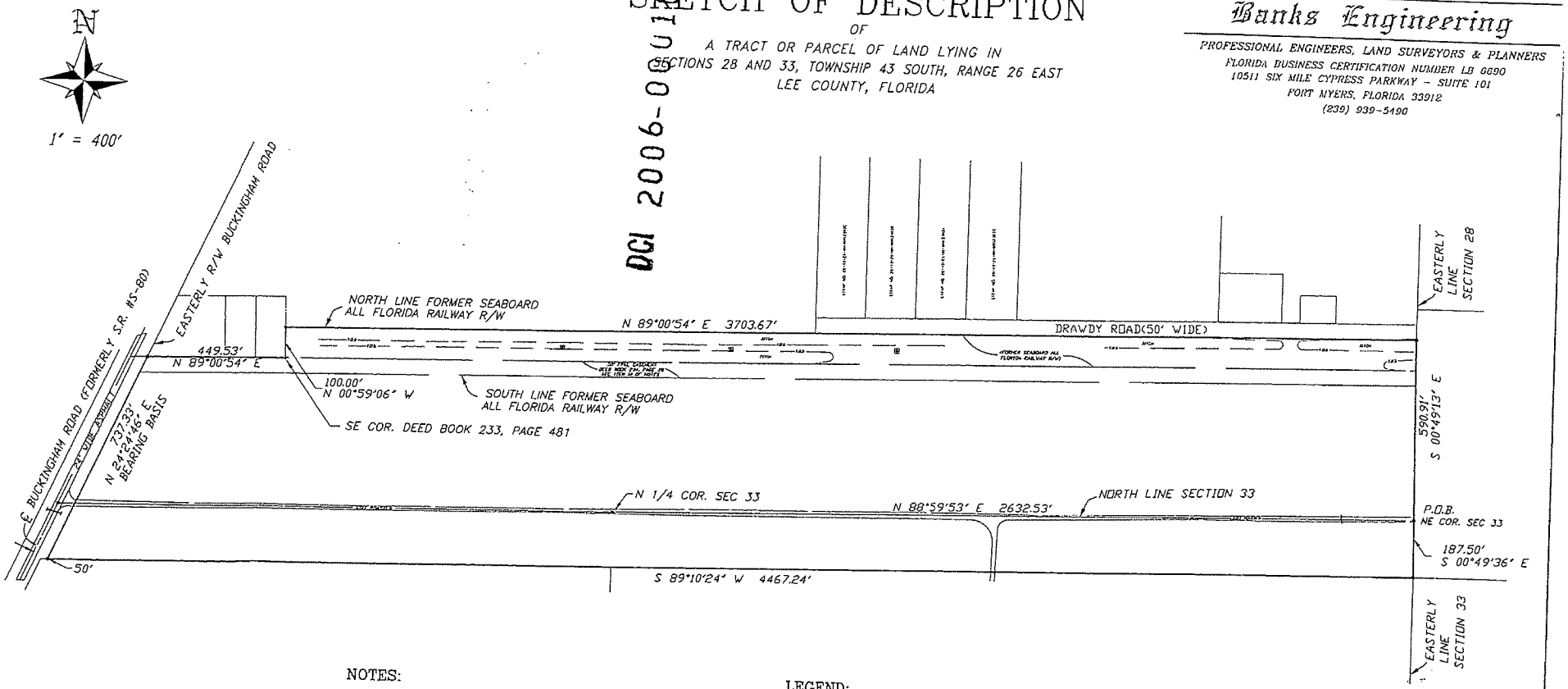
OF

A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

DCI 2006-00115

Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490



NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE EASTERLY LINE OF BUCKINGHAM ROAD, FORMERLY KNOWN AS S.R. #S-80, AS BEARING N 24°24'26" E.

3.) SUBJECT TO FACTS THAT MAY BE REVEALED BY AN ACCURATE BOUNDARY SURVEY.

LEGEND:

℄	INDICATES CENTERLINE
COR.	INDICATES CORNER
FP&L	INDICATES FLORIDA POWER AND LOGHT
O.R.	INDICATES OFFICIAL RECORDS BOOK
PG.	INDICATES PAGE
P.O.B.	INDICATES POINT OF BEGINNING
R/W	INDICATES RIGHT-OF-WAY
S.R.	INDICATES STATE ROAD
T.O.B.	INDICATES TOP OF BANK

SEE SHEETS 1 AND 2 OF 3 FOR COMPLETE DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Robert Tad Simpson

ROBERT TAD SIMPSON
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 5559

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

S:\JOBS\20XX\2096\SURVEY\DESCRIPTIONS\2096_DESC.DOC
S:\JOBS\20XX\2096\SURVEY\DESCRIPTIONS\2096_DESC.DWG

PREPARED 02-23-06
SHEET 2 OF 2

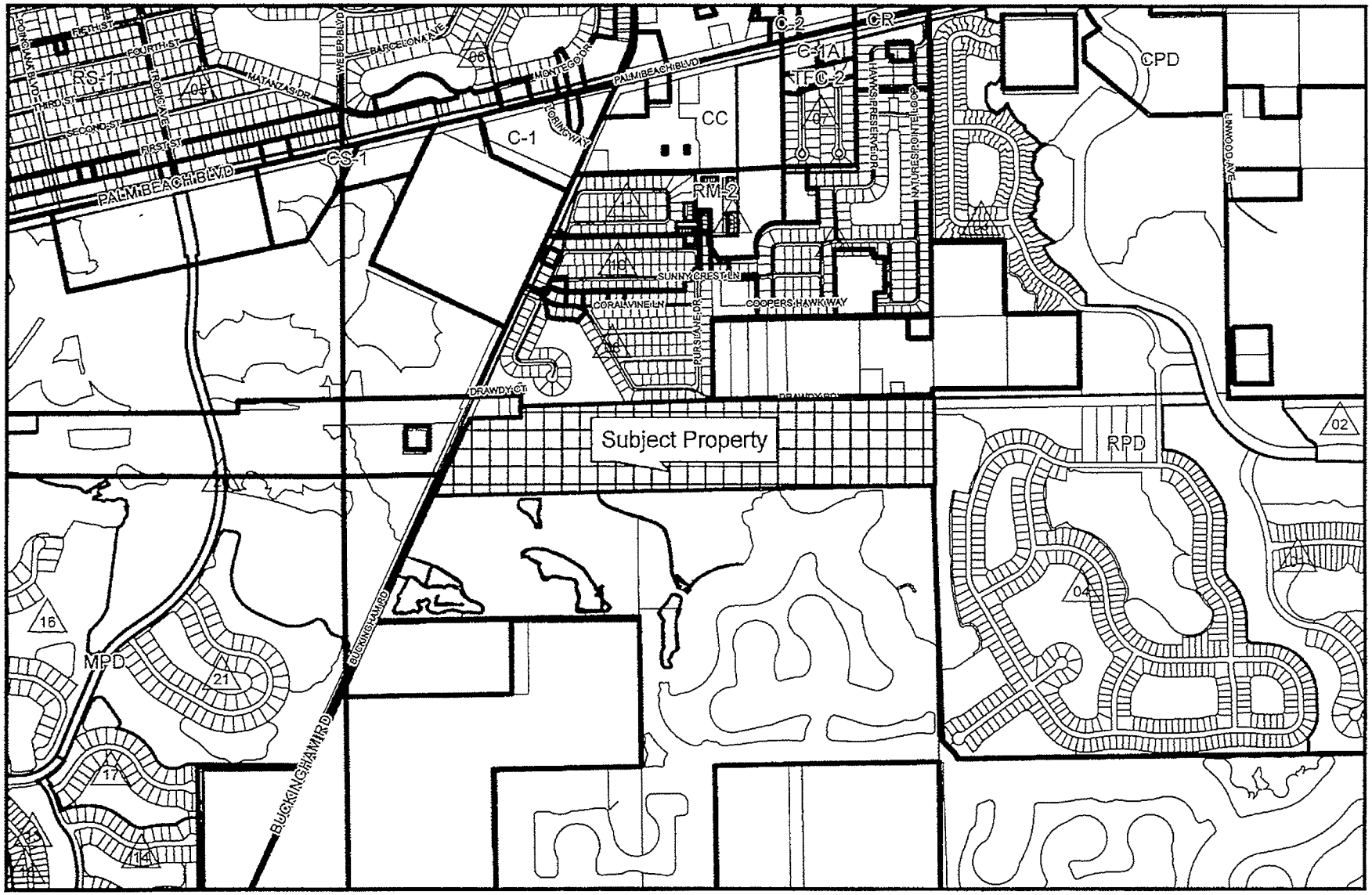
EXHIBIT B

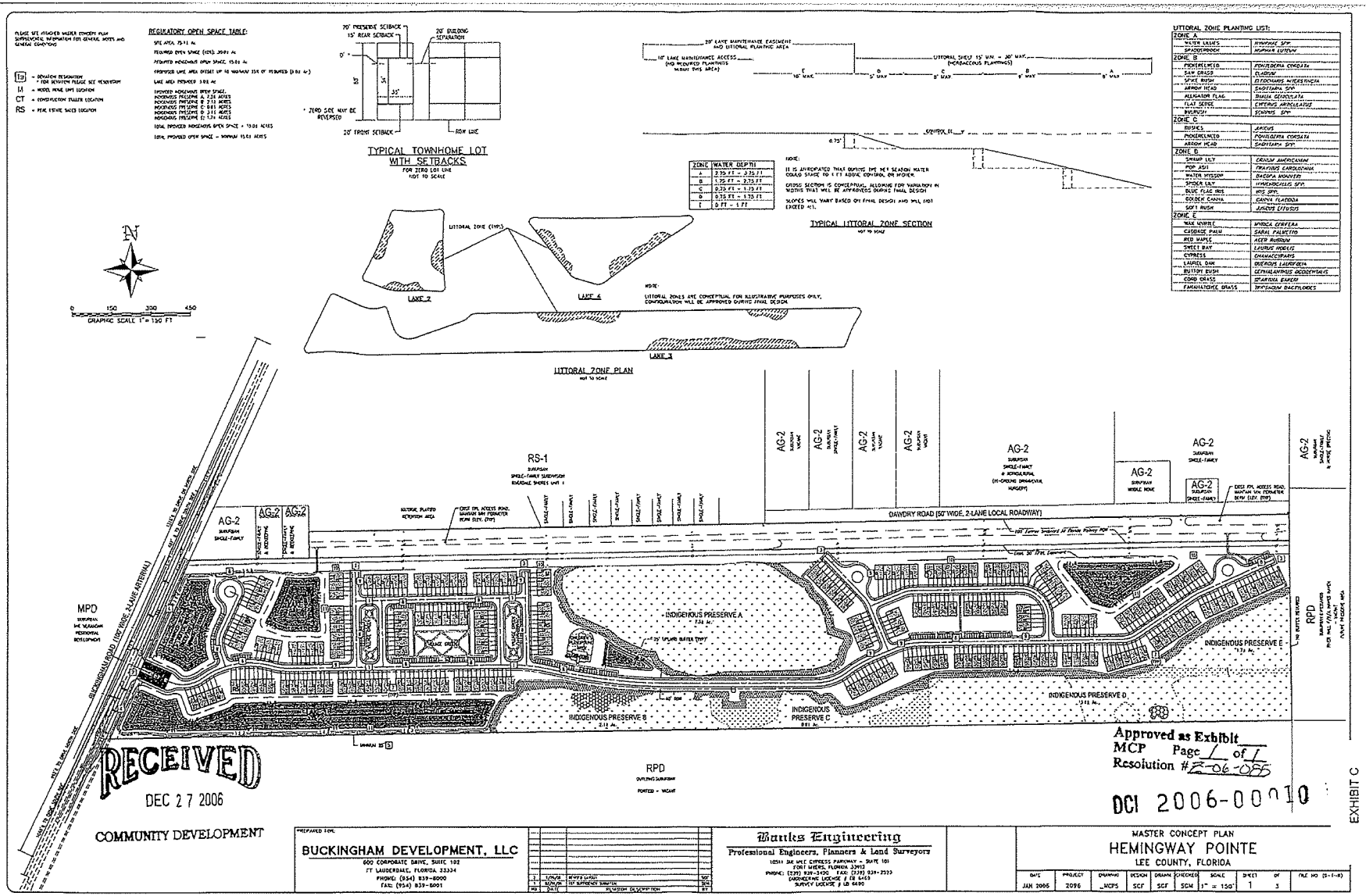
DCI2006-00010 HEMINGWAY POINT RPD

Zoning Map

DCI2006-00010

8/18/2006




REGULATORY OPEN SPACE TABLE:
TYPICAL TOWNHOME LOT WITH SETBACKS
FOR ZERO LOT LINE NOT TO SCALE
TYPICAL LITTORAL ZONE SECTION
NOT TO SCALE
LITTORAL ZONE PLANTING LIST:
ZONE A
WATER LILIES
NYMPHAEACEAE
SPADDERDOCK
NUPHAR LUTEUM
ZONE B
PICKERELWEED
POTAMOGETON CORDATA
SAW GRASS
CLADIUM
SPIKE RUSH
ELEOCHARIS INTERSTINCTA
ARROW HEAD
SAGITTARIA SPP.
ALLIGATOR FLAG
THALIA GEOCULATA
FLAT SEDGE
CYPERUS ARTICULATUS
BULRUSH
SCIRPUS SPP.
ZONE C
RUSH-L
JUNCUS
PICKERELWEED
POTAMOGETON CORDATA
ARROW HEAD
SAGITTARIA SPP.
ZONE D
SWAMP LILY
CRINUM AMERICANUM
FOX GRASS
TRAPHINES CAROLINIANA
WATER HYSSOP
BACOPA MONNIERI
PONDLILY
NYMPHOIDELLOIS SPP.
BLUE FLAG IRIS
IRIS SPP.
GOLDEN CANNA
CANNA FLAGOSA
SOFT RUSH
JUNCUS EFFUSUS
ZONE E
WAX MYRTLE
MYRICA CERIFERA
CABBAGE PALM
SABAL PALMETTO
RED MAPLE
ACER RUBRUM
SWEET BAY
LAURUS NOBILIS
CYPRESS
CHAMAECYPARIS
LAUREL OAK
QUERCUS LAURIFOLIA
BUTTON BUSH
CEPHALANTHUS OCCIDENTALIS
COMB GRASS
STENOTAPHRUM SECUNDATUM
PARAMATAGRASS
HYPARRHENIA RUFA
LITTORAL ZONE PLAN
NOT TO SCALE
GRAPHIC SCALE 1" = 150 FT
DAWDRY ROAD (50' WIDE, 2-LANE LOCAL ROADWAY)
BUCKINGHAM ROAD (100' WIDE, 4-LANE ARTERIAL)
INDIGENOUS PRESERVE A
INDIGENOUS PRESERVE B
INDIGENOUS PRESERVE C
INDIGENOUS PRESERVE D
INDIGENOUS PRESERVE E
MPD
RPD
RS-1
AG-2
RECEIVED
DEC 27 2006
COMMUNITY DEVELOPMENT
Approved as Exhibit
MCP Page 1 of 1
Resolution # Z-06-085
DCI 2006-00010
EXHIBIT C
BUCKINGHAM DEVELOPMENT, LLC
600 CORPORATE DRIVE, SUITE 102
FT LAUDERDALE, FLORIDA 33334
PHONE: (954) 839-6000
FAX: (954) 839-6001
Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SW GATE CHASES PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33913
PHONE: (239) 334-1300 FAX: (239) 334-2322
ENGINEERING LICENSE # EB 5469
SURVEY LICENSE # LB 6490
MASTER CONCEPT PLAN
HEMINGWAY POINTE
LEE COUNTY, FLORIDA
DATE JAN 2006
PROJECT 2096
DRAWING MCP5
DESIGN SCF
DRAWN SCF
CHECKED SCM
SCALE 1" = 150'
SHEET 1
OF 3

AFFIDAVIT

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

Before me this day appeared Bernard Glieberman who, being first duly sworn, deposes and says:

1. He is the Manager of Bentley Management, LLC, a Michigan Limited Liability Company, which is the Manager of Crosswinds at Buckingham Gardens, LLC, a Florida Limited Liability Company, the owner of the property that is the subject of Case DCI2006-00010.

2. As of the date the application was filed, portions of the property were used for harvesting of hay.

3. The boundaries of the area used for the harvesting of hay are depicted on Exhibit "A" attached to this Affidavit.

4. The applicant intends to terminate the above-described agricultural use upon the approval of the first development order for the project shown on the MCP.

FURTHER, AFFIANT SAYETH NAUGHT.

Done and executed this 7th day of August, 2006.

Bernard Glieberman

SUBSCRIBED AND SWORN TO before me by Bernard Glieberman, who is personally known to me, this 7th day of August, 2006.

My Commission Expires:

Notary Public

Printed Name

ANJA J. WALTHALL
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires April 7, 2012
Acting in the County of OAKLAND

RECEIVED
AUG 10 2006
PERMIT COUNTER

DCI 2006-00010

AGRICULTRUAL USES AT TIME OF ZONING APPLICATION

OF

A TRACT OR PARCEL OF LAND LYING IN
SECTIONS 28 AND 33, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

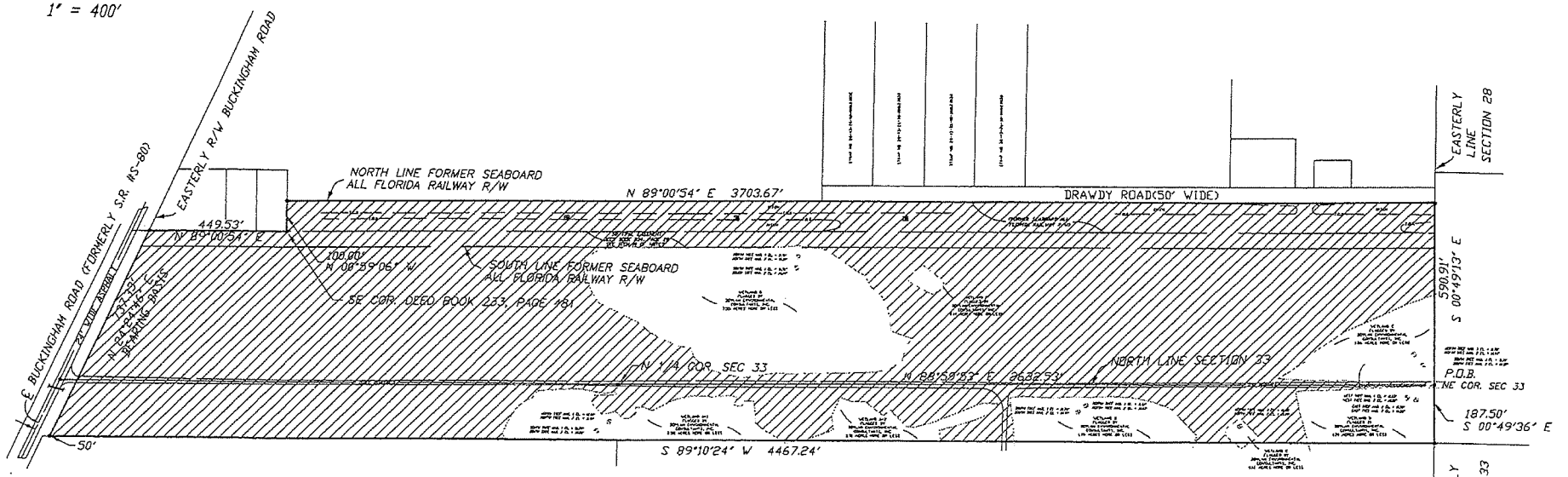
Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912
(239) 939-5490

N

58.63± ACRES AGRICULTURAL USES
HARVESTING HAY

1" = 400'



NOTES:

1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

2.) ASSUMED NORTH BASED ON THE EASTERLY LINE OF BUCKINGHAM ROAD, FORMERLY KNOWN AS S.R. #S-80, AS BEARING N 24°24'26" E.

3.) SUBJECT TO FACTS THAT MAY BE REVEALED BY AN ACCURATE BOUNDARY SURVEY.

LEGEND:

℄	INDICATES CENTERLINE
COR.	INDICATES CORNER
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O.R.	INDICATES OFFICIAL RECORDS BOOK
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R/W	INDICATES RIGHT-OF-WAY
S.R.	INDICATES STATE ROAD
T.O.B.	INDICATES TOP OF BANK

RECEIVED
AUG 10 2006

DOC 2006-00010

EXHIBIT D
2 OF 2

ATTACHMENT N

STAFF REPORT FOR CPA2021-00016: River Hall

Privately Initiated Map Amendment

Recommendation:
Transmit

Applicant:
GreenPointe Holdings, LLC

Representative:
Barraco and Associates - Jennifer Sapen, AICP

Property Location:
Caloosahatchee Shores

Size:
±391.85 acres

Hearing Dates:
LPA: 10/24/2022
BoCC #1: 01/18/2022
BoCC #2: TBD

Attachment:
1.Existing and Proposed Future Land Use Map

SUMMARY OF REQUEST

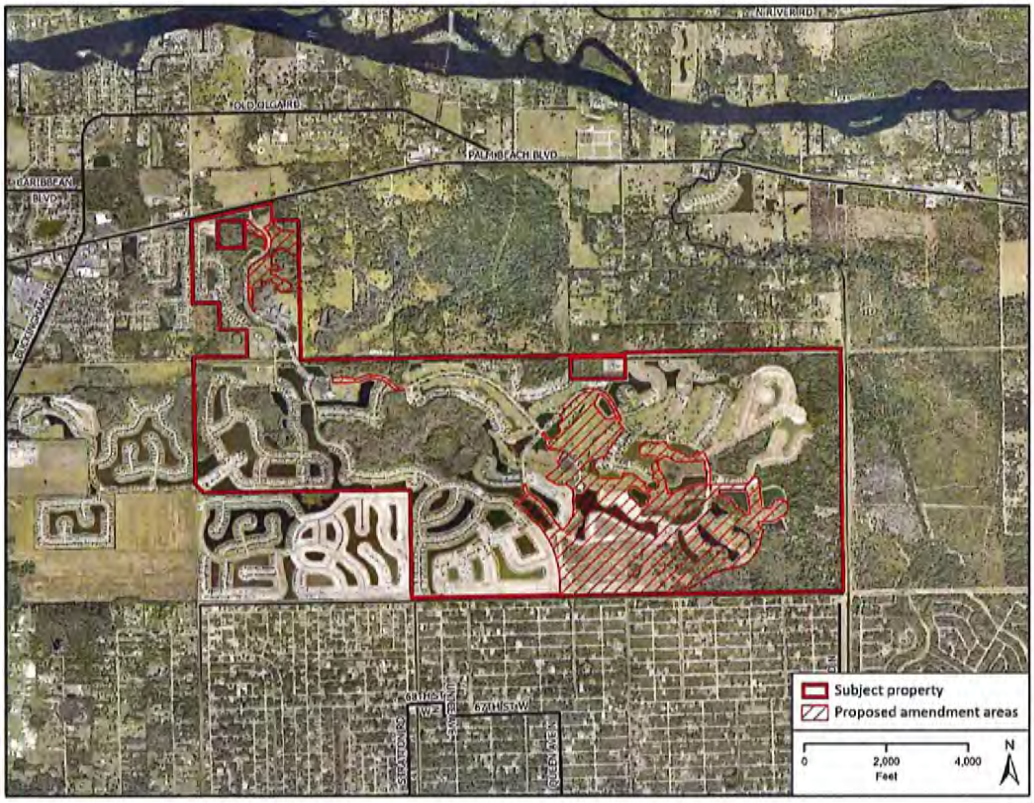
The proposed amendment encompasses 391.85 acres (sixty-nine parcels) within River Hall, a residential development comprised of 1,978 acres in total. On the 391.85 acres subject to this amendment, the Future Land Use Map designations are proposed to change as follows:

Area	Existing Future Land Use	Proposed Future Land Use
11.94 acres	Sub-Outlying Suburban	Rural
276.63 acres	Sub-Outlying Suburban	Outlying Suburban
25.2 acres	Sub-Outlying Suburban	Suburban
45.68 acres	Rural	Outlying Suburban
32.4 acres	Rural	Sub-Outlying Suburban

With the proposed amendments, an additional 489 residential units are being requested through the concurrent rezoning of the property.

PROJECT LOCATION

River Hall is located on the south side of Palm Beach Boulevard (State Road 80), approximately 0.8 miles east of Buckingham Road. The subject property, located within River Hall, includes 25.2 acres near the River Hall entrance, 3.87 acres at the entry gate for the country club, and 362.78 acres in the southeast portion of River Hall.



RECOMMENDATION

Staff recommends that the Board of County Commissioners ***transmit*** the requested amendments shown in Attachment 1 based on the analysis and findings provided in this staff report.

PART 1
STAFF DISCUSSION AND ANALYSIS

Concurrent Rezoning Application

The applicant is requesting to change the Future Land Use Map designation of ±391.85 acres within River Hall. Through a concurrent rezoning, DCI2022-00026, the applicant is requesting to allow an additional 489 dwelling units on their property.

Florida Statutes Chapter 163.3184(12) provides that "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection." This requires Lee County provide concurrent review of the rezoning request.

Staff notes that even with the recommended transmittal of the proposed map amendments, the applicant must demonstrate consistency with the Lee Plan in order for the companion rezoning to receive a favorable recommendation.

Subject Property

The subject property is located within River Hall, a residential development comprised of 1,978 acres zoned both Residential Planned Development (RPD) and Commercial Planned Development (CPD). Currently, a maximum of 2,695 dwelling units are allowed within River Hall which equates to a density of 1.4 dwelling units per acre.

The subject property is comprised of ±391.85 acres encompassing sixty-nine parcels located near the River Hall entrance (±25.2 acres), the Country Club entry gate (±3.87 acres), and in the southeastern portion of River Hall adjacent to Lehigh Acres (±362.78 acres).

Surrounding Properties

The future land use category designations within River Hall consist of Suburban, Sub-Outlying Suburban, Rural, and Wetlands. Surrounding River Hall are properties designated Commercial, Urban Community, Suburban, Outlying Suburban, Rural, and Conservation Lands (Uplands and Wetlands).

The land south of River Hall and immediately adjacent to ±362.78 acres of the subject property is within Lehigh Acres and designated Urban Community. The Urban Community future land use category allows a maximum standard density of six dwelling units per acre (6 du/acre). In Lehigh Acres, the properties are typically subdivided into quarter-acre lots and primarily zoned RS-1 (single-family residential). There is a mixture of developed and vacant single-family lots in the area immediately adjacent to the proposed amendment.

The Suburban future land use category includes property within the northwest corner of River Hall developed of single-family homes and zoned RPD. West of the River Hall boundary, is also property in the Suburban future land use category zoned RS-1 and developed with single-family homes. The maximum standard density allowed in the Suburban future land use category is six dwelling units per acre (6 du/acre).

The land in the Outlying Suburban future land use category is located outside of River Hall, immediately adjacent to its southwestern boundary. There are two residential development (RPDs) currently under construction in this area, Buckingham 345 (Z-21-002) and Portico (Z-19-006). The maximum standard density allowed in the Outlying Suburban future land use category is three dwelling units per acre (3 du/acre).

The Commercial future land use category is located on the north side of State Road 80, directly across from the River Hall entrance. The property in the Commercial future land use category is currently vacant. The property is zoned CPD (Z-14-022), and approved for 371,240 square feet of commercial uses.

Also located to the north of River Hall, adjacent to its northern boundary and south of State Road 80, are lands within the Rural future land use category. These lands are zoned AG-2 and are currently vacant or developed with single-family homes. Land within River Hall designated Rural is developed with a golf course, single-family residences, and vacant subdivided lots.

Lands in the Conservation Lands future land use category are located to the east of River Hall. This area is known as Hickey's Creek Mitigation Park. It is anticipated that the Conservation Lands will remain substantially in their natural state.

Current and Proposed Future Land Use Categories

The ±391.85 acre subject property is currently within the Rural (78.08 acres) and Sub-Outlying Suburban (313.77 acres) future land use categories, which are described by Policy 1.4.1 and Policy 1.1.11 respectively.

> **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. Natural resource extraction may be permitted in accordance with Policy 10.1.4. 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).
>
> **POLICY 1.1.11:** The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

As proposed, the future land categories of the subject property would be Rural (11.94 acres), Sub-Outlying Suburban (32.4 acres), Outlying Suburban (322.31 acres), and Suburban (25.2 acres). The Outlying Suburban future land use category is described in Policy 1.1.6, and the Suburban future land use category is described in Policy 1.1.5.

> **POLICY 1.1.6:** The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density

development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit ling units per acre (3 du/acre). Bonus densities are not allowed.

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed.

As shown in the table below, the proposed changes could allow for up to 489 dwelling units.

Future Land Use Category	Current Acreage	Proposed Acreage	Maximum Density	Max # of Units Current	Max # of Units Proposed	Max # of Units Difference
Suburban	-	25.2	6 du/ac	-	151 units	(+) 151
Outlying Suburban	-	322.31	3 du/ac	-	967 units	(+) 967
Sub-Outlying Suburban	313.77	32.4	2 du/ac	627 units	64 units	(-) 563
Rural	78.08	11.94	1 du/ac	78 units	12 units	(-) 66
TOTAL	391.85	391.85	-	705 units	1,194 units	**(+) 489**

The largest change in units is calculated off the area being proposed to change to the Outlying Suburban future land use category from the Sub-Outlying Suburban future land use category. The primary difference between the Sub-Outlying Suburban future land use designation of the property and the Outlying Suburban designation is the permissible residential density. The Sub-Outlying Suburban future land use category allows 2 dwelling units per acre whereas the Outlying Suburban future land use category allows 3 dwelling units per acre.

As previously stated future land use categories outside River Hall include Urban Community, Suburban, Outlying Suburban, Commercial, Rural, Conservation Lands (Uplands and Wetlands), and Wetlands. The allowable densities of these categories range from zero dwelling units per acre in the Conservation Lands future land use category to six dwelling units per acre in Urban Community future land use category (with the possibility of bonus density up to 10 dwelling units per acre). In addition, although the Commercial future land use category does not permit residential dwelling units, it does allow for commercial uses, which typically create substantially more traffic than the residential uses.

The future land use categories within River Hall include Suburban, Sub-Outlying Suburban, and Rural. The allowable densities of these categories range from one dwelling unit per acre in the Rural future land use

category up to six dwelling units per acre in the Suburban future land use category. The current overall total density within River Hall is 1.4 dwelling units per acre.

The proposed amendments to the Future Land Use Map are consistent and compatible with the mix of future land use categories immediately surrounding and within River Hall. The overall total density of River Hall only increase by 0.2 dwelling units per acre with the amendments. The resulting overall total density of 1.6 dwelling units per acre is well below the maximum standard density allowed in the immediately adjacent Urban Community designated areas and is in keeping with the low density suburban nature of River Hall.

Growth Management/Compatibility

Goal 2 of the Lee Plan discusses the need for appropriate growth management. **Objective 2.2** directs *"new growth to those portions of the future urban areas where adequate public facilities exist or are assured, and where compact contiguous development patterns can be created."* The proposed development is located in an area with existing and planned development. Furthermore, public facilities and services are in existence, and have adequate levels of service in regards to the subject property. The proposed amendment is consistent with Lee Plan Goal 2: Growth Management; the proposed amendment would support future development in an area where infrastructure and services are available (see discussion below in Service Availability). The Lee Plan provides that in the Sub-Outlying Suburban future land use category "the infrastructure needed for higher density development is not planned or in place," whereas in the Outlying Suburban future land use category "some of the requisite infrastructure needed for higher density development is planned or in place."

Goal 5 of the Lee Plan addresses residential land uses. **Policy 5.1.2** prohibits residential uses where physical constraints or hazards exists such as flooding, unsuitable soils, hurricane hazards, geologic conditions, or other characteristics of environmental limitations. River Hall currently contains residential uses and has previously been found to be an appropriate location for residential uses. The proposed amendments to allow for future residential development, is consistent with Policy 5.1.2.

The request is also consistent with **Policy 5.1.5** which is to "protect residential areas from any encroachment of uses that would be destructive to the character and integrity of the area." The proposed residential use in an existing residential area is not an encroachment of use. Regardless, the applicant will be required to demonstrate through the concurrent planned development that the proposed density is compatible with, and not destructive to, the surrounding land uses.

Community Plan Area

The request is consistent with **Goal 21**, the Caloosahatchee Shores Community Plan. Goal 21, in part, is to protect the existing character, natural resources, and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75.

To help protect the existing character, **Policy 21.1.3** provides that amendments to the Future Land Use Map that increase density or intensity be accompanied with a concurrent planned development rezoning. The proposed amendments increase the allowable density on the subject property from 1.8 dwelling units per acre to three dwelling units per acre; therefore, in order to comply with Policy 21.1.3 the applicant filed a concurrent planned development rezoning, DCI2022-00026. While amendments to the Future

Land Use Map cannot be conditioned, appropriate conditions may be imposed through the concurrent rezoning if needed to protect the character of the Caloosahatchee Shores Community Plan area.

Consistent with **Policies 17.3.2**, **17.3.3**, and **17.3.4**, the applicant conducted a public information meeting at the River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva (within the Caloosahatchee Shores Community Plan area) on February 9, 2022. The attendees expressed concerns about increased density, increased traffic, development pattern, access to Lehigh Acres, and capacity of infrastructure for water and sewer.

Transportation

Lee Plan amendment applications are required to provide a short range (5 years) and long range (20+ years) level of service (LOS) analysis. The 5 year analysis indicates that Buckingham Rd from Orange River Blvd to SR 80 and SR 80 from SR 31 to Buckingham Rd are projected to operate at LOS "F" with and without the project in Year 2026.

The Long Range 2045 Horizon LOS analysis indicates Buckingham Rd from Gunnery Rd to Orange River Blvd, Cemetery Rd from Buckingham Rd to Higgens Ave, Orange River Blvd from Staley Rd to Buckingham Rd, and SR 80 from SR 31 to Buckingham Rd are projected to operate at LOS "F" with and without the project.

SR 80 is an arterial maintained by State. Buckingham Rd is an arterial, Orange River Blvd and Cemetery Rd are collectors maintained by county.

Transportation concurrency is not required per Florida Statutes Section 163.3180.

Public Service Availability

There are adequate public facilities and infrastructure to serve future development based on the proposed changes to the Future Land Use Map.

- Emergency Medical Services: The subject site is currently served by Lee County Emergency Medical Services (EMS). Lee County EMS reviewed the proposed amendments and found that the service availability for the proposed development will be adequate contingent on the following remedies:
  1. Construction of the access point in the southwest corner of the development to connect to Portico (see DOS2019-00071-M02).
  2. Construction of the proposed southerly access point from 75th St. West.
- Fire: The subject property is within the boundaries of the Fort Myers Shores Fire Protection and Rescue Service District. The District determined the amendments "does not affect our ability to provide fire and rescue services to the residents and visitors of River Hall."
- Police: The Lee County Sheriff's Office has indicated that they will be able to provide an adequate level of service to the subject property. Services will be provided from the Central District Offices in Fort Myers.
- Public transit: The subject property does not meet applicability standards for LeeTran. The property is not within one quarter mile of a fixed-route corridor, and there is no identified need for enhanced or additional transit services in the area.

- Schools: Analysis provided by the School District of Lee County provided that the proposed amendments will result in a total of 146 school-aged children. The analysis provides that capacity is not an issue within the project's Concurrency Service Area (CSA).
- Solid Waste: Lee County Solid Waste Department currently has the appropriate capacity to provide service to the subject property. Disposal of waste will be completed at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.
- Water and Sewer: The subject property is located within the Lee County Utilities Future Service Areas. Potable water and sanitary sewer lines are in operation adjacent to the property. However, developer-funded system enhancements, such as line extensions, may be required. Potable water service will be provided through the Olga Water Treatment Plant, while sanitary sewer service will be provided by the City of Fort Myers South Water Reclamation Facility.

Conclusions

The proposed Future Land Use Map amendments are consistent with the Lee Plan:

- The additional development within the River Hall community will not change the overall character of Caloosahatchee Shores, consistent with Policy 21.1.3.
- The applicant conducted a public information meeting at the River Hall Town Hall Amenity Center, within the Caloosahatchee Shores Community Plan area, on February 9, 2022, Consistent with Policies 17.3.2, 17.3.3, and 17.3.4.
- There is currently, and will continue to be, adequate public services facilities to meet all regulatory levels of service. Analysis shows the local transportation network will have both segments and intersections that fail with or without the proposed amendments, however this is a non-regulatory level of service.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners ***transmit*** the proposed small-scale amendment as recommended by staff in Attachment 1.

PART 2
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: October 24, 2022

A. LOCAL PLANNING AGENCY REVIEW

The applicant's representatives provided a presentation addressing the requested amendments, project/property history, surrounding uses, consistency with the Lee Plan, transportation analysis, environmental analysis, public facilities impacts, and concurrent rezoning.

During the applicant's presentation members of the LPA asked several questions which were addressed by the applicant during their presentation. These questions are summarized below.

- Will the additional density would result in new product types or reduced lot sizes?
- Are there any additional impacts to wetlands or reduction in open space proposed based on the additional dwelling units?

- What is the status of the southern access to the property?
- Describe the stormwater management system design and capacity?
- What is the density of surrounding developments?
- Is there sufficient capacity in the potable water and sanitary sewer utility design and capacity?
- Will there be additional wildlife impacts?
- What is the level of service on adjacent roadways?

Please see the October 24, 2022 LPA minutes for additional details about the questions and applicant responses.

Following the applicant's presentation and questions from members of the LPA, staff made a presentation addressing the requested amendments, subject property, project density, consistency with the Lee Plan, and staff recommendation.

Members of the LPA asked about transportation concurrency and what impacts it had on the project. Staff clarified that transportation has a non-regulatory level of service but that levels of service were used to assist the county in prioritizing improvements to the transportation network. Staff also noted that Buckingham Road is on the priority list of transportation projects.

Fifteen members of the public addressed the LPA concerning the proposed amendments. Members of the public expressed concern about the character of the area, overall density, traffic congestion, potential flooding and stormwater management, previous representations by the developer, and capacity of public services and infrastructure.

Following this, the applicant's representatives responded to the comments made by the public.

B. LOCAL PLANNING AGENCY RECOMMENDATION

A motion was made to recommend that the Board of County Commissioners ***transmit*** CPA2021-00016. The motion passed 4 to 0.

RAYMOND BLACKSMITH	**AYE**
DUSTIN GARDNER	**AYE**
JAMES M. INK	**AYE**
ALICIA OLIVO	**ABSENT**
DON SCHROTENBOER	**AYE**
STAN STOUDER	**ABSENT**
HENRY ZUBA	**ABSENT**

PART 3
BOARD OF COUNTY COMMISIONERS
TRANSMITTAL HEARING

DATE OF PUBLIC HEARING: January 18, 2023

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment which included an overview of the proposed amendments, location, Lee Plan consistency, and LPA and Staff recommendations. Following staff's presentation, the applicant's consultants provided a brief overview of the request and stated agreement with the staff recommendation.

No members of the public addressed the Board of County Commissioners concerning the proposed amendment.

B. BOARD ACTION:

A motion was made to ***transmit*** CPA2021-00005 as recommended by staff and the LPA. The motion passed 4 to 0.

VOTE:

MIKE GREENWELL	**AYE**
BRIAN HAMMAN	**AYE**
CECIL L. PENDERGRASS	**ABSENT**
KEVIN RUANE	**ABSENT**
RAY SANDELLI	**AYE**

ATTACHMENT O

Lee County
Southwest Florida

Department of Community Development
Zoning Division
Environmental Review

MEMORANDUM

Date: **December 19, 2023**

To: **Dirk Danley, Principal Planner**

From: **Beth Workman, Principal Planner**

Subject: **DCI2022-00026**
River Hall

Barraco and Associates has submitted a request to add 9.98 acres to River Hall Residential Planned Development and increase the density to allow 3,244 units, for a total of 1.6 units per acre on 1,988 acres. The Commercial Planned Development consists of 5.55 acres, with a maximum of 15,000 square feet of commercial uses.

OPEN SPACE
The applicant has provided a revised Master Concept Plan demonstrating over 40 percent open space for the RPD portion of the project and over 30 percent open space for the commercial portion of the project. LDC Section 10-415(b) requires half of the required open space to be provided as indigenous open space. The applicant is providing over the required acreage for the indigenous within the RPD and CPD. The applicant has revised the total acreage of the project to acknowledge the 9.98 acres of additional land. The 9.98 acres will be preserved and used to increase the density of the residential portion of the project. The applicant has demonstrated that 40 percent open space includes the 9.98 acres and demonstrated compliance with LDC Section 10-415.

Staff recommends the following conditions to ensure the open space provided per the Master Concept Plan is demonstrated at time of development order:

> The Residential Planned Development must provide 1,083.65 acres of open space that includes 474.44 acres of indigenous open space.
>
> The Commercial Planned Development must provide 1.11 acres of open space that includes 0.58 acres of indigenous open space.

ATTACHMENT P

RIVER HALL CPD/RPD
PLANNED DEVELOPMENT AMENDMENT

TRAFFIC IMPACT STATEMENT

Revised – September 13, 2023

dpd
Since 1978

Prepared By:
David Plummer & Associates

Prepared For:
GreenPointe Communities, LLC

Date Prepared:
July 20, 2023
Revised – September 13, 2023

DPA Job #:
20512

RIVER HALL CPD/RPD
PLANNED DEVELOPMENT AMENDMENT
TRAFFIC IMPACT STATEMENT

Introduction

The River Hall CPD/RPD, hereafter referred to as the Project, is an existing mixed-use development located in east Lee County, Florida. The Project site is located on SR 80, approximately three-fourths of a mile east of Buckingham Road at River Hall Parkway (Exhibit 1).

The current zoning for the River Hall CPD/RPD allows 2,695 residential dwelling units (and supporting amenities), 30,000 square feet of retail, and 15,000 square feet of office.

The purpose of this traffic analysis is to support the rezoning application of the River Hall CPD/RPD and companion Comprehensive Plan Amendment (CPA) to allow an addition of 549 residential units along with reducing the total commercial square footage to a maximum of 15,000 square feet. The ZTIS has been prepared to be consistent with Lee County AC-13-17 Traffic Study Guidelines for Planned Development Rezonings (Appendix A) and standard practices accepted by Lee County for zoning requests that are projected to generate more than 300 peak hour trips ends.

Revised TIS

The TIS has been revised to address the sufficiency comments left by Lee County Staff on August 24, 2023. DPA has spoken with Staff on September 12, 2023 for clarification of the comments. Response to sufficiency comments can be seen in Appendix H.

Executive Summary

The conclusions of this ZTIS are as follows.

- The development proposes to add 549 residential units, a 20% increase over the currently approved 2,695 residential units.
- A simultaneous decrease of 30,000 square feet of commercial use is also proposed.
- The Project's trip generation is expected to increase by less than 18% over the currently approved zoning.
- The resultant increase in the Project's trip generation will not trigger additional roadway facility deficiencies than already anticipated without the proposed zoning amendment.
- River Hall will fully mitigate its offsite transportation impacts through the payment of Lee County Road Impact Fees at the time of development order application.
- Lee County and FDOT are encouraged to program the necessary roadway improvements to maintain the adopted LOS standards/targets of the surrounding roadway network.

Development Parameters

The current zoning for the River Hall CPD/RPD allows 2,695 residential dwelling units (and supporting amenities), 30,000 square feet of retail, and 15,000 square feet of office.
The proposed amendment will allow an addition of 549 residential units for a total of 3,244 residential units along with reducing the total commercial square footage to a maximum of 15,000 square feet.

There are currently 2,346 residential units permitted to-date within the River Hall CPD/RPD, Appendix B. The development parameters are summarized in the following.

River Hall Development Parameters			
Land Use	**Permitted To-Date**	**Current Zoning**	**Proposed Amendment**
Residential Units (d.u.)	2,346	2,695	3,244
Single-Family Detached (d.u.)	2,116	-	-
Single-Family Attached (d.u.)	92	-	-
Multifamily Residential (d.u.)	138	-	-
Retail (sq. ft.)	0	30,000	-
Office (sq. ft.)	0	15,000	-
Commercial (sq. ft.)	0	-	15,000
Retail (sq. ft.)	0	-	TBD During DO Approval
General Office (sq. ft.)	0	-	
Medical Office (sq. ft.)	0	-	
Golf (holes)	18	36	36

The River Hall CPD/RPD is anticipated to be built-out by 2025; therefore, the future traffic conditions in this report reflect year 2026.

Project Access

The Project is currently served by River Hall Parkway, the main entry road from SR 80 (Exhibit 1). The current zoning resolution provides for an additional access point at the south property line, which will connect to 75th Street West in Lehigh Acres (Exhibit 1). This zoning application will add an additional access to the southern property line, which will connect to 75th Street West in Lehigh Acers (Exhibit 1). It is anticipated that the southern accesses will accommodate less than three percent of the future River Hall external traffic. River Hall Parkway will allow non-River Hall traffic to reach the River Hall Elementary School and to provide for pass-through opportunities to/from Lehigh Acres and SR 80.

Existing Road Network

The existing roadway network in the vicinity of the Project is depicted in Exhibit 1. There are

several major roadways in the vicinity of the Project including the following.

- Buckingham Road – County-maintained, two-lane arterial roadway.
- Cemetery Road – County-maintained, two-lane major collector roadway.
- North River Road – County-maintained, two-lane minor arterial roadway.
- Olga Road – County-maintained, two-lane minor collector roadway.
- Orange River Boulevard – County maintained, two-lane major collector roadway.
- SR 31 – State maintained, two-lane arterial roadway.
- SR 80 – State maintained, arterial roadway. Six-lane roadway west of SR 31. Four-lane roadway east of SR 31.
- Per the FDOT 2023 Multimodal Quality/Level of Service Handbook (January 2023), the applicable generalized service volumes for SR 80 and SR 31 have been drastically reduced.

Data and Analysis

The data and analysis considered in the traffic study are discussed below.

Analysis Scenarios

The following scenarios were analyzed in the traffic study.

River Hall Analysis Scenarios	
Project	**Year**
Existing Conditions	2021/2022
With Current Zoning	2026
With Proposed Amendment	2026

Traffic Data and Conversion Factors

Traffic data and conversion factors used in this traffic study are provided in Appendix C and include the following sources.

- FDOT Florida Traffic Online
  - 2022 AADT traffic volumes
  - K and D factors
  - FDOT generalized service volumes (2023 Quality/Level of Service Handbook)
  - Seasonal adjustment factor
  - Historic AADT volumes/growth trend analysis
- Lee County 2022 Public Facilities Level of Service and Concurrency Report
  - Existing peak hour directional volumes and LOS on County roadways
  - Link-specific service volumes - utilized to evaluate existing traffic conditions
- Lee County generalized service volumes - utilized to evaluate future traffic conditions

Turning Movement Counts

Turning movement counts were collected on September 15, 2021 at the following intersections.

- SR 80 / River Hall Parkway
- River Hall Parkway / West Elementary School Driveway
- River Hall Parkway / Center Elementary School Driveway
- River Hall Parkway / East Elementary School Driveway

The intersection turning movement counts were adjusted to peak season traffic conditions using data derived from FDOT's 2019 Peak Season Factor Category Report.

Turning movement counts conducted pre-2020 were referenced for intersections located outside River Hall's boundary and included the following intersections.

- SR 80 / Buckingham Road
  - AM peak hour data collected February 2018
  - PM peak hour data collected April 2019
- SR 80 / SR 31
  - AM peak hour data collected January 2016
  - PM peak hour data collected April 2019

The complete traffic counts are provided in Appendix D.

Level of Service Standards

Roadway level of service (LOS) standards vary depending on the jurisdiction. The Florida DOT LOS targets will apply to State-maintained facilities. For County roads, the LOS standards adopted in the Lee Plan will apply. The applicable roadway LOS targets/standards are as follows.

- State Roads in Urbanized Areas – LOS D
- State Roads outside Urbanized Areas – LOS C
- Lee County Roads – LOS E

River Hall Trip Generation – Existing Field Measured

The existing trip generation and resultant external roadway traffic volumes associated with the River Hall Elementary School and River Hall CPD/RPD are discussed below.

River Hall Elementary School Trip Generation – Existing Field Measured

The River Hall Elementary School (RHES) is located within the River Hall Community. The school is a public entity and is not part of the River Hall RPD/CPD development.

Based on the traffic counts conducted at the three school entrances along River Hall Parkway, the

existing trip generation of RHES coincident with the AM and PM peak hours of the adjacent street are summarized below.

River Hall Elementary School Existing Field Measured Trip Generation [1]						
	AM Peak Hour [2]			PM Peak Hour [3]		
	In	Out	Total	In	Out	Total
Total Driveway Trips	177	42	219	52	69	121
To/From River Hall Residential	16	2	18	2	3	5
School Trips at SR 80 Entrance	161	40	201	50	66	116

Footnotes:
(1) Based on turning movement counts conducted on September 15, 2021. Adjusted for peak season.
(2) AM peak hour of adjacent street (SR 80) – 7:15-8:15 AM.
(3) PM peak hour of adjacent street (SR 80) – 4:45-5:45 AM.

River Hall CPD/RPD Trip Generation – Existing Field Measured

Based on the traffic counts conducted along River Hall Parkway, the existing trip generation of River Hall RPD/CPD coincident with the AM and PM peak hours of the adjacent street is summarized below.

River Hall Community Existing Field Measured Trip Generation [1]						
	AM Peak Hour [2]			PM Peak Hour [3]		
	In	Out	Total	In	Out	Total
Total Trips at SR 80 Entrance	324	244	568	269	240	509
School Trips at SR 80 Entrance	177	42	219	52	69	121
River Hall CPD/RPD Trips at SR 80 Entrance	147	202	349	268	188	440

Footnotes:
(1) Based on turning movement counts conducted on September 15, 2021. Adjusted for peak season.
(2) AM peak hour of adjacent street (SR 80) – 7:15-8:15 AM.
(3) PM peak hour of adjacent street (SR 80) – 4:45-5:45 AM.

Existing Traffic Conditions

Existing traffic conditions for the roadway segments and intersections under study are provided below.

Existing Roadway LOS

FDOT 2022 AADT traffic volumes reported on Florida Traffic Online and Lee County's Public Facilities Level of Service and Concurrency Report 2022 Inventory and Projections were relied on to establish existing roadway volumes in the study area, Appendix C.

The existing roadway level of service (LOS) for state roads was determined using the latest FDOT generalized service volumes reported in the 2023 Multimodal Quality / Level of Service

Handbook. 2022 AADT traffic volumes reported by FDOT were converted to peak hour peak direction using K and D values reported by portable and permanent count stations.

Staff has requested the existing conditions analysis be performed using the Lee County generalized service volumes, as summarized below with a detailed analysis in Appendix C.

River Hall Existing Traffic Conditions Roadway Level of Service				
Roadway	**From**	**To**	**LOS (1)**	**LOS (2)**
Buckingham Rd.	SR 82	Gunnery Rd.	D	C
	Gunnery Rd.	Orange River Blvd.	C	C
	Orange River Blvd.	SR 80	D	C
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	C	C
North River Rd.	SR 31	Franklin Lock Rd.	A	C
	Franklin Lock Rd.	Broadway Rd.	A	C
Olga Rd.	SR 80 W	SR 80 E	C	C
Orange River Blvd.	Staley Rd.	Buckingham Rd.	D	D
SR 31 (Babcock Ranch Rd.)	SR 80	SR 78	C	C
	SR 78	Old Rodeo Dr.	C	C
SR 80 (Palm Beach Blvd.)	CR 80B (Ortiz Ave.)	I-75	D	C
	I-75	SR 31	D	C
	SR 31	Buckingham Rd	D	F (3)
	Buckingham Rd	River Hall Pkwy.	D	C
	River Hall Pkwy.	Werner Drive	D	C
	Werner Drive	Joel Blvd.	C	C
	Joel Blvd.	Hendry County Line	C	C

Footnote:
(1) LOS reported in the Public Facilities Level of Service and Concurrency Report 2022 Inventory and Projections
(2) Calculated LOS using Lee County and FDOT generalized service volumes.
(3) Transportation Deficient per Chapter 163.3180 F.S.

Two segments of SR 80 are currently below the level of service target for state roads. All other roadway segments under study currently operate at better than the adopted level of service target.

Existing Intersection LOS

Intersection capacity analysis was performed for the intersections under study. Analysis for the project entrance is reflective of the existing traffic volumes presented in Exhibit 2. Analysis for the external intersections is reflective of past traffic counts (projected to 2021), Appendix G. The operation of the intersections was evaluated based on methodologies from the Highway Capacity Manual, 6th Edition (HCM 6).

The resultant HCM analysis output sheets are included in Appendix E and summarized below.

River Hall Existing Traffic Conditions Intersection Level of Service		
	Level of Service, Peak Hour	
Intersection	AM	PM
SR 80/River Hall Parkway	A (1)	B (1)
SR 80/Buckingham Road	C (1)	D (1)
SR 80/SR 31	E (1,2)	D (1)

Footnote:
(1) Signalized - Overall LOS reported.
(2) Transportation Deficient per Chapter 163.3180, F.S.

Future 2026 Traffic Projections

The River Hall CPD/RPD is anticipated to be built-out within a five-year period without and with the proposed PD amendment; therefore, the future traffic conditions in this report reflect year 2026.

Existing Background Traffic without River Hall CPD/RPD Traffic

To avoid "double counting" of trips associated with the River Hall CPD/RPD, existing volumes in the study area were adjusted to subtract the existing field-measured trips observed at the SR 80/River Hall Parkway entrance. The field-measured trip assignment on the study network was determined using distributions derived from the River Hall CPA travel model runs (distribution percentages were adjusted to account for secondary entrance not being constructed yet). The existing River Hall CPD/RPD trip assignment was subtracted on a segment basis from the existing peak hour directional volumes reported by Lee County (2022 Concurrency Report) and FDOT Florida Traffic Online.

Future 2026 General Background Traffic

Growth trends were established from historical AADT data from FDOT's Florida Traffic Online Web Application (2022 data), Appendix C. Future background traffic was estimated by applying growth rates derived from the trend analysis to the existing background traffic (without River Hall CPD/RPD traffic).

Future River Hall Parkway Pass-Thru Traffic (Non-PD/School Traffic)

The southern access points located to the south of River Hall will allow traffic not associated with the River Hall Community to pass through to/from SR 80 and Lehigh Acres. This component of traffic was estimated using the River Hall CPA travel model runs. Pass-through traffic was estimated by converting model daily volumes to peak hour directional volumes using FDOT K and D factors; pass through trips were assigned to the study area based on distributions derived from select link analysis in the travel model.

River Hall CPD/RPD Trip Generation

The trip generation associated with the buildout development scenarios was estimated based on

trip rates from the Institute of Transportation Engineers (ITE), Trip Generation, 11th Edition (Appendix F).

The trip generation estimate reflects residential units to be single-family (detached) dwelling units to reflect a worst-case traffic scenario.

Adjustments were made to account for internal capture and retail pass-by trips generated by the River Hall CPD/RPD.

To estimate the internal capture between the residential units and the commercial uses, the internal trip capture rates from the ITE Trip Generation Handbook, 3rd Edition were applied (Appendix F). Internal capture rates assumed for amenity/golf uses are consistent with those used in previous River Hall traffic studies.

The residential trip interaction with the elementary school is based upon the field-measured school/residential peak hour trip capture (daily capture assumes 0.5% of total River Hall CPD/RPD traffic).

The retail pass-by trips were derived based on the ITE Trip Generation Handbook, 3rd Edition. The ITE estimate of the average pass-by rate for retail is 34% which was applied in the trip generation analysis.

The trip generation estimates are summarized in Exhibits 3 and 4 for the Project with the current zoning and the Project with the proposed amendment, respectively. The resultant trip generation analysis is summarized in the following diagram.

River Hall
Proposed Amendment versus Current Zoning Development
(Net New Auto Trips)

Scenario	AM Peak	PM Peak	Daily
Project with Current Zoning	1,482	2,172	20,407
Project with Proposed Amendment	1,713	2,554	24,007
Trip Difference With Proposed Development	+231	+382	+3,600
% Difference	+15.6%	+17.6%	+17.6%

The development allowed under the proposed amendment is expected to generate 231, 382, and 3,600 more net new external trips during the AM peak hour, PM peak hour, and on a weekday, respectively, as compared to the development allowed under the current zoning.

Project Trip Distribution / Assignment

Project trips associated with the current zoning and proposed amendment were distributed to the external road network using percentages derived from the River Hall CPA travel model runs (select zone analysis). Project trip distribution and assignment on a segment basis for future conditions with the current zoning and proposed amendment is provided in Exhibits 5 and 6, respectively. The resultant AM and PM peak hour trip assignment at the Project entrance for future conditions

with the current zoning and proposed amendment is provided in Exhibits 7 and 8.

A summary of the Project trip generation and entrance assignment is provided in the following.

River Hall Proposed Amendment versus Current Zoning Development Project Entrance Trip Assignment						
	Current Zoning			Proposed Amendment		
Trip Type	AM Peak	PM Peak	Daily	AM Peak	PM Peak	Daily
Total Trips	1,680	2,559	24,227	1,885	2,877	27,257
Internal Capture within CPD/RPD	160	338	3,328	144	290	2,894
Trips To/From School	18	5	122	18	5	136
Total External Trips	1,502	2,216	20,777	1,732	2,582	24,227
External Trips To/From SR 80	1,481	2,186	20,492	1,696	2,541	23,844
External Trips To/From Secondary Access	21	30	285	27	41	383

Total Future Traffic

To summarize, total future traffic volumes are derived by: 1) subtracting existing River Hall CPD/RPD traffic from existing roadway volumes; 2) projecting future background traffic volumes using growth factors calculated from historic growth trends; 3) assigning pass-through traffic associated from the secondary access; and 4) assigning trips generated from the River Hall CPD/RPD reflective of full buildout conditions.

Total future traffic on a segment basis for future conditions with the current zoning and proposed amendment are provided in Exhibits 5 and 6. Total AM and PM future traffic at the Project entrance for future conditions with the current zoning and proposed amendment is provided in Exhibits 9 and 10; the complete documentation for future intersection volumes is provided in Appendix G.

Future Traffic Conditions with Current Zoning

Future 2026 traffic conditions with the Project's current zoning for the roadway segments and intersections under study are provided below.

Future Roadway LOS - Current Zoning

The roadway level of service (LOS) analysis of future 2026 conditions with the current zoning is presented in Exhibit 5 and summarized in the following.

River Hall Future Traffic Conditions - Current Zoning Roadway Level of Service			
Roadway	**From**	**To**	**LOS**
Buckingham Rd.	SR 82	Gunnery Rd.	C
	Gunnery Rd.	Orange River Blvd.	C
	Orange River Blvd.	SR 80	F (1)
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	D
North River Rd.	SR 31	Franklin Lock Rd.	C
	Franklin Lock Rd.	Broadway Rd.	C
Olga Rd.	SR 80 W	SR 80 E	C
Orange River Blvd.	Staley Rd.	Buckingham Rd.	D
SR 31 (Babcock Ranch Rd.)	SR 80	SR 78	D
	SR 78	Old Rodeo Dr.	D
SR 80 (Palm Beach Blvd.)	CR 80B (Ortiz Ave.)	I-75	C
	I-75	SR 31	C
	SR 31	Buckingham Rd	F (1)
	Buckingham Rd	River Hall Pkwy.	F (1)
	River Hall Pkwy.	Werner Drive	C
	Werner Drive	Joel Blvd.	D (1)
	Joel Blvd.	Hendry County Line	C

Footnote:
(1) Transportation Deficient per Chapter 163.3180, F.S.

As shown above, there are several roadway segments within the study area that are expected operate at below the adopted LOS standards/targets, coincident with future 2026 traffic conditions without the proposed River Hall zoning amendment. These roadway deficiencies have been anticipated for over a decade and are considered to be "Transportation Deficient" per Chapter 163.3180, F.S. In addition, the influx of recent population increases in Lee County and the reduced FDOT service volumes have exacerbated the LOS issues in the study area. As such, River Hall is not responsible to help reduce or eliminate these deficiencies.

Future Intersection LOS - Current Zoning

Intersection capacity analysis was performed for the Project entrance reflective of the future traffic volumes presented in Exhibit 9. The operation of the intersections was evaluated based on methodologies from the Highway Capacity Manual, 6th Edition (HCM 6).

The resultant HCM analysis output sheets are included in Appendix E and summarized below. Similar to the roadway segments, the major intersections in the study area are considered to be "Transportation Deficient" per Chapter 163.3180, F.S.

River Hall Future Traffic Conditions - Current Zoning Intersection Level of Service		
	Level of Service, Peak Hour	
Intersection	AM	PM
SR 80/River Hall Parkway	C (1)	D (1)
SR 80/Buckingham Road	E (1,2)	F (1,2)
SR 80/SR 31	F (1,2)	F (1,2)

Footnote:
(1) Signalized - Overall LOS reported.
(2) Transportation Deficient per Chapter 163.3180, F.S.

Future Traffic Conditions with Proposed Amendment

Future 2026 traffic conditions with the Project's proposed amendment for the roadway segments and intersections under study are provided below.

Future Roadway LOS – Proposed Amendment

The roadway level of service (LOS) analysis of future 2026 conditions with the proposed amendment is presented in Exhibit 6 and summarized in the following diagram.

River Hall Future Traffic Conditions - Proposed Amendment Roadway Level of Service			
Roadway	From	To	LOS
Buckingham Rd.	SR 82	Gunnery Rd.	C
	Gunnery Rd.	Orange River Blvd.	C
	Orange River Blvd.	SR 80	F (1)
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	D
North River Rd.	SR 31	Franklin Lock Rd.	C
	Franklin Lock Rd.	Broadway Rd.	C
Olga Rd.	SR 80 W	SR 80 E	C
Orange River Blvd.	Staley Rd.	Buckingham Rd.	D
SR 31 (Babcock Ranch Rd.)	SR 80	SR 78	D
	SR 78	Old Rodeo Dr.	D
SR 80 (Palm Beach Blvd.)	CR 80B (Ortiz Ave.)	I-75	C
	I-75	SR 31	C
	SR 31	Buckingham Rd	F (1)
	Buckingham Rd	River Hall Pkwy.	F (1)
	River Hall Pkwy.	Werner Drive	C
	Werner Drive	Joel Blvd.	D (1)
	Joel Blvd.	Hendry County Line	C

Footnote:
(1) Transportation Deficient per Chapter 163.3180, F.S.

As shown above, there are several roadway segments within the study area that are expected operate at below the adopted LOS standards/targets, coincident with future 2026 traffic conditions

with the proposed River Hall zoning amendment. These roadway deficiencies have been anticipated for over a decade and are considered to be "Transportation Deficient" per Chapter 163.3180, F.S. As such, River Hall will not trigger additional deficiencies and therefore, will not be responsible to help reduce or eliminate those same deficiencies.

Future Intersection LOS - Proposed Amendment

Intersection capacity analysis was performed for the Project entrance reflective of the future traffic volumes presented in Exhibit 10. The operation of the intersections was evaluated based on methodologies from the Highway Capacity Manual, 6th Edition (HCM 6). The resultant HCM analysis output sheets are included in Appendix E and summarized below.

River Hall
Future Traffic Conditions - Proposed Amendment
Intersection Level of Service

	Level of Service, Peak Hour	
Intersection	**AM**	**PM**
SR 80/River Hall Parkway	D (1)	E (1,2)
SR 80/Buckingham Road	F (1,3)	F (1,3)
SR 80/SR 31	F (1,3)	F (1,3)

Footnote:
(1) Signalized - Overall LOS reported.
(2) SR 80 meets FDOT LOS target at LOS D.
(3) Transportation Deficient per Chapter 163.3180, F.S.

The additional residential units included in the proposed amendment do not cause additional intersection failures on the road network when compared to the approved development allowed under the current zoning.

For the two intersections that are forecasted to operate at LOS F (without and with the proposed amendment), additional analysis was conducted to identify the intersection improvements needed to achieve an overall LOS E or better. This analysis is provided in Appendix E.

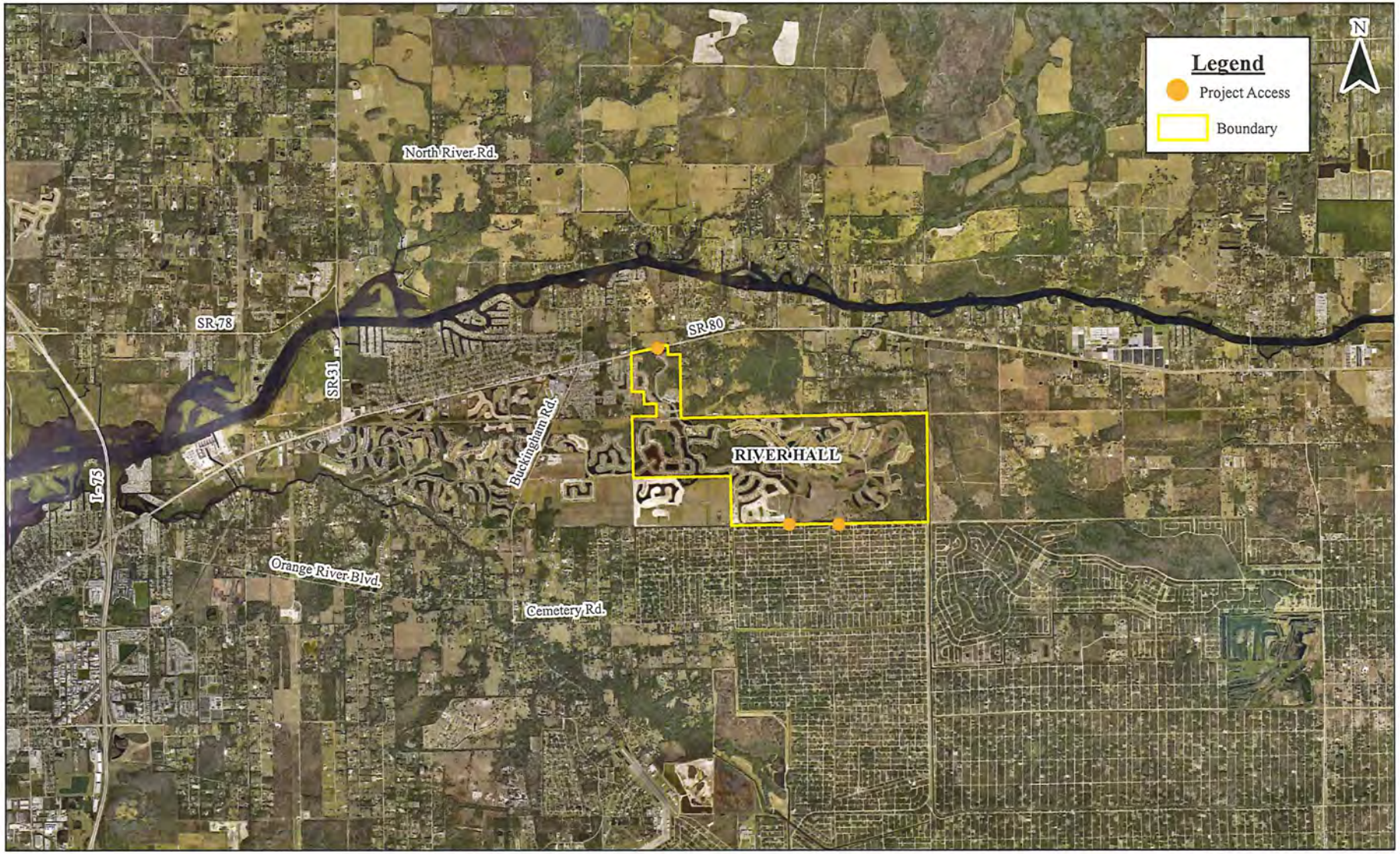
Traffic Mitigation

The applicant will meet Lee County requirements regarding the payment of road impact fees at the time of development order application. Road impact fees can be used by Lee County to fund road and/or intersection improvements needed to support all area development, including River Hall.

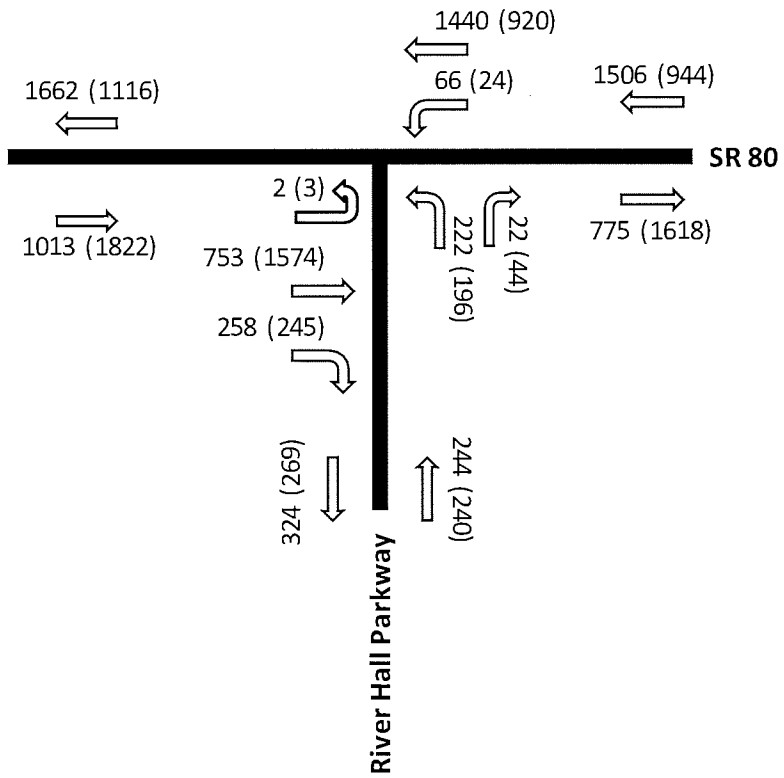
Conclusions

The conclusions of this ZTIS are as follows.

- The development proposes to add 549 residential units, a 20% increase over the currently approved 2,695 residential units.
- A simultaneous decrease of 30,000 square feet of commercial use is also proposed.
- The Project's trip generation is expected to increase by less than 18% over the currently approved zoning.
- The resultant increase in the Project's trip generation will not trigger additional roadway facility deficiencies than already anticipated without the proposed zoning amendment.
- River Hall will fully mitigate its offsite transportation impacts through the payment of Lee County Road Impact Fees at the time of development order application.
- Lee County and FDOT are encouraged to program the necessary roadway improvements to maintain the adopted LOS standards/targets of the surrounding roadway network.



dpa	RIVER HALL CPD/RPD PD AMENDMENT	PROJECT LOCATION AND EXISTING ROAD NETWORK	DATE	PROJECT NO.	FILE NO.	EXHIBIT
			10/21	20512	A-1/1021	1



LEGEND
00 AM PEAK
(00) PM PEAK

dpa	RIVER HALL CPD/RPD PLANNED DEVELOPMENT AMENDMENT TRAFFIC IMPACT STATEMENT	EXISTING 2021 PEAK HOUR TRAFFIC VOLUMES	20512/0623 EXHIBIT 2

EXHIBIT 3

RIVER HALL CPD/RPD
PLANNED DEVELOPMENT AMENDMENT

TRIP GENERATION - WITH CURRENT ZONING[1]

River Hall CPD/RPD Cumulative Development To-Date	LUC	SIZE	UNITS	AM PEAK HOUR Rate/Equation	In		Out		Total	%	PM PEAK HOUR Rate/Equation	In		Out		Total	%	DAILY Rate/Equation	In		Out		Total	%
Office																								
General Office Building (General Urban/Suburban)	710	15.000	1000 Sq. Ft. GFA	Fitted Curve	88%	29	12%	4	33		Fitted Curve	17%	6	83%	28	34		Fitted Curve	50%	112	50%	111	223	
Trips						29		4	33				6		28	34				112		111	223	
NCHRP Internal Capture [2]						2		1	3	*9%*			5		7	12	*35%*			52		51	103	*22%*
Non-NCHRP Internal Capture						0		0	0	*0%*			0		0	0	*0%*			0		0	0	*0%*
Net New External						27		3	30				1		21	22				60		60	120	
Retail																								
Strip Retail Plaza (General Urban/Suburban)	822	30.000	1000 Sq. Ft. GLA	Average	60%	43	40%	28	71		Fitted Curve	50%	85	50%	85	170		Fitted Curve	50%	748	50%	748	1,496	
Trips						43		28	71				85		85	170				748		748	1,496	
NCHRP Internal Capture [2]						8		5	13	*18%*			15		24	39	*23%*			154		152	306	*20%*
Non-NCHRP Internal Capture [4]						0		0	0	*0%*			0		0	0	*0%*			0		0	0	*0%*
External						35		23	58				70		61	131				594		596	1,190	
Pass-by						10		10	20	*34%*			22		22	44	*34%*			185		185	370	*31%*
Net New External						25		13	38				48		39	87				409		411	820	
Residential																								
Single-Family Detached Housing (General Urban/Suburban)	210	2.695	Dwelling Units	Fitted Curve	26%	388	74%	1,105	1,493		Fitted Curve	63%	1,385	37%	813	2,198		Fitted Curve	50%	10,447	50%	10,447	20,894	
Trips						388		1105	1,493				1385		813	2,198				10447		10447	20,894	
NCHRP Internal Capture [2]						4		8	12	*1%*			23		12	35	*2%*			168		167	335	*2%*
Non-NCHRP Internal Capture [4]						18		48	66	*4%*			57		69	126	*6%*			646		646	1,292	*6%*
Net New External						366		1,049	1,415				1,305		732	2,037				9,633		9,634	19,267	
Ancillary																								
Golf Course (General Urban/Suburban)	430	36	Holes	Average	79%	50	21%	13	63		Average	53%	56	47%	49	105		Average	50%	547	50%	547	1,094	
Health/Fitness Club (General Urban/Suburban)	492	15.217	1000 Sq. Ft. GFA	Average	51%	10	49%	10	20		Average	57%	30	43%	22	52		Custom	50%	260	50%	260	520	[5]
Trips						60		23	83				86		71	157				807		807	1,614	
Non-NCHRP Internal Capture						48		18	66	*80%*			69		57	126	*80%*			646		646	1,292	*80%*
Net New External						12		5	17				17		14	31				161		161	322	

	In	Out	Total	%	In	Out	Total	%	In	Out	Total	%
TOTAL	520	1,160	1,680		1,562	997	2,559		12,114	12,113	24,227	
NCHRP INTERNAL CAPTURE [2]	14	14	28	*2%*	43	43	86	*3%*	374	370	744	*3%*
NON-NCHRP INTERNAL CAPTURE [4]	66	66	132	*8%*	126	126	252	*10%*	1,292	1,292	2,584	*11%*
TRIPS TO/FROM SCHOOL [6]	16	2	18	*1%*	2	3	5	*0.2%*	61	61	122	*0.5%*
EXTERNAL	424	1,078	1,502		1,391	825	2,216		10,387	10,390	20,777	
PASS-BY - AUTOMOBILE TRIPS [3]	10	10	20	*1%*	22	22	44	*2%*	185	185	370	*2%*
NET NEW EXTERNAL AUTOMOBILE TRIPS	414	1,068	1,482		1,369	803	2,172		10,202	10,205	20,407	

Footnote:

(1) Trip generation estimate based on ITE Trip Generation (11th Edition). A fitted curve equation used if available and applicable per ITE guidelines.

(2) Consistent with NCHRP internal capture calculations. ITE, Trip Generation Handbook - An ITE Proposed Recommended Practice (3rd Edition). Chapter 6 - Trip Generation for Mixed-Use Development.

(3) ITE, Trip Generation Handbook - An ITE Proposed Recommended Practice (3rd Edition). Appendix E - Database on Pass-By, Diverted, and Primary Trips.
Average rate assumed and reduced to ensure pass-by does not exceed 10% of adjacent street traffic, where needed.

(4) Includes land use categories not applicable under NCHRP internal capture calculations.

(5) ITE 11th Edition does not offer weekday trip generation rates for LUC 492 Health/Fitness Club. Rate developed based on the assumption that PM peak hour is 10% of the daily total trip generation.

(6) Trips tp/from River Hall Elementary School are based on existing turning movement counts. Daily trip interaction rate is assumed to be 0.5% of total daily trips.

EXHIBIT 4

RIVER HALL CPD/RPD
PLANNED DEVELOPMENT AMENDMENT

TRIP GENERATION - WITH PD AMENDMENT[1]

River Hall CPD/RPD Cumulative Development To-Date	LUC	SIZE	UNITS	AM PEAK HOUR Rate/Equation	In		Out		Total	%	PM PEAK HOUR Rate/Equation	In		Out		Total	%	DAILY Rate/Equation	In		Out		Total	%
Retail																								
Strip Retail Plaza (General Urban/Suburban)	822	15.000	1000 Sq. Ft. GLA	Average	60%	21	40%	14	35		Fitted Curve	50%	52	50%	52	104		Fitted Curve	50%	432	50%	431	863	
Trips						21		14	35				52		52	104				432		431	863	
NCHRP Internal Capture [2]						4		2	6	*17%*			5		14	19	*18%*			78		77	155	*18%*
Non-NCHRP Internal Capture [4]						0		0	0	*0%*			0		0	0	*0%*			0		0	0	*0%*
External						17		12	29				47		38	85				354		354	708	
Pass-by						5		5	10	*34%*			14		14	28	*33%*			110		110	220	*31%*
Net New External						12		7	19				33		24	57				244		244	488	
Residential																								
Single-Family Detached Housing (General Urban/Suburban)	210	3,244	Dwelling Units	Fitted Curve	26%	459	74%	1,308	1,767		Fitted Curve	63%	1,648	37%	968	2,616		Fitted Curve	50%	12,390	50%	12,390	24,780	
Trips						459		1308	1,767				1648		968	2,616				12390		12390	24,780	
NCHRP Internal Capture [2]						2		4	6	*0%*			14		5	19	*1%*			78		77	155	*1%*
Non-NCHRP Internal Capture [4]						18		48	66	*4%*			57		69	126	*5%*			646		646	1,292	*5%*
Net New External						439		1,256	1,695				1,577		894	2,471				11,666		11,667	23,333	
Ancillary																								
Golf Course (General Urban/Suburban)	430	36	Holes	Average	79%	50	21%	13	63		Average	53%	56	47%	49	105		Average	50%	547	50%	547	1,094	
Health/Fitness Club (General Urban/Suburban)	492	15.217	1000 Sq. Ft. GFA	Average	51%	10	49%	10	20		Average	57%	30	43%	22	52		Custom	50%	260	50%	260	520	[3]
Trips						60		23	83				86		71	157				807		807	1,614	
Non-NCHRP Internal Capture						48		18	66	*80%*			69		57	126	*80%*			646		646	1,292	*80%*
Net New External						12		5	17				17		14	31				161		161	322	

	In	Out	Total	%	In	Out	Total	%	In	Out	Total	%
TOTAL	540	1,345	1,885		1,786	1,091	2,877		13,629	13,628	27,257	
NCHRP INTERNAL CAPTURE [2]	6	6	12	*1%*	19	19	38	*1%*	156	154	310	*1%*
NON-NCHRP INTERNAL CAPTURE [4]	66	66	132	*7%*	126	126	252	*9%*	1,292	1,292	2,584	*9%*
TRIPS TO/FROM SCHOOL [6]	16	2	18	*1%*	2	3	5	*0.2%*	68	68	136	*0.5%*
EXTERNAL	452	1,271	1,723		1,639	943	2,582		12,113	12,114	24,227	
PASS-BY - AUTOMOBILE TRIPS [5]	5	5	10	*1%*	14	14	28	*1%*	110	110	220	*1%*
NET NEW EXTERNAL AUTOMOBILE TRIPS	447	1,266	1,713		1,625	929	2,554		12,003	12,004	24,007	

Footnote:

(1) Trip generation estimate based on ITE Trip Generation (11th Edition). A fitted curve equation used if available and applicable per ITE guidelines.

(2) Consistent with NCHRP internal capture calculations. ITE, Trip Generation Handbook - An ITE Proposed Recommended Practice (3rd Edition). Chapter 6 - Trip Generation for Mixed-Use Development.

(3) ITE, Trip Generation Handbook - An ITE Proposed Recommended Practice (3rd Edition). Appendix E - Database on Pass-By, Diverted, and Primary Trips.
Average rate assumed and reduced to ensure pass-by does not exceed 10% of adjacent street traffic, where needed.

(4) Includes land use categories not applicable under NCHRP internal capture calculations.

(5) ITE 11th Edition does not offer weekday trip generation rates for LUC 492 Health/Fitness Club. Rate developed based on the assumption that PM peak hour is 10% of the daily total trip generation.

(6) Trips tp/from River Hall Elementary School are based on existing turning movement counts. Daily trip interaction rate is assumed to be 0.5% of total daily trips.

EXHIBIT 5

RIVER HALL CPD/RPD
PLANNED DEVELOPMENT AMENDMENT
TRAFFIC IMPACT STATEMENT

FUTURE 2026 TRAFFIC CONDITIONS WITH CURRENT ZONING
DIRECTIONAL PEAK HOUR

ROADWAY	FROM	TO	DHRPA Node Numbers A	B	# of Lanes[1]	State/ County Roadway	Existing LOS Facility Type[2]	LOS Std[3]	FDOT Station[4]	K Factor[5]	D Factor[6]	Existing Traffic Dir. Peak Hr Vol[7] NB/EB	SB/WB	Existing River Hall CPD/RPD Traffic[8] % Peak Dir.	Peak Direction	Dir. Peak Hr Vol NB/EB	SB/WB	Existing Traffic Without River Hall CPD/RPD Dir. Peak Hr Vol NB/EB	SB/WB	Annual Growth[9] %[10]	Growth Factor[10]	2026 Background Dir. Peak Hr Vol[10] NB/EB	SB/WB	Future River Hall Pkwy Pass-Thru Traffic (Non-PD/School Trips)[11] 2045 AADT	% Peak Dir.	Peak Direction	Dir. Peak Hr Vol NB/EB	SB/WB	Future River Hall CPD/RPD Traffic[12] 2045 AADT	% Peak Dir.	Peak Direction	Dir. Peak Hr Vol NB/EB	SB/WB	Total Future Dir. Peak Hr Vol[13] NB/EB	SB/WB	Directional Service Volumes[14] LOS A	LOS B	LOS C	LOS D	LOS E	LOS Std	V/C	LOS	Project Traffic % of SV, @ LOS C	Significance of Impact[15]	Lanes Needed	Additional Lanes Needed
Buckingham Rd	SR 82	Gunnery Rd	26697	26736	2	LU	LU_ClassArterial_2L	E	124103	0.095	0.536	426	491	1.9%	SB/WB	5	5	417	486	5.0%	1.25	521	608	5	1.4%	NB/EB	0	0	526	1.7%	NB/EB	24	14	545	622	D	140	300	860	860	860	0.72	C	1.0%	Not Significant	2	Add	0
	Gunnery Rd	Cleaver River Blvd	26412	26417	2	LC	LC_ClassArterial_2L	E	126013	0.095	0.536	138	195	10.1%	SB/WB	14	22	320	378	1.0%	1.09	349	407	4	2.0%	SB/WB	0	0	2,295	10.4%	NB/EB	142	83	491	490	D	140	300	860	860	860	0.57	C	17.0%	Significant	2	Add	0
	Cleaver River Blvd	SR 80	26563	26697	2	LC	LC_ClassArterial_2L	E	124656	0.09	0.536	642	915	22.0%	NB/EB	92	49	764	513	4.1%	1.16	886	595	3	2.2%	SB/WB	0	0	4,892	23.0%	NB/EB	315	185	1,161	775	D	140	300	860	860	860	1.16	F	39.0%	Significant	4	Add	2
Cemetery Rd	Buckingham Rd	Hortensia Ave	26417	26701	2	LC	LC_Collector_2LU	E	124656	0.095	0.536	508	263	2.5%	NB/EB	5	5	503	258	1.0%	1.10	550	282	5	2.2%	NB/EB	0	0	612	2.9%	NB/EB	90	53	809	525	D	0	0	860	860	860	0.61	D	13.0%	Significant	3	Add	0
North River Rd	SR 21	Franklin Lock Rd	25746	26486	3	LC	LC_ClassArterial_2L	E	124656	0.095	0.536	145	124	0.9%	NB/EB	0	0	145	124	6.5%	1.23	192	164	0	0.0%	NB/EB	0	0	15	0.1%	SB/WB	56	3	192	167	D	140	300	860	860	860	0.22	C	0.1%	Not Significant	2	Add	0
	Franklin Lock Rd	Broadway Rd	25509	25426	2	LC	LC_ClassArterial_2L	E	124656	0.095	0.536	145	124	0.9%	NB/EB	0	0	145	124	6.5%	1.15	192	164	0	0.0%	NB/EB	0	0	7	0.0%	SB/WB	0	1	192	165	D	140	300	860	860	860	0.22	C	0.1%	Not Significant	2	Add	0
Liga Rd	SR 80 E	SE 80 E	26607	26626	2	LC	LC_Collector_2LU	E	126011	0.09	0.536	92	79	2.8%	NB/EB	6	4	76	66	1.5%	1.09	83	72	16	11.1%	NB/EB	1	0	940	2.4%	SB/WB	21	36	105	108	D	0	0	860	860	860	0.13	C	11.0%	Significant	2	Add	0
Osprey River Blvd	Bailey Rd	Buckingham Rd	26263	26412	2	LC	LC_Collector_2LU	E	124202	0.095	0.536	468	457	2.2%	SB/WB	5	5	464	452	4.7%	1.24	575	561	0	0.0%	NB/EB	0	0	451	2.1%	NB/EB	29	17	520	666	D	0	0	860	860	860	0.61	D	9.4%	Not Significant	2	Add	0
SR 31 (Babcock Ranch Rd.)	SR 80	SR 78	27407	27408	2	FDOT	FDOT_2L_2W_U_WL_WK	D	120030	0.09	0.521	701	763	19.0%	SB/WB	16	45	667	720	2.0%	1.10	737	795	90	69.1%	SB/WB	5	4	4,661	19.1%	SB/WB	150	263	888	1,060	C	0	0	860	1,080	1,080	0.96	D	31.1%	Significant	2	Add	0
	SR 78	Old Bailey Dr	25784	26413	3	FDOT	FDOT_2L_2W_U_WL_WK	D	120030	0.09	0.521	603	655	10.1%	SB/WB	18	23	584	632	2.0%	1.10	645	698	46	33.1%	SB/WB	2	2	2,177	10.2%	SB/WB	87	141	779	941	D	0	0	860	1,080	0	1,080	0.87	D	16.9%	Significant	2	Add	0
SR 80 (Palm Beach Blvd.)	CR 880 (Lotic Ave.)	I-75	25347	24438	n	FDOT	FDOT_6L_2W_D_WL_WK	D	120020	0.09	0.537	1,971	1,745	17.4%	NB/EB	77	61	1,894	1,684	1.0%	1.05	1,986	1,766	0	0.0%	NB/EB	0	0	1,890	14.1%	NB/EB	193	114	1,779	1,570	D	0	0	2,880	3,010	0	3,010	0.86	C	0.7%	Not Significant	4	Add	0
	I-75	SR 31 (Babcock Ranch Rd.)	25762	25808	n	FDOT	FDOT_6L_2W_D_WL_WK	D	126005	0.09	0.521	1,486	1,616	12.9%	SB/WB	17	72	1,429	1,544	2.2%	1.09	1,554	1,680	4	2.9%	NB/EB	0	0	6,718	31.9%	NB/EB	431	254	1,987	1,934	D	0	0	2,880	3,010	0	3,010	0.66	C	15.0%	Significant	4	Add	0
	SR 31 (Babcock Ranch Rd.)	Burkingham Rd	26399	26697	4	FDOT	FDOT_6L_2W_D_WS_WK	D	126005	0.09	0.521	1,870	2015	16.9%	SB/WB	99	124	1,771	1,891	1.7%	1.06	1,886	2,014	105	37.9%	NB/EB	5	5	11,666	54.9%	NB/EB	752	641	2,643	2,486	D	0	0	3,874	3,960	0	3,960	1.30	F	40.1%	Significant	6	Add	2
	Buckingham Rd	River Hall Pkwy	26781	89956	4	FDOT	FDOT_6L_2W_D_WS_WK	D	120012	0.09	0.521	1426	1,111	34.7%	NB/EB	187	148	1,241	1,013	2.1%	1.08	1,345	1,261	188	64.9%	NB/EB	9	9	17,670	81.7%	NB/EB	1,139	668	2,489	1,935	D	0	0	3,874	3,960	0	3,960	1.22	F	60.1%	Significant	6	Add	2
	River Hall Pkwy	W. of Warner Dwy	89956	26395	4	FDOT	FDOT_6L_2W_D_WS_WK	D	120012	0.09	0.521	1126	1,111	15.1%	NB/EB	15	26	1,092	1,085	2.1%	1.08	1,509	1,193	22	13.9%	NB/EB	1	1	1,576	15.1%	SB/WB	173	211	1,611	1,605	D	0	0	1,874	2,040	0	2,040	0.88	C	11.1%	Significant	4	Add	0
	W. of Warner Dwy	Joel Boulevard	27574	26796	4	FDOT	FDOT_4L_2W_D_WS_6R	C	120012	0.09	0.521	1179	1,046	13.9%	NB/EB	26	20	1,131	1,064	2.1%	1.08	1,256	1,151	4	2.9%	NB/EB	0	0	2,549	12.9%	SB/WB	wa	165	1,340	1,316	D	0	0	1,257	1,890	0	1,257	1.07	D	11.1%	Significant	6	Add	2
	Joel Boulevard	Hensley Gunnery Line	27861	28224	4	FDOT	FDOT_4L_2W_D_WS_6R	C	120006	0.09	0.521	1053	968	9.1%	NB/EB	13	9	1,042	959	4.0%	1.16	1,209	1,113	0	0.0%	NB/EB	0	0	1,101	5.2%	SB/WB	42	71	1,251	1,184	D	0	0	1,257	1,890	0	1,257	1.05	D	5.0%	Not Significant	4	Add	0

River Hall CPD/RPD - Existing Field Measured Trips
Inbound	219
Outbound	174
Total	393

Future River Hall Pkwy Pass-Thru Traffic (Non-PD/School) - Model Derived
Northbound	6
Southbound	7
Total	13

River Hall CPD/RPD - Future External Trips (ITE 11th Trip Generation Estimate)
Inbound	1,369
Outbound	803
Total	2,172

FOOTNOTES:

(1) Existing number of lanes.
(2) LOS Facility Type for Service Volumes. Adjustments made consistent with FDOT Policy 1.2020A LOS Report for State roadways.
(3) LOS standard for Lee County roadways is LOS E. LOS standard used for FDOT roadways or LOS D for urbanized and LOS C for non-urbanized.
(4) FDOT count station from FDOT Traffic Online.
(5) Standard K factor, and existing D factor referenced from the FDOT Florida Traffic Online (2022). Peak direction based on PM peak hour direction from county synopsis report.
(6) For Lee County Roads: directional peak hour volumes sourced from2022 Public Facilities Level of Service and Concurrency Report For State Roads: directional peak hour volumes derived from traffic data sourced from FDOT 2022Florida Traffic Online.
(7) Distribution based on 2045 model run select zone assignment (TAZ: 86501, 86502, and 86503). Adjustments made to account for secondary entrance not being constructed under existing conditions. Project directional peak hour volume equals Project distribution multiplied by fieldmeasured PM peak hour trip generation (peak direction)
(8) Lanes/ growth rate. Growth rate developed from FDOT Traffic Online (2022 data)
(9) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years for County roads and from 2020 to 2026 (6 years) for State roads .
(10) Year 2026 background directional volume equals existing directional volume multiplied by growth factor
11) Pass-through traffic was estimated by converting 2045 model daily volumes to peak hour directional volumes using FDOT K and D factors; pass through trips were assigned to the study area based on distributions derived from select link analysis in the 2045 travel model
(12) Distribution based on 2045 model run select zone assignment (TAZs 86501, 86502, and 86503). Project directional peak hour volume equals Project distribution multiplied by ITE PM peak hour trip generation estimate (peak direction)
(13) Future 2026 peak hour directional volume equals future background traffic + pass-through traffic + Project traffic
(14) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.
(15) Per Lee County AC-13-17, significant impact is defined as Project traffic consuming 10% or more of the service volume at LOS C

EXHIBIT 6

RIVER HALL CPD/RPD
PLANNED DEVELOPMENT AMENDMENT
TRAFFIC IMPACT STATEMENT

FUTURE 2026 TRAFFIC CONDITIONS WITH PD AMENDMENT
DIRECTIONAL PEAK HOUR

ROADWAY	FROM	TO	DIRPH Node Numbers A.	B.	# of Lanes[1]	State County Roadway	Existing LOS Facility Type[2]	LOS Std.[3]	FDOT Station[4]	K Factor[5]	D Factor[6]	Existing Traffic Dir. Peak Hr. Vol.[7] NB/EB	SB/WB	Existing River Hall CPD/RPD Traffic[8] % Inbound	Dist.	Peak Hr. Vol.	SB/WB	Existing Traffic Without River Hall CPD/RPD Dir. Peak Hr. Vol. NB/EB	SB/WB	Annual Growth Rate[9a,b]	Growth Factor[9c]	2026 Background Dir. Peak Hr. Vol.[10a] NB/EB	SB/WB	Future River Hall Pkwy Pass-Thru Traffic (Mon-FD/School Trips)[11] 2045 AADTT	%	Peak Dist.	Dir. Peak Hr. Vol.	Peak Direction	Future River Hall CPD/RPD Traffic[12] 2045 AADTT	%	Peak Dist.	Dir. Peak Hr. Vol.	Peak Direction	Total Future Dir. Peak Hr. Vol.[13] NB/EB	SB/WB	Directional Service Volumes[14] LOS A	LOS B	LOS C	LOS D	LOS E	LOS Std.	V/C	LOS	Project Traffic % of SV at LOS C*	Significance of Impact[15a]	Lanes Needed	Additional Lanes Needed
																												140																					
																												24,251																					
Buckingham Rd	SR 82	Gunnery Rd	266997	267360	2	LC	LC_ClassUrbanal_2L	E	124181	0.095	0.539	491	420	491	1.9%	SB/WB	1	5	417	486	4.0%	1.25	521	608	0	0.0%	NB/EB	0	0	4,598	1.9%	NB/EB	88	175	5,123	6,254	D	1,400	1,860	860	860	860	0.73	C	1.9%	Not Significant	2	Add	0
	Gunnery Rd	Gunnery River Blvd	266125	266127	3	LC	LC_ClassUrbanal_2L	E	124611	0.095	0.539	595	538	595	10.3%	SB/WB	58	272	720	373	1.0%	1.05	849	407	0	0.0%	NB/EB	0	0	2,448	10.3%	NB/EB	165	94	513	901	D	1,400	1,860	860	860	860	0.60	C*	20.7%	Significant	2	Add	0
	Grange River Blvd	SR 82	265677	266423	2	LC	LC_ClassUrbanal_2L	E	124676	0.095	0.539	664	664	553	22.8%	NB/EB	98	606	586	511	1.5%	1.16	684	596	0	0.0%	SB/WB	0	0	3,441	22.8%	NB/EB	365	209	1,051	700	C	1,400	1,860	860	860	860	1.22	F	47.4%	Significant	4	Add	2
Cemetery Rd	Buckingham Rd	Hopeton Ave	266137	267019	2	LC	LC_Collector_2LU	E	124676	0.095	0.539	488	508	263	2.9%	NB/EB	5	5	483	258	3.0%	1.16	560	298	3	0.0%	NB/EB	0	0	590	2.9%	NB/EB	40	22	980	620	C	0	810	660	740	740	0.84	D	12.9%	Significant	2	Add	0
North River Rd	SR 31	Franklin Lock Rd	257796	261005	2	LC	LC_ClassUrbanal_2L	E	124670	0.095	0.539	145	145	124	0.0%	NB/EB	0	0	145	124	0.5%	1.11	192	164	0	0.0%	NB/EB	0	0	13	0.0%	SB/WB	0	1	192	165	C	1,400	1,860	860	860	860	0.22	C	0.0%	Not Significant	2	Add	0
	Franklin Lock Rd	Brewhouse Rd	257699	258126	2	LC	LC_ClassUrbanal_2L	E	124670	0.095	0.539	145	145	124	0.0%	NB/EB	0	0	145	124	0.5%	1.11	192	164	0	0.0%	SB/WB	0	0	7	0.0%	SB/WB	1	1	192	165	C	1,400	1,860	860	860	860	0.22	C	0.0%	Not Significant	2	Add	0
Gilge Rd	SR 80 W	SR 80 E	266607	266628	2	LC	LC_Collector_2LU	E	124011	0.095	0.539	82	82	70	2.9%	NB/EB	6	4	76	66	1.8%	1.09	83	72	16	11.5%	NB/EB	1	0	619	2.9%	SB/WB	24	41	108	113	C	0	810	660	740	740	0.15	C	13.7%	Significant	3	Add	0
Grange River Blvd	Gunnery Rd	Buckingham Rd	265651	266122	2	LC	LC_Collector_2LU	E	124262	0.095	0.539	475	468	475	2.2%	SB/WB	4	5	406	472	4.7%	1.24	499	581	0	0.0%	NB/EB	0	0	526	2.2%	NB/EB	35	21	544	606	C	0	810	660	740	740	0.82	D	11.5%	Significant	3	Add	0
SR 31 (Babcock Ranch Rd.)	SR 80	SR 78	258697	258698	2	FDOT	C2C_2L_2W_U_WL_WB	D	126610	0.09	0.523	761	761	763	39.4%	SB/WB	43	43	667	750	2.0%	1.10	737	795	9%	69.1%	SB/WB	176	315	4,666	39.7%	SB/WB	1,174	315	933	1,111	C	0	810	1,180	0	1,180	0.94	D	17.7%	Significant	2	Add	0
	SR 78	Old Jordan Dr	257947	301133	2	FDOT	C2C_2L_2W_U_WL_WB	D	126610	0.09	0.523	675	662	655	39.7%	SB/WB	38	23	580	653	2.0%	1.10	643	690	46	4.1%	SB/WB	33	33	2,470	39.7%	SB/WB	345	165	743	867	C	0	810	1,180	0	1,180	0.73	D	19.7%	Significant	2	Add	0
SR 80 (Palm Beach Blvd.)	CR 80A (Old Clear View)	I-75	243455	244581	6	FDOT	C6C_6L_2W_D_WL_WB	D	125020	0.09	0.513	1242	1,073	1242	13.4%	SB/WB	27	34	1,046	1,208	1.0%	1.04	1,086	1,256	0	0.0%	NB/EB	0	0	1,642	13.2%	NB/EB	247	141	1,333	1,397	C	0	2,880	1,910	0	1,910	0.66	C	0.7%	Not Significant	4	Add	0
	I-75	SR 31 (Babcock Ranch Rd.)	257621	258098	6	FDOT	C6C_6L_2W_D_WL_WB	D	126505	0.09	0.523	1610	1,486	1610	12.9%	SB/WB	57	72	1,429	1,544	2.0%	1.09	1,554	1,680	0	0.0%	NB/EB	0	0	7,852	12.9%	NB/EB	526	361	2,080	1,981	C	0	2,880	1,910	0	1,910	0.69	C	18.7%	Significant	n	Add	0
	SR 31 (Babcock Ranch Rd.)	Buckingham Rd	263911	266677	4	FDOT	C4C_4L_2W_D_WL_WB	D	126605	0.09	0.523	2043	1,878	2043	36.0%	SB/WB	99	174	1,779	1,919	1.5%	1.06	1,886	2,034	167	27.0%	NB/EB	5	5	13,516	35.7%	NB/EB	966	537	2,767	2,536	C	0	3,874	2,960	0	2,960	1.17	F	48.8%	Significant	6	Add	2
	Buckingham Rd	River Hall Pkwy	265981	306956	4	FDOT	C4C_4L_2W_D_WL_WB	D	126612	0.09	0.523	1426	1426	1,311	84.7%	NB/EB	185	148	1,241	1,163	2.1%	1.08	1,343	1,261	110	84.9%	NB/EB	4	4	20,214	83.1%	NB/EB	1,354	775	2,704	2,040	C	0	3,874	2,960	0	2,960	1.13	F	72.9%	Significant	6	Add	2
	River Hall Pkwy	W. of Warner Drive	306956	265459	4	FDOT	C4C_4L_2W_D_WL_WB	D	126612	0.09	0.523	1426	1426	1,311	15.3%	NB/EB	64	24	1,302	1,285	2.1%	1.08	1,389	1,375	22	15.0%	NB/EB	1	1	3,653	15.3%	NB/EB	240	245	1,630	1,650	C	0	3,874	2,960	0	2,960	0.81	C	13.7%	Significant	4	Add	0
	W. of Warner Drive	Joel Boulevard	27174	262360	4	FDOT	C2U_4L_2W_D_WL_GR	C	126015	0.09	0.523	1170	1170	1,062	11.8%	NB/EB	26	26	1,153	1,049	2.1%	1.08	1,256	1,153	6	7.9%	NB/EB	0	0	7,811	11.6%	NB/EB	196	180	1,548	1,443	C	0	1,757	1,800	0	1,757	1.06	D	15.6%	Significant	n	Add	2
	Joel Boulevard	Hendry County Line	27861	28224	4	FDOT	C2U_4L_2W_D_WL_GR	C	126016	0.095	0.523	1053	1053	968	3.1%	NB/EB	11	9	1,042	959	4.0%	1.16	1,209	1,113	0	0.0%	NB/EB	0	0	1,206	3.0%	SB/WB	46	41	1,255	1,154	C	0	1,757	1,800	0	1,757	1.05	C*	6.4%	Not Significant	4	Add	0

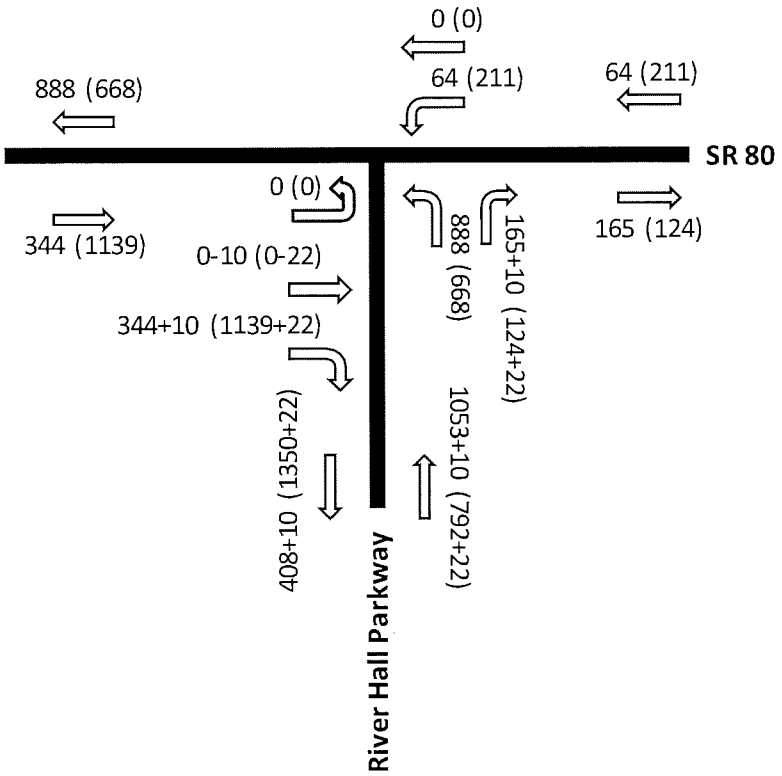
River Hall CPD/RPD - 2021 Field Measured Trips
Inbound 219
Outbound 174
Total 393

Future River Hall Pkwy Pass-Thru Traffic (Mon-FD/School) - Model Derived
Northbound 6
Southbound 7
Total 13

River Hall CPD/RPD - Future External Trips (ITE 11th Trip Generation Estimate)
Inbound 1,625
Outbound 929
Total 2,554

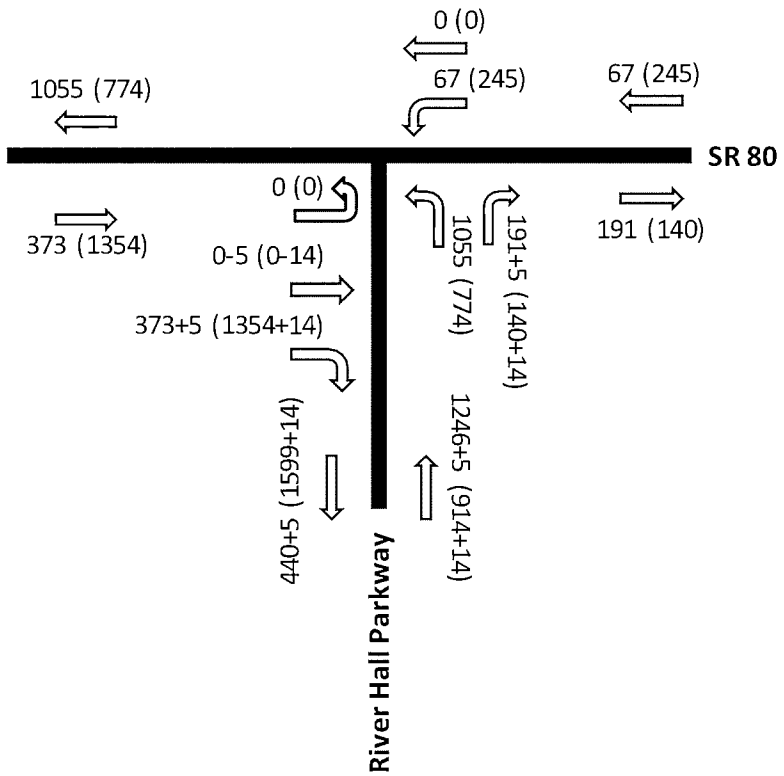
FOOTNOTES:

(1) Existing number of lanes
(2) LOS Facility Type for Service Volumes. Adjustments made consistent with FDOT District 1 2020 LOS Report for State roadways.
(3) LOS standard for Lee County roadways is LOS E. LOS standard used for FDOT roadways is LOS D for urbanized and LOS C for noturbanized.
(4) FDOT count station from FDOT Traffic Online
(5) Standard K factor, and minimum D factor referenced from the FDOT Florida Traffic Online (2022). Peak direction based on PM peak hour direction from co-site synopsis report.
(6) For Lee County Roads: directional peak hour volumes sourced from 2020 Public Facilities Level of Service and Concurrency Report. For State Roads: directional peak hour volumes derived from traffic data sourced from FDOT District 1 2020 LOS Report.
(7) Distribution based on 2045 model run select zone assignment (TAZs 465S1, 465S2, and 465S3). Adjustments made to account for secondary entrance not being constructed under existing conditions. Project directional peak hour volume equals Project distribution multiplied by field-measured PM peak hour trip generation (peak direction)
(8) Linear growth rate. Growth rate developed from FDOT Traffic Online (2020-date)
(9a) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads.
(10a) Year 2026 background directional volume equals existing directional volume multiplied by growth factor.
11) Pass-through traffic was estimated by converting 2045 model daily volumes to peak hour directional volumes using FDOT K and D factors; pass-through trips were assigned to the study area based on distributions derived from select link analyses in the 2045 travel model.
(12) Distribution based on 2045 model run select zone assignment (TAZs 465S1, 465S2, and 465S3). Project directional peak hour volume equals Project distribution multiplied by ITE PM peak hour trip generation estimate (peak direction)
(13) Future 2026 peak hour directional volume equals future background traffic + pass-through traffic + Project traffic
(14) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.
(15) Per Lee County AC-11-17, significant impact is defined as Project traffic consumes 10% or more of the service volume at LOS C



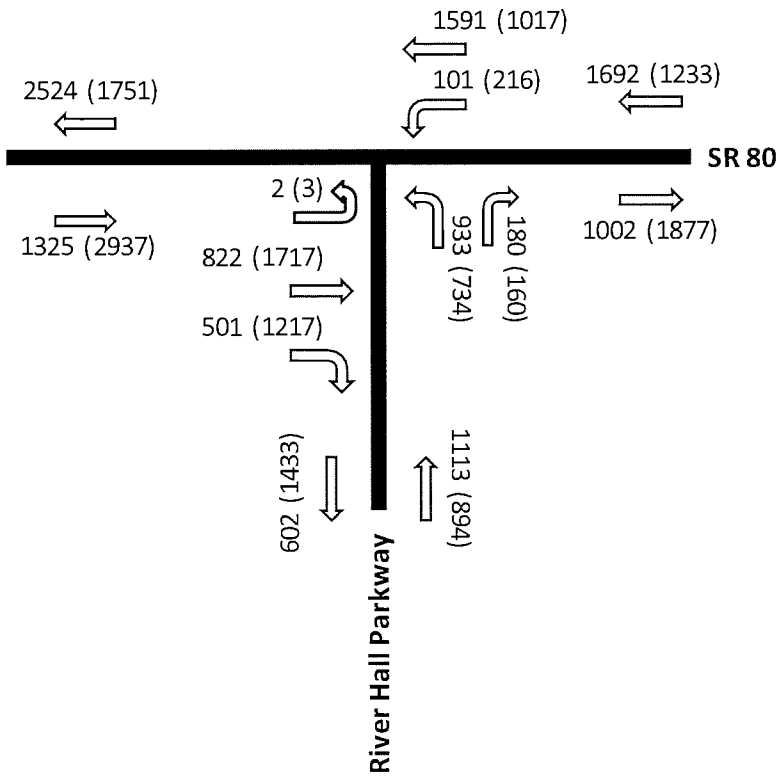
LEGEND
Net New ± Pass-by
00 AM PEAK
(00) PM PEAK

dpa	RIVER HALL CPD/RPD PLANNED DEVELOPMENT AMENDMENT TRAFFIC IMPACT STATEMENT	FUTURE 2026 RIVER HALL CPD/RPD TRIP ASSIGNMENT WITH CURRENT ZONING	20512/1020 EXHIBIT 7



LEGEND
Net New ± Pass-by
00 AM PEAK
(00) PM PEAK

dpa	RIVER HALL CPD/RPD PLANNED DEVELOPMENT AMENDMENT TRAFFIC IMPACT STATEMENT	FUTURE 2026 RIVER HALL CPD/RPD TRIP ASSIGNMENT WITH PROPOSED AMENDMENT	20512/1020 EXHIBIT 8



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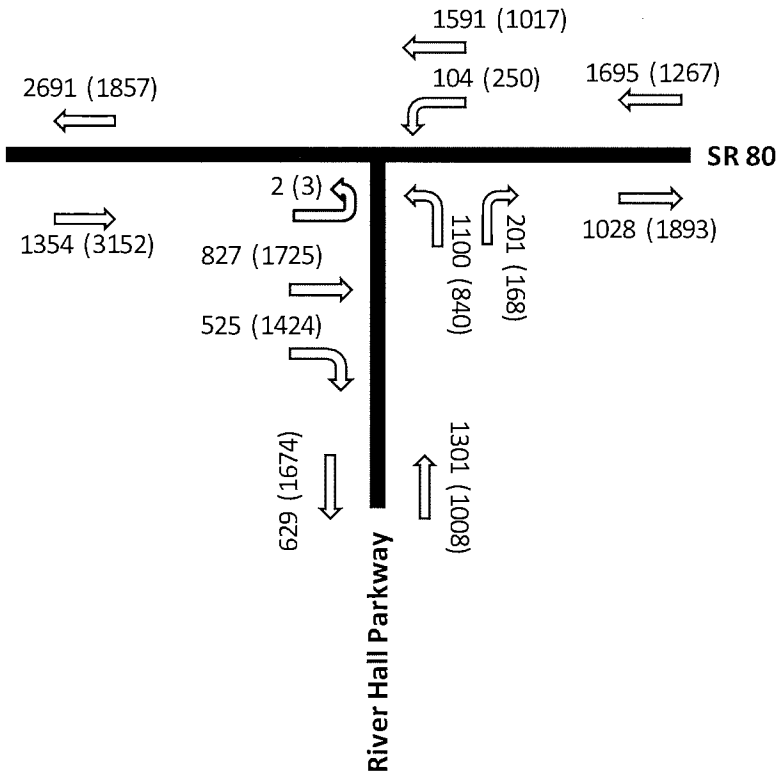
dpa	RIVER HALL CPD/RPD PLANNED DEVELOPMENT AMENDMENT TRAFFIC IMPACT STATEMENT	FUTURE 2026 TOTAL PEAK HOUR TRAFFIC VOLUMES WITH CURRENT ZONING	20512/1020 EXHIBIT 9



LEGEND
00 AM PEAK
(00) PM PEAK

dpa	RIVER HALL CPD/RPD PLANNED DEVELOPMENT AMENDMENT TRAFFIC IMPACT STATEMENT	FUTURE 2026 TOTAL PEAK HOUR TRAFFIC VOLUMES WITH PROPOSED AMENDMENT	20512/1020 EXHIBIT 10

APPENDIX A

LEE COUNTY ADMINISTRATIVE CODE AC-13-17

ADMINISTRATIVE CODE
BOARD OF COUNTY COMMISSIONERS

CATEGORY:	CODE NUMBER:
Development/Planning/Zoning	AC-13-17
TITLE: Traffic Study Guidelines for Planned Development Rezonings	ADOPTED: 4/15/92
	AMENDED:
	ORIGINATING DEPARTMENT: Community Development/DOT

PURPOSE/SCOPE:

GUIDELINES FOR ZONING TRAFFIC STUDIES

The scope of the Zoning Traffic Study (ZTS) is dependent upon vehicle trips generated, existing road network, location within Lee County, access points, and proposed facilities. It is recommended that these criteria be discussed with representatives of Lee County's Department of Transportation and Engineering (DOT&E), Department of Community Development (DCD), Division of Development Review (DDR) and other Lee County personnel (hereinafter Staff) as applicable prior to starting the preparation of the ZTS.

This administrative code replaces Chapter 1 of the Guidelines for Traffic Impact Statements written on December 11, 1989.

POLICY/PROCEDURE:

These guidelines are intended to be used by transportation professionals for determining impacts of non-DRI zoning applications only. The ZTS are not applicable for Development Orders or Concurrency determinations. The applicant should be aware that the ZTS is utilized for a general impact analysis for the proposed project and not as a basis for a traffic mitigation plan. Modifications of specific requirements contained within these guidelines may be approved by the Director of Zoning or his/her designee only after a written request by the applicant stating the reasons for said modifications. An approval of a request for modification of these guidelines must be in writing and rendered within 30 calendar days of receipt of a fully documented written request.

Trip Generation

Trip generation calculations are necessary to determine the degree of analysis necessary for a given project; therefore, they are the minimum requirement for all projects required to produce a ZTS. Calculation of trip ends shall be made using the sources listed below in the order of preference:

1) Institute of Transportation Engineers (ITE) current edition of Trip Generation; or

2) Generation rates derived from observation of trips at similar developments as outlined in the Independent Fee Calculation Administrative Code; or

3) Trip generation as approved by Staff in a methodology meeting as requested by the applicant.

Trip generation rates shall be calculated using the linear regression equation, unless it can be shown using ITE's "Guidelines for Determining Whether to Use Trip Generation, Rates or Equations" that average trip generation rates provide a more accurate estimate of project impacts. Trip ends shall include annual daily traffic (ADT's) and peak hour traffic (PHT's) for a typical week day. Weekends should. be included if applicable. The ADT is defined as the weighted average vehicle trip generation rate during the. applicable 24-hour period. The peak hours (AM and PM] are defined as the highest one-hour weighted average vehicle 'trip generation rate between 7. and 9. AM or between 4 and 6 PM when the adjacent street traffic is at its peak.

Capacity calculations require the projection of peak hour, peak Season traffic volumes. Background traffic shall be calculated from DOT&E traffic counts, or traffic counts made in accordance with ITE guidelines or other methods approved by Staff, Growth projections shall be calculated in accordance with DOT&E guidelines or other methods as approved by Staff.

Analysis

All rezoning requested required to produce a ZTS shall provide the following, minimum information:

1) The intensity of development (number of units, gross floor area of each proposed use, etc.) and the projected build out date;

2) ADT's, AM PHT's, and PM PHT's for each proposed use category and for the total proposed project, along with the source and methods from which the 'figures were derived;

3) A graphic depiction locating the project's access point(s) and the location of all other access points within 660' for project entrances on an arterial roadway, 330' for project entrances on a collector roadway, and 125' for project entrances on a local roadway;

4) The existing and projectbackground traffid on all roadway facilities accessed by the proposed project at time of build out; and

5) The traffic/directional splits entering and exiting the proposed project at the proposed access points.

For requests projected to generate 100 trip ends or more, the ZTS shall 'provide the following additional information:

1) Level of Service' (LOS) analysis 'shall be performed using methodology as listed below:

a) If the project generates between 100. and 300 peak hour trips, a link, level of service analysis for all links within the area of influence shall be made based upon the Lee County Generalized Peak Hour Service Volume Tables from the 1990 Lee Plan as amended. (Exhibit IX-1, Pages IX-3 through 1X-7, -Traffic Circulation Element, Volume 1 of 3)

The site accesses and all intersections within one quarter of a mile. area shall be analyzed using the 1985 Highway Capacity Manual either as a signalized or unsignalized intersection.

b) If the project generates over 300 peak hour trips, an urban or suburban arterial analysis shall be made utilizing entrances and all other intersections and roadway links. within the area of influence.

2) Should the LOS analysis result in service levels below adopted minimums, an analysis of the improvements necessary to offset the added traffic impacts; and

3) An exhibit showing the area of influence, defined as that area in which the development-generated traffic is found to have significant impact. Significant impact is defined as 10% or more of the total peak hour intersection volume (the summation of all four approaches) and 10% of the LOS "C" service volumes for the links at build out.

4) Any additional information or analysis which the applicant feels is necessary to fully demonstrate the impacts of the proposed development.

5) A methodology meeting with members of Staff is required for a ZTS projecting more than 300 trips and is strongly recommended for a ZTS projecting less than 300 trips, but that is the option of the applicant.

APPENDIX B

CUMULATIVE PERMITTED DEVELOPMENT TO-DATE

RIVER HALL CPD/RPD CUMULATIVE SUMMARY
TOTAL DEVELOPMENT TO DATE

Approved Development Allowed under Current Zoning

Reference #	Status	Name	Notes	Development Program			
				Residential (d.u.)	Retail (Sq. Ft.)	Office (Sq. Ft.)	Golf (Holes)
Z-15-003	Approved	Z-15-003: River Hall CPD/RPD Rezoning	ZTIS reflected 2,043 SF units, 102 MF units, and 550 Senior Adult Housing Units	2,695	30,000	45,000	36

Approved/Pending Development Orders

Area	Reference #	Status	Name	Notes	Development Program								
					Single-Family Detached (d.u.)	Single-Family Attached (d.u.)	Multifamily Residential (d.u.)	Senior Adult Housing - Detached (d.u.)	Total Residential (d.u.)	Retail (Sq. Ft.)	Office (Sq. Ft.)	Golf (Holes)	Amenities (Sq. Ft.)
1A	DOS2004-00138	APPROVED	ENTRY ROAD AND SALES CENTER		0	0	0	0	0	0	0	0	0
1B	DOS2004-00138	APPROVED	FUTURE DEVELOPMENT		0	0	0	0	0	0	0	0	0
2A	DOS2004-00248	APPROVED	CASCADES PHASE 1	LUC 251 Senior Adult Housing - Detached includes amenities by definition.	0	0	0	167	167	0	0	0	0
2B	DOS2004-00266	APPROVED	CASCADES PHASE 2		0	0	0	408	408	0	0	0	0
2C	FUTURE	FUTURE	CASCADES PHASE 3		0	0	0	22	22	0	0	0	0
3	BY OTHERS	APPROVED	ELEMENTARY SCHOOL	School is not considered part of River Hall CPD/RPD.	0	0	0	0	0	0	0	0	0
4A	DOS2004-00305/DOS2017-00092	APPROVED	HAMPTON LAKES PHASE 1		402	0	0	0	402	0	0	0	15,217
4B	DOS2005-00156	APPROVED	HAMPTON LAKES PHASE 2		41	0	0	0	41	0	0	0	0
4C	DOS2019-00071	APPROVED	HAMPTON LAKES PHASE 3 (RIVER HALL SOUTH)	Amended to include southern crossing.	348	0	0	0	348	0	0	0	0
5A	DOS2004-00330	APPROVED	COUNTRY CLUB PHASE 1	LUC 430 Golf Course includes clubhouse/recreation by definition.	289	0	102	0	391	0	0	18	0
5B	DOS2005-00182	APPROVED	COUNTRY CLUB PHASE 2 (PARCEL S)	Amended.	417	92	36	0	545	0	0	0	0
5C	FUTURE	FUTURE	COUNTRY CLUB PHASE 3		0	0	0	0	0	0	0	0	0
5D	DOS2020-00036	APPROVED	PARCEL C	Currently approved for 19 units. Subject amendment proposes total of 22 units.	22	0	0	0	22	0	0	0	0
				Cumulative Development To Date	1,714	92	138	597	2,346	0	0	18	15,217

APPENDIX C

TRAFFIC DATA

APPENDIX C.1

RIVER HALL CPD/RPD
PLANNED DEVELOPMENT AMENDMENT
TRAFFIC IMPACT STATEMENT

EXISTING TRAFFIC CONDITIONS
DIRECTIONAL PEAK HOUR

ROADWAY	FROM	TO	DIRPM Node Numbers A_1	DIRPM Node Numbers B_1	# of Lanes[1]	State/ County Roadway	Existing LOS Facility Type[2]	LOS Std.[3]	FDOT Station[4]	Existing Traffic Dir. Peak Hr. Vol.[6] NB/EB	Existing Traffic Dir. Peak Hr. Vol.[6] SB/WB	Directional Service Volumes[7] LOS A	LOS B	LOS C	LOS D	LOS E	LOS Std.	V/C	LOS	Lanes Needed	Additional Lanes Needed	
Buckingham Rd.	SR 82	Gunnery Rd.	26697	26730	2	LC	LC_ClassIArterial_2L	E	124183	420	491	0	140	800	860	860	860	0.57	C	2	Add	0 L
	Gunnery Rd.	Orange River Blvd.	26412	26417	2	LC	LC_ClassIArterial_2L	E	126011	338	395	0	140	800	860	860	860	0.46	C	2	Add	0 L
	Orange River Blvd.	SR 80	26567	26607	2	LC	LC_ClassIArterial_2L	E	124656	644	551	0	140	800	860	860	860	0.75	C	2	Add	0 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	26417	26703	2	LC	LC_Collector_2LU	E	124656	308	263	0	0	310	660	740	740	0.42	C	2	Add	0 L
North River Rd.	SR 31	Franklin Lock Rd.	25796	26100	2	LC	LC_ClassIArterial_2L	E	124650	145	124	0	140	800	860	860	860	0.17	C	2	Add	0 L
	Franklin Lock Rd.	Broadway Rd.	27309	27426	2	LC	LC_ClassIArterial_2L	E	124650	145	124	0	140	800	860	860	860	0.17	C	2	Add	0 L
Olga Rd.	SR 80 W	SR 80 E	26607	26626	2	LC	LC_Collector_2LU	E	126011	82	70	0	0	310	660	740	740	0.11	C	2	Add	0 L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	26263	26412	2	LC	LC_Collector_2LU	E	124202	408	477	0	0	310	660	740	740	0.64	D	2	Add	0 L
SR 31 (Babcock Ranch Rd.)	SR 80	SR 78	25807	25808	2	FDOT	C3C_2L_2W_U_WL_WR	D	120030	701	763	0	0	838	1,180	0	1,180	0.65	C	2	Add	0 L
	SR 78	Old Rodeo Dr.	25794	20133	2	FDOT	C3C_2L_2W_U_WL_WR	D	120030	602	655	0	0	838	1,180	0	1,180	0.56	C	2	Add	0 L
SR 80 (Palm Beach Blvd.)	CR 80B (Ortiz Ave.)	I-75	24345	24438	6	FDOT	C3R_6L_2W_D_WL_WR	D	125020	1,071	1242	0	0	2,889	3,010	0	3,010	0.41	C	4	Add	0 L
	I-75	SR 31 (Babcock Ranch Rd.)	25762	25808	6	FDOT	C3R_6L_2W_D_WL_WR	D	126005	1,486	1616	0	0	2,889	3,010	0	3,010	0.54	C	4	Add	0 L
	SR 31 (Babcock Ranch Rd.)	Buckingham Rd	26393	26607	4	FDOT	C3R_4L_2W_D_WL_WR	D	120085	1,878	2043	0	0	1,874	2,040	0	2,040	1.00	F	6	Add	2 L
	Buckingham Rd	River Hall Pkwy.	26783	89956	4	FDOT	C3R_4L_2W_D_WL_WR	D	120012	1426	1,311	0	0	1,874	2,040	0	2,040	0.70	C	4	Add	0 L
	River Hall Pkwy.	W. of Werner Drive	89956	26949	4	FDOT	C3R_4L_2W_D_WL_WR	D	120012	1426	1,311	0	0	1,874	2,040	0	2,040	0.70	C	4	Add	0 L
	W. of Werner Drive	Joel Boulevard	27174	26290	4	FDOT	C2T_4L_2W_D_WL_0R	C	120012	1179	1,084	0	0	1,257	1,808	0	1,257	0.94	C	4	Add	0 L
	Joel Boulevard	Hendry County Line	27861	28224	4	FDOT	C2T_4L_2W_D_WL_0R	C	120086	1053	968	0	0	1,257	1,808	0	1,257	0.84	C	4	Add	0 L

FOOTNOTES:

(1) Existing number of lanes.
(2) LOS Facility Type for Service Volumes.
(3) LOS standard for Lee County roadways is LOS E. LOS standard used for FDOT roadways is LOS D for urbanized and LOS C for non-urbanized.
(4) FDOT count station from FDOT Traffic Online.
(5) Standard K factor, and existing D factor referenced from the FDOT Florida Traffic Online (2022). Peak direction based on PM peak hour direction from co-site synopsis report.
(6) For Lee County Roads: directional peak hour volumes sourced from2022 Public Facilities Level of Service and Concurrency Report For State Roads: directional peak hour volumes derived from traffic data sourced from FDOT 2022Florida Traffic Online.
(7) Lee County Generalized Service Volumes and FDOT 2023 Q/LOS Generalized Service Volumes with adjustments.

Lee County
Southwest Florida

PUBLIC FACILITIES LEVEL OF SERVICE AND CONCURRENCY REPORT

2022 - INVENTORY AND PROJECTIONS



November, 2022

Infrastructure Planning Section
Department of Community Development

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 1 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	Maj. Col	2LN	E	860	C	342	0.40	C	360	0.42	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	C	265	0.27	C	279	0.28	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	M. Art	2LN	E	990	C	349	0.35	C	367	0.37	
00400	ALEXANDER BELL BLVD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	990	D	561	0.57	D	590	0.60	
00500	ALEXANDER BELL BLVD	MILWAUKEE BLVD	LEELAND HEIGHTS	M. Art	2LN	E	990	D	561	0.57	D	654	0.66	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	P. Art	4LD	E	1,980	B	1,171	0.59	B	1,230	0.62	
00600	ALICO RD	DUSTY RD	LEE RD	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,532	0.52	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	P. Art	6LD	E	2,960	B	1,171	0.40	B	1,419	0.48	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	P. Art	6LD	E	2,960	B	2,428	0.82	B	2,552	0.86	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	P. Art	6LD	E	2,960	B	1,278	0.43	B	1,425	0.48	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	Maj. Col	2LN	E	1,100	C	395	0.36	E	808	0.73	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	Maj. Col	2LN	E	1,100	B	131	0.12	B	224	0.20	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	Min. Col	2LN	E	860	C	55	0.06	C	162	0.19	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD (US 78)	Maj. Col	2LN	E	860	C	103	0.12	C	116	0.14	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	4LN	E	1,790	C	564	0.32	C	822	0.46	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	State	4LD	D	2,100	C	1,975	0.94	D	2,076	0.99	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	State	4LD	D	2,100	C	1,821	0.87	F	2,152	1.02	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	State	4LD	D	2,100	C	1,222	0.58	C	1,441	0.69	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	State	2LN	D	924	C	741	0.80	F	941	1.02	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	State	2LN	D	924	C	741	0.80	F	941	1.02	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	P. Art	4LD	E	2,000	B	1,361	0.68	B	1,763	0.88	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	P. Art	4LD	E	2,000	B	1,361	0.68	B	1,430	0.72	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	P. Art	6LD	E	3,000	A	1,123	0.37	A	1,215	0.41	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	Controlled xs	4LD	E	1,980	A	980	0.49	A	1,030	0.52	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	Maj. Col	2LN	E	860	C	340	0.40	C	565	0.66	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	P. Art	4LD	E	1,900	C	736	0.39	C	774	0.41	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	P. Art	4LD	E	1,900	C	1,433	0.75	C	1,506	0.79	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	P. Art	4LD	E	1,860	C	1,427	0.77	C	1,500	0.81	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	P. Art	6LD	E	2,800	C	1,908	0.68	C	2,005	0.72	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	P. Art	6LD	E	2,800	C	2,091	0.75	C	2,197	0.78	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	M. Art	4LD	E	2,020	B	626	0.31	B	658	0.33	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	Logan Boulevard	M. Art	4LD	E	2,020	B	626	0.31	B	658	0.33	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	Maj. Col	2LN	E	860	D	692	0.80	E	782	0.91	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	P. Art	6LN	E	2,520	E	1,847	0.73	E	1,941	0.77	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	Maj. Col	2LN	E	860	C	287	0.33	C	302	0.35	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	Maj. Col	2LN	E	860	C	158	0.18	C	166	0.19	
03500	BROADWAY RD (ALVA)	SR 80	North RIVER RD	Maj. Col	2LN	E	860	C	280	0.33	C	294	0.34	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	P. Art	2LN	E	990	D	491	0.50	D	516	0.52	
03750	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	P. Art	2LN	E	990	C	395	0.40	C	415	0.42	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	P. Art	2LN	E	990	D	644	0.65	F	1,057	1.07	Buckingham 345 & Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	Controlled xs	4LD	E	2,950	B	828	0.28	B	870	0.29	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	Controlled xs	2LN	E	1,140	C	528	0.46	C	626	0.55	
04200	BUS 41 (N TAMIAMI TR, S	CITY LIMITS (N END EDISON BRG)	PONDELLA RD	State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66	
04300	BUS 41 (N TAMIAMI TR, S	PONDELLA RD	SR 78	State	6LD	D	3,171	C	1,715	0.54	C	2,082	0.66	
04400	BUS 41 (N TAMIAMI TR, S	SR 78	LITTLETON RD	State	4LD	D	2,100	C	994	0.47	C	1,245	0.59	
04500	BUS 41 (N TAMIAMI TR, S	LITTLETON RD	US 41	State	4LD	D	2,100	C	596	0.28	C	796	0.38	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	P. Art	4LB	E	4,000	D	3,097	0.77	D	3,255	0.81	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	Maj. Col	2LN	E	860	C	267	0.31	C	302	0.35	Constrained, old count(2010)

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 2 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	Maj. Col	2LN	E	860	C	308	0.36	C	323	0.38	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	Maj. Col	4LN	E	1,790	C	105	0.06	C	150	0.08	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	Maj. Col	2LN	E	860	C	268	0.31	C	420	0.49	Estero maintains to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	P. Art	6LD	E	2,980	D	2,292	0.77	D	2,409	0.81	*
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	P. Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	P. Art	6LD	E	2,980	D	2,059	0.69	D	2,164	0.73	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	P. Art	6LD	E	2,980	D	1,898	0.64	D	1,995	0.67	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	P. Art	6LD	E	2,840	F	3,049	1.07	F	3,204	1.13	*
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	P. Art	6LD	E	2,840	D	2,650	0.93	D	2,785	0.98	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	P. Art	6LD	D	3,040	B	2,070	0.68	C	2,175	0.72	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	Maj. Col	2LN	E	860	C	100	0.12	C	105	0.12	old count
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	Maj. Col	2LN	E	860	C	217	0.25	C	245	0.28	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	Maj. Col	2LN	E	860	C	22	0.03	C	226	0.26	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	P. Art	4LD	E	1,900	C	1,047	0.55	C	1,312	0.69	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	P. Art	4LD	E	1,900	F	2,129	1.12	F	2,368	1.25	Estero Crossing
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	P. Art	4LD	E	1,900	C	1,069	0.56	C	1,281	0.67	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	P. Art	4LD	E	1,960	C	1,186	0.61	C	1,398	0.71	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	P. Art	2LN	E	1,140	C	464	0.41	F	1,244	1.09	EEPCO Study, The Place
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	Maj. Col	2LN	E	860	C	143	0.17	C	293	0.34	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	360	0.42	C	379	0.44	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	Maj. Col	2LN	E	860	C	242	0.28	C	254	0.30	
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	P. Art	4LD	E	1,940	D	1,129	0.58	D	1,186	0.61	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	P. Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	P. Art	4LD	E	1,940	D	1,419	0.73	D	1,491	0.77	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	P. Art	6LD	E	2,940	D	2,085	0.71	D	2,191	0.75	
07800	DANIELS PKWY	US 41	METRO PKWY	Controlled xs	6LD	E	2,680	D	2,288	0.85	D	2,405	0.90	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	Controlled xs	6LD	E	2,680	D	2,109	0.79	E	2,520	0.94	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	Controlled xs	6LD	E	3,040	E	2,985	0.98	F	3,256	1.07	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	Controlled xs	6LD	E	3,040	E	2,985	0.98	F	3,137	1.03	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	Controlled xs	6LD	E	3,260	B	2,996	0.92	B	3,149	0.97	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	Controlled xs	6LD	E	3,260	B	2,765	0.85	B	2,906	0.89	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	Controlled xs	4LD	E	2,160	F	2,163	1.00	F	2,307	1.07	SKY Walk *
08600	DANLEY DR	US 41	METRO PKWY	Maj. Col	2LN	E	860	C	255	0.30	C	286	0.33	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	Maj. Col	2LN	E	860	C	15	0.02	C	29	0.03	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	P. Art	6LD	E	2,660	C	1,404	0.53	C	1,586	0.60	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	P. Art	6LD	E	2,660	D	1,869	0.70	D	1,964	0.74	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	P. Art	6LD	E	2,660	D	2,565	0.96	F	2,696	1.01	
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	P. Art	6LD	E	2,800	D	1,997	0.71	D	2,098	0.75	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	P. Art	6LD	E	2,800	C	1,642	0.59	C	1,725	0.62	*
09400	DEL PRADO BLVD	US 41	SLATER RD	M. Art	2LN	E	860	C	489	0.57	D	742	0.86	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	Min. Col	2LN	E	860	C	31	0.04	C	33	0.04	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	M. Art	2LN	E	726	A	356	0.49	A	374	0.52	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	M. Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	M. Art	2LN	E	726	B	602	0.83	C	633	0.87	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	M. Art	2LN	E	671	F	716	1.07	F	779	1.16	Constrained, old count(2010)
00007	ESTERO PKWY	US 41	THREE OAKS PKWY	P. Art	4LD	E	2,000	B	861	0.43	B	1,154	0.58	Not County Mntnd

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County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 3 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	M. Art	4LD	E	2,000	B	629	0.31	B	661	0.33	*
10200	EVERGREEN RD	US 41	BUS 41	Maj. Col	2LN	E	860	C	100	0.12	C	116	0.13	old count projection
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	Maj. Col	2LN	E	860	C	340	0.40	C	358	0.42	
10400	FOWLER ST	US 41	N AIRPORT RD	P. Art	6LD	E	2,300	D	1,308	0.57	D	1,375	0.60	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	P. Art	6LD	E	2,300	D	1,565	0.68	D	1,644	0.71	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	Maj. Col	2LN	E	860	C	231	0.27	C	258	0.30	Constrained*
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	M. Art	2LN	E	860	C	505	0.59	C	531	0.62	Old Count
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	M. Art	4LD	E	1,790	C	1,233	0.69	C	1,296	0.72	
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	P. Art	4LD	E	1,840	C	528	0.29	C	555	0.30	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	P. Art	4LD	E	1,840	C	1,149	0.62	C	1,284	0.70	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	P. Art	6LD	E	2,780	C	1,149	0.41	C	1,208	0.43	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	P. Art	6LD	E	2,780	B	1,149	0.41	B	1,208	0.43	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	P. Art	6LD	E	2,780	C	2,227	0.80	C	2,340	0.84	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	Min. Col	2LN	E	860	C	72	0.08	C	76	0.09	*
11500	GUNNERY RD	SR 82	LEE BLVD	P. Art	4LD	E	1,920	B	1,427	0.74	B	1,522	0.79	
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	P. Art	2LN	E	1,020	C	777	0.76	C	912	0.89	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	P. Art	4LD	E	1,880	B	1,082	0.58	B	1,138	0.61	
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	P. Art	4LD	E	1,880	B	1,362	0.72	B	1,432	0.76	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	P. Art	4LD	E	1,880	B	1,356	0.72	B	1,425	0.76	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	P. Art	4LD	E	1,880	B	1,356	0.72	B	1,425	0.76	
12100	HART RD	SR 78	TUCKER LANE	Min. Col	2LN	E	860	C	337	0.39	C	354	0.41	*
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	M. Art	2LN	E	890	E	554	0.62	E	582	0.65	Constrained*
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	M. Art	2LN	E	1,010	D	517	0.51	E	687	0.68	*
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	M. Art	2LN	E	1,010	D	517	0.51	E	687	0.68	*
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	M. Art	4LN	E	1,960	C	517	0.26	C	687	0.35	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	M. Art	4LN	E	1,960	D	1,249	0.64	D	1,345	0.69	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	State	6LF	D	5,620	D	5,608	1.00	F	6,508	1.16	
31900	I-75	CORKSCREW RD	ALICO RD	State	6LF	D	5,620	F	5,816	1.03	F	6,656	1.18	State Performance Standard is D
32000	I-75	ALICO RD	DANIELS PKWY	State	6LF	D	6,620	F	6,038	0.91	F	6,636	1.00	State Performance Standard is D
32100	I-75	DANIELS PKWY	COLONIAL BLVD	State	6LF	D	5,620	D	5,063	0.90	F	5,849	1.04	State Performance Standard is D
32300	I-75	M.L.K.(SR 82)	LUCKETT RD	State	6LF	D	5,620	D	5,297	0.94	F	5,947	1.06	State Performance Standard is D
32400	I-75	LUCKETT RD	SR 80	State	6LF	D	6,620	C	5,063	0.76	C	5,627	0.85	
32500	I-75	SR 80	SR 78	State	6LF	D	6,620	B	3,557	0.54	B	3,933	0.60	
32600	I-75	SR 78	COUNTY LINE	State	6LF	C	4,670	B	3,241	0.69	C	3,572	0.76	
	I-75	COLONIAL BLVD	M.L.K.(SR 82)	State	6LF	D	5,620	C	4,788	0.85	D	4,936	0.88	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	Maj. Col	2LN	E	860	C	201	0.23	C	212	0.25	
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	State	6LD	D	3,171	C	1,892	0.60	C	2,444	0.77	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	State	6LD	D	3,171	C	1,362	0.43	C	1,779	0.56	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	State	6LD	D	4,920	B	1,326	0.27	B	1,619	0.33	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	State	4LD	D	3,280	B	750	0.23	B	926	0.28	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	State	4LD	D	3,280	B	707	0.22	B	871	0.27	
13500	IMPERIAL PKWY	COLLIER COUNTY LINE	BONITA BEACH RD	P. Art	4LD	E	1,920	B	1,080	0.56	B	1,135	0.59	
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	Controlled xs	4LD	E	1,920	B	730	0.38	B	767	0.40	
13600	IONA RD	DAVIS RD	McGREGOR BLVD	Maj. Col	2LN	E	860	C	384	0.45	C	463	0.54	*
13700	ISLAND PARK RD	PARK RD	US 41	Maj. Col	2LN	E	860	C	79	0.09	C	210	0.24	
13800	JOEL BLVD	ALEX GRAHAM BELL BLVD	18TH ST	P. Art	4LN	E	2,120	B	614	0.29	B	824	0.39	Joel Blvd CPD

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County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 4 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
13900	JOEL BLVD	18TH ST	SR 80	P. Art	2LN	E	1,010	C	482	0.48	D	506	0.50	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	Min. Col	2LN	E	860	C	62	0.07	C	72	0.08	old count projection
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	Maj. Col	2LN	E	860	C	256	0.30	C	269	0.31	*
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	Maj. Col	2LN	E	860	C	264	0.31	C	277	0.32	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	Maj. Col	2LN	E	860	C	106	0.12	C	120	0.14	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	Maj. Col	2LN	E	860	C	384	0.45	C	404	0.47	
14600	LEE BLVD	SR 82	ALVIN AVE	P. Art	6LD	E	2,840	B	2,084	0.73	B	2,190	0.77	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	P. Art	6LD	E	2,840	B	1,957	0.69	B	2,136	0.75	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	P. Art	6LD	E	2,840	B	2,093	0.74	B	2,200	0.77	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	P. Art	4LD	E	1,980	B	898	0.45	B	943	0.48	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	P. Art	2LN	E	1,020	C	898	0.88	C	943	0.92	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	Maj. Col	2LN	E	860	C	544	0.63	D	614	0.71	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	P. Art	4LN	E	1,800	B	832	0.46	B	867	0.48	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	M. Art	2LN	E	860	D	763	0.89	D	819	0.95	
15300	LITTLETON RD	CORBETT RD	US 41	Maj. Col	2LN	E	860	C	528	0.61	C	555	0.65	
15400	LITTLETON RD	US 41	BUS 41	Maj. Col	2LN	E	860	C	437	0.51	C	459	0.53	
15500	LUCKETT RD	ORTIZ AVE	I-75	M. Art	2LN	E	880	B	317	0.36	B	392	0.45	4 Ln design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	Maj. Col	2LN	E	860	B	285	0.33	C	299	0.35	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	Min. Col	2LN	E	860	C	77	0.09	C	89	0.10	old count projection
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	P. Art	4LD	E	1,960	B	1,173	0.60	B	1,233	0.63	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	P. Art	4LD	E	1,960	B	1,180	0.60	B	1,240	0.63	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	M. Art	4LD	E	1,960	A	927	0.47	A	983	0.50	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	M. Art	4LD	E	1,960	A	927	0.47	A	975	0.50	
16200	McGREGOR BLVD (SR 867	OLD McGREGOR /GLADIOLUS DR	IONA LOOP RD	State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
16300	McGREGOR BLVD (SR 867	IONA LOOP RD	PINE RIDGE RD	State	4LD	D	2,100	C	1,465	0.70	C	1,635	0.78	
16400	McGREGOR BLVD (SR 867	PINE RIDGE RD	CYPRESS LAKE DR	State	4LD	D	2,100	C	1,674	0.80	C	1,873	0.89	
16500	McGREGOR BLVD (SR 867	CYPRESS LAKE DR	COLLEGE PKWY	State	4LD	D	2,100	C	1,674	0.80	C	1,873	0.89	
16600	McGREGOR BLVD (SR 867	COLLEGE PKWY	WINKLER RD	State	2LN	D	924	C	726	0.79	C	797	0.86	Constrained
16700	McGREGOR BLVD (SR 867	WINKLER RD	TANGLEWOOD BLVD	State	2LN	D	970	F	1,039	1.07	F	1,143	1.18	Constrained
16800	McGREGOR BLVD (SR 867	TANGLEWOOD BLVD	COLONIAL BLVD	State	2LN	D	970	F	1,039	1.07	F	1,143	1.18	Constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	State	6LD	D	3,171	C	1,136	0.36	C	1,492	0.47	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	State	4LD	D	2,100	C	1,184	0.56	C	1,446	0.69	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	State	4LD	D	2,100	C	1,665	0.79	D	2,092	1.00	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	State	4LD	D	2,100	C	1,665	0.79	D	2,092	1.00	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	State	6LD	D	3,171	C	1,397	0.44	C	1,875	0.59	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	Maj. Col	2LN	E	860	C	168	0.20	C	176	0.20	*
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	Min. Col	2LN	E	860	C	168	0.20	C	181	0.21	*
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	Min. Col	2LN	E	860	C	182	0.21	C	206	0.24	old count projection(2009)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	Min. Col	2LN	E	860	C	69	0.08	C	72	0.08	
18000	NALLE RD	SR 78	NALLE GRADE RD	Min. Col	2LN	E	860	C	128	0.15	C	147	0.17	*
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	Min. Col	2LN	E	860	C	130	0.15	C	137	0.16	*
18200	NORTH RIVER RD	SR 31	FRANKLIN LOCK RD	M. Art	2LN	E	1,140	A	145	0.13	B	264	0.23	
18300	NORTH RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	M. Art	2LN	E	1,140	A	145	0.13	B	286	0.25	
18400	NORTH RIVER RD	BROADWAY RD	COUNTY LINE	M. Art	2LN	E	1,140	A	100	0.09	A	133	0.12	
18900	OLGA RD*	SR 80 W	SR 80 E	Min. Col	2LN	E	860	C	82	0.10	C	95	0.11	old count projection
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	Min. Col	2LN	E	860	C	393	0.46	C	488	0.57	old count(2009)
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	Min. Col	4LN	E	1,790	C	528	0.29	C	555	0.31	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	Maj. Col	2LN	E	1,000	D	477	0.48	D	502	0.50	

County-Maintained Collector Roadway - Unincorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County Maintained Controlled Access Aterial Facility

County-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Expressway

County-Maintained Arterial Roadway - Incorporated Lee County

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 5 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	Maj. Col	2LN	E	1,000	D	477	0.48	D	511	0.51	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	Maj. Col	2LN	E	860	C	129	0.15	C	136	0.16	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	Controlled xs	2LN	E	900	B	716	0.80	B	753	0.84	
19700	ORTIZ AVE	SR 82	LUCKETT RD	P. Art	2LN	E	900	B	745	0.83	B	784	0.87	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	P. Art	2LN	E	900	B	309	0.34	B	325	0.36	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 8	PROSPECT AVE	ORTIZ AVE	State	4LD	D	2,100	C	1,089	0.52	C	1,240	0.59	
20000	PALM BEACH BLVD (SR 8	ORTIZ AVE	I-75	State	6LD	D	3,171	C	1,242	0.39	C	1,391	0.44	
20100	PALM BEACH BLVD (SR 8	I-75	SR 31	State	6LD	D	3,171	C	1,616	0.51	C	2,001	0.63	
20200	PALM BEACH BLVD (SR 8	SR 31	BUCKINGHAM RD	State	4LD	D	2,100	D	2,043	0.97	F	2,495	1.19	
20300	PALM BEACH BLVD (SR 8	BUCKINGHAM RD	WERNER DR	State	4LD	D	3,280	B	1,426	0.43	C	1,802	0.55	
20330	PALM BEACH BLVD (SR 8	WERNER DR	JOEL BLVD	State	4LD	C	2,210	B	1,179	0.53	C	1,531	0.69	
20400	PALM BEACH BLVD (SR 8	JOEL BLVD	HENDRY CO. LINE	State	4LD	C	2,210	B	1,053	0.48	B	1,343	0.61	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	Min. Col	2LN	E	860	C	380	0.44	C	403	0.47	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	Maj. Col	2LN	E	860	C	205	0.24	C	216	0.25	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	Maj. Col	2LN	E	860	C	148	0.17	C	160	0.19	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	P. Art	2LN	E	950	E	594	0.63	E	644	0.68	Constrained
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	State	4LD	D	2,100	C	1,821	0.87	F	2,171	1.03	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	State	4LD	D	2,100	C	1,590	0.76	C	1,754	0.84	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	Maj. Col	2LN	E	860	C	515	0.60	D	587	0.68	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	Maj. Col	2LN	E	860	C	245	0.28	C	405	0.47	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	Maj. Col	2LN	E	860	C	245	0.28	C	257	0.30	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	M. Art	2LN	E	860	C	267	0.31	C	369	0.43	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	M. Art	2LN	E	860	D	692	0.80	D	728	0.85	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	M. Art	4LN	E	1,790	C	687	0.38	C	722	0.40	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	P. Art	4LD	E	1,890	B	1,012	0.54	B	1,063	0.56	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	P. Art	4LD	E	1,890	B	1,405	0.74	B	1,480	0.78	
22300	PONDELLA RD	US 41	BUS 41	P. Art	4LD	E	1,890	B	1,052	0.56	B	1,105	0.58	
22400	PRITCHETT PKWY	SR 78	RICH RD	Maj. Col	2LN	E	860	C	73	0.08	C	541	0.63	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	Maj. Col	2LN	E	860	C	93	0.11	C	98	0.11	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	Maj. Col	2LN	E	860	C	55	0.06	C	62	0.07	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	Maj. Col	2LN	E	860	C	82	0.10	C	94	0.11	
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	Maj. Col	2LN	E	860	C	82	0.10	C	86	0.10	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	Maj. Col	2LN	E	860	C	401	0.47	C	422	0.49	*
23000	SAN CARLOS BLVD (SR 8	MANTANZAS PASS B.	MAIN ST	State	2LD	D	970	F	1,051	1.08	F	1,176	1.21	Constrained
23100	SAN CARLOS BLVD (SR 8	MAIN ST	SUMMERLIN RD	State	4LD	D	2,100	C	1,051	0.50	C	1,176	0.56	PD&E Study
23180	SAN CARLOS BLVD (SR 8	SUMMERLIN RD	KELLY RD	State	2LD	D	970	C	772	0.80	C	795	0.82	
23200	SAN CARLOS BLVD (SR 8	KELLY RD	GLADIOLUS DR	State	4LD	D	2,100	C	772	0.37	C	795	0.38	
23260	SANIBEL BLVD	US 41	LEE RD	Maj. Col	2LN	E	860	C	489	0.57	C	514	0.60	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	P. Art	2LN	E	1,140	E	987	0.87	E	1,037	0.91	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	Maj. Col	2LN	E	860	C	231	0.27	C	243	0.28	*
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	Controlled xs	4LD	E	2,000	B	1,371	0.69	B	1,441	0.72	Unincorporated LC
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	Controlled xs	4LD	E	1,900	B	951	0.50	B	1,154	0.61	Unincorporated LC
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	Controlled xs	4LD	E	1,900	B	1,061	0.56	B	1,115	0.59	Incorporated LC
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	Controlled xs	6LD	E	2,860	A	1,061	0.37	A	1,115	0.39	Incorporated LC
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	State	4LD	D	2,100	C	1,941	0.92	F	2,243	1.07	
24000	SLATER RD	SR 78	NALLE GRADE RD	M. Art	2LN	E	1,010	C	376	0.37	C	395	0.39	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	Maj. Col	2LD	E	910	D	602	0.66	D	633	0.70	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	State	2LN	D	970	C	763	0.79	F	989	1.02	PD&E/SEIR Study

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 6 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)															
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	State	2LN	C	820	C	655	0.80	B	889	0.40	Future Capacity 2210 (for V/C as well)
24400	STALEY RD	TICE	ORANGE RIVER BLVD	Maj. Col	2LN	E	860	C	197	0.23	C	207	0.24	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	M. Art	2LN	E	1,060	B	315	0.30	C	445	0.42	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	M. Art	2LN	E	1,060	B	315	0.30	C	448	0.42	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	M. Art	2LN	E	1,060	D	730	0.69	E	831	0.78	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	M. Art	2LN	E	1,060	D	730	0.69	E	827	0.78	
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	Controlled xs	4LD	E	1,980	A	1,243	0.63	A	1,306	0.66	Unincorporated Lee county
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	Controlled xs	4LD	E	1,980	A	1,243	0.63	A	1,306	0.66	Unincorporated Lee county
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	Controlled xs	6LD	E	3,000	A	1,928	0.64	A	2,158	0.72	Unincorporated Lee county
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	Controlled xs	6LD	E	3,000	A	1,928	0.64	A	2,026	0.68	Unincorporated Lee county
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	Controlled xs	6LD	E	3,000	A	1,928	0.64	A	2,026	0.68	Unincorporated Lee county
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	Controlled xs	4LD	E	1,900	C	1,530	0.81	C	1,631	0.86	Unincorporated Lee county
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	Controlled xs	6LD	E	2,880	B	1,808	0.63	B	1,900	0.66	Unincorporated Lee county
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	Controlled xs	6LD	E	2,880	B	1,802	0.63	B	1,894	0.66	Unincorporated Lee county
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	Controlled xs	6LD	E	2,880	B	1,802	0.63	B	1,894	0.66	Unincorporated Lee county
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	P. Art	4LD	E	1,820	D	1,135	0.62	D	1,193	0.66	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	P. Art	4LD	E	1,820	D	1,135	0.62	D	1,193	0.66	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	Min. Col	2LN	E	860	C	42	0.05	C	53	0.06	Old Count
26100	SUNSHINE BLVD	SR 82	23RD ST SW	P. Art	2LN	E	1,010	C	395	0.39	C	416	0.41	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	P. Art	2LN	E	1,010	C	395	0.39	C	416	0.41	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	P. Art	2LN	E	1,010	D	651	0.64	D	684	0.68	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	Maj. Col	2LN	E	860	D	602	0.70	D	633	0.74	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	P. Art	4LD	E	1,940	B	1,560	0.80	B	1,743	0.90	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	P. Art	4LD	E	1,940	B	707	0.36	B	816	0.42	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	P. Art	4LD	E	1,940	B	707	0.36	B	743	0.38	
26800	TICE ST	SR 80	ORTIZ AVE	Maj. Col	2LN	E	860	C	199	0.23	C	209	0.24	
26900	TICE ST	ORTIZ AVE	STALEY RD	Maj. Col	2LN	E	860	C	207	0.24	C	243	0.28	Elementry U.
27000	TREELINE AVE	TERMIMAL ACCESS RD	DANIELS PKWY	Controlled xs	4LD	E	1,980	A	1,050	0.53	A	1,288	0.65	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	P. Art	4LD	E	1,980	A	782	0.39	A	822	0.42	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	P. Art	4LD	E	1,980	A	782	0.39	A	822	0.42	
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	State	6LD	D	3,171	C	2,598	0.82	C	2,904	0.92	SR 739 6 ln DES & ROW Progrmd
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH RD	State	6LD	D	3,171	C	2,598	0.82	C	2,904	0.92	SR 739 6 ln DES & ROW Progrmd
30700	US 41 (CLEVELAND AVE)	SOUTH RD	BOY SCOUT RD	State	6LD	D	3,171	C	2,598	0.82	C	2,904	0.92	SR 739 6 ln DES & ROW Progrmd
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	State	6LD	D	3,171	C	2,598	0.82	C	2,904	0.92	SR 739 6 ln DES & ROW Progrmd
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	State	6LD	D	3,171	C	2,418	0.76	C	2,704	0.85	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	State	4LD	D	2,100	C	1,996	0.95	F	2,240	1.07	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	State	4LD	D	2,100	C	1,996	0.95	F	2,240	1.07	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	State	4LD	D	2,100	C	1,996	0.95	F	2,240	1.07	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	State	4LD	D	2,100	C	1,362	0.65	C	1,523	0.73	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	State	4LD	D	2,100	C	1,362	0.65	C	1,523	0.73	
31400	US 41 (N TAMIAMI TR)	LITTLETON RD	BUS 41	State	4LD	D	2,100	C	1,087	0.52	C	1,263	0.60	
31500	US 41 (N TAMIAMI TR)	BUS 41	DEL PRADO BLVD	State	4LD	D	2,100	C	1,087	0.52	C	1,263	0.60	
31600	US 41 (N TAMIAMI TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	State	4LD	D	2,100	C	1,577	0.75	C	1,885	0.90	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	State	6LD	D	3,171	C	2,342	0.74	C	2,616	0.82	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	State	6LD	D	3,171	C	2,294	0.72	C	2,767	0.87	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	State	6LD	D	3,171	C	2,576	0.81	C	3,011	0.95	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	State	6LD	D	3,171	C	2,576	0.81	C	3,011	0.95	
30200	US 41 (S TAMIAMI TR)	ISLAND PARK RD	BRIARCLIFF RD	State	6LD	D	3,171	C	3,002	0.95	F	3,356	1.06	

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

Table 21 b): Link-Level Service Volumes and LOS Table

Table 21 b) 7 of 7

LEE COUNTY ROAD LINK VOLUMES (County- and State-Maintained Roadways)														
Link No.	NAME	ROADWAY LINK		F. Class	ROAD TYPE	PERFORMANCE STANDARD		2021 100TH HIGHEST HOUR			FUTURE FORECAST (2026)			Notes
		FROM	TO			LOS	DIRECTIONAL CAPACITY	LOS	VOL	V/C	LOS	VOL	V/C	
30300	US 41 (S TAMIAMI TR)	BRIARCLIFF RD	SIX MILE PKWY	State	6LD	D	3,171	C	3,002	0.95	F	3,356	1.06	
30400	US 41 (S TAMIAMI TR)	SIX MILE PKWY	DANIELS PKWY	State	6LD	D	3,171	C	2,509	0.79	C	2,807	0.89	
27200	VETERANS MEM. PKWY	SR 78	CHIQUITA	Controlled xs	4LD	D	2,040	A	1,000	0.49	A	1,051	0.52	
27300	VETERANS MEM. PKWY	CHIQUITA	SKYLINE	Xprswy	4LD	D	2,040	A	1,195	0.59	A	1,256	0.62	
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	Xprswy	6LD	D	3,080	A	2,103	0.68	B	2,210	0.72	*
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	Xprswy	6LD	D	3,080	B	2,968	0.96	F	3,119	1.01	
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	Xprswy	6LD	D	3,080	B	2,772	0.90	B	2,913	0.95	
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	McGREGOR BLVD	Xprswy	4LB	D	4,000	D	2,964	0.74	D	3,115	0.78	
29100	W. 12TH ST	GUNNERY RD	SUNSHINE BLVD	Maj. Col	2LN	E	860	C	230	0.27	C	241	0.28	*
29200	W. 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	Maj. Col	2LN	E	860	C	76	0.09	C	168	0.20	old count projection(2010)
29300	W. 12TH ST	WILLIAMS AVE	JOEL BLVD	Maj. Col	2LN	E	860	C	92	0.11	C	104	0.12	old count projection(2010)
29400	W. 14TH ST	SUNSHINE BLVD	RICHMOND AVE	Min. Col	2LN	E	860	C	48	0.06	C	54	0.06	old count projection(2010)
29000	W. 6TH ST	WILLIAMS AVE	JOEL BLVD	Maj. Col	2LN	E	860	C	181	0.21	C	190	0.22	
26400	W23RD ST	GUNNERY RD	SUNSHINE BLVD	M. Art	2LN	E	860	D	763	0.89	D	802	0.93	
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	M. Art	2LN	E	860	D	567	0.66	D	623	0.72	
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	Maj. Col	2LD	E	910	C	298	0.33	C	313	0.34	
28000	WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	Maj. Col	2LD	E	910	C	298	0.33	C	313	0.34	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	Maj. Col	2LN	E	860	D	747	0.87	D	785	0.91	
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	Maj. Col	2LN	E	860	C	461	0.54	C	537	0.62	old count(2010)
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	M. Art	4LD	E	1,520	C	276	0.18	C	290	0.19	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	M. Art	2LN	E	880	B	593	0.67	B	625	0.71	Year 2010 data
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	M. Art	2LN	E	880	B	418	0.48	B	439	0.50	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	M. Art	4LD	E	1,780	D	746	0.42	D	784	0.44	
28800	WINKLER RD	COLLEGE PKWY	McGREGOR BLVD	M. Art	2LN	E	800	B	350	0.44	B	395	0.49	old count projection(Year 2010)
28900	WOODLAND BLVD	US 41	AUSTIN ST	Maj. Col	2LN	E	860	C	266	0.31	C	300	0.35	old count projection(2010)

* Previous Year Data

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Collector Roadway - Incorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

County Maintained Controlled Access Aterial Facility

County Maintained Expressway

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

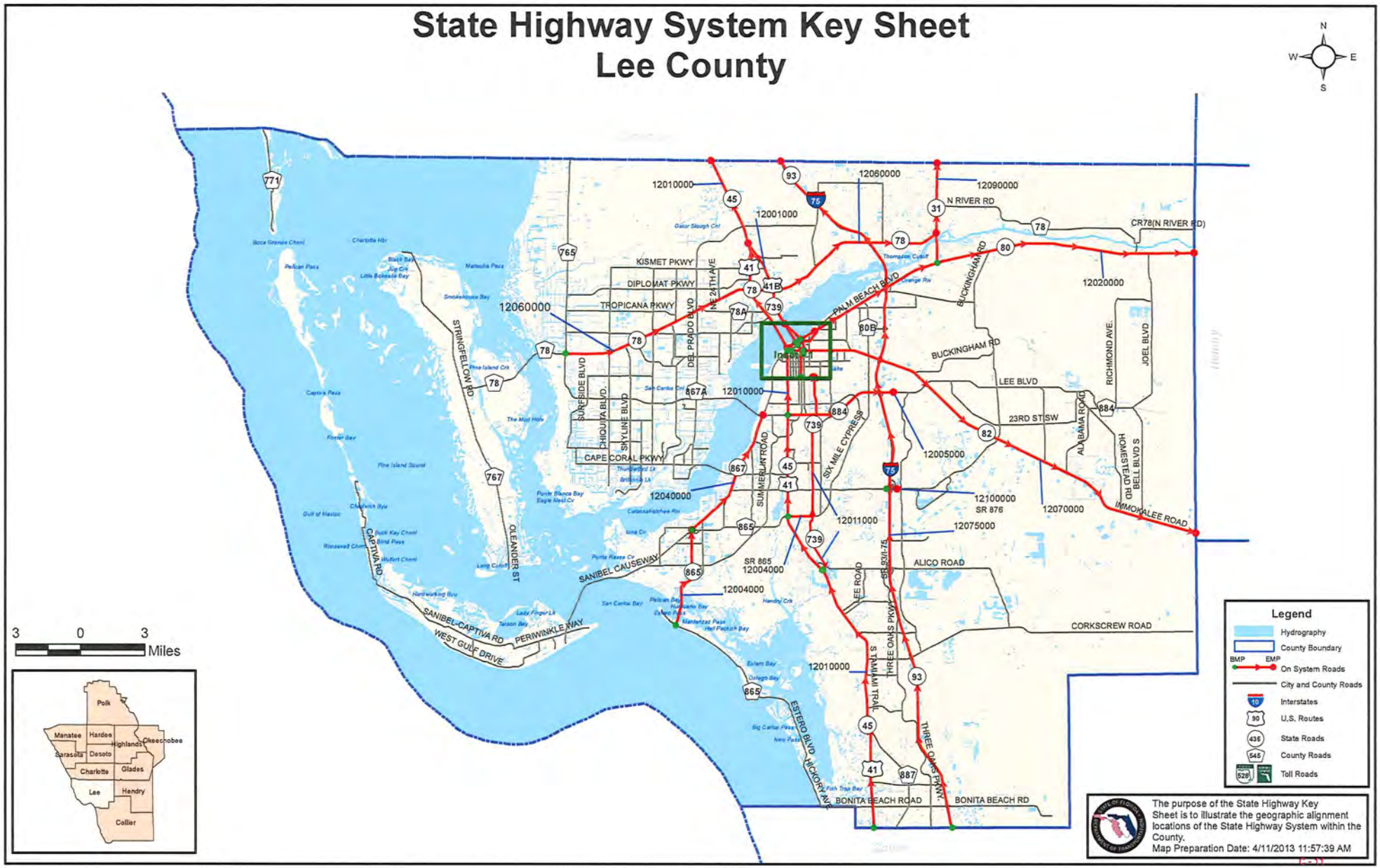
Collectors

Level of Service

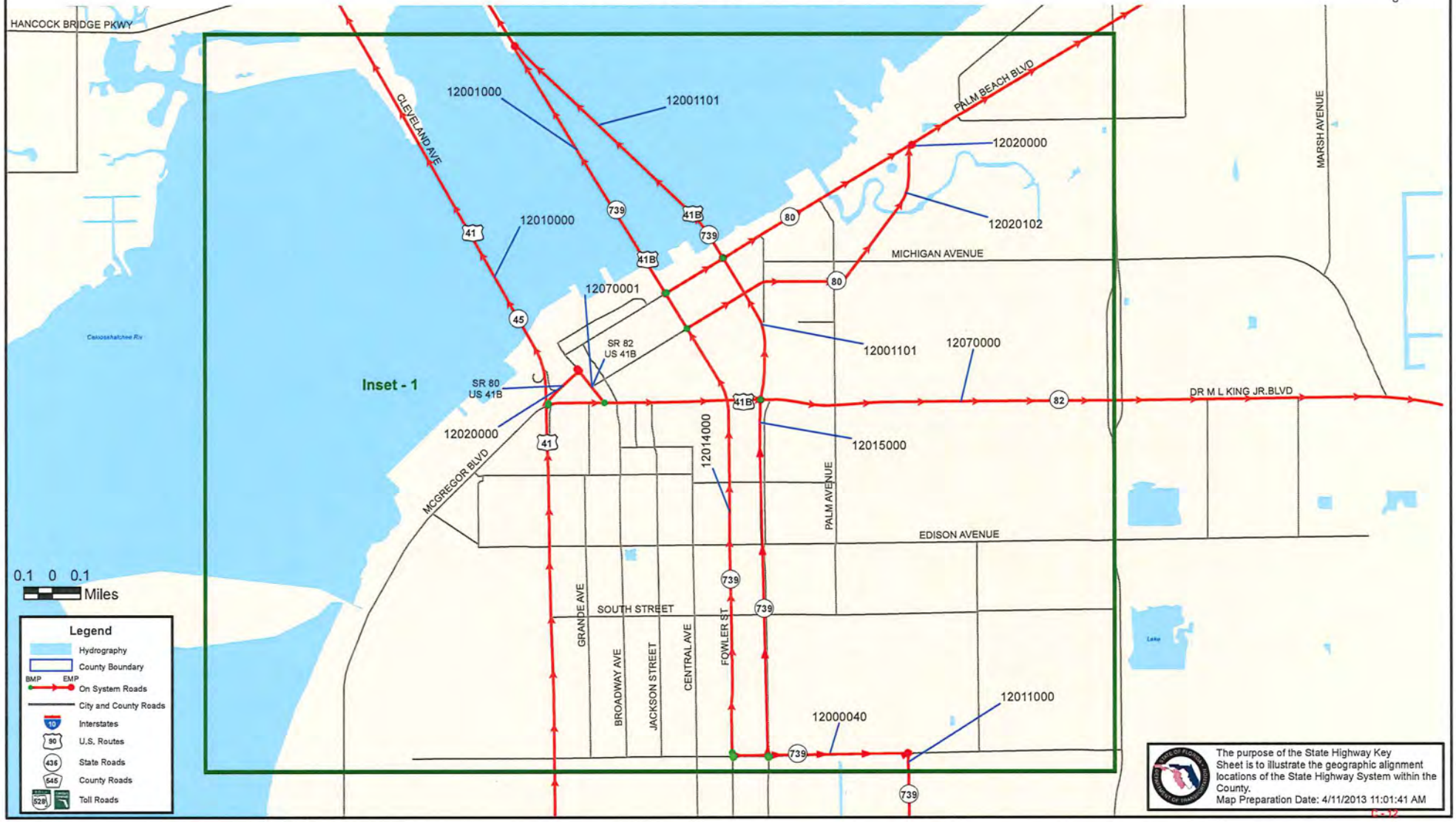
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

State Highway System Key Sheet
Lee County



State Highway System Key Sheet
Lee County - Inset 1



10 | Florida's LOS Policy

FDOT aims to plan, design, and operate the SHS at an acceptable LOS for the traveling public. LOS targets are consistent with FDOT's Policy on Level of Service Targets for the SHS, Topic No. 000-525-006. The policy outlines the motorized vehicle LOS target for urbanized areas and outside urbanized areas. The motorized vehicle-mode LOS targets for the SHS during peak travel hours are LOS D in urbanized areas and LOS C outside of urbanized areas. FDOT shall work with local governments to establish appropriate LTS targets for multimodal mobility and system design. The targets shall be responsive to all users according to context, roadway function, network design, and user safety.

10.1 Support of Local Government Transportation LOS Policies

Local governments can, but are not required, to extend concurrency requirements to transportation facilities. If concurrency is applied to transportation facilities, the local government comprehensive plan must provide the principles, guidelines, standards, and strategies, including adopted levels of service to guide its application. (F.S. 163.3180[5(a)]). Local governments are encouraged to develop tools and techniques to complement the application of transportation concurrency such as:

- Adoption of long-term strategies to facilitate development patterns that support multimodal solutions, including urban design, and appropriate land use mixes, including intensity and density.
- Adoption of an areawide LOS not dependent on any single road segment function.
- Exempting or discounting impacts of locally desired development, such as development in urban areas, redevelopment, job creation, and mixed use on the transportation system.
- Assigning secondary priority to vehicle mobility and primary priority to ensuring a safe, comfortable, and attractive pedestrian environment, with convenient interconnection to transit.
- Establishing multimodal LOS standards that rely primarily on nonvehicular modes of transportation where existing or planned community design will provide adequate level of mobility.
- Reducing impact fees or local access fees to promote development within urban areas, multimodal transportation districts, and a balance of mixed-use development in certain areas or districts, or for affordable or workforce housing.

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 1200 LEE COUNTYWIDE

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2019 - 01/05/2019	0.97	1.04
2	01/06/2019 - 01/12/2019	0.97	1.04
3	01/13/2019 - 01/19/2019	0.98	1.05
* 4	01/20/2019 - 01/26/2019	0.96	1.03
* 5	01/27/2019 - 02/02/2019	0.95	1.02
* 6	02/03/2019 - 02/09/2019	0.94	1.01
* 7	02/10/2019 - 02/16/2019	0.92	0.99
* 8	02/17/2019 - 02/23/2019	0.92	0.99
* 9	02/24/2019 - 03/02/2019	0.92	0.99
*10	03/03/2019 - 03/09/2019	0.91	0.98
*11	03/10/2019 - 03/16/2019	0.91	0.98
*12	03/17/2019 - 03/23/2019	0.92	0.99
*13	03/24/2019 - 03/30/2019	0.93	1.00
*14	03/31/2019 - 04/06/2019	0.94	1.01
*15	04/07/2019 - 04/13/2019	0.94	1.01
*16	04/14/2019 - 04/20/2019	0.95	1.02
17	04/21/2019 - 04/27/2019	0.97	1.04
18	04/28/2019 - 05/04/2019	0.99	1.06
19	05/05/2019 - 05/11/2019	1.00	1.08
20	05/12/2019 - 05/18/2019	1.02	1.10
21	05/19/2019 - 05/25/2019	1.04	1.12
22	05/26/2019 - 06/01/2019	1.06	1.14
23	06/02/2019 - 06/08/2019	1.07	1.15
24	06/09/2019 - 06/15/2019	1.09	1.17
25	06/16/2019 - 06/22/2019	1.10	1.18
26	06/23/2019 - 06/29/2019	1.10	1.18
27	06/30/2019 - 07/06/2019	1.11	1.19
28	07/07/2019 - 07/13/2019	1.11	1.19
29	07/14/2019 - 07/20/2019	1.12	1.20
30	07/21/2019 - 07/27/2019	1.10	1.18
31	07/28/2019 - 08/03/2019	1.09	1.17
32	08/04/2019 - 08/10/2019	1.07	1.15
33	08/11/2019 - 08/17/2019	1.06	1.14
34	08/18/2019 - 08/24/2019	1.06	1.14
35	08/25/2019 - 08/31/2019	1.07	1.15
36	09/01/2019 - 09/07/2019	1.07	1.15
37	09/08/2019 - 09/14/2019	1.07	1.15
38	09/15/2019 - 09/21/2019	1.08	1.16
39	09/22/2019 - 09/28/2019	1.06	1.14
40	09/29/2019 - 10/05/2019	1.05	1.13
41	10/06/2019 - 10/12/2019	1.03	1.11
42	10/13/2019 - 10/19/2019	1.02	1.10
43	10/20/2019 - 10/26/2019	1.01	1.09
44	10/27/2019 - 11/02/2019	1.00	1.08
45	11/03/2019 - 11/09/2019	0.99	1.06
46	11/10/2019 - 11/16/2019	0.98	1.05
47	11/17/2019 - 11/23/2019	0.97	1.04
48	11/24/2019 - 11/30/2019	0.97	1.04
49	12/01/2019 - 12/07/2019	0.97	1.04
50	12/08/2019 - 12/14/2019	0.97	1.04
51	12/15/2019 - 12/21/2019	0.97	1.04
52	12/22/2019 - 12/28/2019	0.97	1.04
53	12/29/2019 - 12/31/2019	0.98	1.05

* PEAK SEASON

14-FEB-2020 15:39:17 830UPD 1_1200_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0006 - SR 80 W OF HERZOG ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	27000 C	E 13500	W 13500	9.50	52.10	16.30
2021	23500 C	E 12000	W 11500	9.50	52.80	15.00
2020	24000 C	E 12000	W 12000	9.50	53.70	13.00
2019	23000 C	E 11500	W 11500	9.50	54.00	13.10
2018	22000 C	E 11000	W 11000	9.50	55.20	12.40
2017	20000 C	E 10000	W 10000	9.50	54.40	14.00
2016	20000 C	E 10000	W 10000	9.00	57.70	12.40
2015	17700 C	E 8900	W 8800	9.00	57.50	13.30
2014	15600 S	E 7800	W 7800	9.00	56.80	10.90
2013	15200 F	E 7600	W 7600	9.00	56.50	10.90
2012	15200 C	E 7600	W 7600	9.00	54.20	10.90
2011	15200 F	E 7500	W 7700	9.00	56.20	14.10
2010	15200 C	E 7500	W 7700	9.91	56.34	14.10
2009	15600 C	E 7600	W 8000	9.98	55.90	15.90
2008	15500 C	E 7700	W 7800	10.16	57.01	13.40
2007	18000 C	E 8900	W 9100	10.16	54.76	17.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0012 - SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	33000 F	E 16500	W 16500	9.00	52.10	13.50
2021	30000 C	E 15000	W 15000	9.00	52.80	13.50
2020	29000 C	E 14500	W 14500	9.00	53.70	12.40
2019	28000 C	E 14000	W 14000	9.00	54.00	12.40
2018	26000 C	E 13000	W 13000	9.00	55.20	12.40
2017	24000 C	E 12000	W 12000	9.00	54.40	11.80
2016	23500 C	E 11500	W 12000	9.00	57.70	10.30
2015	21000 C	E 10500	W 10500	9.00	57.50	10.20
2014	18200 S	E 9100	W 9100	9.00	56.80	12.00
2013	17800 F	E 8900	W 8900	9.00	56.50	12.00
2012	17800 C	E 8900	W 8900	9.00	54.20	12.00
2011	21000 F	E 10500	W 10500	9.00	56.20	12.50
2010	21000 C	E 10500	W 10500	9.91	56.34	12.50
2009	21000 C	E 10500	W 10500	9.98	55.90	13.70
2008	21000 C	E 10500	W 10500	10.16	57.01	11.20
2007	23000 C	E 11500	W 11500	10.16	54.76	15.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
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V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0030 - SR 31, NORTH OF SR 80/PALM BEACH BOULEVARD LC391

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	16600 C	N 7900	S 8700	9.00	52.10	21.90
2021	15900 C	N 7900	S 8000	9.00	52.80	14.20
2020	13800 C	N 6600	S 7200	9.00	53.70	17.80
2019	13500 C	N 6600	S 6900	9.00	54.00	20.80
2018	11500 C	N 5600	S 5900	9.00	55.20	18.60
2017	11200 C	N 5500	S 5700	9.00	54.40	19.00
2016	11100 F	N 5500	S 5600	9.00	57.70	12.50
2015	10100 C	N 5000	S 5100	9.00	57.50	12.50
2014	8700 F	N 4300	S 4400	9.00	56.80	14.90
2013	8500 C	N 4200	S 4300	9.00	56.50	14.90
2012	8700 C	N 4400	S 4300	9.00	54.20	13.80
2011	8500 F	N 4200	S 4300	9.00	56.20	13.70
2010	8500 C	N 4200	S 4300	9.91	56.34	13.70
2009	7800 C	N 3800	S 4000	9.98	55.90	13.40
2008	8500 C	N 4200	S 4300	10.16	57.01	12.80
2007	8700 C	N 4300	S 4400	10.16	54.76	10.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0085 - SR 80/PALM BEACH BLVD, EAST OF SR 31 LC360

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	47000 C	E 23500	W 23500	9.00	52.10	7.40
2021	43000 C	E 21500	W 21500	9.00	52.80	7.50
2020	36500 C	E 18000	W 18500	9.00	53.70	8.30
2019	36500 C	E 18000	W 18500	9.00	54.00	9.00
2018	33500 C	E 16500	W 17000	9.00	55.20	9.30
2017	33500 C	E 16500	W 17000	9.00	54.40	8.50
2016	35000 C	E 17500	W 17500	9.00	57.70	8.20
2015	32000 C	E 16000	W 16000	9.00	57.50	9.00
2014	29500 S	E 15000	W 14500	9.00	56.80	9.20
2013	28500 F	E 14500	W 14000	9.00	56.50	9.20
2012	28500 C	E 14500	W 14000	9.00	54.20	9.20
2011	29500 F	E 14500	W 15000	9.00	56.20	9.40
2010	29500 C	E 14500	W 15000	9.91	56.34	9.40
2009	29500 C	E 14500	W 15000	9.98	55.90	9.50
2008	30000 C	E 15000	W 15000	10.16	57.01	8.10
2007	34000 C	E 17000	W 17000	10.16	54.76	8.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0086 - SR-80/PALM BEACH BLVD, W OF HENDRY COUNTY LC358

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	23000 F	E 11500	W 11500	9.50	52.10	15.80
2021	21000 C	E 10500	W 10500	9.50	52.80	15.80
2020	20000 C	E 10000	W 10000	9.50	53.70	14.70
2019	18600 C	E 9300	W 9300	9.50	54.00	15.60
2018	17300 C	E 8600	W 8700	9.50	55.20	15.90
2017	16900 C	E 8400	W 8500	9.50	54.40	13.70
2016	15700 C	E 7800	W 7900	9.00	57.70	12.60
2015	14600 C	E 7300	W 7300	9.00	52.00	13.00
2014	13100 S	E 6600	W 6500	9.00	52.30	13.60
2013	12700 F	E 6400	W 6300	9.00	56.30	13.60
2012	12500 C	E 6300	W 6200	9.00	59.60	13.60
2011	13700 C	E 7000	W 6700	9.00	56.40	12.40
2010	12700 C	E 6200	W 6500	11.06	64.00	13.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 1001 - SR 31, SOUTH OF CR 78/NORTH RIVER ROAD (LC393)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	17800 C	N 8800	S 9000	9.50	52.10	25.40
2021	16000 C	N 8000	S 8000	9.50	52.80	23.30
2020	11000 C	N 5500	S 5500	9.50	53.70	23.40
2019	11000 C	N 5500	S 5500	9.50	54.00	25.30
2018	9400 C	N 4700	S 4700	9.50	55.20	26.90
2017	8800 C	N 4500	S 4300	9.50	54.40	20.20
2016	8600 F	N 4200	S 4400	9.50	57.70	20.20
2015	7800 C	N 3800	S 4000	9.50	57.50	20.20
2014	7200 F	N 3600	S 3600	9.50	56.80	20.50
2013	7000 C	N 3500	S 3500	9.50	56.50	20.50
2012	7500 C	N 3800	S 3700	9.50	54.20	22.60
2011	7300 F	N 3700	S 3600	9.50	56.20	17.60
2010	7300 C	N 3700	S 3600	9.91	56.34	17.60
2009	7100 C	N 3600	S 3500	9.98	55.90	19.70
2008	7700 C	N 3900	S 3800	10.16	57.01	23.50
2007	9200 C	N 4600	S 4600	10.16	54.76	32.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4183 - BUCKINGHAM RD, E OF ALVIN AVE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	11900 C	E 5700	W 6200	9.50	53.90	10.40
2021	11500 X	0	0	9.50	53.50	14.50
2020	11000 E	0	0	9.50	57.10	8.20
2019	11000 F	E	W	9.50	55.70	8.20
2018	10600 C	E 5400	W 5200	9.50	53.30	8.20
2017	8400 T	E 4100	W 4300	9.50	55.40	10.50
2016	7800 S	E 3800	W 4000	9.50	63.90	8.40
2015	7400 F	E 3600	W 3800	9.50	55.50	8.40
2014	7000 C	E 3400	W 3600	9.50	55.20	8.40
2013	6200 S	0	0	9.00	55.00	10.50
2012	6200 F	0	0	9.00	55.30	11.50
2011	6200 C	E 0	W 0	9.00	55.20	11.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4202 - ORANGE RIVER BLVD, W OF BUCKINGHAM RD

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2022	10800 S	E	5300	W	5500	9.50	53.90	9.80
2021	10400 F	E	5100	W	5300	9.50	53.50	9.90
2020	9800 C	E	4800	W	5000	9.50	53.80	6.90
2019	8800 F	E	4400	W	4400	9.50	54.90	7.70
2018	8400 C	E	4200	W	4200	9.50	55.20	8.00
2017	7500 S	E	3700	W	3800	9.50	54.90	7.40
2016	7100 F	E	3500	W	3600	9.50	54.80	7.00
2015	6700 C	E	3300	W	3400	9.50	55.50	5.90
2014	6400 S					9.50	55.20	15.60
2013	6300 F		0		0	9.50	55.00	5.10
2012	6300 C	E	0	W	0	9.50	55.30	5.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4650 - NORTH RIVER ROAD, EAST OF S.R. 31

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	3800 R	E 1900	W 1900	9.50	53.90	15.00
2021	3600 T	E 1800	W 1800	9.50	53.50	13.60
2020	3400 S	E 1700	W 1700	9.50	53.80	12.50
2019	3400 F	E 1700	W 1700	9.50	54.90	12.50
2018	3200 C	E 1600	W 1600	9.50	55.20	12.50
2017	3200 T	E 1600	W 1600	9.50	54.90	12.20
2016	3000 S	E 1500	W 1500	9.50	54.80	15.00
2015	2800 F	E 1400	W 1400	9.50	55.50	15.00
2014	2600 C	E 1300	W 1300	9.50	55.20	15.00
2013	1000 S	0	0	9.50	55.00	12.20
2012	1000 F	0	0	9.50	55.30	11.50
2011	1000 C	E 0	W 0	9.50	55.20	11.70

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S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4656 - BUCKINGHAM / ORANGE ROAD, NORTH OF ASTORIA AVENUE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	13300 C	N 6700	S 6600	9.50	53.90	12.80
2021	10800 T	N 5300	S 5500	9.50	53.50	11.70
2020	10200 S	N 5000	S 5200	9.50	53.80	13.90
2019	10200 F	N 5000	S 5200	9.50	54.90	13.90
2018	9800 C	N 4800	S 5000	9.50	55.20	13.90
2017	9400 T	N 4700	S 4700	9.50	54.90	11.10
2016	9000 S	N 4500	S 4500	9.50	54.80	8.30
2015	8400 F	N 4200	S 4200	9.50	55.50	8.30
2014	8000 C	N 4000	S 4000	9.50	55.20	8.30
2013	8400 S	0	0	9.50	55.00	14.20
2012	8400 F	0	0	9.50	55.30	10.80
2011	8500 C	N 0	S 0	9.50	55.20	12.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 5020 - SR 80/PALM BEACH BLVD, NE OF CR 80B/ORTIZ AV LC359

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	29500 C	E 14500	W 15000	9.00	53.70	9.80
2021	26000 C	E 13000	W 13000	9.00	53.10	7.70
2020	22500 C	E 11000	W 11500	9.00	52.80	8.10
2019	25000 C	E 12000	W 13000	9.00	53.30	5.80
2018	24500 C	E 12000	W 12500	9.00	53.30	8.20
2017	25000 C	E 12500	W 12500	9.00	53.20	7.00
2016	25000 C	E 12500	W 12500	9.00	53.30	6.70
2015	23000 C	E 11500	W 11500	9.00	53.80	5.20
2014	22000 F	E 11000	W 11000	9.00	53.70	6.20
2013	22000 C	E 11000	W 11000	9.00	63.60	6.20
2012	22000 C	E 11000	W 11000	9.00	63.80	4.80
2011	23500 F	E 11500	W 12000	9.00	63.20	5.20
2010	23500 C	E 11500	W 12000	10.44	63.55	5.20
2009	23500 C	E 11500	W 12000	10.17	64.21	5.70
2008	27500 F	E 14000	W 13500	10.65	68.54	5.30
2007	28500 C	E 14500	W 14000	10.16	54.76	5.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6005 - SR 80/PALM BEACH BLVD, 0.25 MI W OF SR 31. PTMS 104, LCPR 05

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	34500 X	0	0	9.00	52.10	7.40
2021	34000 T	0	0	9.00	52.80	11.70
2020	33500 S	0	0	9.00	53.70	11.50
2019	35000 F	0	0	9.00	54.00	12.30
2018	35091 C	0	0	9.00	64.90	12.60
2017	34000 F	0	0	9.00	64.90	11.10
2016	32970 C	E 16326	W 16644	9.00	64.90	10.40
2015	30167 C	E 14945	W 15222	9.00	63.20	11.00
2014	27785 C	E 13885	W 13900	9.00	62.60	5.90
2013	26228 C	E 12981	W 13247	9.00	61.80	9.50
2012	25563 C	E 12791	W 12772	9.00	61.60	10.80
2011	26888 C	E 13397	W 13491	9.00	61.60	12.40
2010	26743 C	E 13334	W 13409	9.89	61.01	8.90
2009	25939 C	E 12914	W 13025	9.90	62.73	9.60
2008	26004 C	E 12909	W 13095	10.24	63.18	9.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6011 - BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LCPR 11

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	10500 X	0	0	9.00	53.90	15.00
2021	10500 T	0	0	9.00	53.50	13.60
2020	10000 S	0	0	9.00	53.40	13.00
2019	10500 F	0	0	9.00	53.80	12.70
2018	10538 C	0	0	9.00	53.30	12.30
2017	9800 F	0	0	9.00	55.40	12.20
2016	9856 C	N 4913	S 4943	9.00	63.90	11.20
2015	9348 C	N 4665	S 4683	9.00	51.70	11.50
2014	9120 C	N 4581	S 4539	9.00	51.70	11.80
2013	8793 C	N 4369	S 4424	9.00	51.70	12.20
2012	8700 C	N 4290	S 4410	9.00	52.30	11.50
2011	8444 C	N 4178	S 4266	9.00	52.80	11.70
2010	8378 C	N 4156	S 4222	10.47	55.10	13.30
2009	8500 C	N 0	S 0	9.27	57.21	14.80
2008	8212 C	N 4103	S 4109	9.21	58.32	9.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FDOT SITE: 120006
SR 80 W OF HERZOG ROAD

Year	AADT [1]
2022	27,000
2021	23,500
2020	24,000
2019	23,000
2018	22,000
2017	20,000
2016	20,000
2015	17,700
2014	15,600
2013	15,200
2012	15,200
2011	15,200
2010	15,200
2009	15,600
2008	15,500
2007	18,000
2006	18,600
2005	17,500

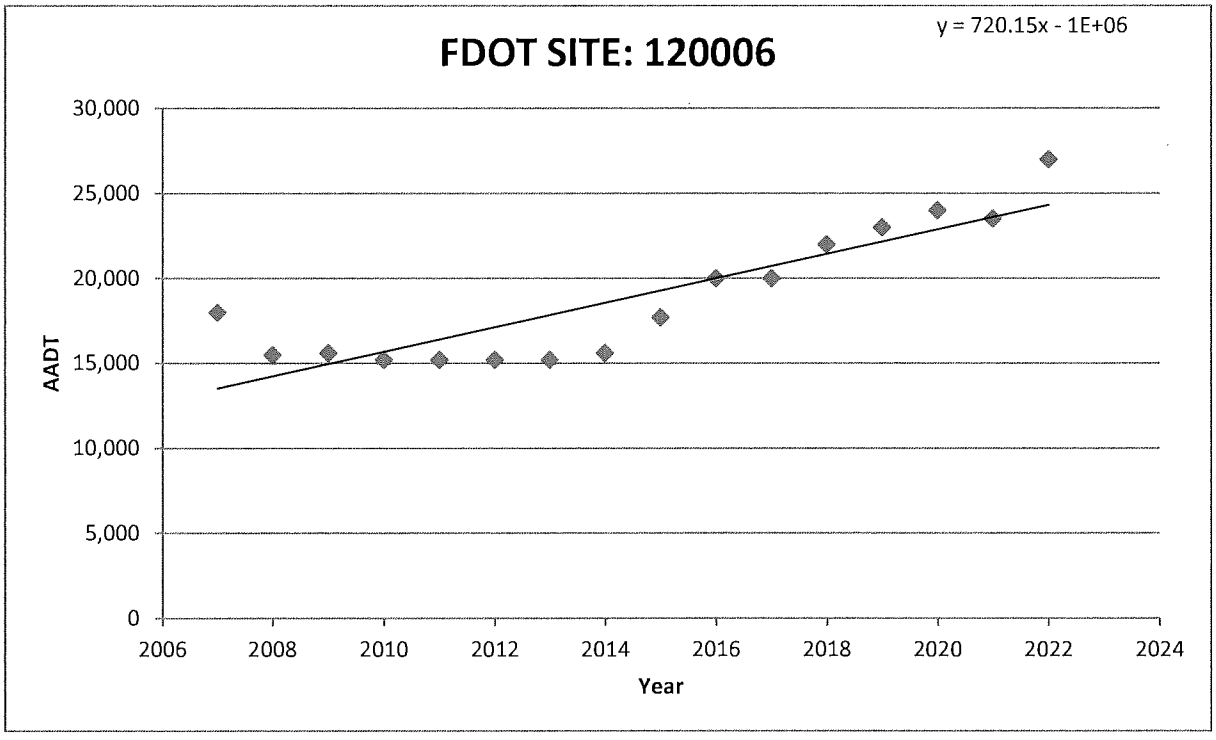
Equation

y_1 = 23,371 x_1 = 2022

y_2 = 25,512 x_2 = 2026

Growth

2.3% per year



Footnotes:

(1) FDOT Traffic Online (2022 Data)

FDOT SITE: 120012
SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

Year	AADT [1]
2022	33,000
2021	30,000
2020	29,000
2019	28,000
2018	26,000
2017	24,000
2016	23,500
2015	21,000
2014	18,200
2013	17,800
2012	17,800
2011	21,000
2010	21,000
2009	21,000
2008	21,000
2007	23,000
2006	21,000
2005	21,500

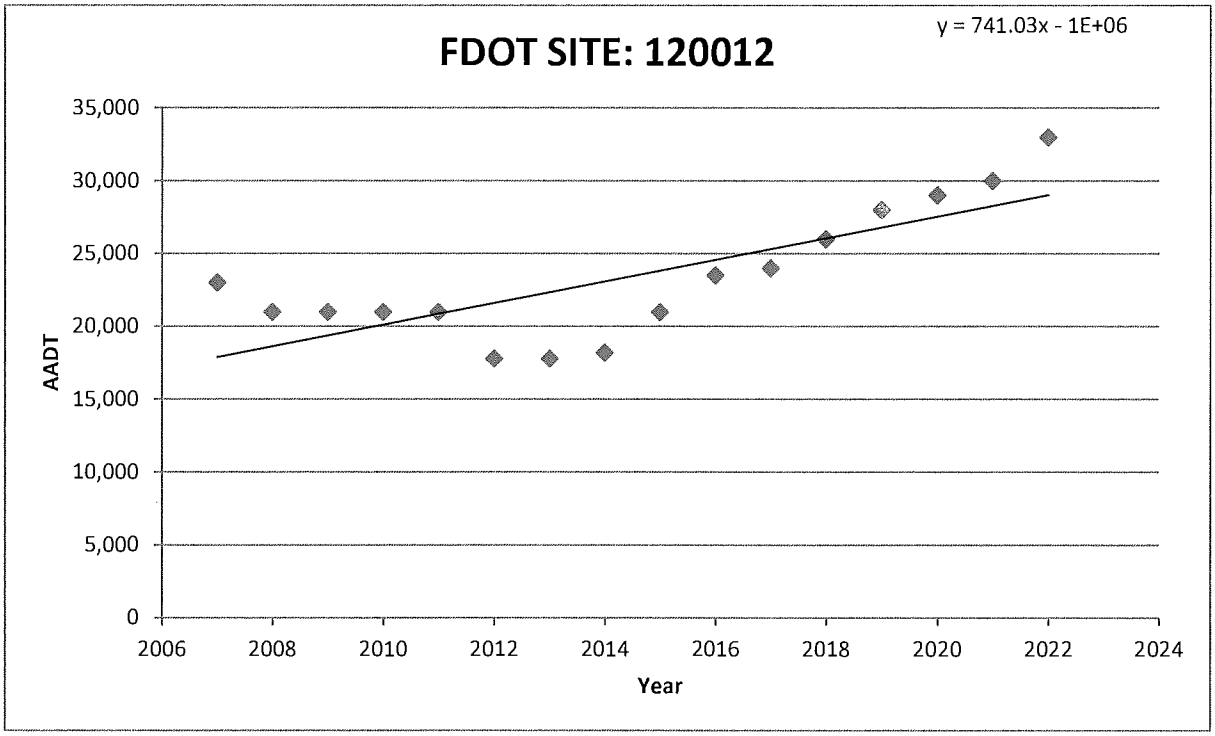
Equation

y_1	x_1
28,246	2022

y_2	x_2
30,616	2026

Growth

2.1% per year



Footnotes:
(1) FDOT Traffic Online (2022 Data)

FDOT SITE: 120030
SR 31, NORTH OF SR 80/PALM BEACH BOULEVARD

Year	AADT [1]
2022	16,600
2021	15,900
2020	13,800
2019	13,500
2018	11,500
2017	11,200
2016	11,100
2015	10,100
2014	8,700
2013	8,500
2012	8,700
2011	8,500
2010	8,500
2009	7,800
2008	8,500
2007	8,700
2006	12,500
2005	10,500

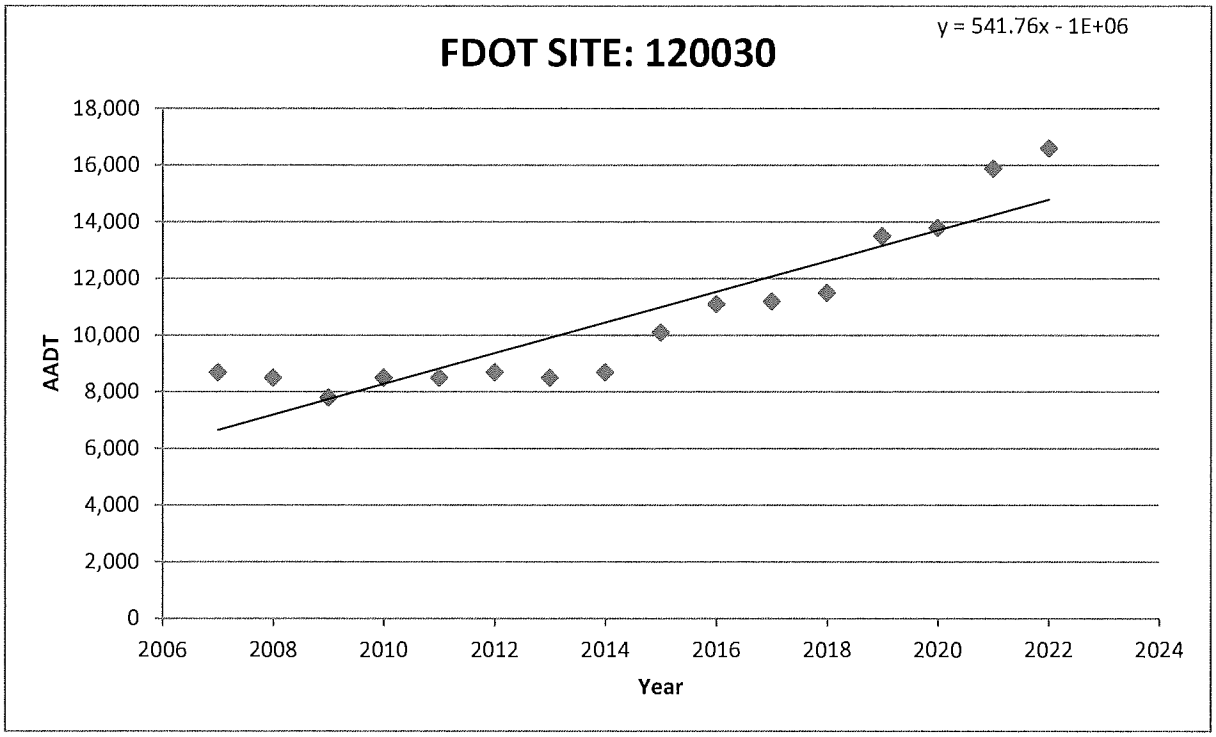
Equation

y_1	x_1
13,843	2022

y_2	x_2
15,269	2026

Growth

2.6% per year



Footnotes:
(1) FDOT Traffic Online (2022 Data)

FDOT SITE: 120085
SR 80/PALM BEACH BLVD, EAST OF SR 31

Year	AADT [1]
2022	47,000
2021	43,000
2020	36,500
2019	36,500
2018	33,500
2017	33,500
2016	35,000
2015	32,000
2014	29,500
2013	28,500
2012	28,500
2011	29,500
2010	29,500
2009	29,500
2008	30,000
2007	34,000
2006	36,000
2005	31,500

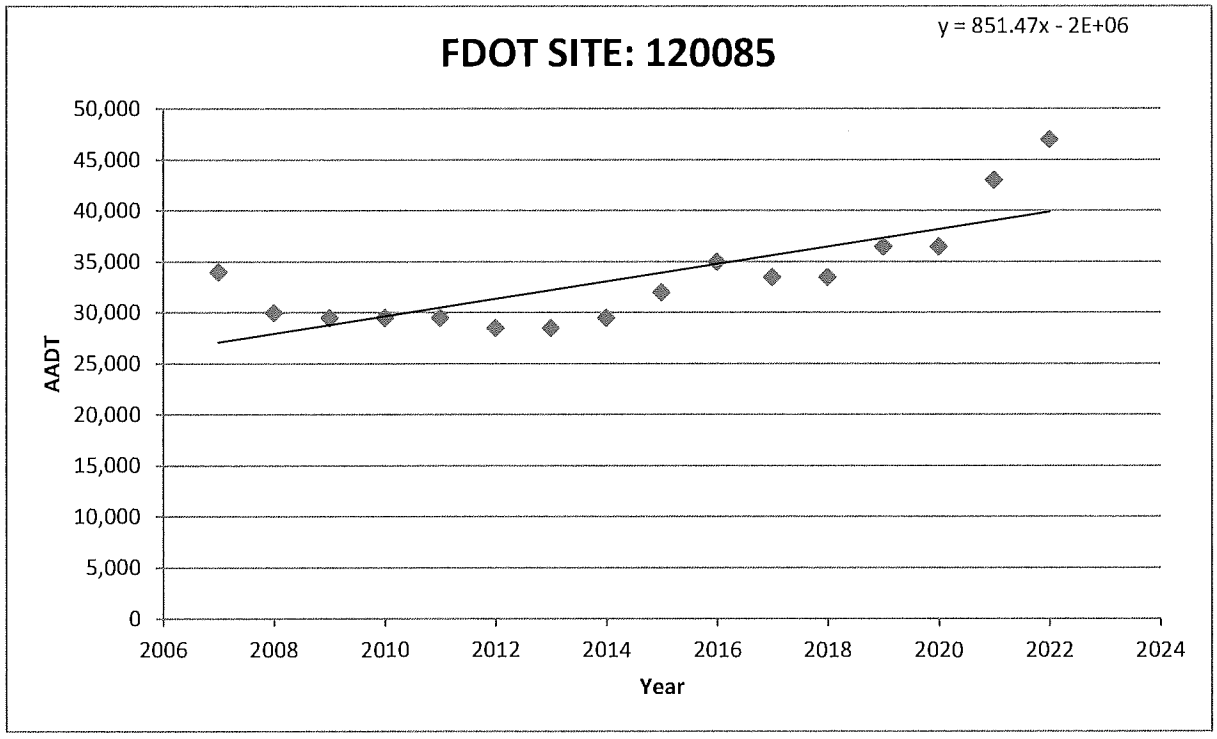
Equation

y_1	x_1
38,576	2022

y_2	x_2
40,952	2026

Growth

1.5% per year



Footnotes:
(1) FDOT Traffic Online (2022 Data)

FDOT SITE: 120086
SR-80/PALM BEACH BLVD, W OF HENDRY COUNTY LC358

Year	AADT [1]
2022	23,000
2021	21,000
2020	20,000
2019	18,600
2018	17,300
2017	16,900
2016	15,700
2015	14,600
2014	13,100
2013	12,700
2012	12,500
2011	13,700
2010	12,700

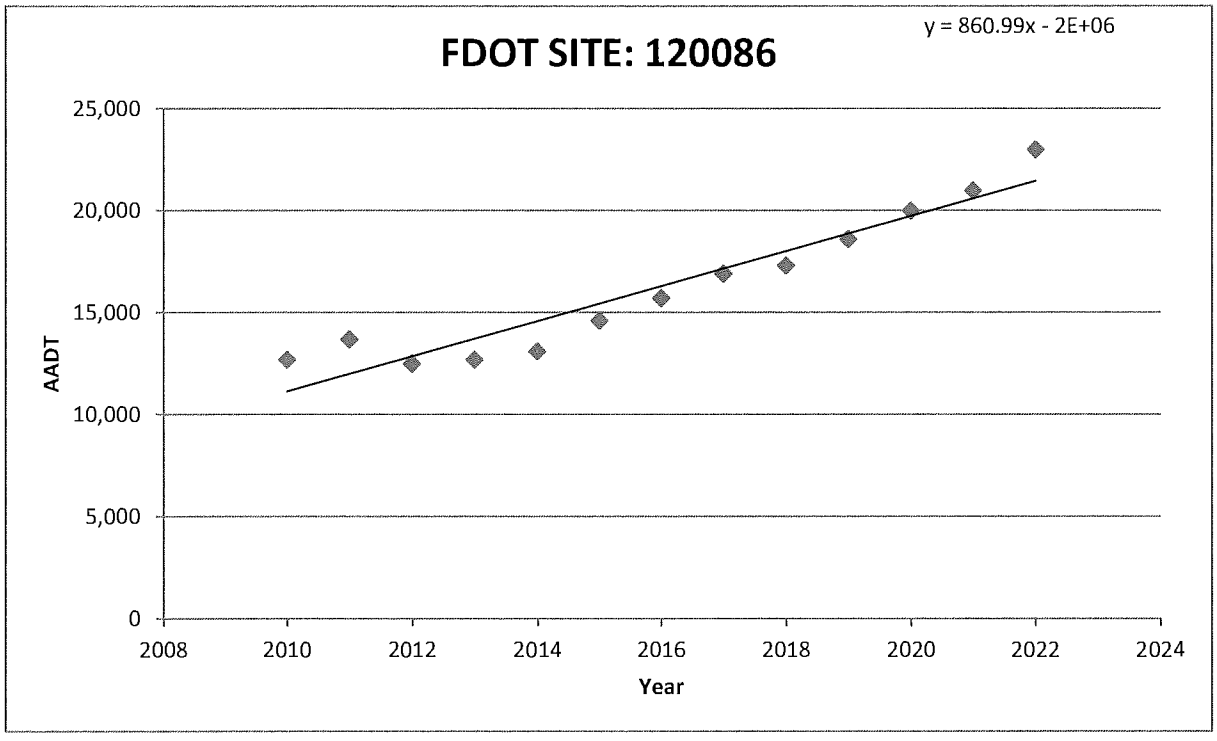
Equation

y_1	x_1
21,458	2022

y_2	x_2
24,902	2026

Growth

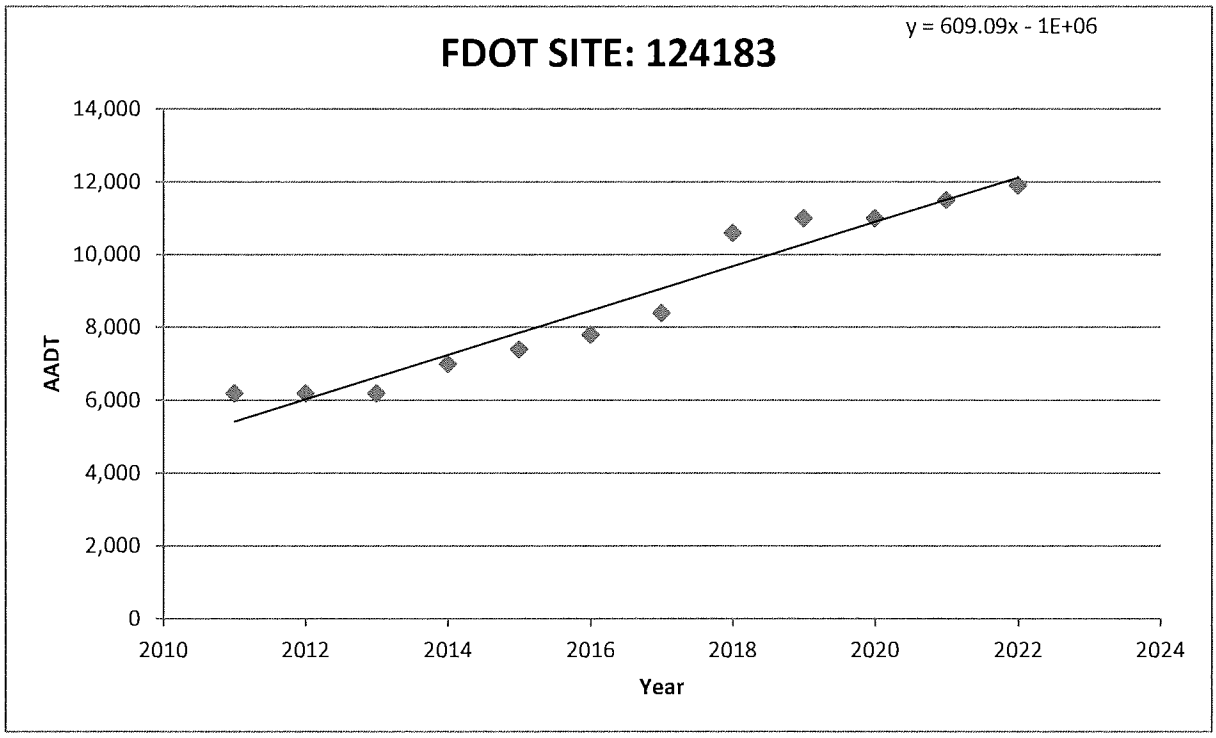
4.0% per year



Footnotes:
(1) FDOT Traffic Online (2022 Data)

FDOT SITE: 124183
BUCKINGHAM RD, E OF ALVIN AVE

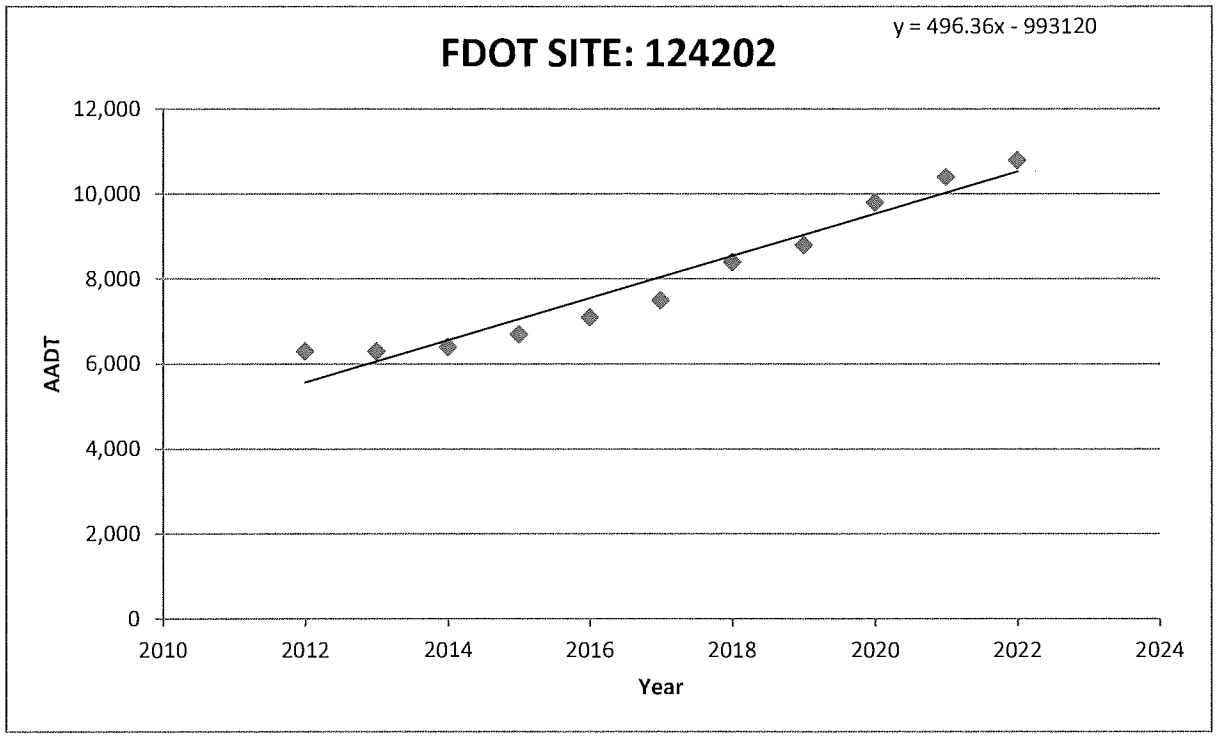
Year		Equation		Growth
2022	11,900	y_1	x_1	5.0% per year
2021	11,500	12,117	2022	
2020	11,000			
2019	11,000	y_2	x_2	
2018	10,600	14,553	2026	
2017	8,400			
2016	7,800			
2015	7,400			
2014	7,000			
2013	6,200			
2012	6,200			
2011	6,200			



Footnotes:
(1) FDOT Traffic Online (2022 Data)

FDOT SITE: 124202
ORANGE RIVER BLVD, W OF BUCKINGHAM RD

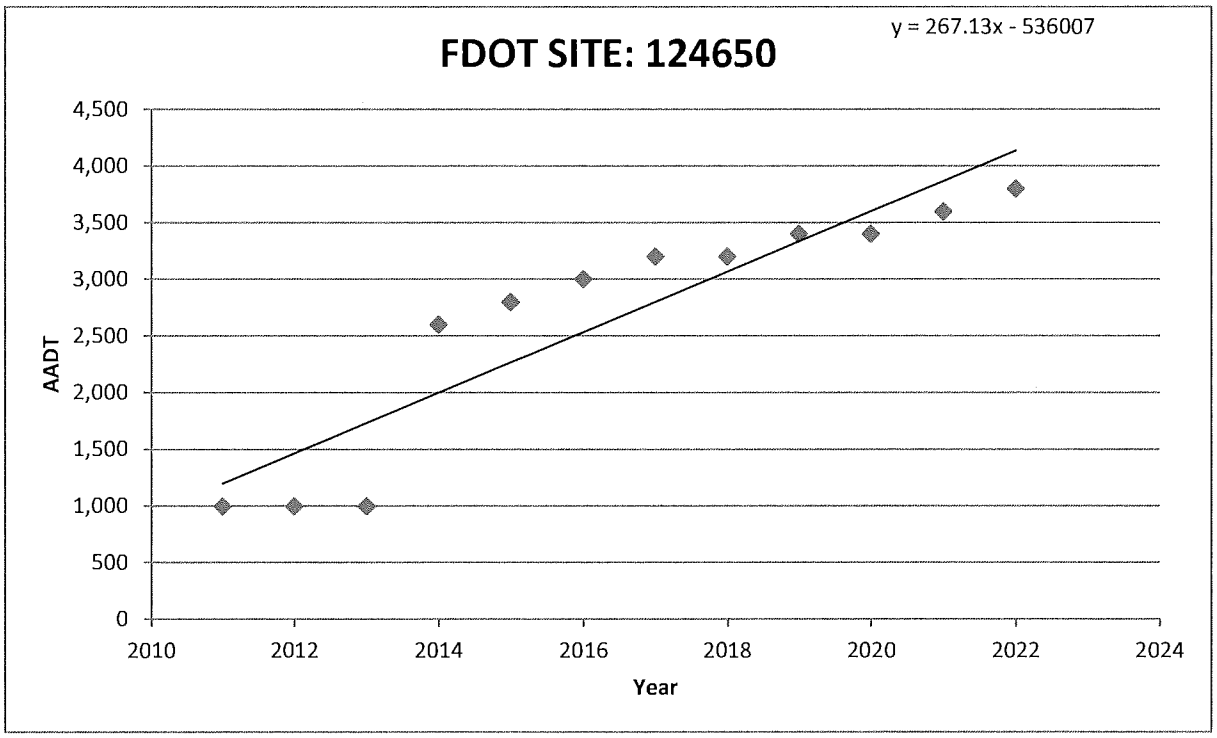
Year		Equation		Growth
2022	10,800	y_1	x_1	4.7% per year
2021	10,400	10,527	2022	
2020	9,800			
2019	8,800	y_2	x_2	
2018	8,400	12,513	2026	
2017	7,500			
2016	7,100			
2015	6,700			
2014	6,400			
2013	6,300			
2012	6,300			



Footnotes:
(1) FDOT Traffic Online (2022 Data)

FDOT SITE: 124650
NORTH RIVER ROAD, EAST OF S.R. 31

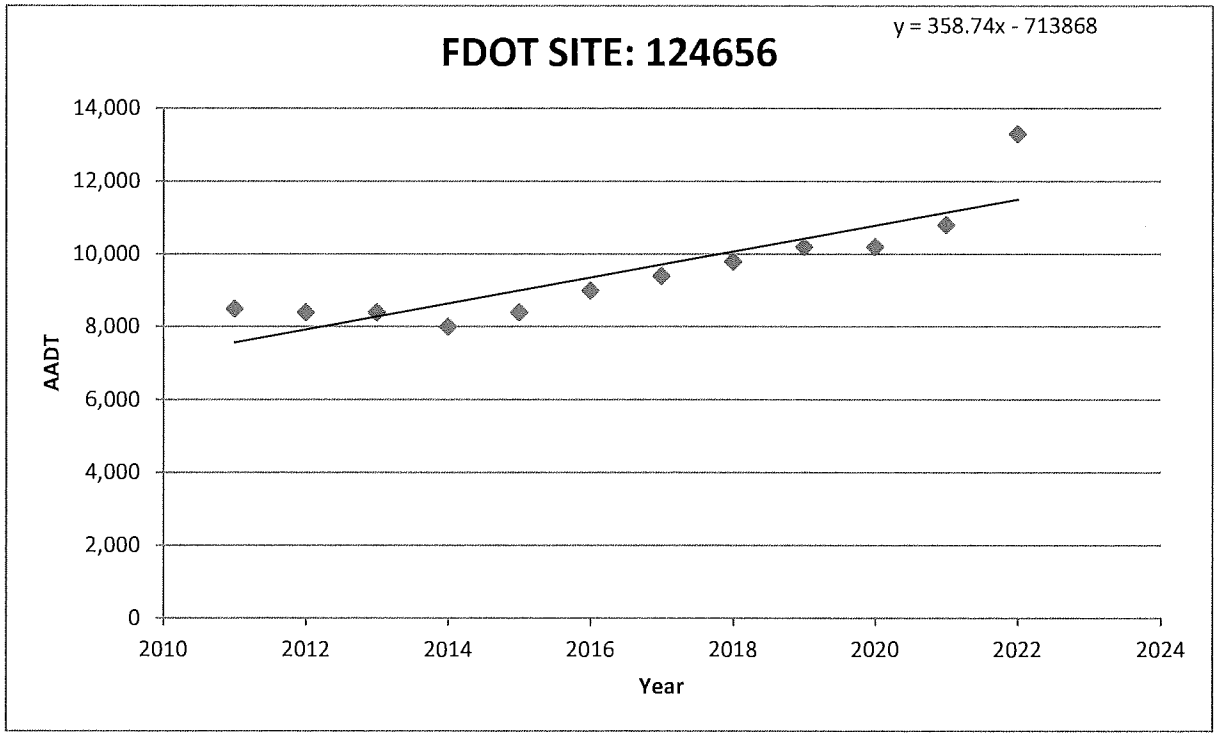
Year		Equation		Growth
2022	3,800	y_1	x_1	6.5% per year
2021	3,600	4,136	2022	
2020	3,400			
2019	3,400	y_2	x_2	
2018	3,200	5,204	2026	
2017	3,200			
2016	3,000			
2015	2,800			
2014	2,600			
2013	1,000			
2012	1,000			
2011	1,000			



Footnotes:
(1) FDOT Traffic Online (2022 Data)

FDOT SITE: 124656
BUCKINGHAM/ORANGE RIVER ROAD, NORTH OF ASTORIA AVENUE

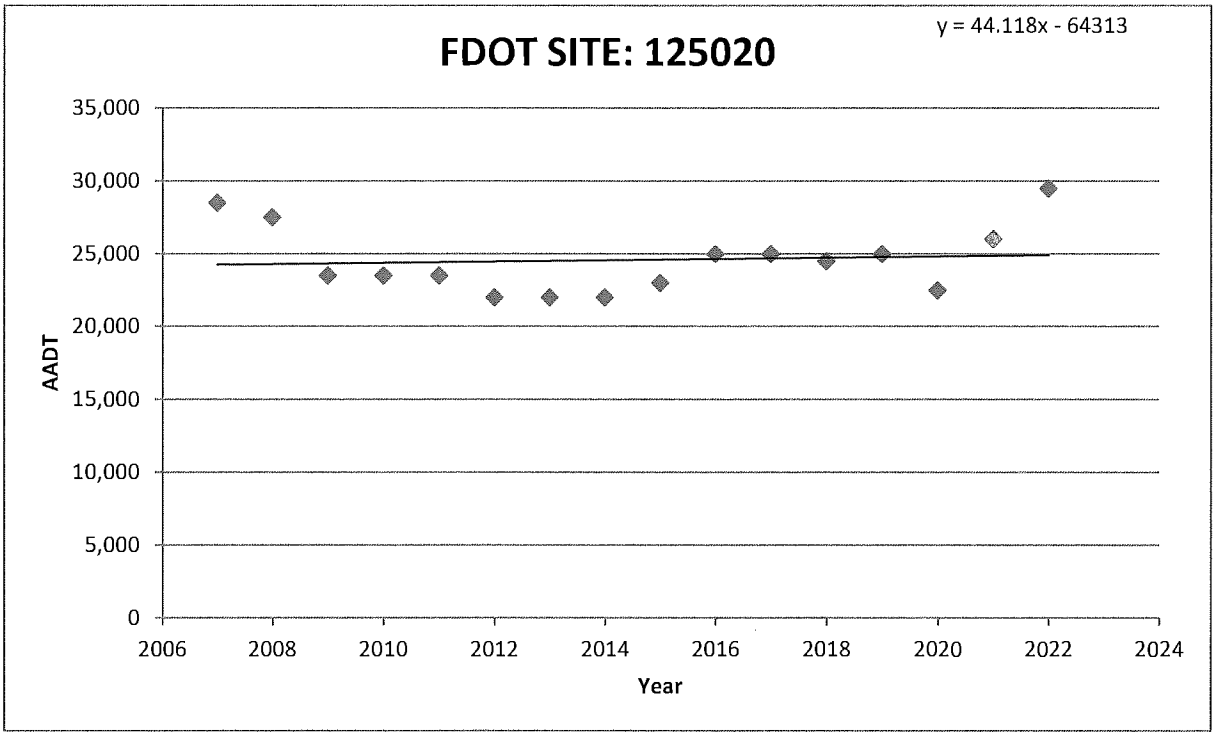
Year		Equation		Growth
2022	13,300	y_1	x_1	3.1% per year
2021	10,800	11,506	2022	
2020	10,200			
2019	10,200	y_2	x_2	
2018	9,800	12,941	2026	
2017	9,400			
2016	9,000			
2015	8,400			
2014	8,000			
2013	8,400			
2012	8,400			
2011	8,500			



Footnotes:
(1) FDOT Traffic Online (2022 Data)

FDOT SITE: 125020
SR 80/PALM BEACH BLVD, NE OF CR 80B/ORTIZ AV

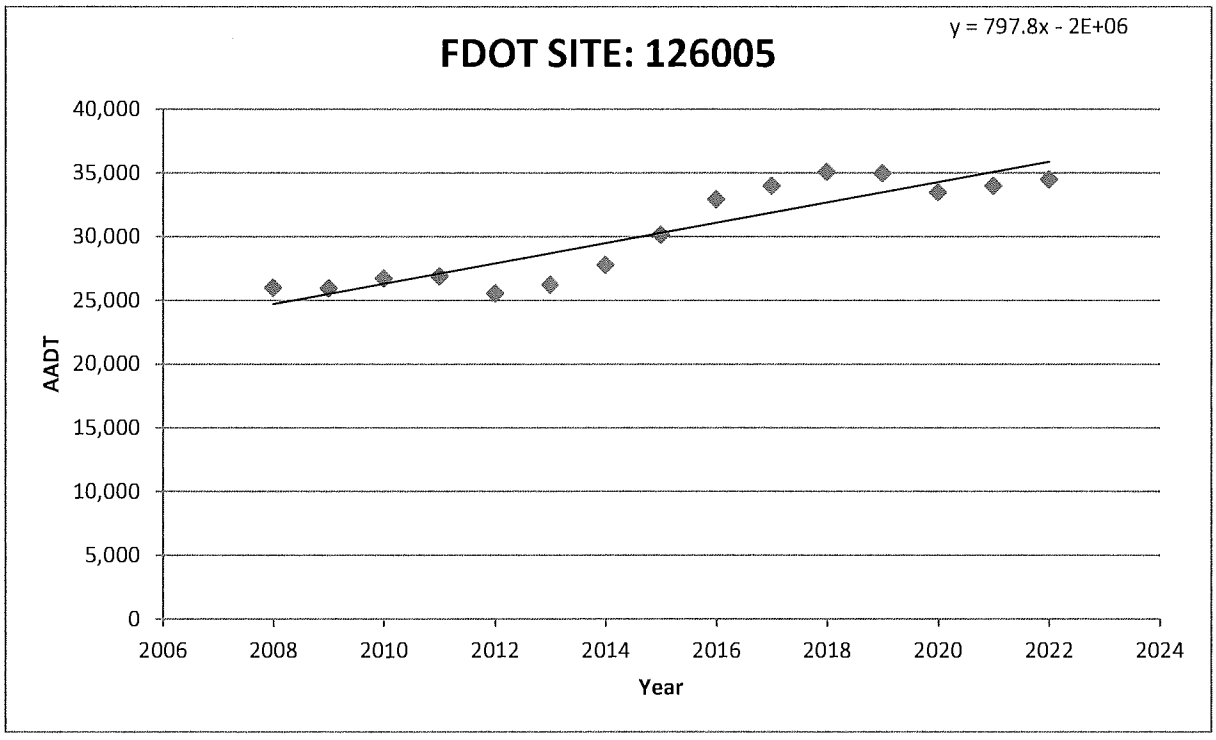
Year		Equation		Growth
2022	29,500	y_1	x_1	-0.8% per year
2021	26,000	23,743	2022	
2020	22,500			
2019	25,000	y_2	x_2	
2018	24,500	23,020	2026	
2017	25,000			
2016	25,000			
2015	23,000			
2014	22,000			
2013	22,000			
2012	22,000			
2011	23,500			
2010	23,500			
2009	23,500			
2008	27,500			
2007	28,500			
2006	31,500			
2005	30,500			



Footnotes:
(1) FDOT Traffic Online (2022 Data)

FDOT SITE: 126005
SR 80/PALM BEACH BLVD, 0.25 MI W OF SR 31. PTMS 104, LCPR 05

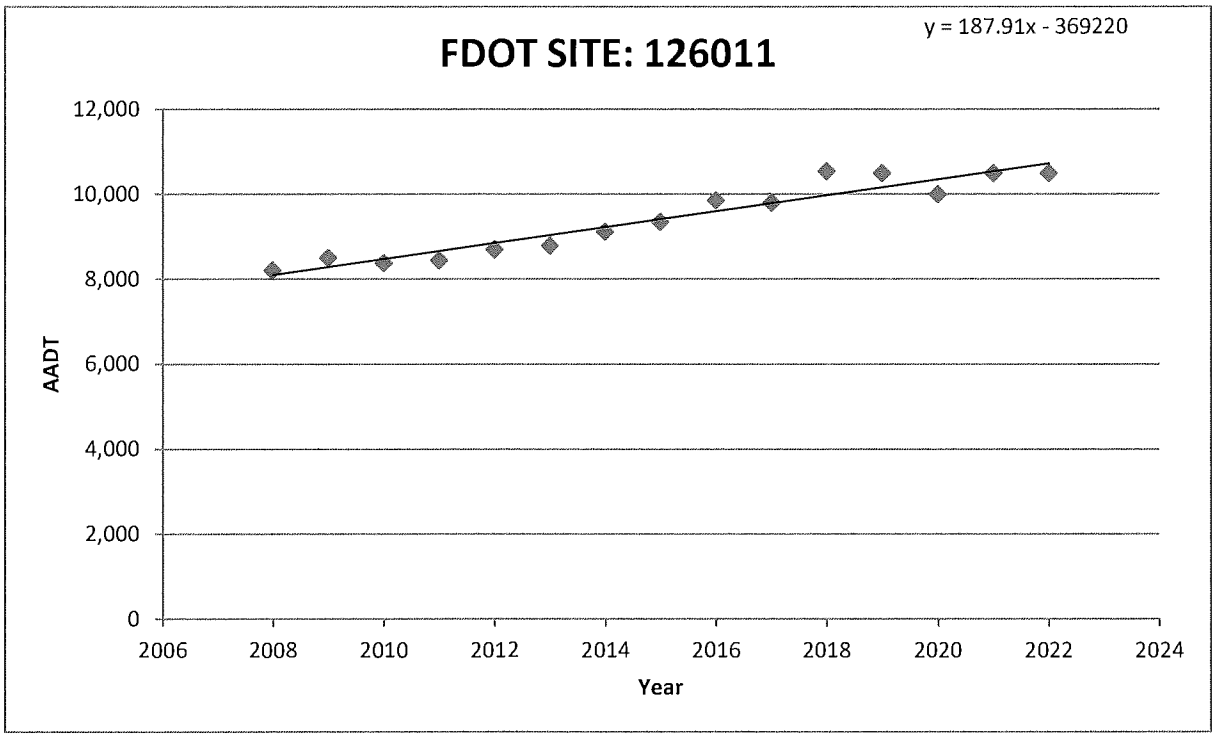
Year		Equation		Growth
2022	34,500	y_1	x_1	2.2% per year
2021	34,000	35,876	2022	
2020	33,500			
2019	35,000	y_2	x_2	
2018	35,091	39,068	2026	
2017	34,000			
2016	32,970			
2015	30,167			
2014	27,785			
2013	26,228			
2012	25,563			
2011	26,888			
2010	26,743			
2009	25,939			
2008	26,004			



Footnotes:
(1) FDOT Traffic Online (2022 Data)

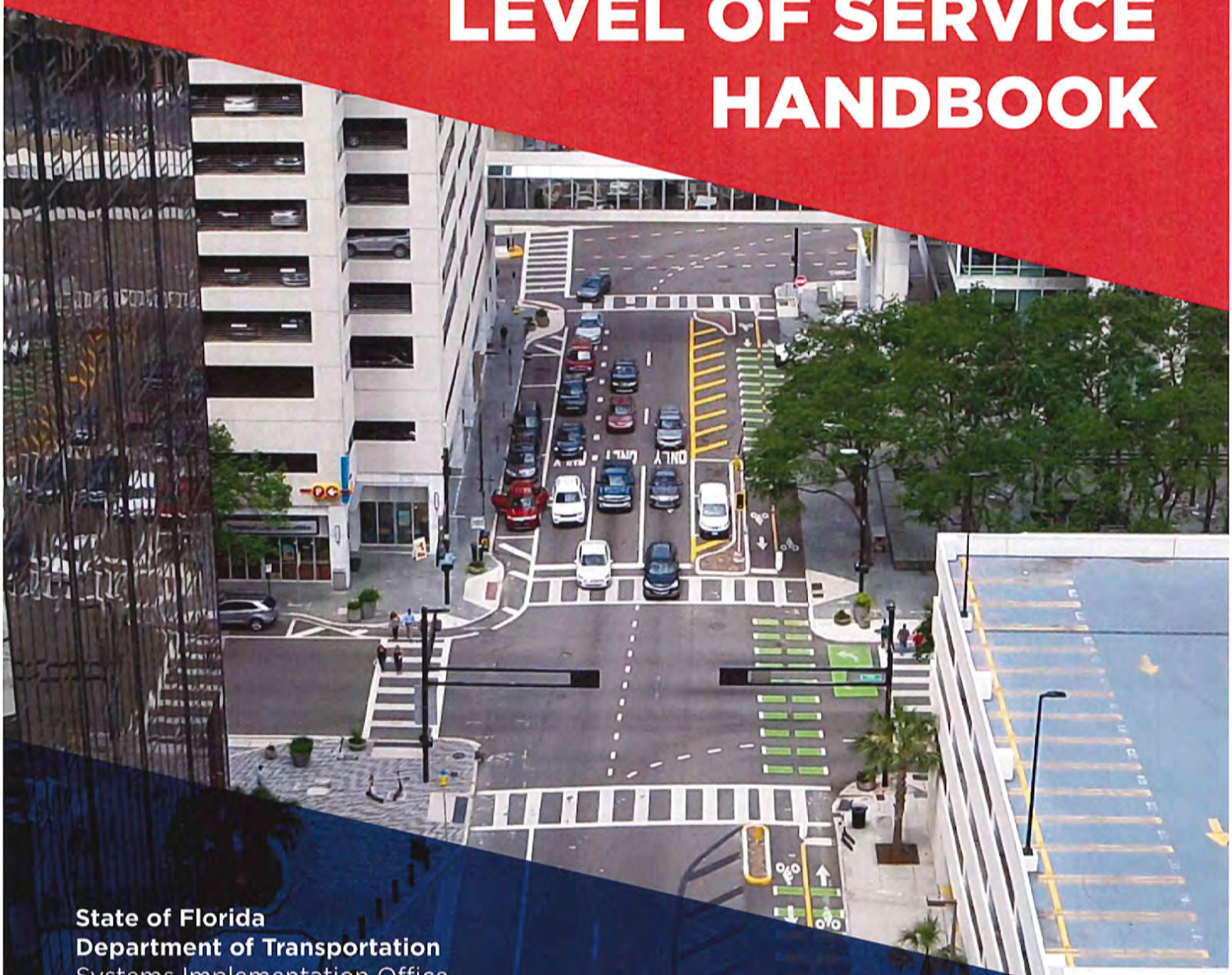
FDOT SITE: 126011
BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LCPR 11

Year		Equation		Growth
2022	10,500	y_1	x_1	1.8% per year
2021	10,500	10,728	2022	
2020	10,000			
2019	10,500	y_2	x_2	
2018	10,538	11,480	2026	
2017	9,800			
2016	9,856			
2015	9,348			
2014	9,120			
2013	8,793			
2012	8,700			
2011	8,444			
2010	8,378			
2009	8,500			
2008	8,212			



Footnotes:
(1) FDOT Traffic Online (2022 Data)

2023 MULTIMODAL QUALITY/ LEVEL OF SERVICE HANDBOOK



State of Florida
Department of Transportation
Systems Implementation Office
605 Suwannee St. MS 19
Tallahassee, FL 32399

www.fdot.gov/planning
January 2023

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Freeway Generalized Service Volume Tables

Peak Hour Directional

	B	C	D	E
2 Lane	2,400	3,170	3,970	4,150
3 Lane	3,390	4,600	5,810	6,130
4 Lane	4,340	6,060	7,700	8,170
5 Lane	5,480	7,450	9,680	10,390
6 Lane	6,630	9,220	11,520	12,760

Peak Hour Two-Way

	B	C	D	E
4 Lane	4,360	5,760	7,220	7,550
6 Lane	6,160	8,360	10,560	11,150
8 Lane	7,890	11,020	14,000	14,850
10 Lane	9,960	13,550	17,600	18,890
12 Lane	12,050	16,760	20,950	23,200

AADT

	B	C	D	E
4 Lane	51,300	67,800	84,900	88,800
6 Lane	72,500	98,400	124,200	131,200
8 Lane	92,800	129,600	164,700	174,700
10 Lane	117,200	159,400	207,100	222,200
12 Lane	141,800	197,200	246,500	272,900

(Core Urbanized)

	B	C	D	E
2 Lane	2,500	3,300	4,070	4,240
3 Lane	3,570	4,900	6,080	6,360
4 Lane	4,720	6,500	8,090	8,490
5 Lane	5,790	8,020	10,020	10,610

	B	C	D	E
4 Lane	4,550	6,000	7,400	7,710
6 Lane	6,490	8,910	11,050	11,560
8 Lane	8,580	11,820	14,710	15,440
10 Lane	10,530	14,580	18,220	19,290

	B	C	D	E
4 Lane	50,600	66,700	82,200	85,700
6 Lane	72,100	99,000	122,800	128,400
8 Lane	95,300	131,300	163,400	171,600
10 Lane	117,000	162,000	202,400	214,300

(Urbanized)

	B	C	D	E
2 Lane	2,430	3,180	3,790	3,910
3 Lane	3,520	4,670	5,610	5,870
4 Lane	4,630	6,170	7,440	7,830
5 Lane	5,690	7,640	9,220	9,800

	B	C	D	E
4 Lane	4,420	5,780	6,890	7,110
6 Lane	6,400	8,490	10,200	10,670
8 Lane	8,420	11,220	13,530	14,240
10 Lane	10,350	13,890	16,760	17,820

	B	C	D	E
4 Lane	45,100	59,000	70,300	72,600
6 Lane	65,300	86,600	104,100	108,900
8 Lane	85,900	114,500	138,100	145,300
10 Lane	105,600	141,700	171,000	181,800

(Transitioning)

	B	C	D	E
2 Lane	2,010	2,770	3,270	3,650
3 Lane	2,820	3,990	4,770	5,470
4 Lane	3,630	5,220	6,260	7,300

	B	C	D	E
4 Lane	3,650	5,040	5,950	6,640
6 Lane	5,130	7,250	8,670	9,950
8 Lane	6,600	9,490	11,380	13,270

	B	C	D	E
4 Lane	34,800	48,000	56,700	63,200
6 Lane	48,900	69,000	82,600	94,800
8 Lane	62,900	90,400	108,400	126,400

(Rural)

Adjustment Factors

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,000
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +1,800
Ramp Metering Present Adjustment: Multiply by 1.05

Auxiliary Lanes Present in Analysis Direction Adjustment: +20,000
Ramp Metering Present Adjustment: Multiply by 1.05

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

Limited Access

Input Parameters

Roadway Characteristics

	Core Urbanized	Urbanized	Transitioning	Rural
Number of Lanes (one direction)	2-6	2.5	2-5	2-4
Posted Speed (mph)	65	70	70	70
Auxiliary Lanes	No	No	No	No
Lane Width (feet)	12	12	12	12
Total Ramp Density (ramps/mile)	1.33	2.67	0.50	0.17
Facility Length (miles)	3	3	6	18
Terrain	Level	Level	Level	Level

Traffic Characteristics

	Core Urbanized	Urbanized	Transitioning	Rural
Planning Analysis Hour Factor (K)	0.085	0.090	0.098	0.105
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.95	0.95	0.92	0.88
Base Free Flow Speed (mph)	70	75	75	75
Heavy Vehicle Percent (%)	4%	4%	9%	12%
Speed Adjustment Factor (SAF)	0.975	0.975	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968	0.968	0.968

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables



(C1-Natural & C2-Rural)

Peak Hour Directional

	B	C	D	E
1 Lane	240	430	730	1,490
2 Lane	1,670	2,390	2,910	3,340
3 Lane	2,510	3,570	4,370	5,010

Peak Hour Two-Way

	B	C	D	E
2 Lane	440	780	1,330	2,710
4 Lane	3,040	4,350	5,290	6,070
6 Lane	4,560	6,490	7,950	9,110

AADT

	B	C	D	E
2 Lane	4,600	8,200	14,000	28,500
4 Lane	32,000	45,800	55,700	63,900
6 Lane	48,000	68,300	83,700	95,900

Adjustment Factors

2 Lane Divided Roadway with Exclusive Left Turn Adjustment: Multiply by 1.05
Multilane Undivided Highway with Exclusive Left Turn Adjustment: Multiply by 0.95
Multilane Undivided Highway without Exclusive Left Turn Adjustment:: Multiply by 0.75

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.

C1 & C2

Motor Vehicle Highway Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C1	C2
Number of Lanes (one direction)	1	2-3
Posted Speed (mph)	55	55
Base Free Flow Speed (mph)	60	60
Median Type	Undivided	Divided
Shoulder Width (feet)	3	6
Lane Width (feet)	12	12
% No Passing Zone	20%	
Access-Point Density (access/mile)	2	2
Terrain	Level	Level

Traffic Characteristics

	C1	C2
Planning Analysis Hour Factor (K)	0.095	0.095
Directional Distribution Factor (D)	0.55	0.55
Peak Hour Factor (PHF)	0.88	0.88
Heavy Vehicle Percent (%)	5%	10%
Speed Adjustment Factor (SAF)	0.975	0.975
Capacity Adjustment Factor (CAF)	0.968	0.968

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables



(C3C-Suburban Commercial)

Peak Hour Directional

	B	C	D	E
1 Lane	*	760	1,070	**
2 Lane	*	1,520	1,810	**
3 Lane	*	2,360	2,680	**
4 Lane	*	3,170	3,180	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,380	1,950	**
4 Lane	*	2,760	3,290	**
6 Lane	*	4,290	4,870	**
8 Lane	*	5,760	5,780	**

AADT

	B	C	D	E
2 Lane	*	15,300	21,700	**
4 Lane	*	30,700	36,600	**
6 Lane	*	47,700	54,100	**
8 Lane	*	64,000	64,200	**



(C3R-Suburban Residential)

	B	C	D	E
1 Lane	*	970	1,110	**
2 Lane	*	1,700	1,850	**
3 Lane	*	2,620	2,730	**

	B	C	D	E
2 Lane	*	1,760	2,020	**
4 Lane	*	3,090	3,360	**
6 Lane	*	4,760	4,960	**

	B	C	D	E
2 Lane	*	19,600	22,400	**
4 Lane	*	34,300	37,300	**
6 Lane	*	52,900	55,100	**

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
* Cannot be achieved using table input value defaults.
** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.

C3C & C3R

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C3C	C3R
Number of Lanes (one direction)	1-4	1-3
Posted Speed (mph)	45	45
Facility Length (miles)	3.98	2.57

Traffic Characteristics

	C3C		C3R	
Planning Analysis Hour Factor (K)	0.09		0.09	
Directional Distribution Factor (D)	0.55		0.55	
Peak Hour Factor (PHF)	0.95		0.92	
Base Saturation Flow Rate	1,950		1,950	
Heavy Vehicle Percent (%)	4		4	
Lane Width	12		12	
Median Type	Non Restrictive (1 lane)	Restrictive (2,3,4 lanes)	Non Restrictive (1 lane)	Restrictive (2,3 lanes)
Roadway Edge Type	Curbed		Flush	
On-Street Parking	None		None	

Control Characteristics

	C3C		C3R
Cycle Length	160		190
Major Street Through g/c	0.5 (1,2,3 lanes)	0.45 (4 lanes)	0.5
Yellow Change Interval	5.1		5.1
Red Change Interval	2		2
Number of Signals	10		5

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables



(C2T-Rural Town)

Peak Hour Directional

	B	C	D	E
1 Lane	*	720	940	**
2 Lane	*	1,140	1,640	**
3 Lane	*	2,120	2,510	**

Peak Hour Two-Way

	B	C	D	E
2 Lane	*	1,310	1,710	**
4 Lane	*	2,070	2,980	**
6 Lane	*	3,850	4,560	**

AADT

	B	C	D	E
2 Lane	*	13,800	18,000	**
4 Lane	*	21,800	31,400	**
6 Lane	*	40,500	48,000	**



(C4-Urban General)

	B	C	D	E
1 Lane	*	*	870	1,190
2 Lane	*	1,210	1,790	2,020
3 Lane	*	2,210	2,810	2,990
4 Lane	*	2,590	3,310	3,510

	B	C	D	E
2 Lane	*	*	1,580	2,160
4 Lane	*	2,200	3,250	3,670
6 Lane	*	4,020	5,110	5,440
8 Lane	*	4,710	6,020	6,380

	B	C	D	E
2 Lane	*	*	17,600	24,000
4 Lane	*	24,400	36,100	40,800
6 Lane	*	44,700	56,800	60,400
8 Lane	*	52,300	66,900	70,900



(C5-Urban Center)

	B	C	D	E
1 Lane	*	*	690	1,080
2 Lane	*	1,290	1,900	2,130
3 Lane	*	1,410	2,670	3,110
4 Lane	*	2,910	3,560	3,640

	B	C	D	E
2 Lane	*	*	1,250	1,960
4 Lane	*	2,350	3,450	3,870
6 Lane	*	2,560	4,850	5,650
8 Lane	*	5,290	6,470	6,620

	B	C	D	E
2 Lane	*	*	13,900	21,800
4 Lane	*	26,100	38,300	43,000
6 Lane	*	28,400	53,900	62,800
8 Lane	*	58,800	71,900	73,600



(C6-Urban Core)

	B	C	D	E
1 Lane	*	***	790	1,030
2 Lane	*	***	1,490	1,920
3 Lane	*	***	2,730	2,940
4 Lane	*	***	3,250	3,490

	B	C	D	E
2 Lane	*	***	1,440	1,870
4 Lane	*	***	2,710	3,490
6 Lane	*	***	4,960	5,350
8 Lane	*	***	5,910	6,350

	B	C	D	E
2 Lane	*	***	16,000	20,800
4 Lane	*	***	30,100	38,800
6 Lane	*	***	55,100	59,400
8 Lane	*	***	65,700	70,600

Adjustment Factors

The peak hour directional service volumes should be adjust by multiplying by 1.2 for one-way facilities
The AADT service volumes should be adjusted by multiplying 0.6 for one way facilities 2 Lane Divided Roadway with an Exclusive Left Turn Lane(s): Multiply by 1.05
2 lane Undivided Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.80
Exclusive right turn lane(s): Multiply by 1.05
Multilane Undivided Roadway with an Exclusive Left Turn Lane(s): Multiply by 0.95
Multilane Roadway with No Exclusive Left Turn Lane(s): Multiply by 0.75
Non-State Signalized Roadway: Multiply by 0.90

This table does not constitute a standard and should be used only for general planning applications. The table should not be used for corridor or intersection design, where more refined techniques exist.
*Cannot be achieved using table input value defaults. **Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached.
***LOS C thresholds are not applicable for C6 as C6 roadway facilities are neither planned nor designed to achieve automobile LOS C.

C2T, C4, C5, & C6

Motor Vehicle Arterial Generalized Service Volume Tables

Input Parameters

Roadway Characteristics

	C2T	C4	C5	C6
Number of Lanes (one direction)	1-3	1-4	1-4	1-4
Posted Speed (mph)	40	45	35	30
Facility Length (miles)	0.78	1.83	1.18	0.74
Number of Signals	4	9	9	7

Traffic Characteristics

	C2T	C4	C5	C6
Planning Analysis Hour Factor (K)	0.095	0.09	0.09	0.09
Directional Distribution Factor (D)	0.55	0.55	0.55	0.55
Peak Hour Factor (PHF)	0.92	0.95	0.95	0.95
Base Saturation Flow Rate	1,700	1,950	1,950	1,950
Heavy Vehicle Percent (%)	5	3	2	2
Lane Width	11	11	10	10
Median Type	Non Restrictive	Non Restrictive	Non Restrictive	Non Restrictive
Roadway Edge Type	Curb	Curb	Curb	Curb
On-Street Parking	50%	100%	100%	100%

Signal Characteristics

	C2T	C4		C5		C6	
Cycle Length	90	170		150		120	
Major Street Through g/c	0.47	0.52 (1,2,3 lanes)	0.47 (4 lanes)	0.55 (1,2,3 lanes)	0.48 (4 lanes)	0.52 (1,2,3 lanes)	0.46 (4 lanes)
Yellow Change Interval	4.4	4.8		4		3.7	
Red Change Interval	2	2		2		2	

APPENDIX D

INTERSECTION TURNING MOVEMENT COUNTS

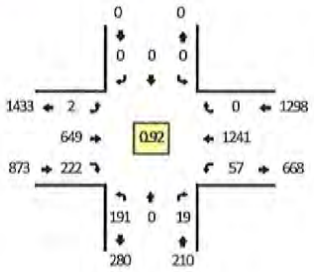
Type of peak hour being reported: Intersection Peak

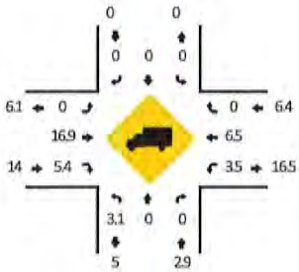
Method for determining peak hour: Total Entering Volume

LOCATION: River Hall Pkwy -- Palm Beach Blvd
CITY/STATE: Olga, FL

QC JOB #: 15565301
DATE: Wed, Sep 15 2021

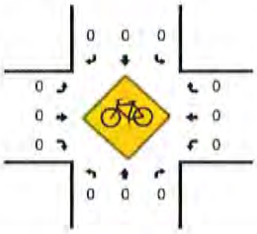
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

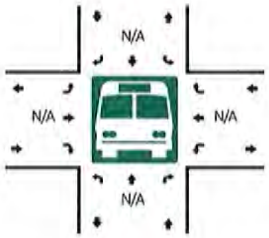


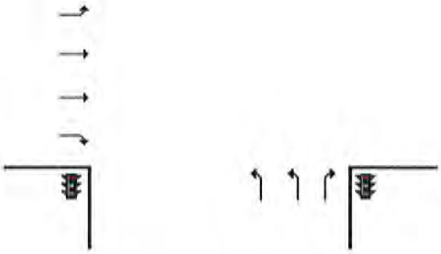














R* = RTOR

15-Min Count Period Beginning At	River Hall Pkwy (Northbound)					River Hall Pkwy (Southbound)					Palm Beach Blvd (Eastbound)					Palm Beach Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	43	0	2	0	6	0	0	0	0	0	0	163	28	2	7	10	274	0	0	0	535	
7:15 AM	44	0	1	0	5	0	0	0	0	0	0	179	34	0	10	10	310	0	0	0	593	
7:30 AM	52	0	2	0	4	0	0	0	0	0	0	194	49	0	20	10	319	0	0	0	650	
7:45 AM	40	0	0	0	6	0	0	0	0	0	0	141	34	2	11	14	314	0	0	0	562	2340
8:00 AM	54	0	0	1	1	0	0	0	0	0	0	135	34	0	30	23	298	0	0	0	576	2381
8:15 AM	57	0	1	0	7	0	0	0	0	0	0	176	59	1	28	18	226	0	1	0	574	2362
8:30 AM	143	0	9	0	16	0	0	0	0	0	0	166	66	0	49	27	175	0	0	0	651	2363
8:45 AM	141	0	5	0	7	0	0	0	0	0	0	131	31	1	26	12	198	0	0	0	552	2353

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	208	0	24	0	16	0	0	0	0	0	0	776	276	0	80	40	1276	0	0	0	2696
Heavy Trucks	16	0	0			0	0	0			0	104	16			0	104	0			240
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 9/21/2021 9:27 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

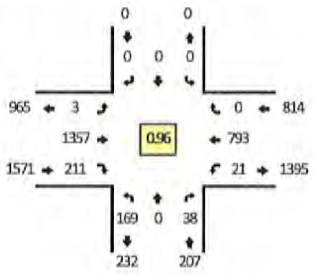
Type of peak hour being reported: Intersection Peak

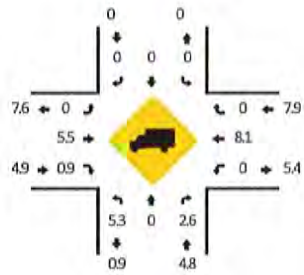
Method for determining peak hour: Total Entering Volume

LOCATION: River Hall Pkwy -- Palm Beach Blvd
CITY/STATE: Olga, FL

QC JOB #: 15565302
DATE: Wed, Sep 15 2021

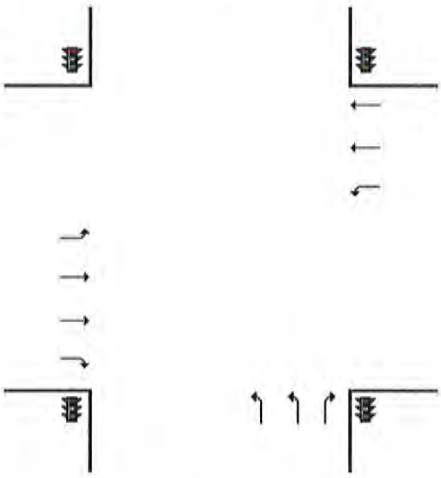
Peak-Hour: 4:45 PM -- 5:45 PM
Peak 15-Min: 5:15 PM -- 5:30 PM



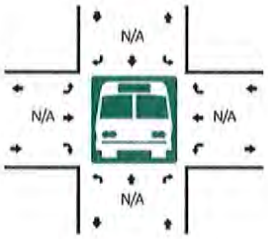


Quality Counts
DATA THAT DRIVES COMMUNITIES











R* = RTOR

15-Min Count Period Beginning At	River Hall Pkwy (Northbound)					River Hall Pkwy (Southbound)					Palm Beach Blvd (Eastbound)					Palm Beach Blvd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	51	0	1	0	6	0	0	0	0	0	0	292	42	0	9	10	170	0	0	0	581	
4:15 PM	54	0	5	0	7	0	0	0	0	0	0	265	46	0	11	11	186	0	0	0	585	
4:30 PM	45	0	0	0	6	0	0	0	0	0	0	298	41	0	7	6	214	0	1	0	618	
4:45 PM	41	0	7	0	7	0	0	0	0	0	0	341	39	2	10	7	188	0	0	0	642	2426
5:00 PM	54	0	1	0	6	0	0	0	0	0	0	302	50	1	5	8	205	0	0	0	632	2477
5:15 PM	37	0	1	0	10	0	0	0	0	0	0	365	37	0	12	2	214	0	0	0	678	2570
5:30 PM	37	0	2	0	4	0	0	0	0	0	0	349	54	0	4	4	186	0	0	0	640	2592
5:45 PM	34	0	2	1	3	0	0	0	0	0	0	309	36	3	8	14	178	0	0	0	588	2538

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	148	0	44	0	40	0	0	0	0	0	0	1460	196	0	48	8	856	0	0	0	2800
Heavy Trucks	4	0	0			0	0	0			0	52	0			0	40	0			96
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 9/21/2021 9:27 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

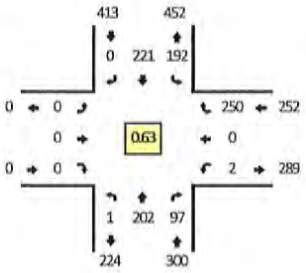
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

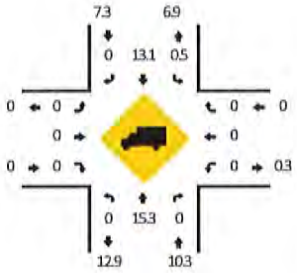
LOCATION: River Hall Pkwy -- W Elementary School Dwy
CITY/STATE: Olga, FL

QC JOB #: 15565303
DATE: Wed, Sep 15 2021

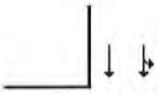
Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:30 AM -- 8:45 AM



Quality Counts
DATA THAT DRIVES COMMUNITIES

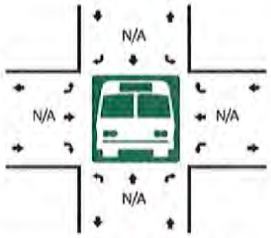




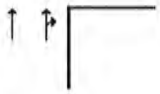














R* = RTOR

15-Min Count Period Beginning At	River Hall Pkwy (Northbound)					River Hall Pkwy (Southbound)					W Elementary School Dwy (Eastbound)					W Elementary School Dwy (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	36	0	0	0	17	28	0	0	0	0	0	0	0	0	0	0	10	0	0	91	
7:15 AM	0	41	2	0	0	15	37	0	0	0	0	0	0	0	0	1	0	10	0	0	106	
7:30 AM	0	42	1	0	0	37	42	0	0	0	0	0	0	0	0	0	0	9	0	0	131	
7:45 AM	0	38	3	0	0	30	30	0	0	0	0	0	0	0	0	0	0	9	0	0	110	438
8:00 AM	0	53	8	0	0	55	30	0	0	0	0	0	0	0	0	1	0	6	0	0	153	500
8:15 AM	0	46	20	1	0	40	66	0	0	0	0	0	0	0	0	0	0	43	0	0	216	610
8:30 AM	0	58	65	0	0	50	86	0	0	0	0	0	0	0	0	0	0	124	0	0	383	862
8:45 AM	0	45	4	0	0	47	39	0	0	0	0	0	0	0	0	1	0	77	0	0	213	965

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	232	260	0	0	200	344	0	0	0	0	0	0	0	0	0	0	496	0	0	1532
Heavy Trucks	0	52	0			0	52	0			0	0	0			0	0	0			104
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 9/21/2021 9:27 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

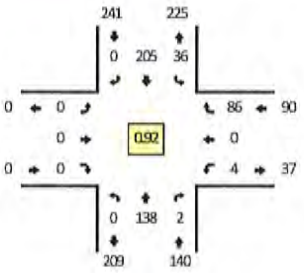
Type of peak hour being reported: Intersection Peak

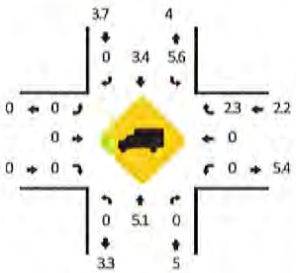
Method for determining peak hour: Total Entering Volume

LOCATION: River Hall Pkwy -- W Elementary School Dwy
CITY/STATE: Olga, FL

QC JOB #: 15565304
DATE: Wed, Sep 15 2021

Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:00 PM -- 4:15 PM



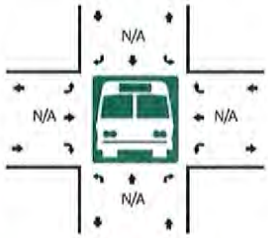






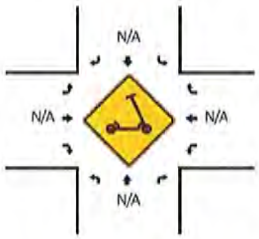












R* = RTOR

15-Min Count Period Beginning At	River Hall Pkwy (Northbound)					River Hall Pkwy (Southbound)					W Elementary School Dwy (Eastbound)					W Elementary School Dwy (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	32	1	0	0	7	55	0	0	0	0	0	0	0	0	1	0	32	0	0	128	
4:15 PM	0	28	1	0	0	10	54	0	0	0	0	0	0	0	0	1	0	25	0	0	119	
4:30 PM	0	39	0	0	0	10	44	0	1	0	0	0	0	0	0	1	0	14	0	0	109	
4:45 PM	0	39	0	0	0	8	52	0	0	0	0	0	0	0	0	1	0	15	0	0	115	471
5:00 PM	0	46	1	0	0	14	44	0	0	0	0	0	0	0	0	0	0	12	0	0	117	460
5:15 PM	0	31	1	0	0	11	39	0	0	0	0	0	0	0	0	1	0	17	0	0	100	441
5:30 PM	0	23	0	0	0	10	52	0	1	0	0	0	0	0	0	1	0	13	0	0	100	432
5:45 PM	0	30	0	0	0	8	57	0	0	0	0	0	0	0	0	1	0	14	0	0	110	427

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	128	4	0	0	28	220	0	0	0	0	0	0	0	0	4	0	128	0	0	512
Heavy Trucks	0	12	0			4	8	0			0	0	0			0	0	0			24
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 9/21/2021 9:27 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

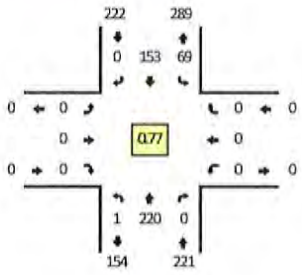
Type of peak hour being reported: Intersection Peak

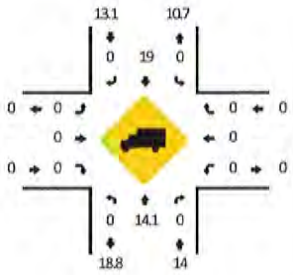
Method for determining peak hour: Total Entering Volume

LOCATION: River Hall Pkwy -- Center Elementary School Dwy
CITY/STATE: Olga, FL

QC JOB #: 15565305
DATE: Wed, Sep 15 2021

Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:30 AM -- 8:45 AM

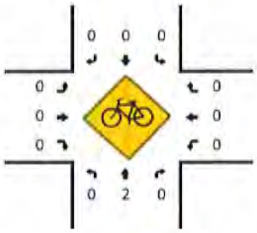


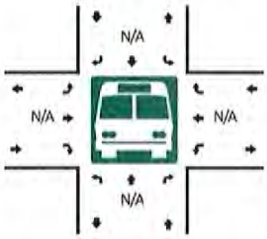


Quality Counts
DATA THAT DRIVES COMMUNITIES













R* = RTOR

15-Min Count Period Beginning At	River Hall Pkwy (Northbound)					River Hall Pkwy (Southbound)					Center Elementary School Dwy (Eastbound)					Center Elementary School Dwy (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	36	0	0	0	0	28	0	0	0	0	0	0	0	0	0	0	0	0	0	64	
7:15 AM	0	43	0	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	78	
7:30 AM	0	43	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	85	
7:45 AM	0	40	0	0	0	0	28	0	1	0	0	0	0	0	0	0	0	0	0	0	69	296
8:00 AM	0	61	0	0	0	0	29	0	1	0	0	0	0	0	0	0	0	0	0	0	91	323
8:15 AM	0	51	0	0	0	0	44	0	24	0	0	0	0	0	0	0	0	0	0	0	119	364
8:30 AM	0	61	0	0	0	0	40	0	43	0	0	0	0	0	0	0	0	0	0	0	144	423
8:45 AM	0	47	0	1	0	0	40	0	1	0	0	0	0	0	0	0	0	0	0	0	89	443

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	244	0	0	0	0	160	0	172	0	0	0	0	0	0	0	0	0	0	0	576
Heavy Trucks	0	52	0			0	48	0			0	0	0			0	0	0			100
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 9/21/2021 9:27 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

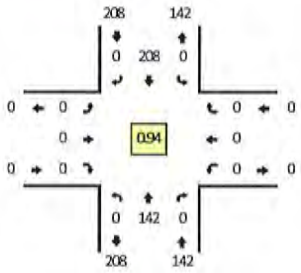
Type of peak hour being reported: Intersection Peak

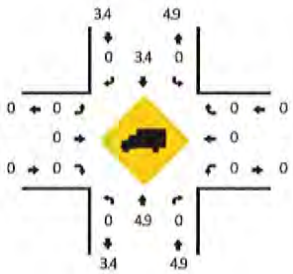
Method for determining peak hour: Total Entering Volume

LOCATION: River Hall Pkwy -- Center Elementary School Dwy
CITY/STATE: Olga, FL

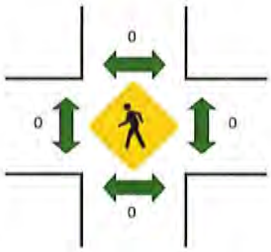
QC JOB #: 15565306
DATE: Wed, Sep 15 2021

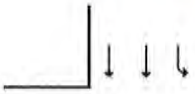
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:45 PM -- 5:00 PM

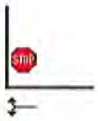


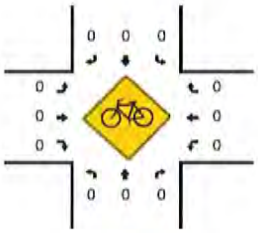


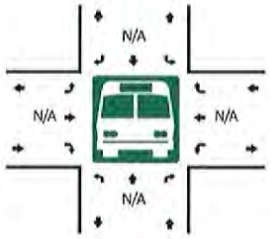
Quality Counts
DATA THAT DRIVES COMMUNITIES



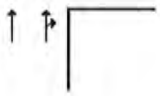














R* = RTOR

15-Min Count Period Beginning At	River Hall Pkwy (Northbound)					River Hall Pkwy (Southbound)					Center Elementary School Dwy (Eastbound)					Center Elementary School Dwy (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	33	0	0	0	0	56	0	0	0	0	0	0	0	0	0	0	0	0	0	89	
4:15 PM	0	30	0	0	0	0	55	0	0	0	0	0	0	0	0	0	0	0	0	0	85	
4:30 PM	0	38	0	0	0	0	45	0	0	0	0	0	0	0	0	0	0	0	0	0	83	
4:45 PM	0	41	0	0	0	0	52	0	0	0	0	0	0	0	0	0	0	0	0	0	93	350
5:00 PM	0	45	0	0	0	0	43	0	0	0	0	0	0	0	0	0	0	0	0	0	88	349
5:15 PM	0	32	0	0	0	0	42	0	0	0	0	0	0	0	0	0	0	0	0	0	74	338
5:30 PM	0	24	0	0	0	0	52	0	0	0	0	0	0	0	0	0	0	0	0	0	76	331
5:45 PM	0	29	0	0	0	0	58	0	0	0	0	0	0	0	0	0	0	0	0	0	87	325

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	164	0	0	0	0	208	0	0	0	0	0	0	0	0	0	0	0	0	0	372
Heavy Trucks	0	12	0			0	0	0			0	0	0			0	0	0			12
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 9/21/2021 9:27 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

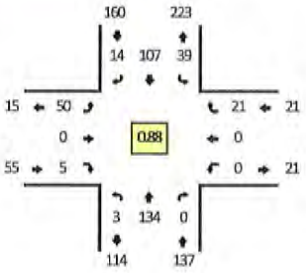
Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

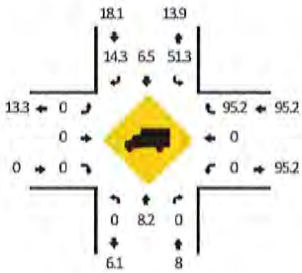
LOCATION: River Hall Pkwy -- Paradise Palm Blvd/E Elementary School Dwy
CITY/STATE: Olga, FL

QC JOB #: 15565307
DATE: Wed, Sep 15 2021

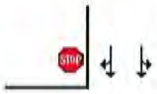
Peak-Hour: 8:00 AM -- 9:00 AM
Peak 15-Min: 8:30 AM -- 8:45 AM



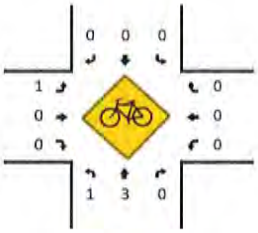
Quality Counts
DATA THAT DRIVES COMMUNITIES

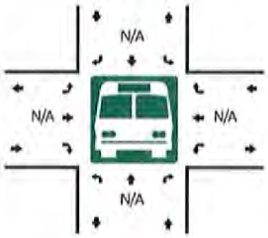




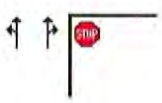


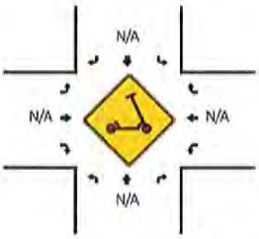












R* = RTOR

15-Min Count Period Beginning At	River Hall Pkwy (Northbound)					River Hall Pkwy (Southbound)					Paradise Palm Blvd/E Elementary School Dwy (Eastbound)					Paradise Palm Blvd/E Elementary School Dwy (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	32	0	0	0	0	26	1	0	0	5	0	0	0	0	0	0	0	0	0	64	
7:15 AM	0	37	0	0	0	0	34	0	0	0	7	0	0	0	0	0	0	0	0	0	78	
7:30 AM	0	30	0	0	0	0	40	3	0	0	11	0	1	0	0	0	0	0	0	0	85	
7:45 AM	0	32	0	0	0	0	24	2	0	0	8	0	1	0	0	0	0	0	0	0	67	294
8:00 AM	0	44	0	1	0	2	20	6	2	0	15	0	0	0	0	0	0	1	0	0	91	321
8:15 AM	1	27	0	1	0	6	26	1	12	0	9	0	1	0	0	0	0	3	0	0	87	330
8:30 AM	0	38	0	0	0	11	29	3	4	0	11	0	2	0	0	0	0	8	0	0	106	351
8:45 AM	0	25	0	0	0	2	32	4	0	0	15	0	2	0	0	0	0	9	0	0	89	373

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	152	0	0	0	44	116	12	16	0	44	0	8	0	0	0	0	32	0	0	424
Heavy Trucks	0	20	0			44	4	4			0	0	0			0	0	32			104
Buses																					
Pedestrians		0					0					4					16				20
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 9/21/2021 9:27 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

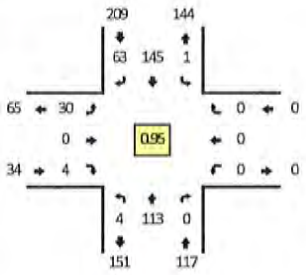
Type of peak hour being reported: Intersection Peak

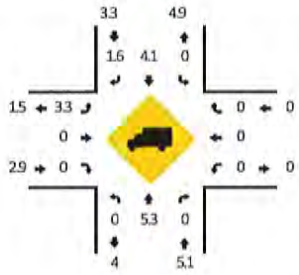
Method for determining peak hour: Total Entering Volume

LOCATION: River Hall Pkwy -- Paradise Palm Blvd/E Elementary School Dwy
CITY/STATE: Olga, FL

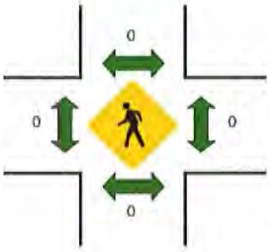
QC JOB #: 15565308
DATE: Wed, Sep 15 2021

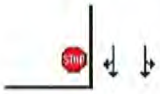
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:00 PM -- 4:15 PM



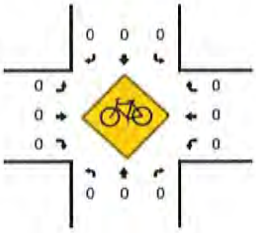


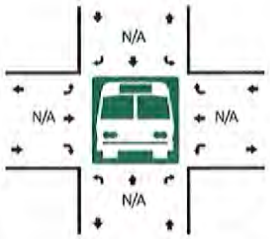
Quality Counts
DATA THAT DRIVES COMMUNITIES

















R* = RTOR

15-Min Count Period Beginning At	River Hall Pkwy (Northbound)					River Hall Pkwy (Southbound)					Paradise Palm Blvd/E Elementary School Dwy (Eastbound)					Paradise Palm Blvd/E Elementary School Dwy (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	2	27	0	1	0	0	37	20	0	0	8	0	0	0	0	0	0	0	0	0	95	
4:15 PM	0	20	0	0	0	0	35	19	0	0	8	0	0	0	0	0	0	0	0	0	82	
4:30 PM	0	29	0	1	0	0	36	10	0	0	10	0	2	0	0	0	0	0	0	0	88	
4:45 PM	0	37	0	0	0	0	37	14	1	0	4	0	2	0	0	0	0	0	0	0	95	360
5:00 PM	2	34	0	0	0	0	34	8	0	0	9	0	2	0	0	0	0	0	0	0	89	354
5:15 PM	1	28	0	0	0	0	27	12	0	0	4	0	2	0	0	0	0	0	0	0	74	346
5:30 PM	2	17	0	0	0	0	42	13	0	0	7	0	1	0	0	0	0	0	0	0	82	340
5:45 PM	0	22	0	0	0	0	44	13	0	0	7	0	2	0	0	0	0	0	0	0	88	333

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	8	108	0	4	0	0	148	80	0	0	32	0	0	0	0	0	0	0	0	0	380
Heavy Trucks	0	12	0			0	8	0			0	0	0			0	0	0			20
Buses																					
Pedestrians		0					0					0					0				0
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Scooters																					

Comments:

Report generated on 9/21/2021 9:27 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

David Plummer & Associates
Based On
MSHA Highway Information Services Division
Turning Counts Study - Field Sheet

Request No.: Portico
Job No.: #17545

Location: Buckingham Road @ SR 80
Date: 2/6/2018 Tuesday
Recorder: QC
Interval (dd) : 15
(In Minutes)

County: Lee
Town: 0
Weather: Good AM / PM

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	PM PERIOD 12:00PM-7:00PM	Start	End	Volume
		8:00 AM	9:00 AM	2713		5:00 PM	6:00 PM	3158

Street Name-->	Buckingham Road				Buckingham Road				SR80				SR80				
HOUR	Southbound				Northbound				Westbound				Eastbound				GRAND
ENDING	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	TOTAL
7:15 AM	18	24	21	63	90	11	44	145	37	312	1	350	5	147	45	197	755
7:30 AM	14	12	12	38	66	11	42	119	37	341	1	379	2	123	25	150	686
7:45 AM	16	12	17	45	51	4	41	96	45	280	2	327	5	167	26	198	666
8:00 AM	9	13	19	41	74	9	26	109	31	266	2	299	8	118	29	155	604
8:15 AM	12	9	14	35	65	10	43	118	27	274	2	303	4	161	40	205	661
8:30 AM	12	14	21	47	69	9	47	125	33	221	3	257	4	168	40	212	641
8:45 AM	24	8	12	44	65	10	65	140	57	259	3	319	11	171	68	250	753
9:00 AM	15	7	25	47	47	10	37	94	55	231	6	292	12	168	45	225	658
9:15 AM				0				0				0				0	0
9:30 AM				0				0				0				0	0
9:45 AM				0				0				0				0	0
10:00 AM				0				0				0				0	0
10:15 AM				0				0				0				0	0
10:30 AM				0				0				0				0	0
10:45 AM				0				0				0				0	0
11:00 AM				0				0				0				0	0
11:15 AM				0				0				0				0	0
11:30 AM				0				0				0				0	0
11:45 AM				0				0				0				0	0
12:00 PM				0				0				0				0	0
12:15 PM				0				0				0				0	0
12:30 PM				0				0				0				0	0
12:45 PM				0				0				0				0	0
1:00 PM				0				0				0				0	0
1:15 PM				0				0				0				0	0
1:30 PM				0				0				0				0	0
1:45 PM				0				0				0				0	0
2:00 PM				0				0				0				0	0
2:15 PM				0				0				0				0	0
2:30 PM				0				0				0				0	0
2:45 PM				0				0				0				0	0
3:00 PM				0				0				0				0	0
3:15 PM				0				0				0				0	0
3:30 PM				0				0				0				0	0
3:45 PM				0				0				0				0	0
4:00 PM				0				0				0				0	0
4:15 PM	33	26	18	77	70	19	33	122	39	172	4	215	17	293	67	377	791
4:30 PM	13	25	10	48	74	22	34	130	17	232	1	250	20	281	51	352	780
4:45 PM	19	24	21	64	68	21	45	134	41	158	2	201	16	306	46	368	767
5:00 PM	19	21	17	57	51	17	42	110	43	179	6	228	17	303	49	369	764
5:15 PM	24	16	20	60	46	20	47	113	35	151	0	186	25	312	44	381	740
5:30 PM	21	23	19	63	63	17	58	138	33	162	4	199	12	352	42	406	806
5:45 PM	17	13	14	44	59	20	47	126	46	149	3	198	16	386	39	441	809
6:00 PM	27	27	19	73	61	19	38	118	38	146	5	189	20	338	65	423	803
TOTAL	293	274	279	846	1019	229	689	1937	614	3533	45	4192	194	3794	721	4709	11684
AM Peak Vol	63	38	72	173	246	39	192	477	172	985	14	1171	31	668	193	892	2713
PM Peak Vol	89	79	72	240	229	76	190	495	152	608	12	772	73	1388	190	1651	3158

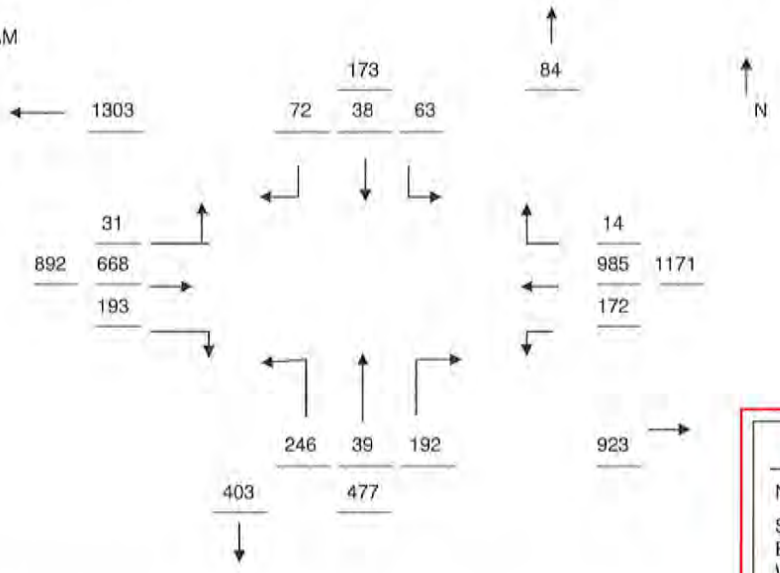
Peak Hour Factor (PHF)

AM Peak Hour	0.92	0.85	0.92	0.89	0.90
PM Peak Hour	0.82	0.90	0.97	0.94	0.98

DPA
RAW TURNING MOVEMENT DIAGRAM

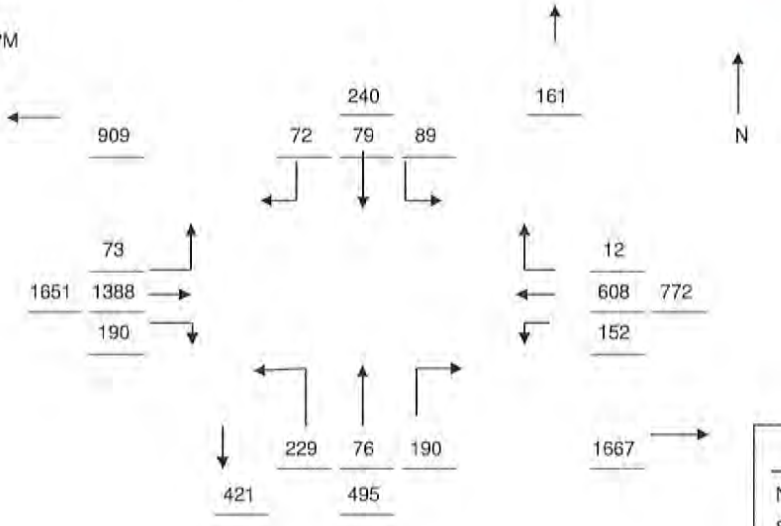
LOCATION:	Buckingham Road @ SR 80		
COUNTY :	Lee	CITY:	0
OBSERVER:	QC	DATE: 2/6/2018	Tuesday

AM Peak Hour
8:00 AM 9:00 AM



TRUCK %	
NB =	9 %
SB =	7 %
EB =	17 %
WB =	11 %

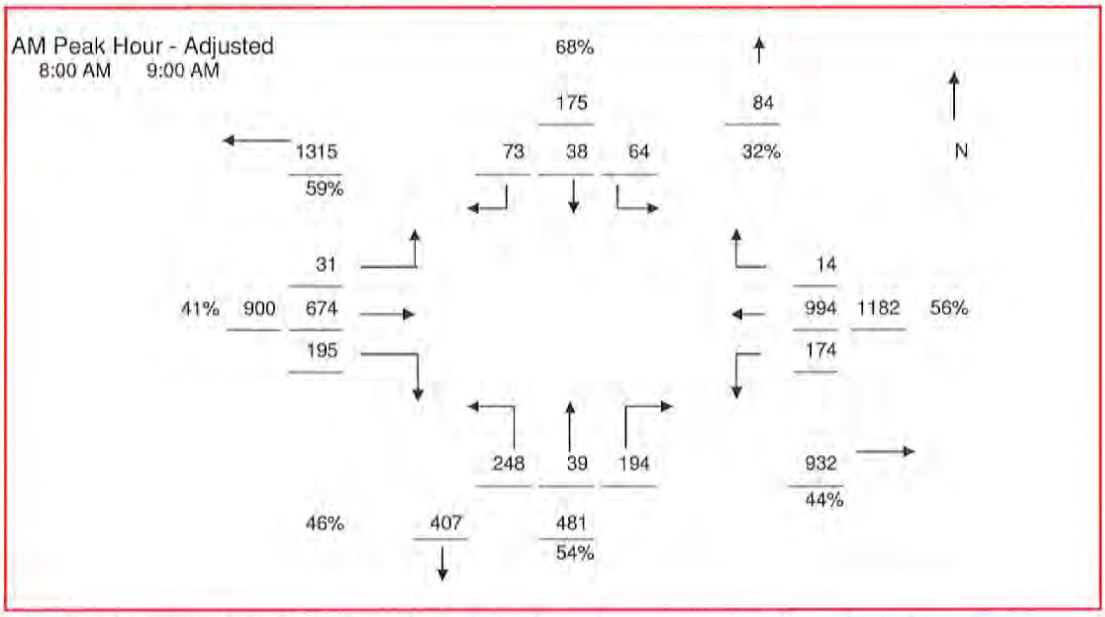
PM Peak Hour
5:00 PM 6:00 PM

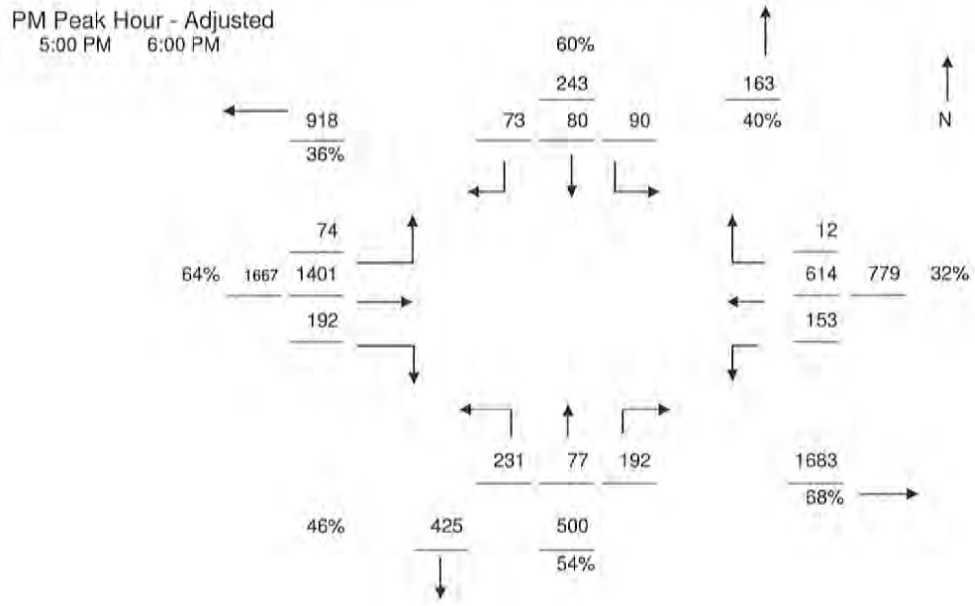


TRUCK %	
NB =	4 %
SB =	4 %
EB =	6 %
WB =	10 %

DPA
ADJUSTED TURNING MOVMEMENT DIAGRAM

LOCATION:	Buckingham Road @ SR 80	REPORT:	2016
COUNTY :	Lee	STATION:	11
OBSERVER:	QC	MONTHLY:	1.07
		ANNUAL:	1.08
		ADJUSTMENT FACTOR:	1.01





David Plummer & Associates
Based On
MSHA Highway Information Services Division
Turning Counts Study - Field Sheet

Request No.: abcock Ranch Increment 1 NOF
Job No.: #19503

Location: Buckingham Road @ SR 80 (Palm Beach
Date: 04/17/201 Wednesday
Recorder: QC
Interval (dd) : 15
(In Minutes)

County: Lee
Town: Any
Weather: Good

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	PM PERIOD 12:00PM-7:00PM	Start	End	Volume
		12:00 AM	1:00 AM	0		4:45 PM	5:45 PM	3395

Street Name-->	Buckingham Road				Buckingham Road				SR 80 (Palm Beach Blvd)				SR 80 (Palm Beach Blvd)				GRAND
HOUR	Southbound				Northbound				Westbound				Eastbound				
ENDING	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	TOTAL
7:15 AM				0				0				0				0	0
7:30 AM				0				0				0				0	0
7:45 AM				0				0				0				0	0
8:00 AM				0				0				0				0	0
8:15 AM				0				0				0				0	0
8:30 AM				0				0				0				0	0
8:45 AM				0				0				0				0	0
9:00 AM				0				0				0				0	0
9:15 AM				0				0				0				0	0
9:30 AM				0				0				0				0	0
9:45 AM				0				0				0				0	0
10:00 AM				0				0				0				0	0
10:15 AM				0				0				0				0	0
10:30 AM				0				0				0				0	0
10:45 AM				0				0				0				0	0
11:00 AM				0				0				0				0	0
11:15 AM				0				0				0				0	0
11:30 AM				0				0				0				0	0
11:45 AM				0				0				0				0	0
12:00 PM				0				0				0				0	0
12:15 PM				0				0				0				0	0
12:30 PM				0				0				0				0	0
12:45 PM				0				0				0				0	0
1:00 PM				0				0				0				0	0
1:15 PM				0				0				0				0	0
1:30 PM				0				0				0				0	0
1:45 PM				0				0				0				0	0
2:00 PM				0				0				0				0	0
2:15 PM				0				0				0				0	0
2:30 PM				0				0				0				0	0
2:45 PM				0				0				0				0	0
3:00 PM				0				0				0				0	0
3:15 PM				0				0				0				0	0
3:30 PM				0				0				0				0	0
3:45 PM				0				0				0				0	0
4:00 PM				0				0				0				0	0
4:15 PM	19	18	14	51	73	21	45	139	35	156	5	196	11	269	64	344	730
4:30 PM	15	12	16	43	78	19	38	135	29	171	3	203	5	303	66	374	755
4:45 PM	17	18	20	55	65	21	31	117	40	182	2	224	17	295	54	366	762
5:00 PM	**25**	**26**	**16**	**67**	**70**	**17**	**37**	**124**	**37**	**190**	**4**	**231**	**11**	**365**	**78**	**454**	**876**
5:15 PM	**27**	**28**	**22**	**77**	**66**	**26**	**38**	**130**	**45**	**173**	**2**	**220**	**18**	**279**	**79**	**376**	**803**
5:30 PM	**18**	**21**	**15**	**54**	**71**	**15**	**52**	**138**	**40**	**157**	**2**	**199**	**28**	**363**	**81**	**472**	**863**
5:45 PM	**23**	**24**	**9**	**56**	**76**	**25**	**46**	**147**	**38**	**175**	**5**	**218**	**10**	**370**	**52**	**432**	**853**
6:00 PM	23	19	17	59	80	19	48	147	36	174	5	215	12	372	68	452	873
TOTAL	167	166	129	462	579	163	335	1077	300	1378	28	1706	112	2616	542	3270	6515
AM Peak Vol	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM Peak Vol	93	99	62	254	283	83	173	539	160	695	13	868	67	1377	290	1734	3395

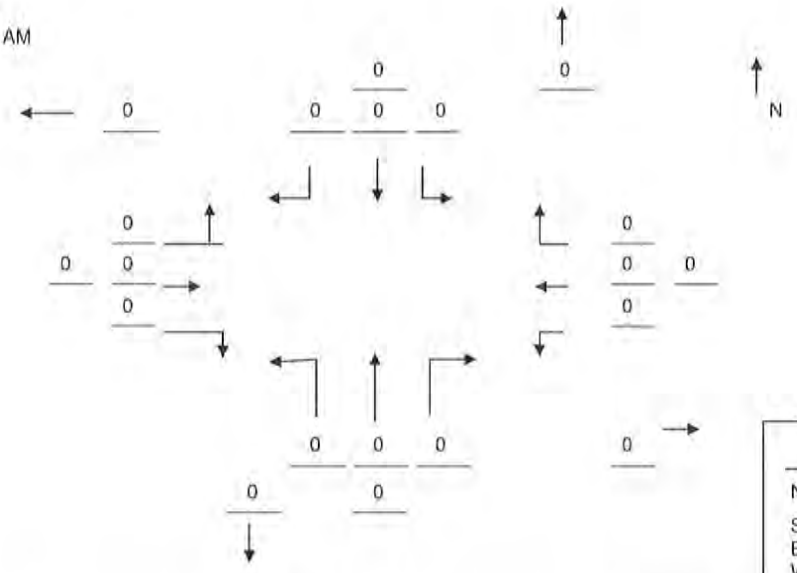
Peak Hour Factor (PHF)

AM Peak Hour	0.00	0.00	0.00	0.00	0.00
PM Peak Hour	0.82	0.92	0.94	0.92	0.97

DPA
RAW TURNING MOVEMENT DIAGRAM

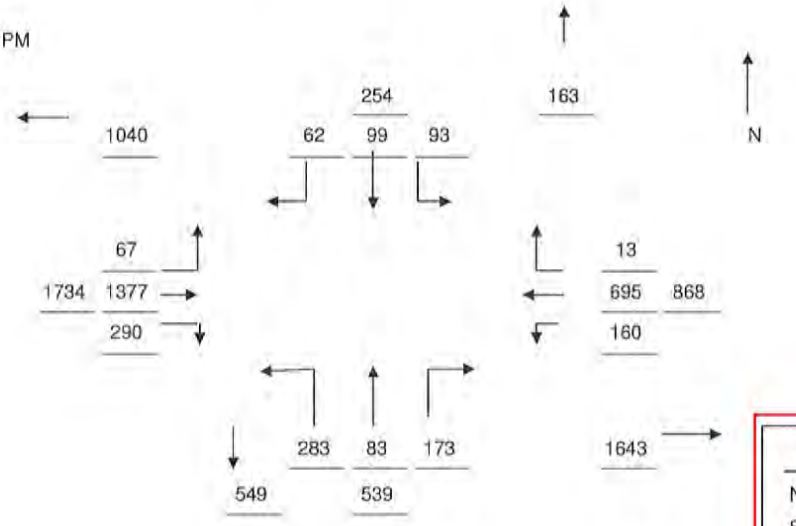
LOCATION:	Buckingham Road @ SR 80 (Palm Beach Blvd)		
COUNTY :	Lee	CITY:	Any
OBSERVER:	QC	DATE: 04/17/2019	Wednesday

AM Peak Hour
12:00 AM 1:00 AM



TRUCK %	
NB =	%
SB =	%
EB =	%
WB =	%

PM Peak Hour
4:45 PM 5:45 PM

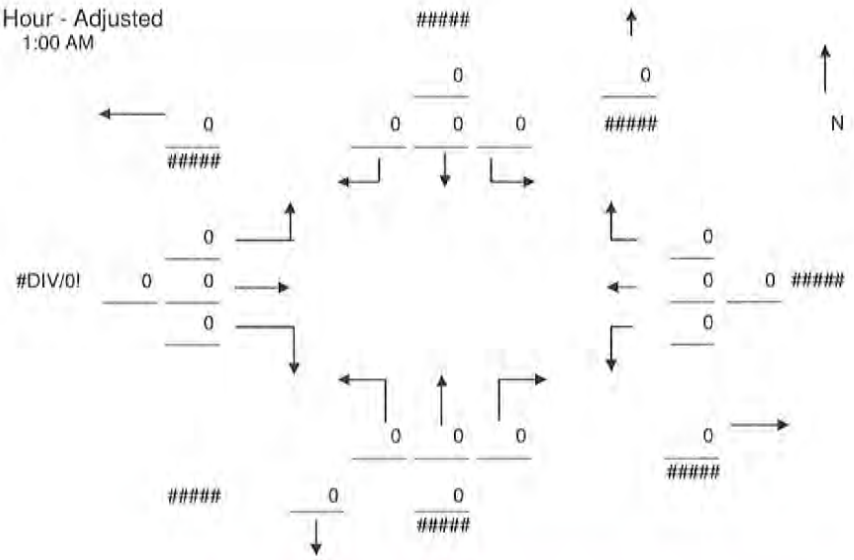


TRUCK %	
NB =	4 %
SB =	4 %
EB =	6 %
WB =	10 %

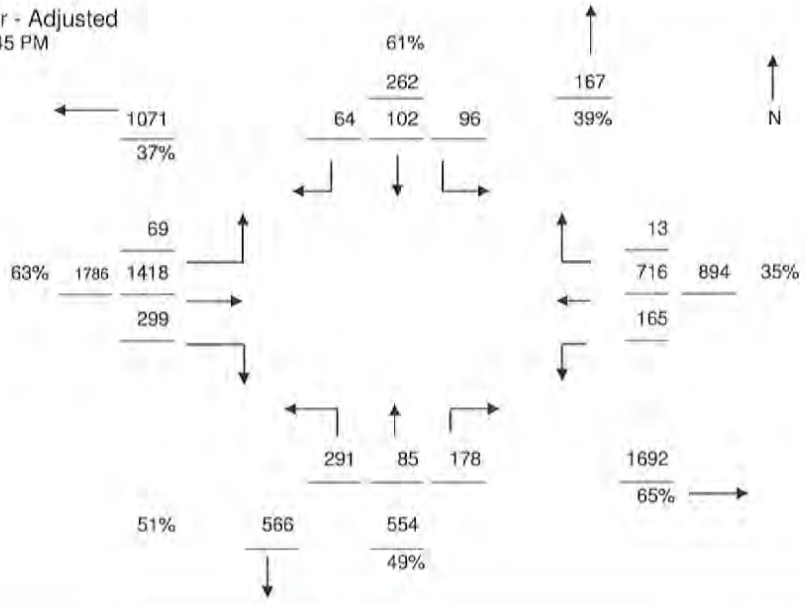
DPA
ADJUSTED TURNING MOVMEMENT DIAGRAM

LOCATION:	Buckingham Road @ SR 80 (Palm Beach Blvd)	REPORT:	2018
COUNTY :	Lee	STATION:	Lee
OBSERVER:	QC	WEEKLY:	1.03
		ANNUAL:	n/a
		ADJUSTMENT FACTOR:	1.03

AM Peak Hour - Adjusted
12:00 AM 1:00 AM



PM Peak Hour - Adjusted
4:45 PM 5:45 PM



David Plummer & Associates
Based On
MSHA Highway Information Services Division
Turning Counts Study - Field Sheet

Request No.: bcock Ranch Increment 1B NO
Job No.: 15528

Location: SR 31 @ SR 80 (Palm Beach Blvd)
Date: 01/28/201(Thursday
Recorder: DC/RC
Interval (dd) : 15
(In Minutes)

County: Lee
Town: None
Weather: Rain

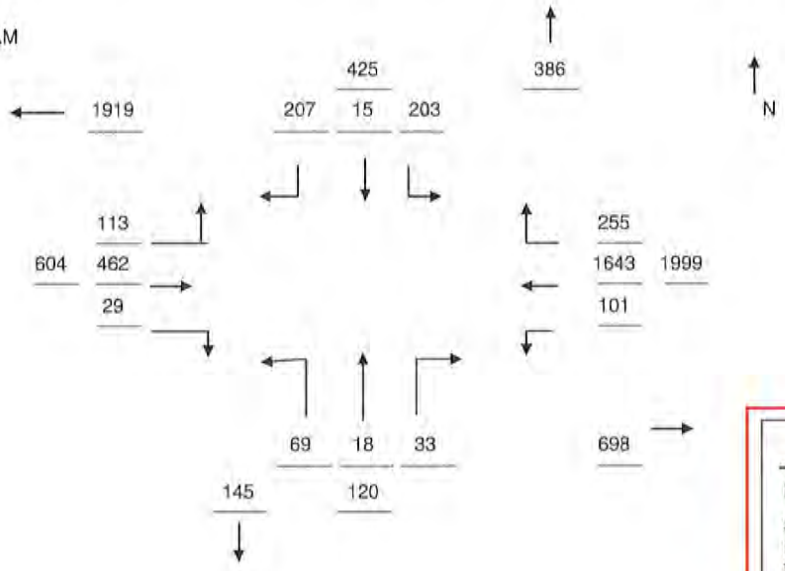
PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	PM PERIOD 12:00PM-7:00PM	Start	End	Volume
		7:15 AM	8:15 AM	3148		5:00 PM	6:00 PM	3581

Street Name-->	SR 31 Southbound				SR 31 Northbound				SR 80 Westbound				SR 80 Eastbound				GRAND
HOUR ENDING	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	TOTAL
7:15 AM	46	3	41	90	8	4	10	22	11	377	58	446	22	82	3	107	665
7:30 AM	41	4	58	103	11	4	11	26	24	494	67	585	21	113	8	142	856
7:45 AM	41	2	56	99	25	6	10	41	28	480	79	587	31	122	5	158	885
8:00 AM	58	5	54	117	17	5	5	27	26	333	52	411	36	116	13	165	720
8:15 AM	63	4	39	106	16	3	7	26	23	336	57	416	25	111	3	139	687
8:30 AM	55	3	33	91	17	8	10	35	26	312	48	386	41	142	6	189	701
8:45 AM	59	7	38	104	16	4	8	28	23	320	60	403	31	155	9	195	730
9:00 AM	41	8	33	82	8	1	10	19	26	236	43	305	35	166	2	203	609
9:15 AM				0				0				0				0	0
9:30 AM				0				0				0				0	0
9:45 AM				0				0				0				0	0
10:00 AM				0				0				0				0	0
10:15 AM				0				0				0				0	0
10:30 AM				0				0				0				0	0
10:45 AM				0				0				0				0	0
11:00 AM				0				0				0				0	0
11:15 AM				0				0				0				0	0
11:30 AM				0				0				0				0	0
11:45 AM				0				0				0				0	0
12:00 PM				0				0				0				0	0
12:15 PM				0				0				0				0	0
12:30 PM				0				0				0				0	0
12:45 PM				0				0				0				0	0
1:00 PM				0				0				0				0	0
1:15 PM				0				0				0				0	0
1:30 PM				0				0				0				0	0
1:45 PM				0				0				0				0	0
2:00 PM				0				0				0				0	0
2:15 PM				0				0				0				0	0
2:30 PM				0				0				0				0	0
2:45 PM				0				0				0				0	0
3:00 PM				0				0				0				0	0
3:15 PM				0				0				0				0	0
3:30 PM				0				0				0				0	0
3:45 PM				0				0				0				0	0
4:00 PM				0				0				0				0	0
4:15 PM	83	11	32	126	24	17	54	95	28	175	57	260	33	335	27	395	876
4:30 PM	30	11	34	75	31	32	67	130	29	172	59	260	55	312	11	378	843
4:45 PM	40	5	30	75	38	14	86	138	41	212	83	336	89	393	25	507	1056
5:00 PM	53	9	32	94	25	14	73	112	26	151	68	245	54	285	15	354	805
5:15 PM	67	11	24	102	20	28	55	103	20	137	58	215	39	285	11	335	755
5:30 PM	74	9	49	132	18	22	56	96	25	227	48	300	56	363	17	436	964
5:45 PM	89	8	24	121	40	29	84	153	29	209	47	285	39	433	11	483	1042
6:00 PM	62	10	26	98	19	16	64	99	32	182	46	260	31	314	18	363	820
TOTAL	902	110	603	1615	333	207	610	1150	417	4353	930	5700	638	3727	184	4549	13014
AM Peak Vol	203	15	207	425	69	18	33	120	101	1643	255	1999	113	462	29	604	3148
PM Peak Vol	292	38	123	453	97	95	259	451	106	755	199	1060	165	1395	57	1617	3581
Peak Hour Factor (PHF)																	
AM Peak Hour		0.91				0.73				0.85				0.92			0.89
PM Peak Hour		0.86				0.74				0.88				0.84			0.86

DPA
RAW TURNING MOVEMENT DIAGRAM

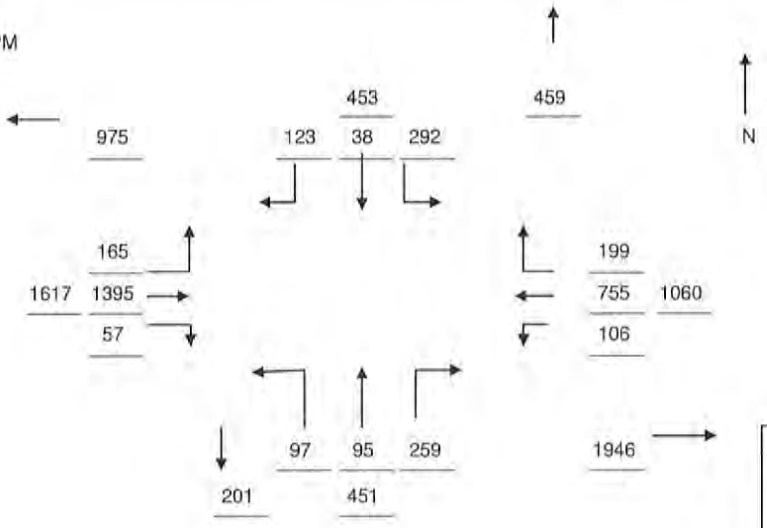
LOCATION:	SR 31 @ SR 80 (Palm Beach Blvd)		
COUNTY :	Lee	CITY:	None
OBSERVER:	DC/RC	DATE:	01/28/2016 Thursday

AM Peak Hour
7:15 AM 8:15 AM



TRUCK %	
NB =	15 %
SB =	17 %
EB =	21 %
WB =	8 %

PM Peak Hour
5:00 PM 6:00 PM

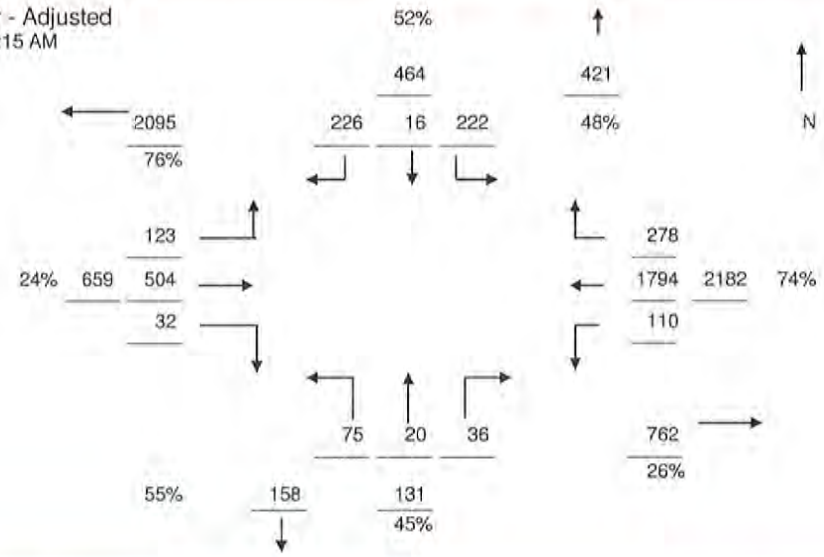


TRUCK %	
NB =	3 %
SB =	12 %
EB =	8 %
WB =	8 %

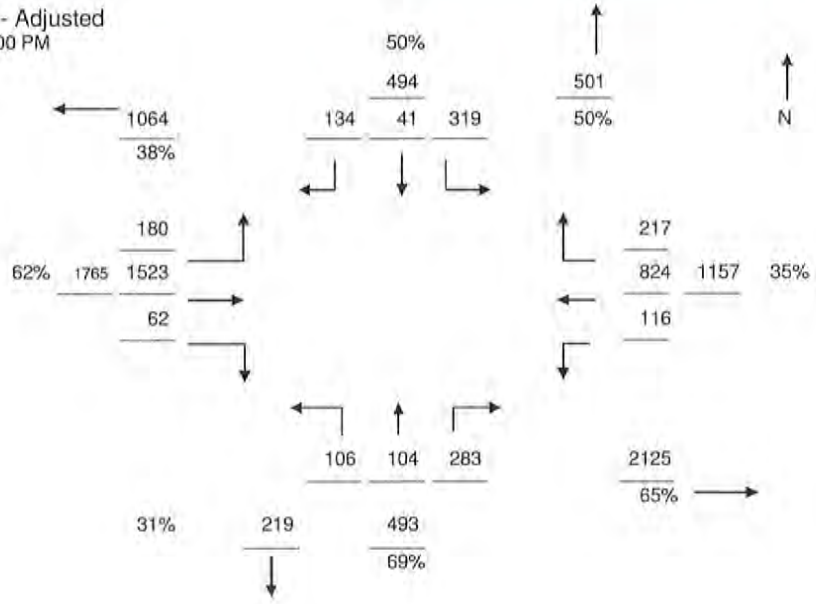
DPA
ADJUSTED TURNING MOVMEMENT DIAGRAM

LOCATION:	SR 31 @ SR 80 (Palm Beach Blvd)	REPORT:	2014
COUNTY :	Lee	STATION:	11
OBSERVER:	DC/RC	MONTHLY:	0.98
		ANNUAL:	1.07
		ADJUSTMENT FACTOR:	1.09

AM Peak Hour - Adjusted
7:15 AM 8:15 AM



PM Peak Hour - Adjusted
5:00 PM 6:00 PM



David Plummer & Associates
Based On
MSHA Highway Information Services Division
Turning Counts Study - Field Sheet

Request No.: abcock Ranch Increment 1 NOF
Job No.: #19503

Location: SR 31 @ SR 80 (Palm Beach Blvd)
Date: 04/17/201 Wednesday
Recorder: QC
Interval (dd) : 15
(In Minutes)

County: Lee
Town: Any
Weather: Good

PEAK HOURS	AM PERIOD 6:00AM-12:00PM	Start	End	Volume	PM PERIOD 12:00PM-7:00PM	Start	End	Volume
		12:00 AM	1:00 AM	0		4:45 PM	5:45 PM	4249

Street Name-->	SR 31				SR 31				SR 80 (Palm Beach Blvd)				SR 80 (Palm Beach Blvd)				GRAND
HOUR	Southbound				Northbound				Westbound				Eastbound				
ENDING	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	L	T	R	TOT	TOTAL
7:15 AM				0				0				0				0	0
7:30 AM				0				0				0				0	0
7:45 AM				0				0				0				0	0
8:00 AM				0				0				0				0	0
8:15 AM				0				0				0				0	0
8:30 AM				0				0				0				0	0
8:45 AM				0				0				0				0	0
9:00 AM				0				0				0				0	0
9:15 AM				0				0				0				0	0
9:30 AM				0				0				0				0	0
9:45 AM				0				0				0				0	0
10:00 AM				0				0				0				0	0
10:15 AM				0				0				0				0	0
10:30 AM				0				0				0				0	0
10:45 AM				0				0				0				0	0
11:00 AM				0				0				0				0	0
11:15 AM				0				0				0				0	0
11:30 AM				0				0				0				0	0
11:45 AM				0				0				0				0	0
12:00 PM				0				0				0				0	0
12:15 PM				0				0				0				0	0
12:30 PM				0				0				0				0	0
12:45 PM				0				0				0				0	0
1:00 PM				0				0				0				0	0
1:15 PM				0				0				0				0	0
1:30 PM				0				0				0				0	0
1:45 PM				0				0				0				0	0
2:00 PM				0				0				0				0	0
2:15 PM				0				0				0				0	0
2:30 PM				0				0				0				0	0
2:45 PM				0				0				0				0	0
3:00 PM				0				0				0				0	0
3:15 PM				0				0				0				0	0
3:30 PM				0				0				0				0	0
3:45 PM				0				0				0				0	0
4:00 PM				0				0				0				0	0
4:15 PM	83	13	51	147	28	26	55	109	28	188	51	267	52	340	25	417	940
4:30 PM	85	13	46	144	31	17	58	106	32	211	81	324	50	369	22	441	1015
4:45 PM	72	13	45	130	19	14	60	93	30	219	59	308	48	387	12	447	978
5:00 PM	76	20	54	150	26	23	58	107	24	208	67	299	65	403	14	482	1038
5:15 PM	87	8	43	138	25	25	51	101	28	223	63	314	53	391	20	464	1017
5:30 PM	87	25	49	161	29	18	76	123	24	187	77	288	57	459	25	541	1113
5:45 PM	90	11	53	154	26	20	65	111	27	188	58	273	45	483	15	543	1081
6:00 PM	79	11	47	137	25	18	44	87	28	219	69	316	43	388	22	453	993
TOTAL	659	114	388	1161	209	161	467	837	221	1643	525	2389	413	3220	155	3788	8175
AM Peak Vol	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM Peak Vol	340	64	199	603	106	86	250	442	103	806	265	1174	220	1736	74	2030	4249

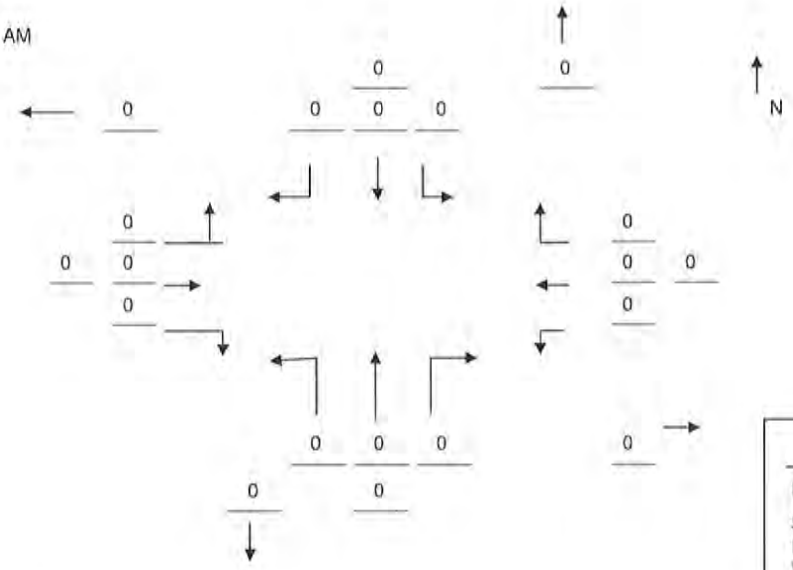
Peak Hour Factor (PHF)

AM Peak Hour	0.00	0.00	0.00	0.00	0.00
PM Peak Hour	0.94	0.90	0.93	0.93	0.95

DPA
RAW TURNING MOVEMENT DIAGRAM

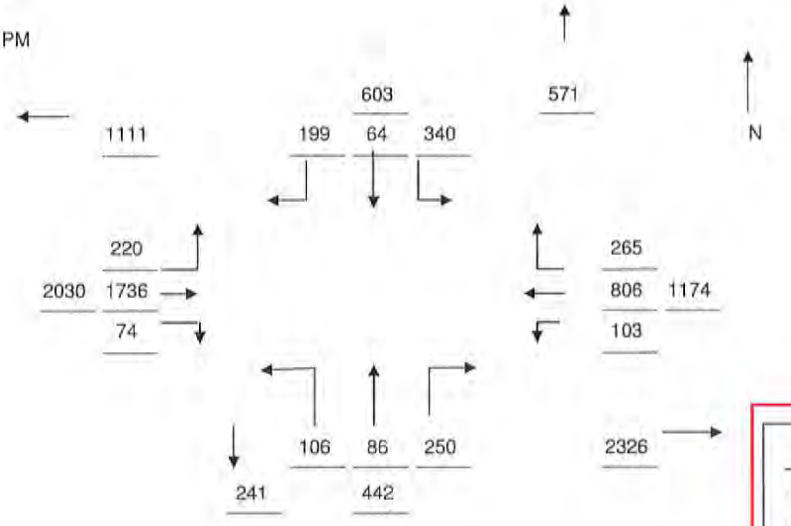
LOCATION:	SR 31 @ SR 80 (Palm Beach Blvd)		
COUNTY :	Lee	CITY: Any	
OBSERVER:	QC	DATE: 04/17/2019	Wednesday

AM Peak Hour
12:00 AM 1:00 AM



TRUCK %	
NB =	%
SB =	%
EB =	%
WB =	%

PM Peak Hour
4:45 PM 5:45 PM

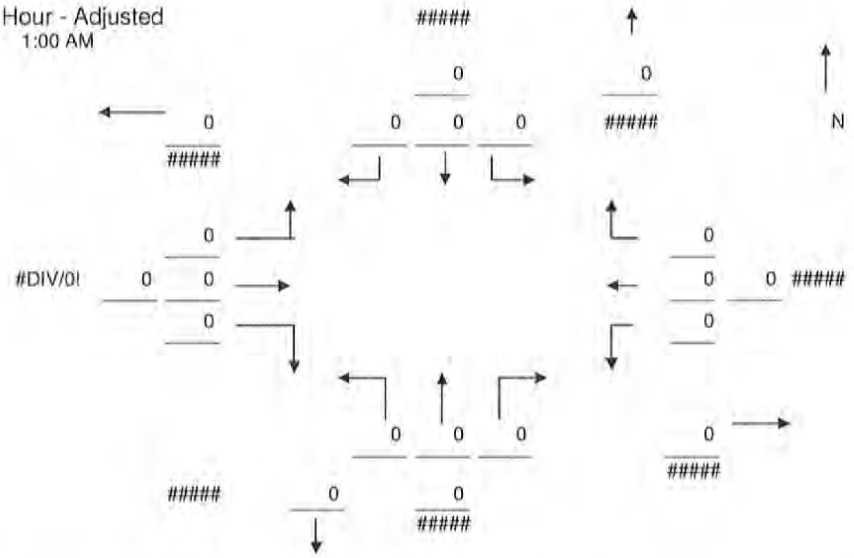


TRUCK %	
NB =	2 %
SB =	10 %
EB =	6 %
WB =	9 %

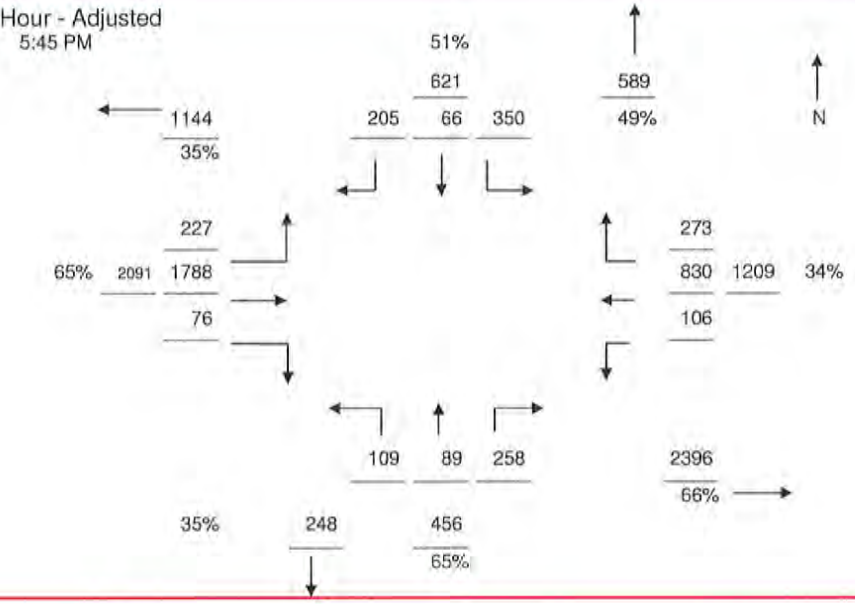
DPA
ADJUSTED TURNING MOVMEMENT DIAGRAM

LOCATION:	SR 31 @ SR 80 (Palm Beach Blvd)	REPORT:	2018
COUNTY :	Lee	STATION:	Lee
OBSERVER:	QC	WEEKLY:	1.03
		ANNUAL:	n/a
		ADJUSTMENT FACTOR:	1.03

AM Peak Hour - Adjusted
12:00 AM 1:00 AM



PM Peak Hour - Adjusted
4:45 PM 5:45 PM



APPENDIX E

INTERSECTION CAPACITY ANALYSIS

HCM 6th Signalized Intersection Summary
1: River Hall Parkway & SR 80

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	2	753	258	66	1440	222	22
Future Volume (veh/h)	2	753	258	66	1440	222	22
Initial Q (Qb), veh		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)			1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Adj Sat Flow, veh/h/ln		1648	1826	1841	1796	1856	1870
Adj Flow Rate, veh/h		818	280	72	1565	241	24
Peak Hour Factor		0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %		17	5	4	7	3	2
Cap, veh/h		2315	1144	192	2823	364	168
Arrive On Green		0.74	0.74	0.05	0.83	0.11	0.11
Sat Flow, veh/h		3214	1547	1753	3503	3428	1585
Grp Volume(v), veh/h		818	280	72	1565	241	24
Grp Sat Flow(s),veh/h/ln		1566	1547	1753	1706	1714	1585
Q Serve(g_s), s		11.1	6.9	0.6	17.6	8.1	1.6
Cycle Q Clear(g_c), s		11.1	6.9	0.6	17.6	8.1	1.6
Prop In Lane			1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2315	1144	192	2823	364	168
V/C Ratio(X)		0.35	0.24	0.38	0.55	0.66	0.14
Avail Cap(c_a), veh/h		2315	1144	198	2823	629	291
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		5.5	5.0	39.8	3.3	51.6	48.7
Incr Delay (d2), s/veh		0.4	0.5	1.2	0.8	2.1	0.4
Initial Q Delay(d3),s/veh		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		2.7	1.8	1.8	2.9	3.6	0.7
Unsig. Movement Delay, s/veh							
LnGrp Delay(d),s/veh		5.9	5.5	41.0	4.1	53.6	49.1
LnGrp LOS		A	A	D	A	D	D
Approach Vol, veh/h		1098			1637	265	
Approach Delay, s/veh		5.8			5.7	53.2	
Approach LOS		A			A	D	

Timer - Assigned Phs	1	2				6		8
Phs Duration (G+Y+Rc), s	10.5	92.7				103.3		16.7
Change Period (Y+Rc), s	6.0	6.0				6.0		6.0
Max Green Setting (Gmax), s	5.0	77.0				77.0		20.0
Max Q Clear Time (g_c+I1), s	2.6	13.1				19.6		10.1
Green Ext Time (p_c), s	0.0	7.0				15.9		0.6

Intersection Summary	
HCM 6th Ctrl Delay	10.0
HCM 6th LOS	A

Notes

User approved ignoring U-Turning movement.

HCM 6th Signalized Intersection Summary
1: River Hall Parkway & SR 80

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	3	1574	245	24	920	196	44
Future Volume (veh/h)	3	1574	245	24	920	196	44
Initial Q (Qb), veh		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)			1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Adj Sat Flow, veh/h/ln		1811	1870	1870	1781	1826	1856
Adj Flow Rate, veh/h		1640	255	25	958	204	46
Peak Hour Factor		0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %		6	2	2	8	5	3
Cap, veh/h		2739	1403	122	2902	301	140
Arrive On Green		0.80	0.80	0.03	0.86	0.09	0.09
Sat Flow, veh/h		3532	1585	1781	3474	3374	1572
Grp Volume(v), veh/h		1640	255	25	958	204	46
Grp Sat Flow(s),veh/h/ln		1721	1585	1781	1692	1687	1572
Q Serve(g_s), s		27.9	3.3	0.2	8.4	8.8	4.1
Cycle Q Clear(g_c), s		27.9	3.3	0.2	8.4	8.8	4.1
Prop In Lane			1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		2739	1403	122	2902	301	140
V/C Ratio(X)		0.60	0.18	0.21	0.33	0.68	0.33
Avail Cap(c_a), veh/h		2739	1403	143	2902	517	241
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		6.0	1.2	54.4	2.1	66.2	64.1
Incr Delay (d2), s/veh		1.0	0.3	0.8	0.3	2.7	1.3
Initial Q Delay(d3),s/veh		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		7.4	1.5	0.8	1.4	3.9	1.7
Unsig. Movement Delay, s/veh							
LnGrp Delay(d),s/veh		6.9	1.5	55.2	2.4	68.9	65.4
LnGrp LOS		A	A	E	A	E	E
Approach Vol, veh/h		1895			983	250	
Approach Delay, s/veh		6.2			3.8	68.2	
Approach LOS		A			A	E	

Timer - Assigned Phs	1	2				6		8
Phs Duration (G+Y+Rc), s	9.2	123.4				132.6		17.4
Change Period (Y+Rc), s	6.0	6.0				6.0		6.0
Max Green Setting (Gmax), s	5.0	106.0				106.0		21.0
Max Q Clear Time (g_c+I1), s	2.2	29.9				10.4		10.8
Green Ext Time (p_c), s	0.0	20.7				7.1		0.6

Intersection Summary	
HCM 6th Ctrl Delay	10.4
HCM 6th LOS	B

Notes

User approved ignoring U-Turning movement.

HCM 6th Signalized Intersection Summary
5: Buckingham Rd & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	33	716	207	185	1057	15	264	41	206	68	40	78
Future Volume (veh/h)	33	716	207	185	1057	15	264	41	206	68	40	78
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1648	1648	1648	1737	1737	1737	1767	1767	1767	1796	1796	1796
Adj Flow Rate, veh/h	37	796	0	206	1174	0	293	46	229	76	44	87
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	17	17	17	11	11	11	9	9	9	7	7	7
Cap, veh/h	91	1354		258	1750		455	53	266	218	169	143
Arrive On Green	0.06	0.43	0.00	0.16	0.53	0.00	0.18	0.21	0.21	0.07	0.09	0.09
Sat Flow, veh/h	1570	3131	1397	1654	3300	1472	1682	257	1279	1711	1796	1522
Grp Volume(v), veh/h	37	796	0	206	1174	0	293	0	275	76	44	87
Grp Sat Flow(s),veh/h/ln	1570	1566	1397	1654	1650	1472	1682	0	1536	1711	1796	1522
Q Serve(g_s), s	2.7	23.2	0.0	14.4	31.1	0.0	17.8	0.0	20.7	4.7	2.7	6.6
Cycle Q Clear(g_c), s	2.7	23.2	0.0	14.4	31.1	0.0	17.8	0.0	20.7	4.7	2.7	6.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.83	1.00		1.00
Lane Grp Cap(c), veh/h	91	1354		258	1750		455	0	320	218	169	143
V/C Ratio(X)	0.41	0.59		0.80	0.67		0.64	0.00	0.86	0.35	0.26	0.61
Avail Cap(c_a), veh/h	118	1354		345	1750		496	0	333	226	169	143
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.5	25.9	0.0	48.9	20.6	0.0	36.2	0.0	45.8	44.0	50.5	52.2
Incr Delay (d2), s/veh	2.9	1.9	0.0	9.3	2.1	0.0	2.5	0.0	20.0	1.0	1.1	8.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.1	8.6	0.0	6.5	11.5	0.0	7.4	0.0	9.4	2.0	1.3	2.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.4	27.8	0.0	58.2	22.6	0.0	38.7	0.0	65.8	45.0	51.6	60.6
LnGrp LOS	E	C		E	C		D	A	E	D	D	E
Approach Vol, veh/h		833			1380			568			207	
Approach Delay, s/veh		29.1			27.9			51.8			53.0	
Approach LOS		C			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.0	67.6	12.4	29.0	22.7	55.9	26.1	15.3
Change Period (Y+Rc), s	6.0	7.0	6.0	6.0	6.0	7.0	6.0	6.0
Max Green Setting (Gmax), s	7.0	57.0	7.0	24.0	23.0	41.0	23.0	8.0
Max Q Clear Time (g_c+I1), s	4.7	33.1	6.7	22.7	16.4	25.2	19.8	8.6
Green Ext Time (p_c), s	0.0	14.6	0.0	0.3	0.3	7.6	0.3	0.0

Intersection Summary	
HCM 6th Ctrl Delay	34.5
HCM 6th LOS	C

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
5: Buckingham Rd & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	72	1478	312	172	746	14	303	89	185	100	106	67
Future Volume (veh/h)	72	1478	312	172	746	14	303	89	185	100	106	67
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1811	1811	1752	1752	1752	1841	1841	1841	1841	1841	1841
Adj Flow Rate, veh/h	74	1524	0	177	769	0	312	92	191	103	109	69
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	6	6	6	10	10	10	4	4	4	4	4	4
Cap, veh/h	114	1755		217	1910		378	103	214	180	147	125
Arrive On Green	0.07	0.51	0.00	0.13	0.57	0.00	0.17	0.19	0.19	0.06	0.08	0.08
Sat Flow, veh/h	1725	3441	1535	1668	3328	1485	1753	534	1108	1753	1841	1560
Grp Volume(v), veh/h	74	1524	0	177	769	0	312	0	283	103	109	69
Grp Sat Flow(s),veh/h/ln	1725	1721	1535	1668	1664	1485	1753	0	1641	1753	1841	1560
Q Serve(g_s), s	6.3	58.4	0.0	15.5	19.2	0.0	23.8	0.0	25.2	8.1	8.7	6.4
Cycle Q Clear(g_c), s	6.3	58.4	0.0	15.5	19.2	0.0	23.8	0.0	25.2	8.1	8.7	6.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.67	1.00		1.00
Lane Grp Cap(c), veh/h	114	1755		217	1910		378	0	317	180	147	125
V/C Ratio(X)	0.65	0.87		0.82	0.40		0.83	0.00	0.89	0.57	0.74	0.55
Avail Cap(c_a), veh/h	149	1755		222	1910		378	0	317	180	147	125
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	68.3	32.3	0.0	63.5	17.7	0.0	49.6	0.0	59.0	59.2	67.5	66.4
Incr Delay (d2), s/veh	6.0	6.1	0.0	20.1	0.6	0.0	13.9	0.0	25.9	4.2	19.2	6.6
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.9	24.6	0.0	7.7	7.3	0.0	11.7	0.0	12.6	3.7	4.8	2.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	74.4	38.5	0.0	83.6	18.3	0.0	63.4	0.0	84.9	63.4	86.6	73.0
LnGrp LOS	E	D		F	B		E	A	F	E	F	E
Approach Vol, veh/h		1598			946			595			281	
Approach Delay, s/veh		40.1			30.6			73.7			74.8	
Approach LOS		D			C			E			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.9	90.1	13.0	33.0	23.5	80.5	30.0	16.0
Change Period (Y+Rc), s	6.0	7.0	6.0	6.0	6.0	7.0	6.0	6.0
Max Green Setting (Gmax), s	11.0	80.0	7.0	27.0	18.0	73.0	24.0	10.0
Max Q Clear Time (g_c+I1), s	8.3	21.2	10.1	27.2	17.5	60.4	25.8	10.7
Green Ext Time (p_c), s	0.0	12.3	0.0	0.0	0.0	10.6	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	46.2
HCM 6th LOS	D

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: SR 31 & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	137	559	36	122	1991	309	83	22	40	246	18	251
Future Volume (veh/h)	137	559	36	122	1991	309	83	22	40	246	18	251
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1589	1589	1589	1781	1781	1781	1678	1678	1678	1648	1648	1648
Adj Flow Rate, veh/h	154	628	40	137	2237	0	59	73	45	290	0	282
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	21	21	21	8	8	8	15	15	15	17	17	17
Cap, veh/h	159	2832	879	586	2175		100	105	89	360	0	160
Arrive On Green	0.07	0.65	0.65	0.06	0.64	0.00	0.06	0.06	0.06	0.11	0.00	0.11
Sat Flow, veh/h	1513	4337	1346	1697	3385	1510	1598	1678	1422	3139	0	1397
Grp Volume(v), veh/h	154	628	40	137	2237	0	59	73	45	290	0	282
Grp Sat Flow(s),veh/h/ln	1513	1446	1346	1697	1692	1510	1598	1678	1422	1570	0	1397
Q Serve(g_s), s	10.5	8.8	1.6	4.0	96.4	0.0	5.4	6.4	4.6	13.5	0.0	17.2
Cycle Q Clear(g_c), s	10.5	8.8	1.6	4.0	96.4	0.0	5.4	6.4	4.6	13.5	0.0	17.2
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	159	2832	879	586	2175		100	105	89	360	0	160
V/C Ratio(X)	0.97	0.22	0.05	0.23	1.03		0.59	0.69	0.51	0.81	0.00	1.76
Avail Cap(c_a), veh/h	159	2832	879	589	2175		100	105	89	360	0	160
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	54.1	10.6	9.3	7.6	26.8	0.0	68.4	68.9	68.0	64.8	0.0	66.4
Incr Delay (d2), s/veh	61.9	0.2	0.1	0.2	27.0	0.0	8.8	17.9	4.5	13.2	0.0	366.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	8.5	2.7	0.5	1.4	42.6	0.0	2.4	3.2	1.8	6.0	0.0	22.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	115.9	10.8	9.4	7.8	53.8	0.0	77.2	86.8	72.6	77.9	0.0	433.1
LnGrp LOS	F	B	A	A	F		E	F	E	E	A	F
Approach Vol, veh/h		822			2374			177			572	
Approach Delay, s/veh		30.4			51.1			80.0			253.0	
Approach LOS		C			D			E			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	15.0	100.4		13.4	13.5	101.9		21.2				
Change Period (Y+Rc), s	6.5	7.4		6.4	6.5	7.4		6.4				
Max Green Setting (Gmax), s	8.5	93.0		7.0	7.3	94.2		14.8				
Max Q Clear Time (g_c+I1), s	12.5	98.4		8.4	6.0	10.8		19.2				
Green Ext Time (p_c), s	0.0	0.0		0.0	0.0	10.1		0.0				

Intersection Summary		
HCM 6th Ctrl Delay		77.4
HCM 6th LOS		E

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: SR 31 & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	237	1867	79	111	867	285	114	93	269	365	69	214
Future Volume (veh/h)	237	1867	79	111	867	285	114	93	269	365	69	214
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1811	1811	1767	1767	1767	1870	1870	1870	1752	1752	1752
Adj Flow Rate, veh/h	249	1965	83	117	913	0	109	113	283	436	0	225
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	9	9	9	2	2	2	10	10	10
Cap, veh/h	377	2457	763	190	1536		261	274	232	614	0	273
Arrive On Green	0.11	0.50	0.50	0.07	0.46	0.00	0.15	0.15	0.15	0.18	0.00	0.18
Sat Flow, veh/h	1725	4944	1535	1682	3357	1497	1781	1870	1585	3337	0	1485
Grp Volume(v), veh/h	249	1965	83	117	913	0	109	113	283	436	0	225
Grp Sat Flow(s),veh/h/ln	1725	1648	1535	1682	1678	1497	1781	1870	1585	1668	0	1485
Q Serve(g_s), s	10.9	49.8	4.3	5.4	30.4	0.0	8.3	8.2	22.0	18.4	0.0	21.9
Cycle Q Clear(g_c), s	10.9	49.8	4.3	5.4	30.4	0.0	8.3	8.2	22.0	18.4	0.0	21.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	377	2457	763	190	1536		261	274	232	614	0	273
V/C Ratio(X)	0.66	0.80	0.11	0.62	0.59		0.42	0.41	1.22	0.71	0.00	0.82
Avail Cap(c_a), veh/h	448	2457	763	204	1536		261	274	232	667	0	297
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	22.2	31.5	20.1	30.9	30.3	0.0	58.2	58.1	64.0	57.5	0.0	58.9
Incr Delay (d2), s/veh	2.8	2.8	0.3	4.9	1.7	0.0	1.1	1.0	130.3	3.6	0.0	16.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.5	19.5	1.6	2.3	12.3	0.0	3.8	3.9	17.2	8.0	0.0	9.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.0	34.3	20.4	35.8	32.0	0.0	59.2	59.1	194.3	61.1	0.0	75.8
LnGrp LOS	C	C	C	D	C		E	E	F	E	A	E
Approach Vol, veh/h		2297			1030			505			661	
Approach Delay, s/veh		32.8			32.4			134.9			66.1	
Approach LOS		C			C			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	19.8	72.7		26.0	13.9	78.5		31.6				
Change Period (Y+Rc), s	6.5	7.4		6.4	6.5	7.4		6.4				
Max Green Setting (Gmax), s	19.5	56.6		19.6	8.7	67.4		27.6				
Max Q Clear Time (g_c+I1), s	12.9	32.4		24.0	7.4	51.8		23.9				
Green Ext Time (p_c), s	0.4	11.3		0.0	0.0	14.3		1.3				

Intersection Summary	
HCM 6th Ctrl Delay	49.1
HCM 6th LOS	D

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
1: River Hall Parkway & SR 80

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	2	822	501	101	1591	933	180
Future Volume (veh/h)	2	822	501	101	1591	933	180
Initial Q (Qb), veh		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)			1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Adj Sat Flow, veh/h/ln		1648	1826	1841	1796	1856	1870
Adj Flow Rate, veh/h		893	545	110	1729	1014	196
Peak Hour Factor		0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %		17	5	4	7	3	2
Cap, veh/h		1699	840	187	2161	1028	476
Arrive On Green		0.54	0.54	0.06	0.63	0.30	0.30
Sat Flow, veh/h		3214	1547	1753	3503	3428	1585
Grp Volume(v), veh/h		893	545	110	1729	1014	196
Grp Sat Flow(s),veh/h/ln		1566	1547	1753	1706	1714	1585
Q Serve(g_s), s		21.9	29.8	2.5	45.2	35.3	11.9
Cycle Q Clear(g_c), s		21.9	29.8	2.5	45.2	35.3	11.9
Prop In Lane			1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1699	840	187	2161	1028	476
V/C Ratio(X)		0.53	0.65	0.59	0.80	0.99	0.41
Avail Cap(c_a), veh/h		1699	840	189	2161	1028	476
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		17.6	19.4	29.1	16.3	41.7	33.5
Incr Delay (d2), s/veh		1.2	3.9	4.6	3.2	24.6	0.6
Initial Q Delay(d3),s/veh		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		7.3	10.3	2.1	15.3	18.2	4.6
Unsig. Movement Delay, s/veh							
LnGrp Delay(d),s/veh		18.7	23.2	33.7	19.6	66.3	34.1
LnGrp LOS		B	C	C	B	E	C
Approach Vol, veh/h		1438			1839	1210	
Approach Delay, s/veh		20.4			20.4	61.1	
Approach LOS		C			C	E	

Timer - Assigned Phs	1	2				6	8
Phs Duration (G+Y+Rc), s	10.9	69.1				80.0	40.0
Change Period (Y+Rc), s	6.0	6.0				6.0	6.0
Max Green Setting (Gmax), s	5.0	63.0				63.0	34.0
Max Q Clear Time (g_c+I1), s	4.5	31.8				47.2	37.3
Green Ext Time (p_c), s	0.0	8.9				10.2	0.0

Intersection Summary	
HCM 6th Ctrl Delay	31.4
HCM 6th LOS	C

Notes

User approved ignoring U-Turning movement.

HCM 6th Signalized Intersection Summary
1: River Hall Parkway & SR 80

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	3	1717	1217	216	1017	734	160
Future Volume (veh/h)	3	1717	1217	216	1017	734	160
Initial Q (Qb), veh		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)			1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Adj Sat Flow, veh/h/ln		1811	1870	1870	1781	1826	1856
Adj Flow Rate, veh/h		1789	1268	225	1059	765	167
Peak Hour Factor		0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %		6	2	2	8	5	3
Cap, veh/h		1983	1321	210	2334	867	404
Arrive On Green		0.58	0.58	0.09	0.69	0.26	0.26
Sat Flow, veh/h		3532	1585	1781	3474	3374	1572
Grp Volume(v), veh/h		1789	1268	225	1059	765	167
Grp Sat Flow(s),veh/h/ln		1721	1585	1781	1692	1687	1572
Q Serve(g_s), s		68.8	86.4	13.0	21.2	32.7	13.2
Cycle Q Clear(g_c), s		68.8	86.4	13.0	21.2	32.7	13.2
Prop In Lane			1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1983	1321	210	2334	867	404
V/C Ratio(X)		0.90	0.96	1.07	0.45	0.88	0.41
Avail Cap(c_a), veh/h		1983	1321	210	2334	945	440
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		28.0	9.3	57.6	10.5	53.5	46.3
Incr Delay (d2), s/veh		7.2	16.9	82.6	0.6	9.3	0.7
Initial Q Delay(d3),s/veh		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		27.4	53.9	12.6	7.1	15.0	5.3
Unsig. Movement Delay, s/veh							
LnGrp Delay(d),s/veh		35.2	26.2	140.2	11.2	62.8	47.0
LnGrp LOS		D	C	F	B	E	D
Approach Vol, veh/h		3057			1284	932	
Approach Delay, s/veh		31.5			33.8	60.0	
Approach LOS		C			C	E	

Timer - Assigned Phs	1	2				6		8
Phs Duration (G+Y+Rc), s	17.0	90.4				107.4		42.6
Change Period (Y+Rc), s	6.0	6.0				6.0		6.0
Max Green Setting (Gmax), s	11.0	81.0				87.0		40.0
Max Q Clear Time (g_c+I1), s	15.0	88.4				23.2		34.7
Green Ext Time (p_c), s	0.0	0.0				8.2		1.9

Intersection Summary	
HCM 6th Ctrl Delay	37.1
HCM 6th LOS	D

Notes

User approved ignoring U-Turning movement.

HCM 6th Signalized Intersection Summary
5: Buckingham Rd & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	36	924	229	398	1636	39	292	45	281	82	44	86
Future Volume (veh/h)	36	924	229	398	1636	39	292	45	281	82	44	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1648	1648	1648	1737	1737	1737	1767	1767	1767	1796	1796	1796
Adj Flow Rate, veh/h	40	1027	0	442	1818	0	324	50	312	91	49	96
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	17	17	17	11	11	11	9	9	9	7	7	7
Cap, veh/h	94	1148		455	1921		366	32	198	188	150	127
Arrive On Green	0.06	0.37	0.00	0.28	0.58	0.00	0.14	0.15	0.15	0.08	0.08	0.08
Sat Flow, veh/h	1570	3131	1397	1654	3300	1472	1682	211	1318	1711	1796	1522
Grp Volume(v), veh/h	40	1027	0	442	1818	0	324	0	362	91	49	96
Grp Sat Flow(s),veh/h/ln	1570	1566	1397	1654	1650	1472	1682	0	1529	1711	1796	1522
Q Serve(g_s), s	3.0	37.1	0.0	31.7	61.5	0.0	17.0	0.0	18.0	5.7	3.1	7.4
Cycle Q Clear(g_c), s	3.0	37.1	0.0	31.7	61.5	0.0	17.0	0.0	18.0	5.7	3.1	7.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	1.00		1.00
Lane Grp Cap(c), veh/h	94	1148		455	1921		366	0	229	188	150	127
V/C Ratio(X)	0.43	0.89		0.97	0.95		0.89	0.00	1.58	0.48	0.33	0.76
Avail Cap(c_a), veh/h	118	1148		455	1921		366	0	229	188	150	127
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.4	35.8	0.0	43.0	23.3	0.0	44.2	0.0	51.0	45.3	51.8	53.8
Incr Delay (d2), s/veh	3.1	10.8	0.0	34.8	11.3	0.0	21.9	0.0	280.0	1.9	1.8	24.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	15.1	0.0	16.8	24.0	0.0	3.7	0.0	24.5	2.5	1.4	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.5	46.6	0.0	77.8	34.6	0.0	66.1	0.0	331.0	47.2	53.6	77.8
LnGrp LOS	E	D		E	C		E	A	F	D	D	E
Approach Vol, veh/h		1067			2260			686			236	
Approach Delay, s/veh		47.0			43.1			205.9			61.0	
Approach LOS		D			D			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.2	73.8	13.0	22.0	37.0	48.0	21.0	14.0
Change Period (Y+Rc), s	6.0	7.0	6.0	6.0	6.0	7.0	6.0	6.0
Max Green Setting (Gmax), s	7.0	65.0	7.0	16.0	31.0	41.0	15.0	8.0
Max Q Clear Time (g_c+I1), s	5.0	63.5	7.7	20.0	33.7	39.1	19.0	9.4
Green Ext Time (p_c), s	0.0	1.4	0.0	0.0	0.0	1.5	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	71.3
HCM 6th LOS	E

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
5: Buckingham Rd & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	80	2258	345	331	1164	31	335	98	464	140	117	74
Future Volume (veh/h)	80	2258	345	331	1164	31	335	98	464	140	117	74
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1811	1811	1752	1752	1752	1841	1841	1841	1841	1841	1841
Adj Flow Rate, veh/h	82	2328	0	341	1200	0	345	101	478	144	121	76
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	6	6	6	10	10	10	4	4	4	4	4	4
Cap, veh/h	123	1743		245	1937		340	50	238	153	172	146
Arrive On Green	0.07	0.51	0.00	0.15	0.58	0.00	0.15	0.18	0.18	0.06	0.09	0.09
Sat Flow, veh/h	1725	3441	1535	1668	3328	1485	1753	280	1323	1753	1841	1560
Grp Volume(v), veh/h	82	2328	0	341	1200	0	345	0	579	144	121	76
Grp Sat Flow(s),veh/h/ln	1725	1721	1535	1668	1664	1485	1753	0	1603	1753	1841	1560
Q Serve(g_s), s	7.0	76.0	0.0	22.0	35.3	0.0	22.0	0.0	27.0	9.0	9.6	7.0
Cycle Q Clear(g_c), s	7.0	76.0	0.0	22.0	35.3	0.0	22.0	0.0	27.0	9.0	9.6	7.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.83	1.00		1.00
Lane Grp Cap(c), veh/h	123	1743		245	1937		340	0	288	153	172	146
V/C Ratio(X)	0.67	1.34		1.39	0.62		1.02	0.00	2.01	0.94	0.70	0.52
Avail Cap(c_a), veh/h	149	1743		245	1937		340	0	288	153	172	146
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	67.9	37.0	0.0	64.0	20.5	0.0	54.3	0.0	61.5	61.5	66.0	64.8
Incr Delay (d2), s/veh	8.1	154.9	0.0	200.2	1.5	0.0	52.9	0.0	465.3	55.0	13.4	4.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.3	67.5	0.0	22.8	13.4	0.0	7.2	0.0	48.0	3.4	5.1	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	76.1	191.9	0.0	264.2	22.0	0.0	107.3	0.0	526.8	116.4	79.4	69.3
LnGrp LOS	E	F		F	C		F	A	F	F	E	E
Approach Vol, veh/h		2410			1541			924			341	
Approach Delay, s/veh		187.9			75.6			370.2			92.8	
Approach LOS		F			E			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.7	91.3	13.0	31.0	26.0	80.0	26.0	18.0
Change Period (Y+Rc), s	6.0	7.0	6.0	6.0	6.0	7.0	6.0	6.0
Max Green Setting (Gmax), s	11.0	82.0	7.0	25.0	20.0	73.0	20.0	12.0
Max Q Clear Time (g_c+I1), s	9.0	37.3	11.0	29.0	24.0	78.0	24.0	11.6
Green Ext Time (p_c), s	0.0	21.4	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	180.8
HCM 6th LOS	F

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: SR 31 & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	152	694	40	135	2476	504	92	24	44	318	20	279
Future Volume (veh/h)	152	694	40	135	2476	504	92	24	44	318	20	279
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1589	1589	1589	1781	1781	1781	1678	1678	1678	1648	1648	1648
Adj Flow Rate, veh/h	171	780	45	152	2782	0	65	80	49	373	0	313
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	21	21	21	8	8	8	15	15	15	17	17	17
Cap, veh/h	180	2571	798	507	2005		125	131	111	366	0	163
Arrive On Green	0.08	0.59	0.59	0.08	0.59	0.00	0.08	0.08	0.08	0.12	0.00	0.12
Sat Flow, veh/h	1513	4337	1346	1697	3385	1510	1598	1678	1422	3139	0	1397
Grp Volume(v), veh/h	171	780	45	152	2782	0	65	80	49	373	0	313
Grp Sat Flow(s),veh/h/ln	1513	1446	1346	1697	1692	1510	1598	1678	1422	1570	0	1397
Q Serve(g_s), s	8.7	10.7	1.7	4.0	71.1	0.0	4.7	5.5	3.9	14.0	0.0	14.0
Cycle Q Clear(g_c), s	8.7	10.7	1.7	4.0	71.1	0.0	4.7	5.5	3.9	14.0	0.0	14.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	180	2571	798	507	2005		125	131	111	366	0	163
V/C Ratio(X)	0.95	0.30	0.06	0.30	1.39		0.52	0.61	0.44	1.02	0.00	1.92
Avail Cap(c_a), veh/h	180	2571	798	512	2005		125	131	111	366	0	163
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	39.2	12.1	10.3	8.1	24.4	0.0	53.1	53.5	52.8	53.0	0.0	53.0
Incr Delay (d2), s/veh	52.9	0.3	0.1	0.3	177.4	0.0	3.8	7.9	2.7	51.8	0.0	436.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.6	3.2	0.5	1.3	74.0	0.0	2.0	2.6	1.5	8.0	0.0	24.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	92.1	12.4	10.4	8.4	201.9	0.0	56.9	61.4	55.5	104.8	0.0	489.3
LnGrp LOS	F	B	B	A	F		E	E	E	F	A	F
Approach Vol, veh/h		996			2934			194			686	
Approach Delay, s/veh		26.0			191.8			58.4			280.2	
Approach LOS		C			F			E			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	13.5	75.1		13.4	13.5	75.1		18.0				
Change Period (Y+Rc), s	6.5	7.4		6.4	6.5	7.4		6.4				
Max Green Setting (Gmax), s	7.0	67.7		7.0	7.3	67.4		11.6				
Max Q Clear Time (g_c+I1), s	10.7	73.1		7.5	6.0	12.7		16.0				
Green Ext Time (p_c), s	0.0	0.0		0.0	0.0	12.9		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	164.7
HCM 6th LOS	F

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: SR 31 & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	263	2429	88	123	1155	434	127	103	299	621	77	238
Future Volume (veh/h)	263	2429	88	123	1155	434	127	103	299	621	77	238
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1811	1811	1767	1767	1767	1870	1870	1870	1752	1752	1752
Adj Flow Rate, veh/h	277	2557	93	129	1216	0	121	126	315	712	0	251
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	9	9	9	2	2	2	10	10	10
Cap, veh/h	322	2522	783	155	1503		178	187	159	734	0	327
Arrive On Green	0.13	0.51	0.51	0.06	0.45	0.00	0.10	0.10	0.10	0.22	0.00	0.22
Sat Flow, veh/h	1725	4944	1535	1682	3357	1497	1781	1870	1585	3337	0	1485
Grp Volume(v), veh/h	277	2557	93	129	1216	0	121	126	315	712	0	251
Grp Sat Flow(s),veh/h/ln	1725	1648	1535	1682	1678	1497	1781	1870	1585	1668	0	1485
Q Serve(g_s), s	14.2	76.5	4.7	7.0	47.1	0.0	9.8	9.8	15.0	31.7	0.0	23.8
Cycle Q Clear(g_c), s	14.2	76.5	4.7	7.0	47.1	0.0	9.8	9.8	15.0	31.7	0.0	23.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	322	2522	783	155	1503		178	187	159	734	0	327
V/C Ratio(X)	0.86	1.01	0.12	0.83	0.81		0.68	0.67	1.99	0.97	0.00	0.77
Avail Cap(c_a), veh/h	335	2522	783	155	1503		178	187	159	734	0	327
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	35.1	36.8	19.2	40.2	35.9	0.0	65.2	65.1	67.5	58.0	0.0	54.9
Incr Delay (d2), s/veh	19.4	21.5	0.3	30.8	4.8	0.0	10.0	9.1	466.1	26.0	0.0	11.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.4	33.9	1.7	4.1	19.6	0.0	4.9	5.1	26.5	15.8	0.0	9.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	54.4	58.2	19.5	71.0	40.7	0.0	75.1	74.3	533.6	84.0	0.0	66.1
LnGrp LOS	D	F	B	E	D		E	E	F	F	A	E
Approach Vol, veh/h		2927			1345			562			963	
Approach Delay, s/veh		56.6			43.6			331.9			79.3	
Approach LOS		E			D			F			E	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	22.8	71.2		19.0	13.5	80.5		37.0				
Change Period (Y+Rc), s	6.5	7.4		6.4	6.5	7.4		6.4				
Max Green Setting (Gmax), s	17.5	62.6		12.6	7.0	73.1		30.6				
Max Q Clear Time (g_c+I1), s	16.2	49.1		17.0	9.0	78.5		33.7				
Green Ext Time (p_c), s	0.1	9.8		0.0	0.0	0.0		0.0				

Intersection Summary												
HCM 6th Ctrl Delay			84.1									
HCM 6th LOS			F									

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
1: River Hall Parkway & SR 80

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	2	827	525	104	1591	1100	201
Future Volume (veh/h)	2	827	525	104	1591	1100	201
Initial Q (Qb), veh		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)			1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Adj Sat Flow, veh/h/ln		1648	1826	1841	1796	1856	1870
Adj Flow Rate, veh/h		899	571	113	1729	1196	218
Peak Hour Factor		0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %		17	5	4	7	3	2
Cap, veh/h		1647	814	187	2105	1086	502
Arrive On Green		0.53	0.53	0.06	0.62	0.32	0.32
Sat Flow, veh/h		3214	1547	1753	3503	3428	1585
Grp Volume(v), veh/h		899	571	113	1729	1196	218
Grp Sat Flow(s),veh/h/ln		1566	1547	1753	1706	1714	1585
Q Serve(g_s), s		22.9	33.3	2.7	47.2	38.0	13.1
Cycle Q Clear(g_c), s		22.9	33.3	2.7	47.2	38.0	13.1
Prop In Lane			1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1647	814	187	2105	1086	502
V/C Ratio(X)		0.55	0.70	0.60	0.82	1.10	0.43
Avail Cap(c_a), veh/h		1647	814	189	2105	1086	502
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		18.9	21.4	28.6	17.9	41.0	32.5
Incr Delay (d2), s/veh		1.3	5.0	5.3	3.8	59.5	0.6
Initial Q Delay(d3),s/veh		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		7.7	11.8	2.1	16.4	24.8	5.1
Unsig. Movement Delay, s/veh							
LnGrp Delay(d),s/veh		20.2	26.4	33.9	21.6	100.5	33.1
LnGrp LOS		C	C	C	C	F	C
Approach Vol, veh/h		1470			1842	1414	
Approach Delay, s/veh		22.6			22.4	90.1	
Approach LOS		C			C	F	

Timer - Assigned Phs	1	2				6		8
Phs Duration (G+Y+Rc), s	10.9	67.1				78.0		42.0
Change Period (Y+Rc), s	6.0	6.0				6.0		6.0
Max Green Setting (Gmax), s	5.0	61.0				61.0		36.0
Max Q Clear Time (g_c+I1), s	4.7	35.3				49.2		40.0
Green Ext Time (p_c), s	0.0	8.6				8.2		0.0

Intersection Summary	
HCM 6th Ctrl Delay	42.7
HCM 6th LOS	D

Notes

User approved ignoring U-Turning movement.

HCM 6th Signalized Intersection Summary
1: River Hall Parkway & SR 80

Movement	EBU	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations							
Traffic Volume (veh/h)	3	1725	1424	250	1017	840	168
Future Volume (veh/h)	3	1725	1424	250	1017	840	168
Initial Q (Qb), veh		0	0	0	0	0	0
Ped-Bike Adj(A_pbT)			1.00	1.00		1.00	1.00
Parking Bus, Adj		1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No	No	
Adj Sat Flow, veh/h/ln		1811	1870	1870	1781	1826	1856
Adj Flow Rate, veh/h		1797	1483	260	1059	875	175
Peak Hour Factor		0.96	0.96	0.96	0.96	0.96	0.96
Percent Heavy Veh, %		6	2	2	8	5	3
Cap, veh/h		1837	1310	216	2213	988	460
Arrive On Green		0.53	0.53	0.09	0.65	0.29	0.29
Sat Flow, veh/h		3532	1585	1781	3474	3374	1572
Grp Volume(v), veh/h		1797	1483	260	1059	875	175
Grp Sat Flow(s),veh/h/ln		1721	1585	1781	1692	1687	1572
Q Serve(g_s), s		76.4	80.1	14.0	23.6	37.2	13.3
Cycle Q Clear(g_c), s		76.4	80.1	14.0	23.6	37.2	13.3
Prop In Lane			1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h		1837	1310	216	2213	988	460
V/C Ratio(X)		0.98	1.13	1.21	0.48	0.89	0.38
Avail Cap(c_a), veh/h		1837	1310	216	2213	1102	514
HCM Platoon Ratio		1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)		1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh		34.1	9.2	57.7	13.1	50.7	42.2
Incr Delay (d2), s/veh		16.4	69.4	127.8	0.7	8.3	0.5
Initial Q Delay(d3),s/veh		0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln		33.2	74.5	15.7	8.3	16.8	5.3
Unsig. Movement Delay, s/veh							
LnGrp Delay(d),s/veh		50.5	78.6	185.5	13.8	58.9	42.7
LnGrp LOS		D	F	F	B	E	D
Approach Vol, veh/h		3280			1319	1050	
Approach Delay, s/veh		63.2			47.7	56.2	
Approach LOS		E			D	E	

Timer - Assigned Phs	1	2				6		8
Phs Duration (G+Y+Rc), s	18.0	84.1				102.1		47.9
Change Period (Y+Rc), s	6.0	6.0				6.0		6.0
Max Green Setting (Gmax), s	12.0	73.0				80.0		47.0
Max Q Clear Time (g_c+I1), s	16.0	82.1				25.6		39.2
Green Ext Time (p_c), s	0.0	0.0				8.2		2.8

Intersection Summary	
HCM 6th Ctrl Delay	58.3
HCM 6th LOS	E

Notes

User approved pedestrian interval to be less than phase max green.
User approved ignoring U-Turning movement.

HCM 6th Signalized Intersection Summary
5: Buckingham Rd & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	36	946	229	436	1755	43	292	45	286	82	44	86
Future Volume (veh/h)	36	946	229	436	1755	43	292	45	286	82	44	86
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1648	1648	1648	1737	1737	1737	1767	1767	1767	1796	1796	1796
Adj Flow Rate, veh/h	40	1051	0	484	1950	0	324	50	318	91	49	96
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	17	17	17	11	11	11	9	9	9	7	7	7
Cap, veh/h	94	1200		455	1976		338	28	176	188	150	127
Arrive On Green	0.06	0.38	0.00	0.28	0.60	0.00	0.13	0.13	0.13	0.08	0.08	0.08
Sat Flow, veh/h	1570	3131	1397	1654	3300	1472	1682	208	1321	1711	1796	1522
Grp Volume(v), veh/h	40	1051	0	484	1950	0	324	0	368	91	49	96
Grp Sat Flow(s),veh/h/ln	1570	1566	1397	1654	1650	1472	1682	0	1529	1711	1796	1522
Q Serve(g_s), s	3.0	37.4	0.0	33.0	69.5	0.0	15.0	0.0	16.0	5.7	3.1	7.4
Cycle Q Clear(g_c), s	3.0	37.4	0.0	33.0	69.5	0.0	15.0	0.0	16.0	5.7	3.1	7.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.86	1.00		1.00
Lane Grp Cap(c), veh/h	94	1200		455	1976		338	0	204	188	150	127
V/C Ratio(X)	0.43	0.88		1.06	0.99		0.96	0.00	1.81	0.48	0.33	0.76
Avail Cap(c_a), veh/h	118	1200		455	1976		338	0	204	188	150	127
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	54.4	34.3	0.0	43.5	23.6	0.0	46.6	0.0	52.0	45.3	51.8	53.8
Incr Delay (d2), s/veh	3.1	9.1	0.0	60.2	17.4	0.0	38.0	0.0	381.2	1.9	1.8	24.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	14.9	0.0	20.5	28.2	0.0	6.2	0.0	27.5	2.5	1.4	3.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	57.5	43.4	0.0	103.7	41.0	0.0	84.6	0.0	433.2	47.2	53.6	77.8
LnGrp LOS	E	D		F	D		F	A	F	D	D	E
Approach Vol, veh/h		1091			2434			692			236	
Approach Delay, s/veh		43.9			53.5			270.0			61.0	
Approach LOS		D			D			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.2	75.8	13.0	20.0	37.0	50.0	19.0	14.0
Change Period (Y+Rc), s	6.0	7.0	6.0	6.0	6.0	7.0	6.0	6.0
Max Green Setting (Gmax), s	7.0	67.0	7.0	14.0	31.0	43.0	13.0	8.0
Max Q Clear Time (g_c+I1), s	5.0	71.5	7.7	18.0	35.0	39.4	17.0	9.4
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	2.8	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	85.2
HCM 6th LOS	F

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
5: Buckingham Rd & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	80	2412	345	354	1241	34	335	98	514	145	117	74
Future Volume (veh/h)	80	2412	345	354	1241	34	335	98	514	145	117	74
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1811	1811	1752	1752	1752	1841	1841	1841	1841	1841	1841
Adj Flow Rate, veh/h	82	2487	0	365	1279	0	345	101	530	149	121	76
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	6	6	6	10	10	10	4	4	4	4	4	4
Cap, veh/h	123	1721		256	1937		340	46	242	153	172	146
Arrive On Green	0.07	0.50	0.00	0.15	0.58	0.00	0.15	0.18	0.18	0.06	0.09	0.09
Sat Flow, veh/h	1725	3441	1535	1668	3328	1485	1753	256	1343	1753	1841	1560
Grp Volume(v), veh/h	82	2487	0	365	1279	0	345	0	631	149	121	76
Grp Sat Flow(s),veh/h/ln	1725	1721	1535	1668	1664	1485	1753	0	1599	1753	1841	1560
Q Serve(g_s), s	7.0	75.0	0.0	23.0	39.1	0.0	22.0	0.0	27.0	9.0	9.6	7.0
Cycle Q Clear(g_c), s	7.0	75.0	0.0	23.0	39.1	0.0	22.0	0.0	27.0	9.0	9.6	7.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.84	1.00		1.00
Lane Grp Cap(c), veh/h	123	1721		256	1937		340	0	288	153	172	146
V/C Ratio(X)	0.67	1.45		1.43	0.66		1.02	0.00	2.19	0.97	0.70	0.52
Avail Cap(c_a), veh/h	149	1721		256	1937		340	0	288	153	172	146
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	0.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	67.9	37.5	0.0	63.5	21.3	0.0	54.3	0.0	61.5	61.9	66.0	64.8
Incr Delay (d2), s/veh	8.1	203.8	0.0	213.2	1.8	0.0	52.9	0.0	547.8	64.3	13.4	4.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.3	78.4	0.0	24.7	14.9	0.0	7.2	0.0	54.5	4.0	5.1	2.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	76.1	241.3	0.0	276.7	23.1	0.0	107.3	0.0	609.3	126.2	79.4	69.3
LnGrp LOS	E	F		F	C		F	A	F	F	E	E
Approach Vol, veh/h		2569			1644			976			346	
Approach Delay, s/veh		236.0			79.4			431.9			97.3	
Approach LOS		F			E			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.7	91.3	13.0	31.0	27.0	79.0	26.0	18.0
Change Period (Y+Rc), s	6.0	7.0	6.0	6.0	6.0	7.0	6.0	6.0
Max Green Setting (Gmax), s	11.0	82.0	7.0	25.0	21.0	72.0	20.0	12.0
Max Q Clear Time (g_c+I1), s	9.0	41.1	11.0	29.0	25.0	77.0	24.0	11.6
Green Ext Time (p_c), s	0.0	22.3	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	215.4
HCM 6th LOS	F

Notes

Unsignalized Delay for [EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: SR 31 & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	152	708	40	135	2548	544	92	24	44	325	20	279
Future Volume (veh/h)	152	708	40	135	2548	544	92	24	44	325	20	279
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1589	1589	1589	1781	1781	1781	1678	1678	1678	1648	1648	1648
Adj Flow Rate, veh/h	171	796	45	152	2863	0	65	80	49	381	0	313
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	21	21	21	8	8	8	15	15	15	17	17	17
Cap, veh/h	180	2571	798	501	2005		125	131	111	366	0	163
Arrive On Green	0.08	0.59	0.59	0.08	0.59	0.00	0.08	0.08	0.08	0.12	0.00	0.12
Sat Flow, veh/h	1513	4337	1346	1697	3385	1510	1598	1678	1422	3139	0	1397
Grp Volume(v), veh/h	171	796	45	152	2863	0	65	80	49	381	0	313
Grp Sat Flow(s),veh/h/ln	1513	1446	1346	1697	1692	1510	1598	1678	1422	1570	0	1397
Q Serve(g_s), s	8.7	11.0	1.7	4.0	71.1	0.0	4.7	5.5	3.9	14.0	0.0	14.0
Cycle Q Clear(g_c), s	8.7	11.0	1.7	4.0	71.1	0.0	4.7	5.5	3.9	14.0	0.0	14.0
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	180	2571	798	501	2005		125	131	111	366	0	163
V/C Ratio(X)	0.95	0.31	0.06	0.30	1.43		0.52	0.61	0.44	1.04	0.00	1.92
Avail Cap(c_a), veh/h	180	2571	798	506	2005		125	131	111	366	0	163
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	39.2	12.2	10.3	8.1	24.4	0.0	53.1	53.5	52.8	53.0	0.0	53.0
Incr Delay (d2), s/veh	52.9	0.3	0.1	0.3	195.4	0.0	3.8	7.9	2.7	57.9	0.0	436.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.6	3.3	0.5	1.3	79.0	0.0	2.0	2.6	1.5	8.4	0.0	24.6
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	92.1	12.5	10.4	8.4	219.8	0.0	56.9	61.4	55.5	110.9	0.0	489.3
LnGrp LOS	F	B	B	A	F		E	E	E	F	A	F
Approach Vol, veh/h		1012			3015			194			694	
Approach Delay, s/veh		25.8			209.2			58.4			281.6	
Approach LOS		C			F			E			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	13.5	75.1		13.4	13.5	75.1		18.0				
Change Period (Y+Rc), s	6.5	7.4		6.4	6.5	7.4		6.4				
Max Green Setting (Gmax), s	7.0	67.7		7.0	7.3	67.4		11.6				
Max Q Clear Time (g_c+I1), s	10.7	73.1		7.5	6.0	13.0		16.0				
Green Ext Time (p_c), s	0.0	0.0		0.0	0.0	13.2		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	175.7
HCM 6th LOS	F

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: SR 31 & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	263	2522	88	123	1202	459	127	103	299	672	77	238
Future Volume (veh/h)	263	2522	88	123	1202	459	127	103	299	672	77	238
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1811	1811	1767	1767	1767	1870	1870	1870	1752	1752	1752
Adj Flow Rate, veh/h	277	2655	93	129	1265	0	121	126	315	765	0	251
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	9	9	9	2	2	2	10	10	10
Cap, veh/h	320	2492	774	155	1439		173	182	154	763	0	339
Arrive On Green	0.14	0.50	0.50	0.06	0.43	0.00	0.10	0.10	0.10	0.23	0.00	0.23
Sat Flow, veh/h	1725	4944	1535	1682	3357	1497	1781	1870	1585	3337	0	1485
Grp Volume(v), veh/h	277	2655	93	129	1265	0	121	126	315	765	0	251
Grp Sat Flow(s),veh/h/ln	1725	1648	1535	1682	1678	1497	1781	1870	1585	1668	0	1485
Q Serve(g_s), s	16.4	75.6	4.8	7.0	51.8	0.0	9.9	9.8	14.6	34.3	0.0	23.5
Cycle Q Clear(g_c), s	16.4	75.6	4.8	7.0	51.8	0.0	9.9	9.8	14.6	34.3	0.0	23.5
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	320	2492	774	155	1439		173	182	154	763	0	339
V/C Ratio(X)	0.87	1.07	0.12	0.83	0.88		0.70	0.69	2.04	1.00	0.00	0.74
Avail Cap(c_a), veh/h	320	2492	774	155	1439		173	182	154	763	0	339
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	41.0	37.2	19.6	39.1	39.3	0.0	65.6	65.5	67.7	57.8	0.0	53.7
Incr Delay (d2), s/veh	21.2	38.5	0.3	30.8	7.9	0.0	11.6	10.7	490.6	33.2	0.0	8.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.5	37.5	1.8	3.8	22.1	0.0	5.0	5.2	26.9	17.8	0.0	9.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	62.3	75.7	20.0	69.9	47.2	0.0	77.2	76.2	558.3	91.1	0.0	62.6
LnGrp LOS	E	F	B	E	D		E	E	F	F	A	E
Approach Vol, veh/h		3025			1394			562			1016	
Approach Delay, s/veh		72.7			49.3			346.7			84.0	
Approach LOS		E			D			F			F	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	24.8	68.3		18.6	13.5	79.6		38.3				
Change Period (Y+Rc), s	6.5	7.4		6.4	6.5	7.4		6.4				
Max Green Setting (Gmax), s	18.3	60.9		12.2	7.0	72.2		31.9				
Max Q Clear Time (g_c+I1), s	18.4	53.8		16.6	9.0	77.6		36.3				
Green Ext Time (p_c), s	0.0	5.7		0.0	0.0	0.0		0.0				

Intersection Summary	
HCM 6th Ctrl Delay	94.9
HCM 6th LOS	F

Notes

User approved volume balancing among the lanes for turning movement.

Unsignalized Delay for [WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
5: Buckingham Rd & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	35	929	220	399	1637	40	281	44	282	79	43	83
Future Volume (veh/h)	35	929	220	399	1637	40	281	44	282	79	43	83
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1648	1648	1648	1737	1737	1737	1767	1767	1767	1796	1796	1796
Adj Flow Rate, veh/h	39	1032	0	443	1819	0	312	49	0	88	48	92
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	17	17	17	11	11	11	9	9	9	7	7	7
Cap, veh/h	104	1451		567	1893		326	205		144	180	152
Arrive On Green	0.07	0.46	0.00	0.18	0.57	0.00	0.10	0.12	0.00	0.08	0.10	0.10
Sat Flow, veh/h	1570	3131	1397	3209	3300	1472	3264	1767	1497	1711	1796	1522
Grp Volume(v), veh/h	39	1032	0	443	1819	0	312	49	0	88	48	92
Grp Sat Flow(s),veh/h/ln	1570	1566	1397	1605	1650	1472	1632	1767	1497	1711	1796	1522
Q Serve(g_s), s	2.4	26.4	0.0	13.2	52.3	0.0	9.5	2.5	0.0	5.0	2.5	5.8
Cycle Q Clear(g_c), s	2.4	26.4	0.0	13.2	52.3	0.0	9.5	2.5	0.0	5.0	2.5	5.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	104	1451		567	1893		326	205		144	180	152
V/C Ratio(X)	0.37	0.71		0.78	0.96		0.96	0.24		0.61	0.27	0.60
Avail Cap(c_a), veh/h	141	1451		642	1893		326	205		154	180	152
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	44.7	21.5	0.0	39.3	20.2	0.0	44.8	40.2	0.0	44.2	41.6	43.1
Incr Delay (d2), s/veh	2.2	3.0	0.0	5.5	13.3	0.0	38.1	0.8	0.0	6.3	1.1	7.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	9.3	0.0	5.4	20.3	0.0	5.4	1.1	0.0	2.3	1.1	2.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	46.9	24.5	0.0	44.8	33.5	0.0	82.9	41.0	0.0	50.5	42.7	50.9
LnGrp LOS	D	C		D	C		F	D		D	D	D
Approach Vol, veh/h		1071	A		2262	A		361	A		228	
Approach Delay, s/veh		25.3			35.7			77.2			49.1	
Approach LOS		C			D			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	10.6	61.4	12.4	15.6	21.7	50.3	14.0	14.0
Change Period (Y+Rc), s	6.0	7.0	6.0	6.0	6.0	7.0	6.0	6.0
Max Green Setting (Gmax), s	7.0	52.0	7.0	9.0	18.0	41.0	8.0	8.0
Max Q Clear Time (g_c+I1), s	4.4	54.3	7.0	4.5	15.2	28.4	11.5	7.8
Green Ext Time (p_c), s	0.0	0.0	0.0	0.1	0.5	8.2	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	37.5
HCM 6th LOS	D

Notes

Unsignalized Delay for [NBR, EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
5: Buckingham Rd & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	78	2296	340	330	1176	30	330	97	475	141	116	73
Future Volume (veh/h)	78	2296	340	330	1176	30	330	97	475	141	116	73
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1811	1811	1752	1752	1752	1841	1841	1841	1841	1841	1841
Adj Flow Rate, veh/h	80	2367	0	340	1212	0	340	100	0	145	120	75
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	6	6	6	10	10	10	4	4	4	4	4	4
Cap, veh/h	115	2219		412	2348		283	102		146	102	87
Arrive On Green	0.07	0.64	0.00	0.13	0.71	0.00	0.08	0.06	0.00	0.08	0.06	0.06
Sat Flow, veh/h	1725	3441	1535	3237	3328	1485	3401	1841	1560	1753	1841	1560
Grp Volume(v), veh/h	80	2367	0	340	1212	0	340	100	0	145	120	75
Grp Sat Flow(s),veh/h/ln	1725	1721	1535	1618	1664	1485	1700	1841	1560	1753	1841	1560
Q Serve(g_s), s	8.2	116.1	0.0	18.4	30.4	0.0	15.0	9.8	0.0	14.9	10.0	8.6
Cycle Q Clear(g_c), s	8.2	116.1	0.0	18.4	30.4	0.0	15.0	9.8	0.0	14.9	10.0	8.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	115	2219		412	2348		283	102		146	102	87
V/C Ratio(X)	0.69	1.07		0.82	0.52		1.20	0.98		0.99	1.17	0.87
Avail Cap(c_a), veh/h	153	2219		485	2348		283	102		146	102	87
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	82.2	32.0	0.0	76.6	12.3	0.0	82.5	84.9	0.0	82.4	85.0	84.3
Incr Delay (d2), s/veh	8.4	39.8	0.0	9.7	0.8	0.0	118.7	81.8	0.0	72.1	143.0	56.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.9	56.7	0.0	8.2	10.9	0.0	11.2	6.9	0.0	9.6	8.8	4.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	90.5	71.8	0.0	86.2	13.1	0.0	201.2	166.7	0.0	154.5	228.0	140.6
LnGrp LOS	F	F		F	B		F	F		F	F	F
Approach Vol, veh/h		2447	A		1552	A		440	A		340	
Approach Delay, s/veh		72.4			29.1			193.4			177.4	
Approach LOS		E			C			F			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	16.0	131.0	19.0	14.0	26.9	120.1	19.0	14.0
Change Period (Y+Rc), s	6.0	7.0	6.0	6.0	6.0	7.0	6.0	6.0
Max Green Setting (Gmax), s	14.0	120.0	13.0	8.0	25.0	109.0	13.0	8.0
Max Q Clear Time (g_c+I1), s	10.2	32.4	16.9	11.8	20.4	118.1	17.0	12.0
Green Ext Time (p_c), s	0.0	27.4	0.0	0.0	0.5	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	77.0
HCM 6th LOS	E

Notes

Unsignalized Delay for [NBR, EBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: SR 31 & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	157	736	41	140	2582	528	96	26	46	338	20	288
Future Volume (veh/h)	157	736	41	140	2582	528	96	26	46	338	20	288
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1589	1589	1589	1781	1781	1781	1678	1678	1678	1648	1648	1648
Adj Flow Rate, veh/h	176	827	46	157	2901	0	108	29	0	380	22	324
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	21	21	21	8	8	8	15	15	15	17	17	17
Cap, veh/h	196	2772	861	488	2950		150	105		388	157	267
Arrive On Green	0.10	0.64	0.64	0.06	0.61	0.00	0.09	0.06	0.00	0.13	0.10	0.10
Sat Flow, veh/h	1513	4337	1346	1697	4863	1510	1598	1678	1422	3045	1648	1397
Grp Volume(v), veh/h	176	827	46	157	2901	0	108	29	0	380	22	324
Grp Sat Flow(s),veh/h/ln	1513	1446	1346	1697	1621	1510	1598	1678	1422	1522	1648	1397
Q Serve(g_s), s	12.3	12.8	1.9	5.1	87.2	0.0	9.9	2.5	0.0	18.7	1.8	14.3
Cycle Q Clear(g_c), s	12.3	12.8	1.9	5.1	87.2	0.0	9.9	2.5	0.0	18.7	1.8	14.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	196	2772	861	488	2950		150	105		388	157	267
V/C Ratio(X)	0.90	0.30	0.05	0.32	0.98		0.72	0.28		0.98	0.14	1.21
Avail Cap(c_a), veh/h	196	2772	861	490	2950		153	105		388	157	267
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	52.8	12.1	10.1	9.6	28.8	0.0	66.0	67.1	0.0	65.3	62.2	60.7
Incr Delay (d2), s/veh	37.8	0.3	0.1	0.4	13.1	0.0	14.6	1.4	0.0	40.4	0.6	125.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.9	4.0	0.6	1.8	34.3	0.0	4.6	1.1	0.0	9.3	0.8	19.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	90.6	12.3	10.2	9.9	41.8	0.0	80.6	68.5	0.0	105.6	62.8	186.0
LnGrp LOS	F	B	B	A	D		F	E		F	E	F
Approach Vol, veh/h		1049			3058	A		137	A		726	
Approach Delay, s/veh		25.4			40.2			78.1			140.2	
Approach LOS		C			D			E			F	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	18.5	95.0	23.1	13.4	13.6	99.9	18.2	18.3
Change Period (Y+Rc), s	6.5	7.4	6.4	6.4	6.5	7.4	6.5	6.4
Max Green Setting (Gmax), s	12.0	87.6	16.7	7.0	7.3	92.3	12.0	11.6
Max Q Clear Time (g_c+I1), s	14.3	89.2	20.7	4.5	7.1	14.8	11.9	16.3
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	14.6	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	52.7
HCM 6th LOS	D

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

HCM 6th Signalized Intersection Summary
6: SR 31 & SR 80

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	270	2521	90	127	1194	447	130	106	306	651	78	244
Future Volume (veh/h)	270	2521	90	127	1194	447	130	106	306	651	78	244
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1811	1811	1811	1767	1767	1767	1870	1870	1870	1752	1752	1752
Adj Flow Rate, veh/h	284	2654	95	134	1257	0	137	112	0	685	82	257
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	9	9	9	2	2	2	10	10	10
Cap, veh/h	376	2709	841	164	2447		186	120		690	302	416
Arrive On Green	0.11	0.55	0.55	0.07	0.51	0.00	0.10	0.06	0.00	0.21	0.17	0.17
Sat Flow, veh/h	1725	4944	1535	1682	4823	1497	1781	1870	1585	3237	1752	1485
Grp Volume(v), veh/h	284	2654	95	134	1257	0	137	112	0	685	82	257
Grp Sat Flow(s),veh/h/ln	1725	1648	1535	1682	1608	1497	1781	1870	1585	1618	1752	1485
Q Serve(g_s), s	11.1	78.6	4.5	7.3	26.1	0.0	11.2	8.9	0.0	31.7	6.1	22.6
Cycle Q Clear(g_c), s	11.1	78.6	4.5	7.3	26.1	0.0	11.2	8.9	0.0	31.7	6.1	22.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	376	2709	841	164	2447		186	120		690	302	416
V/C Ratio(X)	0.76	0.98	0.11	0.82	0.51		0.74	0.94		0.99	0.27	0.62
Avail Cap(c_a), veh/h	527	2709	841	164	2447		242	120		690	302	416
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	20.5	33.1	16.3	43.2	24.6	0.0	65.2	69.9	0.0	58.9	53.9	47.0
Incr Delay (d2), s/veh	4.0	13.1	0.3	26.3	0.8	0.0	8.0	62.3	0.0	32.2	0.7	3.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.5	32.5	1.6	6.1	9.8	0.0	5.5	6.3	0.0	15.9	2.7	8.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	24.4	46.2	16.6	69.5	25.4	0.0	73.2	132.2	0.0	91.1	54.6	50.2
LnGrp LOS	C	D	B	E	C		E	F		F	D	D
Approach Vol, veh/h		3033			1391	A		249	A		1024	
Approach Delay, s/veh		43.2			29.6			99.8			77.9	
Approach LOS		D			C			F			E	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	20.3	80.1	36.0	13.6	14.2	86.2	19.8	29.8
Change Period (Y+Rc), s	6.5	7.4	6.4	6.4	6.5	7.4	6.5	6.4
Max Green Setting (Gmax), s	27.0	59.5	29.6	7.2	7.7	78.8	18.0	18.7
Max Q Clear Time (g_c+I1), s	13.1	28.1	33.7	10.9	9.3	80.6	13.2	24.6
Green Ext Time (p_c), s	0.7	18.0	0.0	0.0	0.0	0.0	0.1	0.0

Intersection Summary	
HCM 6th Ctrl Delay	48.6
HCM 6th LOS	D

Notes

Unsignalized Delay for [NBR, WBR] is excluded from calculations of the approach delay and intersection delay.

APPENDIX F

ITE TRIP GENERATION, 11th EDITION DATA AND RATES

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

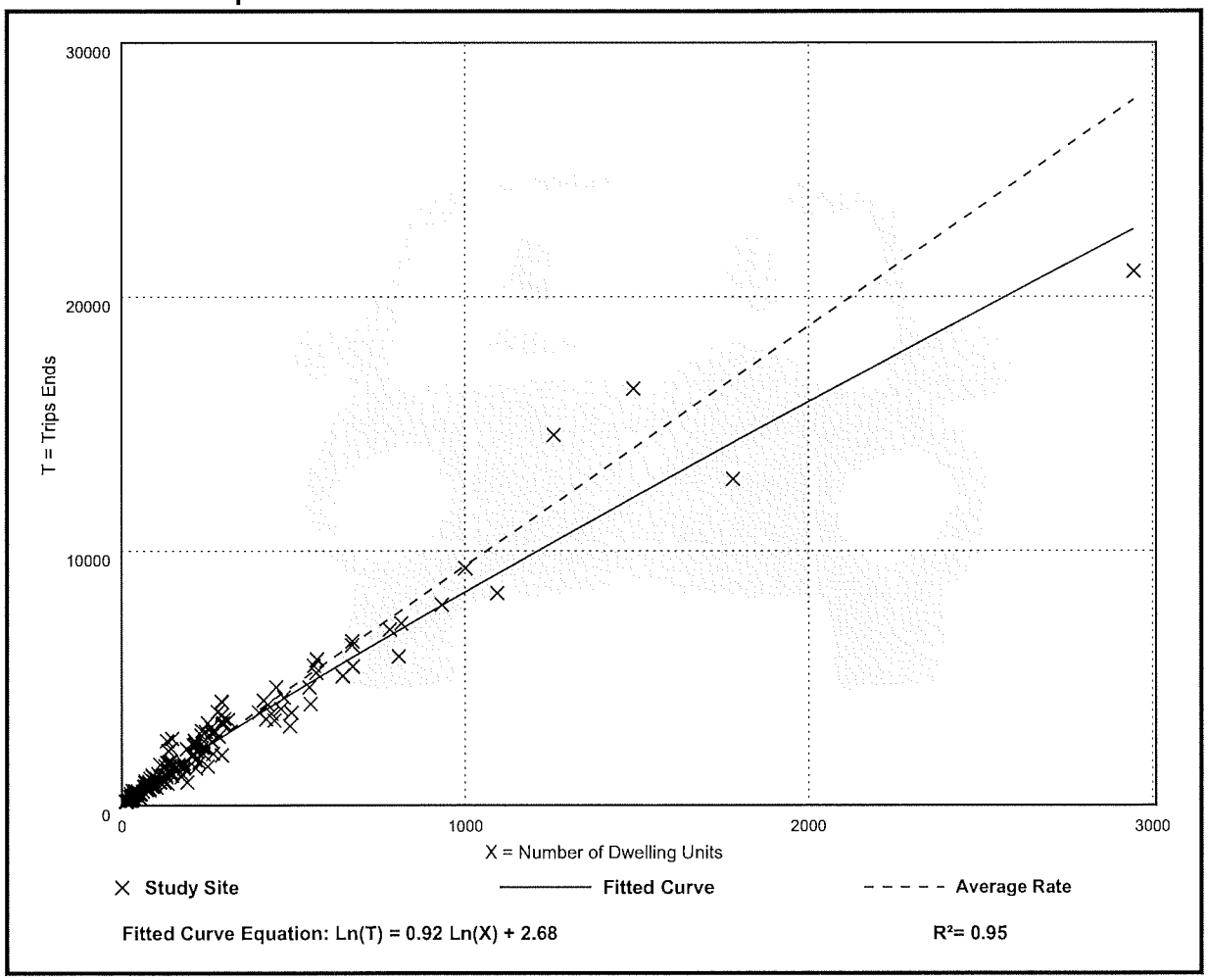
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



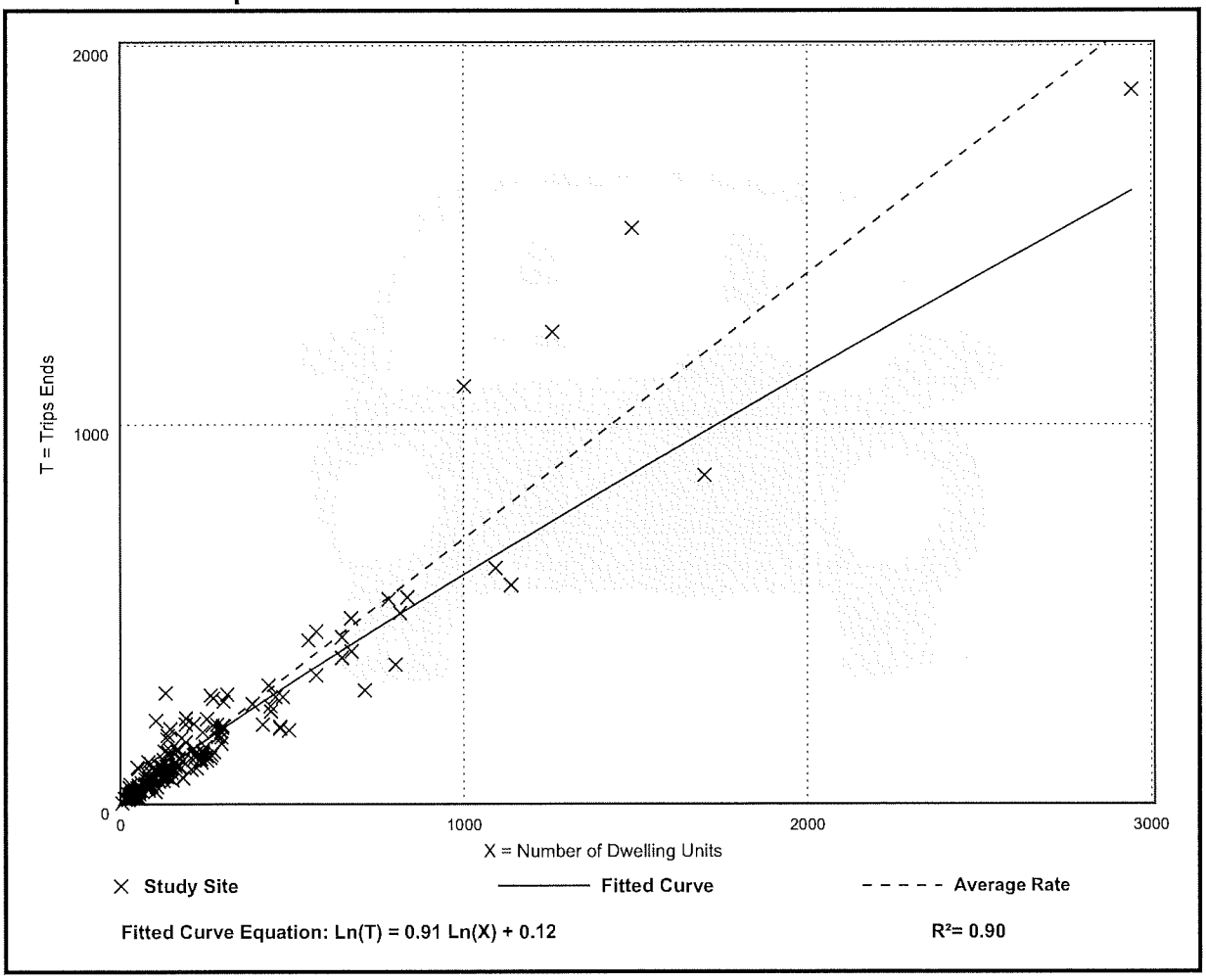
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



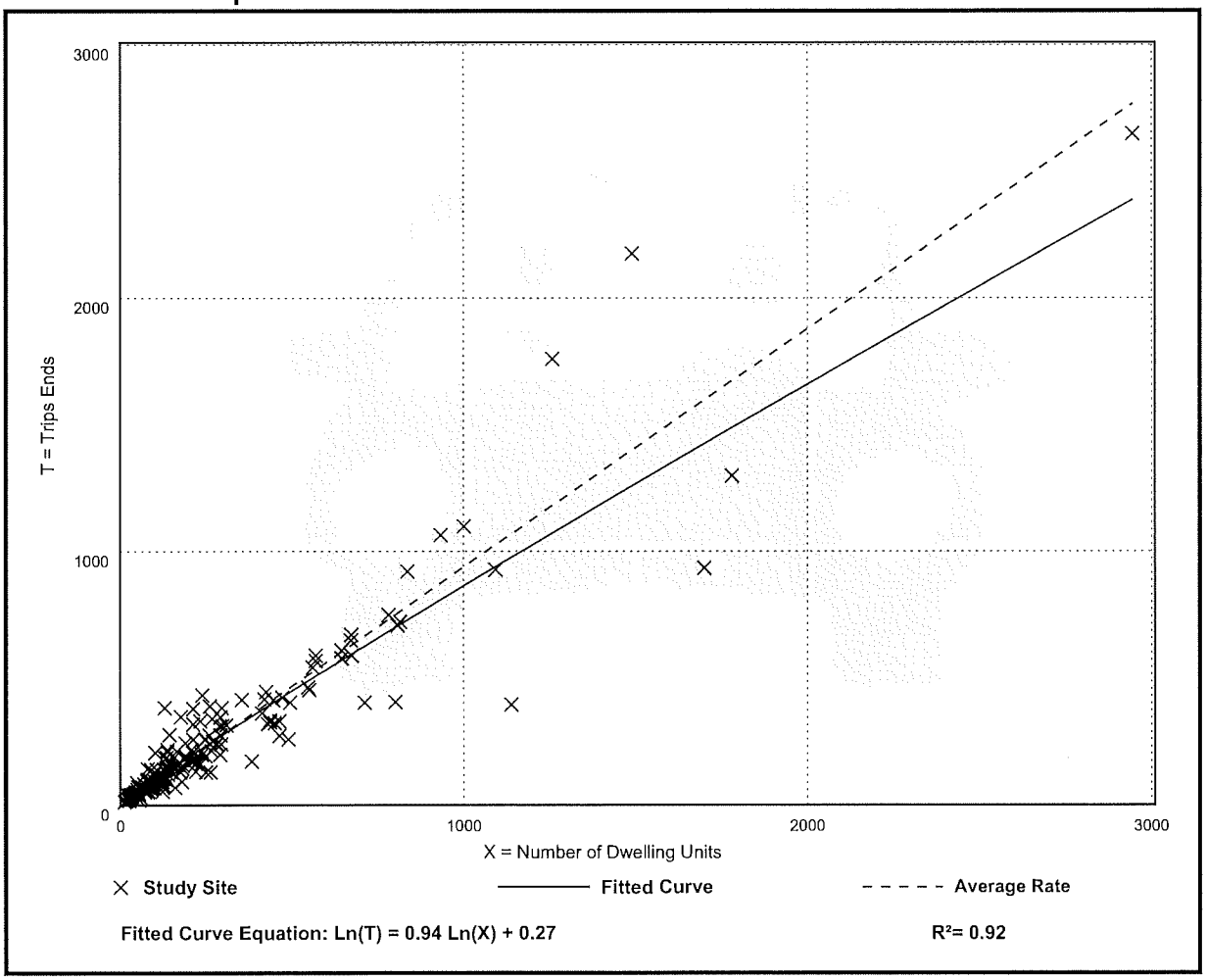
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Land Use: 215
Single-Family Attached Housing

Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

Single-Family Attached Housing
(215)

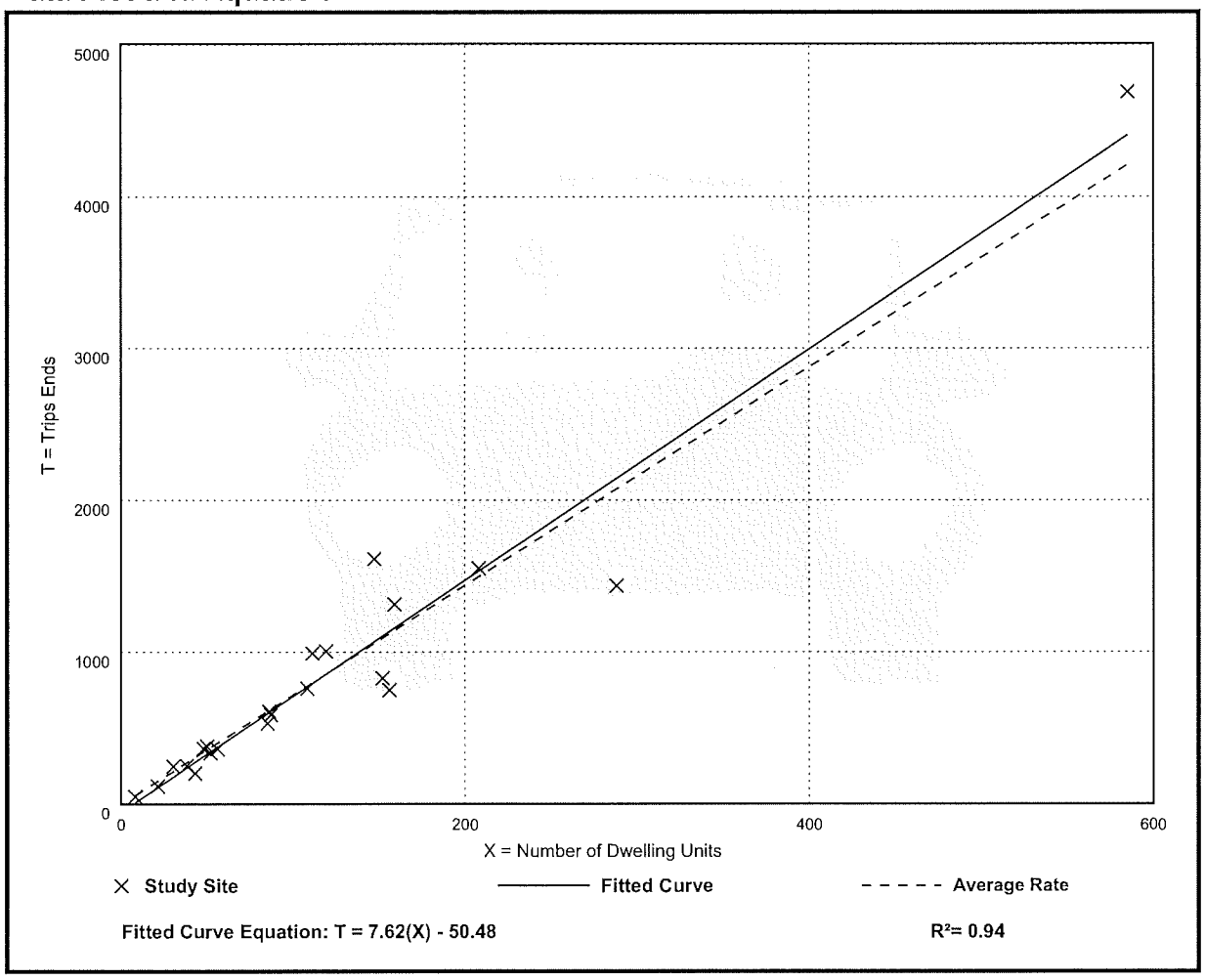
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



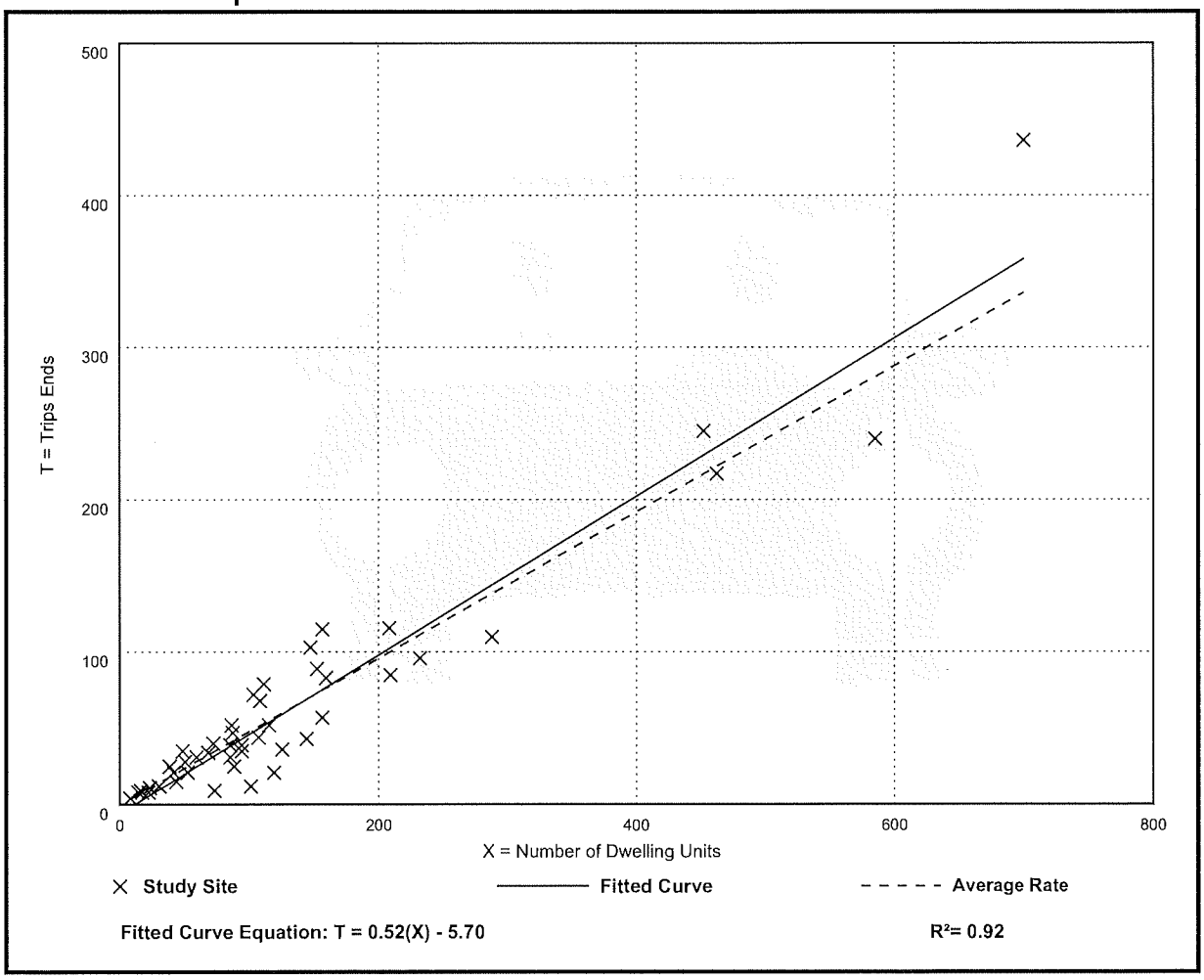
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 46
Avg. Num. of Dwelling Units: 135
Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



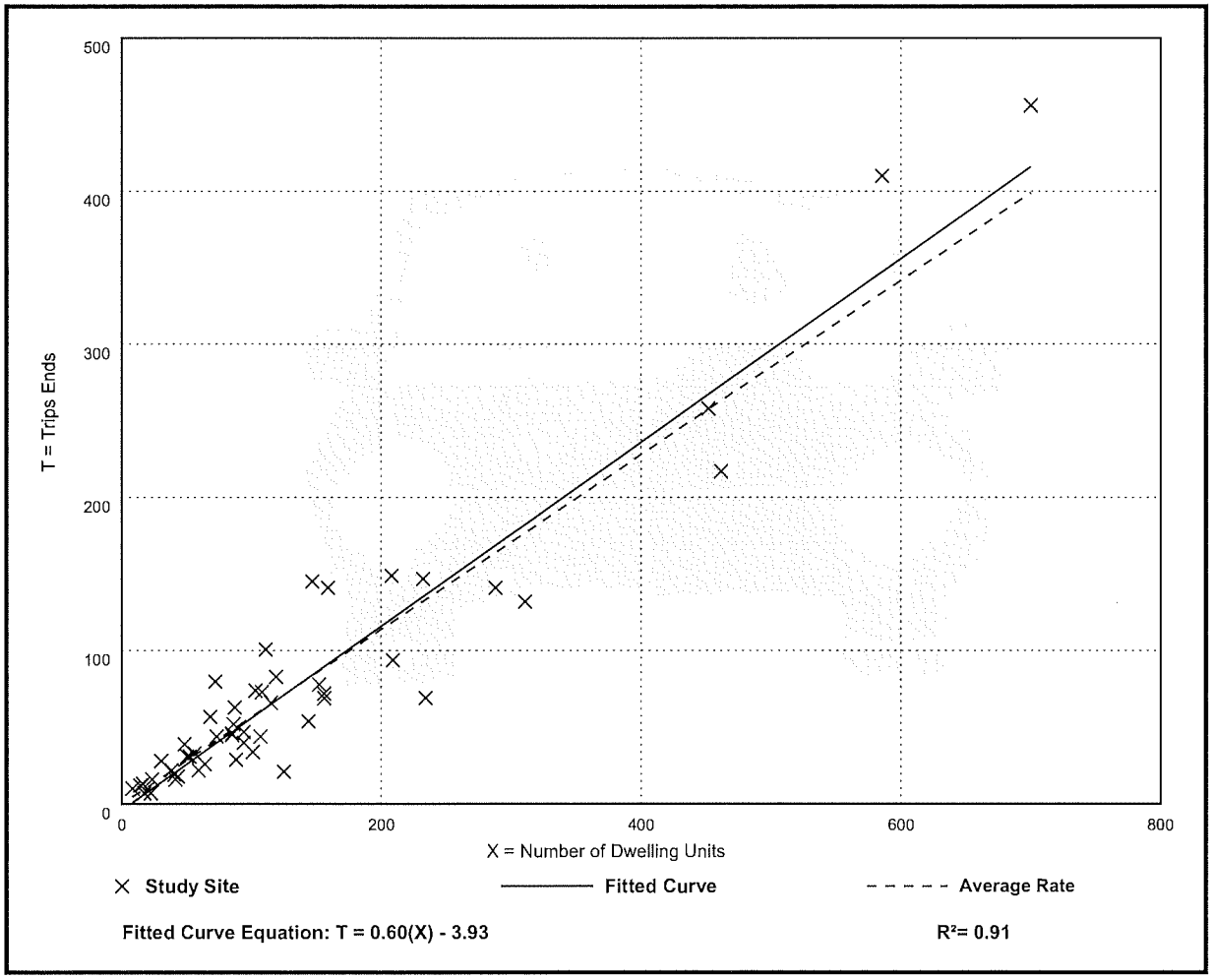
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 51
Avg. Num. of Dwelling Units: 136
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

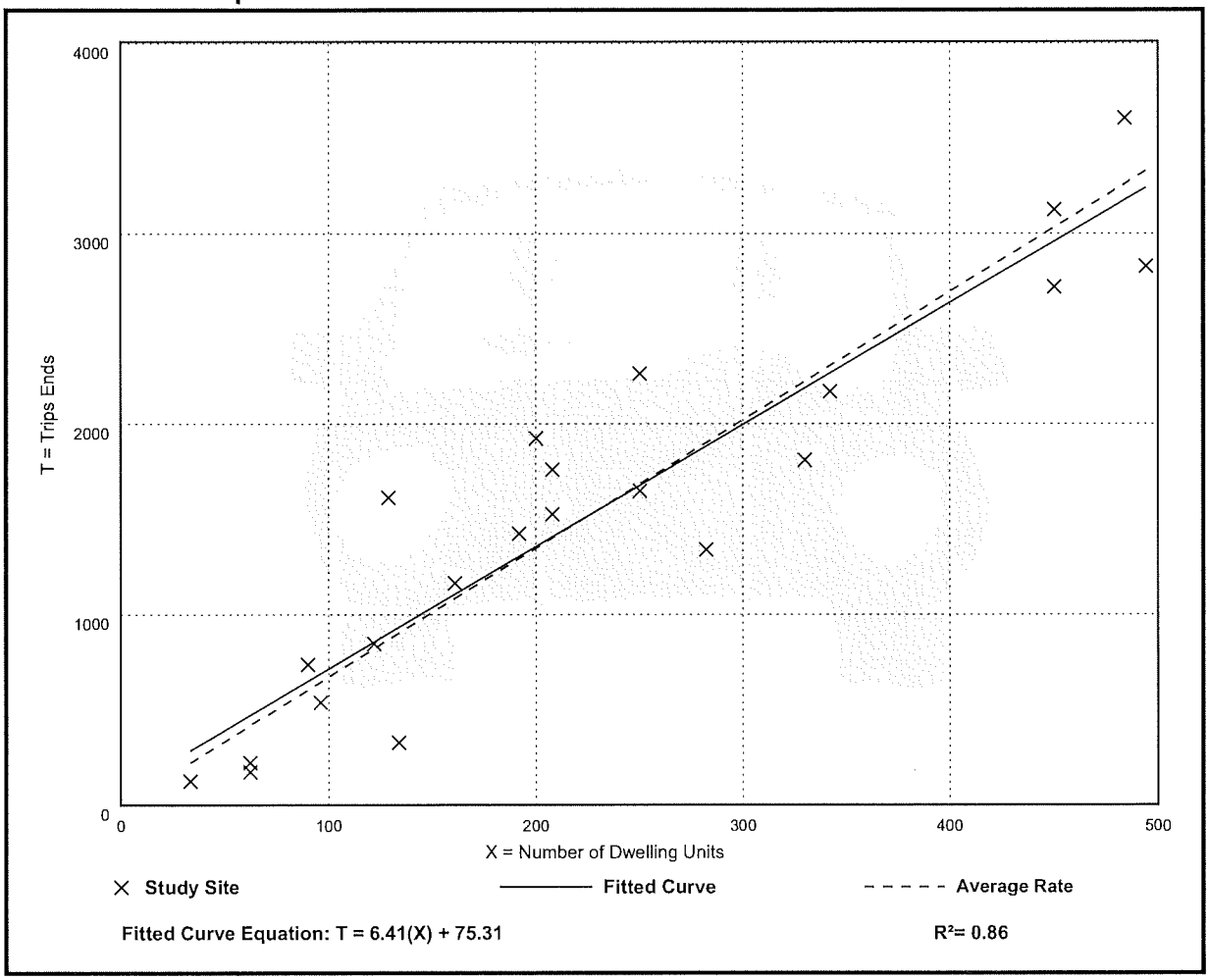
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

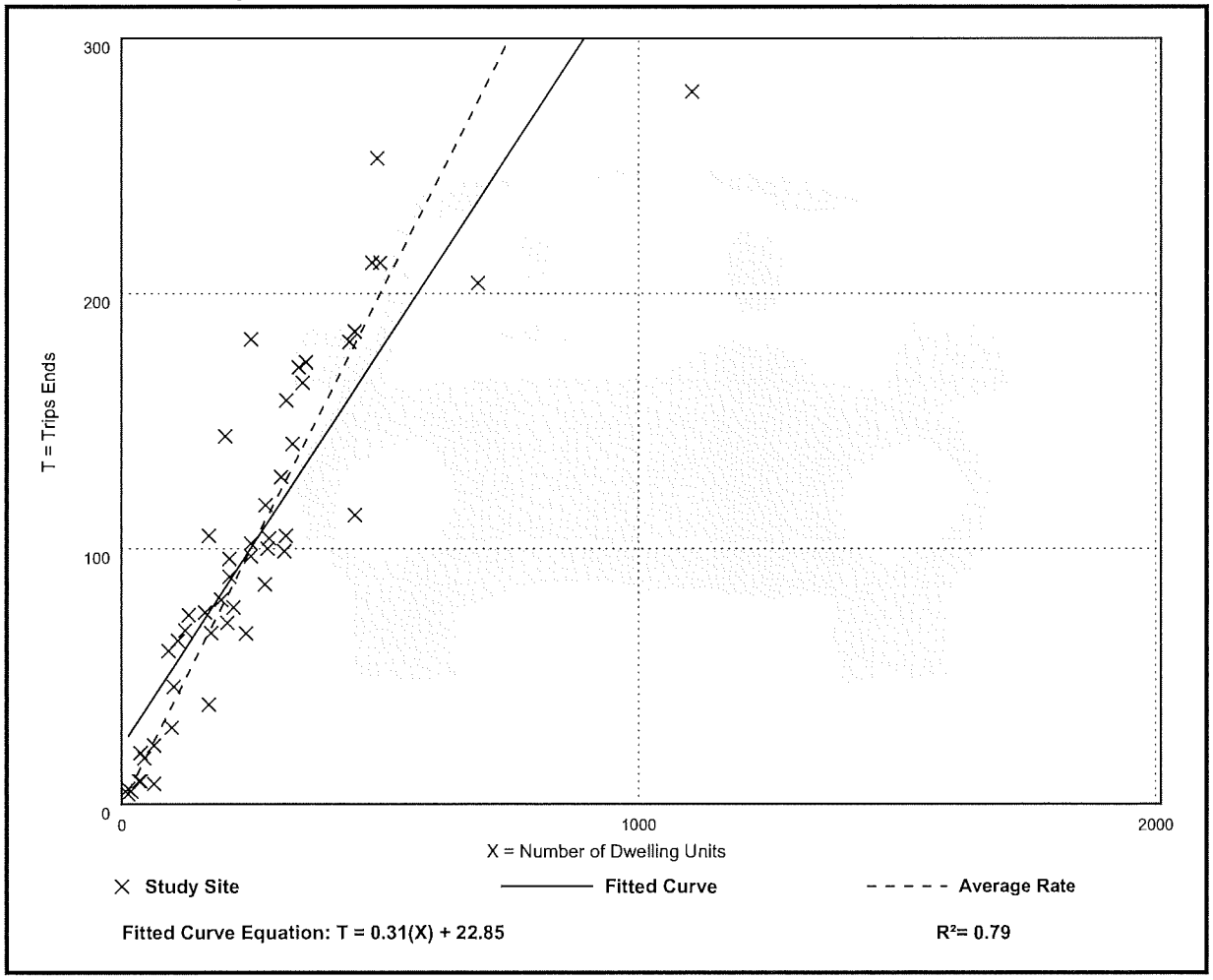
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



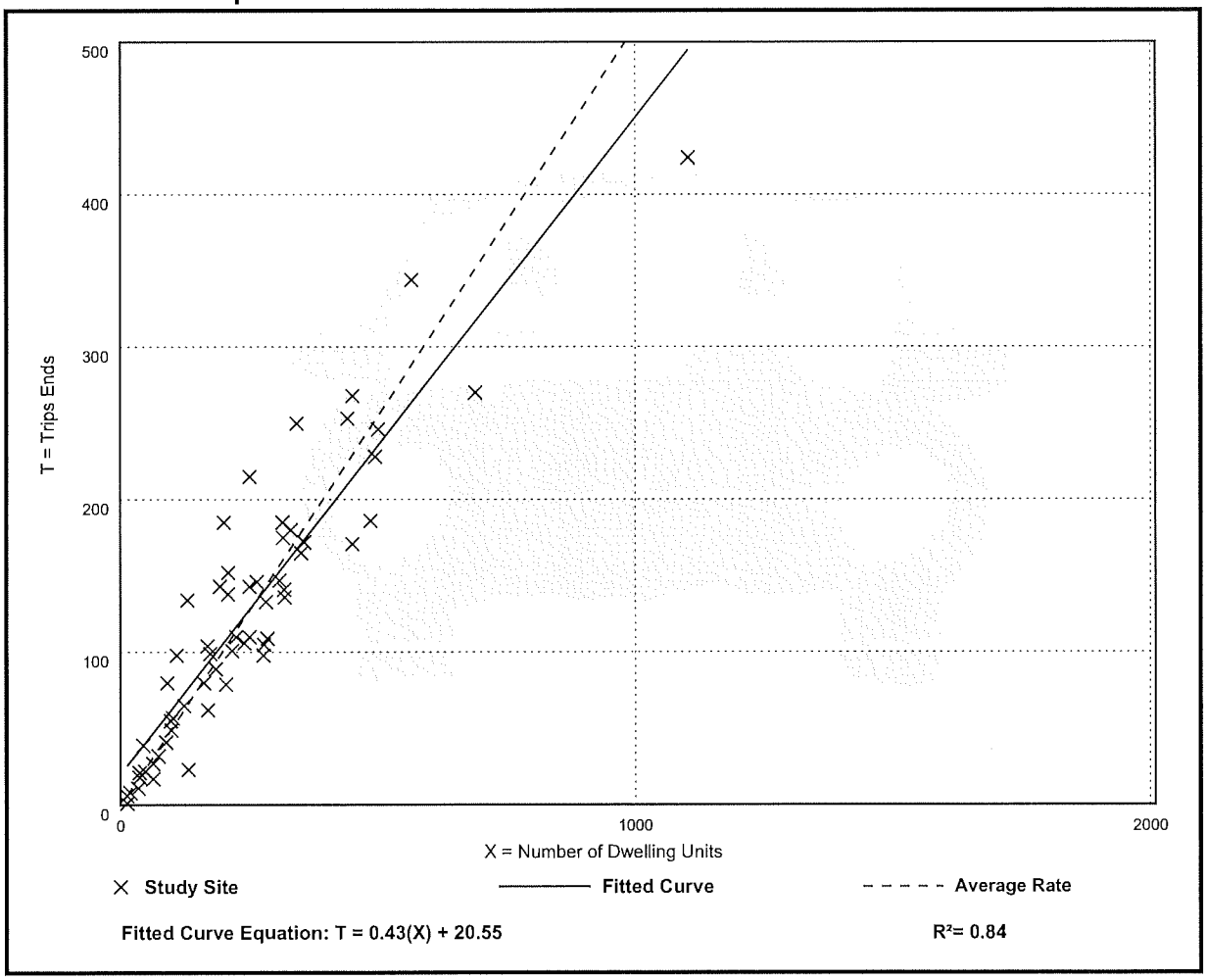
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Fitted Curve Equation: T = 0.43(X) + 20.55

R^2= 0.84

Land Use: 251
Senior Adult Housing—Single-Family

Description

Senior adult housing—single-family sites are independent living developments that are called various names including retirement communities, age-restricted housing, and active adult communities. The development has a specific age restriction for its residents, typically a minimum of 55 years of age for at least one resident of the household.

Residents in these communities are typically considered active and requiring little to no medical supervision. The percentage of retired residents varies by development. The development may include amenities such as a golf course, swimming pool, 24-hour security, transportation, and common recreational facilities. They generally lack centralized dining and on-site health facilities.

The dwelling units can be either detached or attached. The types of housing types represented by sites in the database include traditional single-family detached homes, patio homes, duplexes, and townhouses. Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Senior adult housing—multifamily (Land Use 252), congregate care facility (Land Use 253), assisted living (Land Use 254), and continuing care retirement community (Land Use 255) are related land uses.

Additional Data

Caution should be used when applying trip rates for this land use as it may contain a wide variety of studies ranging from communities with very active, working residents to communities with older, retired residents. As more data become available, consideration will be given to future stratification of this land use.

Many factors affected the trip rates for detached senior adult housing. Factors such as the average age of residents, development location and size, affluence of residents, employment status, and vehicular access should be taken into consideration when conducting an analysis. Some developments were located within close proximity to medical facilities, restaurants, shopping centers, banks, and recreational activities.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the six sites for which data were provided for both occupied dwelling units and total dwelling units, an average of 98 percent of the units were occupied.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, Maryland, New Jersey, New York, Pennsylvania, Virginia, and Washington.

Source Numbers

221, 289, 398, 421, 500, 550, 598, 601, 602, 629, 930, 1015, 1060, 1074

Senior Adult Housing - Single-Family
(251)

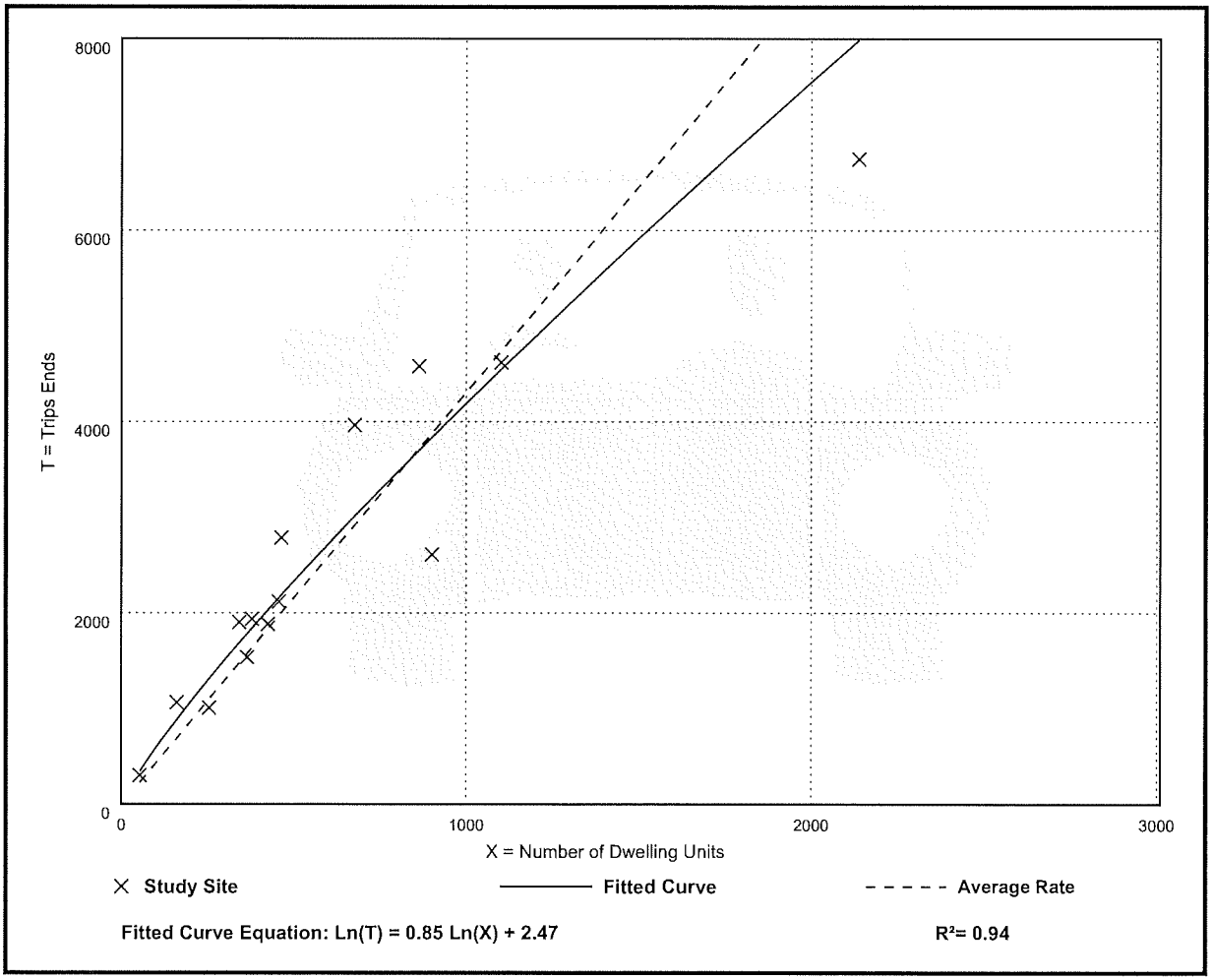
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. Num. of Dwelling Units: 646
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.31	2.90 - 6.66	1.07

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.85 Ln(X) + 2.47

R^2= 0.94

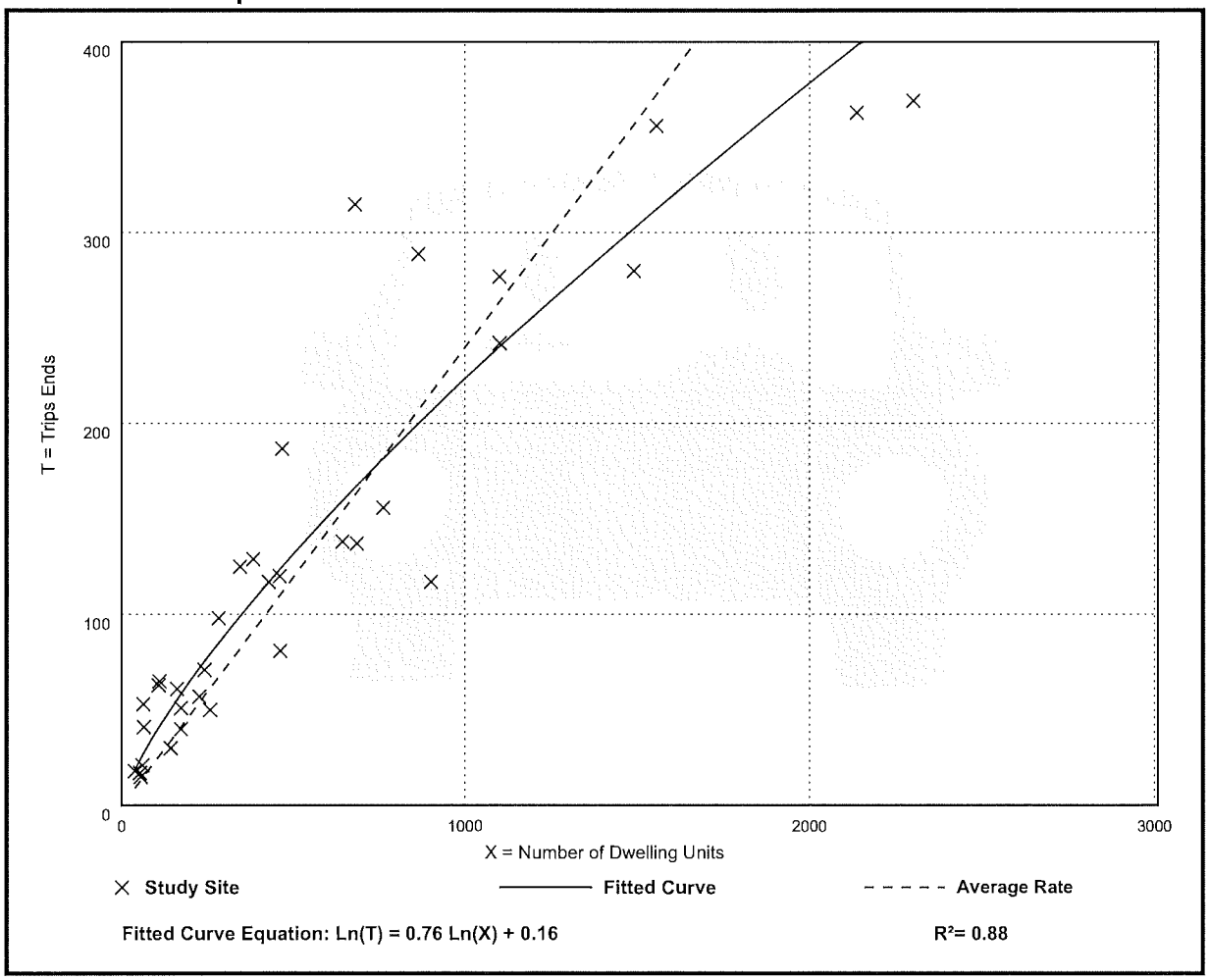
Senior Adult Housing - Single-Family
(251)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 34
Avg. Num. of Dwelling Units: 557
Directional Distribution: 33% entering, 67% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.24	0.13 - 0.84	0.10

Data Plot and Equation



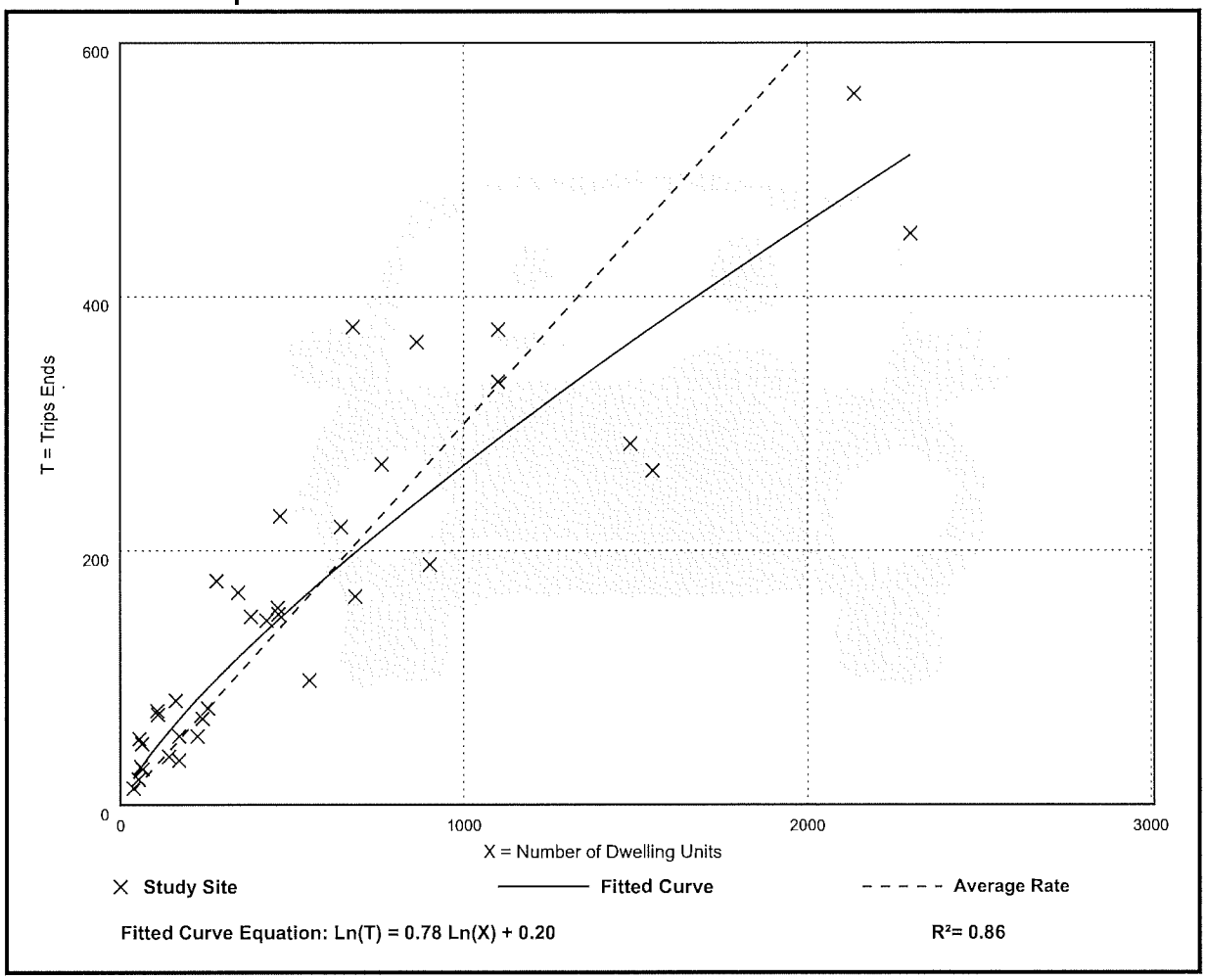
Senior Adult Housing - Single-Family
(251)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 35
Avg. Num. of Dwelling Units: 556
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.30	0.17 - 0.95	0.12

Data Plot and Equation



Land Use: 430
Golf Course

Description

A golf course is an expansive landscaped area that includes a series of golf holes, each consisting of a tee, fairway, and putting green. The site may have a driving range, clubhouse with a pro shop, restaurant, lounge, or banquet facility. Miniature golf course (Land Use 431), golf driving range (Land Use 432), and multipurpose recreational facility (Land Use 435) are related uses.

Additional Data

The golf courses in this land use are 9-, 18-, and 36-hole municipal courses.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, New Jersey, New York, Oregon, Pennsylvania, and Vermont.

Source Numbers

378, 407, 440, 629, 728, 925, 940, 970

Golf Course
(430)

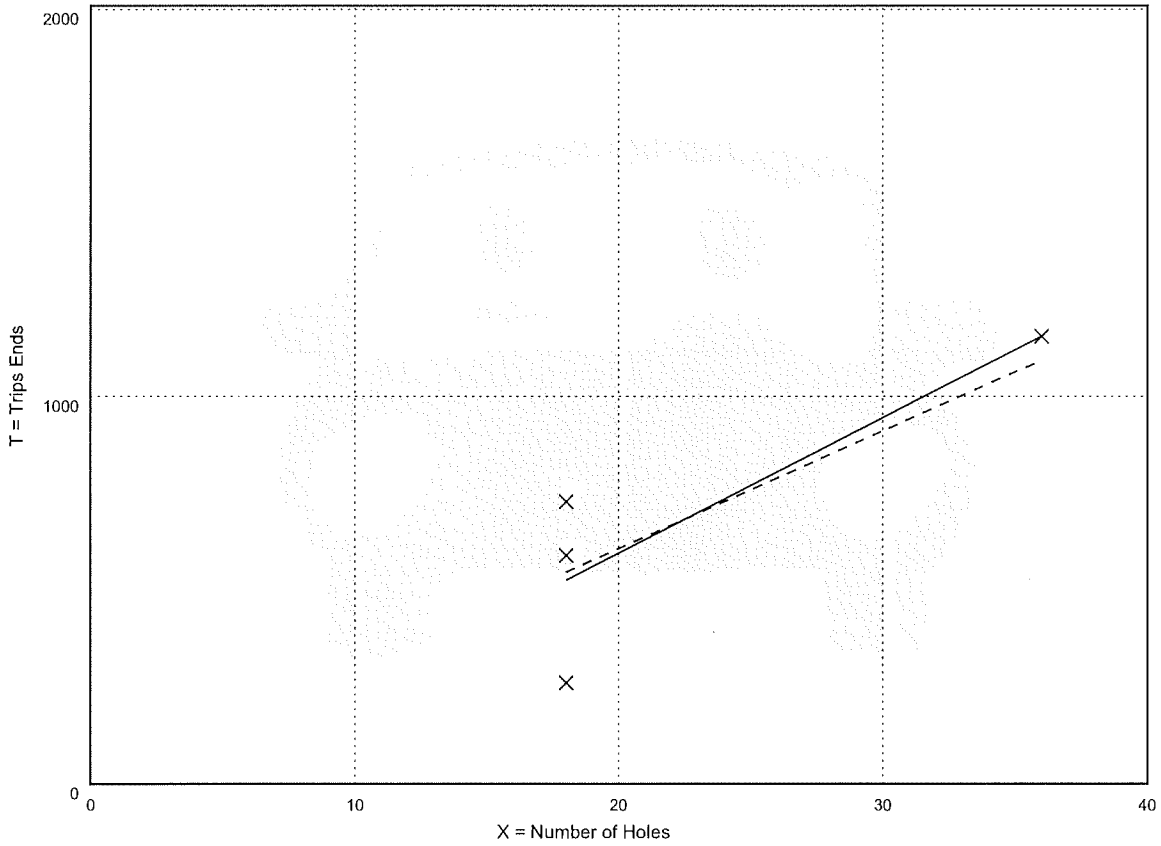
Vehicle Trip Ends vs: Holes
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Holes: 23
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
30.38	14.50 - 40.50	9.88

Data Plot and Equation



Fitted Curve Equation: T = 34.93(X) - 102.33

R^2= 0.72

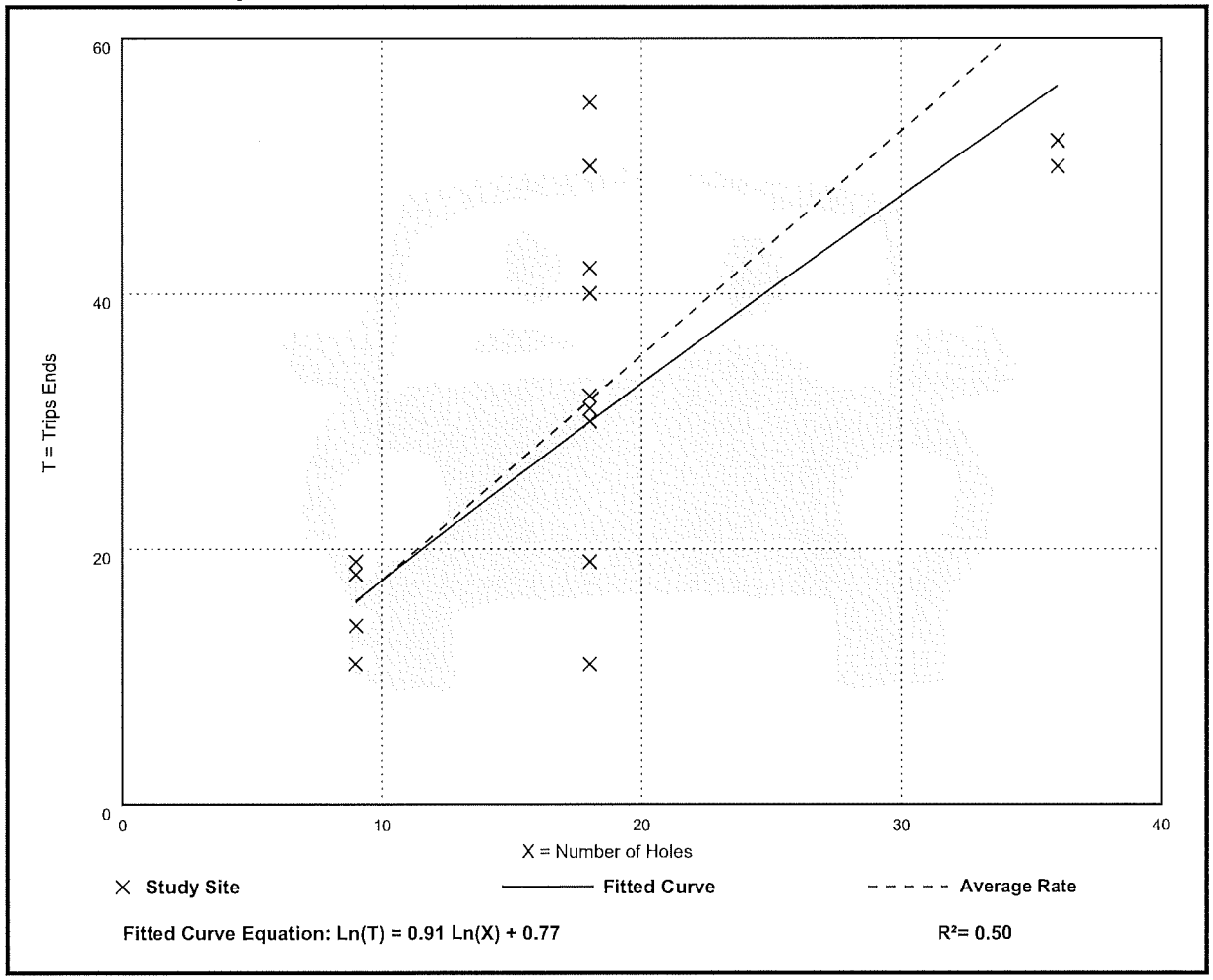
Golf Course
(430)

Vehicle Trip Ends vs: Holes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. Num. of Holes: 18
Directional Distribution: 79% entering, 21% exiting

Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
1.76	0.61 - 3.06	0.64

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.91 Ln(X) + 0.77

R^2= 0.50

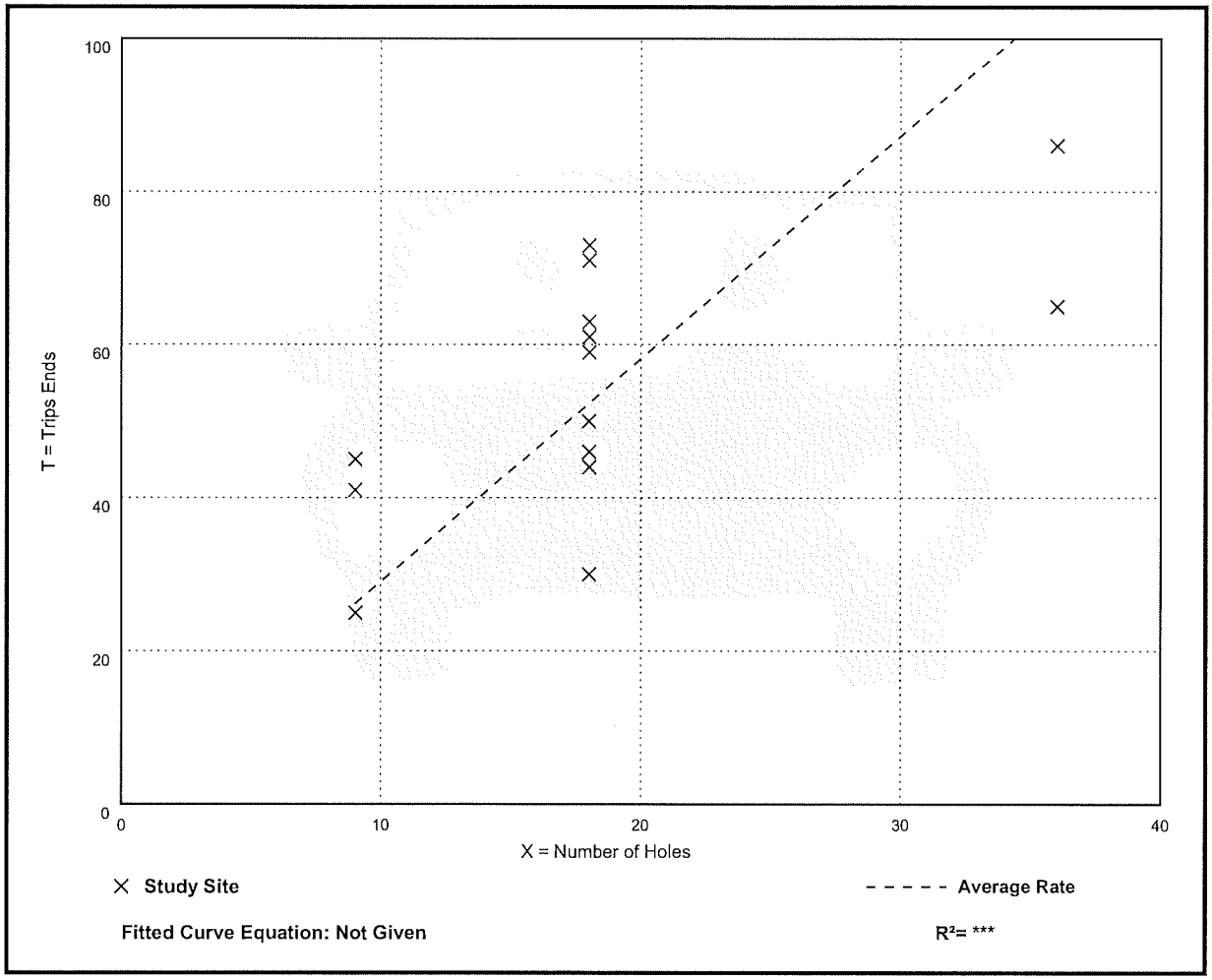
Golf Course
(430)

Vehicle Trip Ends vs: Holes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Holes: 19
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
2.91	1.67 - 5.00	0.93

Data Plot and Equation



Land Use: 492
Health/Fitness Club

Description

A health/fitness club is a privately-owned facility that primarily focuses on individual fitness or training. It typically provides exercise classes, fitness equipment, a weight room, spa, lockers rooms, and a small restaurant or snack bar. This land use may also include ancillary facilities, such as a swimming pool, whirlpool, sauna, limited retail, and tennis, pickle ball, racquetball, or handball courts. These facilities are membership clubs that may allow access to the general public for a fee. Racquet/tennis club (Land Use 491), athletic club (Land Use 493), and recreational community center (Land Use 495) are related uses.

Additional Data

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), Connecticut, New Jersey, Pennsylvania, Vermont, and Wisconsin.

Source Numbers

253, 571, 588, 598, 728, 926, 959, 971

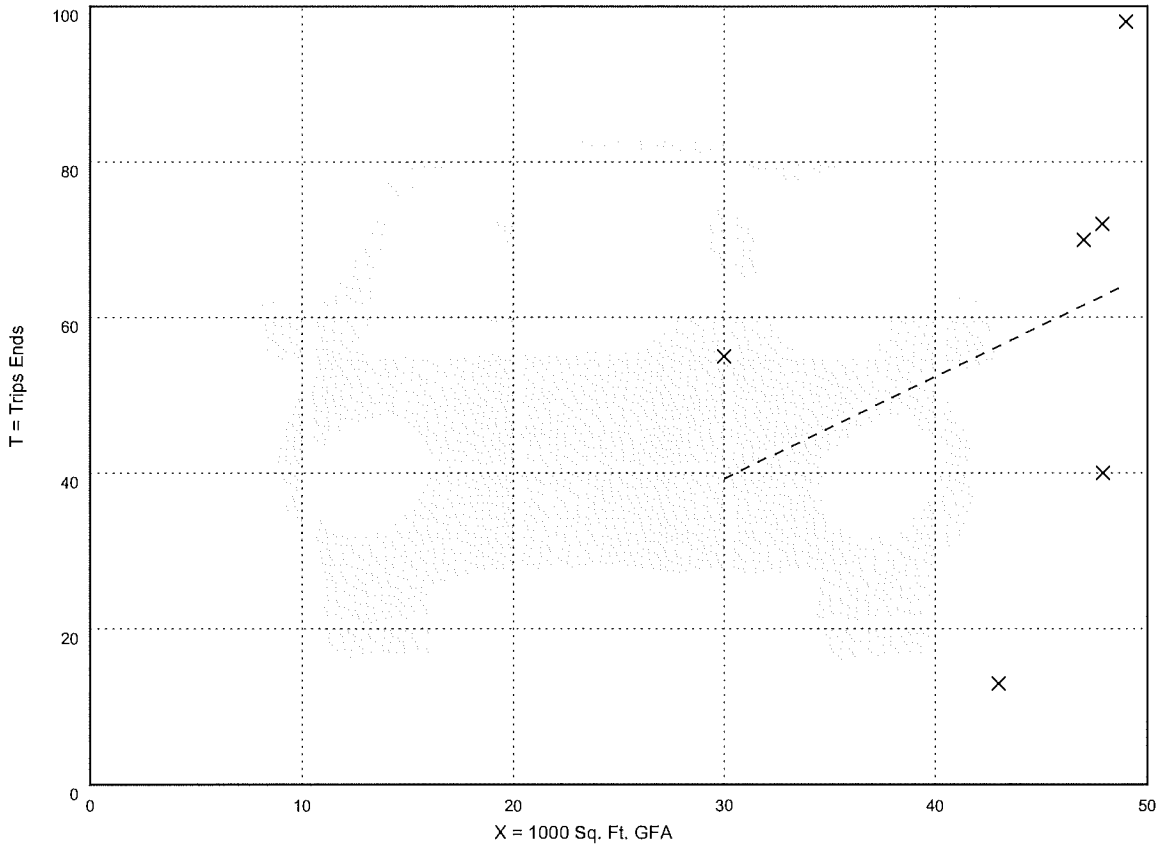
Health/Fitness Club
(492)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 44
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.31	0.30 - 2.00	0.64

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

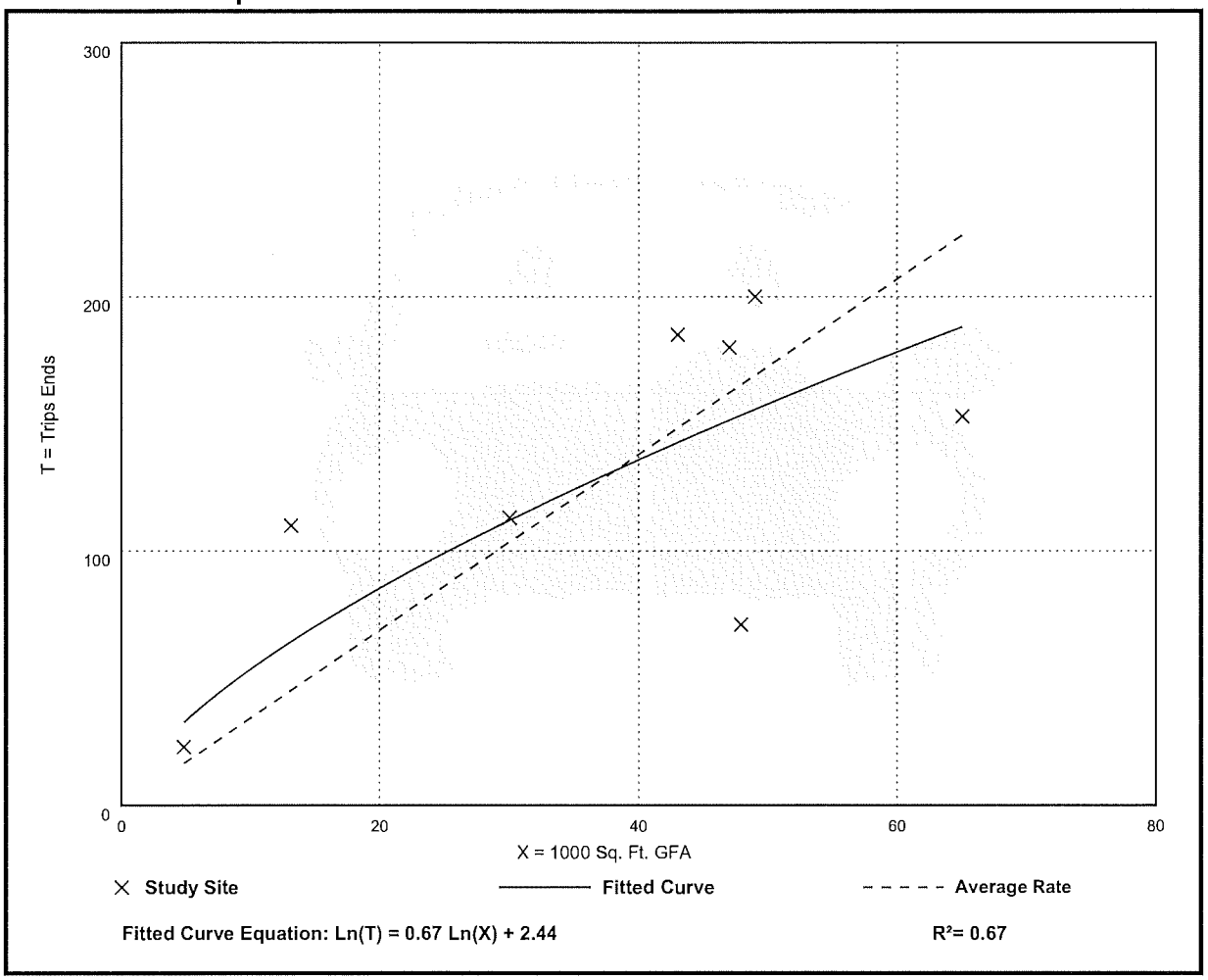
Health/Fitness Club
(492)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 37
Directional Distribution: 57% entering, 43% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.45	1.48 - 8.37	1.57

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.67 Ln(X) + 2.44

R^2= 0.67

Land Use: 710
General Office Building

Description

A general office building is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building houses multiple tenants that can include, as examples, professional services, insurance companies, investment brokers, a banking institution, a restaurant, or other service retailers. A general office building with a gross floor area of 10,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), medical-dental office building (Land Use 720), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

Additional Data

If two or more general office buildings are in close physical proximity (within a close walk) and function as a unit (perhaps with a shared parking facility and common or complementary tenants), the total gross floor area or employment of the paired office buildings can be used for calculating the site trip generation. If the individual buildings are isolated or not functionally related to one another, trip generation should be calculated for each building separately.

For study sites with reported gross floor area and employees, an average employee density of 3.3 employees per 1,000 square feet GFA (or roughly 300 square feet per employee) has been consistent through the 1980s, 1990s, and 2000s. No sites counted in the 2010s reported both GFA and employees.

The average building occupancy varies considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 percent for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected are as follows:

- 2.8 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.9 during Weekday, AM Peak Hour of Generator
- 2.9 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.0 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.5 during Weekday, AM Peak Hour of Generator
- 1.5 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.5 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected are as follows:

- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.3 during Weekday, AM Peak Hour of Generator
- 1.3 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.4 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Ontario (CAN)Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972, 1009, 1030, 1058, 1061

General Office Building
(710)

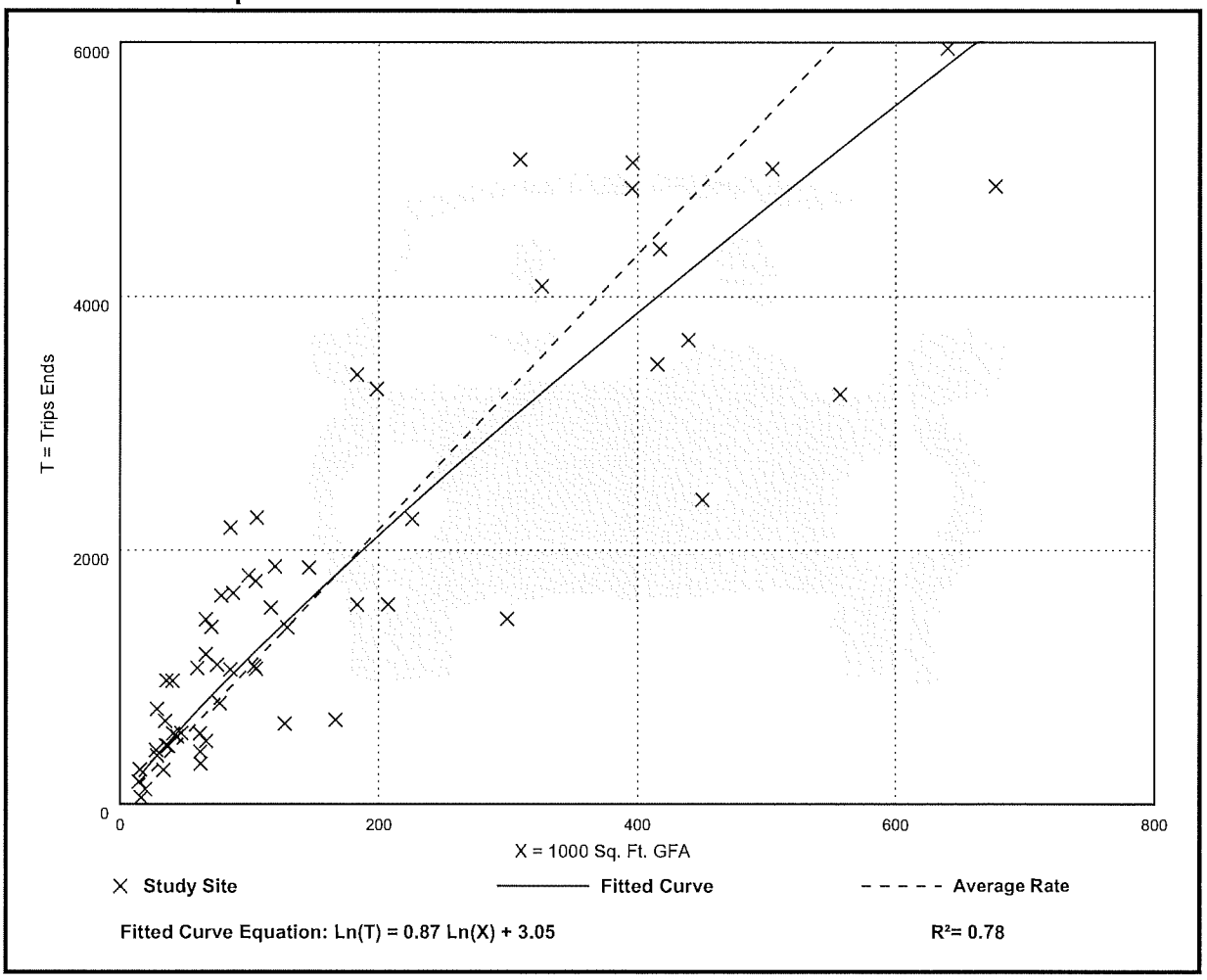
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. 1000 Sq. Ft. GFA: 163
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.84	3.27 - 27.56	4.76

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.87 Ln(X) + 3.05

R^2= 0.78

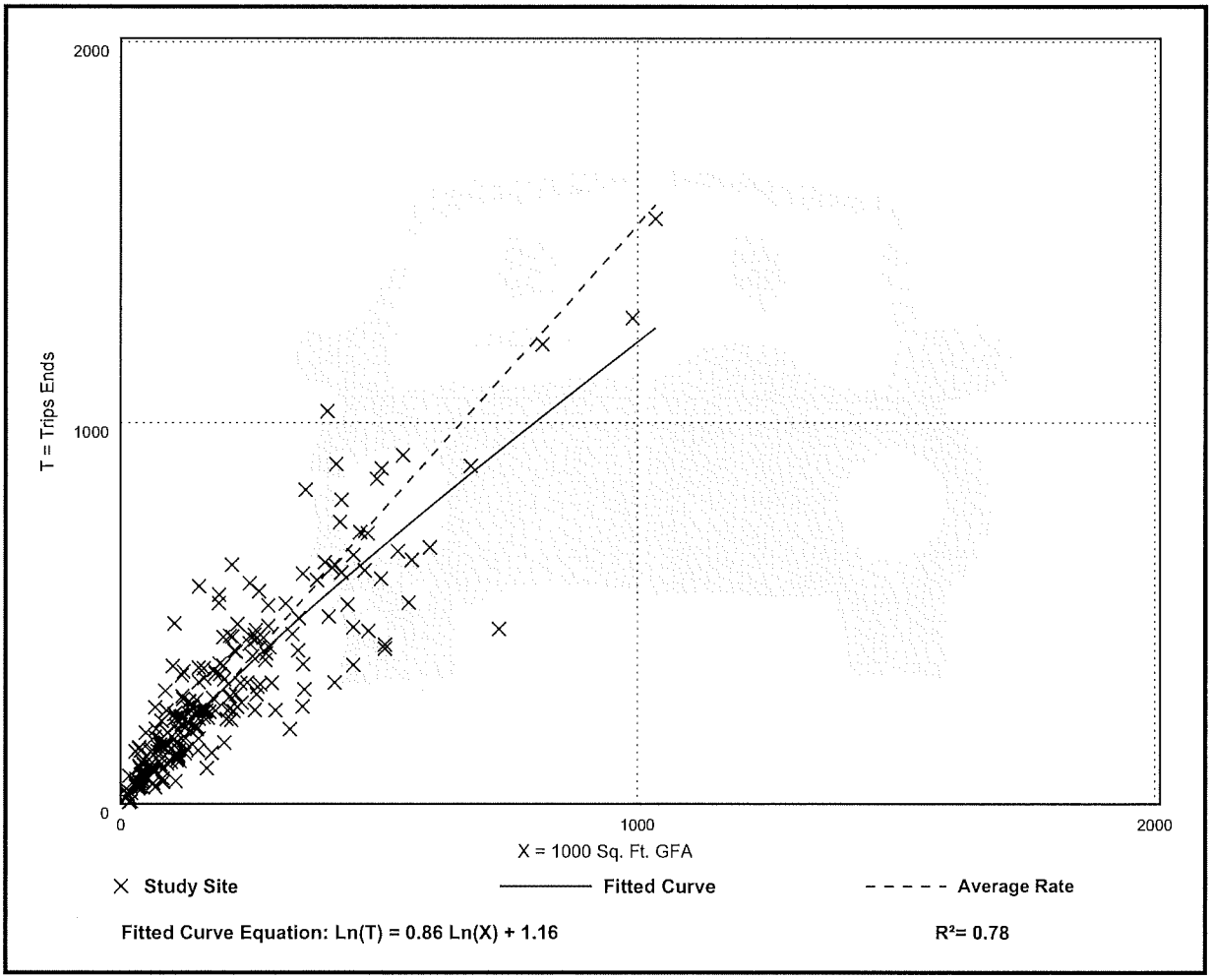
General Office Building
(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 221
Avg. 1000 Sq. Ft. GFA: 201
Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.86 Ln(X) + 1.16

R^2= 0.78

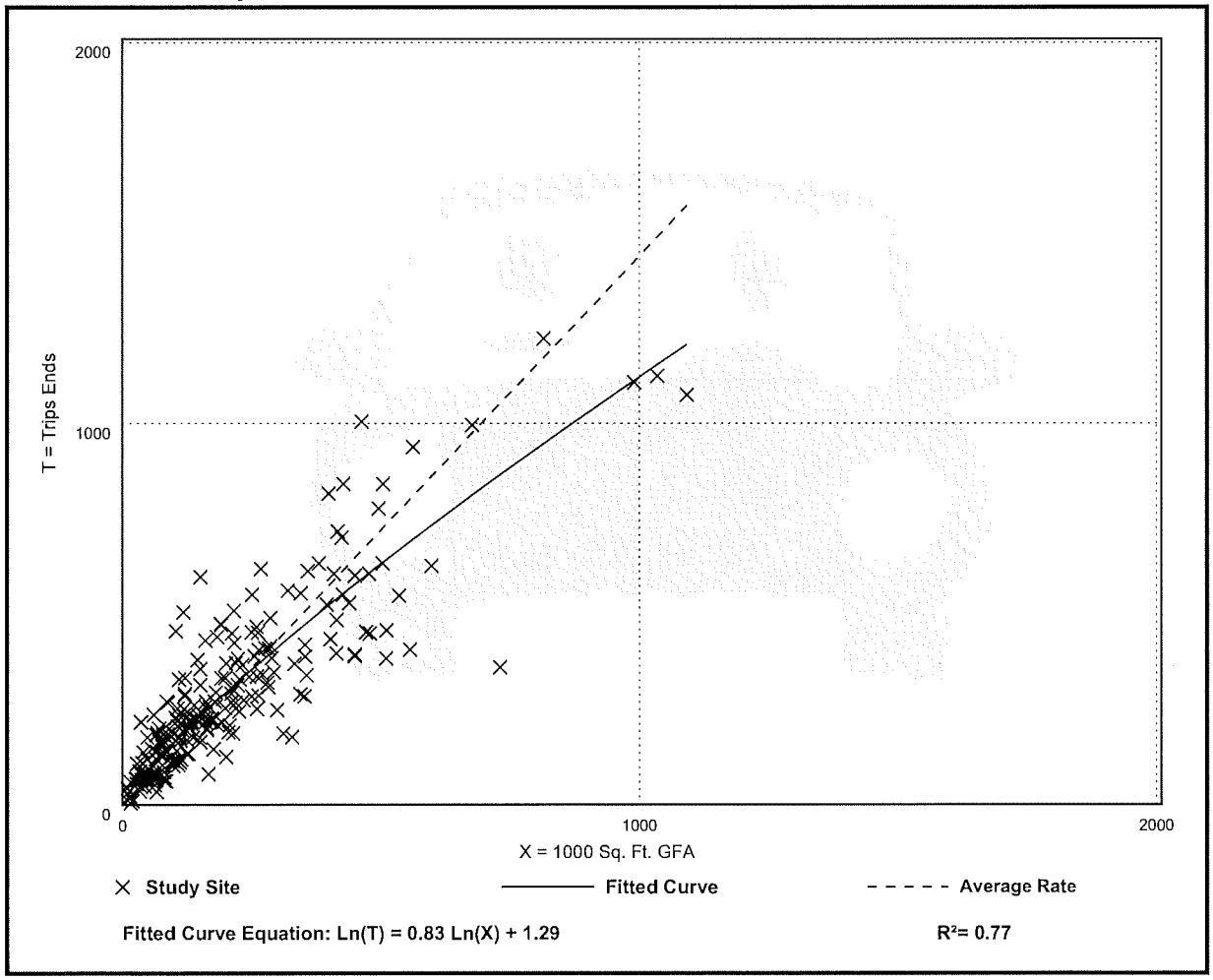
General Office Building
(710)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 232
Avg. 1000 Sq. Ft. GFA: 199
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.83 Ln(X) + 1.29

R^2= 0.77

Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Strip Retail Plaza (<40k)
(822)

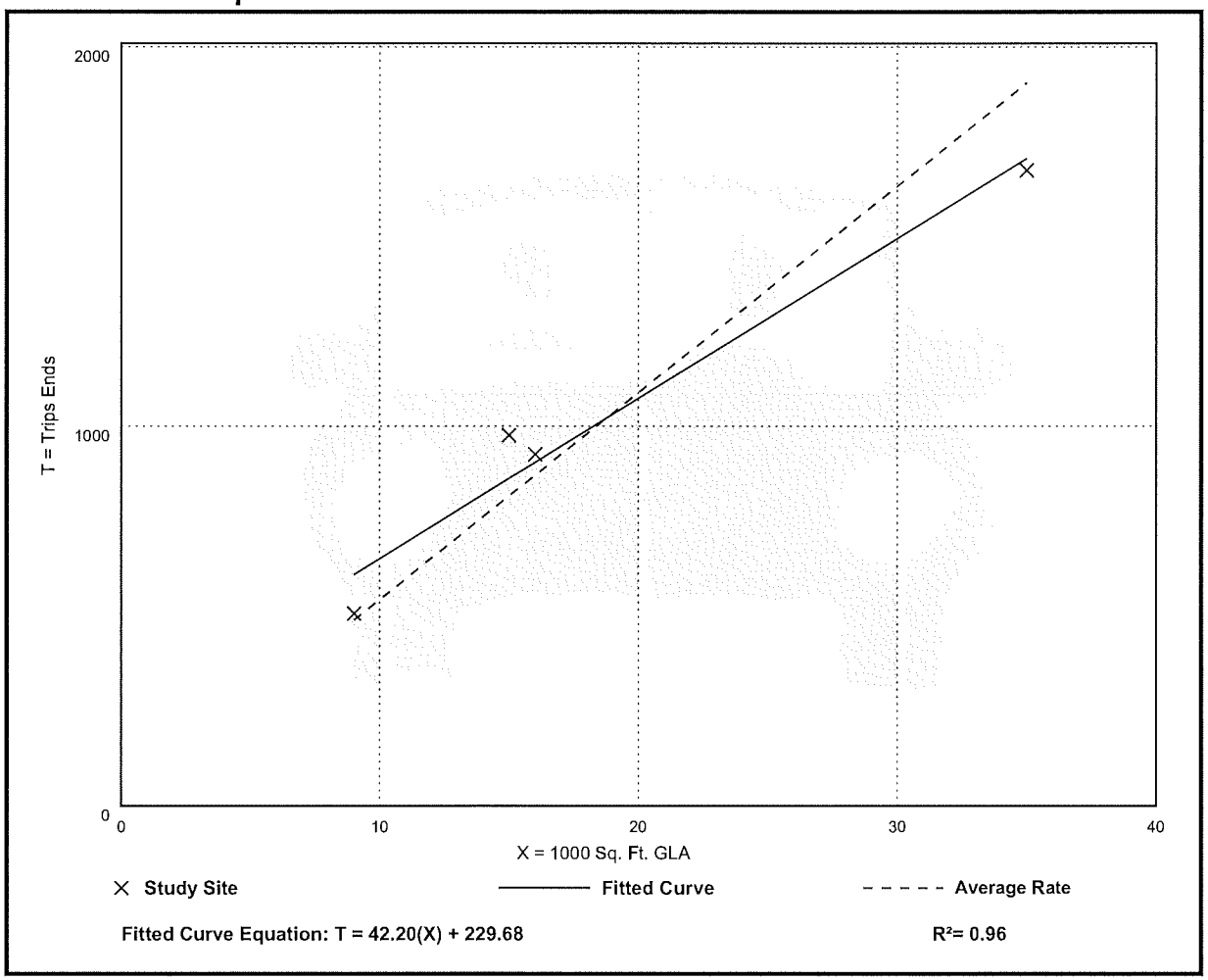
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

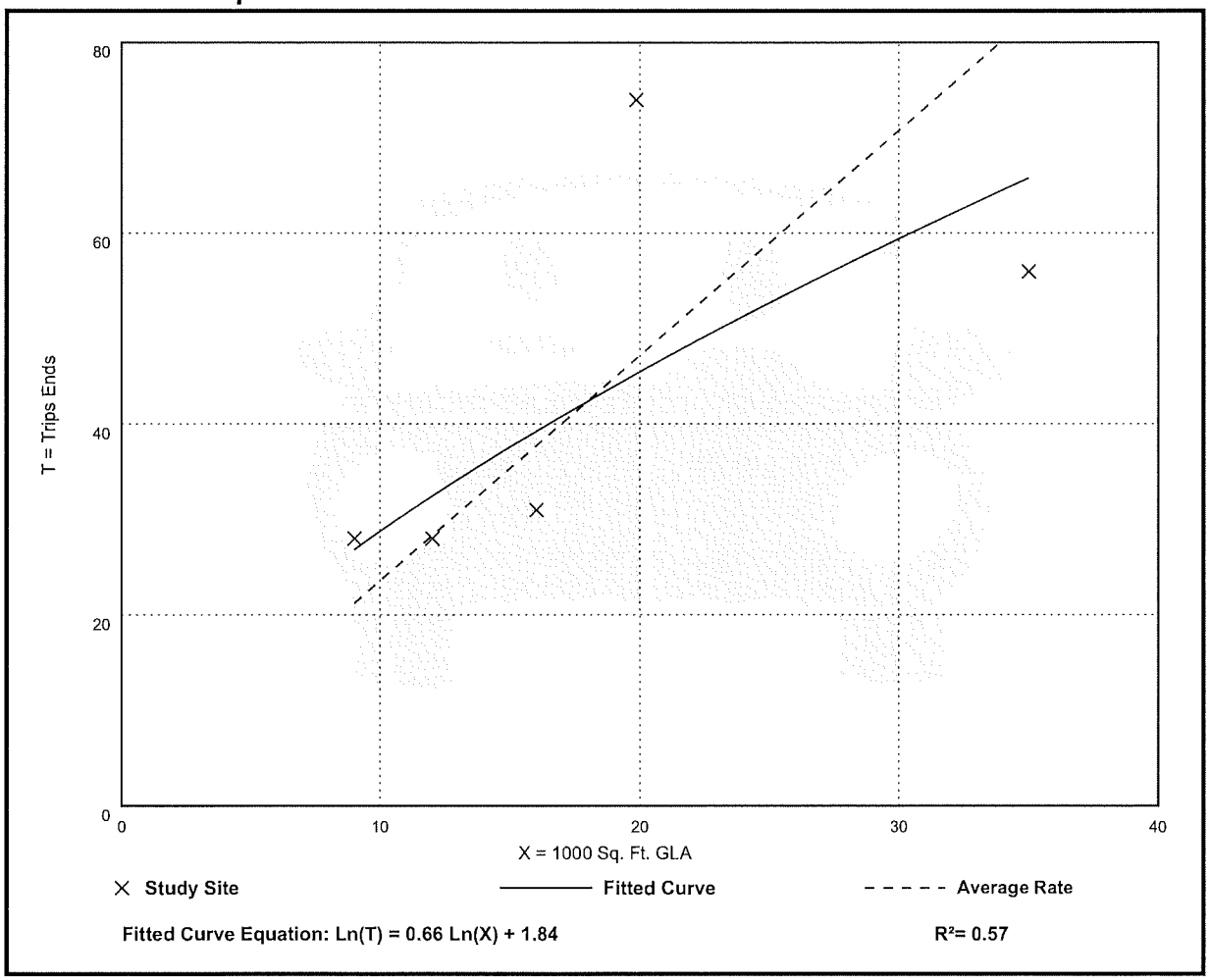
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

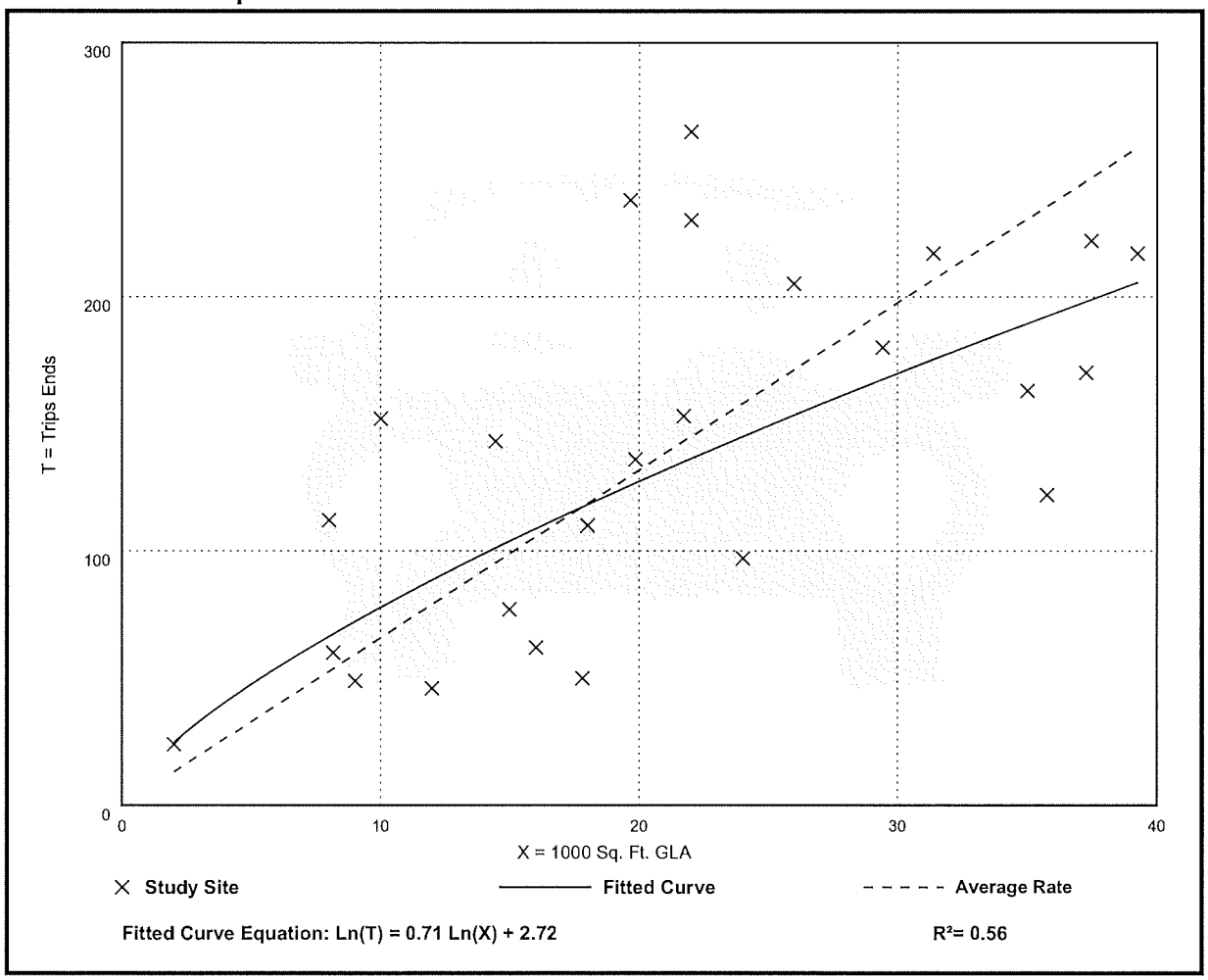
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Table 6.1 Unconstrained Internal Person Trip Capture Rates for Trip Origins within a Mixed-Use Development

		WEEKDAY	
		AM Peak Hour	PM Peak Hour
From OFFICE	To Retail	28%	20%
	To Restaurant	63%	4%
	To Cinema/Entertainment	0%	0%
	To Residential	1%	2%
	To Hotel	0%	0%
From RETAIL	To Office	29%	2%
	To Restaurant	13%	29%
	To Cinema/Entertainment	0%	4%
	To Residential	14%	26%
	To Hotel	0%	5%
From RESTAURANT	To Office	31%	3%
	To Retail	14%	41%
	To Cinema/Entertainment	0%	8%
	To Residential	4%	18%
	To Hotel	3%	7%
From CINEMA/ENTERTAINMENT	To Office	0%	2%
	To Retail	0%	21%
	To Restaurant	0%	31%
	To Residential	0%	8%
	To Hotel	0%	2%
From RESIDENTIAL	To Office	2%	4%
	To Retail	1%	42%
	To Restaurant	20%	21%
	To Cinema/Entertainment	0%	0%
	To Hotel	0%	3%
From HOTEL	To Office	75%	0%
	To Retail	14%	16%
	To Restaurant	9%	68%
	To Cinema/Entertainment	0%	0%
	To Residential	0%	2%

Source: Bochner, B., K. Hooper, B. Sperry, and R. Dunphy. NCHRP Report 684: *Enhancing Internal Trip Capture Estimation for Mixed-Use Developments*. Washington, DC: Transportation Research Board, Tables 99 and 100, 2011.

Table 6.2 Unconstrained Internal Person Trip Capture Rates for Trip Destinations within a Mixed-Use Development

		Weekday	
		AM Peak Hour	PM Peak Hour
To OFFICE	From Retail	4%	31%
	From Restaurant	14%	30%
	From Cinema/Entertainment	0%	6%
	From Residential	3%	57%
	From Hotel	3%	0%
To RETAIL	From Office	32%	8%
	From Restaurant	8%	50%
	From Cinema/Entertainment	0%	4%
	From Residential	17%	10%
	From Hotel	4%	2%
To RESTAURANT	From Office	23%	2%
	From Retail	50%	29%
	From Cinema/Entertainment	0%	3%
	From Residential	20%	14%
	From Hotel	6%	5%
To CINEMA/ENTERTAINMENT	From Office	0%	1%
	From Retail	0%	26%
	From Restaurant	0%	32%
	From Residential	0%	0%
	From Hotel	0%	0%
To RESIDENTIAL	From Office	0%	4%
	From Retail	2%	46%
	From Restaurant	5%	16%
	From Cinema/Entertainment	0%	4%
	From Hotel	0%	0%
To HOTEL	From Office	0%	0%
	From Retail	0%	17%
	From Restaurant	4%	71%
	From Cinema/Entertainment	0%	1%
	From Residential	0%	12%

Source: Bochner, B., K. Hooper, B. Sperry, and R. Dunphy. NCHRP Report 684: *Enhancing Internal Trip Capture Estimation for Mixed-Use Developments.* Washington, DC: Transportation Research Board, Tables 101 and 102, 2011.

Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY, SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
921	Albany, NY	July & Aug, 1985	198	4:00–6:00 p.m.	23	42	35	77	—	60,950	Raymond Keyes Assoc.
108	Overland Park, KS	July 1988	111	4:30–5:30 p.m.	26	61	13	74	—	34,000	—
118	Overland Park, KS	Aug. 1988	123	4:30–5:30 p.m.	25	55	20	75	—	—	—
256	Greece, NY	June 1988	120	4:00–6:00 p.m.	38	62	—	62	—	23,410	Sear Brown
160	Greece, NY	June 1988	78	4:00–6:00 p.m.	29	71	—	71	—	57,308	Sear Brown
550	Greece, NY	June 1988	117	4:00–6:00 p.m.	48	52	—	52	—	40,763	Sear Brown
51	Boca Raton, FL	Dec. 1987	110	4:00–6:00 p.m.	33	34	33	67	—	42,225	Kimley-Horn and Assoc. Inc.
1,090	Ross Twp, PA	July 1988	411	2:00–6:00 p.m.	34	56	10	66	—	51,500	Wilbur Smith and Assoc.
97	Upper Dublin Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	41	—	—	59	—	34,000	McMahon Associates
118	Tredyffrin Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	24	—	—	76	—	10,000	Booz Allen & Hamilton
122	Lawnside, NJ	Winter 1988/89	—	4:00–6:00 p.m.	37	—	—	63	—	20,000	Pennoni Associates
128	Boca Raton, FL	Winter 1988/89	—	4:00–6:00 p.m.	43	—	—	57	—	40,000	McMahon Associates
150	Willow Grove, PA	Winter 1988/89	—	4:00–6:00 p.m.	39	—	—	61	—	28,000	Booz Allen & Hamilton
153	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	50	—	—	50	—	85,000	McMahon Associates
153	Arden, DE	Winter 1988/89	—	4:00–6:00 p.m.	30	—	—	70	—	26,000	Orth-Rodgers & Assoc. Inc.
154	Doylestown, PA	Winter 1988/89	—	4:00–6:00 p.m.	32	—	—	68	—	29,000	Orth-Rodgers & Assoc. Inc.
164	Middletown Twp, PA	Winter 1988/89	—	4:00–6:00 p.m.	33	—	—	67	—	25,000	Booz Allen & Hamilton
166	Haddon Twp, NJ	Winter 1988/89	—	4:00–6:00 p.m.	20	—	—	80	—	6,000	Pennoni Associates
205	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	55	—	—	45	—	62,000	McMahon Associates

Table E.9 (Cont'd) Pass-By and Non-Pass-By Trips Weekday, PM Peak Period Land Use Code 820—Shopping Center

SIZE (1,000 SQ. FT. GLA)	LOCATION	WEEKDAY, SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PASS-BY TRIP (%)	NON-PASS-BY TRIP (%)			ADJ. STREET PEAK HOUR VOLUME	AVERAGE 24-HOUR TRAFFIC	SOURCE
						PRIMARY	DIVERTED	TOTAL			
237	W. Windsor Twp, NJ	Winter 1988/89	—	4:00–6:00 p.m.	48	—	—	52	—	46,000	Booz Allen & Hamilton
242	Willow Grove, PA	Winter 1988/89	—	4:00–6:00 p.m.	37	—	—	63	—	26,000	McMahon Associates
297	Whitehall, PA	Winter 1988/89	—	4:00–6:00 p.m.	33	—	—	67	—	26,000	Orth-Rodgers & Assoc. Inc.
360	Broward Cnty., FL	Winter 1988/89	—	4:00–6:00 p.m.	44	—	—	56	—	73,000	McMahon Associates
370	Pittsburgh, PA	Winter 1988/89	—	4:00–6:00 p.m.	19	—	—	81	—	33,000	Wilbur Smith
150	Portland, OR	—	519	4:00–6:00 p.m.	68	6	26	32	—	25,000	Kittelson and Associates
150	Portland, OR	—	655	4:00–6:00 p.m.	65	7	28	35	—	30,000	Kittelson and Associates
760	Calgary, Alberta	Oct.-Dec. 1987	15,436	4:00–6:00 p.m.	20	39	41	80	—	—	City of Calgary DOT
178	Bordentown, NJ	Apr. 1989	164	2:00–6:00 p.m.	35	—	—	65	—	37,980	Raymond Keyes Assoc.
144	Manalapan, NJ	July 1990	176	3:30–6:15 p.m.	32	44	24	68	—	69,347	Raymond Keyes Assoc.
549	Natick, MA	Feb. 1989	—	4:45–5:45 p.m.	33	26	41	67	—	48,782	Raymond Keyes Assoc.

Average Pass-By Trip Percentage: 34

"—" means no data were provided

APPENDIX G

FUTURE INTERSECTION VOLUME PROJECTIONS

									SR 80/River Hall Parkway										
AM Peak Hour	EBU	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	EB A.	EB D.	WB A.	WB D.	NB A.	NB D.	SB A.	SB D.
2021 (Raw Count)	2	649	222	57	1241		191		19				873	668	1298	1432	210	2	0	279
2021 (Peak Season Adjusted)	2	753	258	66	1440		222		22				1013	775	1506	1662	244	2	0	324
Inbound Distribution (Existing River Hall PD)			79.6%	20.4%									79.6%	0.0%	20.4%	0.0%	0.0%	0.0%	0.0%	100.0%
Outbound Distribution (Existing River Hall PD)							91.0%		9.0%				0.0%	9.0%	0.0%	91.0%	100.0%	0.0%	0.0%	0.0%
Existing River Hall PD	0	0	130	33	0	0	186	0	18	0	0	0	130	18	33	186	204	0	0	163
Existing (Without River Hall)	2	753	128	33	1440	0	36	0	4	0	0	0	883	757	1473	1476	40	2	0	161
Future BG (Without River Hall)	2	832	141	36	1591	0	40	0	4	0	0	0	975	836	1627	1631	44	2	0	177
Inbound Distribution (Current Zoning)			83.2%	15.4%									83.2%	0.0%	15.4%	0.0%	0.0%	0.0%	0.0%	98.6%
Outbound Distribution (Current Zoning)							83.2%		15.4%				0.0%	15.4%	0.0%	83.2%	98.6%	0.0%	0.0%	0.0%
Net New River Hall CPD/RPD Assignment (Current Zoning)	0	0	344	64	0	0	888	0	165	0	0	0	344	165	64	888	1053	0	0	408
Pass-by Assignment (Current Zoning)		-10	10						10				0	0	0	0	10	0	0	10
River Hall Parkway Pass-Through			6	1			5		1				6	1	1	5	6	0	0	7
Total Future Traffic (Current Zoning)	2	822	501	101	1591	0	933	0	180	0	0	0	1325	1002	1692	2524	1113	2	0	602
Inbound Distribution (Proposed Zoning)			83.3%	15.1%									83.3%	0.0%	15.1%	0.0%	0.0%	0.0%	0.0%	98.4%
Outbound Distribution (Proposed Zoning)							83.3%		15.1%				0.0%	15.1%	0.0%	83.3%	98.4%	0.0%	0.0%	0.0%
Net New River Hall CPD/RPD Assignment (Proposed Zoning)	0	0	373	67	0	0	1055	0	191	0	0	0	373	191	67	1055	1246	0	0	440
Pass-by Assignment (Proposed Zoning)		-5	5						5				0	0	0	0	5	0	0	5
River Hall Parkway Pass-Through			6	1			5		1				6	1	1	5	6	0	0	7
Total Future Traffic (Proposed Zoning)	2	827	525	104	1591	0	1100	0	201	0	0	0	1354	1028	1695	2691	1301	2	0	629
PM Peak Hour	EBU	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	EB A.	EB D.	WB A.	WB D.	NB A.	NB D.	SB A.	SB D.
2021 (Raw Count)	3	1357	211	21	793		169		38				1571	1395	814	962	207	3	0	232
2021 (Peak Season Adjusted)	3	1574	245	24	920		196		44				1822	1618	944	1116	240	3	0	269
Inbound Distribution (Existing River Hall PD)			91.1%	8.9%									91.1%	0.0%	8.9%	0.0%	0.0%	0.0%	0.0%	100.0%
Outbound Distribution (Existing River Hall PD)							81.7%		18.3%				0.0%	18.3%	0.0%	81.7%	100.0%	0.0%	0.0%	0.0%
Existing River Hall PD	0	0	199	20	0	0	142	0	32	0	0	0	199	32	20	142	174	0	0	219
Existing (Without River Hall)	3	1574	46	4	920	0	54	0	12	0	0	0	1623	1586	924	974	66	3	0	50
Future BG (Without River Hall)	3	1739	51	4	1017	0	60	0	13	0	0	0	1793	1752	1021	1077	73	3	0	55
Inbound Distribution (Current Zoning)			83.2%	15.4%									83.2%	0.0%	15.4%	0.0%	0.0%	0.0%	0.0%	98.6%
Outbound Distribution (Current Zoning)							83.2%		15.4%				0.0%	15.4%	0.0%	83.2%	98.6%	0.0%	0.0%	0.0%
Net New River Hall CPD/RPD Assignment (Current Zoning)	0	0	1,139	211	0	0	668	0	124	0	0	0	1139	124	211	668	792	0	0	1350
Pass-by Assignment (Current Zoning)		-22	22						22				0	0	0	0	22	0	0	22
River Hall Parkway Pass-Through			5	1			6		1				5	1	1	6	7	0	0	6
Total Future Traffic (Current Zoning)	3	1717	1217	216	1017	0	734	0	160	0	0	0	2937	1877	1233	1751	894	3	0	1433
Inbound Distribution (Proposed Zoning)			83.3%	15.1%									83.3%	0.0%	15.1%	0.0%	0.0%	0.0%	0.0%	98.4%
Outbound Distribution (Proposed Zoning)							83.3%		15.1%				0.0%	15.1%	0.0%	83.3%	98.4%	0.0%	0.0%	0.0%
Net New River Hall CPD/RPD Assignment (Proposed Zoning)	0	0	1,354	245	0	0	774	0	140	0	0	0	1354	140	245	774	914	0	0	1599
Pass-by Assignment (Proposed Zoning)		-14	14						14				0	0	0	0	14	0	0	14
River Hall Parkway Pass-Through			5	1			6		1				5	1	1	6	7	0	0	6
Total Future Traffic (Proposed Zoning)	3	1,725	1424	250	1017	0	840	0	168	0	0	0	3152	1893	1267	1857	1008	3	0	1674

	SR 80/Buckingham Road																			
AM Peak Hour	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	EB A.	EB D.	WB A.	WB D.	NB A.	NB D.	SB A.	SB D.
Past 2018 Count (Peak Season Adjusted)	31	674	195	174	994	14	248	39	194	64	38	73	900	932	1182	1315	481	84	175	407
Estimated Existing 2021 (Peak Season Adjusted)	33	716	207	185	1057	15	264	41	206	68	40	78	956	990	1257	1399	511	89	186	432
Inbound Distribution (Existing River Hall PD)		54.9%							23.0%	2.6%			54.9%	80.6%	0.0%	0.0%	23.0%	0.0%	2.6%	0.0%
Outbound Distribution (Existing River Hall PD)				23.0%	54.9%	2.6%							0.0%	0.0%	80.6%	54.9%	0.0%	2.6%	0.0%	23.0%
Existing River Hall PD	0	90	0	47	112	5	0	0	38	4	0	0	90	132	164	112	38	5	4	47
Existing (Without River Hall)	33	626	207	138	945	10	264	41	168	64	40	78	866	858	1093	1287	473	84	182	385
Future BG (Without River Hall)	36	692	229	152	1044	11	292	45	186	71	44	86	957	949	1207	1422	523	92	201	425
Inbound Distribution (Current Zoning)		54.9%							23.0%	2.6%			54.9%	80.6%	0.0%	0.0%	23.0%	0.0%	2.6%	0.0%
Outbound Distribution (Current Zoning)				23.0%	54.9%	2.6%							0.0%	0.0%	80.6%	54.9%	0.0%	2.6%	0.0%	23.0%
Net New River Hall CPD/RPD Assignment (Current Zoning)	0	227	0	246	587	28	0	0	95	11	0	0	227	333	861	587	95	28	11	246
Pass-by Assignment (Current Zoning)													0	0	0	0	0	0	0	0
River Hall Parkway Pass-Through		5			5								5	5	5	5	0	0	0	0
Total Future Traffic (Current Zoning)	36	924	229	398	1636	39	292	45	281	82	44	86	1189	1287	2073	2014	618	120	212	671
Inbound Distribution (Proposed Zoning)		55.7%							22.4%	2.6%			55.7%	80.7%	0.0%	0.0%	22.4%	0.0%	2.6%	0.0%
Outbound Distribution (Proposed Zoning)				22.4%	55.7%	2.6%							0.0%	0.0%	80.7%	55.7%	0.0%	2.6%	0.0%	22.4%
Net New River Hall CPD/RPD Assignment (Proposed Zoning)	0	249	0	284	706	32	0	0	100	11	0	0	249	360	1022	706	100	32	11	284
Pass-by Assignment (Proposed Zoning)													0	0	0	0	0	0	0	0
River Hall Parkway Pass-Through		5			5								5	5	5	5	0	0	0	0
Total Future Traffic (Proposed Zoning)	36	946	229	436	1755	43	292	45	286	82	44	86	1211	1314	2234	2133	623	124	212	709
	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE								
PM Peak Hour	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	EB A.	EB D.	WB A.	WB D.	NB A.	NB D.	SB A.	SB D.
Past 2019 Count (Peak Season Adjusted)	69	1418	299	165	716	13	291	85	178	96	102	64	1786	1692	894	1071	554	167	262	566
Estimated Existing 2021 (Peak Season Adjusted)	72	1478	312	172	746	14	303	89	185	100	106	67	1862	1763	932	1116	577	175	273	590
Inbound Distribution (Existing River Hall PD)		54.9%							23.0%	2.6%			54.9%	80.6%	0.0%	0.0%	23.0%	0.0%	2.6%	0.0%
Outbound Distribution (Existing River Hall PD)				23.0%	54.9%	2.6%							0.0%	0.0%	80.6%	54.9%	0.0%	2.6%	0.0%	23.0%
Existing River Hall PD	0	120	0	40	96	5	0	0	50	6	0	0	120	176	141	96	50	5	6	40
Existing (Without River Hall)	72	1358	312	132	650	9	303	89	135	94	106	67	1742	1587	791	1020	527	170	267	550
Future BG (Without River Hall)	80	1501	345	146	718	10	335	98	149	104	117	74	1926	1754	874	1127	582	188	295	608
Inbound Distribution (Current Zoning)		54.9%							23.0%	2.6%			54.9%	80.6%	0.0%	0.0%	23.0%	0.0%	2.6%	0.0%
Outbound Distribution (Current Zoning)				23.0%	54.9%	2.6%							0.0%	0.0%	80.6%	54.9%	0.0%	2.6%	0.0%	23.0%
Net New River Hall CPD/RPD Assignment (Current Zoning)	0	752	0	185	441	21	0	0	315	36	0	0	752	1103	647	441	315	21	36	185
Pass-by Assignment (Current Zoning)													0	0	0	0	0	0	0	0
River Hall Parkway Pass-Through		5			5								5	5	5	5	0	0	0	0
Total Future Traffic (Current Zoning)	80	2258	345	331	1164	31	335	98	464	140	117	74	2683	2862	1526	1573	897	209	331	793
Inbound Distribution (Proposed Zoning)		55.7%							22.4%	2.6%			55.7%	80.7%	0.0%	0.0%	22.4%	0.0%	2.6%	0.0%
Outbound Distribution (Proposed Zoning)				22.4%	55.7%	2.6%							0.0%	0.0%	80.7%	55.7%	0.0%	2.6%	0.0%	22.4%
Net New River Hall CPD/RPD Assignment (Proposed Zoning)	0	906	0	208	518	24	0	0	365	41	0	0	906	1312	750	518	365	24	41	208
Pass-by Assignment (Proposed Zoning)													0	0	0	0	0	0	0	0
River Hall Parkway Pass-Through		5			5								5	5	5	5	0	0	0	0
Total Future Traffic (Proposed Zoning)	80	2412	345	354	1241	34	335	98	514	145	117	74	2837	3071	1629	1650	947	212	336	816
	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE								

	SR 80/SR 31																			
AM Peak Hour	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	EB A.	EB D.	WB A.	WB D.	NB A.	NB D.	SB A.	SB D.
Past 2016 Count (Peak Season Adjusted)	123	504	32	110	1794	278	75	20	36	222	16	226	659	762	2182	2095	131	421	464	158
Estimated Existing 2021 (Peak Season Adjusted)	137	559	36	122	1991	309	83	22	40	246	18	251	732	845	2422	2325	145	468	515	176
Inbound Distribution (Existing River Hall PD)		31.6%							0.0%	19.1%			31.6%	50.7%	0.0%	0.0%	0.0%	0.0%	19.1%	0.0%
Outbound Distribution (Existing River Hall PD)				0.0%	31.6%	19.1%							0.0%	0.0%	50.7%	31.6%	0.0%	19.1%	0.0%	0.0%
Existing River Hall PD	0	52	0	0	65	39	0	0	0	31	0	0	52	83	104	65	0	39	31	0
Existing (Without River Hall)	137	507	36	122	1926	270	83	22	40	215	18	251	680	762	2318	2260	145	429	484	176
Future BG (Without River Hall)	152	563	40	135	2138	300	92	24	44	239	20	279	755	846	2573	2509	160	476	538	195
Inbound Distribution (Current Zoning)		31.6%							0.0%	19.1%			31.6%	50.7%	0.0%	0.0%	0.0%	0.0%	19.1%	0.0%
Outbound Distribution (Current Zoning)				0.0%	31.6%	19.1%							0.0%	0.0%	50.7%	31.6%	0.0%	19.1%	0.0%	0.0%
Net New River Hall CPD/RPD Assignment (Current Zoning)	0	131	0	0	338	204	0	0	0	79	0	0	131	210	542	338	0	204	79	0
Pass-by Assignment (Current Zoning)													0	0	0	0	0	0	0	0
River Hall Parkway Pass-Through		0			0								0	0	0	0	0	0	0	0
Total Future Traffic (Current Zoning)	152	694	40	135	2476	504	92	24	44	318	20	279	886	1056	3115	2847	160	680	617	195
Inbound Distribution (Proposed Zoning)		32.4%							0.0%	19.2%			32.4%	51.6%	0.0%	0.0%	0.0%	0.0%	19.2%	0.0%
Outbound Distribution (Proposed Zoning)				0.0%	32.4%	19.2%							0.0%	0.0%	51.6%	32.4%	0.0%	19.2%	0.0%	0.0%
Net New River Hall CPD/RPD Assignment (Proposed Zoning)	0	145	0	0	410	244	0	0	0	86	0	0	145	231	654	410	0	244	86	0
Pass-by Assignment (Proposed Zoning)													0	0	0	0	0	0	0	0
River Hall Parkway Pass-Through		0			0								0	0	0	0	0	0	0	0
Total Future Traffic (Proposed Zoning)	152	708	40	135	2548	544	92	24	44	325	20	279	900	1077	3227	2919	160	720	624	195
	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE								
PM Peak Hour	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	EB A.	EB D.	WB A.	WB D.	NB A.	NB D.	SB A.	SB D.
Past 2019 Count (Peak Season Adjusted)	227	1788	76	106	830	273	109	89	258	350	66	205	2091	2396	1209	1144	456	589	621	248
Estimated Existing 2021 (Peak Season Adjusted)	237	1867	79	111	867	285	114	93	269	365	69	214	2183	2501	1263	1195	476	615	648	259
Inbound Distribution (Existing River Hall PD)		31.6%							0.0%	19.1%			31.6%	50.7%	0.0%	0.0%	0.0%	0.0%	19.1%	0.0%
Outbound Distribution (Existing River Hall PD)				0.0%	31.6%	19.1%							0.0%	0.0%	50.7%	31.6%	0.0%	19.1%	0.0%	0.0%
Existing River Hall PD	0	69	0	0	55	33	0	0	0	42	0	0	69	111	88	55	0	33	42	0
Existing (Without River Hall)	237	1798	79	111	812	252	114	93	269	323	69	214	2114	2390	1175	1140	476	582	606	259
Future BG (Without River Hall)	263	1996	88	123	901	280	127	103	299	359	77	238	2347	2654	1304	1266	529	646	674	288
Inbound Distribution (Current Zoning)		31.6%							0.0%	19.1%			31.6%	50.7%	0.0%	0.0%	0.0%	0.0%	19.1%	0.0%
Outbound Distribution (Current Zoning)				0.0%	31.6%	19.1%							0.0%	0.0%	50.7%	31.6%	0.0%	19.1%	0.0%	0.0%
Net New River Hall CPD/RPD Assignment (Current Zoning)	0	433	0	0	254	154	0	0	0	262	0	0	433	695	408	254	0	154	262	0
Pass-by Assignment (Current Zoning)													0	0	0	0	0	0	0	0
River Hall Parkway Pass-Through		0			0								0	0	0	0	0	0	0	0
Total Future Traffic (Current Zoning)	263	2429	88	123	1155	434	127	103	299	621	77	238	2780	3349	1712	1520	529	800	936	288
Inbound Distribution (Proposed Zoning)		32.4%							0.0%	19.2%			32.4%	51.6%	0.0%	0.0%	0.0%	0.0%	19.2%	0.0%
Outbound Distribution (Proposed Zoning)				0.0%	32.4%	19.2%							0.0%	0.0%	51.6%	32.4%	0.0%	19.2%	0.0%	0.0%
Net New River Hall CPD/RPD Assignment (Proposed Zoning)	0	526	0	0	301	179	0	0	0	313	0	0	526	839	480	301	0	179	313	0
Pass-by Assignment (Proposed Zoning)													0	0	0	0	0	0	0	0
River Hall Parkway Pass-Through		0			0								0	0	0	0	0	0	0	0
Total Future Traffic (Proposed Zoning)	263	2522	88	123	1202	459	127	103	299	672	77	238	2873	3493	1784	1567	529	825	987	288
	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE								

APPENDIX H

SUFFICIENCY RESPONSE COMMENTS

Lee County
Community
Development

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Dave Harner II
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

Writer's Direct Dial Number: 239-533-8317

August 24, 2023

Dawn M Russell
Barraco and Associates, Inc.
2271 McGregor Blvd, Suite 100
Fort Myers, FL 33901

Re: River Hall
DCI2022-00026 - Major PD

Dear Dawn M Russell:

The Zoning Section has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

A public hearing date will not be scheduled until a complete application is submitted.

If you do not provide the requested supplements or corrections within 30 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Section

Electronically signed on 8/24/2023 by
Dirk A Danley Jr, Planner, Principal

Dawn M Russell
Barraco and Associates, Inc.
Re: River Hall
DCI2022-00026
August 24, 2023

Planning Review:

1. Please update the table titled "Proposed Density Summary" on page three of the Request Statement and Lee Plan Compliance exhibit in order to reflect the updated density calculation of CPA2021-00016.

Legal Description Review:

1. Please provide a boundary survey in accordance with the requirements of Lee County LDC §34-202(a)(6). The boundary survey is missing state plane coordinates for the points of beginning. (POB). The legal description sketches do contain the coordinates for the POBs except for the "Less and Except Parcel 1".

TIS Review:

1. In reference to the LOS (Level of Service) service volume standard delineated in Exhibit 6 for distinct roadway segments, there have been identified inaccuracies in the reported LOS for specific roadway segments, as detailed below:

    - River Hall Existing Traffic Condition - Roadway Level of Service (pertaining to county-maintained facilities: Buckingham Rd, N. River Rd.)
    - River Hall Future Traffic Condition - Proposed Amendment Roadway Level of Service (pertaining to SR 31: spanning from SR 80 to SR 78)

    DPA Response: Comments acknowledged.

    In light of these discrepancies, it is recommended that a comprehensive review and rectification of the Level of Service assessments be conducted for disparate roadway segments, aligning with the prescribed LOS service volume standard elucidated in Exhibit 6.

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

January 28, 2022

Dawn Russell
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901

Re: Letter of Service Availability – River Hall added units

Ms. Russell,

I am in receipt of your letter requesting a Letter of Service Availability for property in the River Hall community. This property consists of 71 STRAP numbers located south of the existing area under development.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The locations currently available to respond to the area are not projected to be able to meet existing service standards, as required in County Ordinance 08-16. However, the following remedies have been idenitified:

1. Construction of the access point in the southwest corner of the development to connect to Portico (see DOS2019-00071-M02)

2. Construction of the proposed southerly access point from 75th St. West.

It is our opinion that the service availability for the proposed development of this property will be adequate contingent on the remedies above. Should the plans change, especially the future land use or a change in the emergency access points, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Director, Public Safety

THE SCHOOL DISTRICT OF LEE COUNTY

Donna Ellis
Planning Specialist
2855 Colonial Boulevard, Fort Myers, FL 33966 | **O:** 239.335.1494

August 31, 2021

Melissa Dial
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901

RE: River Hall RPD

Dear Ms. Dial:

This letter is in response to your request for Letter of Availability and Concurrency dated August 16, 2021 for the River Hall RPD density Change in regard to educational impact. The project is located in the East Choice Zone, E2.

This development is a request for 490 single family homes. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family homes, the generation rate is .297 and further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. A total of 146 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is not an issue within the Concurrency Service Area (CSA).

Sincerely,

Donna Ellis, Planning Specialist

BOARD MEMBERS: **DEBBIE JORDAN**, CHAIR, DISTRICT 4| **BETSY VAUGHN**, VICE CHAIR, DISTRICT 6 | **MARY FISCHER**, DISTRICT 1
MELISA W. GIOVANNELLI, DISTRICT 2 | **CHRIS N. PATRICCA**, DISTRICT 3 | **GWYNETTA S. GITTENS**, DISTRICT 5
CATHLEEN O'DANIEL MORGAN, DISTRICT 7 | **KENNETH A. SAVAGE, Ed.D.**, SUPERINTENDENT | **KATHY DUPUY-BRUNO, ESQ.**, BOARD ATTORNEY

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

NAME/CASE NUMBER	River Hall CPA
OWNER/AGENT	Barraco
ITEM DESCRIPTION	RPD increase to show impacts in East CSA, sub area E2
LOCATION	3500 River Hall Parkway Alva, FL
ACRES	misc
CURRENT FLU	Sub-Outlying Suburban
CURRENT ZONING	RPD

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
490	0	0

	Student Generation Rates			
STUDENT GENERATION	SF	MF	MH	Projected Students
Elementary School	0.149	0.058		73.01
Middle School	0.071	0.028		34.79
High School	0.077	0.03		37.73

Source: Lee County School District, September 7, 2018 letter

CSA SCHOOL NAME 2023/24	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
East CSA, Elementary	14,234	14,026	208	73	135	99%	
East CSA, Middle	7,293	6,912	381	35	346	95%	
East CSA, High	9,536	8,492	1,044	38	1006	89%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Donna Ellis, Planning Specialist

Lee County
Southwest Florida

DEPARTMENT OF TRANSPORTATION

Memo

To: Dirk Danley Jr, Planner, Principal

From: Md Rakibul Alam, Senior Transportation Planner

Date: Dec 20, 2023

Subject: River Hall (DCI2022-00026) Transportation-Related Analysis

Proposed Development

This application requests approval to rezone approximately 1,988.42 acres from Residential Planned Development (RPD)/Commercial Planned Development (CPD) and Agricultural (AG-2) to Residential Planned Development (RPD)/Commercial Planned Development (CPD) to allow a maximum of 3,244 dwelling units and 15,000 square feet of commercial uses.

Site Location

The Subject Property is located in Alva, Lee County, Florida (Unincorporated Lee County), southeast of the intersection of Buckingham Road and State Road 80.

Site Access

The main access to the subject site is proposed to SR 80 (Palm Beach Blvd) via a single connection. Additionally, two secondary accesses are proposed at the south property line which will connect to 75th Street West in Lehigh Acres.

Trip Generation Review

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) Trip Generation 11th Edition Report. Table 1 outlines the proposed project's trip generation for weekday AM and PM peak hours and daily traffic volumes.

Table 1: Trip Generation

Land Use	Weekday A.M Peak Hour			Weekday P.M Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-Way)
Retail (15,000 sq. ft.)	21	14	35	52	52	104	863
Single Family Detached (3,244 units)	459	1,308	1,767	1,648	968	2,616	24,780
Ancillary (Golf Course & Fitness Club)	60	23	83	86	71	157	1,614
Internal Capture	-72	-72	-144	-145	-145	-290	-2,894
Pass-by	-5	-5	-10	-14	-14	-28	-220
Trip to/From School	-16	-2	-18	-2	-3	-5	-136
New Trips	447	1,266	1,713	1,625	929	2,554	24,007

Roadway Section Traffic Operation Level of Service Analysis

New trips related to the subject case were distributed across the surrounding road network to assess their impact on the Level of Service (LOS) in arterial/collector road sections most affected by the proposed development. According to Administrative Code AC-13-17 Traffic Study Guidelines for Planned Development Rezonings, a "significant impact" signifies a 10% or more reduction in LOS "C" service volumes at build-out.

In this case, based on the trip assignments from the applicant's traffic study, the following arterial/collector road sections are expected to experience significant impacts due to the proposed zoning changes:

- Buckingham Road from Gunnery Rd to SR 80.
- Cemetery Road from Buckingham Rd to Higgens Ave.
- Olga Road from SR 80 W to SR 80 E.
- Orange River Blvd from Stanley Rd to Buckingham Rd.
- SR 31 from SR 80 to Old Rodeo Dr.
- SR 80 from I-75 to Joel Blvd.

It was assumed that the proposed development would be completed by 2026 (build-out year). Therefore, the roadway links significantly impacted by the proposed development were analyzed for the 2026 projected traffic conditions without the proposed development and with the proposed development (Table 2).

Table 2: Arterial/Collector Roadway Section(s) Adjacent to Site Expected to be significantly impacted by the Proposed Development

Roadway	Location	Significant Impact Expected	Level of Service		
			Existing	Future (2026)	Future (2026) + Project
Buckingham Rd	Orange River Blvd – SR 80	Yes	C	C	F
Cemetery Rd	Buckingham Rd – Higgins Ave	Yes	C	C	D
SR 31	SR 80 – SR 78	Yes	C	C	D
	SR 78 – Old Rodeo Dr	Yes	C	C	D
SR 80	SR 31 – Buckingham Rd	Yes	F	F	F
	Buckingham Rd – River Hall Pkwy	Yes	C	C	F
	Werner Dr – Joel Blvd	Yes	C	C	D

Based on an analysis of traffic data from the Lee County "Public Facilities Level of Service and Concurrency 2022 Report Inventory and Projections," as well as the latest "Lee County Link Specific Service Volumes" tables (for short-term analyses up to 5 years) or the most recent "Lee County Generalized Peak Hour Directional Service Volumes" tables (for long-term analyses over 5 years), the road sections in Table 2, except for SR 80 from SR 31 to Buckingham Rd, currently operate at LOS "D" or better. Using the 2022 Lee County Traffic Count Report and assuming a project completion in 2026, all road sections in Table 2, except for SR 80 from SR 31 to River Hall Pkwy and Buckingham Rd from Orange River Blvd to SR 80, are expected to maintain LOS "D" or better, even with future background traffic volumes.

At the time of the local development order review, proposed projects will be reviewed to determine the required site-related traffic improvements to the nearby roadway(s).

Roadway Intersection Traffic Operation Level of Service Analysis

New trip assignments were made to the surrounding road network to evaluate Level of Service (LOS) impacts as necessary at site entrances, intersections within the vicinity of site entrances, and intersections anticipated to be most affected by the proposed development. Following Administrative Code AC-13-17

Traffic Study Guidelines for Planned Development Rezonings, a "significant impact" is characterized by a 10% or greater increase in the total peak-hour intersection volume (sum of all four approaches) upon project completion.

In this specific case, based on trip assignments outlined in the applicant's final traffic study, the following intersections are projected to experience substantial impacts due to the proposed zoning changes:

- SR 80 and Buckingham Road
- SR 80 and SR 31

Table 3 describes the site accesses and intersections that are expected to be most impacted by the proposed zoning along with their corresponding pre- and post-project built-out level of service.

Intersection	Significant Impact Expected	Traffic Control	Peak Hour	Level of Service	
				Existing	Future (2026) + Project
SR 80 / Buckingham Road	Yes	Signalized	AM	C	F
	Yes	Signalized	PM	D	F
SR 80 / SR 31	Yes	Signalized	AM	E	F
	YES	Signalized	PM	D	F

As described in Table 3, two intersections are expected to operate at LOS "F" in the future with post-project build-out traffic. The SR 80 / Buckingham Road and SR 80 / SR 31 intersection are expected to operate at LOS "F" in the year 2026 with project build-out traffic in both AM and PM peak hours. At the time of the local development order review, the proposed project will be further reviewed to determine what, if any, site-related traffic improvements to the nearby roadway network are required.

Conclusion

The proposed project is not anticipated to adversely affect the surrounding roadway system. It must be noted that the site access at SR 80 is subject to FDOT approval.

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

August 24, 2021

ATTACHMENT R

Melissa Dial
Barraco and Associates, Inc.
2271 McGregor Blvd.
Fort Myers, Florida 33901

Ms. Dial,

The Lee County Sheriff's Office has reviewed your Letter of Availability request for the River Hall community, 3500 River Hall Parkway in Alva, Florida.

The Comprehensive Plan Amendment request would change the project's Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.9 acres; Rural to Sub-Outlying Suburban on 46.1 acres; Sub-Outlying Suburban to Outlying Suburban on 289.7 acres; Rural to Outlying Suburban on 33.8 acres; and Sub-Outlying Suburban to Suburban on 24.6 acres.

This request does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. Therefore, we do not object to proposed land use designation changes that would result in increased density of 490 single family units.

This agency will provide law enforcement services from our Central District substation in Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

Mark Shelly
Commander, Patrol Bureau

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief Hearing Examiner

August 31, 2021 Via E-Mail

Melissa Dial
Barraco and Associates, Inc.
2271 McGregor Blvd, Suite 100
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
River Hall
STRAP #s 36-43-26-03-0000K.0010 thru 0570, 36-43-26-03-00A07.00CE, 36-43-26-00-00001.0000, 35-43-26-L3-080F1.0000, 36-43-26-L4-U3239.5209, 35-43-26-L4-080O5.00CE, 35-43-26-L4-080R1.00CE, 35-43-26-03-00F01.0000, 35-43-26-L2-0900G.0000, 27-43-26-00-00003.0100, 35-43-26-02-0000A.00CE, 27-43-26-00-00003.0110, 27-43-26-00-00003.0120, 27-43-26-00-00003.0020

Dear Ms. Dial:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan.
Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 490 Single Family units with an estimated flow demand of approximately 122,500 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Olga Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of these parcels.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Michael Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief Hearing Examiner

June 28, 2023 Via E-Mail

Colleen Harris
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
River Hall
STRAP # INCLUDED ON SEPARATE PAGE

To whom this may concern:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 4A and 4B of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 549 single family residential units with an estimated flow demand of approximately 137,250 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Olga Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of this parcel.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate

connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Zoning only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Ashanti Shahriyar

Ashanti Shahriyar
Plan Reviewer
239-533-8531
UTILITIES ENGINEERING

RIVER HALL CPA TO FLUM

FOLIO	STRAP	OWNER NAME	#	STREET NAME	CITY	ZIP	ADDRESS1	CITY	STATE	ZIP
10538588	3643260300A0700CE	RIVER HALL CC		RIGHT OF WAY	ALVA	33920	1600 W COLONIAL DR	ORLANDO	FL	32804
10538684	364326030000K0040	RH VENTURE III LLC	17262	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538685	364326030000K0050	RH VENTURE III LLC	17266	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538686	364326030000K0060	RH VENTURE III LLC	17270	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538687	364326030000K0070	RH VENTURE III LLC	17274	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538688	364326030000K0080	RH VENTURE III LLC	17278	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538689	364326030000K0090	RH VENTURE III LLC	17282	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538690	364326030000K0100	RH VENTURE III LLC	17286	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538691	364326030000K0110	RH VENTURE III LLC	17290	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538692	364326030000K0120	RH VENTURE III LLC	17294	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538693	364326030000K0130	RH VENTURE III LLC	3501	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538694	364326030000K0140	RH VENTURE III LLC	3505	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538695	364326030000K0150	RH VENTURE III LLC	3509	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538696	364326030000K0160	RH VENTURE III LLC	3513	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538697	364326030000K0170	RH VENTURE III LLC	3517	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538698	364326030000K0180	RH VENTURE III LLC	3521	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538699	364326030000K0190	RH VENTURE III LLC	3525	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538700	364326030000K0200	RH VENTURE III LLC	3529	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538701	364326030000K0210	RH VENTURE III LLC	3533	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538702	364326030000K0300	RH VENTURE III LLC		CORNER LOT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538703	364326030000K0310	RH VENTURE III LLC	17306	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538704	364326030000K0320	RH VENTURE III LLC	17310	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538705	364326030000K0330	RH VENTURE III LLC	17314	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538706	364326030000K0340	RH VENTURE III LLC	17318	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538707	364326030000K0350	RH VENTURE III LLC	17322	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
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10538709	364326030000K0400	RH VENTURE III LLC	17341	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538710	364326030000K0410	RH VENTURE III LLC	17337	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538711	364326030000K0420	RH VENTURE III LLC	17333	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538712	364326030000K0430	RH VENTURE III LLC	17321	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538713	364326030000K0440	RH VENTURE III LLC	17315	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538714	364326030000K0450	RH VENTURE III LLC	17311	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538715	364326030000K0460	RH VENTURE III LLC	17307	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538716	364326030000K0470	RH VENTURE III LLC	3532	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538717	364326030000K0480	RH VENTURE III LLC	3528	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538718	364326030000K0490	RH VENTURE III LLC	3524	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538719	364326030000K0500	RH VENTURE III LLC	3520	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538720	364326030000K0510	RH VENTURE III LLC	3516	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538721	364326030000K0520	RH VENTURE III LLC	3512	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538722	364326030000K0530	RH VENTURE III LLC	3508	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538898	364326030000K0010	RH VENTURE III LLC	17250	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538899	364326030000K0020	RH VENTURE III LLC	17254	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
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10538901	364326030000K0220	RH VENTURE III LLC	3537	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538902	364326030000K0230	RH VENTURE III LLC	3541	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256

RIVER HALL CPA TO FLUM

10538903	364326030000K0240	RH VENTURE III LLC	3545	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538904	364326030000K0250	RH VENTURE III LLC	3549	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538905	364326030000K0260	RH VENTURE III LLC	3553	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538906	364326030000K0270	RH VENTURE III LLC	3557	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538907	364326030000K0280	RH VENTURE III LLC	3561	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538908	364326030000K0290	RH VENTURE III LLC	3565	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538909	364326030000K0370	RH VENTURE III LLC	17330	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538910	364326030000K0380	RH VENTURE III LLC	17334	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538911	364326030000K0390	RH VENTURE III LLC	17338	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538912	364326030000K0540	RH VENTURE III LLC	3506	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538913	364326030000K0550	RH VENTURE III LLC	3502	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10538914	364326030000K0560	RH VENTURE III LLC		CORNER LOT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
1053891S	364326030000K0570	RH VENTURE III LLC	17304	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10301438	364326000000100.00	RH VENTURE II LLC	ACCESS UNDETERMINED		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10601489	354326L3080F10000	RH VENTURE II LLC	HAMPTON LAKES AT RIVER HALL C/E		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10601749	364326L4U32395209	RH VENTURE II LLC	RIVER HALL COUNTRY CLUB C/E		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10601746	354326L4080O500CE	RH VENTURE II LLC	HAMPTON LAKES AT RIVER HALL C/E		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10601747	354326L4080R100CE	RH VENTURE II LLC	RIGHT OF WAY		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10602556	3543260300F010000	RH GOLF LLC	GOLF COURSE, ALVA							
10602S90	354326L20900G0000	RH GOLF LLC								
10SS8649	27432600000030100.00	RH VENTURE II LLC	ACCESS UNDETERMINED		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10558650	27432600000030100.00	RH VENTURE III LLC	ACCESS UNDETERMINED		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10480285	27432600000030000.00	RH VENTURE II LLC	2401	RIVER HALL PKWY	ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10515546	3543260200O0A.00CE	HAMPTON LAKES AT RIVER HALL								

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Mike Greenwell
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

July 5, 2023

Barraco and Associates
Attn: Colleen Harris, Planning Administrative Assistant
2271 McGregor Boulevard
Fort Myers, FL 33901

RE: Request for Letter of Availability: River Hall – 3500 River Hall Parkway, Alva, FL

Dear Ms. Harris:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the recently updated 549 residential units for the River Hall Community in Alva, FL through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Lee County
Southwest Florida

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Cecil L Pendergrass
District Two

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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

July 20, 2023

Colleen Harris
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901

Re: Letter of Service Availability dated January 28, 2022

Ms. Harris,

I am in receipt of your notice that the plans for the expansion of the River Hall community has increased in density from 490 single family units to 549 single family units.

Our analysis and contingent approval in the previous letter dated January 28, 2022, stands for this additional density.

Should the plans change, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Director, Public Safety

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0340

Kevin Ruane
District One

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County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

July 5, 2023

Colleen Harris
Barraco and Associates, Inc
2271 McGregor Boulevard, Suite 100
Fort Myers, Florida 33901

RE: **Request for Letter of Availability**
River Hall

Ms. Harris,

LeeTran has reviewed your request for service availability in regard to a proposed Comprehensive Plan Amendment to the Future Land Use Map. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

- Subject area is not within one-quarter mile of a fixed-route corridor
- Closest fixed-route corridor is route 100 along Palm Beach Blvd going westbound
- The 2016 TDP does not identify the need for enhanced or additional transit services in the area

The proposed future development does not currently meet the applicability outlined in Sec. 10-442 (b)(1) and Sec. 10-443. The developer will not be required to connect to and improve transit facilities because the project area is not adjacent to the bus route.

If transit services have been modified within one-quarter mile of the subject parcels at the time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or cmarinodiaz@leegov.com.

Sincerely,

Clarissa Marino Diaz

Clarissa Marin Diaz, Transit Service
Planner Lee County Transit

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

July 21, 2023

Colleen Harris
Barraco and Associates, Inc.
2271 McGregor Blvd.
Fort Myers, Florida 33901

Ms. Harris,

The Lee County Sheriff's Office reviewed your initial Letter of Availability request in August 2021 for the River Hall community, 3500 River Hall Parkway in Alva, Florida, and had no objections.

The Comprehensive Plan Amendment request would change the project's Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.9 acres; Rural to Sub-Outlying Suburban on 46.1 acres; Sub-Outlying Suburban to Outlying Suburban on 289.7 acres; Rural to Outlying Suburban on 33.8 acres; and Sub-Outlying Suburban to Suburban on 24.6 acres.

We also reviewed your June 2023 request to increase the project'a density from 490 to 549 single family units and determined that the request would not impact our ability to provide law enforcement services to the development. Therefore, we have no objections to the increased density.

This agency will provide law enforcement services from our Central District substation in Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Heather Turco at (239) 477-1863 with any questions regarding the CPTED study.

Respectfully,

Robert Casale
Commander, Patrol Bureau

Ft. Myers Shores Fire Protection and Rescue Service District
12345 Palm Beach Blvd S.E. Ft. Myers Fl. 33905
Phone (239) 694-2833 www.fmsfd.org

July 24, 2023

Colleen Harris
Barraco and Associates, Inc.
2271 McGregor Blvd.
Fort Myers, Fl. 33901

Ms. Harris,

The Fort Myers Shores Fire Protection & Rescue Service District has received your request of availability for the River Hall community located in Alva, Florida within the Fort Myers Shores Fire Protection & Rescue Service District.

The Fort Myers Shores Fire Protection & Rescue Service District provides fire, rescue, emergency medical response, public education, fire prevention, and other needs for the community. It is understood that there is an comprehensive plan amendment to the future land use map designations with a change in density from 490 single family units to 549 single family units. This change does not affect our ability to provide fire and rescue services to the residents and visitors of River Hall. Therefore, we do not object to the proposed land use designation change.

At this time response will continue from Station 1 located at 12345 Palm Beach Blvd. Fort Myers, Fl. 33905 and as of September 2023 we will be responding from out new Station located at the entrance of River Hall at 2404 River Hall Pkwy. Alva, Fl. 33920. If you have any questions or concerns, please contact me at (239) 694-2833 Ext. 3

Respectfully,

Fire Chief
Fort Myers Shores Fire Protection
& Rescue Service District

PERSONAL | PASSIONATE | PROGRESSIVE

THE SCHOOL DISTRICT OF LEE COUNTY

Jacqueline Heredia
District Planning Specialist
2855 Colonial Boulevard, Fort Myers, FL 33966 | **O:** 239.335.1494

July 21, 2023

Colleen Harris
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901

RE: River Hall RPD

Dear Ms. Harris:

This letter is in response to your request for Letter of Availability and Concurrency dated June 27, 2023 for the River Hall RPD density Change in regard to educational impact. The project is located in the East Choice Zone, D.

This development is a request for 549 single family homes. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family homes, the generation rate is .297 and further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. A total of 163 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is an issue within the Concurrency Service Area (CSA).

Sincerely,

Jacqueline Heredia

Jacqueline Heredia, Planning Specialist

Payment Receipt

Wednesday, July 26, 2023

Transaction Type:	Payment
Order Number:	0005782035
Payment Method:	Credit Card
Bad Debt:	-
Credit Card Number:	XXXXXXXXXXX5012
Credit Card Expire Date:	6/28/2026
Payment Amount:	97.94
Reference Number:	121783
Charge to Company:	FNP-Fort Myers
Category:	Classified
Credit to Transaction Number:	P1209389
Invoice Text:	
Invoice Notes:	

Customer Type:	Transient
Customer Category:	
Customer Status:	
Customer Group:	
Customer Trade:	
Account Number:	
Phone Number:	2394613170
Company / Individual:	**Company**
Customer Name:	BARRACO AND ASSOCIATES, INC.
Customer Address:	2271 MCGREGOR BOULEVARD, SUITE 100
	FORT MYERS FL 33901 USA
Check Number:	
Routing Number:	

ATTACHMENT S

From: Gannett Legals Public Notices 4
To: Colleen Harris
Subject: RE: 5782035 Publication of a Public Notice/Legal Notice in the Fort Myers News-Press
Date: Tuesday, July 25, 2023 3:07:12 PM
Attachments: image001.png
Importance: High

Hello,

Please read this email completely to ensure your notice/newspaper/run dates are accurate.

Your notice is scheduled to publish July 28 in the News Press. The total cost of your ad is $97.94, which includes a publisher affidavit that will be mailed to you after the last date of publication. Please review your proof carefully and advise of any corrections (or cancellation) needed. Once completed, prepayment is required. Please call 844-254-5287 to pay with card - anyone who answers will be able to assist in processing the payment. Please reference your ad number in the subject line and if receipt is required, ask for one at the time of payment.

PUBLIC NOTICE

RIVER HALL REZONING

PUBLIC MEETING DATE:
Monday, August 7, 2023 at 6:00 p.m.

LOCATION:
River Hall Town Hall Amenity Center,
3089 River Hall Parkway, Alva, FL 33920

APPLICANT:
Barraco & Associates, Inc.

PROJECT NAME:
River Hall Rezoning DCI2022-00026

ACTION REQUESTED:
Rezone River Hall RPD/CPD to decrease CPD and increase RPD density through additional 10 acres.

FOR MORE INFO:
Contact: Carl Barraco at Barraco & Associates, Inc. - CarlB@Barraco.net
AD # 5782035 7/28/23

********* **IMPORTANT** ********* **IMPORTANT** *********

In the future, be on the lookout for access to our online self-serve ad portal in your local publication to conveniently place future legal notices.

Thank you,

Erin Oettinger
Team Lead – Public Notices

LocaliQ | USA TODAY NETWORK
Office: 844-254-5287

From: Colleen Harris <ColleenH@barraco.net>
Sent: Tuesday, July 25, 2023 1:13 PM
To: LEGALS, FNP <FNPLEGALS@gannett.com>
Subject: 5782035 Publication of a Public Notice/Legal Notice in the Fort Myers News-Press

Good afternoon,

I need to have the attached Public Notice / Legal Notice published in the Fort Myers News-Press and would like to have it run in the paper on Friday, July 28.

I have attached a Word document containing the text for the Notice to be published. I will review the proof upon receipt to approve for publication.

Thank you for your assistance.

Colleen Harris
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
P 239.461.3170 F 239.461.3169

File: 23898

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Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

MEMORANDUM

TO:	FROM:
Lee County Staff	Dawn Russell
COMPANY:	DATE:
Lee County Community Development	February 11, 2022
COPY TO:	PROJECT NUMBER:
	23898

RE:

Fort Myers Shores Planning Community Public Information Meeting for River Hall

Planning and Zoning Actions
River Hall CPA (CPA2021-00016), Rezoning, Administrative Amendment (ADD2021-00197)

Development Orders
Parcel L, Parcels H & Z (DOS2005-00182), Parcel C (DOS2020-00036), and Hampton Lakes South Phase 2

A meeting was held at 6pm on Wednesday, February 9th at the River Hall Town Hall Amenity Center located at 3089 River Hall Pkwy, Alva. The meeting was publicly advertised with the News-Press and a copy of that advertisement and an affidavit of publication is included. The community meeting was well attended, please see enclosed sign-in sheets. Attendees included five of the applicant's representatives.

Below is an outline of the Community Meeting presentation, followed by a summary of concerns raised by attendees. Also enclosed, please find all associated Community Meeting materials, which include all public correspondence received by the applicant, as well as exhibits and a handout distributed to the attendees. Exhibits are provided in an 11" x 17" format, but were printed and mounted at 24" x 36" at the Community Meeting.

Applicant's Community Presentation Outline

- Lee County requirement for community meeting
- Introduce team
  - Russell Schropp; Henderson Franklin
  - Carl Barraco, Jennifer Sapen, and Dawn Russell; Barraco & Associates
  - Grady Miars; Greenpointe
- Meeting process
  - Presentation
  - Email comments received

- Open for comments
- Next steps / public input

- Attendance estimate by hand raising
  - Which Community: Hampton / Country Club / Cascades

- Handout / Maps
  - 4 Development Orders
  - ADD
    - R-1A allows mfam / town / twin villa
    - Second gate for Country Club
    - Second south entry gate at Karen – Alico extension benefit to Gulf Coast Town Center
  - CPA: Increase density by 489 units (=3184 from 2695)
  - Rezone: Add 10 acres

	Application	**Case Number**	
1	DO Parcel H & Z	DOS2005-00182	H: 31 @ 70' lots (from 23 @ 100') Z: 28 twin villa lots (33')
2	DO Parcel C	DOS2020-00036	30 twin villa lots (33')
3	DO South Crossing	DOS2019-00071-A01	
4	DO Parcel L	Not yet submitted	41 @ 70' lots
5	Hampton Lakes South Phase 2	Not yet submitted	
6	Administrative Amendment	ADD2021-00197	
7	Comprehensive Plan Amendment	CPA2021-00016	
8	Rezoning	Not yet submitted	

Public records available at Lee County e-connect by referencing the case number.

- Email comments
  - Additional 9 holes

        - Zoning does not specify number of golf holes, only open space
        - Market will dictate
    - Anticipated community densities
        - Hampton Lakes: approx. 1060-1350
        - Country Club: approx. 1060-1320
    - South entry
        - Route construction traffic through Lehigh
            - 5 -6 turns and, roads to Buckingham Rd.
            - Gate into Lehigh would remain open during the day
        - Two gate system
            - Metal swing gates & arm gates
                - Does not allow second car to sneak through
            - No sidewalks (ADD deviation)
            - Hampton residents full access to south
            - Country Club access once future area constructed

- Next steps – 4 public hearings
    - Staff review / sufficiency / staff report
    - CPA to LPA (local planning agency)
        - When sufficient, courtesy notice mailed within 500'
            - County staff contact
            - How to access public records
        - Onsite sign with date of hearing 15 days prior
        - County website will post hearing date 7 days prior
    - CPA BOCC transmit to state
        - Monitor County website
        - BOCC calendar or case file
    - Rezone Hearing Examiner
        - Letter within 500' within 10 days before with hearing date
        - Onsite sign posted 15 days before
        - News-press ad 10 days before
    - Rezone and CPA at BOCC
        - Scheduled after HEX report issued.

- Monitor website and BOCC calendar
- News-press ad 10 days before

Summary of Attendee Concerns

- Public Comments
  - Development Order Concerns
    - Why reducing lot sizes from 100' to 70'?
    - Why not 85' lots instead of 70'?
  - Administrative Amendment Concerns
    - Were alternative accesses contemplated?
    - How will Hampton Lakes handle all this traffic?
  - Proposed Density Concerns
    - Traffic will increase with increased density.
    - Overcrowding of golf course.
    - More people will have negative impact on quality of life.
    - Will have negative impact on existing irrigation & water pressure.
      - Water pressure issues currently exist.
  - Traffic Concerns
    - Construction traffic
      - Negatively impacts traffic flow, especially Hampton.
      - Makes it difficult to get into community.
      - Trailers block roads.
      - Noise nuisance.
      - Damage to roads.
      - Vibrating homes, and water in pools & lakes.
      - Request all construction traffic to go through south entrance.
      - Negatively impacting quality of life.
    - Vehicular traffic congestion on Hampton Blvd and River Hall Parkway.
    - Additional traffic will have negative impact on quality of life.
    - River Hall Country Club vehicular traffic going through Hampton to use southern access point(s).

- Speeding concern.
- Bottle-necking at @ River Hall Pkwy and SR 80 access point.
- Congestion/bottle-necking @ River Hall Elementary School.
  - Travel lane blocked during elementary pick-up and drop-off times.
  - Safety; requests for school crossing sign.

❖ Proposed Multi-family @ River Hall Entrance Concerns
- Separation from Hampton and RHCC re: amenity use.
- Creates more traffic congestion at River Hall Pkwy & SR 80.
- Will impact wetlands.
- Not what residents were told/shown when buying in community.

❖ Second Access to South Concerns
- Security
  - Do not want gates remaining open.
  - Will become thoroughfare for Lehigh Acres.
- Roads south of access point are poor quality and hard to navigate.
- Accessing Sunshine Blvd difficult.
- Didn't buy into community knowing the County Club would be open to Lehigh Acres.
- Was an alternative access point considered?
  - Suggestion to connect to SR 80 through Hickey Creek Rd to the north.

❖ Water & Irrigation Concerns
- Irrigation infrastructure cannot support proposed density
- If 9 more holes are built how will the golf course be irrigated?
- Issues with offsite neighbor's wells.
- Potable water pressure problems today.

❖ Notification Concerns
- When and how will residents be noticed for upcoming hearings?
- When will we have chances to speak on proposed changes?

❖ Other Concerns
- Was there any consideration of infrastructure & quality of life?
- When will the Fire Station within River Hall be built?

- Where is the proposed density going within Hampton & RHCC?
- Will there be 9 more holes of golf?
- Can HOA purchase 30 acres for Golf?
- Will maintenance costs of 10 acres being purchased be turned over to residents of River Hall?
- No trash picked up two weeks ago

PUBLIC NOTICE

RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, AND DEVELOPMENT ORDER AMENDMENTS
COMMUNITY MEETING

PUBLIC MEETING DATE:
Wednesday, February 9, 2022 at 6:00 p.m.

LOCATION:
River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva, FL 33920

APPLICANT:
Barraco & Associates, Inc.

PROJECT NAMES:
1. River Hall Map Amendment - CPA2021-00016
2. River Hall Rezoning
3. River Hall Administrative Amendment - ADD2021-00197
4. Development Order South Crossing - DOS2019-00071-A01
5. Development Order Parcel L
6. Development Order Parcel H - DOS2005-00182
7. Development Order Parcel C - DOS2020-00036
8. Development Order Parcel Z - DOS2005-00182
9. Hampton Lakes South Phase 2

ACTION REQUESTED:
1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum singe family lot width of 40.5 feet
4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75th Street W.
5. Development Order Parcel L: Proposes ± 73 single family detached lots
6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy foot (70') lots
7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

NOTE:
A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

FOR MORE INFO:
Contact: Jennifer Sapen at Barraco & Associates, Inc. - JenniferS@Barraco.net

0005092937 / 2394613170BARR

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:
BARRACO AND ASSOCIATES, INC.
2271 MCGREGOR BOULEVARD, SUITE 100
FORT MYERS, FL 33901

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Nicole Jacobs, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, / DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETIN PUBLIC MEETING

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of or by publication on the newspaper's website, if authorized, on :

01/21/2022

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

Sworn to and Subscribed before me this 21st of January 2022, by legal clerk who is personally known to me.

Nicole Jacobs
Affiant

Notary State of Wisconsin, County of Brown

7/27/25
My commission expires

# of Affidavits 1

This is not an invoice

SARAH BERTELSEN
Notary Public
State of Wisconsin

PUBLIC NOTICE

RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, AND DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETING

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9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

NOTE:
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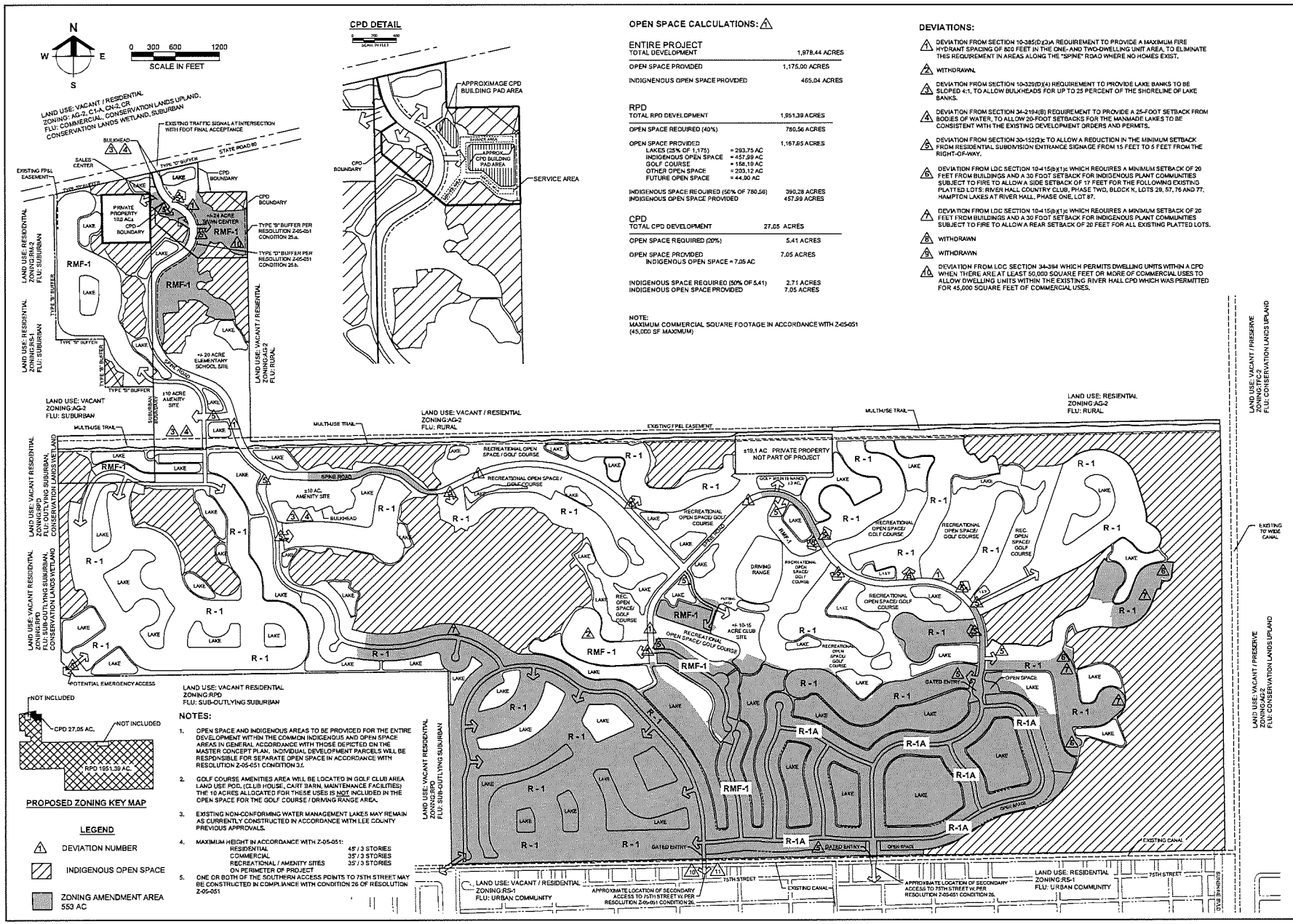
FOR MORE INFO:
Contact: Jennifer Sapen at Barraco & Associates, Inc. - JenniferS@Barraco.net
AD# 5092937 1/21/22



NOT INCLUDED

CPD 27.05 AC.

NOT INCLUDED

RPD 1951.39 AC.

PROPOSED ZONING KEY MAP

LEGEND

- 1 DEVIATION NUMBER
- INDIGENOUS OPEN SPACE
- ZONING AMENDMENT AREA 553 AC

LAND USE: VACANT RESIDENTIAL
ZONING:RPD
FLU: SUB-OUTLYING SUBURBAN

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 2.f.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT IN ACCORDANCE WITH Z-05-051:

RESIDENTIAL	45' / 3 STORIES
COMMERCIAL	35' / 3 STORIES
RECREATIONAL / AMENITY SITES ON PERIMETER OF PROJECT	35' / 3 STORIES

5. ONE OR BOTH OF THE SOUTHERN ACCESS POINTS TO 75TH STREET MAY BE CONSTRUCTED IN COMPLIANCE WITH CONDITION 26 OF RESOLUTION Z-05-051

OPEN SPACE CALCULATIONS: 1

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,979.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED	1,167.85 ACRES
LAKES (50% OF 1.175) = 293.75 AC	
INDIGENOUS OPEN SPACE = 457.99 AC	
GOLF COURSE = 158.19 AC	
OTHER OPEN SPACE = 203.12 AC	
FUTURE OPEN SPACE = 44.80 AC	
INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

CPD

TOTAL CPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED	7.05 ACRES
INDIGENOUS OPEN SPACE = 7.05 AC	
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTE:
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051 (45,000 SF MAXIMUM)

DEVIATIONS:

1. DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 500 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA. TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
2. WITHDRAWN.
3. DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.
5. DEVIATION FROM SECTION 30-152(2)c TO ALLOW A REDUCTION IN THE MINIMUM SETBACK FROM RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE FROM 15 FEET TO 5 FEET FROM THE RIGHT-OF-WAY.
6. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 28, 57, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 87.
7. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS.
8. WITHDRAWN
9. WITHDRAWN
10. DEVIATION FROM LDC SECTION 34-394 WHICH PERMITS DWELLING UNITS WITHIN A CPD WHEN THERE ARE AT LEAST 50,000 SQUARE FEET OR MORE OF COMMERCIAL USES TO ALLOW DWELLING UNITS WITHIN THE EXISTING RIVER HALL CPD WHICH WAS PERMITTED FOR 45,000 SQUARE FEET OF COMMERCIAL USES.

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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME	21988ZD2.DWG
LOCATION	J:\21988\DWG\ZONING\ZD2\
PLOT DATE	WED, 1-26-2022 - 3:49 PM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN - 21988ZD0.DWG

PLAN REVISIONS

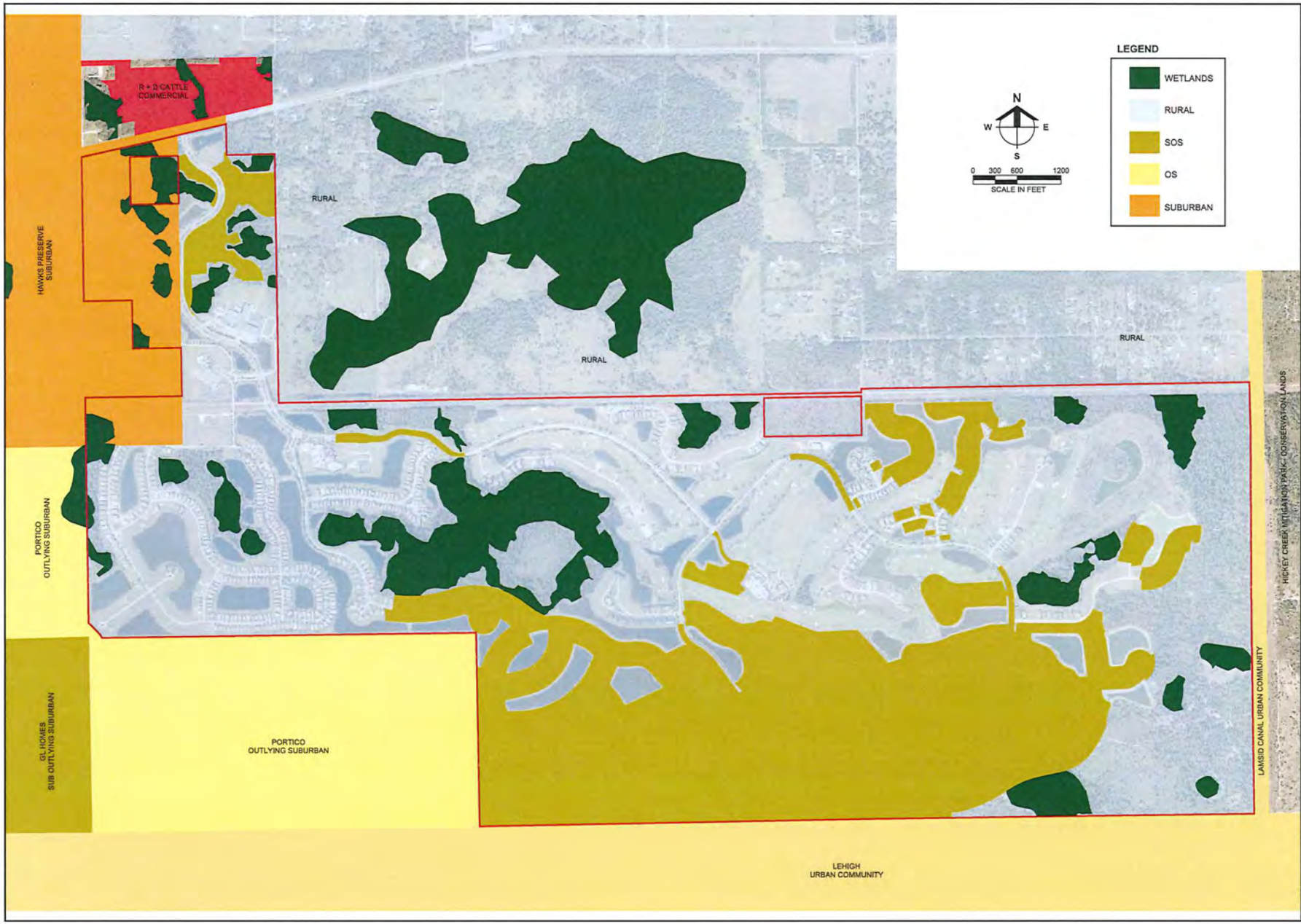
1-23-15	REVISED PER HEX
2-15-19	TRAFFIC SIGNAL ADDED
9-13-19	EXPAND CLUB SITE
11-17-21	REVISE SOUTHERN LAYOUT
1-26-22	ADD DEVIATIONS 11 & 12

PLAN STATUS

FOR EXHIBIT USE ONLY

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21988	2



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PROJECT DESCRIPTION

RIVER HALL

COMPREHENSIVE PLAN AMENDMENT

PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

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LOCATION	J:\23898\DWG\CPA\
PLOT DATE	WED, 12-22-2021 - 4:14 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

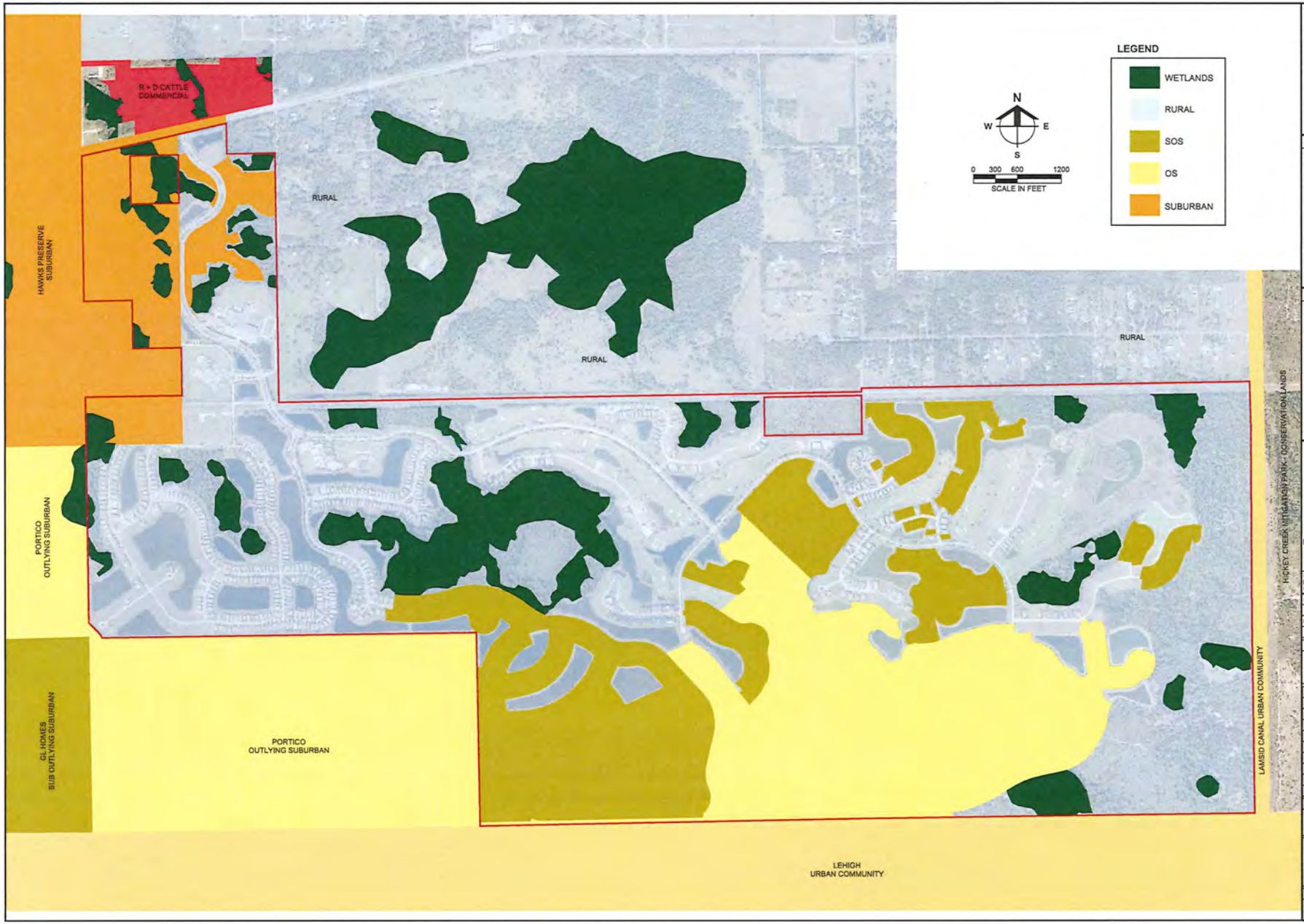
BASEPLAN = 23898CPA00-EXIST.DWG

PLAN REVISIONS

PLAN STATUS

EXISTING FUTURE LAND USE MAP
EXHIBIT M5.1

PROJECT / FILE NO.	SHEET NUMBER
23898	



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PREPARED FOR

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7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

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PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

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LOCATION	J:\23898\DWG\CPA\
PLOT DATE	WED, 9-1-2021 - 2:13 PM
PLT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

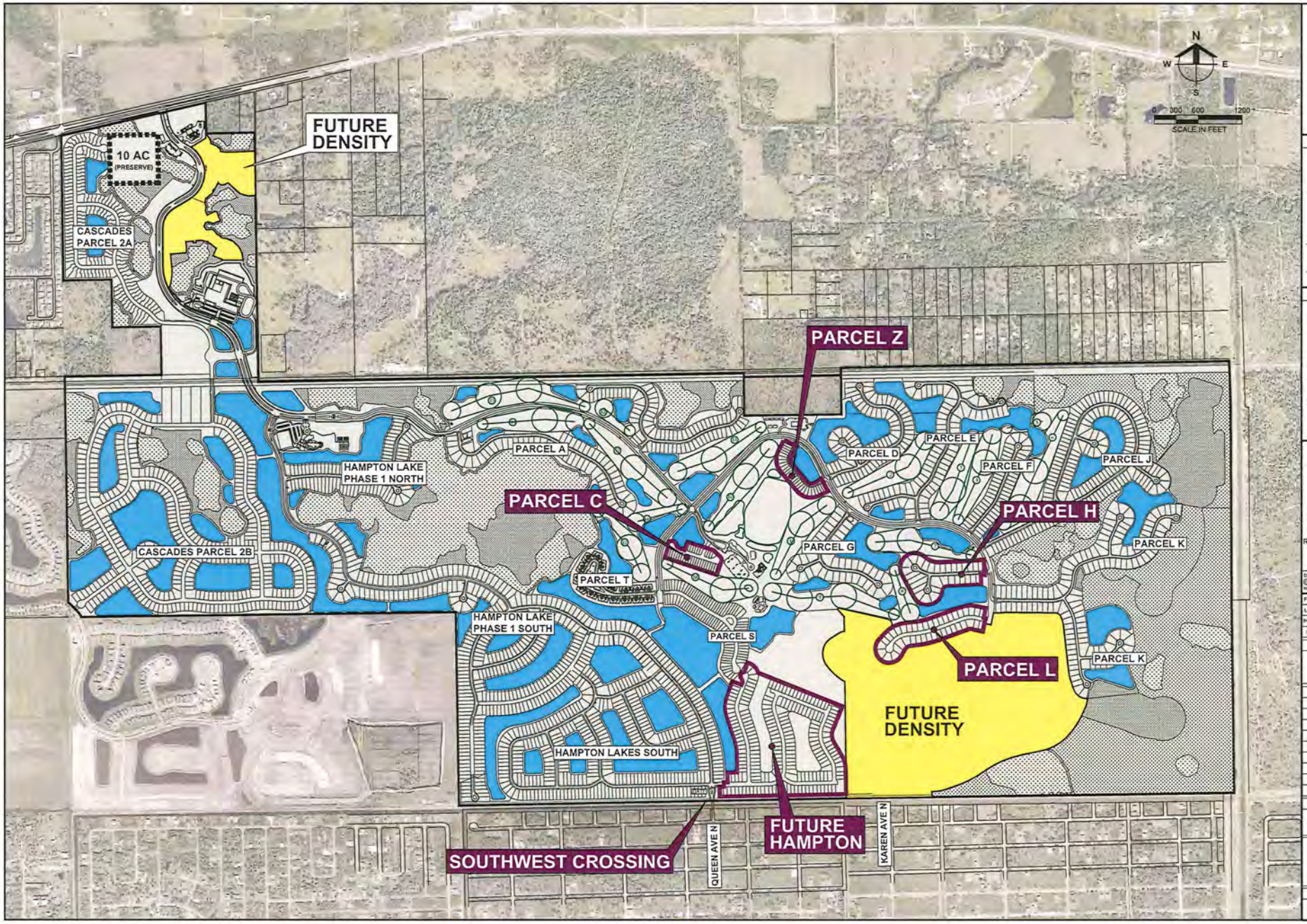
BASEPLAN = 23898CPA00.DWG

PLAN REVISIONS

PLAN STATUS

PROPOSED FUTURE LAND USE MAP
EXHIBIT M5.2

PROJECT / FILE NO.	SHEET NUMBER
23898	



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FILE NAME:COMPRESENT(2-8-22).DWG
LOCATION: J:\21988\DWG\PRELIM.
PLOT DATE/MCD: 2-9-2022 - 10:43 AM
PLOT BY: JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

SITE PLAN

PROJECT / FILE NO.	SHEET NUMBER
21988	

River Hall Community Presentation
February 9, 2022

	Application	Case Number	
1	Development Order Parcel H & Z	DOS2005-00182	H – (31) 70' lots Z – (28) twin villa lots (33')
2	Development Order Parcel C	DOS2020-00036	(30) twin villa lots (33')
3	Development Order South Crossing	DOS2019-00071-A01	
4	Development Order Parcel L	Not yet submitted	(41) 70' lots
5	Hampton Lakes South Phase 2	Not yet submitted	
6	Administrative Amendment	ADD2021-00197	
7	Comprehensive Plan Amendment	CPA2021-00016	
8	Rezoning	Not yet submitted	

Public records available at Lee County e-connect by referencing the case number.

Dawn Russell

From: Jennifer Sapen
Sent: Saturday, February 05, 2022 7:49 PM
To: Robert Stark
Subject: RE: Informational meeting - River Hall

Thank you very much Bob. I will forward this email thread to our team.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Robert Stark <stark.808@gmail.com>
Date: 2/5/22 7:41 PM (GMT-05:00)
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: Re: Informational meeting - River Hall

I suspect you've already structured your priorities in a similar fashion.

Feedback that I get is that

C,Z and H are really a low priority as slight changes.
10 acres, if added to preserve low priority.
L is new - interest in max doors in RHCC

Rezone of commercial to residential medium interest as previous conversations indicated a disconnect from amenities.

High priorities are:
max doors in HL
40.5 lot size will have high opposition
Loss of 9 golf holes from older MCP and sales literature also a pain point.

Bridges are a plus for HL but concerns over security. Do you have collateral regarding actual bridge as all renderings stop at RH property line?

HL will complain about RHCC driving through gate at L but they will not have reciprocal privileges. HL is suffering with non stop construction traffic short term. Additional traffic due to density will be long term issue. If construction can be routed through Queen Ave that will ease a lot of pain.

Good luck.
Bob

From: Jennifer Sapen <JenniferS@barraco.net>
Sent: Saturday, February 5, 2022 5:35:48 PM

To: Robert Stark <stark.808@gmail.com>
Subject: RE: Informational meeting - River Hall

If changes were coming near my home I would want information as soon as possible, and weekends aren't really a thing anymore with cell phones. I hope this answers some of your questions and I appreciate the heads up on topics that should be covered at the community meeting.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Robert Stark <stark.808@gmail.com>
Date: 2/5/22 1:05 PM (GMT-05:00)
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: Re: Informational meeting - River Hall

You shouldn't be working weekends! Thank you,
Bob

From: Jennifer Sapen <JenniferS@barraco.net>
Sent: Saturday, February 5, 2022 12:23:26 PM
To: Robert Stark <stark.808@gmail.com>
Subject: RE: Informational meeting - River Hall

Thank you for reaching out Bob. I believe the attached zoomed in area shows the gate you're referring to. This gate would allow the golf course residents to use the south exit into Lehigh but would not allow Hampton residents north into the golf community. For safety reasons Lee County requires communities to have more than one access. Creating a second access to the south for the golf community would meet that requirement.

The southern access across the LAMSID canal would have a second gate that the golf and Hampton residents would go through before entering Lehigh via Karen Ave. Karen is east of a canal system, so that entry creates a more realistic second access for River Hall by way of Sunshine and the future Alico extension. When complete you would be able to go to Gulf Coast Town Center without using the interstate.

Looking forward to seeing you next week.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Robert Stark <stark.808@gmail.com>
Date: 2/5/22 8:37 AM (GMT-05:00)
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: Informational meeting - River Hall

Jennifer:

Looking forward to the meeting on Wednesday evening. I have one question that you might prep for, thus the purpose of this email.

In the SE quadrant of the proposed MCP there is a gate below the section L road and the larger area defined by the R-1A labels. Can you please explain the purpose and rationale of gate?

As an FYI you should expect a lot of questions regarding R-1A from the rest of the community.

See you on Wednesday.

Regards,

Bob Stark - River Hall resident

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Dawn Russell

From: Jennifer Sapen
Sent: Monday, February 07, 2022 3:27 PM
To: 'christopher schottel'
Subject: RE: Request for River Hall Rezoning Map
Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Chistopher. Your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.
https://docsearch.leegov.com/Home/Index/customSearch/CompPlan

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.
https://docsearch.leegov.com/Home/Index/customSearch/DevReview

Development Order South Crossing	DOS2019-00071-A01
Development Order Parcel L	Not yet submitted
Development Order Parcel H & Z	DOS2005-00182
Development Order Parcel C	DOS2020-00036
Hampton Lakes South Phase 2	Not yet submitted

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

Jennifer Sapen, AICP
Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

From: christopher schottel [mailto:clschottel@gmail.com]
Sent: Sunday, February 06, 2022 1:43 PM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: Request for River Hall Rezoning Map

Jennifer:

My name is Chris Schottel & I live in River Hall. I would like to request a map (attachment) of the area that is going to be developed & rezoned. Look forward to hearing from you and thank you for the information in advance.

Sincerely,
Chris Schottel

Dawn Russell

From: Jennifer Sapen
Sent: Thursday, February 03, 2022 2:10 PM
To: 'hamiltondl@shaw.ca'
Subject: RE: River Hall Amendments
Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Debra. We are still preparing for the community meeting, but your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.
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Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

From: Debra Hamilton [mailto:hamiltondl@shaw.ca]
Sent: Tuesday, February 01, 2022 8:17 PM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: River Hall Amendments

Hello Jennifer

I understand there is a public meeting at River Hall on Feb 9th. Could you please advise where I can review the approved comprehensive plan/zoning so that I may review the proposed / different project names. Any information you can send me or direct me to the appropriate links would be appreciated.

Thank you
Debra

Dawn Russell

To: Craig Seibold
Subject: RE: River Hall Corporation - Background Request for Proposals Wednesday, February 9th @ 6:00 PM [REQUEST FOR PRE-WORK INFORMATION]
Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Craig. Your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.
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Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

From: Craig Seibold [mailto:seiboldcraig@yahoo.com]
Sent: Friday, February 04, 2022 8:20 AM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: River Hall Corporation - Background Request for Proposals Wednesday, February 9th @ 6:00 PM [REQUEST FOR PRE-WORK INFORMATION]

Jennifer:

Can you please forward [email] me the specific details of the [9] Amendment(s) Items to preview prior to next weeks meeting.

Best Regards,

Craig Seibold

seiboldcraig@yahoo.com

Dawn Russell

From: Jennifer Sapen
Sent: Wednesday, February 09, 2022 3:27 PM
To: 'cymkasl@gmail.com'
Subject: FW: [CAUTION SPOOFING] Barraco and Associates, Inc.'s message from Michele Kasl

Good afternoon Mr. and Mrs. Kasl. Yes, this evening's presentation is open to the public. We will be discussing 5 development orders (construction plans) and zoning amendments for additional density in the vacant undeveloped portions of the project.

Thank you,

Jennifer Sapen, AICP
Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

-----Original Message-----
From: Barraco and Associates, Inc. [mailto:info@barraco.net]
Sent: Wednesday, February 09, 2022 3:18 PM
To: Amy Hughes <AmyH@Barraco.net>
Subject: [CAUTION SPOOFING] Barraco and Associates, Inc.'s message from Michele Kasl

Site: Barraco and Associates, Inc. (http://barraco.net)

Name: Michele Kasl

Email: cymkasl@gmail.com

Messages: My husband and I are River Hall residents and I heard there is a meeting scheduled for 6pm at our Town Hall. Is that a public meeting regarding the expansion?

Dawn Russell

From: Jennifer Sapen
Sent: Monday, February 07, 2022 3:27 PM
To: 'ben mickus'
Subject: RE: AD# 5092937
Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Ben. Your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.
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River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

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Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

-----Original Message-----
From: ben mickus [mailto:benmick@comcast.net]
Sent: Sunday, February 06, 2022 7:03 PM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: AD# 5092937

Can I get further information regarding the captioned agenda number.

Thank You

Ben Mickevicius

Dawn Russell

From: Jennifer Sapen
Sent: Thursday, February 03, 2022 2:10 PM
To: 'jasontschetter@gmail.com'
Subject: RE: IMPORTANT INFORMATION
Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Jason. We are still preparing for the community meeting, but your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.
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River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

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Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

From: Jason Tschetter [mailto:jasontschetter@gmail.com]
Sent: Monday, January 31, 2022 11:41 AM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: RE: IMPORTANT INFORMATION

Jennifer,

I will not be able to attend the meeting, but am familiar with the zoning and platting that was done. Are you sharing or able to share the materials being presented?

Jason Tschetter
612-802-2599
jasontschetter@gmail.com

From: donotreply@sandcastlecm.com
Sent: Monday, January 31, 2022 10:05 AM
To: Jason Kelly Tschetter Revocable Trust Jason K. & Gina M. Tschetter, Trustees
Subject: IMPORTANT INFORMATION

Good Morning,

I hope you are all surviving this bit of cold weather.
It's almost over. Many of you have reached out to me regarding the meeting below. I am aware of it and making plans to attend. I certainly hope to see many of you there.

Thank You
Elaine Aube

River Hall Corporation Seeking to expand currently accepted amount of high density housing on campus All Alva area residents invited to attend this information gathering meeting.

PUBLIC NOTICE RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, AND DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETING PUBLIC MEETING.

DATE: Wednesday, February 9, 2022 at 6:00 p.m.

LOCATION: River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva, FL 33920

APPLICANT: Barraco & Associates, Inc. Nine different

PROJECT NAMES:
1. River Hall Map Amendment - CPA2021-00016
2. River Hall Rezoning

3. River Hall Administrative Amendment - ADD2021- 00197
4. Development Order South Crossing - DOS2019-00071- A01
5. Development Order Parcel L
6. Development Order Parcel H - DOS2005-00182
7. Development Order Parcel C - DOS2020-00036
8. Development Order Parcel Z - DOS2005-00182
9.Hampton Lakes South Phase 2

ACTION REQUESTED:
1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum singe family lot width of 40.5 feet
4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75th Street W.
5. Development Order Parcel L: Proposes ± 73 single family detached lots
6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy-foot (70') lots
7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

NOTE: A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

FOR MORE INFO: Contact: Jennifer Sapen at Barraco & Associates, Inc. - JenniferS@Barraco.net AD# 5092937 1/21/22

SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

RIVER HALL
Map Amendment - CPA2021 / Rezoning / Administrative Amendment – ADD2021-00197/ Development Order Amendments

River Hall Town Hall Amenity Center
3089 River Hall Parkway, Alva, FL 33920

PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
Both Kathy Glandorf	513-675-2676	RiverHall@GLANDORF.ORG
Mr. and Mrs. Terry Lee Mason	954-232-4447	Leemason396@yahoo.com
GEORGE WARE	239-770-2694	Fourwares@Comcast.net
Gail Brockman	413-464-2930	SunriseFLB@AOL.com
Fred Brockman	413-464-2930	" "
Patty Switaj	586-381-8771	pswitaj@yahoo.com
Side Deb Zaffron	631-793-6400	dzaffron@mac.com
JOHN KOELLER	6128013701	ROCKNROELLER@COMCAST.NET
CHRIS SCHOTTEL	651-488-2238	CHRISSCHOTTEL@GMAIL.COM
MIKE ANDALORO	517-879-9997	MPANDALORO@ICLOUD.COM
HARRY & TAMMY BULLUCK	410-919-7241	h.bulluck@comcast.net
ERIC & BETTY REWERTSON TONY PEDERSEN	309-267-1277	IDLVER8@GMAIL.COM
CRAIG & LAURA SEIBOLD	303-941-6529	LAURA80129@YAHOO.COM
Mike & Sue Martin	734 306 2755	STJmartin@yahoo.com
Jeff White	614-783-3314	Jeff2263@Hotmail.com
MICHAEL BOYTHANSKY	516 965 4610	POLCAT76@GMAIL.COM
Nelson Payne	303 587-2379	npayne@gmail.com
DEMARIS MOORE	239-565-7789	DBOOPERS@COMCAST.NET

SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

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River Hall Town Hall Amenity Center
3089 River Hall Parkway, Alva, FL 33920

PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
LARRY Greenfield		
Robin & Bruce Sunwall	570 650 1249	brsunwall@comcast.net
BOB & BONNIE LEIGH	~~3135W~~ 214 392 1087	bleigh2@VERIZON.NET
FRANK SMITH & GAIL SMITH	304 677 4805	FSMITH620@AOL.COM
Jedd Savel	631-260-0071	jeddsavel1914@gmail.com
Chris Grey	917-680-6659	CBGiLe@aol.com
Tom Clark	740 704 9569	tclark57@columbus.rr.com
PAUL CARAPELLA	309 831 7379	PAULCGOLFR@Hotmail.com
Connie Dennis	2397282472	ahlreell28@gmail.com
Roxanne Causo	239 247 0195	Cause-RL@Yahoo.com
Mark Enrich	651-248-1892	msusanlake@hotmail.com
Jerome Ladas	732-672-9927	Teamladas@gmail.com
GAIL SULLIVAN	815-703-8136	GSullockport@GMAIL.com
Carol Martello	708-638-5141	ckurucat311@gmail.com
Charles Allen	4046529112	caller0624@yahoo.com
HOLLY SCHWARTZ	239 209-1081	HOLLYSCH131@gmail.com
DOUG MITRO	239 994 6740	doug@themitrofamily.com
Wayne & Lisa Jakiela	412-215-5413	lmjakiela@comcast.net

SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

RIVER HALL
Map Amendment - CPA2021 / Rezoning / Administrative Amendment – ADD2021-00197/ Development Order Amendments

River Hall Town Hall Amenity Center
3089 River Hall Parkway, Alva, FL 33920

PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
Joe Dommer	586-383-6166	
Cathy Dommerick	586-337-3375	
Robert Start	508 524 6634	
Ken Hasenei	410-608-6127	
Joe Faust	612-850-7273	
Lucinda Faust	612-760-0245	Lucinda.faust@gmail.com
Jerome Hetrick	4103362351	awesum2@gmail.com
Lenny Gebhard		
Sony Mitchell	216-570-7903	
Kenneth Mitchell	216 406 0133	
Fred Rubino	207-450-7874	oquenquitriver@gmail
Robert Fazio	609 790 7499	
Jane Messick	215 262 4107	
MARGO GLEASON		gleason93@att.net
KATHY RUSTAD		
Mr & Mrs Wilson		
RICK & BARB FRACH	314-280-8684	
Tom Olander		

SIGN-IN SHEET

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PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
Joseph Moran		JLM4643@AOL.com
GARY STILWELL	728815	SEGOAT@EMBARQMAIL.COM
CANDACE KAUFMAN	805-558-5568	candacekaufman@aol.com
Amy Seiler	720-419-6008	parkourrk8@icloud.com
HARRY OLSON	928-821-2212	PRIMALFOODHARRY@GMAIL.COM
ANTHONY D. VIETRI	347-210-5615	advietri@verizon.net
Steve Nokes	919-971-1871	sekon1@hotmail.com
C Bruce Trimble	609-501-2113	bruce@brucetrimble.net
O'Brien Merrill	513-543-1252	obimerrill@gmail.com
Raul Cerrito	631-805-1861	RaulCCerrito@gmail.com
Nancy Powell	724-884-3677	smithpowell@aol.com
SYLVIA RAMOS	305 519-0022	ramoss04@aol.com
JUAN JIMENEZ	305 684-5199	
LAWRENCE DAMIANI	1698 Oakstead	LDAMIANI@GMAIL.COM
Jim Sickels	910-663-6260	Bwijim@yahoo.com
Samara R. Marin	786-514-7190	samlori227@aol.com

SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

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3089 River Hall Parkway, Alva, FL 33920

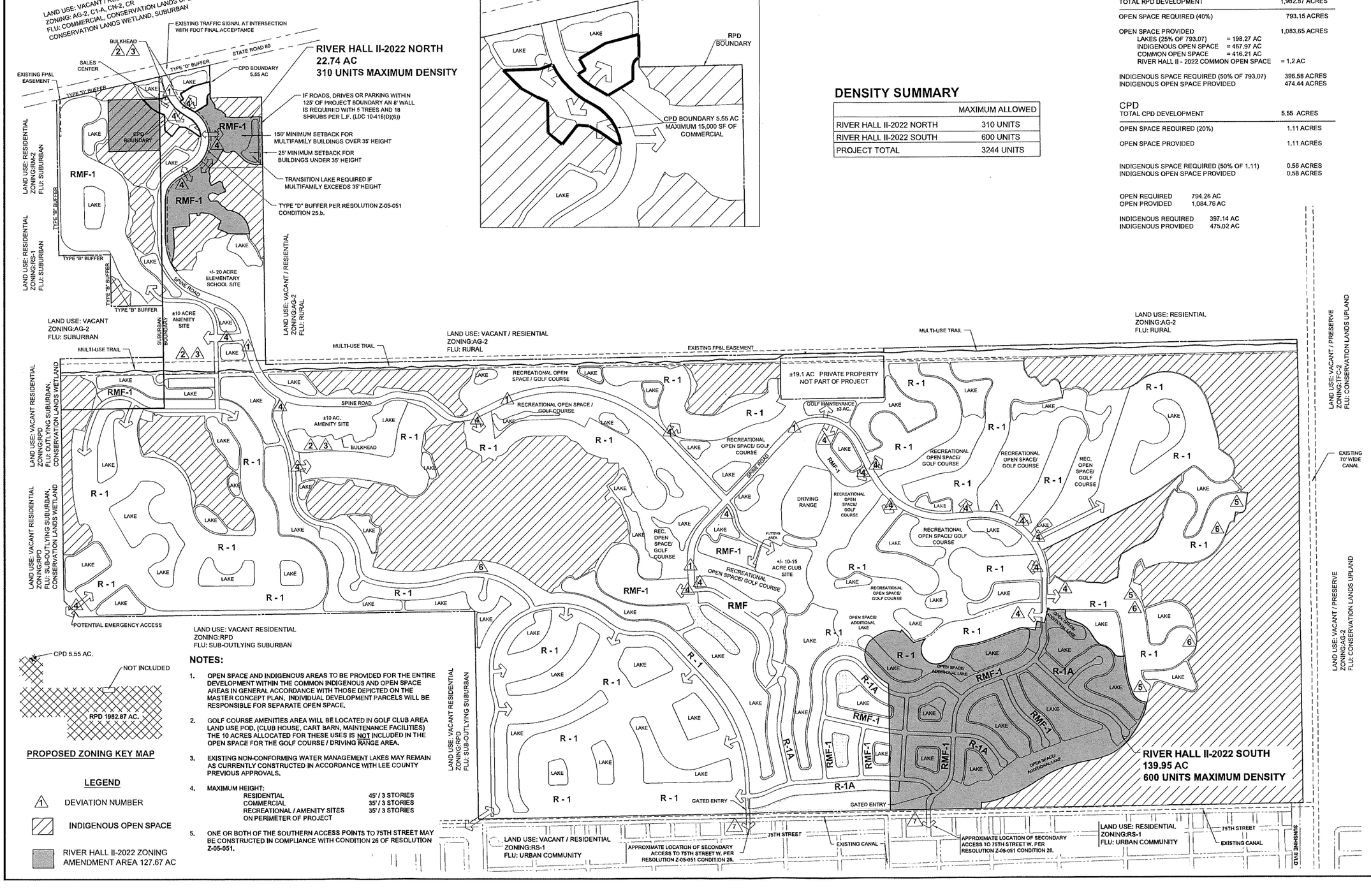
PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
C Bruce Trimble	609-501.2113	cbtrim@aol.com
Eric Moore	610-740-4420	mooreew@yahoo.com
Sally Shown	502-554-0762	sshown5@gmail.com
Catherine Berman	203.606.3772	CatherineRberman@gmail
Mark Berman	203 606 3262	Catberm@hotmail.com
Anthony + Tiffany massocco	239.462.7279	buyandsellwithtiff@gmail
Bill + Sharon Altizer	740-395-6666	Billaltizer@yahoo.com
Donald L Bevins	515-250-3892	Donaldbevins@gmail.com
Paul/Caddy Griffith	757-535-0989	PWGriffith@hotmail.com
Jennifer Sapen	(239) 461-3170	JenniferS@Barraco.net
Carl A. Barraco	(239) 461-3170	CarlB@Barraco.net
Russell Schropp	(239) 344-1280	Russell.Schropp@henlaw.com
Stephen Leung	(239) 332-2617	stephen.leung@dplummer.com
Grady Miars	(904) 996-2485	gmiars@greenpointellc.com
Dawn Russell	(239) 461-3170	DawnR@Barraco.net

ATTACHMENT T

N / W / E / S

0 300 600 1200
SCALE IN FEET



CPD DETAIL

DENSITY SUMMARY

	MAXIMUM ALLOWED
RIVER HALL II-2022 NORTH	310 UNITS
RIVER HALL II-2022 SOUTH	600 UNITS
PROJECT TOTAL	3244 UNITS

OPEN SPACE CALCULATIONS:

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,988.42 ACRES
OPEN SPACE PROVIDED	1,084.80 ACRES
INDIGNENOUS OPEN SPACE PROVIDED	475.02 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,982.87 ACRES
OPEN SPACE REQUIRED (40%)	793.15 ACRES
OPEN SPACE PROVIDED	1,083.65 ACRES
LAKES (25% OF 793.07) = 198.27 AC	
INDIGENOUS OPEN SPACE = 467.97 AC	
COMMON OPEN SPACE = 416.21 AC	
RIVER HALL II - 2022 COMMON OPEN SPACE = 1.2 AC	
INDIGENOUS SPACE REQUIRED (50% OF 793.07)	396.58 ACRES
INDIGENOUS OPEN SPACE PROVIDED	474.44 ACRES

CPD

TOTAL CPD DEVELOPMENT	5.55 ACRES
OPEN SPACE REQUIRED (20%)	1.11 ACRES
OPEN SPACE PROVIDED	1.11 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 1.11)	0.56 ACRES
INDIGENOUS OPEN SPACE PROVIDED	0.58 ACRES

OPEN REQUIRED	794.26 AC
OPEN PROVIDED	1,084.76 AC
INDIGENOUS REQUIRED	397.14 AC
INDIGENOUS PROVIDED	475.02 AC

PROPOSED ZONING KEY MAP

LEGEND

- 1 — DEVIATION NUMBER
- INDIGENOUS OPEN SPACE
- RIVER HALL II-2022 ZONING AMENDMENT AREA 127.67 AC

LAND USE: VACANT RESIDENTIAL
ZONING:RPD
FLU: SUB-OUTLYING SUBURBAN

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD, (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT:

RESIDENTIAL	45' / 3 STORIES
COMMERCIAL	35' / 3 STORIES
RECREATIONAL / AMENITY SITES ON PERIMETER OF PROJECT	35' / 3 STORIES

5. ONE OR BOTH OF THE SOUTHERN ACCESS POINTS TO 75TH STREET MAY BE CONSTRUCTED IN COMPLIANCE WITH CONDITION 26 OF RESOLUTION Z-05-051.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

PART OF SECTIONS 27,34,35 AND 36
TOWNSHIP 43 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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FILE NAME	23898Z02_4-11-23.DWG
LOCATION	J:\23898\DWG\ZONING\
PLOT DATE	FRI, 6-2-2023 - 9:30 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 23898Z00_4-11-23.DWG

PLAN REVISIONS

1-23-15	REVISED PER HEX
2-15-18	TRAFFIC SIGNAL ADDED
9-13-19	EXPAND CLUB SITE
11-17-21	REVISE SOUTHEN LAYOUT
1-26-22	ADD DEVIATIONS 11 & 12
4-8-22	NOTE DEVIATION 12
5-2&8-10 2022	RIVER HALL II-2022 DENSITY INCREASE
2-23-23	CPD @ 5.55 AC & MAX DENSITIES
5-23-23	UPDATE DEVIATION SYMBOLS

PLAN STATUS

NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
23898	2