

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

WHEREAS, DeLisi, Inc., filed an application on behalf of the property owner, GA Pinnacle Savanna Lakes, LLC, to amend 371.62± acres of the Savanna Lakes Mixed Use Planned Development (MPD); and

WHEREAS, a public hearing before the Lee County Zoning Hearing Examiner, Donna Marie Collins, was advertised and held on September 18, 2025; and

WHEREAS, the Hearing Examiner gave full consideration to the evidence in the record for Case # DCI2024-00037 and recommended approval of the Request; and

WHEREAS, a second public hearing was advertised and held on November 5, 2025, 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 371.62± acres of the Savanna Lakes MPD to increase residential unit count of the MPD from 1,477 to 2,300, reduce commercial square footage to 30,000 square feet, eliminate hotel uses, amend property development regulations, update the Master Concept Plan and conditions, and add deviations.

The property is located in the Urban Community Future Land Use Category and is legally described in attached Exhibit A and the vicinity map of the subject property is attached as Exhibit B. 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. **Master Concept Plan and Approved Development Parameters**
Master Concept Plan (MCP). Development must be substantially consistent with the two-page Master Concept Plan Entitled "Savanna Lakes Lee County, Florida", last revised 5/16/2025, attached as Exhibit C.

Lee Plan and Land Development Code (LDC). Development must comply with the Lee Plan and LDC, except where deviations are approved in this resolution. Amendments to the MCP or conditions will be subject to further development approvals.

Approved Development Parameters. Development is limited to a maximum of 2,300 dwelling units and 30,000 square feet of commercial floor area. The maximum building height is 45 feet.

Resolution Supersedes Prior Approvals. This resolution codifies and supersedes Resolution Z-99-049, and amendments ADD2003-00129, Resolution Z-06-074, ADD2019-00207, and ADD2022-00068.

2. Schedule of Permitted Uses and Property Development Regulations

- a. Permitted Uses
 - Accessory uses and structures
 - Administrative Offices
 - ATM (Automatic Teller Machine)
 - Automobile Service Station
 - Banks and Financial Establishments
 - Bed and Breakfast
 - Business Services, Group I
 - Car Wash
 - Cleaning and Maintenance Services
 - Clothing Stores, General
 - Clubs:
 - Country
 - Commercial
 - Fraternal
 - Membership
 - Organization
 - Private
 - Consumption on Premises
 - Convenience Food and Beverage Store
 - Cultural Facilities
 - Day Care Center, Child, Adult
 - Drive-through Facility for any Permitted Use
 - Drugstore, Pharmacy
 - Dwelling unit:
 - Single family
 - Duplex
 - Two-family attached
 - Townhouse
 - Multiple-family building
 - EMS, Fire, or Sheriff's Station
 - Essential Services
 - Essential Services Facilities, Group I
 - Excavation:
 - Water Retention
 - Fences, Walls
 - Food and Beverage Services, Limited
 - Food Stores, Group I
 - Gift and Souvenir Shop
 - Hardware Store
 - Health Care Facilities, Groups I, II, and III

- Heliport or Helistop
- Hobby, Toy, and Game Shops
- Home Care Facility
- Household and Office Furnishings, All Groups
- Insurance Companies
- Laundry or Dry Cleaning, Group I
- Lawn and Garden Supply Stores
- Library
- Medical Office
- Non-store Retailers, All Groups
- Parcel and Express Services
- Package Store
- Paint, Glass, and Wallpaper
- Parking Lot:
 - Accessory
 - Commercial
 - Garage
 - Temporary
- Personal Services, Groups I, II, III, and IV
- Pet Shop
- Pharmacy
- Place of Worship
- Post Office
- Real Estate Sales Office
- Recreation, Commercial, Groups I, III, and IV
- Recreational Facilities, Personal and Private, on-site
- Religious Facilities
- Rental or Leasing Establishments, Groups I, II, and III
- Repair Shops, Groups I, II, III, and IV
- Restaurant, Fast Food
- Restaurant, Groups I, II, III, and IV
- Retail and Wholesale Sales, incidental and subordinate to a permitted principal use on the same premises
- Self Service Fuel Pumps
- Signs

- b. Property Development Regulations
Property development regulations are attached as Exhibit D.

3. Pedestrian and Bicycle Access to School Buses

Development Order plans must include safe pedestrian and bicycle access to school bus stops. The site plan must depict locations for school buses to stop, load and unload students in each residential development pod. Plans must also include a dedicated area for students to wait for the school bus. These waiting areas must be outside road rights-of-way and coordinated with the Lee County School District.

4. Open Space

Project open space must be substantially consistent with the MCP.

5. Environmental Conditions

- a. Gopher Tortoise Survey. Development order submittals must include an updated survey of gopher tortoise habitat consistent with LDC requirements. The survey is subject to review and approval by County staff.
- b. Gopher Tortoise Management Plan. If gopher tortoises will remain on the property, development order submittals must include the gopher tortoise permit issued by Florida Fish and Wildlife Conservation Commission (FWC) along with an LDC compliant Gopher Tortoise Management Plan.
- c. Gopher Tortoise Relocation Permit. If developer obtains a relocation permit, development order submittals must include an LDC compliant Gopher Tortoise Management Plan. If developer secures an incidental take permit, developer must move gopher tortoises and commensal species out of harm's way to a fenced upland preserve area during construction. Development order submittals must include an approved plan outlining the method of moving the tortoises out of harm's way and construction of a gopher tortoise fence.
- d. Alligator Management Plan. Development order submittals must include a detailed Alligator Management Plan. The Management Plan must include:
 - i. Distribution of educational literature or lectures for residents concerning human/alligator interaction.
 - ii. The location and wording of warning signs designed to prevent feeding or harassment of alligators.

6. Hurricane Impact Mitigation

- a. Property Owner Association. Development order submittals for tracts with residential units must establish a homeowners'/residents' association. The association must conduct annual educational programs, in conjunction with Emergency Management staff, offering literature, brochures, and speakers for Hurricane Awareness Preparedness Seminars describing the risks of natural hazards. The intent of education program is to educate residents on actions to mitigate the dangers associated with hurricanes.
- b. Hurricane Evacuation Plan. Developer must formulate an emergency hurricane notification and evacuation plan for the development. The plan is subject to review and approval by Lee County Office of Emergency Management.

7. Gated access

If project access is through an unmanned security gate, the entry must be equipped with an override switch installed for emergency vehicles to gain entry.

8. Milwaukee Road Improvements

Prior to Certificates of Compliance/Occupancy for vertical development, the developer, or his designee, must extend Milwaukee Boulevard from its terminus at the intersection of Homestead Road in a northwesterly direction approximately two miles to intersect the southerly terminus of Beth Stacey Boulevard. The roadway must be constructed to county standards, based upon the functional classification of the road. If construction has begun and is proceeding in a reasonable manner, Certificates of Compliance/Occupancy may be

issued for non-retail uses and no more than 30,000 square feet of retail development provided the Milwaukee Boulevard/Homestead Road intersection has been established.

9. Height

Buildings and structures may exceed 35 feet in height provided required street, side, and rear setbacks are increased by one-half foot for every one foot the building/structure exceeds 35 feet in height. Buildings and structures may not exceed 45 feet in height.

10. Landscape Buffers

Buffers must be provided in accordance with Lee County LDC § 10-416(d) for the multi-family and commercial areas. No buffering is required for single-family conventional or attached or two-family units.

11. Charwood Avenue

Developer may not use Charwood Avenue for construction vehicles larger than standard pickup trucks. Direct construction access to Charwood Avenue is prohibited. The developer must post signs at all construction entrances advising drivers that concrete and fill trucks may not use Charwood Avenue. As part of the contract for each fill and concrete contractor, the developer must include written notice to the contractors advising of the Charwood Avenue use prohibition.

12. State and Federal Permits

County development permits do not create rights to obtain permits from state or federal agencies and do not create liability on the part of the County if Applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if Applicant undertakes actions in violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

SECTION C. DEVIATIONS:

1. Property Development Regulations. Deviation (1) seeks relief from the LDC §§ 34-695, 34-715 and 34-844 requirements for property development regulations for residential uses, to allow the property development regulations set forth in Exhibit D. This deviation is APPROVED.
2. Building Separation. Deviation (2) seeks relief from the LDC § 34-935(e)(4) requirement to provide a minimum building separation of one-half the sum of the heights or 20 feet, whichever is greater, to allow a 10-foot minimum building separation. This deviation is APPROVED, SUBJECT TO the condition that the development orders submittals include letters of approval from the fire district.
3. Lots Created After January 28, 1983. Deviation (3) seeks relief from the LDC § 34-2222(1), which requires a 15-foot increase in minimum lot widths for corner lots, to allow a minimum increase of 10 feet for corner lots. This deviation is APPROVED, SUBJECT TO compliance with LDC visibility/sight distance requirements.
4. Intersection Separation. Deviation (4) seeks relief from the LDC § 10-285(a) requirement for a 660-foot minimum intersection separation distance on arterial roadways, to allow a 400-foot intersection separation distance on Milwaukee Boulevard near Preston Street. This deviation is APPROVED.

5. Open Drainage Easements. Deviation (5) seeks relief from the LDC § 10-328(a) requirement to provide a minimum 20-foot-wide maintenance easement along water courses, to eliminate the maintenance easement in areas that do not abut single-family lots and allow a 15-foot-wide maintenance easement for areas directly abutting single-family lots. This deviation is APPROVED, SUBJECT TO the condition that development order submittals include evidence of South Florida Water Management District approval.
6. Sign Setback. Deviation (6) seeks relief from the LDC § 30-152(2) requirement to provide a minimum 15-foot setback for identification signs from rights-of-way/easements, to allow a zero-foot setback. This deviation is APPROVED, SUBJECT TO compliance with LDC minimum vehicle visibility sight distances.
7. Indigenous Open Space. Deviation (7) seeks relief from the LDC § 10-415(b)(1) requirement to meet 50 percent of the open space requirement through preservation of indigenous native vegetation, to allow conservation easement areas controlled by the Lehigh Acres Municipal Services Improvement District (LAMSID) to satisfy the requirement. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. Development order submittals must demonstrate the developer/applicant must designate 10 acres of existing indigenous preservation within the highest quality native indigenous plant communities on-site. These areas located in Tract K include pine flatwoods/palmetto prairie along the north property line and pine flatwoods/cabbage palm forest in the center of the property.
 - b. Onsite LAMSID conservation easement area(s) satisfy the required 193.65 acres of indigenous preservation. If the conservation easement area ever contains less than 193.65 acres of existing indigenous vegetation, Developer or their successor must satisfy the indigenous preservation requirement through any combination set forth below:
 - i. Existing indigenous community within the 840-acre MPD.
 - ii. On-site creation/restoration of indigenous plant communities.
 - iii. Off-site mitigation consistent with LDC § 10-415(b)(3).

Developer is not required to provide additional indigenous vegetation if the quantity of indigenous vegetation is reduced by hurricanes, lightning strikes, drought, or other acts of God.
8. Property Development Regulations. Deviation (8) seeks relief from the LDC §§ 34-844 establishing property development regulations for the commercial uses, to allow the property development regulations in Condition 2b above. This deviation APPROVED.
9. Intersection Separation. Deviation (9) seeks relief from the LDC § 10-285(a) requirement to provide a 660-foot minimum intersection separation distance for arterial roadways, to allow a 450-foot separation distance on Milwaukee Boulevard near Homestead Road. This deviation is APPROVED.
10. Signs. Deviation (10) seeks relief from the LDC § 30-152(3) requirement to provide a minimum 15-foot setback for identification signs from rights-of-way/easements, to allow a zero-foot setback. This deviation is APPROVED, SUBJECT TO LDC minimum vehicle visibility sight distances.

11. Dead-end Streets. Deviation (11) seeks relief from the LDC § 10-296(k)(1), which requires dead-end streets to be constructed with a circular turnaround for vehicles, to eliminate circular turnarounds in seven locations on the MCP where there is less than 150 feet of roadway from the nearest intersection. This deviation is APPROVED, limited to locations depicted on MCP.
12. Excavation Setbacks. Deviation (12) seeks relief from the LDC § 10-329(d)(1)a.3., which requires a minimum setback of 50 feet between an excavation and a private property line under separate ownership, to allow a minimum setback of 30 feet. This deviation is APPROVED, limited to locations depicted on MCP.

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: Site Development Regulations - Residential

SECTION E. FINDINGS AND CONCLUSIONS:

Based upon its review, the Board of County Commissioners adopts the recommendation of the Hearing Examiner, including the following findings and conclusions:

1. The requested amendment to the Savanna Lakes MPD is consistent with the Lee Plan. Lee Plan Goals 2, 4, 5, 6, 11, 25, 53, 77, 95, 158, 160, Objectives 2.1, 2.2, 4.1, 5.1, 6.1, 11.1, 25.8, 25.10, 55.1, 56.1, 77.3, 126.2, 158.2, 160.1, and Policies 1.1.4, 2.1.1, 2.1.2, 2.2.1, 2.2.2, 5.1.2, 5.1.5, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 11.1.1, 25.8.2, 25.10.1, 53.1.5, 56.1.4, 67.3.7, 135.1.9, 135.9.5, 135.9.6, 135.9.7, 158.2.1, 160.1.3, Lee Plan Maps 1-A, 1-B, 2-A, 2-B, 3-D, 4-E, Tables 1(a), 1(b)
2. As conditioned, the MPD amendment:
 - a. Is consistent with the LDC or qualifies for deviations. LDC Chapters 2, 10, 33, and 34.
 - b. Is compatible with existing or planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, 11.1, and Policies 1.1.4, 5.1.5, 5.1.6, 6.1.4, 11.1.1, 25.6.1, 135.9.5, 135.9.6, 135.9.7; LDC §§ 34-411, 34-413.
 - c. Provides sufficient road access to support proposed development intensity. Lee Plan Objective 25.8, Policies 6.1.5, 25.8.2, 39.6.4, 43.1.1.
 - d. Expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. Lee Plan Objectives 11.1, 39.1, Policies 38.1.1, 39.2.1, 43.1.1; LDC §§ 2-261 *et seq.*, 34-411.

- e. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 60, 61, 77, Objectives 25.10, 77.1, 77.2, 77.3, 126.2, Policies 6.1.6, 25.10.1, 60.4.1, 60.4.2, 123.8.1, 125.1.2, 126.1.4, 126.2.1, Standard 4.1.4; and
 - f. Public services and infrastructure will be available to serve the development. Goals 2, 4, 6, 25, 95, Objectives 2.1, 2.2, 4.1, 55.1, 56.1, 67.1, 135.9.7, Policies 2.2.1, 5.11, 6.1.4, 25.9.1, 25.9.2, 53.1.5, 56.1.4, Standards 4.1.1, 4.1.2.
- 3. The proposed uses are appropriate at the location. Lee Plan Goals 2, 4, 5, 6, 11, 25; Objectives 2.1, 2.2, 11.1, Policies 1.1.4, 2.1.1, 2.1.2, 5.1.2, 5.1.6, 6.1.7, 6.1.8, 11.1.1, 25.9.2, 135.9.5, 135.9.6, 135.9.7, 158.2.1, 160.1.3.
 - 4. The County regulations and recommended conditions provide sufficient safeguards to protect the public interest and relate to impacts expected from the proposed development. Lee Plan Objectives 77.3, 126.2, Policies 5.1.5, 6.1.4, 43.1.1, 53.1.5, 56.1.4, 67.3.7, 135.9.5, 135.9.6: LDC §§ 34-377(a)(3), 34-411 and 34-932(c).
 - 5. Deviations recommended for approval enhance the planned development and preserve public health, safety, and welfare. LDC §§ 34-373(a)(9), 34-377(a)(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 Hamman made a motion to adopt the foregoing resolution, seconded by Commissioner Pendergrass. The vote was as follows:

Adopted by unanimous consent.

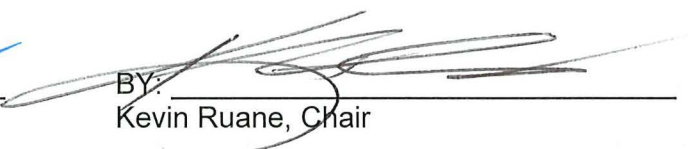
Kevin Ruane	Aye
Cecil L Pendergrass	Aye
David Mulicka	Absent
Brian Hamman	Aye
Vacant	_____

DULY PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Deputy Clerk

BY: 
Kevin Ruane, Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


David W. Halverson
Assistant County Attorney
County Attorney's Office

DESCRIPTION

Parcel in
Sections 16, 17 and 18, Township 45 South, Range 27 East
Lee County, Florida

A tract or parcel of land being a portion of the record plat of "MIRROR LAKES" recorded in Plat Book 27, Page 83, Lee County Records, lying in Sections 16, 17 and 18, Township 45 South, Range 27 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows

BEGINNING at the Northeast corner of said Section 18 run N89°08'48"E along the North line of the Northwest Quarter (NW 1/4) said Section 17 for 2,565.02 feet to an intersection with the Westerly line of UNIT 7 of said record plat; thence run S00°50'30"E along said Westerly line for 99.98 feet to an intersection with the South line of a Canal shown on said record plat; thence run along said South line the following courses: N89°09'30"E for 2,766.27 feet and N88°17'42"E for 1,243.95 feet intersection with the Westerly right of way line of Homestead Road (Richmond Avenue per plat), of said record plat; thence run S00°55'43"E along said Westerly right of way line for 966.92 feet to an intersection with the Northerly line of PARCEL "A" as described in a deed recorded in Instrument No. 2009000075218, Lee County Records; thence run along the Northerly and Westerly line of said PARCEL "A" the following courses: S89°04'17"W for 800.00 feet and S00°55'43"E for 756.89 feet to an intersection with the Northerly right of way line of Milwaukee Boulevard (106' wide right of way) as described in a deed recorded in Official Records Book 4561, at Page 4816 and in Instrument No. 2013000045583, both of the Public Records of Lee County, Florida; thence run along the Northerly, Easterly and Southerly right of way line of said Milwaukee Boulevard the following courses: N89°04'17"E for 800.00 feet; S00°55'43"E for 106.00 feet and S89°04'17"W for 330.00 feet to an intersection with the Westerly line of PARCEL "B" as described in a deed recorded in Instrument No. 2009000075218, Lee County Records; thence run along the Westerly and Southerly line of said PARCEL "B" the following courses: S00°55'43"E for 550.00 feet and N89°04'17"E for 332.92 feet to a point on a non-tangent curve and an intersection with the Westerly right of way line of Homestead Road (Richmond Avenue per plat), of said record plat; thence run Southerly along said Westerly right of way line along an arc of a curve to the left of radius 1,962.86 feet (delta 07°35'53") (chord bearing S07°51'12"E) (chord 260.11 feet) for 260.30 feet to an intersection with the Northerly line of LOT 1, BLOCK 80, of said record plat; thence run along the Northerly and Westerly line of LOTS 1 through 12, BLOCK 80 and LOTS 1 through 23, BLOCK 124, of said record plat the following twelve (12) courses: S73°49'06"W for 119.97 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 315.00 feet (delta 94°24'20") (chord bearing S26°36'56"W) (chord 462.27 feet) for 519.02 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 2,397.86 feet (delta 04°55'47") (chord bearing S23°03'08"E) (chord 206.25 feet) for 206.31 feet to a point of reverse curvature;

REVIEWED

Project: DCI2024-00037

By: Evelyn Valdes

Dept: Legal Review

Date: 07/01/2025

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DESCRIPTION (CONTINUED)

Southerly along an arc of a curve to the right of radius 120.00 feet (delta 68°29'37") (chord bearing S08°43'47"W) (chord 135.06 feet) for 143.45 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 315.00 feet (delta 78°13'52") (chord bearing S03°51'40"W) (chord 397.46 feet) for 430.10 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 2,707.86 feet (delta 06°30'43") (chord bearing S38°30'38"E) (chord 307.60 feet) for 307.77 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 137.94 feet (delta 90°00'00") (chord bearing S03°14'00"W) (chord 195.08 feet) for 216.68 feet to a point of tangency; S48°14'00"W for 482.15 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 447.36 feet (delta 40°46'12") (chord bearing S68°37'06"W) (chord 311.65 feet) for 318.33 feet to a point of tangency; S89°00'12"W for 237.81 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 100.00 feet (delta 89°55'55") (chord bearing S44°02'15"W) (chord 141.34 feet) for 156.96 feet to a point of tangency and S00°55'43"E for 265.11 feet to an intersection with said Northerly right of way line of Parkdale Boulevard; thence run S89°00'13"W along said Northerly right of way line for 150.00 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 17; thence run N00°55'43"W along said East line for 323.77 feet to a point on a non-tangent curve and an intersection with the Westerly line of PARCEL 30, of said record plat; thence run along the Westerly, Southerly and Easterly line of said PARCEL 30 the following courses: Northwesterly along an arc of a curve to the left of radius 310.00 feet (delta 85°51'35") (chord bearing N46°12'14"W) (chord 422.28 feet) for 464.55 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 2,438.36 feet (delta 05°31'26") (chord bearing N86°22'19"W) (chord 234.99 feet) for 235.08 feet to a point of tangency; N83°36'36"W for 260.00 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 310.00 feet (delta 90°00'00") (chord bearing S51°23'24"W) (chord 438.41 feet) for 486.95 feet to a point of tangency and S06°23'24"W for 310.00 feet to an intersection with the Northerly right of way line of Parkdale Boulevard, of said record plat; thence run along said Northerly right of way line, the following courses: N83°36'36"W for 398.38 feet to a point of curvature and Southwesterly along an arc of a curve to the left of radius 1,602.61 feet (delta 55°55'33") (chord bearing S68°25'38"W) (chord 1,502.93 feet) for 1,564.29 feet to a point of reverse curvature; thence run Westerly along the Northerly right of way line of Parish Drive of said record plat along an arc of a curve to the right of radius 30.00 feet (delta 87°53'38") (chord bearing S84°24'40"W) (chord 41.64 feet) for 46.02 feet to a point of tangency; thence run N51°38'31"W along said right of way line and continuing along the Northwesterly prolongation thereof for 155.85 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the left of radius 1,787.61 feet (delta 00°57'41") (chord bearing S38°50'20"W) (chord 30.00 feet) for 30.00 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 275.76 feet (delta 75°40'06") (chord bearing S76°11'32"W) (chord 338.29 feet) for 364.18 feet to an intersection with the Northerly right of way line of

REVIEWED

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DESCRIPTION (CONTINUED)

Marabou Drive of said record plat; thence run N65°58'25"W along said Northerly right of way line for 710.94 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 90.00 feet (delta 53°50'30") (chord bearing N39°03'10"W) (chord 81.50 feet) for 84.57 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 65.00 feet (delta 149°38'59") (chord bearing N86°57'25"W) (chord 125.47 feet) for 169.77 feet to a point of tangency and intersection with the Northerly prolongation of the Easterly line of LOT 3, BLOCK 114, of said record plat; thence run S18°13'06"W along said prolongation and continuing along said Easterly line of LOT 3 for 185.00 feet to a point on a radial curve being the Southerly most corner of said LOT 3; thence run along the Northerly line of a Canal shown on said record plat the following courses: Westerly along an arc of a curve to the left of radius 1,379.39 feet (delta 19°12'54") (chord bearing N81°23'21"W) (chord 460.43 feet) for 462.60 feet to a point of tangency; S89°00'12"W for 544.71 feet and S89°39'36"W for 989.62 feet to an intersection with the Easterly line of UNIT 33 of said record plat; thence run S00°20'24"E along said Easterly line for 100.00 feet to an intersection with the Southerly line of said record plat; thence run along said Southerly line the following courses: S89°39'36"W for 338.08 feet and S49°05'23"W for 466.78 feet to an intersection with the Northerly right of way line of STATE ROAD 82 (200' wide right of way); thence run N64°20'03"W along said Northerly right of way line for 2,209.41 feet to a point of curvature and an intersection with the Easterly right of way line of Grant Boulevard of said record plat; thence run along said Easterly right of way line the following courses: Northerly along an arc of a curve to the right of radius 30.00 feet (delta 90°00'00") (chord bearing N19°20'03"W) (chord 42.43 feet) for 47.12 feet to a point of tangency; N25°39'57"E for 300.00 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 1,077.25 feet (delta 19°47'53") (chord bearing N15°46'01"E) (chord 370.38 feet) for 372.23 feet to a point of reverse curvature and an intersection with the Southerly right of way line of Parish Drive of said record plat; thence run along said Southerly right of way line the following courses: Northeasterly along an arc of a curve to the right of radius 50.00 feet (delta 103°25'23") (chord bearing N57°34'46"E) (chord 78.49 feet) for 90.25 feet to a point of tangency and S70°42'33"E for 255.33 feet to a point on a non-tangent curve; thence run Northerly along an arc of a curve to the left of radius 1,387.25 feet (delta 04°13'26") (chord bearing N04°11'43"E) (chord 102.25 feet) for 102.27 feet to the Southerly most corner of LOT 8, BLOCK 66, of said record plat; thence run along the Southerly and Easterly line of LOTS 8 through 1, BLOCK 66, of said record plat line and continuing along the Northerly prolongation thereof the following courses: N56°49'59"E along a non-tangent line for 158.60 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 50.00 feet (delta 30°49'48") (chord bearing N17°45'06"W) (chord 26.58 feet) for 26.90 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 1,512.25 feet (delta 23°12'58") (chord bearing N13°56'41"W) (chord 608.58 feet) for 612.76 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 25.00 feet (delta 60°00'00") (chord bearing N04°26'50"E) (chord 25.00 feet) for 26.18 feet to a point of reverse

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curvature; Northerly along an arc of a curve to the left of radius 25.00 feet (delta 60°00'00") (chord bearing N04°26'50"E) (chord 25.00 feet) for 26.18 feet to a point of tangency and N25°33'10"W for 258.82 feet to a point of curvature being the Easterly most corner of LOT 12, BLOCK 64; thence run along the Westerly line of UNIT 15 of said record plat the following courses: Northwesterly along an arc of a curve to the left of radius 101.78 feet (delta 42°54'34") (chord bearing N47°00'27"W) (chord 74.46 feet) for 76.22 feet to a point of tangency; N68°27'44"W for 14.93 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 100.00 feet (delta 61°33'12") (chord bearing N37°41'08"W) (chord 102.34 feet) for 107.43 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 265.00 feet (delta 18°38'38") (chord bearing N16°13'51"W) (chord 85.85 feet) for 86.23 feet to a point of tangency; N25°33'10"W for 100.00 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 265.00 feet (delta 55°52'07") (chord bearing N53°29'13"W) (chord 248.28 feet) for 258.40 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 100.00 feet (delta 92°39'33") (chord bearing N35°05'30"W) (chord 144.66 feet) for 161.72 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 265.00 feet (delta 25°32'49") (chord bearing N01°32'09"W) (chord 117.18 feet) for 118.16 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 646.50 feet (delta 67°18'47") (chord bearing N19°20'50"E) (chord 716.60 feet) for 759.53 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 215.00 feet (delta 33°06'32") (chord bearing N36°26'58"E) (chord 122.52 feet) for 124.24 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the right of radius 100.00 feet (delta 48°14'02") (chord bearing N44°00'42"E) (chord 81.72 feet) for 84.18 feet to an intersection with the Westerly line of UNIT 2 of said record plat; thence run along said Westerly line the following courses: N21°52'17"W for 64.55 feet and N36°59'46"W for 200.00 feet to an intersection with the Easterly right of way line of Grant Boulevard, of said record plat; thence run along said Easterly right of way line the following courses: N53°00'14"E for 341.86 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 997.03 feet (delta 53°44'58") (chord bearing N26°07'45"E) (chord 901.40 feet) for 935.32 feet to a point of tangency and N00°44'44"W for 177.69 feet to an intersection with the North line of said Section 18; thence run N89°17'24"E along North line of said Section 18 for 2,819.08 feet to the POINT OF BEGINNING. Containing 1,119.56 acres, more or less.

LESS AND EXCEPT THE FOLLOWING 5 PARCELS:

LESS AND EXCEPT PARCEL 1, also being PRESERVATION AREA ONE IN MIRROR LAKES, as described in a deed recorded in Official Records Book 2387, at Page 2512, Lee County Records:

COMMENCING at the Northeast corner of said Section 18 run S89°17'24"W along the North line of said Section 18 for 2,061.91 feet; thence run S00°42'36"E for

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1,057.52 feet to the Westerly most corner of Lot 20, Block 9, of said record plat and the POINT OF BEGINNING.

From said Point of Beginning run N10°44'03"E along the Westerly line of said Lot 20 for 125.00 feet to the Northerly most corner of said Lot 20; thence run N37°22'17"E for 67.50 feet to the Westerly most corner of Lot 19, Block 2, of said record plat; thence run N09°27'55"E along the Westerly line of said Lot 19 for 125.00 feet to a point on a radial curve being the Northerly most corner of said Lot 19; thence run along the Northerly line of Lot 19 and Lot 20, Block 2, of said record plat, the following courses: Easterly along an arc of a curve to the left of radius 1,241.60 feet (delta 03°57'15") (chord bearing S82°30'42"E) (chord 85.67 feet) for 85.69 feet to a point of tangency; S84°29'20"E for 26.48 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 68.03 feet (delta 65°12'47") (chord bearing S51°52'56"E) (chord 73.32 feet) for 77.43 feet to a point of reverse curvature and Southeasterly along an arc of a curve to the left of radius 57.55 feet (delta 20°04'41") (chord bearing S29°18'53"E) (chord 20.06 feet) for 20.17 feet to the Northeast corner of said Lot 20; thence run S01°07'03"W along the easterly line of said Lot 20 and continuing along the Southerly prolongation thereof for 125.20 feet to an intersection with the Southerly right of way line of Lodestone Drive, of said record plat; thence run S41°02'13"W for 72.83 feet to the Southeast corner of Lot 21, Block 9, of said record plat; thence run along the Southerly line of Lot 20 and Lot 21, Block 9, of said record plat, the following courses: S50°50'53"W for 57.02 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 100.97 feet (delta 46°25'24") (chord bearing S74°03'35"W) (chord 79.59 feet) for 81.81 feet to a point of compound curvature and Westerly along an arc of a curve to the right of radius 1,551.60 feet (delta 03°27'46") (chord bearing N80°59'50"W) (chord 93.76 feet) for 93.77 feet to the POINT OF BEGINNING.

Containing 1.37 acres, more or less.

LESS AND EXCEPT PARCEL 2, also being PRESERVATION AREA TWO IN MIRROR LAKES, as described in a deed recorded in Official Records Book 2387, at Page 2512, Lee County Records:

COMMENCING at the Northeast corner of said Section 18 run S89°17'24"W along the North line of said Section 18 for 1,205.30 feet; thence run S00°42'36"E for 475.58 feet to the POINT OF BEGINNING.

From said Point of Beginning run S68°24'51"E for 75.00 feet; thence run S32°54'39"E for 140.17 feet; thence run N57°05'21"E for 61.01 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 851.35 feet (delta 02°54'32") (chord bearing N58°32'37"E) (chord 43.22 feet) for 43.22 feet; thence run S27°58'57"E for 60.04 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the right of radius 791.35 feet (delta 27°14'02") (chord bearing N73°27'43"E) (chord 372.61 feet) for 376.14 feet to a point of tangency; thence run N87°04'43"E for 345.78 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the right of radius 30.00 feet (delta 88°30'16") (chord bearing S48°40'08"E) (chord 41.87 feet) for

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46.34 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 2,269.09 feet (delta $28^{\circ}32'30''$) (chord bearing $S18^{\circ}41'15''E$) (chord 1,118.69 feet) for 1,130.34 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 30.00 feet (delta $88^{\circ}15'19''$) (chord bearing $S11^{\circ}10'09''W$) (chord 41.78 feet) for 46.21 feet to a point of tangency; thence run $S55^{\circ}17'48''W$ for 403.07 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 1,348.10 feet (delta $01^{\circ}04'35''$) (chord bearing $S55^{\circ}50'06''W$) (chord 25.33 feet) for 25.33 feet to a point of tangency; thence run $S33^{\circ}37'36''E$ for 205.27 feet; thence run $S55^{\circ}17'48''W$ for 94.03 feet; thence run $S24^{\circ}15'40''W$ for 55.33 feet to a point on a non-tangent curve; thence run Southerly along an arc of a curve to the right of radius 97.33 feet (delta $99^{\circ}12'29''$) (chord bearing $S16^{\circ}08'06''E$) (chord 148.25 feet) for 168.53 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 251.53 feet (delta $41^{\circ}25'05''$) (chord bearing $S12^{\circ}45'36''W$) (chord 177.89 feet) for 181.83 feet to a point of tangency; thence run $S07^{\circ}56'56''E$ for 1.66 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 613.02 feet (delta $32^{\circ}30'00''$) (chord bearing $S24^{\circ}11'56''E$) (chord 343.08 feet) for 347.72 feet to a point of tangency; thence run $S40^{\circ}26'56''E$ for 464.99 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 875.02 feet (delta $15^{\circ}54'48''$) (chord bearing $S48^{\circ}24'20''E$) (chord 242.25 feet) for 243.03 feet; thence run $N33^{\circ}38'16''E$ along a radial line for 145.00 feet to a point on a radial curve; thence run Southeasterly along an arc of a curve to the left of radius 730.02 feet (delta $19^{\circ}16'36''$) (chord bearing $S66^{\circ}00'02''E$) (chord 244.45 feet) for 245.61 feet; thence run $S14^{\circ}21'40''W$ along a radial line for 145.00 feet to a point on a radial curve; thence run Easterly along an arc of a curve to the left of radius 875.02 feet (delta $03^{\circ}48'36''$) (chord bearing $S77^{\circ}32'38''E$) (chord 58.18 feet) for 58.19 feet to a point of tangency; thence run $S79^{\circ}26'56''E$ for 72.11 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 175.00 feet (delta $40^{\circ}59'38''$) (chord bearing $N80^{\circ}03'15''E$) (chord 122.56 feet) for 125.21 feet to a point designated as POINT "A"; thence run $S30^{\circ}26'14''E$ for 190.02 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 299.95 feet (delta $43^{\circ}36'22''$) (chord bearing $S08^{\circ}38'03''E$) (chord 222.81 feet) for 228.28 feet to a point of tangency; thence run $S13^{\circ}10'08''W$ for 326.94 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 2,494.39 feet (delta $05^{\circ}53'42''$) (chord bearing $N85^{\circ}07'50''W$) (chord 256.53 feet) for 256.65 feet; thence run $S00^{\circ}09'51''E$ for 116.31 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 594.24 feet (delta $09^{\circ}09'32''$) (chord bearing $S04^{\circ}24'55''W$) (chord 94.89 feet) for 94.99 feet to a point of tangency; thence run $S08^{\circ}59'41''W$ for 132.11 feet; thence run $N70^{\circ}58'45''W$ for 140.58 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 655.00 feet (delta $12^{\circ}43'35''$) (chord bearing $S25^{\circ}23'03''W$) (chord 145.19 feet) for 145.49 feet; thence run $N58^{\circ}15'10''W$ along a radial line for 185.00 feet to a point on a radial curve; thence run Southwesterly along an arc of a curve to the right of radius 470.00 feet

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(delta 31°35'19") (chord bearing S47°32'30"W) (chord 255.85 feet) for 259.12 feet to a point of tangency; thence run S63°20'09"W for 246.21 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 190.00 feet (delta 55°59'49") (chord bearing S35°20'15"W) (chord 178.39 feet) for 185.69 feet; thence run N82°39'40"W along a radial line for 125.00 feet; thence run N76°07'37"W for 119.18 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 975.56 feet (delta 17°16'22") (chord bearing N89°30'16"W) (chord 292.99 feet) for 294.10 feet to a point of tangency; thence run S79°54'03"W for 66.68 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the right of radius 150.00 feet (delta 31°58'41") (chord bearing N86°04'07"W) (chord 82.64 feet) for 83.72 feet; thence run S19°55'14"W for 147.90 feet; thence run S00°20'24"E for 87.89 feet; thence run S89°39'36"W for 360.91 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 65.00 feet (delta 65°41'48") (chord bearing N57°29'30"W) (chord 70.51 feet) for 74.53 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the left of radius 795.00 feet (delta 39°41'27") (chord bearing N44°29'20"W) (chord 539.78 feet) for 550.72 feet to a point of tangency; thence run N64°20'03"W for 1,052.85 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 3,838.82 feet (delta 01°09'08") (chord bearing N64°54'37"W) (chord 77.20 feet) for 77.20 feet; thence run N24°30'49"E along a radial line for 155.00 feet; thence run N16°32'27"E for 309.18 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the left of radius 853.19 feet (delta 26°05'12") (chord bearing S78°21'39"E) (chord 385.11 feet) for 388.46 feet; thence run N01°24'15"W along a radial line for 125.00 feet to a point on a radial curve; thence run Easterly along an arc of a curve to the left of radius 728.19 feet (delta 25°48'42") (chord bearing N75°41'24"E) (chord 325.28 feet) for 328.05 feet to a point of tangency; thence run N62°47'03"E for 260.00 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 130.00 feet (delta 90°00'00") (chord bearing N17°47'03"E) (chord 183.85 feet) for 204.20 feet to a point of tangency; thence run N27°12'57"W for 15.00 feet; thence run N62°47'03"E for 155.00 feet; thence run N67°43'39"E for 85.62 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the left of radius 190.00 feet (delta 159°35'45") (chord bearing N67°38'56"E) (chord 373.99 feet) for 529.24 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the right of radius 100.00 feet (delta 61°13'08") (chord bearing N18°27'38"E) (chord 101.84 feet) for 106.85 feet; thence run N21°09'31"W along a non-tangent line for 129.28 feet to a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 130.00 feet (delta 73°01'26") (chord bearing N32°19'46"E) (chord 154.70 feet) for 165.69 feet to a point of tangency; thence run N04°10'57"W for 110.04 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 130.00 feet (delta 64°07'48") (chord bearing N36°14'51"W) (chord 138.03 feet) for 145.51 feet; thence run N21°41'15"E along a radial line for 149.66 feet; thence run S87°26'49"W for 137.15 feet; thence run N02°33'11"W for 125.00 feet; thence run S87°26'49"W for 6.48 feet to a point

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of curvature; thence run Westerly along an arc of a curve to the left of radius 1,410.43 feet (delta $08^{\circ}15'43''$) (chord bearing $S83^{\circ}18'58''W$) (chord 203.20 feet) for 203.38 feet; thence run $N12^{\circ}02'01''W$ for 80.02 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 1,490.43 feet (delta $02^{\circ}18'24''$) (chord bearing $S77^{\circ}57'59''W$) (chord 60.00 feet) for 60.00 feet; thence run $N12^{\circ}02'01''W$ for 155.03 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 1,645.43 feet (delta $11^{\circ}24'31''$) (chord bearing $S71^{\circ}13'02''W$) (chord 327.10 feet) for 327.64 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 100.00 feet (delta $52^{\circ}59'45''$) (chord bearing $N87^{\circ}59'21''W$) (chord 89.23 feet) for 92.50 feet to a point of tangency; thence run $N61^{\circ}29'29''W$ for 449.02 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 255.00 feet (delta $31^{\circ}49'39''$) (chord bearing $N45^{\circ}34'39''W$) (chord 139.84 feet) for 141.65 feet to a point of tangency; thence run $N29^{\circ}39'49''W$ for 111.08 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 255.00 feet (delta $98^{\circ}00'00''$) (chord bearing $N19^{\circ}20'11''E$) (chord 384.90 feet) for 436.16 feet to a point of tangency; thence run $N68^{\circ}20'11''E$ for 338.93 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 285.00 feet (delta $22^{\circ}46'52''$) (chord bearing $N79^{\circ}43'37''E$) (chord 112.57 feet) for 113.32 feet to a point of tangency; thence run $S88^{\circ}52'57''E$ for 59.16 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 150.00 feet (delta $90^{\circ}00'00''$) (chord bearing $N46^{\circ}07'03''E$) (chord 212.13 feet) for 235.62 feet to a point of tangency; thence run $N01^{\circ}07'03''E$ for 194.99 feet; thence run $N57^{\circ}05'21''E$ for 299.31 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 410.00 feet (delta $35^{\circ}30'13''$) (chord bearing $N39^{\circ}20'15''E$) (chord 250.01 feet) for 254.06 feet to the POINT OF BEGINNING.

Containing 196.88 acres, more or less.

LESS AND EXCEPT PARCEL 3, also being PRESERVATION AREA THREE IN MIRROR LAKES, as described in a deed recorded in Official Records Book 2387, at Page 2512, Lee County Records:

COMMENCING at said POINT "A" run $N60^{\circ}50'07''E$ for 615.14 feet to the POINT OF BEGINNING.

From said Point of Beginning run Northeasterly along an arc of a curve to the left of radius 65.00 feet (delta $98^{\circ}16'34''$) (chord bearing $N26^{\circ}32'59''E$) (chord 98.32 feet) for 111.49 feet; thence run $N67^{\circ}24'42''E$ along a radial line for 115.00 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 655.00 feet (delta $64^{\circ}59'17''$) (chord bearing $N34^{\circ}55'03''E$) (chord 703.75 feet) for 742.94 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the left of radius 2,054.09 feet (delta $13^{\circ}30'05''$) (chord bearing $N83^{\circ}46'35''E$) (chord 482.91 feet) for 484.03 feet to a point of tangency; thence run $N77^{\circ}01'33''E$ for 60.17 feet; thence run $S49^{\circ}28'49''E$ for 506.79 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 545.66

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feet (delta 53°29'38") (chord bearing S76°13'38"E) (chord 491.15 feet) for 509.45 feet to a point of tangency; thence run N77°01'33"E for 79.00 feet; thence run S12°58'27"E for 34.56 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 150.00 feet (delta 38°52'58") (chord bearing S06°28'02"W) (chord 99.85 feet) for 101.80 feet to a point of tangency; thence run S25°54'31"W for 45.83 feet; thence run S70°49'14"E for 73.23 feet; thence run S12°58'19"E for 84.99 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 635.76 feet (delta 56°58'25") (chord bearing S15°30'54"W) (chord 606.46 feet) for 632.19 feet to a point of tangency; thence run S44°00'06"W for 391.98 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 345.65 feet (delta 60°06'32") (chord bearing S13°56'50"W) (chord 346.22 feet) for 362.62 feet to a point of tangency; thence run S16°06'26"E for 77.61 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the left of radius 2,252.61 feet (delta 21°14'10") (chord bearing S63°16'29"W) (chord 830.14 feet) for 834.91 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 150.00 feet (delta 65°32'57") (chord bearing S85°25'53"W) (chord 162.40 feet) for 171.61 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the left of radius 3,147.79 feet (delta 04°10'47") (chord bearing N63°53'02"W) (chord 229.58 feet) for 229.63 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 150.00 feet (delta 58°40'04") (chord bearing N36°38'23"W) (chord 146.97 feet) for 153.59 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the left of radius 485.00 feet (delta 62°38'30") (chord bearing N38°37'36"W) (chord 504.23 feet) for 530.25 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 194.08 feet (delta 86°05'10") (chord bearing N26°54'16"W) (chord 264.94 feet) for 291.60 feet to a point of tangency; thence run N16°08'19"E for 317.45 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 404.19 feet (delta 30°27'03") (chord bearing N00°54'47"E) (chord 212.30 feet) for 214.81 feet to a point of tangency; thence run N14°18'44"W for 238.60 feet to the POINT OF BEGINNING.

Containing 77.80 acres, more or less.

LESS AND EXCEPT PARCEL 4, being those lands described in a deed recorded in Official Records Book 2530, at Page 3370, Lee County Records:

COMMENCING at the Northeast corner of said Section 17 run S89°09'30"W along the North line of the Northeast Quarter (NE 1/4) said Section 17 for 1,810.46 feet; thence run S00°50'30"E for 410.34 feet to the POINT OF BEGINNING.

From said Point of Beginning run Southeasterly along an arc of a curve to the right of radius 50.00 feet (delta 90°00'00") (chord bearing S45°50'30"E) (chord 70.71 feet) for 78.54 feet to a point of tangency; thence run S00°50'30"E for 46.94 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 50.00 feet (delta 88°10'36") (chord bearing S43°14'48"W) (chord 69.58 feet) for 76.95 feet to a point of tangency; thence run S87°20'06"W for 218.21 feet

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Project: DCI2024-00037

By: Evelyn Valdes

Dept: Legal Review

Date: 07/01/2025

DESCRIPTION (CONTINUED)

to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 225.00 feet (delta 82°05'23") (chord bearing S46°17'24"W) (chord 295.49 feet) for 322.37 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the right of radius 110.00 feet (delta 73°24'47") (chord bearing S41°57'06"W) (chord 131.50 feet) for 140.94 feet to a point of tangency; thence run S78°39'29"W for 209.37 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 180.00 feet (delta 180°00'00") (chord bearing S11°20'31"E) (chord 360.00 feet) for 565.49 feet to a point of cusp; thence run S78°39'29"W for 85.83 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 650.00 feet (delta 19°56'40") (chord bearing S68°41'09"W) (chord 225.12 feet) for 226.26 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 1,108.09 feet (delta 50°49'10") (chord bearing S84°07'24"W) (chord 950.94 feet) for 982.84 feet to a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 604.11 feet (delta 68°46'55") (chord bearing N63°25'30"E) (chord 682.45 feet) for 725.22 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the right of radius 760.00 feet (delta 23°19'24") (chord bearing N40°41'44"E) (chord 307.24 feet) for 309.37 feet to a point of tangency; thence run N52°21'26"E for 245.04 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 200.00 feet (delta 41°38'40") (chord bearing N31°32'06"E) (chord 142.19 feet) for 145.37 feet to a point of tangency; thence run N10°42'46"E for 143.12 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 110.00 feet (delta 78°26'44") (chord bearing N49°56'08"E) (chord 139.11 feet) for 150.60 feet to a point of tangency; thence run N89°09'30"E for 677.96 feet to the POINT OF BEGINNING.

Containing 12.85 acres, more or less.

LESS AND EXCEPT PARCEL 5, also being PRESERVATION AREA FIVE IN MIRROR LAKES, as described in a deed recorded in Official Records Book 2387, at Page 2512, Lee County Records:

COMMENCING at the at the Northeast corner of said Section 17 run S89°09'30"W along the North line of the Northeast Quarter (NE 1/4) said Section 17 for 1,054.84 feet; thence run S00°50'30"E for 621.74 feet to the POINT OF BEGINNING.

From said Point of Beginning run Southeasterly along an arc of a curve to the right of radius 200.00 feet (delta 131°08'25") (chord bearing S28°07'06"E) (chord 364.19 feet) for 457.77 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 375.00 feet (delta 46°30'15") (chord bearing S14°11'59"W) (chord 296.08 feet) for 304.37 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 200.00 feet (delta 43°53'40") (chord bearing S12°53'41"W) (chord 149.50 feet) for 153.22 feet to a point of tangency; thence run S34°50'31"W for 623.40 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 90.00 feet (delta 132°11'22") (chord bearing N79°03'48"W) (chord 164.56 feet) for 207.64 feet to a point of tangency; thence run N12°58'07"W for 65.00 feet

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Dept: Legal Review

Date: 07/01/2025

DESCRIPTION (CONTINUED)

to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 90.00 feet (delta $59^{\circ}12'13''$) (chord bearing $N16^{\circ}38'00''E$) (chord 88.91 feet) for 93.00 feet to a point of tangency; thence run $N46^{\circ}14'06''E$ for 295.38 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 100.00 feet (delta $65^{\circ}45'06''$) (chord bearing $N13^{\circ}21'33''E$) (chord 108.56 feet) for 114.76 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the right of radius 350.00 feet (delta $43^{\circ}06'14''$) (chord bearing $No2^{\circ}02'08''E$) (chord 257.14 feet) for 263.31 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the left of radius 100.00 feet (delta $62^{\circ}58'50''$) (chord bearing $No7^{\circ}54'10''W$) (chord 104.47 feet) for 109.92 feet to a point of reverse curvature; thence run Northerly along an arc of a curve to the right of radius 250.00 feet (delta $106^{\circ}26'52''$) (chord bearing $N13^{\circ}49'51''E$) (chord 400.49 feet) for 464.47 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the right of radius 345.00 feet (delta $19^{\circ}15'25''$) (chord bearing $N76^{\circ}40'59''E$) (chord 115.41 feet) for 115.95 feet to the POINT OF BEGINNING.

Containing 8.96 acres, more or less.

Net Parcel area (less and except PARCELS 1 thru 5) is 821.71 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the North line of said Section 18 to bear $N89^{\circ}17'24''E$.

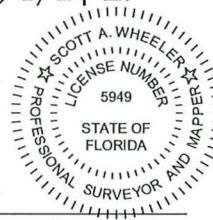
Digitally signed

by Scott A

Wheeler

Date: 2025.06.26

'11:15:49 -04'00



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

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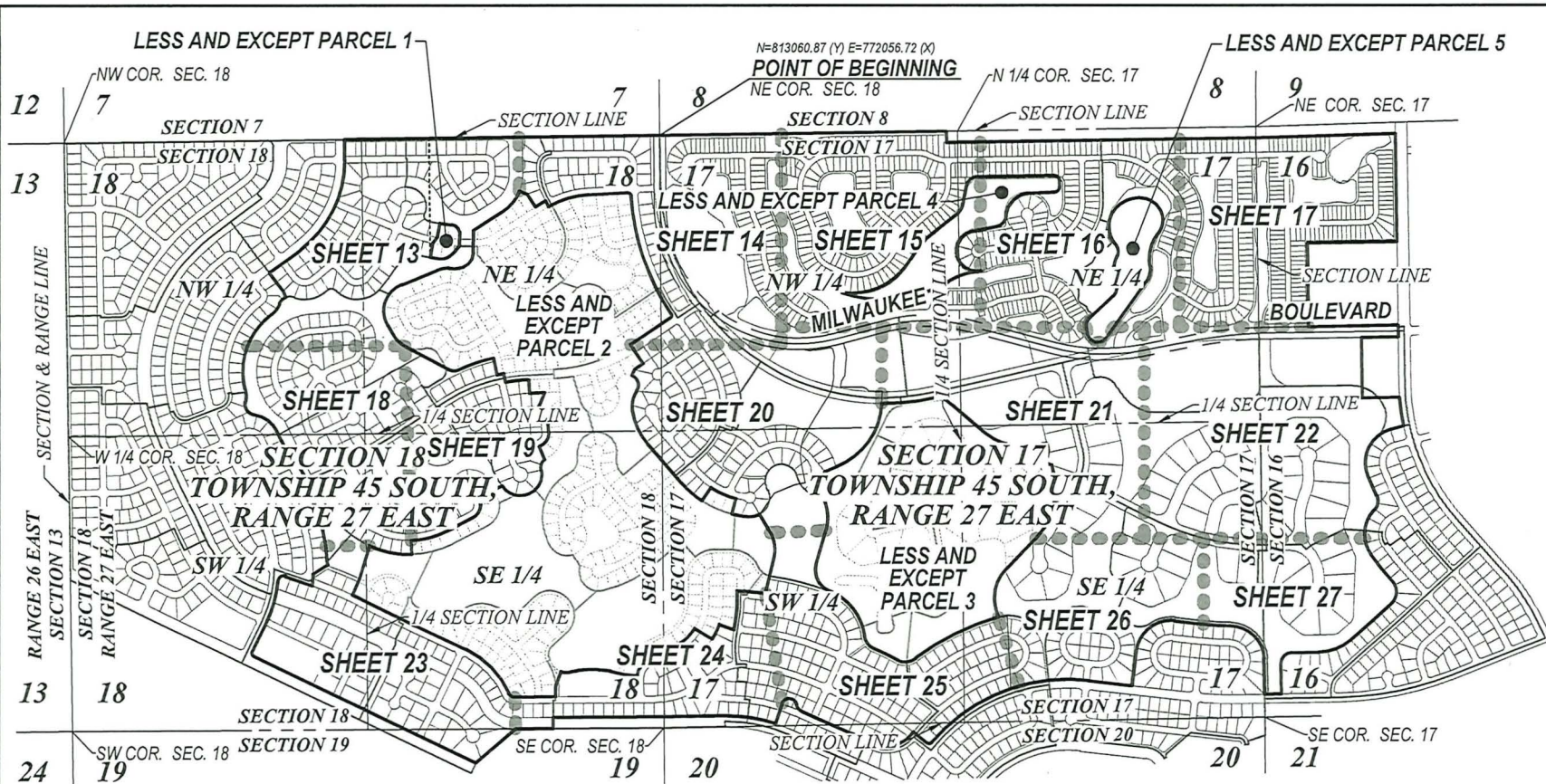
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By: Evelyn Valdes

Dept: Legal Review

Date: 07/01/2025



KEY MAP

SEE SHEET 28 FOR COURSE INFORMATION TABLE

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By: Evelyn Valdes

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Date: 07/01/2025

NOTES:

- 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 0.999957917 TO OBTAIN GRID DISTANCES.
- INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
- O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
- (P) - DENOTES PLAT.
- P.B. - DENOTES PLAT BOOK.
- PG. - DENOTES PAGE.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE NORTH LINE OF THE SECTION 18 TO BEAR N89°17'24"E.
- DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

Digitally signed by
Scott A Wheeler
Date: 2025.06.26
'11:16:07 -04'00



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

DATE SIGNED:

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PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**PINNACLE
DEVELOPMENT**

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

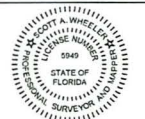
A TRACT OR PARCEL OF LAND
LYING IN THE PLAT OF

**MIRROR
LAKES**

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTIONS 16 THRU 20,
TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

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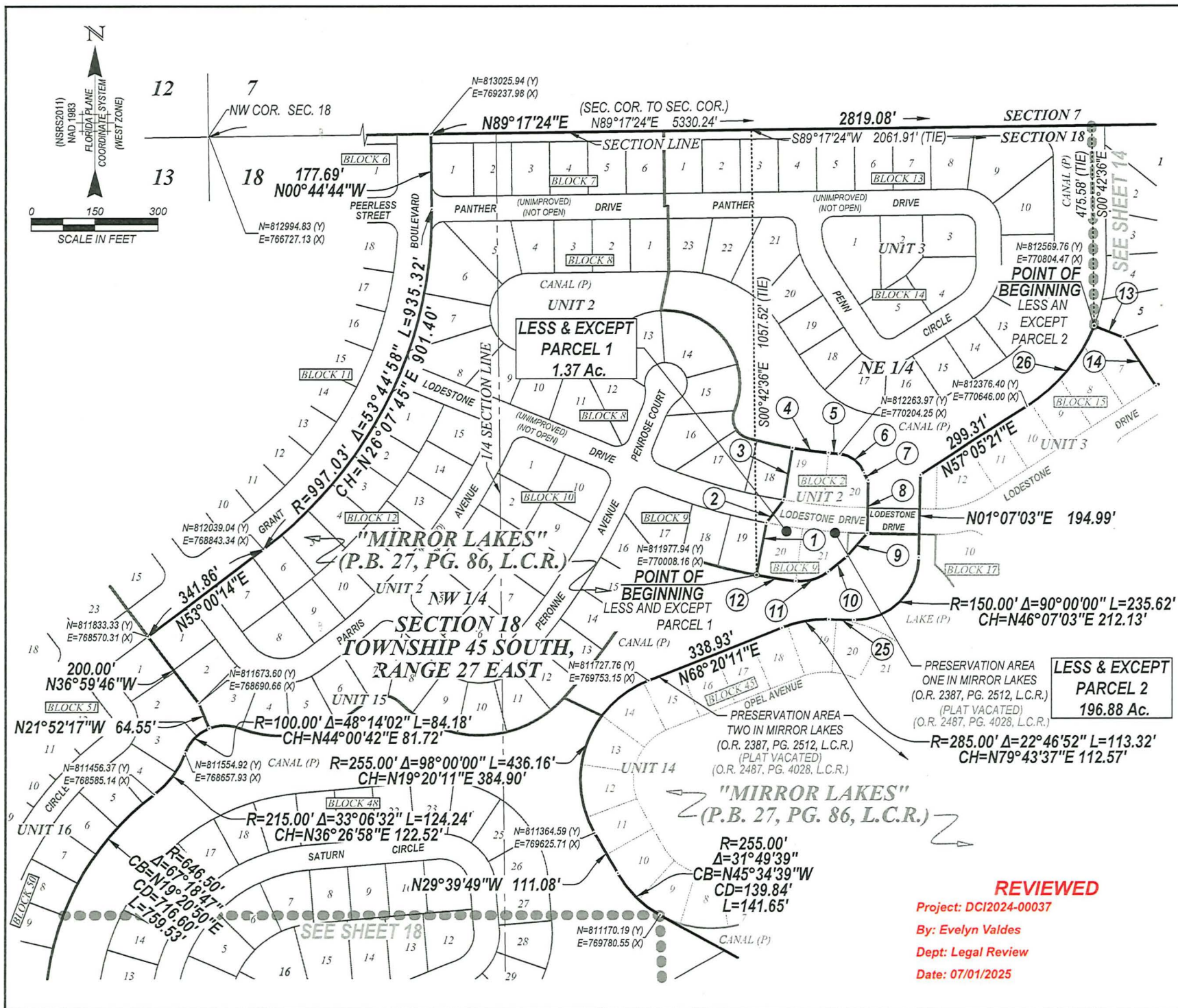
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FIELD BOOK:

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LAKES**
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PLOT BY	PETER OLSEN
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DRAWING DATA	
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DRAWN BY	P. OLSEN
CHECKED BY	

SCALE	1"=300'
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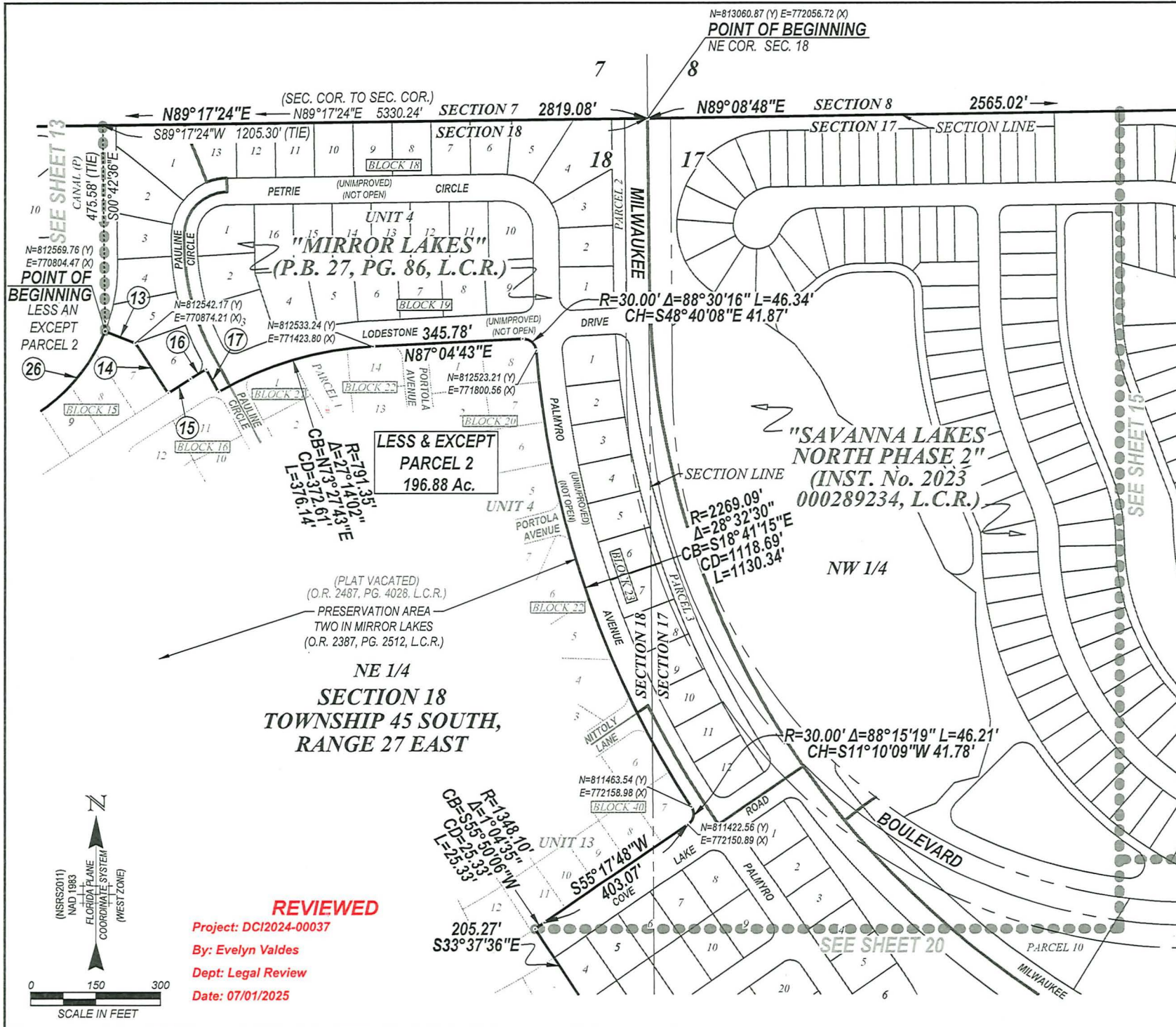
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SKETCH TO

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PROJECT / FILE NO.	SHEET NUMBER

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	13 OF 28



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A TRACT OR PARCEL OF LAND
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PLOT BY PETER OLSEN

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DRAWN BY P. OLSEN
CHECKED BY
SCALE 1"=300'
FIELD BOOK

PLAN REVISIONS

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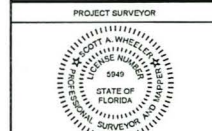
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ACCOMPANY
DESCRIPTION**

PROJECT/FILE NO. 24168
SHEET NUMBER 17-45-27

14 OF 28

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A TRACT OR PARCEL OF LAND
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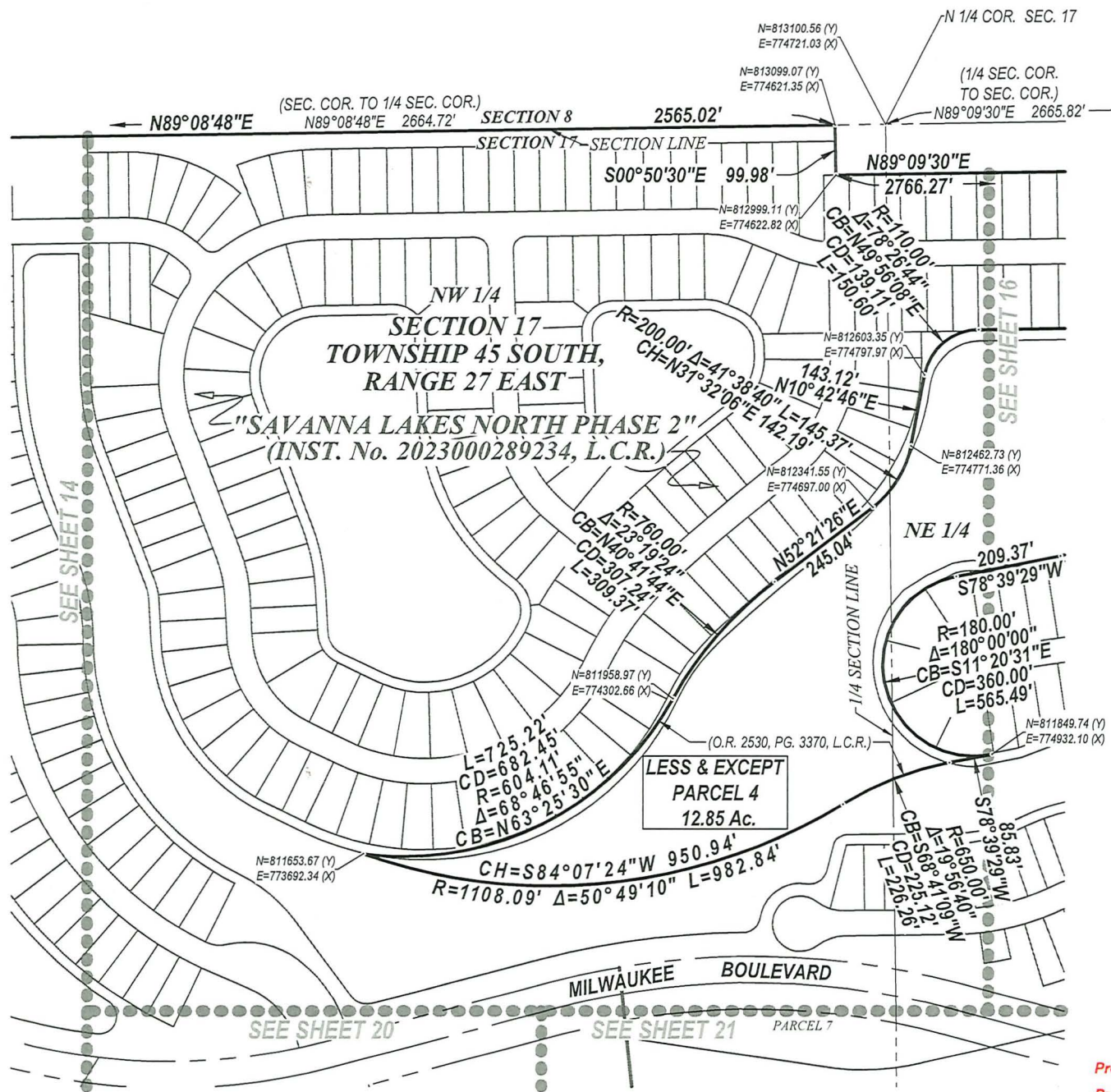
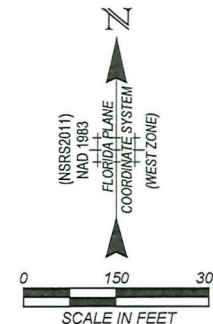
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PROJECT / FILE NO.	SHEET NUMBER
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Project: DCI2024-00037
By: Evelyn Valdes
Dept: Legal Review
Date: 07/01/2025

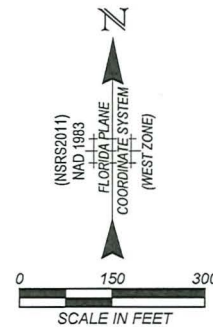
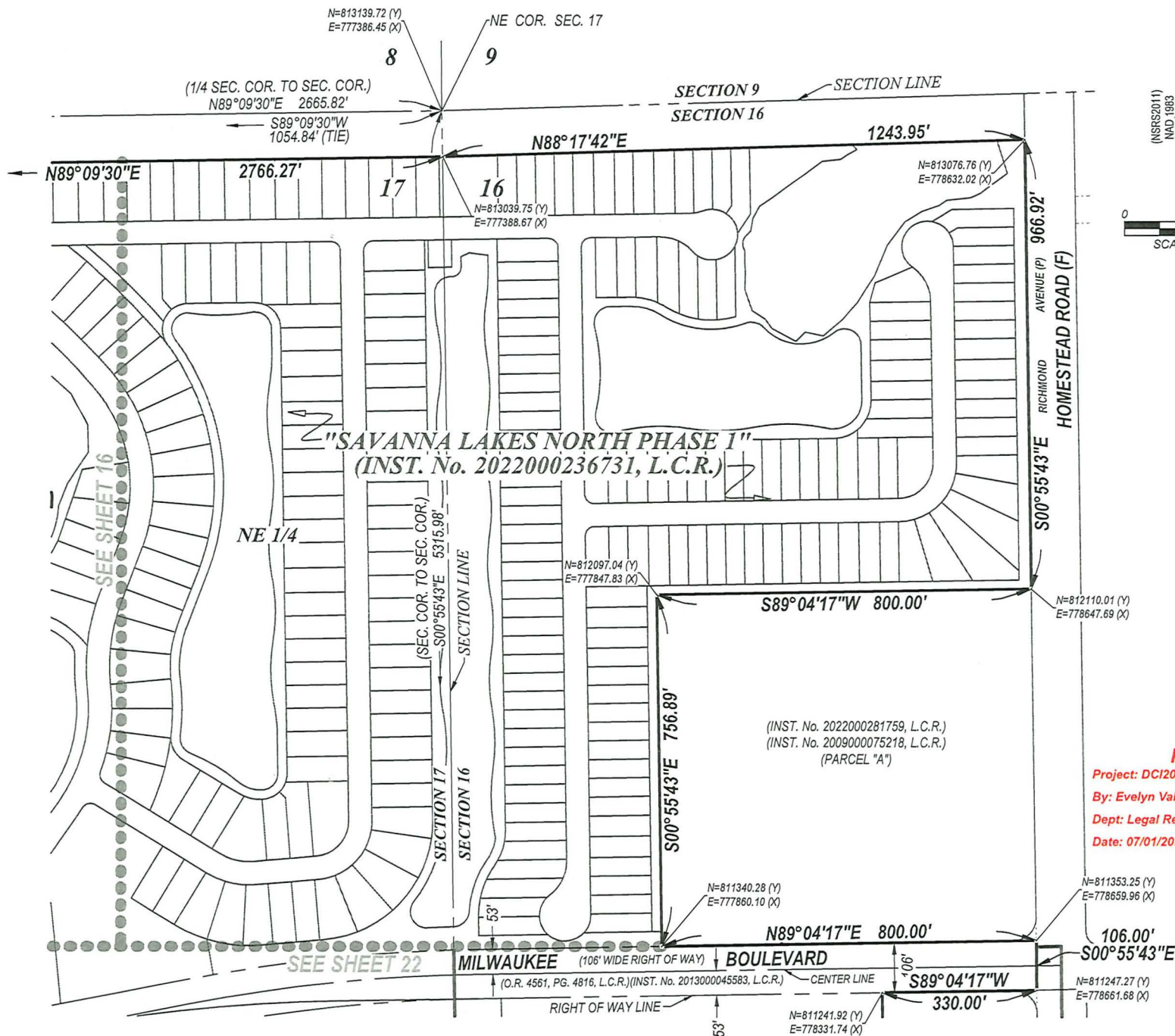


PROJECT / FILE NO	SHEET NUMBER
24163 17-45-27	16 OF 28



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24168 17-45-27	16 OF 28



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PROJECT DESCRIPTION
A TRACT OR PARCEL OF LAND
LYING IN THE PLAT OF
MIRROR LAKES
PLAT BOOK 27, PAGE 83,
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PROJECT SURVEYOR

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PLOT BY PETER OLSEN

DRAWING DATA
SURVEY DATE 05-29-2025
DRAWN BY P. OLSEN
CHECKED BY
SCALE 1"=300'
FIELD BOOK

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PROJECT / FILE NO. 24168
17-45-27
SHEET NUMBER 17 OF 28

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Project: DCI2024-00037
By: Evelyn Valdes
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Date: 07/01/2025

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PHONE (239) 689-8790

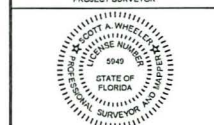
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A TRACT OR PARCEL OF LAND
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LAKES**

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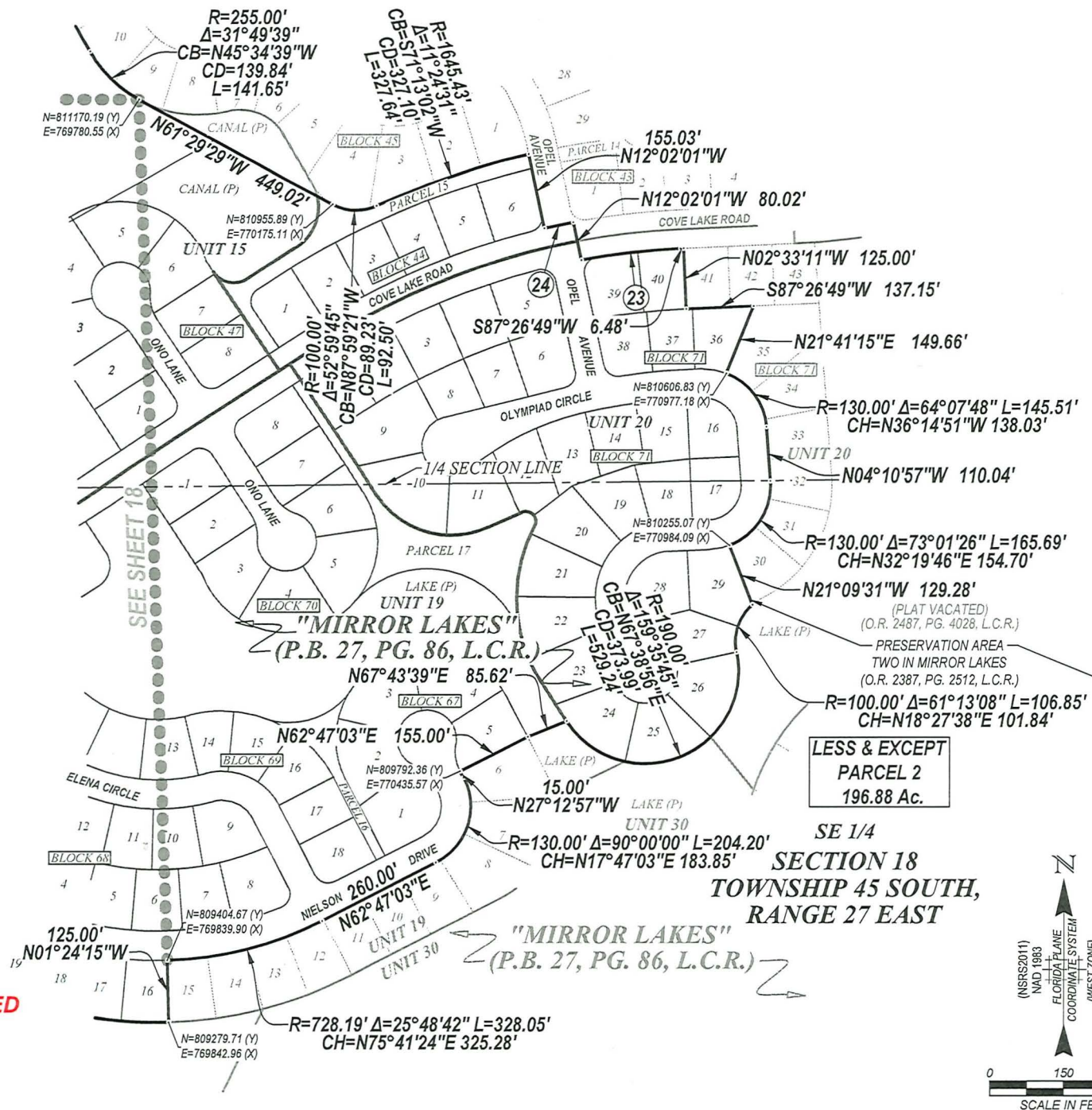
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SURVEY DATE: 05-29-2025
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SCALE: 1"=300'
FIELD BOOK:

PLAN REVISIONS	

STRAP NUMBERS	

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	19 OF 28



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Project: DCI2024-00037

By: Evelyn Valdes

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2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

A SUBDIVISION
LYING IN SECTIONS 16 THRU 20,
TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

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

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LICENSED SURVEYOR AND MAPPER	
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LAYOUT	20
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PLOT BY	PETER OLSEN

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DRAWN BY	P. OLSEN
CHECKED BY	

SCALE	1"=300'
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FIELD BOOK	
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STRAP NUMBERS	

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100

SKETCH TO

SKETCH TO
ACCOMPANY

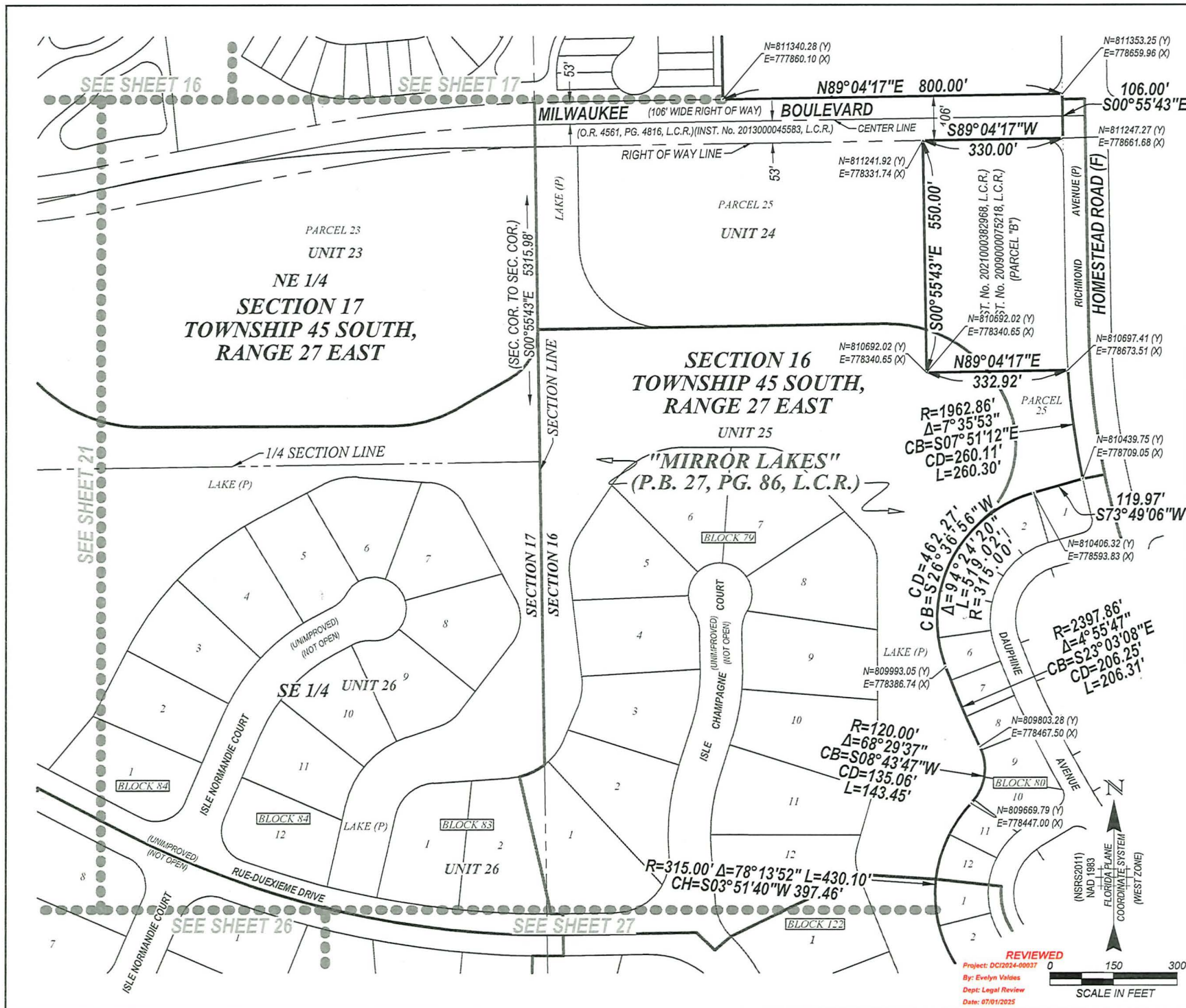
DESCRIPTION

PROJECT/REV NO.	SHEET NUMBER
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PROJECT / FILE NO.	SHEET NUMBER
24168	20 OF 28

17-45-27	20 OF 28
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PHONE (239) 461-3170
FORT MYERS | PANAMA CITY BEACH
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

PINNACLE DEVELOPMENT

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

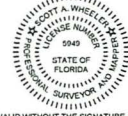
PROJECT DESCRIPTION
A TRACT OR PARCEL OF LAND
LYING IN THE PLAT OF

MIRROR LAKES

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

A SUBDIVISION
LYING IN SECTIONS 16 THRU 20,
TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR



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LICENSED SURVEYOR AND MAPPER

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LAYOUT	22
LOCATION	J:\24168.DWG\SURVEYING\SKETCH
PLOT DATE	WED. 5-28-2025 - 10:50 AM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS	
NO.	DESCRIPTION

STRAP NUMBERS	

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	22 OF 28

REVIEWED
Project: DCI2024-00037
By: Evelyn Valdes
Dept: Legal Review
Date: 07/01/2025

SCALE IN FEET
0 150 300

PREPARED FOR

**PINNACLE
DEVELOPMENT**

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

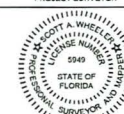
A TRACT OR PARCEL OF LAND
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**MIRROR
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PLAT BOOK 27, PAGE 83,
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DRAWN BY	P. OLSEN
CHECKED BY	
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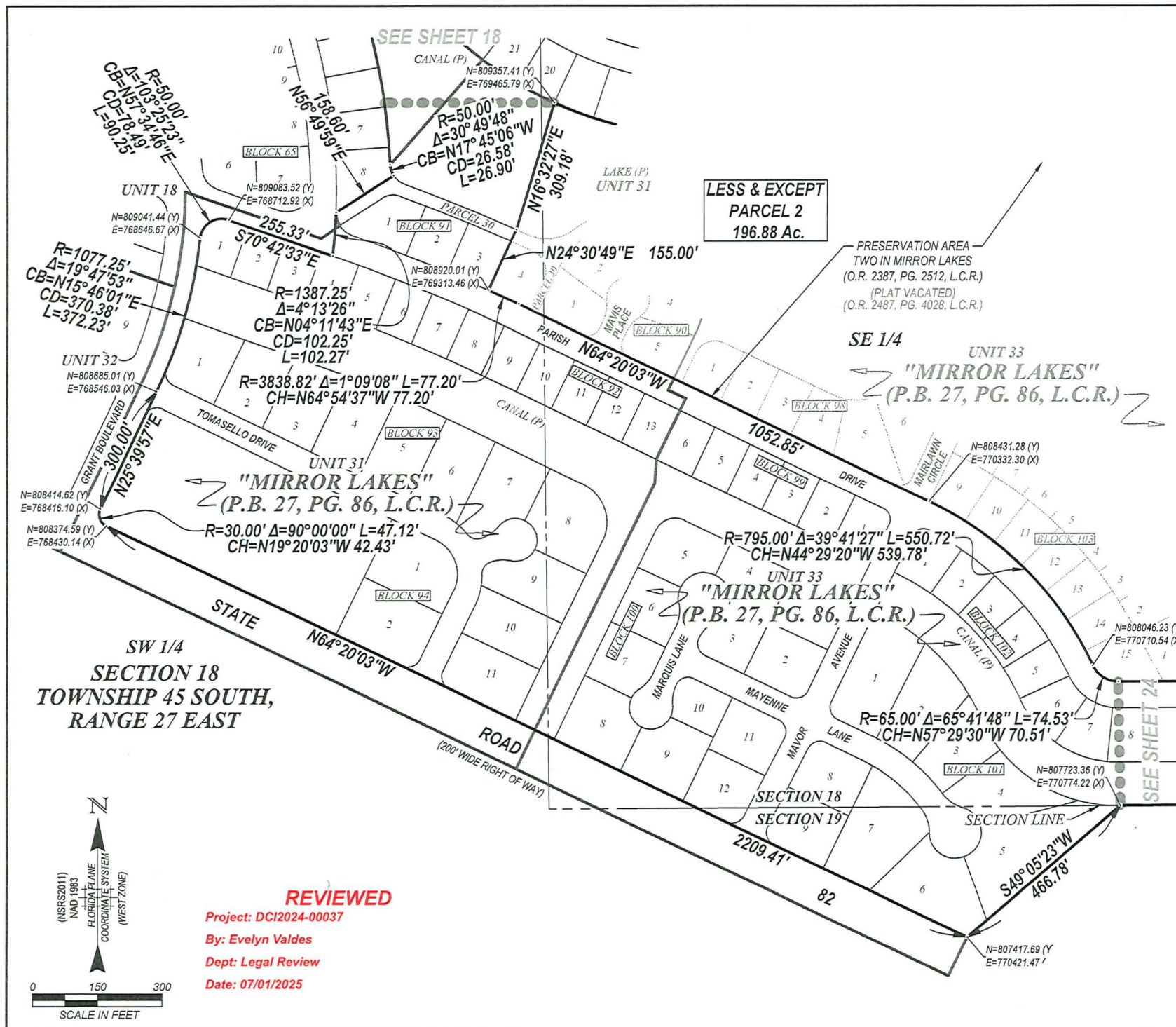
PLAN REVISIONS

NO.	DESCRIPTION

STRAP NUMBERS

**SKETCH TO
ACCOMPANY
DESCRIPTION**

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	23 OF 28



**LESS & EXCEPT
PARCEL 2
196.88 Ac.**

PRESERVATION AREA
TWO IN MIRROR LAKES
(O.R. 2387, PG. 2512, L.C.R.)
(PLAT VACATED)
(O.R. 2487, PG. 4028, L.C.R.)

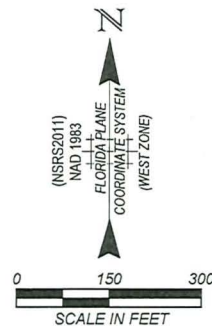
"MIRROR LAKES"
(P.B. 27, PG. 86, L.C.R.)

"MIRROR LAKES"
(P.B. 27, PG. 86, L.C.R.)

SW 1/4
SECTION 18
TOWNSHIP 45 SOUTH,
RANGE 27 EAST

REVIEWED

Project: DCI2024-00037
By: Evelyn Valdes
Dept: Legal Review
Date: 07/01/2025



2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

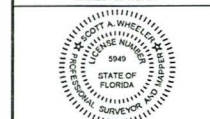
PHONE (239) 689-8790

MIRROR LAKES

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

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PROJECT SURVEYOR



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LICENSED SURVEYOR AND MAPPER

FILE NAME	241685K02.DWG
LAYOUT	24
LOCATION	J:\241685\DWG\SURVEYING\SKETCH\
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PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24158 13-15-27	24 OF 28



Date: 07/01/2025

PREPARED FOR

**PINNACLE
DEVELOPMENT**

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FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

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LICENSED SURVEYOR AND MAPPER

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LAYOUT: 25
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PLOT BY: PETER OLSEN

DRAWING DATA
SURVEY DATE: 05-29-2025
DRAWN BY: P. OLSEN
CHECKED BY:
SCALE: 1"=300'
FIELD BOOK:

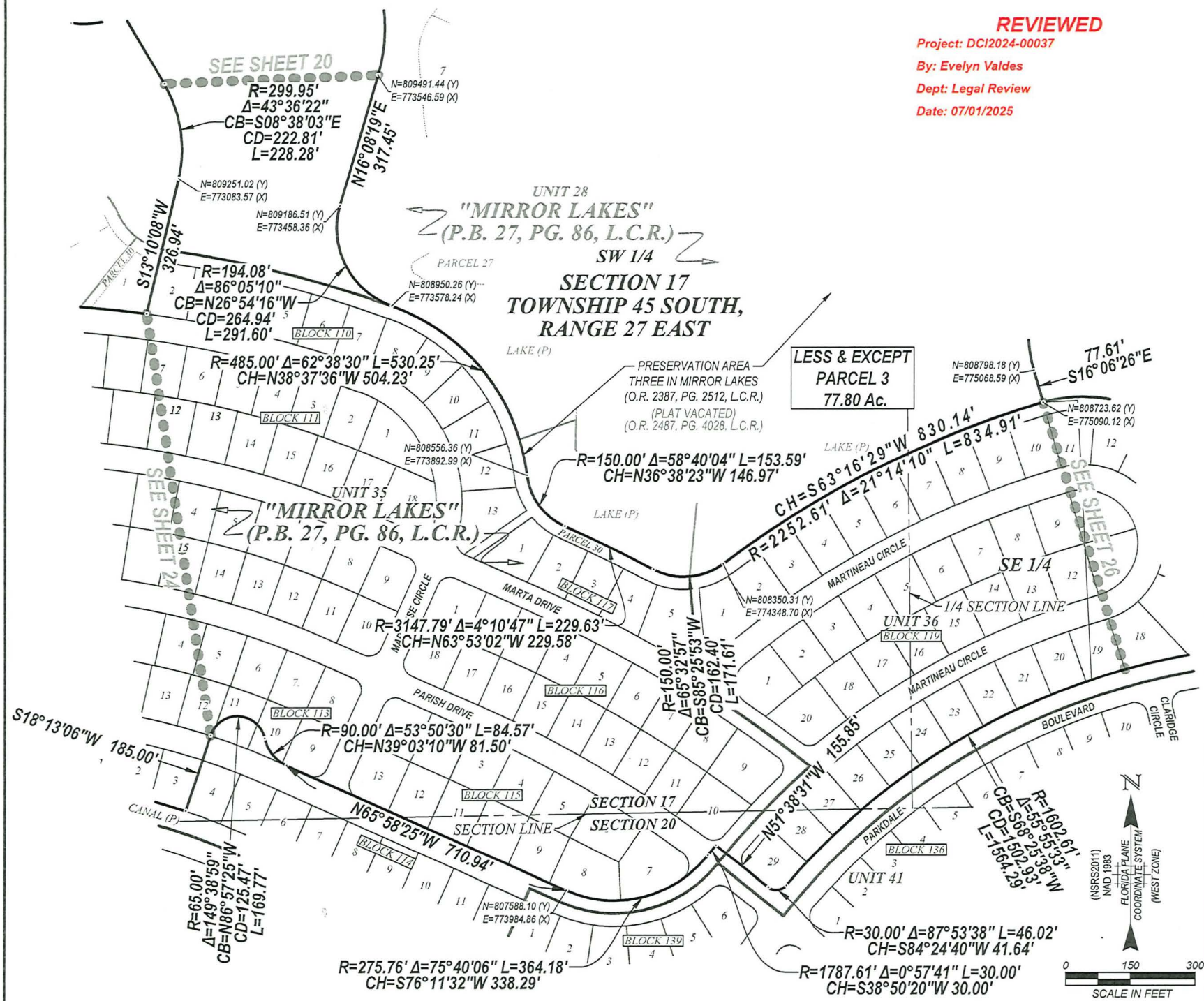
PLAN REVISIONS	

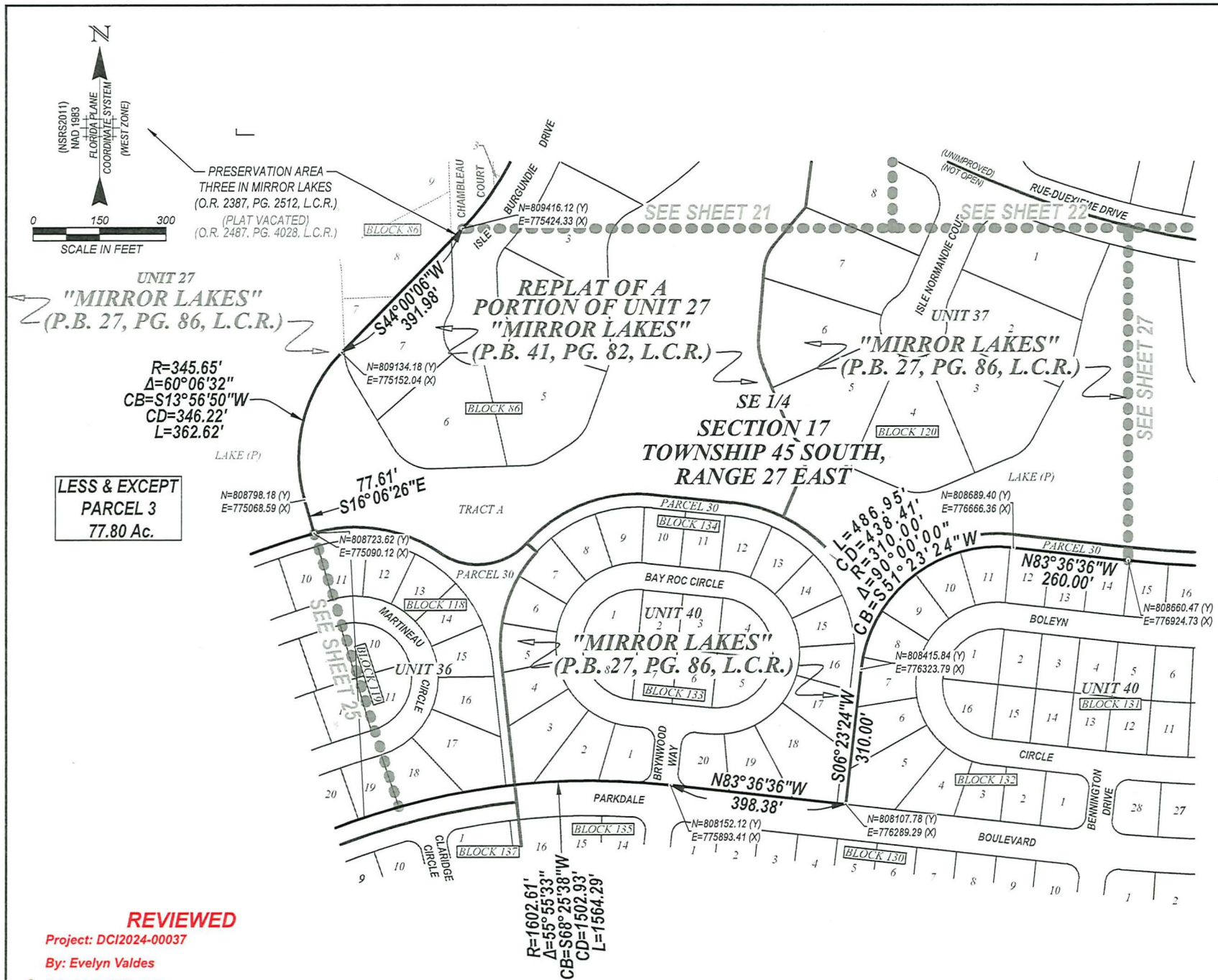
STRAP NUMBERS	

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	25 OF 28

REVIEWED
Project: DCI2024-00037
By: Evelyn Valdes
Dept: Legal Review
Date: 07/01/2025





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RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

PETER OLSEN
STATE OF FLORIDA
LICENSED SURVEYOR AND MAPPER
9949

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LICENSED SURVEYOR OR MAPPER

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LOCATION	J:\24168.DWG\SURVEYING\SKETCH
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PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	05-28-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS	
NO.	DESCRIPTION

STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	26 OF 28

PREPARED FOR

**PINNACLE
DEVELOPMENT**

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FORT MYERS, FL 33920

PHONE (239) 689-8790

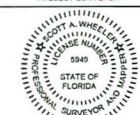
PROJECT DESCRIPTION
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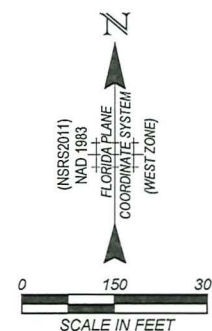
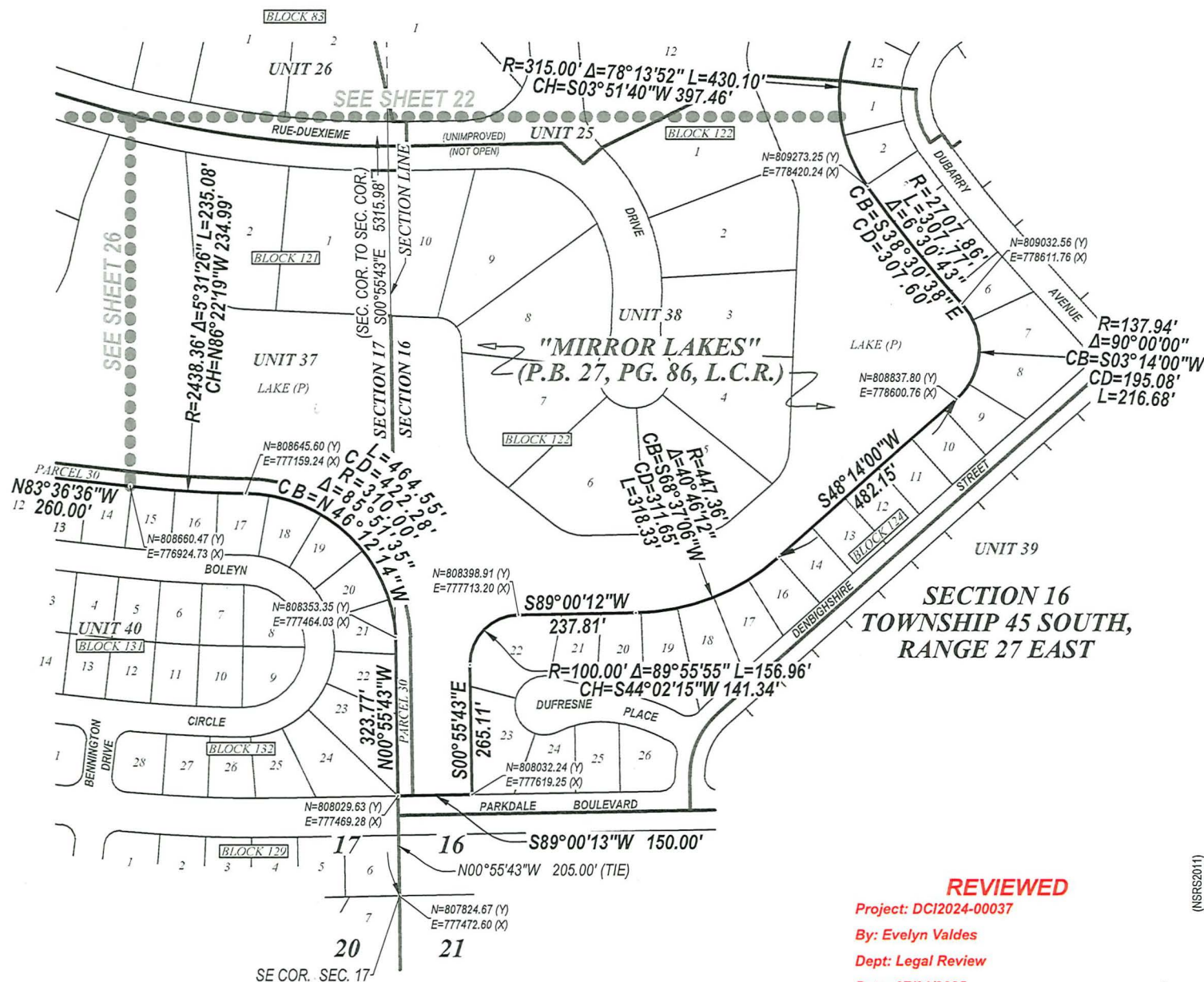
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PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	05-29-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	27 OF 28



COURSE INFORMATION

- ① N10°44'03"E 125.00'
- ② N37°22'17"E 67.50'
- ③ N09°27'55"E 125.00'
- ④ R=1241.60' Δ=3°57'15" L=85.69' CH=S82°30'42"E 85.67'
- ⑤ S84°29'20"E 26.48'
- ⑥ R=68.03' Δ=65°12'47" L=77.43' CH=S51°52'56"E 73.32'
- ⑦ R=57.55' Δ=20°04'41" L=20.17' CH=S29°18'53"E 20.06'
- ⑧ S01°07'03"W 125.20'
- ⑨ S41°02'13"W 72.83'
- ⑩ S50°50'53"W 57.02'
- ⑪ R=100.97' Δ=46°25'24" L=81.81' CH=S74°03'35"W 79.59'
- ⑫ R=1551.60' Δ=3°27'46" L=93.77' CH=N80°59'50"W 93.76'
- ⑬ S68°24'51"E 75.00'
- ⑭ S32°54'39"E 140.17'
- ⑮ N57°05'21"E 61.01'
- ⑯ R=851.35' Δ=2°54'32" L=43.22' CH=N58°32'37"E 43.22'
- ⑰ S27°58'57"E 60.04'
- ⑱ S79°26'56"E 72.11'
- ⑲ R=175.00' Δ=40°59'38" L=125.21' CH=N80°03'15"E 122.56'
- ⑳ R=594.24' Δ=9°09'32" L=94.99' CH=S04°24'55"W 94.89'
- ㉑ R=975.56' Δ=17°16'22" L=294.10' CH=N89°30'16"W 292.99'
- ㉒ R=853.19' Δ=26°05'12" L=388.46' CH=S78°21'39"E 385.11'
- ㉓ R=1410.43' Δ=8°15'43" L=203.38' CH=S83°18'58"W 203.20'
- ㉔ R=1490.43' Δ=2°18'24" L=60.00' CH=S77°57'59"W 60.00'
- ㉕ S88°52'57"E 59.16'
- ㉖ R=410.00' Δ=35°30'13" L=254.06' CH=N39°20'15"E 250.01'
- ㉗ R=250.00' Δ=106°26'52" L=464.47' CH=N13°49'51"E 400.49'
- ㉘ R=345.00' Δ=19°15'25" L=115.95' CH=N76°40'59"E 115.41'

REVIEWED

Project: DCI2024-00037

By: Evelyn Valdes

Dept: Legal Review

Date: 07/01/2025

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PREPARED FOR

**PINNACLE
DEVELOPMENT**

2690 APPLE BLOSSOM DRIVE
FORT MYERS, FL 33920

PHONE (239) 689-8790

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND
LYING IN THE PLAT OF

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LAKES**

PLAT BOOK 27, PAGE 83,
LEE COUNTY RECORDS

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TOWNSHIP 45 SOUTH,
RANGE 27 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR



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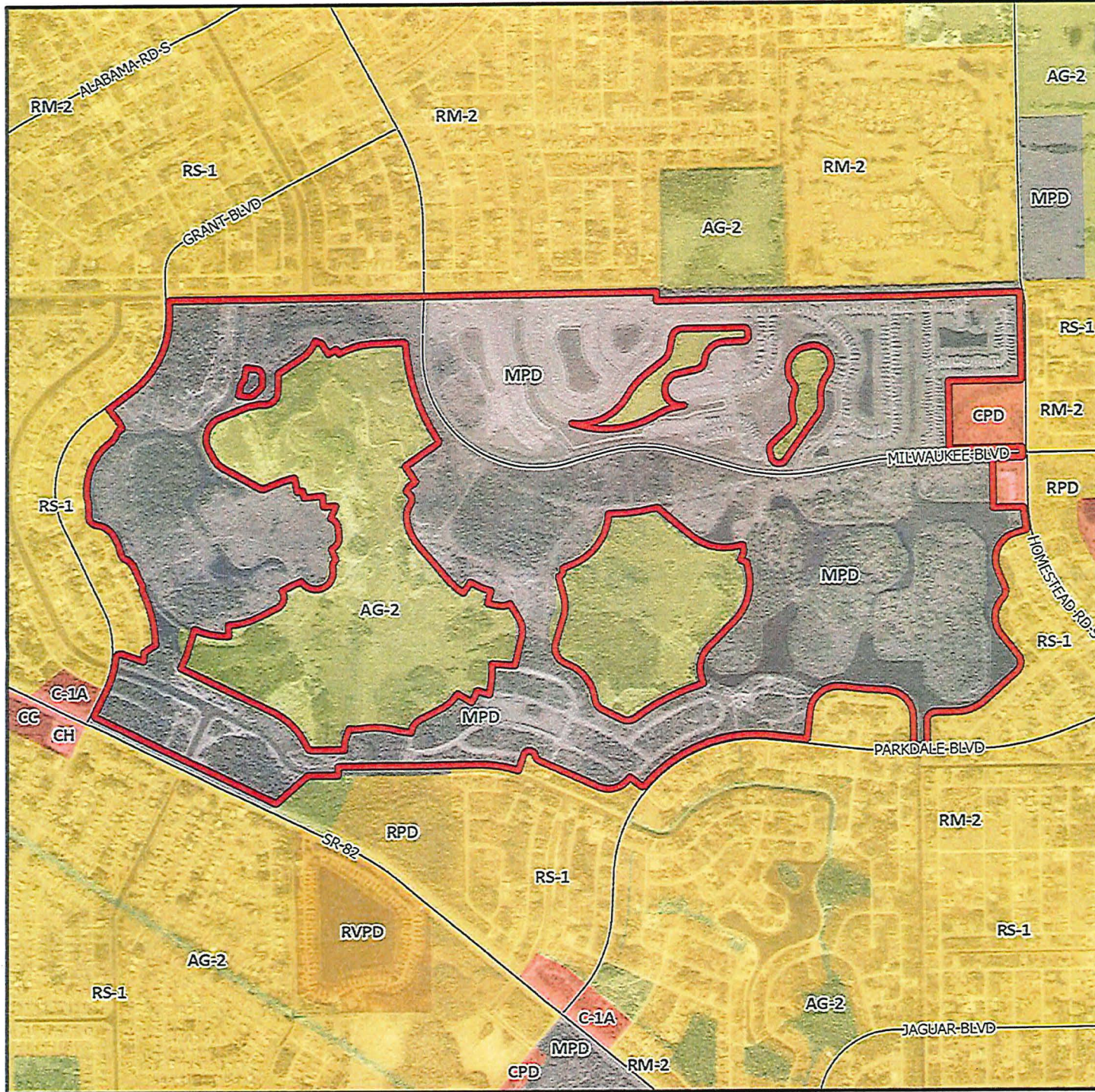
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LAYOUT	28
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PLOT DATE	WED, 5-29-2025 - 11:03 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	05-29-2025
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

**SKETCH TO
ACCOMPANY
DESCRIPTION**

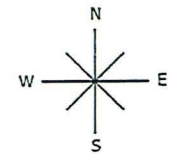
PROJECT / FILE NO.	SHEET NUMBER
24168 17-45-27	28 OF 28



DCI2024-00037

Zoning

 Subject Property



0 1,000 2,000 3,000
Feet



RESIDENTIAL TRACTS	
TRACT	AREA (AC)
A	11.4
B	9.7
C	6.8
D	17.5
E	8.4
F	14.7
G	19.4
H & I	49.6
J	5.3
K	18.4
L	17.5
M	15.3
N	12.8
O	17.3
P	15.3
Q	19.7
R	2.9
S	39.3
T	14.0
U	33.2
V	18.7
W	2.0
TOTAL	369.2

LAND USE TABLE	
USE	ACREAGE
LAKES	171.7 AC
PRESERVE	334.4 AC
RESIDENTIAL	369.2 AC
PRIVATE ROW	91.6 AC
MILWAUKEE ROW	19.5 AC
COMMON OPEN SPACE	137.9 AC
TOTAL	1124.3 AC

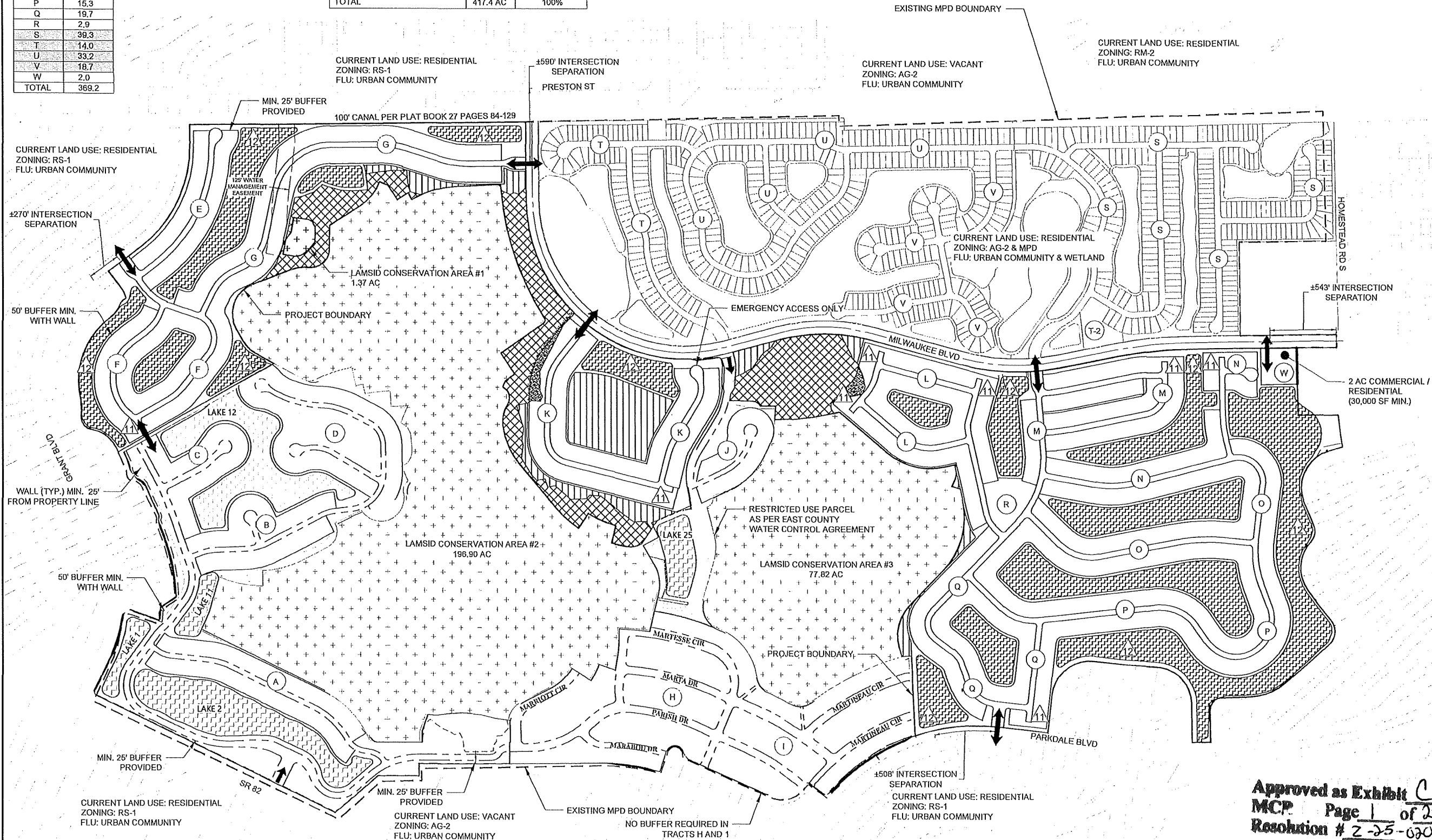
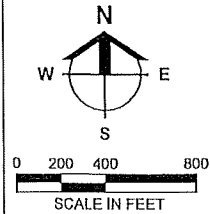
REQUIRED OPEN SPACE
±823 AC - ±51.6 AC (PROPOSED 346 SFD LOTS OF
6,500 SF OR GREATER LOCATED WITHIN PORTIONS
OF RESIDENTIAL TRACTS S, T, U, & V) = ±771.4 AC
±771.4 AC X 0.4 (40%) = ±308.6 AC

PROVIDED OPEN SPACE		
AREA	ACREAGE	PERCENTAGE
LAMSID CONSERVATION AREAS	285.1 AC	68%
LAMSID LAKE #2	12.9 AC	3%
ADDTL CONSERVATION AREAS	98.9 AC	24%
RESTRICTED USE AREA	7.0 AC	2%
PERIMETER BUFFER AREA	13.5 AC	3%
TOTAL	417.4 AC	100%

DENSITY SUMMARY
2300 UNITS

LEGEND

- ACCESS POINT
- LAKE
- PRESERVE
- IMPACTED PRESERVE PREVIOUSLY
APPROVED IN ADD2022-00068
- DEVIATION



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PHONE (239) 689-8790

PROJECT DESCRIPTION
SAVANNA LAKES
LEE COUNTY, FLORIDA

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FILE NAME: 24168202.DWG
LOCATION: J:\24168\DWG\24168202.DWG
PLOT DATE: THU, 5-22-2025 - 9:47 AM
PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS
BASEPLAN - 24168200.DWG

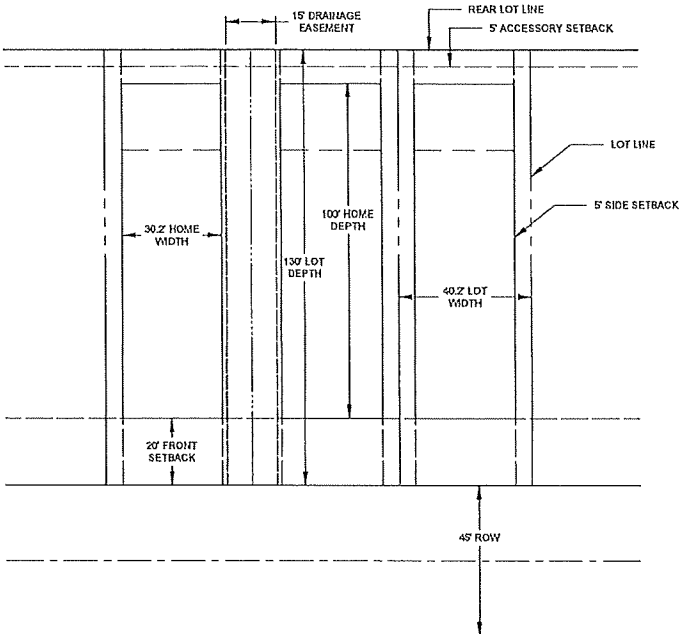
PLAN REVISIONS	
5-16-25	REVISIONS PER COUNTY COMMENTS

PLAN STATUS

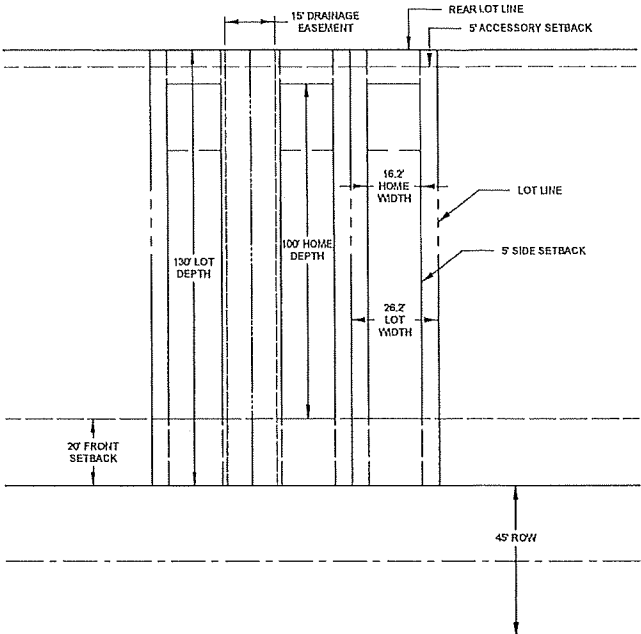
MASTER
CONCEPT
PLAN

PROJECT / FILE NO.	SHEET NUMBER
24168	1.0

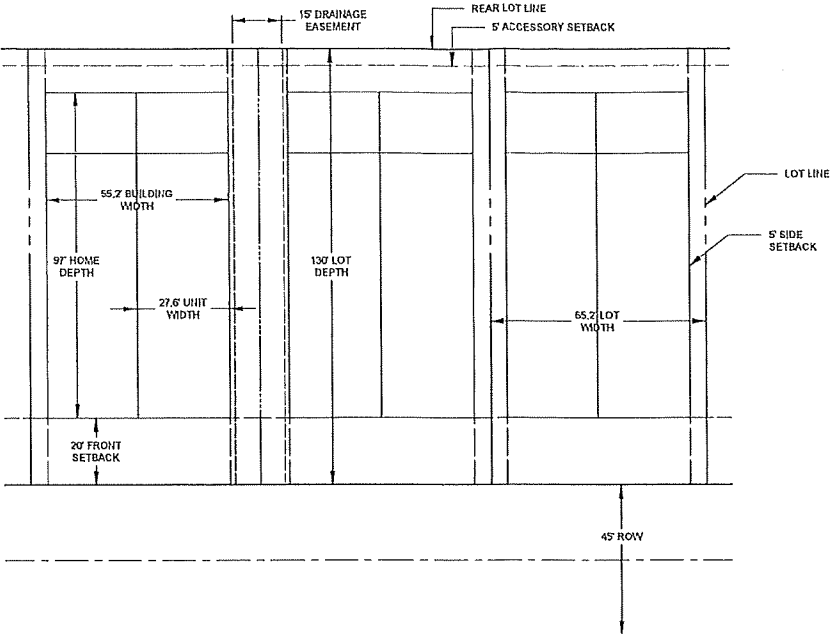
Approved as Exhibit C
MCP Page 1 of 2
Resolution # 2-25-070



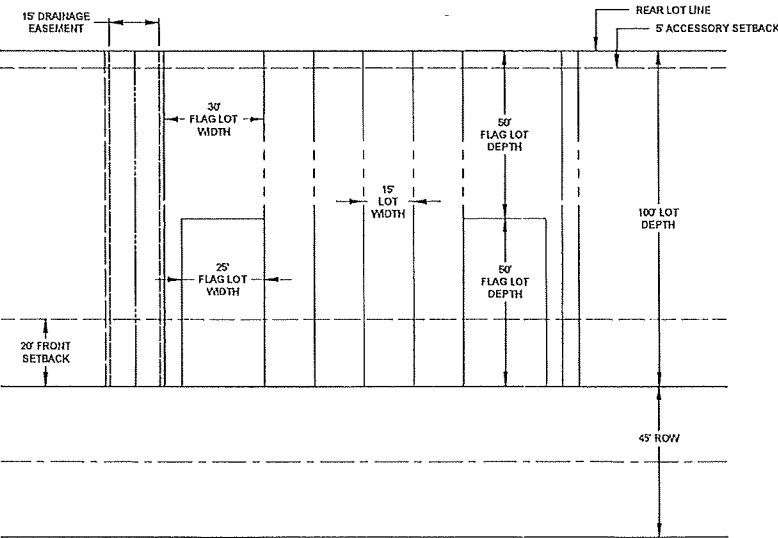
TYPICAL 40' SINGLE FAMILY LOT DETAIL



TYPICAL 26' SINGLE FAMILY LOT DETAIL



TYPICAL TWIN VILLA LOT DETAIL



TYPICAL TOWNHOME LOT DETAIL

Approved as Exhibit C
MCP Page 2 of 2
Revision # 2-25-030

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PHONE (239) 689-8790

PROJECT DESCRIPTION

**SAVANNA
LAKES**

LEE COUNTY, FLORIDA

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FILE NAME	J:\24168\DWG\2025\01\01\
LOCATION	J:\24168\DWG\2025\01\01\
PLOT DATE	THU, 5-22-2025 - 8:47 AM
PLOT BY	ALYSSA FONTAINE
CROSS REFERENCED DRAWINGS	
BASEPLAN = 24168200.DWG	

PLAN REVISIONS	
PLAN STATUS	
TYPICAL LOT DETAILS	
PROJECT / FILE NO.	SHEET NUMBER
24168	2.0

2. b. Site Development Regulations - RESIDENTIAL

RESIDENTIAL	SINGLE FAMILY DETACHED VILLAS	SINGLE FAMILY DETACHED REGULAR	2-FAM. ATTACHED / TOWNHOUSE	MULTIPLE-FAMILY HOUSING	ALL USES ALLOWED IN THE TOWN CENTER/CLUB HOUSE AREAS	AMENITY AREA
MINIMUM LOT AREA (SQUARE FOOTAGE)	2,500 SF	4,000 SF	1,200 SF / UNIT	10,000 SF	7,500 SF	7,500 SF
MINIMUM LOT SIZE	25' X 100'	40' X 100'	15' X 80'	100' X 100'	75' X 100'	75' X 100'
MINIMUM CORNER LOT SIZE	25 X 100'	40' X 100'	15' X 80'	110' X 100'	85' X 100'	85' X 100'
FRONT SETBACK FOM STREET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET	20 FEET
SIDE SETBACK FROM STREET	15 FEET	15 FEET	15 FEET	15 FEET	15 FEET	15 FEET
SIDE SETBACK	5 FEET	5 FEET	5'/0'	15 FEET	10 FEET	10 FEET
REAR SETBACK	5 FEET	5 FEET	5 FEET	20 FEET	10 FEET	10 FEET
MIN. BUILDING SEPARATION	N/A	N/A	10 FEET	10 FEET	20 FEET	20 FEET
MAXIMUM BUILDING HEIGHT	35 FEET / 3 STORIES	35 FEET / 3 STORIES	35 FEET / 3 STORIES	35 FEET / 3 STORIES	45 FEET OR 3 STORIES, WHICHEVER IS THE LESSER AMOUNT	35 FEET / 3 STORIES
MAXIMUM LOT COVERAGE (%)	65%	65%	65%	60%	60%	60%
				TOTAL MAXIMUM BUILDNG SQUARE FOOTAGE	40,000 SQUARE FEET	

2. b. Site Development Regulations – COMMERCIAL

MINIMUM LOT SIZE	10,000 SQUARE FEET
MINIMUM LOT WIDTH	100 FEET
MINIMUM LOT DEPTH	100 FEET
MINIMUM SETBACKS:	
STREET	VARIABLE ACCORDING TO THE FUNCTIONAL CLASSIFICATION OF THE STREET OR ROAD (LEE COUNTY LAND DEVELOPMENT CODE §34-2192)
SIDE	15 FEET
REAR	25 FEET
WATER	25 FEET
MAXIMUM LOT COVERAGE	60%
MAXIMUM BUILDING HEIGHT	THREE STORIES, OR 45 FEET, WHICHEVER IS THE LESSER AMOUNT