



June 13, 2025

Ms. Donna Marie Collins, Hearing Examiner
The Office of the Lee County Hearing Examiner
1500 Monroe Street, 2nd Floor
Fort Myers, FL 33901

**RE: Pelican Landing MPD (DCI2023-00052) & Pelican Landing DRI (DRI2024-00001)
48-Hour Letter – Hearing Examiner Hearing Date: June 19, 2025**

Dear Madame Hearing Examiner:

On behalf of the Applicant for DCI2023-00052 and DRI2024-00001, I am pleased to submit the information required in the 48-Hour Notice and Exhibit List. In addition, enclosed is a list of applicant witnesses who we expect to be present and/or testify.

Regarding the Staff Report and attachments related to DCI2023-00052, the applicant has coordinated with Staff and has provided the following clarifications and corrections shown in ~~strike through~~/underline format. Beth Workman has indicated via email on April 7th that the proposed changes to conditions that are acceptable to staff.

2. Uses and Site Development Regulations

The following Limits apply to the project and uses:

a. Schedule of Uses

MU Tract:

Accessory uses, buildings and structures
~~Limited to Warehouse, Hybrid, Public, and Mini~~
Accessory apartment and Accessory dwelling unit
Administrative offices
Automatic Teller Machine
Banks and Financial Establishments
Business Services, Group I
Cleaning and Maintenance Services
Dwelling Units:
 Single-family
 Zero lot line
 Two-family attached
 Townhouse
 Multiple-family buildings
Clubs: Private limited to residents and guest only
Consumption on Premises, associated with the Private on-site club
Emergency Operations Center
EMS, Fire or Sheriff's Station

Entrance Gates and Gatehouses
 Essential Services
 Essential Services Facilities – Group I Only
 Excavation:
 Water Retention
 Excess Spoil Removal
 Fences, Walls
 Golf Course Maintenance Facility
 Health Care Facilities
 Home Occupation, No Outside Help
 Insurance Companies
 Maintenance Facility (Government)
 Mass Transit Depot or Maintenance Facility (government-operated)
 Medical Office
 Models:
 Display Center/Sales Center
 Model Home
 Model Unit
 Parking Lot, Accessory, Park-and-Ride, Temporary
 Place of worship
 Post Office
 Recreation Facilities
 Personal
 Private – On-Site
 Religious Facilities
 Research and Development Laboratories, Group II
 Residential Accessory Uses
 Schools, Commercial, Noncommercial
 Signs
 Social Services, Group I
 Storage, Indoor
Warehousing, hybrid, public, and mini-warehouse (limited to accessory only to principal uses within the overall MPD)

Applicant Discussion: The proposed Warehouse, hybrid, public and mini uses are intended to be restricted to accessory to principal uses, however the language inadvertently limited accessory uses to only these warehouse uses. The revised list of uses maintains the limitations on warehouse uses but also allows for other typical accessory uses, buildings and structures in the MU Tract. Staff and the Applicant are in agreement regarding these changes. Additional information regarding our position will be provided at the hearing.

5. BUFFERS

- a. A 30-foot Type-F buffer must be depicted on the development order plans along the north property line abutting West Bay Club RPD. Where the preserve abuts the north property line, the existing indigenous vegetation may be utilized to meet the Type-F buffer plantings.
- b. A 30-foot Type-F buffer must be depicted on the development order plans between the Golf Course and MU Tracts and El Dorado Acres and Bayview II Commercial Planned Development.

- c. A modified 10-foot Type-B buffer must be depicted on the development order plans between the MU tract and El Dorado Acres and Bayview II Commercial Planned Development.

Applicant Discussion: This condition ensures that a buffer is provided along the entire boundary shared with the El Dorado Acres and Bayview II CPD. LDC section 10-415 requires a Type B buffer between multi-family and single-family and a The proposed changes to this condition satisfy the intent of staff's original proposed condition by providing an enhancement over the minimum buffering required adjacent to commercial uses, while also providing additional flexibility within the development tract.

This change is also reflected in the attached revised MCP.

Staff and the Applicant are in agreement regarding these changes. Additional information regarding our position will be provided at the hearing.

Additionally, reference was made to an "additional condition" in paragraph 1, page 6 of the staff report:

Staff is codifying all conditions pertaining to the subject property and recommending an additional condition requiring the remnant Kersey-Smoot RPD and Pelican Landing RPD zoning resolutions to be amended to remove the subject property from their legal boundaries and amend the allowable densities within Kersey-Smoot RPD (241 units) and Pelican Landing RPD proportionally. The recommended condition is tied to the issuance of a development order for the subject property's MF Tract along the north property line.

However, staff has confirmed via a telephone conversation on June 12, 2025, that this reference was made in error, and no additional condition is proposed.

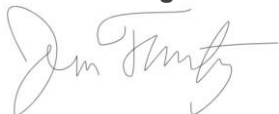
Finally, the staff report also recommends Letters of No Objection from the Fire District and the Lee County School District. Each of these letters are attached to this notice.

Regarding the Staff Report and attachments related to DRI2024-00001, the applicant has coordinated with Staff and has provided the attached legal description of the acreage within the county jurisdiction, as requested in the conditional approval of waiver #3.

Thank you for your consideration of the above information. We look forward to presenting the case at the hearing.

Sincerely,

RVi Planning + Landscape Architecture



Jem Frantz, AICP
Project Director

CC: Lisa Van Dien, London Bay, *via email*
Ray Piacente, London Bay, *via email*

Craig Klingensmith, London Bay, *via email*
Richard Yovanovich, Esq., Coleman Yovanovich & Koester, *via email*
Alexis Crespo, AICP, RVi Planning + Landscape Architecture, *via email*
Jackie Larocque, P.E., Atwell, *via email*
Shane Johnson, Passarella and Associates, *via email*
Ted Treesh, TR Transportation, *via email*
Elizabeth Workman, Lee County Principal Planner, *via email*
Kate Burgess, Lee County Principal Planner, *via email*
Ally Hall, Lee County Plan Reviewer, *via email*
Robert Price, Lee County Department of Transportation Director, *via email*
Jillian Scholler, Lee County Department of Transportation Deputy Director, *via email*
Nic Defilippo, Lee County Senior Environmental Planner, Planning, *via email*

**Pelican Landing MPD
DCI2023-00052**

Exhibit List

- Witness List
- Applicant's Proposed Conditions (strikethrough/underline version of Staff's Conditions)
- Revised MCP
- Letter of No Objection from the Lee County School District
- Letter of No Objection from the Estero Fire District

**Pelican Landing DRI
DRI2024-00001**

Exhibit List

- Legal description of DRI lands within unincorporated Lee County

**Pelican Landing MPD
DCI2023-00052**

Witness List

Alexis Crespo, AICP – RVi Planning & Landscape Architecture, Inc., 28100 Bonita Grande Drive, Suite 300, Bonita Springs, FL 34135, acrespo@rviplanning.com

Jem Frantz, AICP – RVi Planning & Landscape Architecture, Inc., 28100 Bonita Grande Drive, Suite 300, Bonita Springs, FL 34135, jfrantz@rviplanning.com

Jackie Larocque, P.E. – Atwell, LLC, 28100 Bonita Grande Drive, Suite 300, Bonita Springs, FL 34135, jlarcque@atwell.com

Shane Johnson – Passarella and Associates, Inc., 13620 Metropolis Ave, Fort Myers, FL 33912, shanej@passarella.net

Ted Treesh – TR Transportation Consultants, 2726 Oak Ridge Ct., Suite 503, Fort Myers, FL 33901, tbt@trtrans.net

ATTACHMENT C
PELICAN LANDING MPD CONDITIONS AND DEVIATIONS

A. Conditions:

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2. Uses and Site Development Regulations

The following Limits apply to the project and uses:

a. **Schedule of Uses**

**MU Tract:**

Accessory uses, buildings and structures

~~Limited to Warehouse, Hybrid, Public, and Mini~~

Accessory apartment and Accessory dwelling unit

Administrative offices

Automatic Teller Machine

Banks and Financial Establishments

Business Services, Group I

Cleaning and Maintenance Services

Dwelling Units:

Single-family

Zero lot line

Two-family attached

Townhouse

Multiple-family buildings

Clubs: Private limited to residents and guest only

Consumption on Premises, associated with the Private on-site club

Emergency Operations Center

EMS, Fire or Sheriff's Station

Entrance Gates and Gatehouses

Essential Services

Essential Services Facilities – Group I Only

Excavation:

Water Retention

Excess Spoil Removal

Fences, Walls

Golf Course Maintenance Facility

Health Care Facilities

Home Occupation, No Outside Help

Insurance Companies

Maintenance Facility (Government)

Mass Transit Depot or Maintenance Facility (government-operated)

Medical Office

Models:

Display Center/Sales Center

Model Home

Model Unit

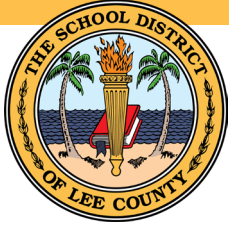
Parking Lot, Accessory, Park-and-Ride, Temporary  
Place of worship  
Post Office  
Recreation Facilities  
    Personal  
    Private – On-Site  
Religious Facilities  
Research and Development Laboratories, Group II  
Residential Accessory Uses  
Schools, Commercial, Noncommercial  
Signs  
Social Services, Group I  
Storage, Indoor

Warehousing, hybrid, public, and mini-warehouse (limited to accessory only to principal uses within the overall MPD)

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5. BUFFERS

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- b. A 30-foot Type-F buffer must be depicted on the development order plans between the Golf Course and MU Tracts and El Dorado Acres and Bayview II Commercial Planned Development.
- c. A 10-foot Type-B buffer must be depicted on the development order plans between the MU tract and El Dorado Acres and Bayview II Commercial Planned Development.



The School District of Lee County

Jacqueline Heredia, District Planning Specialist

2855 Colonial Boulevard, Fort Myers, FL 33966

The School District of Lee County has the following comments on this project:

This project is located in Elementary School Proximity Zone “Q”

- The District’s Student Generation Rate (SGR) for this area for mixed- family development is 0.060 at the elementary level.
- The proposed 729 residential units could be expected to produce up to 43.74 elementary school students.
- Elementary School Proximity Zone “Q” is currently operating at approximately 96 % of capacity with about 80 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone forFY25.

This project is located in Middle School Proximity Zone “GG”

- The District’s Student Generation Rate (SGR) for this area for mixed- family development is 0.019 at the middle school level.
- The proposed 729 residential units could be expected to produce up to 11.95 middle school students.
- Middle School Proximity Zone “GG” is currently operating at approximately 91% of capacity with about 231 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone FY25.

This project is located in High School Enrollment Zone South, Sub-Zone 2

- The District’s Student Generation Rate (SGR) for this area for mixed family development is 0.060 at the high school level.
- The proposed 729 residential units could be expected to produce up to 43.75 high school students.
- South Zone 3 is currently operating at approximately 80% of capacity with about 154 open seats.
- This proposed project will not negatively impact school capacity in the enrollment zone FY25.

Board Members: Samuel Fisher, District 1, Chair | Jada Langford Fleming, District 6, Vice Chair
Melisa W. Giovannelli, District 2 | William F. Ribble, Jr., District 3 | Debbie Jordan, District 4 | Armor Persons, District 5
Vanessa M. Chaviano, District 7 | Denise M. Carlin, Ed.D., Superintendent | Kathy Dupuy-Bruno, Esq. B.C.S., Board Attorney



Estero Fire Rescue

21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

April 9, 2025

RVi Planning
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
C/O Jem Frantz, Project Director


Ms. Frantz,

Regarding the request for deviation from building separation for Pelican Landing MPD specifically the Planned Development Rezone (DCI2023-00052), Estero Fire Rescue has no objection to the deviation requested.

The deviation approved is for LDC Section 34-935(e)(4). The deviation is to allow a minimum building separation of 35% of the sum of the building heights for buildings greater than 35 feet in height.

Should you require any additional information regarding this request, please feel free to reach out to me at 239-390-8000.

Respectfully,



Phillip Green
Fire Marshal

"DEDICATED AND DRIVEN FOR THOSE WE SERVE"



Rhodes and Rhodes Land Surveying
28100 Bonita Grande Drive, STE 107
Bonita Springs, FL 34135
239-405-8166

LEGAL DESCRIPTION PELICAN LANDING DRI (RAPTOR BAY PORTION)

A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE), TOGETHER WITH A PARCEL OF LAND LOCATED IN SECTIONS 5, 6, 7, AND 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE RUN NORTH 01°34'59" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 40.03 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 89°42'53" EAST, ALONG THE BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN THE FOLLOWING SEVEN (7) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°42'53" EAST, 1,242.78 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, THE SAME BEING A POINT ON THE WESTERLY BOUNDARY OF EL DORADO ACRES, AN UNRECORDED SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 82, PAGE 474 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; COURSE NO. 2: NORTH 01°27'43" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,612.02 FEET TO THE MOST NORTHWEST CORNER OF EL DORADO ACRES; COURSE NO. 3: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 610.69 FEET TO THE NORTHWEST CORNER OF LOT 8, BLOCK NUMBER 14 OF SAID EL DORADO ACRES; COURSE NO. 4: SOUTH 01°17'58" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; COURSE NO. 5: SOUTH 89°39'36" EAST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8; COURSE NO. 6: NORTH 01°17'58" WEST, ALONG THE BOUNDARY OF SAID LOT 8, A DISTANCE OF 132.58 FEET TO THE NORTHEAST CORNER OF SAID LOT 8; COURSE NO. 7: SOUTH 89°52'45" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID EL DORADO ACRES, A DISTANCE OF 587.45 FEET TO THE SOUTH 1/4 CORNER OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA, THE SAME BEING A POINT ON THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY LINE OF MEADOWBROOK OF BONITA SPRINGS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 60, PAGES 53 THROUGH 59 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 89°13'02" EAST, ALONG LAST SAID LINES, A DISTANCE OF 2,581.04 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5, THE SAME BEING A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5 AND A POINT ON THE EASTERLY BOUNDARY OF FLORIDA GULF LAND COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 00°35'20" WEST, ALONG SAID LINES, A DISTANCE OF 2,103.32 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AS A 100.00 FOOT FLORIDA POWER AND LIGHT COMPANY EASEMENT (PARCEL B) AND RECORDED IN DEED BOOK 244, PAGES 138 THROUGH 140 (INCLUSIVE) OF THE PUBLIC



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RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE NORTH 21°22'09" WEST, ALONG THE WESTERLY BOUNDARY OF LAST SAID LANDS, A DISTANCE OF 660.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THE SAME BEING A POINT ON THE NORTHERLY BOUNDARY OF LAST SAID PLAT; THENCE SOUTH 89°05'10" WEST, ALONG LAST SAID LINES, A DISTANCE OF 2,362.08 FEET TO THE CENTER OF SAID SECTION 5, THE SAME BEING A POINT ON THE BOUNDARY OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3116 THROUGH 3119 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 89°07'39" WEST, 2,592.74 FEET; COURSE NO. 2: SOUTH 01°54'31" EAST, 92.62 FEET; COURSE NO. 3: SOUTH 88°43'54" WEST, 349.45 FEET; COURSE NO. 4: SOUTH 01°16'23" EAST, 162.43 FEET; COURSE NO. 5: NORTH 81°48'03" WEST, 600.65 FEET; COURSE NO. 6: SOUTH 45°44'29" WEST, 523.57 FEET; COURSE NO. 7: SOUTH 01°15'33" EAST, 775.71 FEET; COURSE NO. 8: SOUTH 89°14'26" WEST, 199.41 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3627, PAGES 2061 THROUGH 2083 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA (CONSERVATION EASEMENT #1), THE SAME BEING A POINT ON THE MEAN HIGH WATER LINE OF ESTERO BAY; THENCE RUN THE FOLLOWING TWENTY TWO (22) COURSES ALONG LAST SAID LINES; COURSE NO. 1: SOUTH 04°39'14" EAST, 104.21 FEET; COURSE NO. 2: SOUTH 20°14'29" EAST, 105.00 FEET; COURSE NO. 3: SOUTH 68°35'55" WEST, 154.32 FEET; COURSE NO. 4: SOUTH 13°48'24" EAST, 50.99 FEET; COURSE NO. 5: SOUTH 36°09'47" WEST, 64.03 FEET; COURSE NO. 6: SOUTH 02°29'49" EAST, 50.00 FEET; COURSE NO. 7: SOUTH 26°14'47" EAST, 54.63 FEET; COURSE NO. 8: SOUTH 18°08'21" EAST, 51.92 FEET; COURSE NO. 9: SOUTH 52°41'29" EAST, 78.10 FEET; COURSE NO. 10: SOUTH 31°44'44" EAST, 57.31 FEET; COURSE NO. 11: SOUTH 28°08'16" EAST, 55.46 FEET; COURSE NO. 12: SOUTH 10°27'59" EAST, 50.49 FEET; COURSE NO. 13: SOUTH 04°01'02" EAST, 63.86 FEET; COURSE NO. 14: SOUTH 14°29'27" EAST, 88.09 FEET; COURSE NO. 15: SOUTH 19°11'46" EAST, 52.20 FEET; COURSE NO. 16: SOUTH 35°06'58" EAST, 59.36 FEET; COURSE NO. 17: SOUTH 12°16'28" EAST, 49.94 FEET; COURSE NO. 18: SOUTH 02°32'45" WEST, 50.98 FEET; COURSE NO. 19: SOUTH 15°30'26" WEST, 84.12 FEET; COURSE NO. 20: SOUTH 20°31'47" EAST, 72.71 FEET; COURSE NO. 21: SOUTH 17°54'30" EAST, 56.94 FEET; COURSE NO. 22: SOUTH 46°11'03" EAST, 61.03 FEET; THENCE NORTH 89°20'35" EAST, A DISTANCE OF 1.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2013000240450 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING TWENTY-THREE (23) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 02°48'29" EAST, 247.54 FEET; COURSE NO. 2: SOUTH 13°36'38" EAST, 49.89 FEET; COURSE NO. 3: SOUTH 18°52'38" EAST, 49.96 FEET; COURSE NO. 4: SOUTH 28°04'28" EAST, 51.29 FEET; COURSE NO. 5: SOUTH 10°24'54" EAST, 50.55 FEET; COURSE NO. 6: SOUTH 11°27'49" WEST, 56.18 FEET; COURSE NO. 7: SOUTH 04°21'29" EAST, 50.65 FEET; COURSE NO. 8: SOUTH 24°52'17" EAST, 50.48 FEET; COURSE NO. 9: SOUTH 25°52'22" EAST, 51.13 FEET; COURSE NO. 10: SOUTH 09°20'00" WEST, 55.12 FEET; COURSE NO. 11: SOUTH 25°50'13" EAST, 21.40 FEET; COURSE NO. 12: SOUTH 21°13'24" EAST, 54.88 FEET; COURSE NO. 13: SOUTH 41°15'02" EAST, 70.64 FEET; COURSE NO. 14: SOUTH 11°13'24" WEST, 49.00 FEET; COURSE NO. 15: SOUTH 10°16'42" EAST, 51.40 FEET; COURSE NO. 16: SOUTH 03°26'02" WEST, 49.83 FEET; COURSE NO. 17: SOUTH 29°06'14" EAST, 59.23 FEET; COURSE NO. 18: SOUTH 05°12'32" EAST, 50.79 FEET; COURSE NO. 19: SOUTH 04°32'08" EAST, 50.65 FEET; COURSE NO. 20: SOUTH 13°37'57" WEST, 52.21 FEET; COURSE NO. 21: SOUTH 89°00'08" WEST, 230.82 FEET; COURSE NO. 22: SOUTH 09°02'32" WEST, 80.80 FEET; COURSE NO. 23: SOUTH 39°36'41" EAST, 105.50 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 47 SOUTH, RANGE 25 EAST, SAID LEE COUNTY, FLORIDA; THENCE NORTH



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Bonita Springs, FL 34135
239-405-8166

89°06'42" EAST, ALONG LAST SAID LINE, A DISTANCE OF 188.36 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN CITY OF BONITA SPRINGS, FLORIDA ORDINANCE NUMBER 14-10 (ANNEXATION AREA); THENCE RUN THE FOLLOWING FIFTY-FIVE (55) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: NORTH 13°37'57" EAST, 214.95 FEET; COURSE NO. 2: NORTH 04°32'08" WEST, 58.94 FEET; COURSE NO. 3: NORTH 05°12'32" WEST, 61.67 FEET; COURSE NO. 4: NORTH 29°06'14" WEST, 55.22 FEET; COURSE NO. 5: NORTH 03°26'02" EAST, 41.25 FEET; COURSE NO. 6: NORTH 10°16'42" WEST, 47.92 FEET; COURSE NO. 7: NORTH 11°13'24" EAST, 64.15 FEET; COURSE NO. 8: NORTH 41°15'02" WEST, 86.46 FEET; COURSE NO. 9: NORTH 21°13'24" WEST 48.07 FEET; COURSE NO. 10: NORTH 25°50'13" WEST, 7.57 FEET; COURSE NO. 11: NORTH 09°20'00" EAST, 55.14 FEET; COURSE NO. 12: NORTH 25°52'22" WEST, 66.56 FEET; COURSE NO. 13: NORTH 24°52'17" WEST, 40.99 FEET; COURSE NO. 14: NORTH 04°21'29" WEST, 34.66 FEET; COURSE NO. 15: NORTH 11°27'49" EAST, 58.90 FEET; COURSE NO. 16: NORTH 10°24'54" WEST, 67.98 FEET; COURSE NO. 17: NORTH 28°04'28" WEST, 55.04 FEET; COURSE NO. 18: NORTH 18°52'38" WEST, 43.64 FEET; COURSE NO. 19: NORTH 13°36'38" WEST, 42.86 FEET; COURSE NO. 20: NORTH 02°48'29" WEST, 263.13 FEET; COURSE NO. 21: NORTH 46°11'03" WEST, 68.47 FEET; COURSE NO. 22: NORTH 17°54'30" WEST, 45.26 FEET; COURSE NO. 23: NORTH 20°31'47" WEST, 57.29 FEET; COURSE NO. 24: NORTH 15°30'26" EAST, 73.32 FEET; COURSE NO. 25: NORTH 02°32'45" EAST, 63.41 FEET; COURSE NO. 26: NORTH 12°16'28" WEST, 66.88 FEET; COURSE NO. 27: NORTH 35°06'58" WEST, 62.53 FEET; COURSE NO. 28: NORTH 19°11'46" WEST, 42.97 FEET; COURSE NO. 29: NORTH 14°29'27" WEST, 81.14 FEET; COURSE NO. 30: NORTH 74°05'31" EAST, 710.32 FEET; COURSE NO. 31: SOUTH 36°08'20" EAST, 37.55 FEET; COURSE NO. 32: SOUTH 05°57'36" WEST, 410.85 FEET; COURSE NO. 33: SOUTH 31°41'08" EAST, 104.97 FEET; COURSE NO. 34: NORTH 58°57'13" EAST, 537.28 FEET; COURSE NO. 35: SOUTH 35°37'13" EAST, 153.87 FEET; COURSE NO. 36: NORTH 60°05'45" EAST, 62.68 FEET; COURSE NO. 37: SOUTH 21°12'13" EAST, 4.51 FEET TO A POINT OF CURVATURE; COURSE NO. 38: SOUTHEASTERLY, 60.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 258.00 FEET, THROUGH A CENTRAL ANGLE OF 13°32'33" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 27°58'29" EAST, 60.84 FEET; COURSE NO. 39: SOUTH 34°44'46" EAST, 155.79 FEET TO A POINT OF CURVATURE; COURSE NO. 40: SOUTHERLY, 186.50 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, THROUGH A CENTRAL ANGLE OF 32°22'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 18°33'22" EAST, 184.02 FEET; COURSE NO. 41: NORTH 89°47'40" EAST, 11.43 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 42: SOUTHERLY, 169.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 35°22'36" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 17°28'14" WEST, 167.11 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 43: SOUTHWESTERLY, 110.74 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 375.00 FEET, THROUGH A CENTRAL ANGLE OF 16°55'14" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 26°41'55" WEST, 110.34 FEET; COURSE NO. 44: SOUTH 18°14'18" WEST, 248.83 FEET TO A POINT OF CURVATURE; COURSE NO. 45: SOUTHEASTERLY, 879.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 610.00 FEET, THROUGH A CENTRAL ANGLE OF 82°36'37" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 23°04'00" EAST, 805.28 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 46: SOUTHEASTERLY, 68.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 675.00 FEET, THROUGH A CENTRAL ANGLE OF 05°46'48" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°28'55" EAST, 68.07 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 47: SOUTHEASTERLY, 273.04 FEET ALONG THE ARC OF A CIRCULAR CURVE,

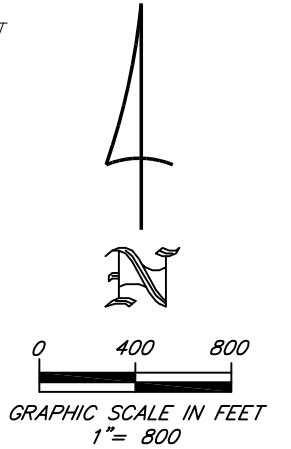
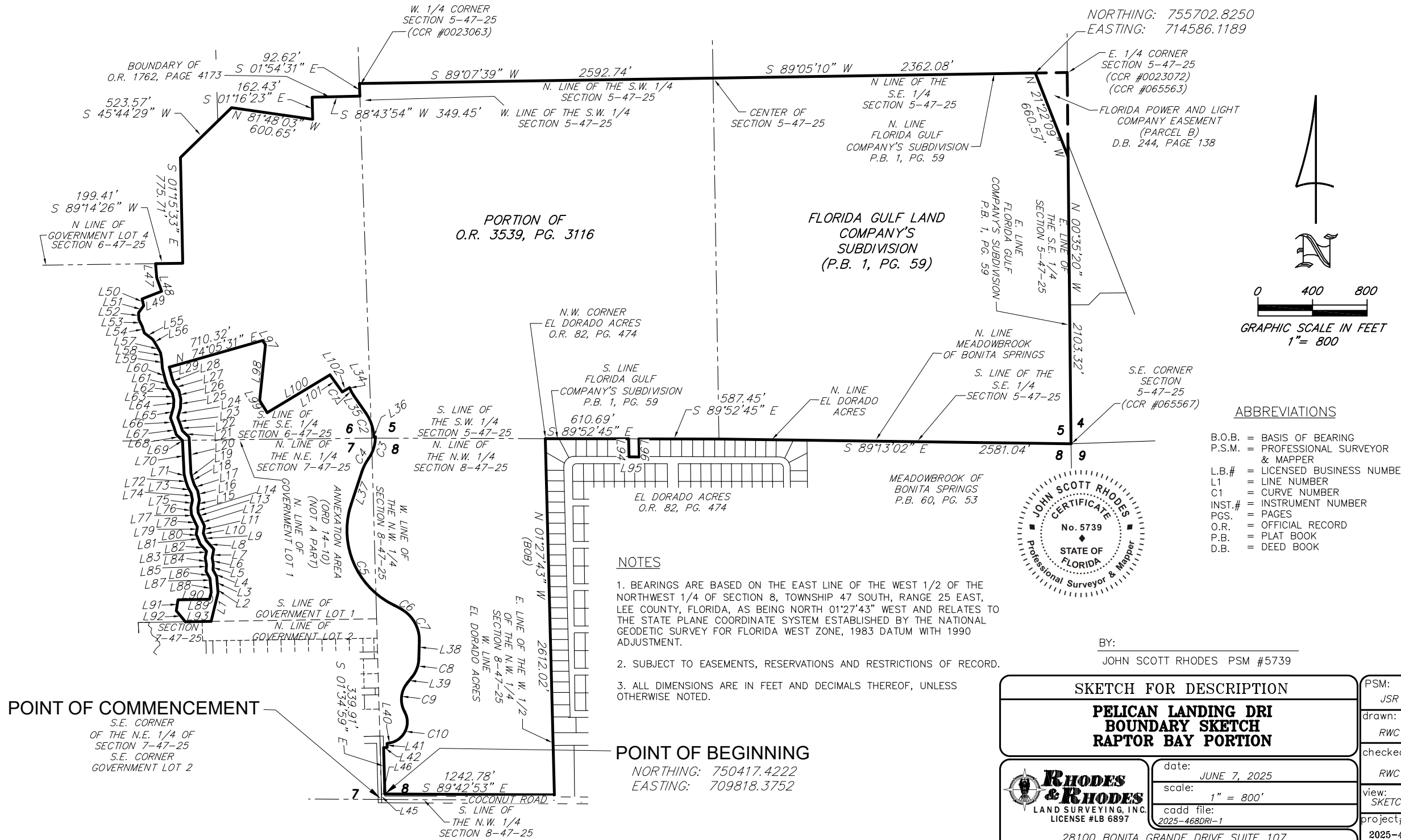


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28100 Bonita Grande Drive, STE 107
Bonita Springs, FL 34135
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CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 260.00 FEET, THROUGH A CENTRAL ANGLE OF 60°10'09" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 28°30'26" EAST, 260.66 FEET; COURSE NO. 48: SOUTH 01°34'37" WEST, 129.72 FEET TO A POINT OF CURVATURE; COURSE NO. 49: SOUTHERLY, 147.14 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, THROUGH A CENTRAL ANGLE OF 37°28'04" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 20°18'39" WEST, 144.53 FEET; COURSE NO. 50: SOUTH 39°02'41" WEST, 55.64 FEET TO A POINT OF CURVATURE; COURSE NO. 51: SOUTHERLY, 225.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 190.00 FEET, THROUGH A CENTRAL ANGLE OF 67°56'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 05°04'40" WEST, 212.31 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 52: SOUTHWESTERLY, 294.51 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 108°52'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 25°32'40" WEST, 252.17 FEET; COURSE NO. 53: SOUTH 79°58'40" WEST, 20.35 FEET; COURSE NO. 54: SOUTH 01°34'59" EAST, 30.27 FEET; COURSE NO. 55: SOUTH 88°25'01" WEST, 26.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COCONUT ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 3421, PAGES 1095 THROUGH 1097 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 01°34'59" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 339.91 FEET TO THE POINT OF BEGINNING.

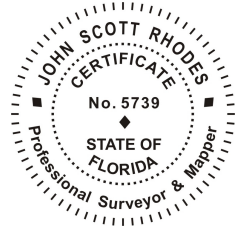
CONTAINING 452.37 ACRES, MORE OR LESS.

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ABBREVIATIONS

B.O.B. = BASIS OF BEARING
P.S.M. = PROFESSIONAL SURVEYOR
& MAPPER
L.B.# = LICENSED BUSINESS NUMBER
L1 = LINE NUMBER
C1 = CURVE NUMBER
INST.# = INSTRUMENT NUMBER
PGS. = PAGES
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
D.B. = DEED BOOK



NOTES

1. BEARINGS ARE BASED ON THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, AS BEING NORTH 01°27'43" WEST AND RELATES TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.

2. SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

3. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

BY:
JOHN SCOTT RHODES PSM #5739

SKETCH FOR DESCRIPTION		PSM: JSR
PELICAN LANDING DRI BOUNDARY SKETCH RAPTOR BAY PORTION		drawn: RWC
		checked: RWC
		view: SKETCH
		project#: 2025-468
		sheet #: 5 of 6
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX		
date: JUNE 7, 2025		
scale: 1" = 800'		
cadd file: 2025-468DRI-1		

NOT A SURVEY

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LINE TABLE		
LINE	LENGTH	BEARING
L1	214.95'	N 13°37'57" E
L2	58.94'	N 04°32'08" W
L3	61.67'	N 05°12'32" W
L4	55.22'	N 29°06'14" W
L5	41.25'	N 03°26'02" E
L6	47.92'	N 10°16'42" W
L7	64.15'	N 11°13'24" E
L8	86.46'	N 41°15'02" W
L9	48.07'	N 21°13'24" W
L10	7.57'	N 25°50'13" W
L11	55.14'	N 09°20'00" E
L12	66.56'	N 25°52'22" W
L13	40.99'	N 24°52'17" W
L14	34.66'	N 04°21'29" W
L15	58.90'	N 11°27'49" E
L16	67.98'	N 10°24'54" W
L17	55.04'	N 28°04'28" W
L18	43.64'	N 18°52'38" W
L19	42.86'	N 13°36'38" W
L20	263.13'	N 02°48'29" W
L21	68.47'	N 46°11'03" W
L22	45.26'	N 17°54'30" W
L23	57.29'	N 20°31'47" W
L24	73.32'	N 15°30'26" E
L25	63.41'	N 02°32'45" E
L26	66.88'	N 12°16'28" W
L27	62.53'	N 35°06'58" W
L28	42.97'	N 19°11'46" W
L29	81.14'	N 14°29'27" W
L34	4.51'	S 21°12'13" E
L35	155.79'	S 34°44'46" E
L36	11.43'	N 89°47'40" E
L37	248.83'	S 18°14'18" W
L38	129.72'	S 01°34'37" W
L39	55.64'	S 39°02'41" W
L40	20.35'	S 79°58'40" W
L41	30.27'	S 01°34'59" E
L42	26.60'	S 88°25'01" W
L45	40.03'	N 01°34'59" W


LINE TABLE		
LINE	LENGTH	BEARING
L46	25.01'	S 89°42'53" E
L47	104.21'	S 04°39'14" E
L48	105.00'	S 20°14'29" E
L49	154.32'	S 68°35'55" W
L50	50.99'	S 13°48'24" E
L51	64.03'	S 36°09'47" W
L52	50.00'	S 02°29'49" E
L53	54.63'	S 26°14'47" E
L54	51.92'	S 18°08'21" E
L55	78.10'	S 52°41'29" E
L56	57.31'	S 31°44'44" E
L57	55.46'	S 28°08'16" E
L58	50.49'	S 10°27'59" E
L59	63.86'	S 04°01'02" E
L60	88.09'	S 14°29'27" E
L61	52.20'	S 19°11'46" E
L62	59.36'	S 35°06'58" E
L63	49.94'	S 12°16'28" E
L64	50.98'	S 02°32'45" W
L65	84.12'	S 15°30'26" W
L66	72.71'	S 20°31'47" E
L67	56.94'	S 17°54'30" E
L68	61.03'	S 46°11'03" E
L69	1.00'	N 89°20'35" E
L70	247.54'	S 02°48'29" E
L71	49.89'	S 13°36'38" E
L72	49.96'	S 18°52'38" E
L73	51.29'	S 28°04'28" E
L74	50.55'	S 10°24'54" E
L75	56.18'	S 11°27'49" W
L76	50.65'	S 04°21'29" E
L77	50.48'	S 24°52'17" E
L78	51.13'	S 25°52'22" E
L79	55.12'	S 09°20'00" W
L80	21.40'	S 25°50'13" E
L81	54.88'	S 21°13'24" E
L82	70.64'	S 41°15'02" E
L83	49.00'	S 11°13'24" W
L84	51.40'	S 10°16'42" E

LINE TABLE		
LINE	LENGTH	BEARING
L85	49.83'	S 03°26'02" W
L86	59.23'	S 29°06'14" E
L87	50.79'	S 05°12'32" E
L88	50.65'	S 04°32'08" E
L89	52.21'	S 13°37'57" W
L90	230.82'	S 89°00'08" W
L91	80.80'	S 09°02'32" W
L92	105.50'	S 39°36'41" E
L93	188.36'	N 89°06'42" E
L94	132.29'	S 01°17'58" E
L95	75.00'	S 89°39'36" E
L96	132.58'	N 01°17'58" W
L97	37.55'	S 36°08'20" E
L98	410.85'	S 05°57'36" W
L99	104.97'	S 31°41'08" E
L100	537.28'	N 58°57'13" E
L101	153.87'	S 35°37'13" E
L102	62.68'	N 60°05'45" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	258.00'	13°32'33"	60.98'	60.84'	S 27°58'29" E
C2	330.00'	32°22'48"	186.50'	184.02'	S 18°33'22" E
C3	275.00'	35°22'36"	169.80'	167.11'	S 17°28'14" W
C4	375.00'	16°55'14"	110.74'	110.34'	S 26°41'55" W
C5	610.00'	82°36'37"	879.51'	805.28'	S 23°04'00" E
C6	675.00'	5°46'48"	68.09'	68.07'	S 61°28'55" E
C7	260.00'	60°10'09"	273.04'	260.66'	S 28°30'26" E
C8	225.00'	37°28'04"	147.14'	144.53'	S 20°18'39" W
C9	190.00'	67°56'02"	225.28'	212.31'	S 05°04'40" W
C10	155.00'	108°52'02"	294.51'	252.17'	S 25°32'40" W

SKETCH FOR DESCRIPTION

PELICAN LANDING DRI
LINE AND CURVE TABLES
RAPTOR BAY PORTION



**Rhodes
& Rhodes**
LAND SURVEYING, INC.
LICENSE #LB 6897

date:
JUNE 7, 2025

scale:
N/A

cadd file:
2025-468DRI-2

28100 BONITA GRANDE DRIVE SUITE 107
BONITA SPRINGS, FL 34135
(239) 405-8166 (239) 405-8163 FAX

PSM:
JSR

drawn:
RWC

checked:
RWC

view:
TABLES

project#:
2025-468

sheet #:
6 of 6

NOT A SURVEY



Rhodes and Rhodes Land Surveying
28100 Bonita Grande Drive, STE 107
Bonita Springs, FL 34135
239-405-8166

**LEGAL DESCRIPTION
PELICAN LANDING DRI
(OFFSITE)**

A PARCEL OF LAND LYING IN AND BEING A PORTION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°42'53" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 171.25 FEET; THENCE DEPARTING FROM LAST SAID LINE, NORTH 01°27'43" WEST, A DISTANCE OF 40.00 FEET TO THE TO NORTHERLY RIGHT-OF-WAY OF COCONUT ROAD AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTH 01°27'43" WEST, A DISTANCE OF 368.00 FEET; THENCE SOUTH 89°42'53" EAST, A DISTANCE OF 513.94 FEET; THENCE SOUTH 01°25'50" EAST, A DISTANCE OF 368.99 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COCONUT ROAD; THENCE NORTH 89°42'53" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 513.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.34 ACRES, MORE OR LESS.

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