



July 16, 2026

Lee County Community Development
Zoning Department
P.O. Box 398
1500 Monroe Street
Fort Myers, FL 33902

RE: SEZ2026-00001 Resubmittal #2 – The Forest CC Tower – Special Exception

Dear Ms. Groth and Staff:

Please find below Vertex Development's responses to the above-referenced application's Insufficiency Comments, issued June 16, 2026. Documents to support our resubmittal include:

- Resubmittal Response Letter 2 (*this response*)
- Request Statement REV2
- Boundary Survey REV2
- Legal Description Sketch REV1
- Site Plans REV2
- Landscaping Plans REV2
- Lease Memorandum REV1

Environmental Review:

1. Please demonstrate protection of existing trees to remain during construction. **Please see Landscaping Plans Sheet L1 and L2 for proposed trees to be barricaded during construction – each contains a hashed line around it. Additionally, see Site Plans Sheet C-5 for Protective Barrier Information.**

2. Please clearly depict lease area boundary on landscape plan. Staff is having difficulty depicting boundary line in accordance with buffer area. **Please see red outline on Landscaping Plans Sheet 1, which clearly delineates the leased area.**

3. Repeat Comment: Staff cannot support the variance request; it appears the lease area cannot accommodate the required 15ft wide buffer. **As previously submitted, Vertex is only seeking a variance on the western side of the compound. Additionally, the current existing pole barn sits where the Tower is proposed, and it will be relocated five feet from the edge of the compound, which prevents a full 15 feet of landscaping. However, the closest adjacent parcel line to the west is 272 feet from the compound. That adjacent parcel contains a wastewater treatment facility. The closest residentially developed parcel (STRAP 02-46-24-02-00007.0120) is over 800 feet away. The intent of screening the base of the compound is otherwise accomplished by a ten-foot opaque fence, the required number of plantings within the five-foot width buffer, and the distance to the next residential use with other more intensive uses intervening.**

4. A non-exclusive easement must be submitted and must be acknowledged by The Forest County Club. Staff could not find this document in the resubmittal. **Please see the Lease Memorandum. The landscaping is now included in the Lease Area, aka "Tower Parcel."**

LeeTran Review:

1. LeeTran has reviewed the proposed development and determined that it is located beyond one-quarter mile of a bus stop or a fixed-route corridor. **As previously responded: Vertex acknowledges this section and will comply with any reasonably required improvements at the time of LDO. The Proposed Tower is an unmanned facility and is not expected to generate any public transit ridership.**

Legal Review:

1. LDC §34-202(a)(6) Boundary Survey.

a. The distance, 287.87 in the first call of the first line of the Tower Parcel legal description is missing on the legal sketch. **The Boundary Survey and Legal Description Sketch have been revised to eliminate any discrepancies. Please note, as we adjusted the Tower Parcel to include the landscaping area (previously within a non-exclusive easement), the updated distance of 274.96' is shown on the Boundary Survey and Legal Description Sketch.**

b. Please review the typos in the legal description on the Boundary Survey. **All typos have been reviewed and corrected in both the Boundary Survey and the Legal Description Sketch.**

2. LDC §34-202(a)(5) Legal description and sketch to accompany legal description.

a. The legal sketch and description contain conflicting calls. Please review the highlighted discrepancies. **The Legal Description Sketch document has been revised to eliminate any discrepancies.**

Zoning Review:

1. Please provide a clean, unedited, unhighlighted, no strike-thru and underline, version of the Request Narrative. This document will be included as an exhibit in the resolutions and approval for the case. **Vertex has completed these requested changes.**

2. Pursuant to LDC Section 34-202(a)(9), please provide the requested documents from a variance report provided through the Lee County Property Appraisers site, found here: Lee County Property Appraiser The submitted documents are not sufficient to fulfill this section of code. **As per a conversation with Lead Planner on July 16, 2026, the previously submitted materials are acceptable as submitted.**

3. In the Request Narrative, please provide detailed analysis of Lee Plan Policy 6.1.1, 1 through 7, and how the project meets each specific criteria. **The Request Statement has been revised for the following:**

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

1. Traffic and access impacts (rezoning and development orders); **Vertex has submitted a Traffic**

Impact Analysis, which demonstrates the Tower will have de minimus impact upon the existing use.

2. Landscaping and detailed site planning (development orders); **Vertex has submitted detailed Site Plans and Landscaping Plans, which demonstrates the most reasonable design for a Communication Tower in this location.**

3. Screening and buffering (Planned Development rezoning and development orders); **Vertex is providing a ten-foot opaque PVC Fence and appropriate landscaping around the base of the Tower to minimize impact to nearby residential properties.**

4. Availability and adequacy of services and facilities (rezoning and development orders); **The Proposed Tower is an unmanned facility and creates no demand on public services and facilities.**

5. Impact on adjacent land uses and surrounding neighborhoods (rezoning); **As the Tower is proposed to be constructed within an existing golf course maintenance facility – and adjacent to an existing water treatment facility – the location is highly compatible with other utility-adjacent uses. The Tower is at least 359 feet (or 240% of its height) from the nearest residential structure. There is heavy vegetative buffering and an existing golf course between the Tower and the nearest residential lots to minimize visual impact of the base of the Tower. Finally, the siting of a Tower as a general public service and emergency service use (including E911 and NG911) shall have a positive impact on the surrounding neighborhood by strengthening the wireless service to area and supporting the health, welfare and safety of the community.**

6. Proximity to other similar centers (rezoning); and **The Proposed Tower meets all tower to tower separation requirements.**

7. Environmental considerations (rezoning and development orders). **Towers generally have little to no environmental impact. The FCC has strict rules regarding the siting of Towers in accordance with the National Environmental Policy Act (NEPA).**

4. Pursuant to LDC Section 34-1446(a)(4), please provide detailed analysis of how the CT zoned site within the Planned Development, on the same property as the request, owned by the same owner, is not a more feasible location than the current location being sought. **When negotiating the Lease Agreement, The Forest Country Club (landowner) initially identified a location within the southwestern portion of the 280-acre Planned Development as its preferred location for a wireless communications facility. However, when an access easement could not be obtained from Forest Utilities, Inc., that location was no longer feasible. The landowner subsequently identified a location within the existing golf course maintenance facility, an area already dedicated to golf course operations, equipment storage, and maintenance activities. This location was intentionally selected because it is heavily landscaped and situated within an established service area, thereby minimizing visual impacts to the surrounding neighborhood while siting utility infrastructure with existing operational uses.**

The approximately 8-acre (MOL) CT-zoned portion of the property was not identified by the landowner as a reasonable lease area due to lack of available space. That portion of the development contains the Club House, associated parking, driving range, putting green, and other customer-oriented recreational amenities that support the Club's commercial

operations. Locating a telecommunications tower within this area would place utility infrastructure in the property's highest concentration of visitor activity, making the facility more visible to club members, guests, and the surrounding community than the proposed location within the maintenance area.

Additionally, while T-Mobile's search area includes the CT-zoned portion of the property, wireless search areas are carrier-specific and reflect each carrier's unique network objectives. The CT-zoned area is located approximately 0.7± miles from the existing FCC-registered tower (ASR No. 1038046), a separation distance that would reduce the likelihood of future collocation opportunities due to its proximity to existing infrastructure. By comparison, the proposed location is approximately 1.2 miles from the same tower, providing more appropriate spacing within the wireless network. Verizon has also provided written support for collocation at the proposed facility, further demonstrating that the maintenance facility location better accommodates current and future wireless infrastructure needs.

Accordingly, the proposed location represents the most feasible site on the property, balancing the landowner's operational requirements, reducing visual impacts through placement within an existing maintenance operations area, and better supporting the long-term objectives of the wireless network.

5. Pursuant to LDC Section 34-1446(a)(5), the document submitted does not fulfill the intent of this code section. Please provide an applicant statement based on the definition in LDC Section 34-2 for “Overall Height” in terms of grade and sea-level. **Vertex has previously provided the FAA Determination, which states the height of the Tower in terms of above grade and sea level. However, please see revised statement in the Request Statement:**

Please see Site Plans to confirm the height of the proposed Tower, calculated as:

145’ Tower

+ 4’ Lightning Rod

149’ Overall Height (AGL)

Note: Vertex has applied for an FAA Determination based on the Site Plans and FAA 1-A Certification; it has been included in the resubmittal, and it shows the tower height in terms of grade and sea level:

Structure:	Antenna Tower The Forest CC FL-5066				
County, State:	Lee, Florida				
Collected Point(s):					
Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	26-29-46.30N	81-52-08.22W	6 Ft	149 Ft	155 Ft

GEOLINE
SURVEYING, INC.

FAA TOWER CERTIFICATION

Date: November 17, 2025

Re: The Forest CC Site
Lee County, Florida

I hereby certify to Vertex Development, LLC that the following Latitude and Longitude values for the center of the above-referenced proposed tower site are accurate to within +/- 20 feet horizontally, and that the following proposed tower site existing ground elevation is accurate to within +/- 3 feet vertically, as observed in the field on September 29, 2025.

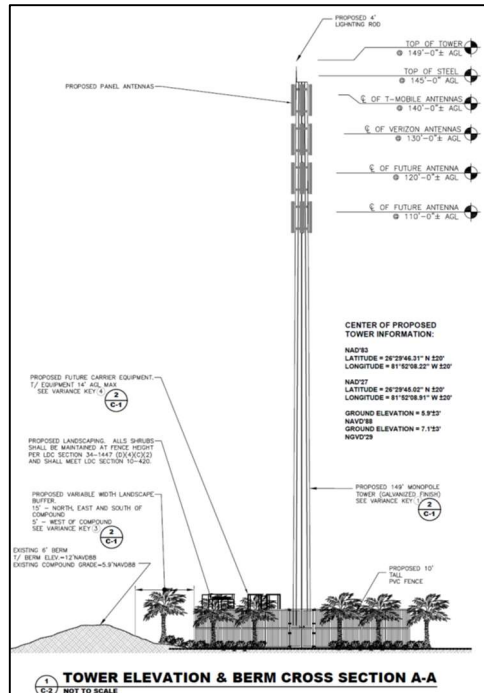
NAD 1983 Latitude: 26° 29' 46.31" N Longitude: 81° 52' 08.22" W	NAD 1927 Latitude: 26° 29' 45.02" N Longitude: 81° 52' 08.91" W
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Existing Ground Elevation: 5.9 Feet NAVD88
7.1 Feet NGVD29

GeoLine Surveying, Inc.

David G. Short
David G. Short, P.S.M., Date: November 17, 2025
Professional Surveyor and Mapper
Florida Certificate of Registration No. 5022
Florida DBPR Certificate of Authorization No. LB7082
c:\office\documents\lrcd\lrcd264-130 prep file revised 9-29-2025.doc

13430-A NW 104th Terrace • Alachua, Florida 32615 • Tel: 386-418-0300 • Fax: 386-463-9986 • www.geolineinc.com



STATEMENT: Vertex is proposing a 149' Tower at an approximate ground elevation of 5.9 feet; therefore, the Overall Height of the proposed Tower is 149 feet Above Ground Level (AGL), or the equivalent of 155 feet Above Mean Sea Level (AMSL).

6. Pursuant to LDC Section 34-1447(c)(4), (as discussed above in 34-1446(a)(4)), please provide detailed analysis of how the CT zoned site within the Planned Development, on the same property as the request, owned by the same owner, is not a more feasible location than the current location being sought. **Please see response herein above addressing 34-1446(a)(4).**

7. Pursuant to LDC Section 34-1447(d)(3), the applicant's first submittal illustrated, by LDC definition, panel mounted antenna types but called them out as flush-mounted. The resubmittal illustrates flush-mounted antenna types but now calls them out as panel mounted. Please clarify the type of antenna being provided, by LDC definition, and revise the narrative if necessary. **Vertex is proposing a monopole with panel antennas mounted with short arms (note, not flush-mounted per the definition in Section 34-1442). This design has a narrower profile than a full-array monopole. Please refer to the Photo Simulations and Site Plans (Sheet C-2) for illustration. The Written Request has been updated to reflect proper usage of LDC 34-1442 definitions.**

Please let us know if you have any additional comments or questions. We look forward to being scheduled for the Hearing Examiner.

Sincerely,

Jennifer C. Frost

Jennifer C. Frost, PMP



January 8, 2025 (Revised May 21, 2026, and July 16, 2026)

Lee County Community Development
P.O. Box 398
1500 Monroe Street
Fort Myers, FL 33902

RE: Application for Special Exception to allow for the construction and use of a 149-foot Wireless Communications Facility

Applicant: Vertex Development, LLC
3630 W. Kennedy Blvd
Tampa, FL 33609

Owner: The Forest Country Club, Inc.
6100 Club Blvd. SW
Fort Myers, FL 33908

Contacts: Alan Ruiz / Jennifer C. Frost, PMP
813-335-4768 / 813-480-7855
alanruiz@vertexdevelopment.net

Dear Staff:

Enclosed, please find Vertex Development, LLC's ("Vertex") submittal for the above-referenced applications to construct a 149' monopole-type wireless communication facility tower ("Tower"). We have included the following documents pursuant to the Lee County Land Development Code ("LDC") for Vertex's submittal:

- Application – Special Exception
- Affidavit of Authorization
- Disclosure of Interest
- The Forest Country Club, Inc. SunBiz
- Certification of Title and Encumbrances REV1
- Property Card
- Legal Descriptions Sketch
- Boundary Survey REV1
- Surrounding Property Owners (list, map, and mailing labels)
- Request Statement (*this letter*) REV1
- Traffic Impact Analysis
- Site Plans REV1
- Landscaping Plans REV1
- Utility Letter of Availability
- Tall Structure Permit

- Zoning Affidavit
- FCC ASR 1332626
- T-Mobile FCC Licenses REV1
- Existing Towers Map
- Lee County Mosquito Control District (LCMCD) No Objection Email
- Lee County Sheriff's Department (LCSO) No Objection Letter
- Lee County Public Safety (LCPS) No Objection Email
- T-Mobile RF Package
- Verizon Wireless Letter of Support
- FAA Determination 2025-ASO-21892-OE
- FAA Pre-Screening Tool
- Lease Memorandum
- Shared Use Plan REV1
- Photo Simulation Package REV1
- Fall Zone Letter
- Balloon Test Package
- Wood Stork Nesting Map

Vertex is requesting Special Exception and Variance approvals for a 149' Wireless Communications Facility ("Tower") to be located at 6227 Deer Run in unincorporated Fort Myers, Florida; Lee County STRAP 01-46-24-00-00001.0000. The total parent parcel is approximately 280.34 acres, MOL (according to the Lee County Property Appraiser's Office), and has a golf course with amenities on the land. The parent parcel is primarily zoned RM-2 (73%) as well as PUD (24%) and CT (3%), with future land use designations of "Suburban" (93%) and "Wetlands" (7%).

The Tower will be designed to accommodate T-Mobile, Verizon Wireless and two other wireless telecommunication providers (such as AT&T). The tower compound is 1,932 square feet in addition to any required easements for access, utilities and landscaping.

Please find below a description how Vertex's application meets the criteria of the applicable sections of the Lee County LDC and Comprehensive Plan.

Lee County Comprehensive Plan

POLICY 1.1.5: The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas. Industrial land uses are not permitted. This category has a standard density range from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre). The maximum total density may only be increased to eight dwelling units per acre (8 du/acre) utilizing Greater Pine Island Transfer of Development Units except in areas that specifically prohibit bonus density. Other forms of bonus densities are not allowed. **Wireless Communication Facilities are needed to service the surrounding residential area(s) and are**

essential to all land uses; therefore, Towers need to be located within or near residential areas of the County. As the parent parcel and surrounding parcels are zoned residential, the proposed Tower is ideally sited in the utility and maintenance area of The Forest Country Club in order to serve existing and future residential development. This proposed Tower will also be beneficial by providing another source for emergency communications, promoting the health, welfare, public order and safety of the community.

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 124. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII. (Ord. No. 94-30, 18-28) **The Proposed Tower compound and access are not located within wetlands. The closest waterbody is over 200 feet away from the proposed Tower site.**

GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources. **The Proposed Tower is located within an existing and mature planned development, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area.**

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. **The Proposed Tower is located within an existing and mature planned development, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area.**

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in §163.3164, Fla. Stat.) will be granted only when consistent with the provisions of §163.3202(2)(g) and §163.3180, Fla. Stat. and the concurrency requirements in the LDC. **The Proposed Tower is located within an existing and mature planned development, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area.**

STANDARD 4.1.4: ENVIRONMENTAL FACTORS.

1. In any case where there exists or there is the probability of environmentally sensitive areas (as identified by Lee County, the Corps of Engineers, Department of Environmental Protection, South Florida Water Management District (SFWMD), or other applicable regulatory agency), the developer/applicant must prepare an environmental assessment that examines the existing conditions, addresses existing or anticipated environmental problems, and proposes means and mechanisms to protect, conserve, or preserve the environmental and natural resources.
2. Ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site.
3. Ensure development minimizes the need for expansion and construction of street and utility improvements.

The proposed Tower is not sited within an environmentally sensitive area; it is sited within a developed portion of a golf course maintenance facility. However, Vertex complies with the

environmental regulations of the FCC and will contract an independent environmental firm to conduct a Phase I Environmental Site Assessment and National Environmental Policy Act (NEPA) in accordance with FCC regulations. Should a negative impact be identified, Vertex will adjust its site design accordingly. Additionally, if any negative impact is identified by SFWMD, Vertex will comply with all necessary alterations. The Proposed Tower will utilize existing street and utility improvements and will not pose any strain on existing improvements.

POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. **The Proposed Tower is located within an existing and mature planned development, and the proposed Tower will address a deficiency in cellular coverage and capacity in this area. As Vertex is applying for a Special Exception and a Variance, Vertex is proposing development that is consistent with the applicable sections of the Land Development Code, including meeting appropriate setbacks and buffers.**

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

1. Traffic and access impacts (rezoning and development orders); **Vertex has submitted a Traffic Impact Analysis, which demonstrates the Tower will have de minimus impact upon the existing use.**

2. Landscaping and detailed site planning (development orders); **Vertex has submitted detailed Site Plans and Landscaping Plans, which demonstrates the most reasonable design for a Communication Tower in this location.**

3. Screening and buffering (Planned Development rezoning and development orders); **Vertex is providing a ten-foot opaque PVC Fence and appropriate landscaping around the base of the Tower to minimize impact to nearby residential properties.**

4. Availability and adequacy of services and facilities (rezoning and development orders); **The Proposed Tower is an unmanned facility and creates no demand on public services and facilities.**

5. Impact on adjacent land uses and surrounding neighborhoods (rezoning); **As the Tower is proposed to be constructed within an existing golf course maintenance facility – and adjacent to an existing water treatment facility – the location is highly compatible with other utility-adjacent uses. The Tower is at least 359 feet (or 240% of its height) from the nearest residential structure. There is heavy vegetative buffering and an existing golf course between the Tower and the nearest residential lots to minimize visual impact of the base of the Tower. Finally, the siting of a Tower as a general public service and emergency service use (including E911 and NG911) shall have a positive impact on the surrounding neighborhood by strengthening the wireless service to area and supporting the health, welfare and safety of the community.**

6. Proximity to other similar centers (rezoning); and **The Proposed Tower meets all tower to tower**

separation requirements.

7. Environmental considerations (rezoning and development orders). **Towers generally have little to no environmental impact. The FCC has strict rules regarding the siting of Towers in accordance with the National Environmental Policy Act (NEPA).**

As it relates to Communications Towers this policy is implemented through Chapter 34, Division 11. Wireless Communication Facilities of the Land Development Code. Vertex has submitted Special Exception and Variance applications demonstrating its compliance with all LDRs that address the criteria above.

POLICY 101.1.1: Require that development within the Coastal High Hazard Area be compatible with natural systems, such as, water retention and purification, wildlife habitat, primary productivity, and defense against coastal flooding. (Ord. No. 00-22, 18-28) **The Proposed Tower will be compatible with and will have no impact on water retention, wildlife habitat, primary productivity, and defense against coastal flooding.**

POLICY 101.3.2: Restrict development in the Coastal High Hazard Area to uplands except as needed for the provision of public facilities. (Ord. No. 18-28) **The Proposed Tower is located in uplands.**

POLICY 123.10.5: The County will continue to permit communication towers in excess of 100 feet only by special exception. The impacts of such towers on wood storks must be considered in the review of these applications. (Ord. No. 94-30, 00-22, 18-28) **Please see Wood Stork Nesting Map. There are not any registered Wood Stork nesting colonies within 2,500 feet of the proposed Tower (per FDEP MapDirect); the closest identified colonies are over 13 miles away near Caloosahatchee in Lee County. Additionally, Vertex has taken preliminary precautions to avoid negative impact on wood storks and other migratory birds: the proposed 149' Tower is half of the recommended 300' maximum, will not be guyed or lighted, and it is not located near a ridgeline. Additionally, Vertex is developing a tower on an existing site that will have no negative impact upon Estero Marsh, which likely contains wood storks. Furthermore, the FCC has strict rules regarding the siting of Towers in accordance with the National Environmental Policy Act (NEPA). Should a negative impact on wood storks be identified in the NEPA, Vertex will notify the County and adjust its tower design and Site Plans to offset.**

POLICY 158.3.4: Support provision of digital broadband and communications infrastructure and expansion of information technology industries needed to meet current and future business needs. **The Proposed Tower will increase wireless communications infrastructure in currently underserved area. This expansion will assist in meeting current and future business needs.**

Lee County Land Development Code

Section 34-145.(c) Special Exceptions

(3) Findings/review criteria.

- a. Prior to granting a special exception, the Hearing Examiner must find the Applicant has proven entitlement to the special exception by demonstrating the request:

1. Is consistent with the goals, objectives, policies and intent of the Lee Plan;
2. Will protect, conserve or preserve environmentally critical and sensitive areas and natural resources, where applicable;
3. Will be compatible with existing and planned uses;
4. Will not be injurious to the neighborhood or detrimental to the public welfare; and,
5. Will be in compliance with zoning regulations pertaining to the use and other applicable regulations.

There are no negative material impacts on surrounding land uses or the environment. The Tower is ideally sited in the southern portion of the 280-acre parcel in the utility and maintenance area of The Forest Country Club, and there is adequate existing vegetation in this area to screen the tower from nearby residents. Also, please see response herein above to Policy 1.1.5. The siting of a Tower as a general public service and emergency service use (including E911 and NG911) shall strengthen the wireless service to area and support the health, welfare and safety of the community. Vertex's application for a Tower within the RM-2 district is consistent with the criteria set forth in LDC Chapter 34, Article VII, Division 11, et al.

- b. In the case of new antenna supporting structure wireless communication facilities, the Hearing Examiner must also find, or conclude a finding is not applicable, that:

1. The Applicant is not able to use existing wireless communications facility sites in the geographic search area;
2. The Applicant has agreed to rent or lease available space on the antenna-supporting structure, under the terms of a fair-market lease, without discrimination to other wireless communications service providers;
3. The proposed antenna-supporting structure will not be injurious to historical resources, obstruct scenic views, diminish residential property values, or reduce the quality and function of natural or man-made resources; and
4. The Applicant has agreed to implement all reasonable measures to mitigate the potential adverse impacts of the structures and facilities.

The closest FCC-registered Tower (FCC ASR 1038046) is approximately 1.2 miles to the northeast and is outside of the Geographic Search Area. Please see Existing Towers Map, T-Mobile RF Package and the Verizon Zoning Support Letter. As such, Vertex will allow the collocation of wireless providers under the terms of a fair-market lease. The Tower's location will not be injurious to historical resources, obstruct scenic views, diminish residential property values, or reduce the quality and function of natural or man-made resources. Finally, as Vertex is proposing a 149' non-reflective (galvanized steel) monopole Tower with panel antennas in order to accommodate the carriers' collocation needs, this design will have a much slimmer profile than a shrouded tower, tree-type camouflage (monopine), a flagpole, or bell/clock tower.

(4) Decision.

- a. The Hearing Examiner must grant the special exception unless he or she finds the request conflicts with subsection (c)(3) of this section or the request is contrary to the public interest and the health, safety, comfort, convenience and welfare of the citizens of the County. If the Hearing Examiner determines denial is appropriate, the decision must cite to the specific legal authority for the denial. **The siting of a Tower as a general public service and emergency service use (including E911 and NG911) shall strengthen the wireless service to area and support the health, safety, convenience and welfare of the community.**
- b. The Hearing Examiner may attach conditions necessary for the protection of the health, safety, comfort, convenience or welfare of the general public. The conditions must rationally relate to the special exception. **Vertex will comply with any reasonably related conditions attached to the approval of the Special Exception.**
- c. Decisions of the Hearing Examiner on special exceptions filed with an application to rezone property must be in the form of a recommendation to the Board. **Section not applicable, as this is a Special Exception only.**

DIVISION 11. WIRELESS COMMUNICATION FACILITIES

...

Sec. 34-1443. Applicability and exemptions.

- (a) Except as provided in Subsection (b) of this section, this division applies to the installation, construction, or modification of wireless communications facilities. **Vertex is applying for the approval and use of a new Tower.**
- (b) The following items are exempt from the provisions of this division: **Not applicable...**

Sec. 34-1444. Permissible wireless facility locations.

- (a) Except as provided below, a wireless communications facility may be permitted only in accordance with Section 34-1447 and the provisions of this chapter. Regardless of the process required, the applicant must comply with all submittal, procedural, and substantive provisions of this chapter. Variances or deviations from the requirements of this division may be granted only in accordance with the requirements of Section 34-1453 for a variance. **Per Table 34-1447 (and footnote 4), Vertex is applying for a Special Exception and a Variance for a 149' Tower within the RM-2 zoning district. In addition to the height variance, Vertex is applying for three additional variances, which are included in a separate, but concurrent application. Vertex meets all other provisions of this chapter, unless expressly stated herein.**
- (b) Exceptions.
 - (1) Broadcast antenna-supporting structures in excess of 250 feet will only be allowed within an Agricultural Zoning District by variance in accordance with the requirements of

Section 34-1453. Broadcast studios are not allowed in the Agricultural Zoning District and must comply with all other applicable zoning and development regulations. **Section not applicable, as Vertex is applying for a 149' Tower within a Residential Zoning District.**

- (2) The first antennas proposed to be mounted on existing buildings or structures must apply for administrative review as set forth in Section 34-1445(b). Collocations, other than those under Section 34-1443(b)(7), shall follow the procedures indicated in Section 34-1445. **Vertex's future collocators shall comply with this Section.**
- (3) On the barrier islands... **Section not applicable.**
- (4) Wireless communications facilities are prohibited in the Density Reduction/Groundwater Resource (DR/GR) Future Land Use... **Section not applicable.**

The design of any facility proposed in these areas must be reviewed in accordance with the provisions of Section 34-1445 and Section 34-1447. **Vertex's proposed Tower meets most of the requirements of these sections and has requested the appropriate variances, as applicable.**

Sec. 34-1445. Development review process.

- (a) *Preapplication conference.* **Vertex requested and attended a Pre-Application Conference on October 21, 2025, and has complied with all provisions of this section.**
- (b) *Zoning.*
 - (1) *Administrative review.* **Section not applicable.**
 - (2) *Special exception.*
 - a. Where, pursuant to Table 34-1447, a special exception is required, the application must be reviewed pursuant to the provisions of Section 34-145(c) and this division. **Vertex is applying for a Special Exception and Variance (pursuant to Table 34-1447). Please see responses to Section 34-145(c) in the Variance Application documents.**
 - b. Appeal... **Vertex acknowledges this section, and will exercise, if ever necessary.**
- (c) *Building permits and development orders.* Building permits and development orders are required for all wireless communication facilities in accordance with this chapter and Chapters 6 and 10. **After approvals of the Special Exception and Variance, Vertex shall apply for the applicable Development Order and Building Permit(s).**

Sec. 34-1446. Application submittal requirements.

- (a) *Minimum required information for all wireless communication facilities applications.* Every application for wireless communication facilities must include the following information. However, upon written request, on a form prepared by the County, the Director may modify the submittal requirements contained in this section where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request for a waiver or modification must be submitted to the Director prior to submitting the application. A copy of the request and the Director's written response must accompany the application and will become a part of the permanent file. The Director's decision is

discretionary and may not be appealed. **Vertex has submitted the minimum information with this Special Exception Application.**

- (1) Documentation of authority and acceptance of responsibility for compliance with these regulations, executed by the property owner, the applicant, and the provider who will be placing antennas on the proposed or existing wireless communications facility. **Please see the submitted Special Exception Application documents and Zoning Affidavit #5 and revised Shared Use Plan. Each provider shall provide this information at time of their application for installation.**
- (2) The name, address, and telephone contact information for the owner of all proposed or existing antenna-supporting structures and wireless communication facilities; and an affidavit that such information will be updated annually or upon a change of ownership after the application is approved. **Please see Zoning Affidavit #4 and revised Shared Use Plan for this information.**
- (3) A license (and for broadcast structures, a construction permit) issued by the FCC to transmit radio signals in Lee County. **Please see FCC ASR 1332626 and revised T-Mobile FCC Licenses.**
- (4) New antenna-supporting structures must demonstrate there are no existing suitable structures available or higher priority zoning districts in the geographic search area. As part of that demonstration, the application must include a graphical representation of the geographic search area. **See Existing Towers Map. There are no existing antenna structures or buildings of sufficient height within at least one mile. The closest approved, FCC-registered tower (ASR 1038046) is approximately 1.22 miles to the northeast on STRAP 06-46-25-00-00003.0100. Regarding higher priority zoning districts, there are industrially zoned properties on the east side of Tamiami Trail, which are within a one mile radius of the existing FCC-registered tower (ASR 1038046) and are outside the geographic search area. The closest off-site commercial properties are approximately 0.75 miles northeast, where the previously mentioned existing tower (ASR 1038046) is sited in close proximity. Additionally, while the "CT" zoning district is located on the same parent parcel as the subject application, the property owner did not approve that location, which is developed for the Forest County Club clubhouse and parking. The closest CFPD property is over two miles away, which is in close proximity to an existing, unregistered tower. There are no marine-oriented or AOPD parcels within five or more miles. The closest agricultural property is 0.12 miles to the southwest, but this is a part of the Estero Bay Preserve State Park which has a future land use of Conservation and wetlands. There are two RVPD zoned properties to the east, but these are within one mile of where the aforementioned existing tower is located.**
- (5) A statement confirming the overall height of the facility and all other facilities on the subject property, in terms of grade and sea-level. **Please see Site Plans to confirm the height of the proposed Tower, calculated as:**

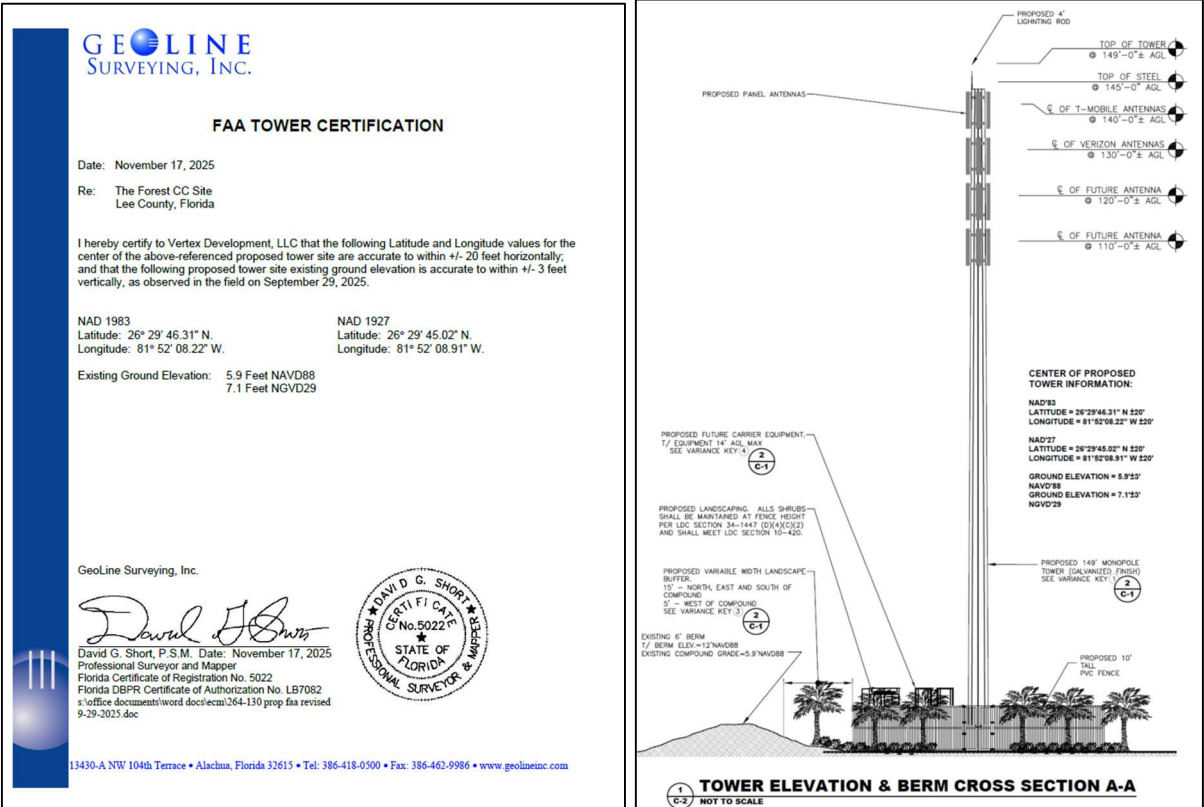
145' Tower

+ 4' Lightning Rod

149' Overall Height (AGL)

Note: Vertex has applied for an FAA Determination based on the Site Plans and FAA 1-A Certification; it has been included in the resubmittal, and it shows the tower height in terms of grade and sea level:

Structure:	Antenna Tower The Forest CC FL-5066				
County, State:	Lee, Florida				
Collected Point(s):					
Label	Latitude	Longitude	SE	DET AGL	AMSL
pt-1	26-29-46.30N	81-52-08.22W	6 Ft	149 Ft	155 Ft



STATEMENT: Vertex is proposing a 149' Tower at an approximate ground elevation of 5.9 feet; therefore, the Overall Height of the proposed Tower is 149 feet Above Ground Level (AGL), or the equivalent of 155 feet Above Mean Sea Level (AMSL).

- (6) A letter:
- a. Demonstrating consent from the Executive Director of the Lee County Port Authority if the wireless communications facilities is to be located within the County airspace notification limits of Section 34-1107; **At the time of resubmittal, Vertex has been issued the FAA Determination of No Hazard, and thus acquired a Lee County Port Authority Tall Structure Permit.**
 - b. Confirming review and recommendation from the Lee County Mosquito Control District, the Lee County Sheriff's Department and the Director of Public Safety or their respective designee, for any wireless communication facility exceeding 35 feet; **Please see "No Objection Responses" from LCMCD, LCSO and LCPS.**

-
- c. Evidence of compliance with applicable Federal Aviation Administration requirements under 14 CFR 77, as amended, and evidence of proper Federal Communications Commission licensure, or other evidence of Federal Communications Commission authorized spectrum use. **Vertex has been issued the FAA Determination of No Hazard; a Lee County Port Authority Tall Structure Permit; FCC ASR 1332626; and revised T-Mobile FCC Licenses.**

These letters are not required for collocated and surface-mounted antennas. **Noted.**

- (7) A survey of the subject property completed by a registered land surveyor which shows all existing conditions. This requirement does not apply to roof-mounted and surface-mounted antennas. **Please see revised Boundary Survey.**
- (8) Photo-simulated post-construction renderings of the proposed wireless communications facility, equipment enclosures, and ancillary appurtenances as they would look after construction from areas where the proposed wireless communication facility will be visible according to the balloon test and sight lines. This requirement does not apply to collocations. **Please see revised Photo Simulation Package.**
- (9) Shared use plan or copy of an executed shared use plan for the existing facility. (This is not required for a broadcast facility until such time as a request is made to collocate personal wireless service equipment.) **Please see revised Shared Use Plan and Zoning Affidavit #6, which Vertex commits to the shared use and collocation of the approved Tower.**
- (10) For new antenna support structures, to allow a determination that there are no existing structures on which the provider's proposed antennas could be located, a list and map identifying all existing wireless communications facilities to which the proposed facility will be a handoff candidate, including latitude, longitude, and power levels of each. **Please see Existing Towers Map, T-Mobile RF Package and the Verizon Wireless Zoning Support Letter.**
- (11) Floor plans, elevations, and cross sections at a scale no smaller than one-fourth-inch equals one foot (1:48) of any proposed accessory structure. **Please see Site Plans Sheet C-2 for Tower Elevation and Sheet C-3 for the Compound Plan.**
- (12) To scale elevation drawings, indicating the roof, facades, doors, and other exterior appearance and materials of the proposed wireless communication facility (signed and sealed by a professional engineer). **Please see Site Plans and Photo Simulation Package for information relevant to this application.**
- (b) *Additional required information for wireless communication facilities requiring a public hearing.* In addition to the submittals required by Sections 34-202 and 34-203, and the requirements of Subsection (a) of this section, the following information must be provided:
- (1) Lease required. If the property owner is not a provider, the application must include a copy of an executed lease agreement or memorandum of lease between the applicant or property owner and a provider. Where no lease agreement has been executed, the applicant must include an affidavit signed by a provider attesting to the provider's intent to make application for development order approval to place antennas on the wireless communications facility if the zoning application is approved. **Please see Memorandum of Agreement between Vertex and the Property Owner.**
-

- (2) For antenna-supporting structures, the graphic results of the balloon test conducted by the applicant pursuant to the requirements set forth in Subsection (d) of this section.
Please see Balloon Test Package for the Balloon Test conducted March 16, 2026 – March 19, 2026.
- (c) *Additional information for wireless communication facilities required at time of application for a development order or building permit...* **Vertex will submit the required information at time of Development Order. Please see Zoning Affidavit #7. However, since Vertex is applying for a variance due to tower height setbacks from the property line, we are submitting a fall zone letter in accordance with 34-1446(c)(3) at this time. Please see Fall Zone Letter.**
- (d) *Balloon test.* Within 35 calendar days after an application for an antenna-supporting structure has been deemed complete, the applicant must conduct a balloon test in accordance with the following regulations:... **Vertex shall conduct a Balloon Test in compliance with this section. Please see Balloon Test Package for the Balloon Test conducted March 16, 2026 – March 19, 2026.**

Sec. 34-1447. Development regulations.

The development regulations set forth herein apply to all wireless communications facilities as indicated.

- (a) *Collocations.* **Section not applicable with this application; however, Vertex's future collocations will comply with this section as necessary.**
- (b) *Where permissible, antenna-supporting structures.*

Table 34-1447. Permissible Antenna-Supporting Structure Heights, Locations and Applicable Review Process

<i>Zoning Classification</i>	<i>Maximum Overall Height Allowed by the Administrative Approval Process</i>	<i>Overall Height Requiring Approval by Special Exception</i>
Agricultural ⁵	75 feet ¹	75.1—149 feet
Residential^{2,4}	35 feet	35.1—75 feet
PRFPD ³	35 feet	Not Allowed
All other zoning districts ⁵	90 feet	90.1—149 feet

Vertex is applying for a Special Exception with a Variance for 149' Tower within a Residential Zoning District.

- (c) *District impacts minimized.*
- (1) *Generally.* Antenna-supporting structures must be located in a manner that is consistent with the County's interest in land use compatibility, within and between zoning districts, as set forth in this chapter's zoning district regulations, Section 34-611 et seq. **Table 34-1447 requires Towers up to 75 feet in the Residential Districts to obtain approval by a Special Exception. As the proposed Tower is 149 feet overall, Vertex is also seeking a Variance – per footnote #4. The intent of the Residential Districts is “to permit various types of dwelling units at**

various densities in the public service areas where infrastructure exists or can feasibly be extended, and to permit lower-density, single-family conventional and mobile home dwelling units in nonurban areas where the services and conveniences of the urban areas are not provided.” Additionally, this parcel is within an urban area on the Future Land Use Map, further classified as Suburban future land use. Because the closest existing FCC-registered Tower is over 1.2 miles away and this is an urban area, wireless coverage in this area needs improvement. This proposed Tower will be beneficial not only to the nearby residents, but also the future residents, by providing another source for emergency communications, promoting health, welfare, public order and safety.

- (2) *Siting priorities.* In order to justify the construction of an antenna-supporting structure, the applicant must demonstrate that higher ranking alternatives in the following hierarchy, beginning with Subsection (c)(2)a of this section, do not constitute reasonable, compatible or feasible alternatives. Such demonstration must include a statement of position, qualifications, and experience by a qualified radio frequency engineer.
- a. Collocated or combined antennas.
 - b. Surface-mounted antennas.
 - c. Roof-mounted antennas.
 - d. Antenna-supporting structures.

The closest FCC-registered Tower is approximately 1.2 miles to the northeast and is outside of the Geographic Search Area. Therefore, siting priority a. is not viable. Additionally, there are no structures that have the height necessary to provide reliable coverage and capacity to this area; therefore, priorities b. and c. are also not viable. Hence, we are proposing a new Tower in this area.

- (3) *Proliferation minimized.*
- a. *Generally.* No antenna-supporting structure will be permitted unless the applicant demonstrates that the proposed antenna cannot be accommodated on an existing building, structure or antenna-supporting structure. **Please see previous response to 34-1447.(c)(2).**
 - b. *Additional documentation.* Additional documentation may also be submitted to demonstrate compliance with this section: ... **Please see previous responses that reiterate there are no available viable alternatives.**
- (4) *Zoning district priorities.* In order to justify locating a proposed antenna-supporting structure within a zoning district lower in the hierarchy below, the applicant must adequately demonstrate that siting alternatives within higher ranked districts, beginning with Subsection (c)(4)a of this section, are not reasonable or feasible. This demonstration must include the submission of a statement of position, qualifications, and experience by a qualified radio frequency engineer.
- a. Industrial;
 - b. Commercial;

-
- c. Marine-Oriented;
 - d. Community Facilities (CF) and Airport Operations Planned Development (AOPD);
 - e. Agricultural;
 - f. Recreational Vehicle;
 - g. Residential (including Mobile Home);
 - h. Private Recreational Facilities Planned Development (PRFPD);
 - i. Environmentally Critical (EC).

Vertex is proposing a new Tower on a Residential zoned parcel – Priority “g”. Regarding higher priority zoning districts, there are industrially zoned properties on the east side of Tamiami Trail, which are within a one-mile radius of the existing FCC-registered tower (ASR 1038046) and are outside the geographic search area. The closest off-site commercial properties are approximately 0.75 miles northeast, where the previously mentioned existing tower (ASR 1038046) is sited in close proximity. While the “CT” zoning district is located on the same parent parcel as the subject application, the property owner did not approve that location, which is developed for the Forest County Club clubhouse and parking. The closest CFPD property is over two miles away, which is in close proximity to an existing, unregistered tower. There are no marine-oriented or AOPD parcels within five or more miles. The closest agricultural property is 0.12 miles to the southwest, but this is a part of the Estero Bay Preserve State Park which has a future land use of Conservation and wetlands. There are two RVPD zoned properties to the east, but these are within one mile of where the aforementioned existing tower is located.

(d) *Visual impacts minimized.*

- (1) *Generally.* Antennas must be configured in a manner that is consistent with the character of the surrounding community and must be of a color that blends with the structure to which it is attached, so that adverse visual impacts on adjacent properties are minimized. Antenna concealment screening should also be used when possible. **Vertex is proposing a galvanized steel, non-reflective monopole Tower with panel antennas, which has a much slimmer profile and is visually less obtrusive than a concealed or shrouded tower, tree-type camouflage (monopine), a flagpole, or bell/clock tower design.**
 - (2) *Monopole design required.* Unless approved as either a roof-mounted or surface-mounted facility, all antenna-support structures must be a monopole, with all transmission cable/wiring concealed inside. **Vertex is proposing a Monopole design with panel antennas, with all cable and wiring concealed inside, which is consistent with this section.**
 - (3) *Antenna type priorities.* In order to justify the use of an antenna-type lower in the hierarchy below, the applicant must adequately demonstrate that higher ranked alternatives in the following hierarchy, beginning with Subsection (c)(3)a of this section, are not reasonable or feasible. This demonstration must include the submission of a statement of position, qualifications, and experience by a qualified radio frequency engineer.
-

-
- a. Flush-mounted;
 - b. Panel;
 - c. Whip;
 - d. Dish.

To avoid the proliferation of additional towers in this market area, the Tower is designed with panel antennas to optimally meet new service, E911, and capacity demands. This is preferred by the carriers over flush-mounted antennas.

(4) *Camouflage, screening, taping, and placement.*

- a. *Color.* Antenna-supporting structures and ancillary appurtenances, including transmission lines, must maintain a galvanized gray finish or other contextual or compatible color as determined by the County, except as otherwise required by the FAA or FCC. **The proposed Tower will have a galvanized finish. Please see Site Plans, Sheet C-2. Additionally, the FAA issued a determination that does not require marking or lighting for aviation safety.**
- b. *Fencing.* The developer of a wireless communication facility must install a fence or wall not less than eight feet and not more than ten feet in height from finished grade to enclose the base of the antenna-supporting structure and equipment enclosures associated with any wireless communication facility. Access to the antenna-supporting structure must be controlled by a locked gate. The fence must be constructed in accordance with Section 34-1742. Not more than three strands of barbed wire, spaced six inches apart, may be allowed above the fence. **Vertex is proposing a ten-foot tall, PVC fence. Please see Site Plans, Page C-3:4, for details.**
- c. *Landscaping.*
 - 1. A landscaped buffer of at least ten feet in width must be planted along the entire exterior perimeter of the fence or wall required by Subsection (d)(4)b of this section. Where the proposed antenna-supporting structure will be located adjacent to a residential or public recreational use, or a lot within a Residential Zoning District, the landscaped buffer must be at least 15 feet in width.
 - 2. A buffer required by this section must contain sabal palms planted ten feet on center, and a double hedge row of native shrubs. Section 10-420 planting standards must be met. The hedge must be maintained at a minimum height equivalent to the fence height. Except where the proposed antenna-supporting structure will be located adjacent to a residential lot, public recreational use, or right-of-way, the landscaped buffer must include six feet in height native canopy trees planted ten feet on center, instead of the sabal palms required above.
 - 3. Where these regulations would require existing facilities to meet current landscape requirements, the Director may reduce or eliminate such requirements if the Director determines that the requirements would be unreasonable, infeasible or otherwise

inequitable under the circumstances. The Director's decision is discretionary and may not be appealed. Applicants may apply for a variance from the landscaping requirements herein.

Please see the Landscaping Plans for proposed landscaping. Vertex is proposing a 15-foot landscaped buffer along the east and south sides of the compound. We are proposing a 5-foot buffer along the western side of the compound, and we have revised our Variance Application as such. As shown on Site Plans Sheets C-1 and C-3, the relocated metal pole barn will be immediately adjacent to the compound, allowing for a five-foot landscape buffer. Additionally, the closest residential lot line to the northwest (Folio 10220849) is approximately 850 feet away, and there is existing vegetative screening, a water treatment facility and other buildings between the compound and the lot line. The visual impacts of the base of the Tower are already minimized by distance and intervening buildings.



Looking south along berm



Looking west at site



Looking east at site toward access

- d. *Other facilities.* **Not applicable.**
- e. *Taping.* The developer of a wireless communication facility must install taping around the antenna-supporting structure in conformance with the following:
 1. The tape must be six-inch 3M Diamond Gradetm VIP Reflective Sheeting, Series 3990.
 2. The taping must start at 20 feet above surface.
 3. The taping must be at ten-foot intervals.
 4. The tape must be wrapped around the support pole and overlap by one inch for a good seal.

Vertex will comply with this section, as necessary.

(e) *General property development regulations.*

(1) *Setbacks.*

-
- a. *New facilities.* All new antenna-supporting structures must meet the setback requirements for the zoning district in which they are proposed or a distance equal to their overall height from all lot lines of the fee property on which they are proposed, whichever is greater; unless a greater distance is required as a condition of the approval. A monopole with internal antennas must be setback a distance equal to one-half of its overall height from all lot lines of the fee property on which it is proposed, unless a greater distance is required as a condition of the approval, or a variance is granted. **Please see Site Plans, Sheet A-1, for the listed and illustrated tower setbacks, which the proposed Tower mostly exceeds. Vertex is requesting a Variance from the Deer Run right-of-way; please see previous responses for additional supporting details.**
 - b. *Replacement facilities.* **Not applicable.**
 - c. *Ancillary appurtenances, and equipment enclosures.* Ancillary appurtenances, and equipment enclosures must meet the minimum setback requirements for the zoning district in which they are proposed, as well as those set forth in Section 34-2191 et seq. **Please see Site Plans, Sheet A-1, for the listed and illustrated district setbacks for the compound.**

(2) *Height.*

- a. All antenna-supporting structures must comply with the requirements of Section 34-1008. **Section 34-1008 is reserved; however, Vertex's Tower shall comply will all applicable height requirements, including FAA and LCPA Tall Structure Permit.**
- b. Antenna-supporting structures on the barrier islands or within the outer islands future land use areas may not exceed 35 feet, or the special height limits set forth in Section 34-2175. **Not applicable.**
- c. Roof-mounted antennas, attachment devices, equipment enclosures or ancillary appurtenances may be placed on commercial, institutional, industrial and multifamily buildings at least 35 feet in height and may not extend more than 20 feet above the roofline of the building on which it is attached. **Not applicable.**
- d. Collocations may not increase the existing overall height of an antenna-supporting structure. **Not applicable.**
- e. In all other cases, the overall height of an antenna-supporting structure approved in accordance with Section 34-1445 may not exceed 149 feet, except as provided below:.... **Not applicable.**
- f. In no event may the provisions set forth in Section 34-2174 apply to wireless communication facilities. **Acknowledged.**
- g. The overall height of ground-mounted equipment or equipment enclosure may not exceed 12 feet. **Vertex is seeking a Variance to not exceed 14 feet above ground level for future collocators. The Base Flood Elevation (BFE) in the area is 11 feet AMSL, based on FEMA Map Panel 125124 0576 H. The current ground elevation is 5 – 6 feet (AMSL). The FCC National Programmatic**

Agreement requires the carriers to install their equipment starting at one foot above BFE, which would be 12' AMSL, or 6 feet AGL. The carriers' equipment oftentimes exceeds six feet in height, but rarely eight feet, yielding a maximum of 14 feet AGL. Please see revised Site Plans Sheet C-2 for proposed elevation.

- h. Private aircraft and helicopter landing facilities. In addition to the provisions of Section 34-1001 et seq., antenna-supporting structures proposed within a designated notification height boundary of a private aircraft or helicopter landing facility, as specified on the Airspace Notification Map, will be limited to the height specified by that boundary, according to the proposed facility's distance from the runway or landing facility. **Not applicable.**

(f) *Construction.*

- (1) *Type of construction.* Broadcast facilities may utilize lattice or guyed antenna-supporting structures. All other wireless facilities are limited to monopole antenna-supporting structures. **Vertex is proposing a 149' monopole-type Tower. See Site Plans Sheet C-2 and Photo Simulations for illustration.**
- (2) *Accommodation of future collocations.*
 - a. Antenna-supporting structures should be designed to accommodate future collocations. **The Tower is designed to accommodate four carriers overall, including T-Mobile as the anchor tenant. Please see Site Plans Sheet C-2, Shared Use Plan, and Zoning Affidavit #6.**
 - b. The applicant must submit a shared use plan that commits the owner of the proposed antenna-supporting structure to accommodating future collocations where reasonable and feasible in light of the criteria set forth in this section. **Please see revised Shared Use Plan and Zoning Affidavit #6; Vertex is committed to future collocations.**
- (3) *Lighting.*
 - a. Except for security lighting and site lighting, other types of lights, signals or illumination will only be permitted on an antenna-supporting structure or ancillary appurtenances where lighting is required by the FAA, FCC, the County, or the Lee County Mosquito Control District. **If the FAA requires lighting, Vertex will comply with this determination. Otherwise, Vertex will not install any sort of illumination or lighting. We anticipate the FAA will issue a determination that does not require marking or lighting for aviation safety.**
 - b. Security lighting. Security lighting and site lighting may be placed in association with an approved equipment enclosure. Site lighting must remain unlit except when authorized personnel are present at the facility. Security lighting and site lighting must be shielded to prevent light trespass. **Vertex is not anticipating installing any security lighting, but future collocators shall comply with this section.**
 - c. Required lighting. **Section not applicable, as Vertex's proposed Tower is 149', below the 150' additional requirements.**

(4) *Notice of commencement of construction.*

- a. Forty-eight hours before commencing construction of an antenna-supporting structure, and within 48 hours after the antenna-supporting structure construction reaches its maximum height, the County Port Authority, Sheriff's office, Emergency Medical Services, the local fire district and the County Mosquito Control District must be notified by the entity constructing the antenna-supporting structure. Notice must include the location of the antenna-supporting structure tied to the State plane coordinate system for the Florida West Zone (North American Datum of 1983/1990 Adjustment). **Vertex shall comply with all notifications, prior to construction.**
- b. The tall structures permit application will not be issued if the proposed construction or alteration is found to violate the provisions of this Article VI, Division 10, Subdivision III (Section 34-1001 et seq.), or any other applicable federal or State rules or regulations. No tall structures permit will be issued if all Federal Aviation Administration and County Port Authority comments are not addressed to the satisfaction of the County Port Authority. The applicant will be forwarded a written notice if the tall structures permit is denied, from the County Port Authority. This written notice must specify the reason for objections and suggestions for compliance under this subdivision and all other applicable federal or State rules and regulations. **Vertex has been issued the FAA Determination along with the LCPA Tall Structure Permit, included with the resubmittal.**

(5) *Floor area.* Floor area will be calculated based on the total impervious surface associated with an equipment enclosure. Floor area may not exceed 400 square feet per antenna array without approval by special exception. **Vertex will ensure each future collocator complies with this section of no greater than 400 square feet of impervious surface.**

- (g) *Signage.* **Vertex shall comply with all subsections related to signage. Please see Site Plans Sheet C-4.**

Secs. 34-1448, 34-1449. Reserved. N/A

Sec. 34-1450. Fees and insurance.

- (a) Antenna-supporting structures and wireless communications facilities must be insured by the owner against damage to persons and against damage to property. Owner must provide a Certificate of Insurance to the Director annually. **Vertex shall comply with this section, upon or prior to construction of the Tower.**
- (b) Fees for antenna-supporting structures and wireless communications facilities permitting and renewal, monitoring of emissions and inspection of structures, and other fees will be established by the Board. **Vertex shall comply, as necessary.**

Sec. 34-1451. Discontinued use... Vertex will comply with the applicable provisions of this section relating to discontinued use and removal. Please see Zoning Affidavit #8.

Sec. 34-1452. Nonconforming antenna-supporting structures... Section not applicable.

Sec. 34-1453. Variance criteria... Vertex is applying for a 149' monopole-type Tower in a Residential zoned district in addition to several other variances; therefore, we will comply with the criteria in accordance with the procedures and requirements set forth in Section 34-145.

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

SURVEYOR'S NOTES

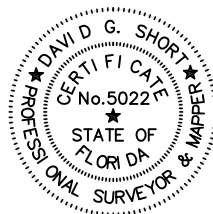
1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING NORTH 00°22'48" WEST ALONG THE EAST LINE THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
4. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE DERIVED FROM REDUNDANT VIRTUAL REFERENCE STATION (V.R.S.) NETWORK GNSS OBSERVATIONS INCORPORATING AN EGPS M-5 RECEIVER IN CONJUNCTION WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FLORIDA PERMANENT REFERENCE NETWORK (F.P.R.N.) AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
5. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.

David
G
Short

Digitally
signed by
David G Short
Date:

2026.07.01

16:14:37 -04'00'



GEOLINE SURVEYING, INC., LB 7082

David G Short

6/30/2026

DAVID G. SHORT
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

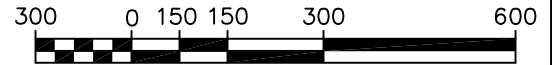
IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

PREPARED FOR: VERTEX DEVELOPMENT, LLC

THE FORREST CC SITE

GRAPHIC SCALE



(IN FEET)

SCALE: 8 1/2" X 11" SHEET 1" = 600'

POINT OF COMMENCEMENT
PARENT PAERCEL
SOUTHWEST CORNER OF
THE NORTHWEST 1/4
OF SECTION 1-46S-24E

POINT OF
BEGINNING
PARENT PARCEL

PARENT PARCEL

FOREST COUNTRY CLUB MEMBERSHIP

PARCEL NUMBER: 01-46-24-00-00001.0000

INSTRUMENT NO. 2017000080102

WEST LINE OF SECTION 1
BASIS OF BEARING

SOUTH LINE OF SECTION 1

SOUTHWEST CORNER OF
SECTION 1-46-24

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°22'48" E	390.02'
L2	S 00°22'48" E	1446.29'
L3	N 73°57'27" E	250.82'
L4	N 29°02'14" E	30.00'
L5	S 40°18'15" E	239.90'
L6	S 19°38'44" E	90.44'
L7	S 44°40'30" W	284.50'
L8	S 45°51'29" E	101.12'
L9	S 00°51'29" E	300.00'
L10	N 89°08'31" E	551.00'
L11	N 00°51'29" W	130.00'
L12	S 89°08'31" W	15.00'
L13	N 45°19'30" W	305.20'
L14	N 44°40'30" E	60.00'
L15	S 45°19'30" E	305.20'
L16	N 89°08'31" E	85.00'
L17	N 00°51'29" W	30.00'
L18	N 13°39'44" W	225.61'
L19	N 00°51'29" W	294.46'
L20	N 12°30'49" E	604.27'
L21	N 01°35'56" E	333.82'
L22	N 89°51'15" W	15.00'
L23	N 01°35'56" E	120.04'
L24	S 89°51'15" E	15.00'
L25	N 01°35'56" E	120.04'
L26	S 89°51'15" E	149.67'
L27	N 00°08'46" E	30.00'
L28	N 89°51'15" W	148.91'
L29	N 01°35'56" E	154.18'
L30	N 63°38'17" W	112.49'
L31	S 20°35'00" W	147.73'
L32	S 00°34'53" W	106.80'
L33	S 20°35'00" W	581.57'
L34	N 87°14'43" W	82.80'
L35	N 34°58'32" W	325.62'
L36	N 02°45'17" E	577.23'
L37	S 89°06'24" W	440.00'

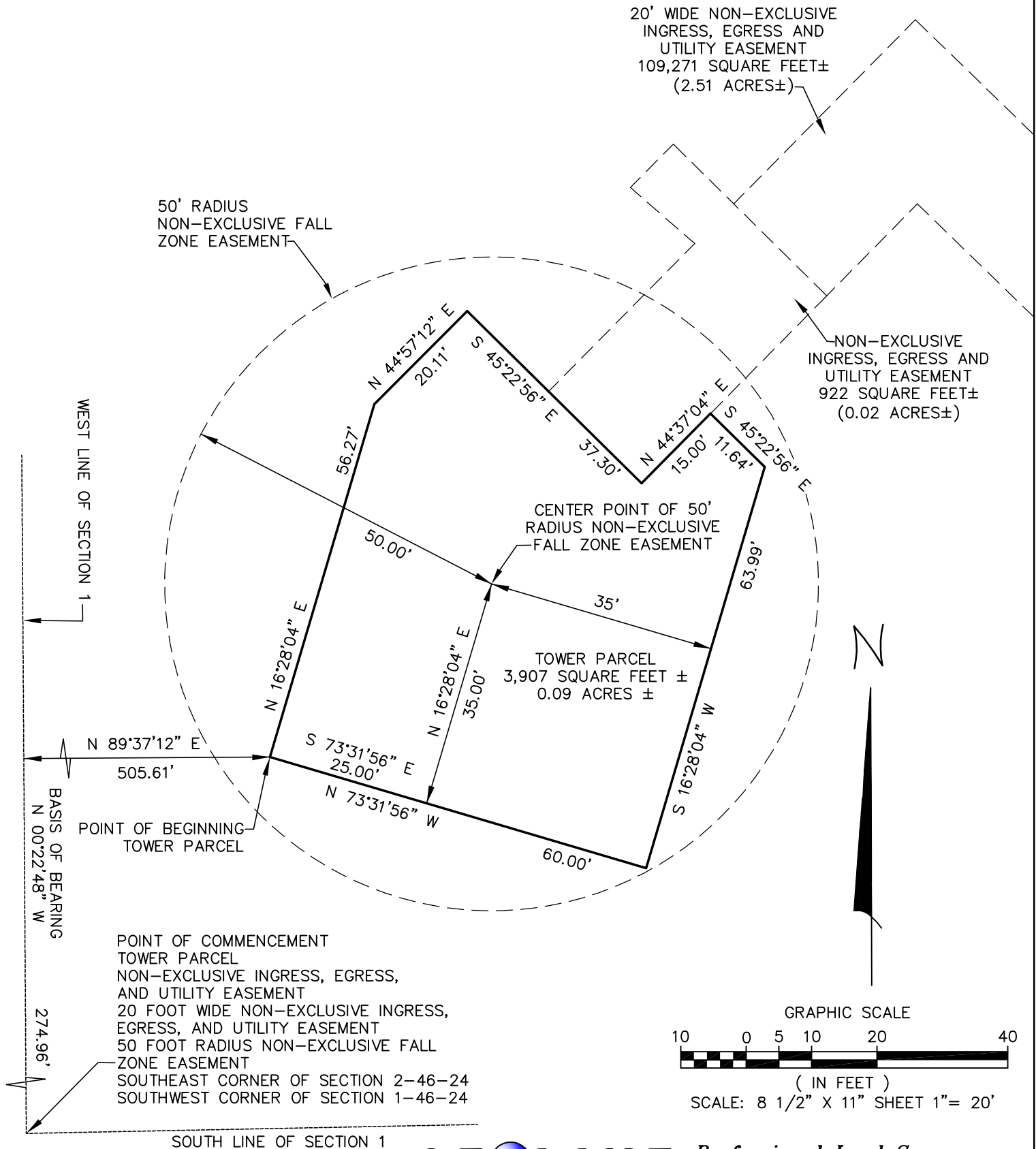
CURVE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	LENGTH
C1	235.00'	45°31'58"	186.75'
C2	175.00'	45°31'58"	139.07'

G E  L I N E
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE



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SURVEYING, INC.

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DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

PREPARED FOR: VERTEX DEVELOPMENT, LLC

THE FORREST CC SITE

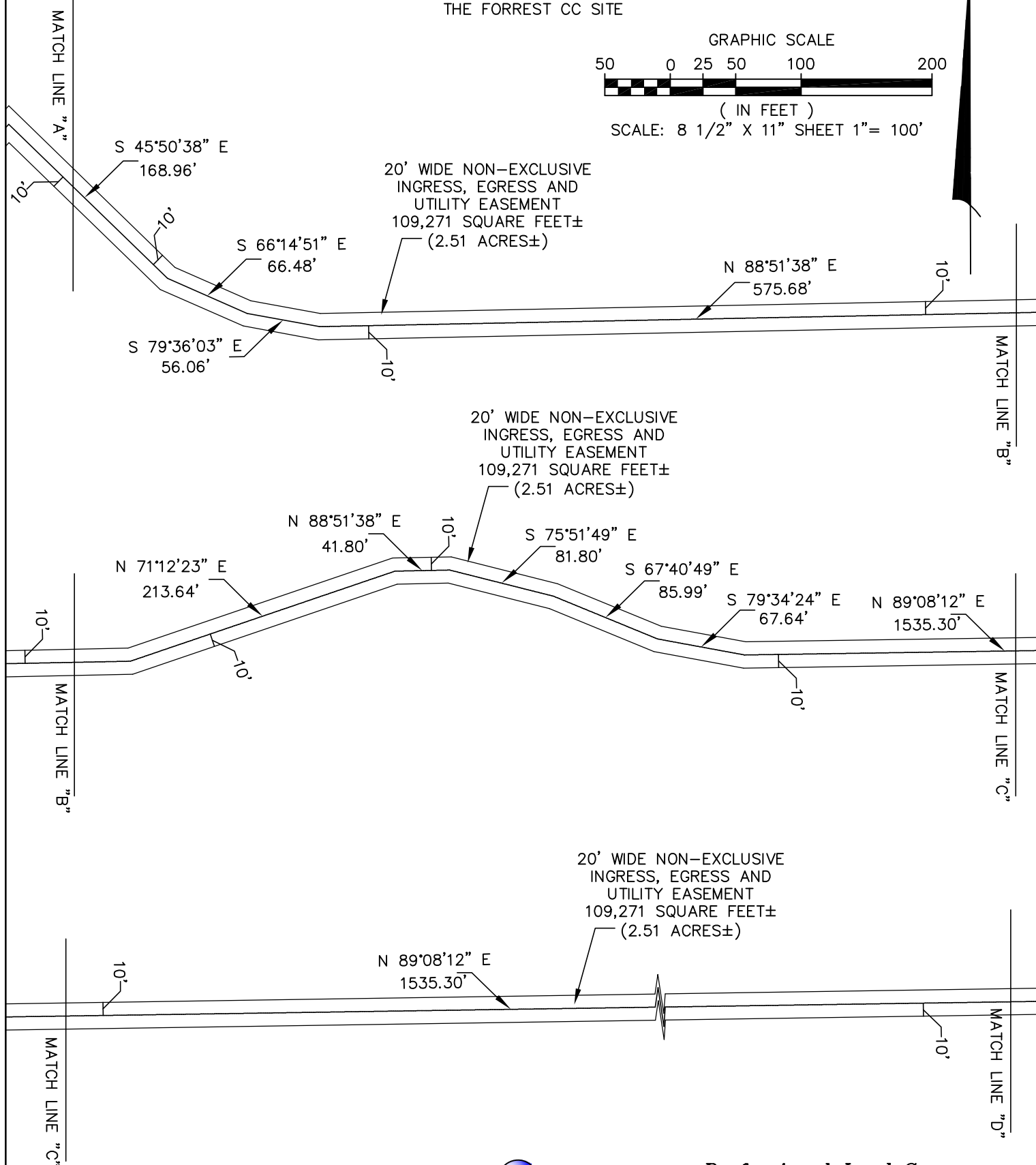
GRAPHIC SCALE



(IN FEET)

SCALE: 8 1/2" X 11" SHEET 1" = 100'

N



DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

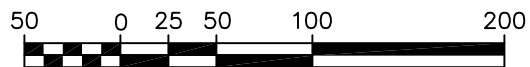
N

MATCH LINE "E"

N 09°59'51" E
654.55'

10'

GRAPHIC SCALE



(IN FEET)

SCALE: 8 1/2" X 11" SHEET 1" = 100'

N 08°51'03" W
61.86'

N 45°44'52" W
217.57'

10'

20' WIDE NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENT
109,271 SQUARE FEET±
(2.51 ACRES±)

N 06°02'54" W
207.81'

10'

POINT OF
TANGENCY

CURVE INFORMATION:

ARC = 215.97'

RADIUS = 130.00'

CENTRAL ANGLE = 95°11'06"

CHORD = N 41°32'39" E

191.98'

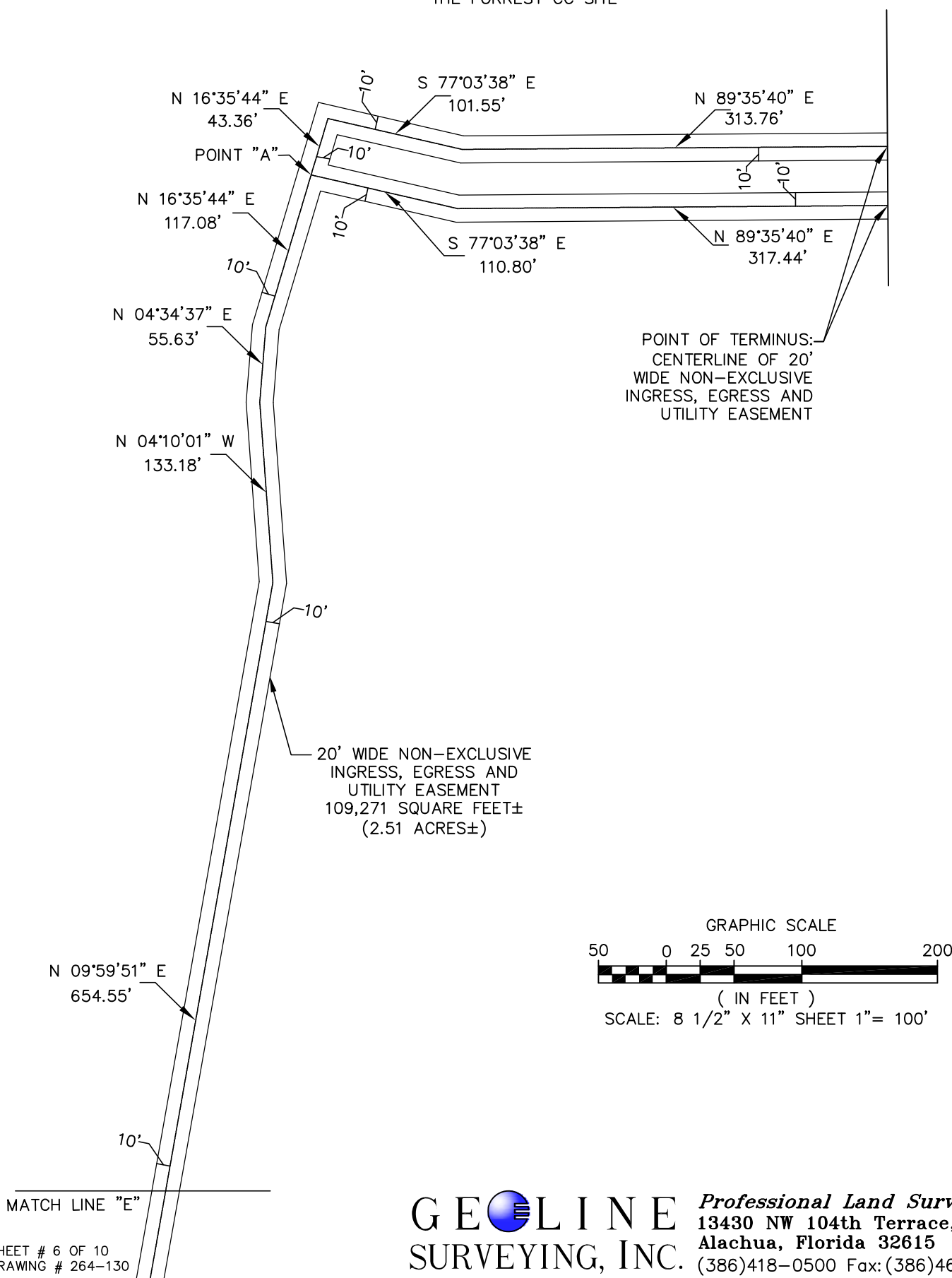
POINT OF
CURVATURE

10'

MATCH LINE "D"

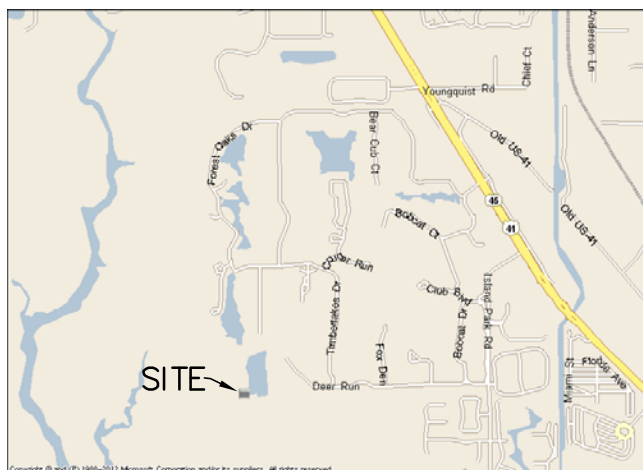
10'

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE



DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE



VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

PARENT PARCEL

(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

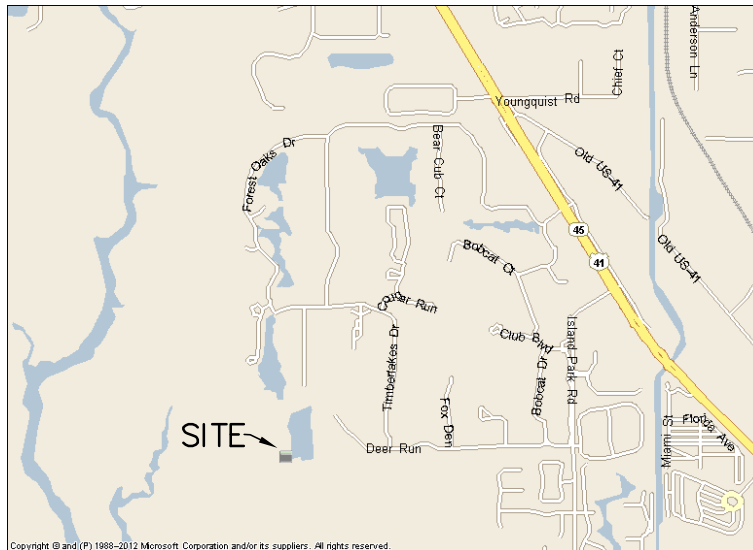
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E. FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'31"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'31"W. ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E. ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34-37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W. FOR 15.00 FEET; THENCE N.01°35'56"E. FOR 120.04 FEET; THENCE S.89°51'15"E. FOR 15.00 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°51'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 106.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W. FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 325.62 FEET; THENCE N.02°45'17"E. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

G E  L I N E
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DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE



PROPERTY DESCRIPTIONS

TOWER PARCEL

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 56.27 FEET; THENCE NORTH 44°57'12" EAST FOR 20.11 FEET; THENCE SOUTH 45°22'56" EAST FOR 37.30 FEET; THENCE NORTH 44°37'04" EAST FOR 15.00 FEET; THENCE SOUTH 45°22'56" EAST FOR 11.64 FEET; THENCE SOUTH 16°28'04" WEST FOR 63.99 FEET; THENCE NORTH 73°31'56" WEST FOR 60.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,907 SQUARE FEET (0.09 ACRES), MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 17.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

PROPERTY DESCRIPTIONS (CONTINUED)

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, LYING WITHIN 10 FOOT EACH SIDES OF THE HEREIN DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 17.50; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 23.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF A 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 44°37'04" EAST FOR 29.65 FEET; THENCE SOUTH 45°50'38" EAST FOR 168.96 FEET; THENCE SOUTH 66°14'51" EAST FOR 66.48 FEET; THENCE SOUTH 79°36'03" EAST FOR 56.06 FEET; THENCE NORTH 88°51'38" EAST FOR 575.68 FEET; THENCE NORTH 71°12'23" EAST FOR 213.64 FEET; THENCE NORTH 88°51'38" EAST FOR 41.80 FEET; THENCE SOUTH 75°51'49" EAST FOR 81.80 THENCE SOUTH 67°40'49" EAST FOR 85.99 FEET; THENCE SOUTH 79°34'24" EAST FOR 67.64 FEET; THENCE NORTH 89°08'12" EAST FOR 1535.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 95°11'06", AND A CHORD OF 191.98 FEET THAT BEARS NORTH 41°32'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 215.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°02'54" WEST FOR 207.81 FEET; THENCE NORTH 45°44'52" WEST FOR 217.57 FEET; THENCE NORTH 08°51'03" WEST FOR 61.86 FEET; THENCE NORTH 09°59'51" EAST FOR 654.55 FEET; THENCE NORTH 04°10'01" WEST FOR 133.18 FEET; THENCE NORTH 04°34'37" EAST FOR 55.63 FEET; THENCE NORTH 16°35'44" EAST FOR 117.08 FEET TO POINT "A"; THENCE CONTINUE NORTH 16°35'44" EAST FOR 43.36 FEET; THENCE SOUTH 77°03'38" EAST FOR 101.55 FEET; THENCE NORTH 89°35'40" EAST FOR 313.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A"; THENCE SOUTH 77°03'38" EAST FOR 110.80 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

DESCRIPTION SKETCH

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

PROPERTY DESCRIPTIONS (CONTINUED)

50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING A CIRCULAR SHAPED PARCEL HAVING A 50 FOOT THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 25.00 FEET; THENCE NORTH 16°28'04" EAST FOR 35.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED 50 FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

GEOLINE
SURVEYING, INC.

Professional Land Surveyors
13430 NW 104th Terrace, Suite A
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9986

PREPARED BY AND RETURN TO:

Vertex Development, LLC
3630 W Kennedy Blvd
Tampa, Florida 33609

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM evidences that an agreement was made and is hereby entered into by written Land Lease Agreement dated effective the 20th day of April, 2024, between The Forest Country Club, Inc., a Florida not for profit corporation ("Owner"), [Grantor for indexing purposes] whose address is as set forth below and Vertex Development, a Delaware limited liability company ("Vertex"), [Grantee for indexing purposes] whose address is set forth below, the terms and conditions of which are incorporated herein by reference.

1. Such Land Lease Agreement provides, in part, that Owner, for valuable consideration, leases to Vertex a part of that certain property owned by Owner which is described in Exhibits "A" and "B" attached hereto and incorporated herein for a term of ten (10) years, which term is subject to five (5) additional five (5) year optional renewal terms.

2. The Commencement Date of the Land Lease Agreement, of which this is a Memorandum, is the first day of the month following the date that Vertex begins construction of its communications facility.

3. Vertex has the exclusive right to construct, install, operate and maintain a Communications Facility on that portion of the Owner's Property leased to Vertex.

4. Vertex has a right of first refusal to purchase that portion of the Owner's Property leased to Vertex during the initial term and all renewal terms of the Land Lease Agreement.

5. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Owner and Vertex. If there is any inconsistency between the Land Lease Agreement and this Memorandum of Agreement, the terms of the Land Lease Agreement, or any written executed Amendment or Addendum, will control.

6. The Land Lease Agreement shall inure to the benefit of and be binding upon the parties hereto, their respective heirs, representatives, successors, and assigns.

[SIGNATURES ON FOLLOWING PAGE]

The parties have executed this Memorandum as of the day and year first above written.

Owner: The Forest Country Club, Inc.

a Florida not for profit corporation

By: Pete S. Connor
Name: PETER S. CONNOR
Title: PRESIDENT
Address: 6100 Club Blvd. SW,
Fort Myers, FL 33908

Date: 4/29/24

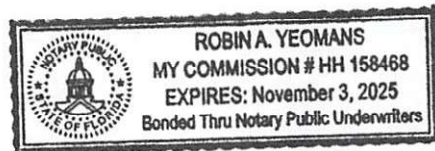
STATE OF FLORIDA
COUNTY OF: Lee

The foregoing instrument was acknowledged before me this 29th day of April, 2024 by Pete S. Connor as President, of The Forest Country Club on behalf of the Board of Directors. He/She is personally known to me or has produced _____ as identification.

Witness my hand and official seal.

Robina Yeomans
Notary Public
My commission expires: Nov. 3, 2025

(Seal)



Vertex Development, LLC
a Delaware limited liability company

By: 

Name: Alan Ruiz

Its: Manager

Address of Vertex:

3630 W. Kennedy Boulevard

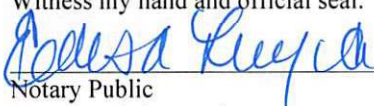
Tampa, Florida 33609

Date: 5/2/2024

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 2nd day of May, 2024, by Alan Ruiz as Manager of Vertex Development, LLC, on behalf of the company. He is personally known to me.

Witness my hand and official seal.


Notary Public

My commission expires:

(Seal)

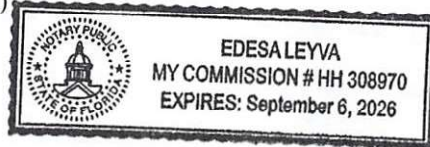


EXHIBIT "A-1" TO LAND LEASE AGREEMENT**LEGAL DESCRIPTION OF OWNER'S PROPERTY (PARENT TRACT)**

Lee County STRAP: 01-46-24-00-00001.0000

(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E. FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'31"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'31"W. ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E. ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 139.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34-37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W. FOR 15.00 FEET; THENCE N.01°35'56"E. FOR 120.04 FEET; THENCE S.89°51'15"E. FOR 15.00 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°51'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 106.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W. FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 325.62 FEET; THENCE N.02°45'17"E. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B-2" TO LAND LEASE AGREEMENT**TOWER PARCEL**

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 56.27 FEET; THENCE NORTH 44°57'12" EAST FOR 20.11 FEET; THENCE SOUTH 45°22'56" EAST FOR 37.30 FEET; THENCE NORTH 44°37'04" EAST FOR 15.00 FEET; THENCE SOUTH 45°22'56" EAST FOR 11.64 FEET; THENCE SOUTH 16°28'04" WEST FOR 63.99 FEET; THENCE NORTH 73°31'56" WEST FOR 60.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,907 SQUARE FEET (0.09 ACRES), MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 17.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24

EAST, SAID LEE COUNTY, LYING WITHIN 10 FOOT EACH SIDES OF THE HEREIN DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: (1) NORTH 16°28'04" EAST FOR 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE MOST NORTHERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 17.50; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 23.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20.00 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 44°37'04" EAST FOR 29.65 FEET; THENCE SOUTH 45°50'38" EAST FOR 168.96 FEET; THENCE SOUTH 66°14'51" EAST FOR 66.48 FEET; THENCE SOUTH 79°36'03" EAST FOR 56.06 FEET; THENCE NORTH 88°51'38" EAST FOR 575.68 FEET; THENCE NORTH 71°12'23" EAST FOR 213.64 FEET; THENCE NORTH 88°51'38" EAST FOR 41.80 FEET; THENCE SOUTH 75°51'49" EAST FOR 81.80 THENCE SOUTH 67°40'49" EAST FOR 85.99 FEET; THENCE SOUTH 79°34'24" EAST FOR 67.64 FEET; THENCE NORTH 89°08'12" EAST FOR 1535.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 95°11'06", AND A CHORD OF 191.98 FEET THAT BEARS NORTH 41°32'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 215.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°02'54" WEST FOR 207.81 FEET; THENCE NORTH 45°44'52" WEST FOR 217.57 FEET; THENCE NORTH 08°51'03" WEST FOR 61.86 FEET; THENCE NORTH 09°59'51" EAST FOR 654.55 FEET; THENCE NORTH 04°10'01" WEST FOR 133.18 FEET; THENCE NORTH 04°34'37" EAST FOR 55.63 FEET; THENCE NORTH 16°35'44" EAST FOR 117.08 FEET TO POINT "A"; THENCE CONTINUE NORTH 16°35'44" EAST FOR 43.36 FEET; THENCE SOUTH 77°03'38" EAST FOR 101.55 FEET; THENCE NORTH 89°35'40" EAST FOR 313.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND A POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO SAID POINT "A"; THENCE SOUTH 77°03'38" EAST FOR 110.80 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING A CIRCULAR SHAPED PARCEL HAVING A 50 FOOT THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE

SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 25.00 FEET; THENCE NORTH 16°28'04" EAST FOR 35.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED 50 FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

(See attached 7 pages of the Geoline Surveying, Inc., Boundary and Topography Survey)

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

LEE COUNTY, FLORIDA

FOR: VERTEX DEVELOPMENT, LLC

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING NORTH 00°22'48" WEST ALONG THE EAST LINE THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED. ABOVEGROUND INDICATIONS SET BY OTHERS, NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED JUNE 22, 2024.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
6. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH AN EOP5 REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION PRO GPS RECEIVER.
7. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD88 DATUM.
8. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE BY ORICAGO TITLE INSURANCE COMPANY, FILE NUMBER FL2601454, DATED FEBRUARY 06, 2026 AND CERTIFICATION OF TITLE AND OWNER AND ENCUMBRANCE REPORT DATED FEBRUARY 06, 2026. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.

SURVEY CERTIFIED TO: VERTEX DEVELOPMENT, LLC

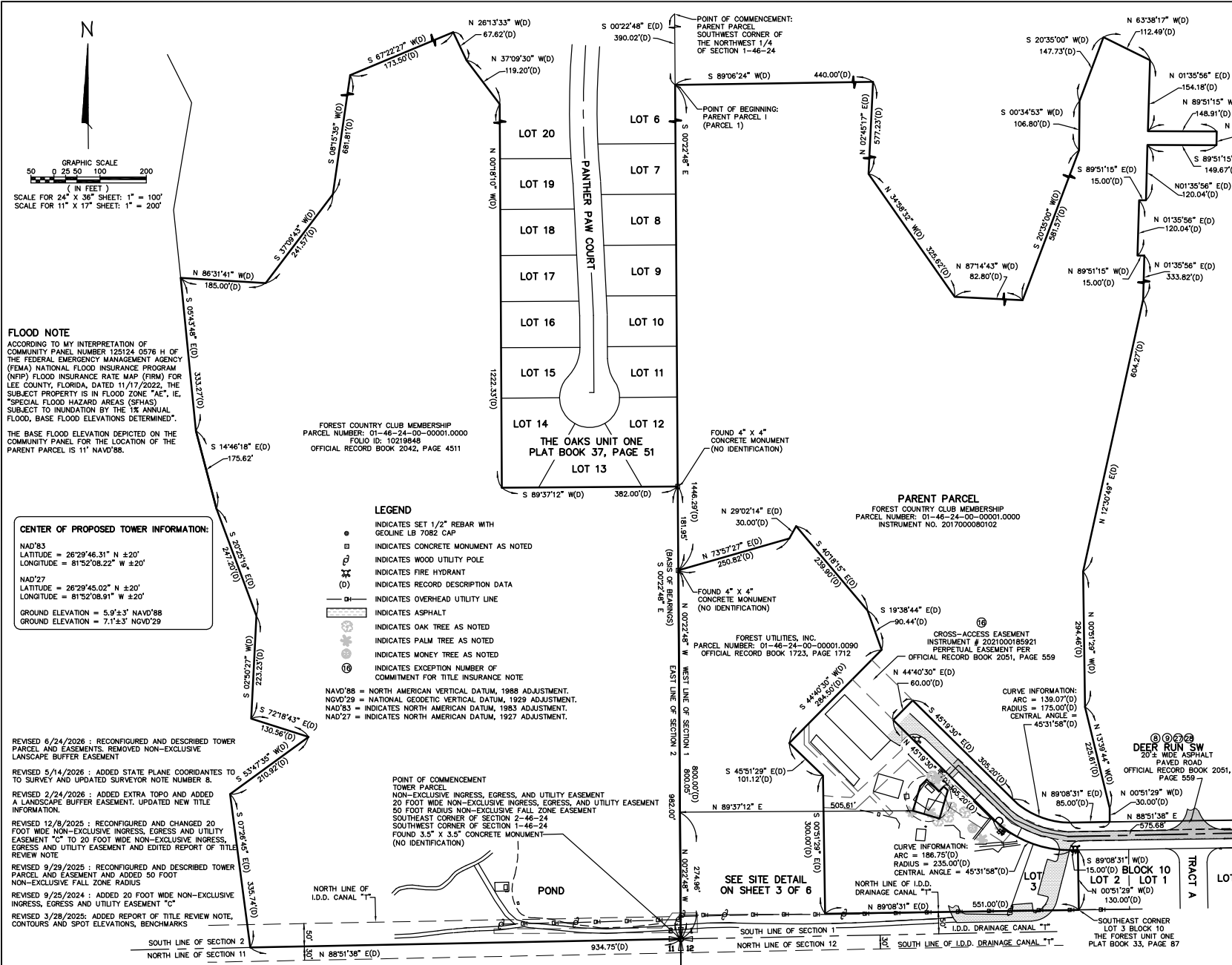
GEOLINE SURVEYING, INC., LB 7082

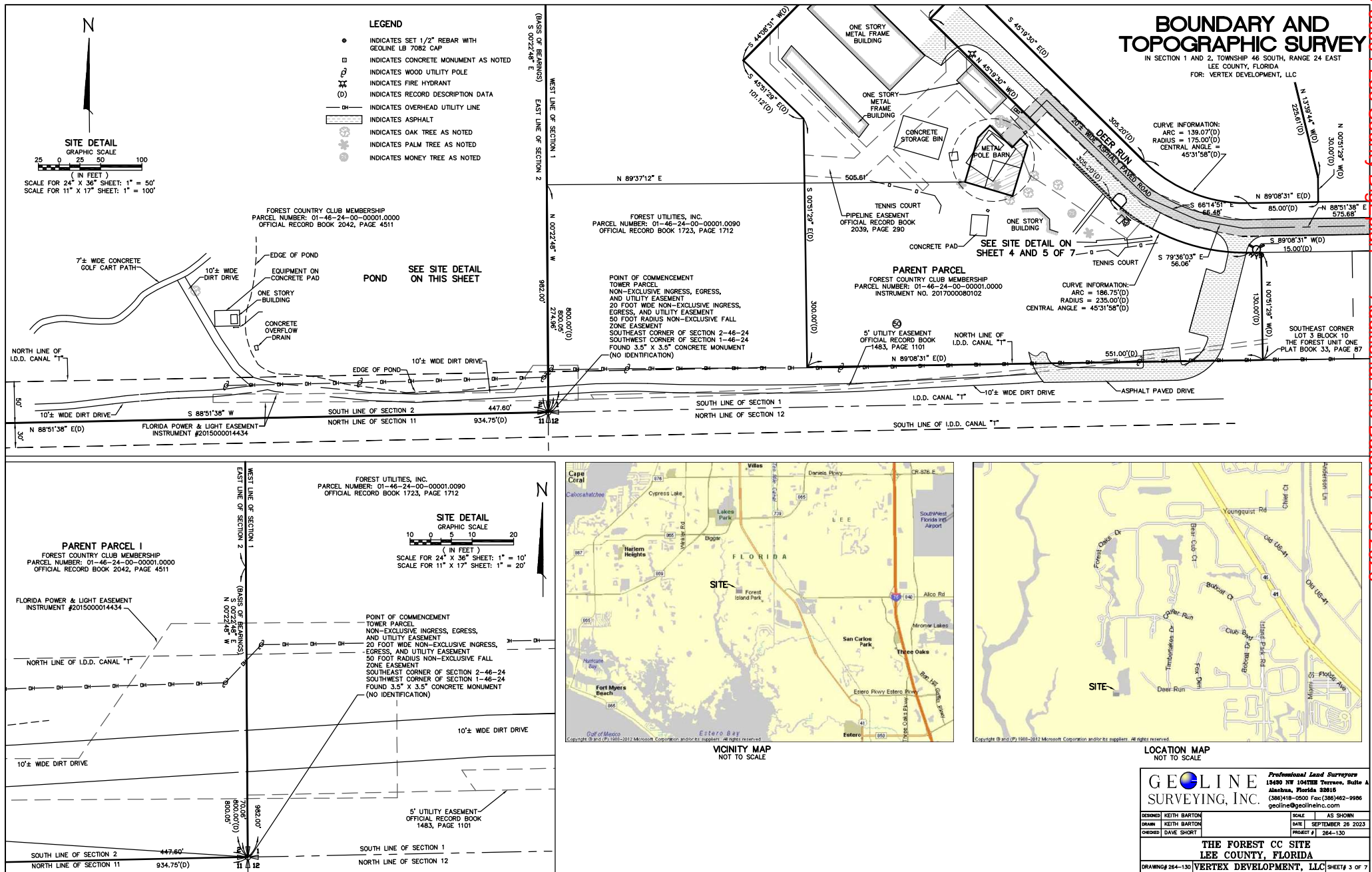
DAVID G. SHURTLEFF
STATE OF FLORIDA
DAVID G. SHURTLEFF
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

GEOLINE SURVEYING, INC.
Professional Land Surveyors
15480 NW 104TH Terrace, Suite A
Jensen, Florida 33815
(888)118-0500 Fax (888)462-9986
geoline@geolineinc.com

DESIGNED: KEITH BARTON
DRAWN: KEITH BARTON
CHECKED: DAVE SHORT
DATE: JUNE 22, 2024
PROJECT # 264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA
DRAWING 264-130 VERTEX DEVELOPMENT, LLC SHEET 1 OF 7





BOUNDARY AND TOPOGRAPHIC SURVEY

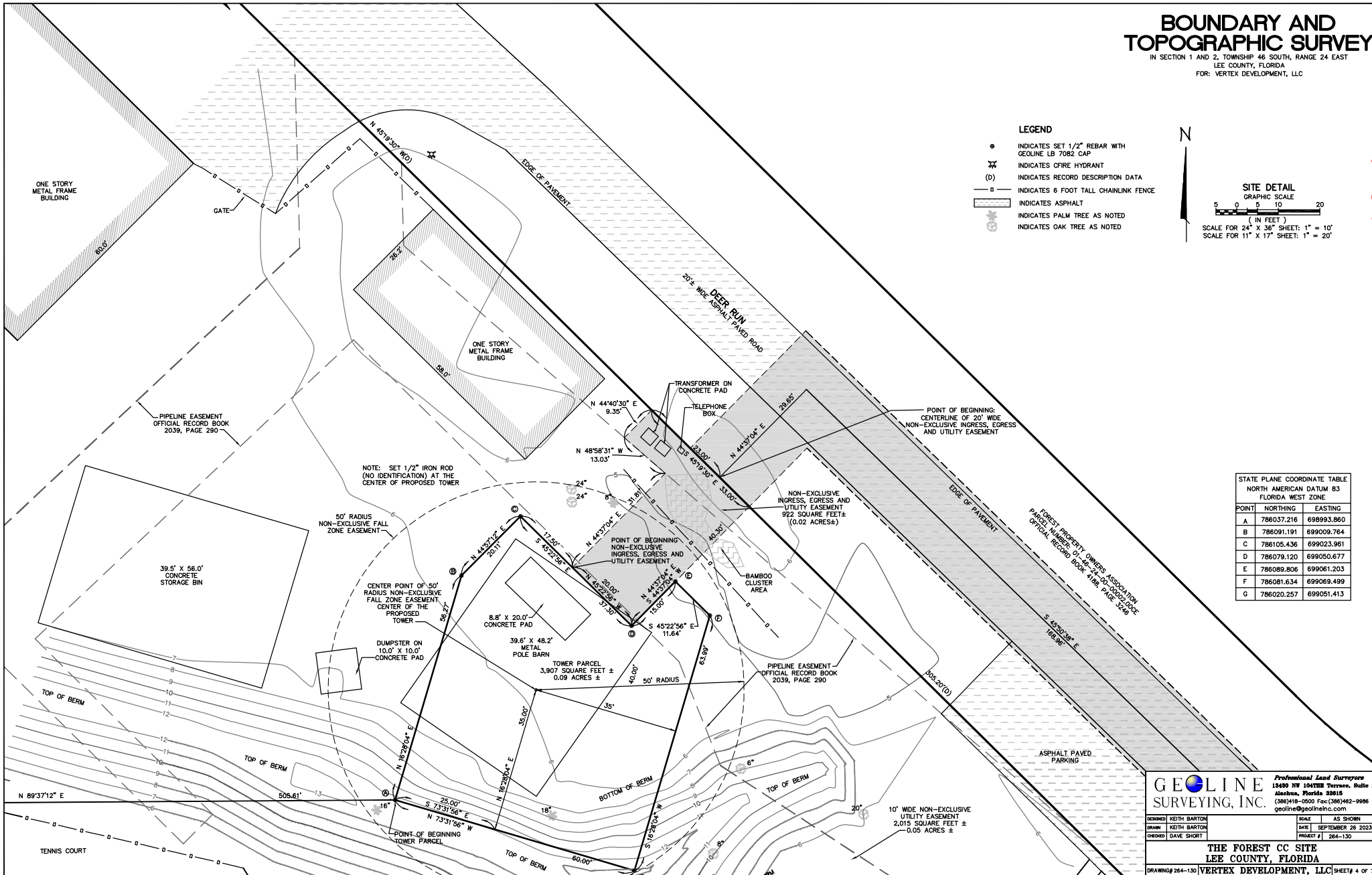
IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
FOR: VERTEX DEVELOPMENT, LLC

- LEGEND**
- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
 - ⊗ INDICATES CPRE HYDRANT
 - (D) INDICATES RECORD DESCRIPTION DATA
 - |— INDICATES 6 FOOT TALL CHAINLINK FENCE
 - ▨ INDICATES ASPHALT
 - ⊙ INDICATES PALM TREE AS NOTED
 - ⊙ INDICATES OAK TREE AS NOTED



SITE DETAIL
GRAPHIC SCALE
0 5 10 20
(IN FEET)
SCALE FOR 24" X 36" SHEET: 1" = 10'
SCALE FOR 11" X 17" SHEET: 1" = 20'

STATE PLANE COORDINATE TABLE NORTH AMERICAN DATUM 83 FLORIDA WEST ZONE		
POINT	NORTHING	EASTING
A	786037.216	698993.860
B	786091.191	699009.764
C	786105.436	699023.961
D	786079.120	699050.677
E	786089.806	699061.203
F	786081.634	699069.499
G	786020.257	699051.413



GEOLINE SURVEYING, INC.
Professional Land Surveyors
15480 NW 104TH Terrace, Suite A
Alachua, Florida 32818
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

DESIGNED: KEITH BARTON	SCALE: AS SHOWN
DRAWN: KEITH BARTON	DATE: SEPTEMBER 26 2023
CHECKED: DAVE SHORT	PROJECT: 264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING# 264-130 VERTEX DEVELOPMENT, LLC SHEET# 4 OF 7

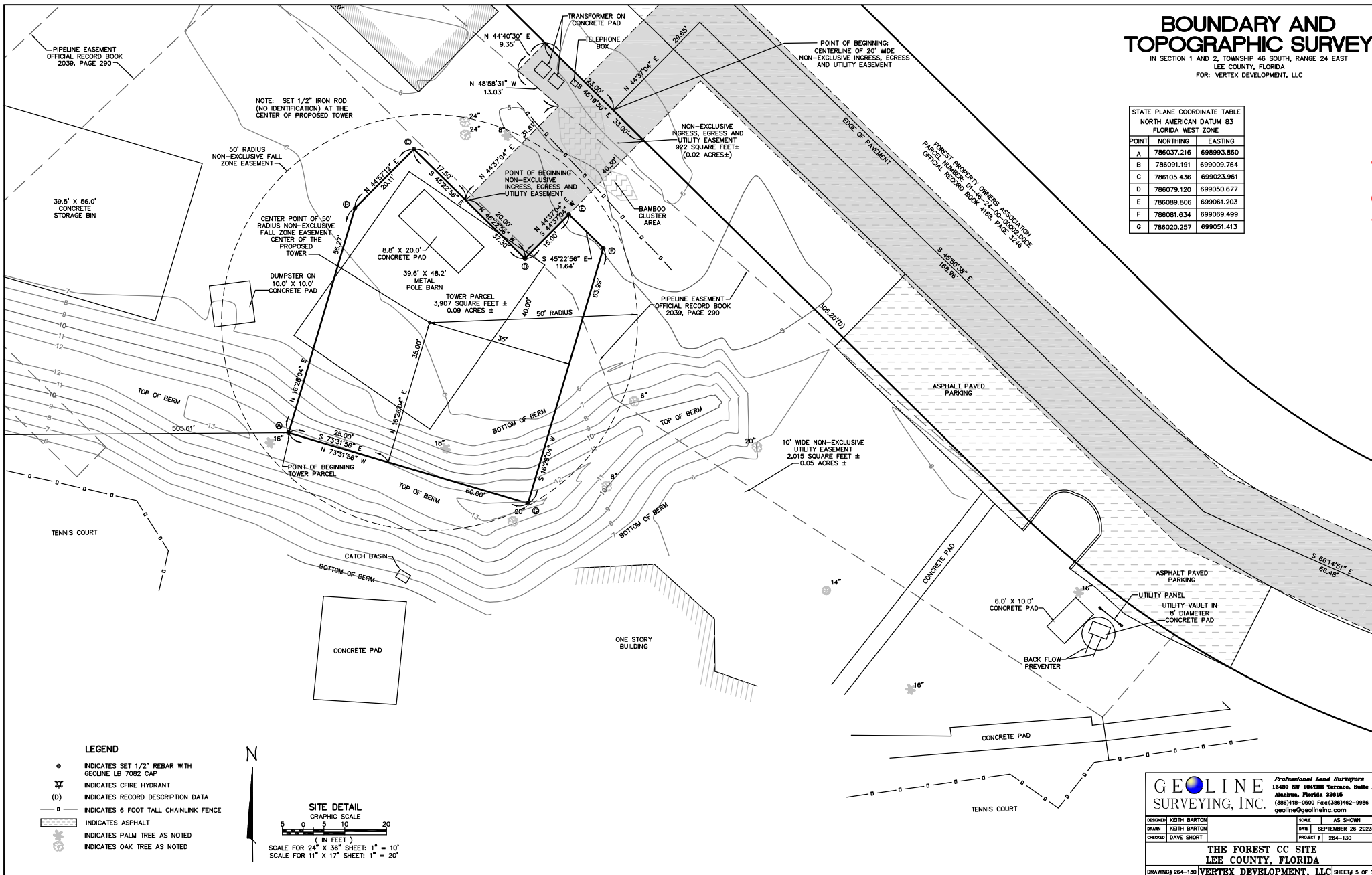
BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

FOR: VERTEX DEVELOPMENT, LLC

STATE PLANE COORDINATE TABLE
NORTH AMERICAN DATUM 83
FLORIDA WEST ZONE

POINT	NORTHING	EASTING
A	786037.216	698993.860
B	786091.191	699009.764
C	786105.436	699023.961
D	786079.120	699050.677
E	786089.806	699061.203
F	786081.634	699069.499
G	786020.257	699051.413



GEOLINE SURVEYING, INC. *Professional Land Surveyors*
15480 NW 154TH Terrace, Suite A
Alachua, Florida 32816
(386)418-0500 Fax: (386)462-9986
geoline@geolineinc.com

DESIGNED: KEITH BARTON	SCALE: AS SHOWN
DRAWN: KEITH BARTON	DATE: SEPTEMBER 26, 2023
CHECKED: DAVE SHORT	PROJECT #: 264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA
DRAWING# 264-130 VERTEX DEVELOPMENT, LLC SHEET# 5 OF 7

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

FOR: VERTEX DEVELOPMENT, LLC

PARENT PARCEL
(INSTRUMENT NO. 2017000080102)

[illegible]

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 3,907 SQUARE FEET (0.09 ACRES), MORE OR LESS.

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

[illegible]

50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

		<i>Professional Land Surveyors</i> 15490 NW 104TH Avenue, Suite A Alachua, Florida 32016 (386) 818-0500 Fax (386) 462-9986 geolineinc.net	
DESIGNED	KEITH BARTON	SCALE	AS SHOWN
DRAWN	KEITH BARTON	DATE	SEPTEMBER 28 2023
CHECKED	DAVE SHORT	PROJECT #	264-130
THE FOREST CC SITE LEE COUNTY, FLORIDA			
DRAWINGS# 264-130		VERTEX DEVELOPMENT, LLC SHEETS 6 OF 7	

BOUNDARY AND TOPOGRAPHIC SURVEY

IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST

FOR: VERTEX DEVELOPMENT, LLC

52. STANDARD EASEMENT AGREEMENT FROM TIMBERLAKES LIMITED TO PARTIALS. NOT THE TYPE TO BE DEPICTED HEREON.
53. PIPELINE EASEMENT GRANT RECORDED IN OFFICIAL RECORDS BOOK 1661, PAGE 2559 AND OFFICIAL RECORDS BOOK 1723, PAGE 1788, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 10 FOOT WIDE EASEMENT ON AN ADJOINING PLAT NOT DEPICTED HEREON.
54. FOREST UTILITIES, INC. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1723, PAGE 787, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 12 FOOT WIDE SEWER EASEMENT ON A PACEL IN AN ADJOINING PLAT. NOT DEPICTED HEREON.
55. CONDOMINIUM RIGHT-OF-WAY EASEMENT AND CONDUIT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1677, PAGE 2246, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL OF SECTION 1 AND 2 FOR A CONDOMINIUM RIGHT-OF-WAY EASEMENT AND CONDUIT, BLANKET TYPE EASEMENT. NOT THE TYPE TO BE DEPICTED HEREON.
56. THAT CERTAIN DEVELOPMENT ORDER RECORDED IN OFFICIAL RECORDS BOOK 1706, PAGE 2031, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A MUCH LARGER PARCEL THAT THE PARENT PARCEL AND THE ADJOINING PLATS LIE WITHIN. NOT DEPICTED HEREON.
57. SUBJECT TO CABLE SERVICE EASEMENT TO PALMER COMMUNICATIONS INCORPORATED RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, AS AMENDED IN OFFICIAL RECORDS BOOK 2247, PAGE 3538, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD IN WHICH THE PARENT PARCEL AND ADJOINING PLATS LIE WITHIN. BLANKET TYPE EASEMENT. NOT THE TYPE TO BE DEPICTED HEREON.
58. GRANT OF EASEMENT FOR BROADBAND COMMUNICATIONS SERVICES RECORDED AS INSTRUMENT NUMBER 2013000043702. REFERENCES THE PUD THAT THE PARENT PARCEL AND ADJOINING PLATS LIE WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.
59. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, RECORDED UNDER INSTRUMENT #201900007813. REFERENCES THE PARENT PARCEL AND ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.
60. POSSIBLE EXPENSES FOR MAINTENANCE, REPAIR, LIGHTING AND SECURITY OF ROADS AND RIGHTS-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 1924, PAGE 4524, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.
61. SUBJECT TO RESOLUTION NUMBER 87-5-39 OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 1924, PAGE 1686, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, WHEREIN DEDICATED AND PLATTED ROADS AND ROAD RIGHT-OF-WAYS WITHIN THE FOREST SUBDIVISION, UNIT ONE, TWO AND THREE, WERE VACATED, CLOSED AND MAINTENANCE AND RESPONSIBILITY THEREFORE TURNED OVER TO THE FOREST PROPERTY OWNERS. ACCESS TO THIS PROPERTY IS PROVIDED BY THAT ROADWAY SYSTEM. REFERENCES ALL THE ROADS WITHIN THE PLATS OF THE PARENT PARCEL AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. NOT THE TYPE TO BE DEPICTED HEREON.
62. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. NOT THE TYPE TO BE DEPICTED HEREON.
63. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. NOT THE TYPE TO BE DEPICTED HEREON.

51. TERMS AND PROVISIONS OF THAT CERTAIN FEE SIMPLE DEED RECORDED IN OFFICIAL RECORDS BOOK 1925, PAGE 3376, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

50. FLORIDA POWER AND LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGE 1101, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 5 FOOT WIDE UTILITY EASEMENT IN THE SOUTHERLY PORTION OF THE PARENT PARCEL. AS DEPICTED HEREON.

49. CERTIFICATE OF RECDORATION OF AMENDED AND RESTATED ARTICLES OF INCORPORATION FOR THE FOREST PROPERTY OWNERS' ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 201000008289, AND OFFICIAL RECORDS INSTRUMENT NUMBER 2011000100398, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

48. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATIONS RECORDED IN OFFICIAL RECORDS BOOK 1645, PAGE 2307, AS AMENDED IN OFFICIAL RECORDS BOOK 1924, PAGE 4524, (DEED TO THE FOREST PROPERTY OWNERS' ASSOCIATION, INC. OR RIGHTS, CLAIMS AND INTERESTS IN THE FOREST AND INTERESTS IN THE VACATION OF ROADS RECORDED IN OFFICIAL RECORDS BOOK 2146, PAGE 692 AND DEED RECORDED IN OFFICIAL RECORDS BOOK 4332, PAGE 3824); OFFICIAL RECORDS BOOK 1925, PAGE 119, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 5 FOOT WIDE UTILITY EASEMENT IN THE SOUTHERLY PORTION OF THE PARENT PARCEL. AS DEPICTED HEREON.

47. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT THREE, RECORDED IN PLAT BOOK 35, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT NORTHERLY AND WESTERLY OF PARENT PARCEL. NOT DEPICTED HEREON.

46. CABLE SERVICE AGREEMENT BETWEEN THE FOREST P.U.D. AND PALMER COMMUNICATIONS INCORPORATED RECORDED MAY 2, 1992 AND RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES THE PARENT PARCEL AND THE ADJOINING PLATS AROUND THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

45. ACKNOWLEDGEMENT OF THE AMENDMENT TO ALL DEEDS OF RESTRICTIONS OF UNIT ONE, UNIT TWO, UNIT THREE OF THE FOREST SUBDIVISION, RECORDED IN OFFICIAL RECORDS BOOK 2150, PAGE 3192, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE ADJOINING PLATS AROUND THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

44. RIGHTS OF OTHERS, OTHER THAN THE INSURED INTO, OVER AND ACROSS THOSE ROADS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1924, PAGES 4530; OFFICIAL RECORDS BOOK 2150, PAGE 3105; OFFICIAL RECORDS BOOK 2193, PAGE 1686 AND OFFICIAL RECORDS BOOK 2193, PAGE 1688, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

43. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1645, PAGE 1206, RE-RECORDED IN OFFICIAL RECORDS BOOK 1645, PAGE 2307; AS AMENDED IN OFFICIAL RECORDS BOOK 1924, PAGE 4524; (DEED TO THE FOREST PROPERTY OWNERS' ASSOCIATION, INC. OR RIGHTS, CLAIMS AND INTERESTS IN THE FOREST AND INTERESTS IN THE VACATION OF ROADS RECORDED IN OFFICIAL RECORDS BOOK 2146, PAGE 692 AND DEED RECORDED IN OFFICIAL RECORDS BOOK 4332, PAGE 3824); OFFICIAL RECORDS BOOK 1925, PAGE 119, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 5 FOOT WIDE UTILITY EASEMENT IN THE SOUTHERLY PORTION OF THE PARENT PARCEL. AS DEPICTED HEREON.

42. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT THREE, RECORDED IN PLAT BOOK 35, PAGE 20, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT NORTHERLY AND WESTERLY OF PARENT PARCEL. NOT DEPICTED HEREON.

41. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED UNDER INSTRUMENT #201900025080. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES A 10 FOOT WIDE UTILITY EASEMENT ON THE ADJOINING PLAT AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON.

40. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED UNDER INSTRUMENT #201900025080. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES A 10 FOOT WIDE UTILITY EASEMENT ON THE ADJOINING PLAT AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON.

39. AGREEMENTS FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENTS, AS CONTAINED IN THAT CERTAIN INSTRUMENT NUMBER 201000034730, OFFICIAL RECORDS INSTRUMENT NO. 2016000034730, AND OFFICIAL RECORDS INSTRUMENT NUMBER 2019000007813, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, COMMON AREAS AND CANALS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

38. GRANT OF EASEMENT TO COMCAST OF THE SOUTH, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 201000043702, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD THAT THE PARENT PARCEL LIES WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.

37. CERTIFICATE OF RECDORATION OF THE FOREST PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2010000131830, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

36. EASEMENT IN FAVOR OF PALMER COMMUNICATIONS INCORPORATED RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PUD IN WHICH THE PARENT PARCEL LIES WITHIN. NOT THE TYPE TO BE DEPICTED HEREON.

35. TERMS, PROVISIONS AND CONDITIONS OF RESOLUTION NO. 87-5-39 BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, VACATING DEDICATED AND PLATTED ROADS AND ROAD RIGHTS-OF-WAY WITHIN THE FOREST AND TURNING RESPONSIBILITY FOR MAINTENANCE OVER TO THE FOREST PROPERTY OWNERS ASSOCIATION RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGE 1279, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

34. EASEMENT IN FAVOR OF TELPHONE COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1684, PAGE 1191, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. REFERENCES TWO 12 FOOT WIDE EASEMENTS ON A NORTH ADJOINING PLAT. NOT DEPICTED HEREON.

33. EASEMENT TO SOUTH FLORIDA CABLE TELEVISION CORPORATION AS RECORDED IN OFFICIAL RECORD BOOK 1520, PAGE 1529 AND AS ASSIGNED TO SOUTH FLORIDA CABLEVISION, INC. RECORDED IN OFFICIAL RECORDS BOOK 1801, PAGE 2478, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A CONDOMINIUM RIGHT-OF-WAY EASEMENT AND CONDUIT IN PHASE I OF THE FOREST, TO INCLUDE "BOBCAT DRIVE SW, CLUB BOULEVARD, TO THE CLUBHOUSE, DEER RUN SW, FOX DEN SW AND FOREST BOULEVARD SW. NOT THE TYPE TO BE DEPICTED HEREON.

32. TERMS AND PROVISIONS OF STANDARD EASEMENT AGREEMENT BY AND BETWEEN TIMBERLAKES LIMITED PARTNERSHIP AND SOUTH FLORIDA CABLE TELEVISION CORP. RECORDED IN OFFICIAL RECORDS BOOK 1579, PAGE 1534 AND ADDRES OF ASSIGMENT NUMBER 201000004254, PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN ADJOINING PLAT. NOT THE TYPE TO BE DEPICTED HEREON.

31. THE BY-LAWS OF THE FOREST PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 3760, PAGE 4791; CERTIFICATE OF RECDORATION AMENDED AND RESTATED ARTICLES OF INCORPORATION FOR THE FOREST PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 20100008289, AND AMENDED AND RESTATED BY-LAWS RECORDED IN OFFICIAL RECORDS INSTRUMENT NUMBER 2011000100398, AS MAY BE SUBSEQUENTLY AMENDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOT THE TYPE TO BE DEPICTED HEREON.

30. RESTRICTIONS, COVENANTS, CONDITIONS AND AS SET FORTH IN THE DECLARATION FOR THE FOREST, UNIT ONE, AS RECORDED IN OFFICIAL RECORD BOOK 1431, PAGE 664; AND AMENDMENTS IN OFFICIAL RECORDS BOOK 1432, PAGE 1470, OFFICIAL RECORDS BOOK 1440, PAGE 1037; OFFICIAL RECORDS BOOK 1477, PAGE 1138; OFFICIAL RECORDS BOOK 1713, PAGE 4838; OFFICIAL RECORDS BOOK 1768, PAGE 1016; OFFICIAL RECORDS BOOK 1793, PAGE 2625; OFFICIAL RECORDS BOOK 1924, PAGE 4524, OFFICIAL RECORDS BOOK 1924, PAGE 4528; ACKNOWLEDGEMENT OF THE AMENDMENT TO ALL DEEDS OF RESTRICTION OF ONE RECORDED IN OFFICIAL RECORDS BOOK 1925, PAGE 3279; OFFICIAL RECORDS BOOK 2400, PAGE 2241; AND AMENDED AND RESTATED DEED OF RESTRICTIONS, UNIT ONE RECORDED IN OFFICIAL RECORDS INSTRUMENT #201000027746, OFFICIAL RECORDS INSTRUMENT #201900027190, OFFICIAL RECORDS INSTRUMENT #2020000063165, AND AS MAY BE SUBSEQUENTLY AMENDED, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. NOT THE TYPE TO BE DEPICTED HEREON.

29. DEED OF RESTRICTIONS OF THE FOREST UNIT TWO, A SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 1522, PAGE 1528, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A ADJOINING PLAT TO THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

28. THE FOREST, A SUBDIVISION, AMENDMENT TO ALL DEEDS OF RESTRICTIONS OF UNIT ONE, UNIT TWO AND UNIT THREE OF THE FOREST SUBDIVISION, AS RECORDED IN FAVOR OF ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY, AS RECORDED ON JUNE 23, 1987, IN OFFICIAL RECORDS BOOK 1924, PAGE 4524, AND OFFICIAL RECORDS BOOK 1924, PAGE 4530, AS AMENDED BY TIMBERLAKES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, TO AMEND ALL OF THE DEEDS OF RESTRICTION, WITHIN THE UNITS AS DESCRIBED AND RECORDED IN THE FOREST UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88, THE FOREST UNIT TWO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 34, PAGES 20 THROUGH 22, THE FOREST UNIT THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 35, PAGES 34 THROUGH 37, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. THE 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT IS LOCATED WITHIN THE REFERENCED THE FOREST UNIT ONE SUBDIVISION. AS DEPICTED HEREON.

27. RESOLUTION NUMBER 87-5-39, BY THE FOREST PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, PETITION TO REQUEST THE VACATION OF THE ROADS IN THE FOREST SUBDIVISION, UNIT ONE, AS RECORDED IN PLAT BOOK 33, PAGES 85, 86, 87, AND 88; FOREST SUBDIVISION UNIT TWO, AS RECORDED IN PLAT BOOK 34, PAGES 20, 21, AND 22; AND FOREST SUBDIVISION UNIT THREE, AS RECORDED IN PLAT BOOK 35, PAGES 34, 35, 36 AND 37, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING AND BEING IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24, EAST, LEE COUNTY, FLORIDA, BEING APPROVED ON MAY 19, 1987, IN OFFICIAL RECORDS BOOK 1923, PAGE 1284, SUBJECT TO FLORIDA POWER & LIGHT COMPANY EASEMENTS, WITH PROOF OF PUBLICATION, ALL AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PARENT PARCEL AND THE ADJOINING PLATS AND MAKING THEM PRIVATE ROADS FROM BEING PUBLIC ROADS. AS BE DEPICTED HEREON.

26. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF THE FOREST UNIT THREE, RECORDED IN PLAT BOOK 35, PAGES 20, 21, AND 22, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. AS DEPICTED HEREON.

25. LEE COUNTY ORDINANCE 11--03, AS AMENDED BY LEE COUNTY ORDINANCE 11--27, PROVIDING FOR MANDATORY SOLID WASTE COLLECTION AND THE IMPOSITION OF SPECIAL ASSESSMENTS FOR SAID COLLECTION SERVICES, THE SPECIAL ASSESSMENTS FOR THE CURRENT TAX YEAR ARE PAYABLE WITH THE AD VALOREM TAXES. NOT THE TYPE TO BE DEPICTED HEREON.

24. NOTICE OF TYPE E LIMITED DEVELOPMENT ORDER APPROVAL, GIVEN BY THE LEE COUNTY UNDER THE LEE COUNTY LAND DEVELOPMENT CODE, FILED ON JUNE 28, 2021, IN INSTRUMENT NO. 2021000212934, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

23. EASEMENT (BUSINESS), IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, GIVEN BY THE FOREST PROPERTY OWNERS ASSOCIATION, INC., AS RECORDED ON OCTOBER 3, 2019, IN INSTRUMENT NO. 2019000229189, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A DIFFERENT 10 FOOT WIDE UTILITY EASEMENTS THROUGHOUT THE ADJOINING PLATS AND NOT ON THE PARENT PARCEL. NOT DEPICTED HEREON.

22. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, DATED JANMBER 22, 2016, BY AND BETWEEN THE FOREST PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND THE FOREST COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS RECORDED ON FEBRUARY 8, 2016, IN INSTRUMENT NO. 201600004750, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, CANALS AND COMMON AREA'S WITHN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

21. AGREEMENT FOR OPERATION AND MAINTENANCE OF SURFACE WATER MANAGEMENT SYSTEM AND EASEMENT AGREEMENT, DATED JANUARY 22, 2016, BY AND BETWEEN THE FOREST PROPERTY OWNERS ASSOCIATION INC., A FLORIDA NOT-FOR-PROFIT CORPORATION AND THE FOREST COUNTRY CLUB, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS RECORDED ON JANUARY 19, 2019, IN INSTRUMENT NO. 2019000007813, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS, CANALS AND COMMON AREA'S WITHN THE PARENT PARCEL AND THE ADJOINING PLATS. NOT THE TYPE TO BE DEPICTED HEREON.

20. LEE COUNTY UTILITIES EXCLUSIVE USE WATERLINE EASEMENT GRANT AND INDEMNITY AGREEMENT DATED MAY 16, 2000, BY SOUTHWEST FLORIDA HOME SOLUTIONS, INC., IN FAVOR OF LEE COUNTY BOARD OF COUNTY COMMISSIONERS, AS RECORDED ON MAY 30, 2016, IN INSTRUMENT NO. 201600004028, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT WITHIN A PARCEL THAT IS EASTERLY OF THE PARENT PARCEL AND THE ADJOINING PLATS. SAID PARCEL IS APPROXIMATELY 4800 FEET NORTHEASTERLY. NOT DEPICTED HEREON.

COMMITMENT OF TITLE INSURANCE REVIEW NOTE

I HAVE REVIEWED THE COMMITMENT FOR TITLE INSURANCE UNDERWRITTEN BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER FL080454, EFFECTIVE DATE OF 2/6/2026 @ 8:00 A.M., AND FND AS FOLLOWS WITH REGARD TO THE FOLLOWING ITEMS LISTED ON SCHEDULE B - SECTION II OF SAID REPORT:

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. NOT THE TYPE TO BE DEPICTED HEREON.

2. TAXES AND ASSESSMENTS FOR THE YEAR 2026 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT THE TYPE TO BE DEPICTED HEREON.

3. STANDARD EXCEPTIONS:

A. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OF THE LAND. AS DEPICTED HEREON.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. NOT THE TYPE TO BE DEPICTED HEREON.

4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. NOT THE TYPE TO BE DEPICTED HEREON.

5. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. NOT THE TYPE TO BE DEPICTED HEREON.

6. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT AS RECORDED IN OFFICIAL RECORDS BOOK 1483, PAGE 1104, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT 2600 FEET NORTHEASTERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

7. EASEMENT GRANT TO FLORIDA CITIES WATER AS RECORDED IN OFFICIAL RECORDS BOOK 1661, PAGE 2559, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES AN EASEMENT 2000 FEET NORTHERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

8. PETITION TO VACATE PUBLIC ROADS IN OFFICIAL RECORDS BOOK 1923, PAGE 1279, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PLATS AND THE PARENT PARCEL, AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. AS DEPICTED HEREON.

9. RESOLUTION NO. 87-5-39 VACATING THE ROADS WITHIN UNITS ONE, TWO AND THREE OF THE FOREST SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 1923, PAGES 1282 THROUGH 1300, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES ALL THE ROADS WITHIN THE PLATS AROUND THE PARENT PARCEL, AND WITHIN THE PARENT PARCEL AND MAKING THEM PRIVATE ROADS INSTEAD OF PUBLIC. AS DEPICTED HEREON.

10. CABLE SERVICE AGREEMENT BETWEEN THE FOREST P.U.D. AND PALMER COMMUNICATIONS INCORPORATED RECORDED MAY 2, 1992 AND RECORDED IN OFFICIAL RECORDS BOOK 2301, PAGE 636, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCE THE PUD IN WHICH THE PLATS LIE WITHIN. CLAIM IN NATURE. NOT THE TYPE TO BE DEPICTED HEREON.

11. RIGHTS OF OTHERS THAN THE INSURED INTO, OVER AND ACROSS THOSE ROADS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1924, PAGES 4530; OFFICIAL RECORDS BOOK 2150, PAGE 3105; OFFICIAL RECORDS BOOK 2193, PAGE 1686 AND OFFICIAL RECORDS BOOK 2193, PAGE 1688, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. DOES NOT AFFECT TO SUBJECT PARCEL OR ASSOCIATED EASEMENTS. NOT THE TYPE TO BE DEPICTED HEREON.

12. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN THE DEED OF RESTRICTIONS, FILED ON JUNE 2, 1980, IN OFFICIAL RECORDS BOOK 1431, PAGE 644, AMENDED THE INSTRUMENT RECORDED ON JUNE 6, 1980, IN OFFICIAL RECORDS BOOK 1432, PAGE 1470; OFFICIAL RECORDS BOOK 1440, PAGE 1037; OFFICIAL RECORDS BOOK 1477, PAGE 1138; OFFICIAL RECORDS BOOK 1713, PAGE 4838; OFFICIAL RECORDS BOOK 1793, PAGE 2625; OFFICIAL RECORDS BOOK 1924, PAGE 4524 AND OFFICIAL RECORDS BOOK 2400, PAGE 2241, AND IN INSTRUMENT NO. 2010000131830, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE PLATS AROUND AND ADJOINING THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

NOTE: THIS EXCEPTION OMTS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. NOT THE TYPE TO BE DEPICTED HEREON.

13. DECLARATION OF COVENANTS AND RESTRICTIONS, DATED AUGUST 12, 1983, BY THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AS RECORDED ON AUGUST 15, 1983, IN OFFICIAL RECORDS BOOK 1684, PAGE 3695, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A PARCEL OF LAND 2100 FEET NORTHERLY OF THE SUBJECT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

14. DECLARATION OF COVENANTS AND RESTRICTIONS, DATED AUGUST 12, 1983, BY THE FOREST JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP, AS RECORDED ON AUGUST 15, 1983, IN OFFICIAL RECORDS BOOK 1684, PAGE 3699, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES THE NORTHERLY ADJOINING PARCEL OF THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

15. RECOVERED WATER AGREEMENT DATED JANUARY 3, 1989, BY AND BETWEEN FOREST UTILITIES, INC., A FLORIDA CORPORATION, AND THE FOREST COUNTRY CLUB MEMBERSHIP ASSOCIATION, INC., A FLORIDA CORPORATION, AS RECORDED IN OFFICIAL RECORDS BOOK 2042, PAGE 4543, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCE THE PARENT PARCEL. NOT THE TYPE TO BE DEPICTED HEREON.

16. A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AS FURTHER DESCRIBED IN OFFICIAL RECORDS BOOK 2051, PAGE 558, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 60 FOOT BY 60 FOOT EASEMENT 1602 WESTERLY OF THE TOWER PARCEL. AS DEPICTED HEREON.

17. EXCLUSIVE AND PERPETUAL WATER PIPELINE EASEMENT GRANT, BETWEEN THE FOREST COUNTRY CLUB, INC. AND FLORIDA CITIES WATER, RECORDED ON DECEMBER 9, 1991, IN OFFICIAL RECORDS BOOK 2263, PAGE 1833, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A 20 FOOT WIDE EASEMENT NEAR THE INTERSECTION OF CLUB BOULEVARD SW AND BOBCAT DRIVE SW. AS DEPICTED HEREON.

18. DRAINAGE EASEMENT AS DESCRIBED IN INDENTURE DATED APRIL 27, 1959, GIVEN BY DAVID W. SWOR, IN FAVOR OF THE FOREST COUNTRY CLUB, INC., A FLORIDA CORPORATION, AS RECORDED ON AUGUST 3, 1999, IN OFFICIAL RECORDS BOOK 3152, PAGE 784, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES 2 DRAINAGE EASEMENTS LOCATED IN A DIFFERENT PORTION OF THE SURROUNDING PLATS AND BEING APPROXIMATELY 4200 FEET NORTHERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

19. LEE COUNTY UTILITIES EXCLUSIVE USE WATERLINE EASEMENT GRANT AND INDEMNITY AGREEMENT DATED MAY 16, 2000, BY J. THOMAS HAMM, IN FAVOR OF LEE COUNTY BOARD OF COUNTY COMMISSIONERS, AS RECORDED ON MAY 30, 2016, IN OFFICIAL RECORDS BOOK 3260, PAGE 4024, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA. REFERENCES A PARCEL THAT IS EASTERLY OF THE PARENT PARCEL AND THE ADJOINING PLATS. SAID PARCEL IS APPROXIMATELY 4900 FEET NORTHEASTERLY OF THE TOWER PARCEL. NOT DEPICTED HEREON.

GEOLINE
SURVEYING, INC.

Professional Land Surveys
15480 NW 104TH Terrace, Suite A
Jalisco, Florida 32815
(408)418-0500 Fax (386)462-9986
geoline@geolineinc.com

DRAWN	KEITH BARTON	SCALE	AS SHOWN
CHECKED	KEITH BARTON	DATE	SEPTEMBER 26 2023
CREATED	DAVE SHORT	PROJECT	# 264-130

THE FOREST CC SITE
LEE COUNTY, FLORIDA

DRAWING 264-130/VERTEX DEVELOPMENT, LLC SHEET# 7 OF 7

General Conditions:

1. These Specifications and Construction Drawings are intended to be fully explanatory and complementary. However, should anything be shown, indicated or specified on one and not the other, it shall be the same as if shown, indicated or specified on both.
2. The intention of the documents is to include all labor and materials reasonably necessary for the proper execution and completion of the work as indicated in the documents.
3. Minor deviations from the design layout are anticipated and shall be considered as part of the work; however, no changes that alter the character intent of the design shall be made or permitted by the Subcontractors, without express written Consent from the Construction Manager.
4. The Contractor is solely responsible for all site safety including but not limited to protection of all site personnel and the general public during the entire site construction period. The Contractor shall take all reasonable precautions to place and maintain barricades, lamps, signs, and the like in accordance with OSHA Safety Act and ANSI occupational guidelines.

Conflicts:

1. The Contractor and each Subcontractor shall be responsible for verification of all measurements at the site before ordering any materials or performing any work. No Change Order, extra charge or compensation shall be allowed due to difference between actual dimensions and dimensions indicated on the neither Construction Drawings nor Specifications. Any such discrepancy in dimension which may inadvertently occur shall be submitted to the Construction Manager for consideration before the Contractor proceeds with the work in the affected area.
2. The Contractor shall contact a subsurface utility locator for location of existing utilities prior to commencement of any construction activities. For assistance in locating existing utilities call "SUNSHINE STATE ONE CALL" at 1-800-638-4097.
3. Damage by the Contractor to utilities or property of others, including existing pavement and other surfaces disturbed by the Contractor during construction shall be repaired to pre-construction conditions by the Contractor. For grassed areas seed and mulch shall be acceptable.

Inspections:

1. The Contractor shall be solely responsible for ensuring that all relevant authority inspections are carried out in a timely manner.

As-Built Drawings:

1. The Contractor shall prepare a red-lined set of As-Built Drawings.

Environmental Protection

1. Noise Level: The Contractor shall ensure that state and local regulations are complied with in regard to noise levels produced by his or his sub-Contractor's equipment or methods of construction.
2. Dust Control: The Contractor shall take all necessary steps to limit the creation of any dust nuisance that might arise during construction to the satisfaction of the local authorities.
3. ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

Clean Up:

1. The Subcontractors shall at all times keep the site free from accumulation of waste materials or rubbish caused by their employees at work, and at the completion of the work, they shall remove all rubbish from and about the building, including all tools, scaffolding and surplus materials, and shall leave the work clean and ready for use.

Code Compliance:

1. All materials, design, and workmanship shall be in accordance with all applicable codes (some of which are listed below), ordinances, and authorities having jurisdiction over the work. Where no codes exist, the work shall conform to the Florida Building Code 7th Edition (2020), and/or the specifications herein, whichever is more stringent.

City/County Building Codes
Florida Building Code 8th Edition (2023)
EIA/TIA-222 Rev. H
Florida Fire Prevention Code 8th Edition (2023)
Life Safety Code 101
National Electric Code 2020
American Institute of Steel Construction Specifications
American Welding Society
American Concrete Institute
Federal Aviation Authority Regulations
Federal Communications Commission Regulations
American National Standards Institute
American Society for Testing and Materials
National Underwriter's Laboratories
2. It is the Subcontractor's responsibility to verify compliance with the governing codes and to notify the Construction Manager of any discrepancies prior to performing work. Reference to any standard or code of practice in this specification shall be deemed to mean the edition current at the time of award of the contract.

Site Work:

1. The Contractor is required to maintain all ditches, pipes, and other drainage structures free from obstruction until work is accepted. The Contractor is responsible for any damages caused by failure to maintain drainage structure in operable condition.

Structural:

1. All cast in place concrete shall be mixed and placed in accordance with the requirements of ACI 318 and ACI 301, and shall have a 28 day minimum compressive strength of 4000 PSI. Concrete shall be placed against undisturbed soil unless otherwise noted. Minimum concrete cover shall be 3 inches.
2. Each new communication tower must be designed and constructed so that in the event a tower falls it will collapse only within the property lines of the lot on which the tower is located. All applications for development approval shall provide verification of compliance with this design requirement from an engineer registered by the State of Florida. In addition, the construction of new communication towers shall comply with all county construction codes.
3. All reinforcing steel shall conform to ASTM 615 grade 60, deformed billet steel bars. Welded wire fabric reinforcing shall conform to ASTM A185.

Florida Building Code 8th Edition (2023)
FBC Specifications: Risk Category II
TIA Specifications: Structure Class = 2; Exposure = C; Topographic Category 1
Wind Loads (ASCE 7-22)
160 mph ultimate design wind speed per FBC 8th Edition (2023)
124 mph nominal design wind speed per FBC 8th Edition (2023)

Site Notes

1. ALL TELECOMMUNICATIONS TOWERS (TOWERS), ANTENNAS, AND EQUIPMENT SHALL COMPLY WITH THE LEE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; ALL APPLICABLE SIRE SAFETY CODES, BUILDING CODES, AND TECHNICAL CODES ADOPTED BY LEE COUNTY; ALL APPLICABLE FEDERAL AND STATE REGULATIONS; AND FAA AND FCC.
2. THE TOWER WILL BE DESIGNED AT A MAXIMUM HEIGHT OF 149 FEET ABOVE GROUND LEVEL.
3. ALL NEW TOWER BASES, OUTDOOR EQUIPMENT, ACCESSORY BUILDINGS, AND ACCESSORY STRUCTURES SHALL BE FENCED.
4. TOWER LIGHTING. TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED EXCEPT AS REQUIRED BY THE FAA OR OTHER APPLICABLE AUTHORITY.
5. THE TOWER AND ANTENNAS MUST MEET THE RADIATION EMISSION STANDARDS SET BY THE FCC.
6. COLLOCATION. THE MONOPOLE TOWER WILL BE DESIGNED TO ACCOMMODATE THE FUTURE ANTENNAS OF FOUR (4) WIRELESS TELECOMMUNICATIONS CARRIERS AT VARYING ELEVATIONS.
7. PARKING AND TRAFFIC. TRAFFIC TO THE TOWER SITE IS APPROXIMATELY ONE TRIP PER CARRIER PER MONTH. AREAS SUFFICIENT FOR THE TEMPORARY OFF-STREET PARKING FOR ONE (1) VEHICLE HAS BEEN PROVIDED.
8. TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE.
9. UTILITIES. TOWER DOES NOT REQUIRE ANY WATER, WASTEWATER, OR SOLID WASTE DISPOSAL.
10. AT THE TOWER SITE, THE DESIGN OF ANY BUILDINGS AND RELATED STRUCTURES SHALL, TO THE EXTENT POSSIBLE, USE MATERIALS, COLORS, TEXTURES, SCREENING, AND LANDSCAPING THAT WILL BLEND THE TOWER FACILITIES TO THE NATURAL SETTING AND BUILT ENVIRONMENT. OUTDOOR STORAGE IS NOT PERMITTED AT A TOWER SITE.
11. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT OF THE EASEMENT OF RECORD.
12. THE CONSTRUCTION OF THIS FACILITY WILL NOT IMPACT TO THE 100 YEAR FLOOD PLAIN.
13. COLOR. TOWERS SHALL EITHER MAINTAIN A GALVANIZED STEEL FINISH, OR CONCRETE, OR BE PAINTED A COLOR SO AS TO REDUCE VISUAL OBTRUSIVENESS, SUBJECT TO ANY APPLICABLE STANDARDS OF THE FAA, EXCEPT FOR CAMOUFLAGE TOWERS.

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
B	11/14/25	CLIENT COMMENTS
C	12/29/25	CLIENT COMMENTS
0	12/30/25	ISSUED FOR ZONING
1	04/24/26	JDX COMMENTS
2	05/21/26	JDX COMMENT
3	07/14/26	JDX COMMENT
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

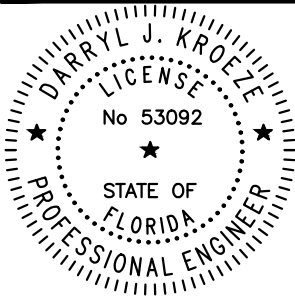


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

PREPARED BY:



27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409



THIS ITEM WAS DIGITALLY SIGNED AND
SEALED BY DARRYL J. KROEZE, P.E. ON
THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY
ELECTRONIC COPIES.

JULY 14, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

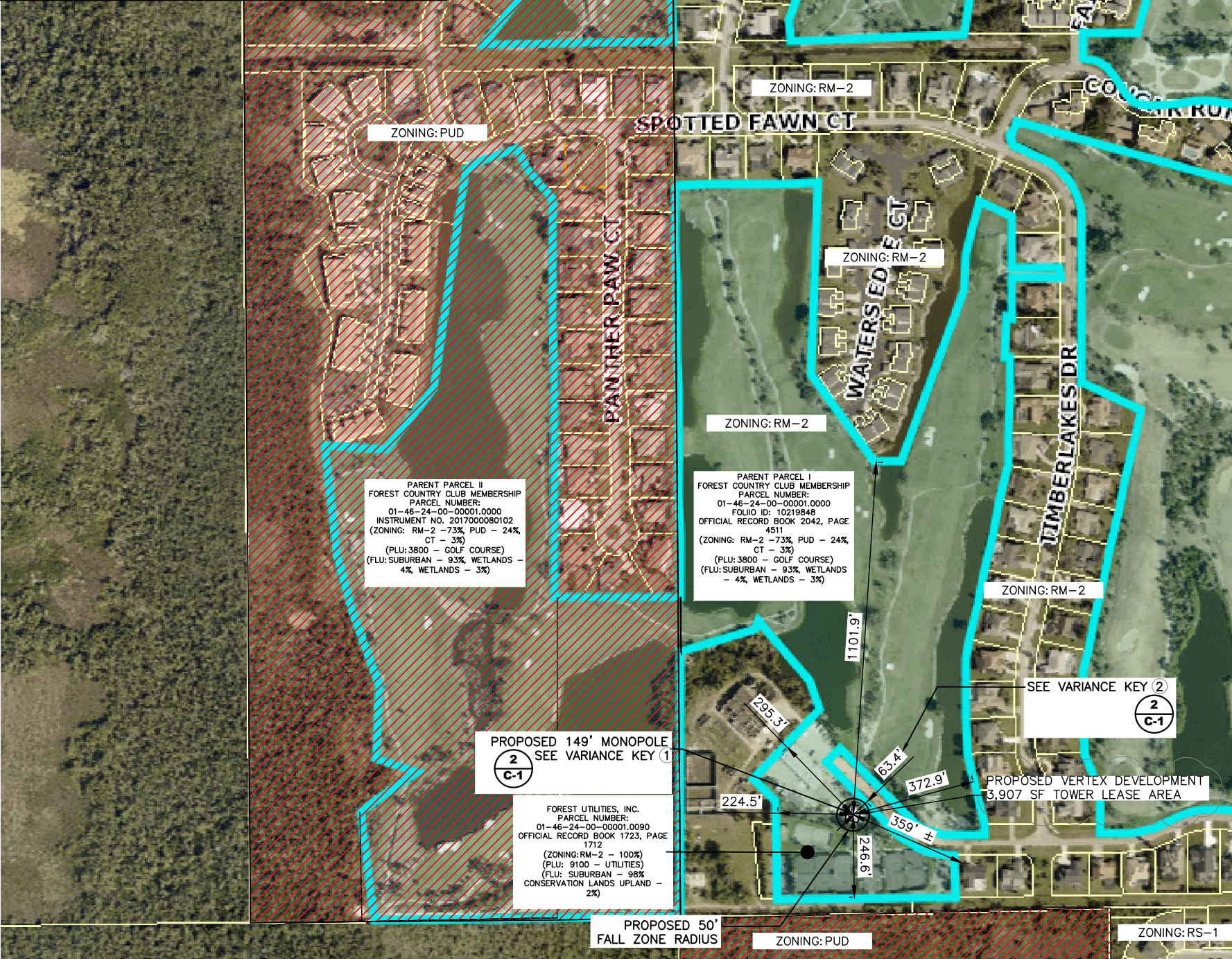
SHEET DESCRIPTION

GENERAL NOTES

SHEET NUMBER

GN-1

SETBACK TABLE		
SETBACK TO:	REQUIRED:	PROVIDED (TO TOWER FOUNDATION)
TOWER TO PARENT PARCEL PROPERTY LINE	149' TO PROPERTY LINE	1101.9'± TO PROPERTY LINE (NORTH)
	149' TO PROPERTY LINE	246.6' ± TO PROPERTY LINE (SOUTH)
	149' TO PROPERTY LINE	372.9'± TO PROPERTY LINE (EAST)
	149' TO PROPERTY LINE	224.5'± TO PROPERTY LINE (WEST)
TOWER TO R/W	149' TO RIGHT-OF-WAY	63.4'± TO RIGHT-OF-WAY
DISTRICT SETBACKS	25' FRONT (LOCAL ROAD EAST)**	40.3'
	20' SIDE (NORTH)**	272.3'
	20' SIDE (SOUTH)**	221.6'
	20' REAR (WEST)**	203.4'
CLOSEST BUILDING	NO REQUIREMENT	51.5'
ANY ADJACENT OR SURROUNDING RESIDENTIAL DWELLING	NO REQUIREMENT	359' ± TO CLOSEST RESIDENTIAL STRUCTURE



1
A-1
OVERALL AERIAL & SETBACK PLAN
11x17 SCALE: 1" = 400'
24x36 SCALE: 1" = 200'



REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
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1	04/24/26	JDX COMMENTS
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3	07/14/26	JDX COMMENT

GEN3 PROJECT NO.:		102404002
DRAWN BY:	CHECKED BY:	
HR	DJK	



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TAMPA, FLORIDA 33609
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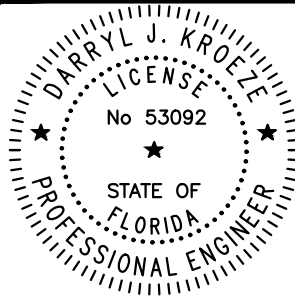


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BRANDON, FLORIDA 33511
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WESLEY CHAPEL, FLORIDA 33544
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THE FOREST CC
FL-5066

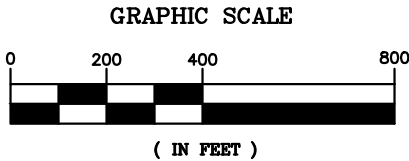
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

**OVERALL AERIAL AND
SETBACK PLAN**

SHEET NUMBER

A-1





CALL FLORIDA 811
ONE CALL - DIAL 811
CALL 3 WORKING DAYS
BEFORE YOU DIG
1-800-638-4097

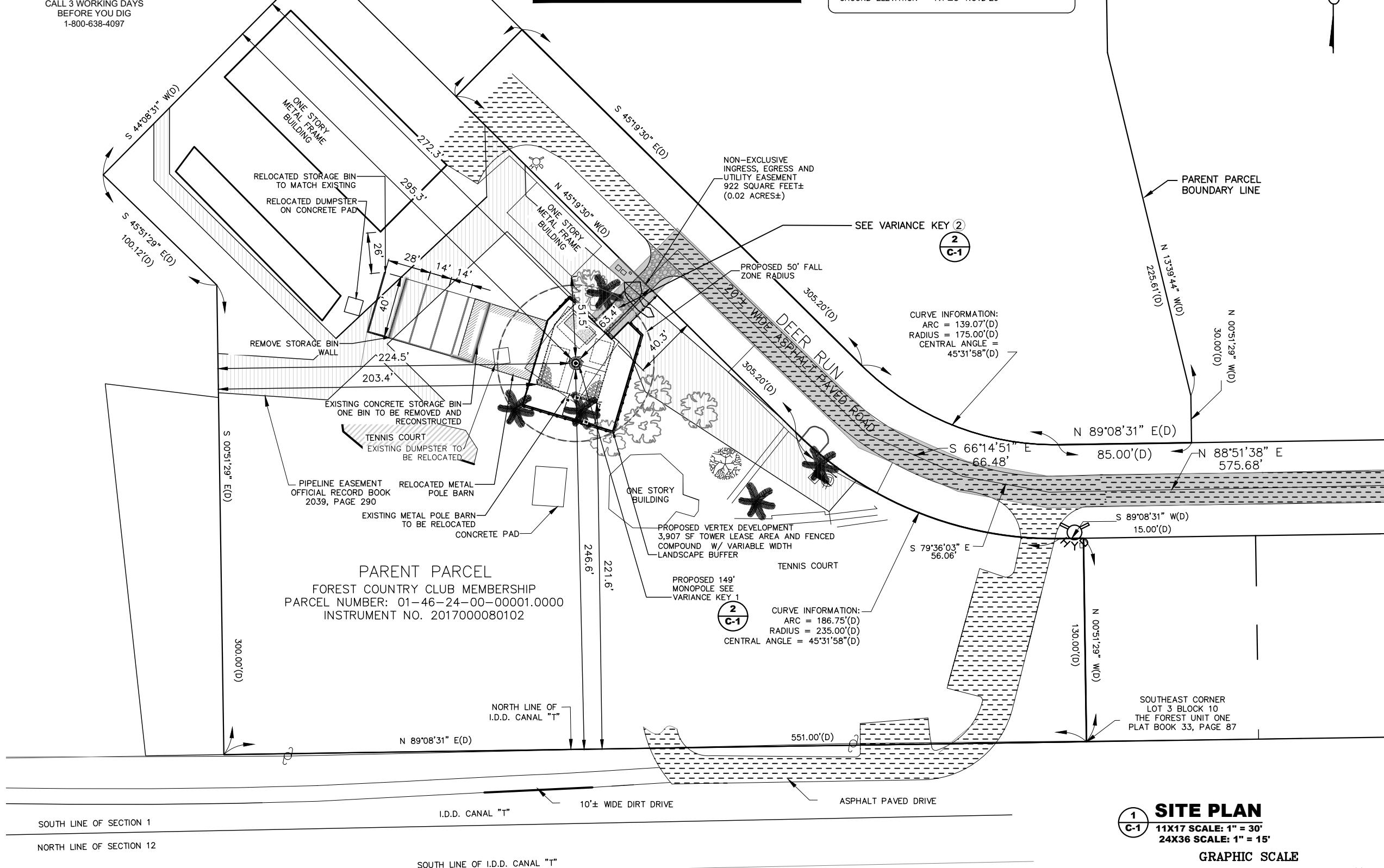
- 1 TOWER HEIGHT: 75' MAXIMUM / 149' PROPOSED
 - 2 EAST SETBACK TO R/W LINE: 149' REQUIRED / 63.4' PROVIDED
 - 3 LANDSCAPING: 15' LANDSCAPE BUFFER REQUIRED / 5' PROVIDED ON WEST SIDE OF COMPOUND (15' PROVIDED ON NORTH, EAST AND SOUTH SIDE OF TOWER COMPOUND)
 - 4 CARRIER EQUIPMENT HEIGHT: 12' AGL MAX REQUIRED / 14' PROVIDED
- 2**
C-1 **VARIANCE KEY**

CENTER OF PROPOSED TOWER INFORMATION:

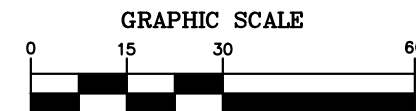
NAD'83
LATITUDE = 26°29'46.31" N ±20'
LONGITUDE = 81°52'08.22" W ±20'

NAD'27
LATITUDE = 26°29'45.02" N ±20'
LONGITUDE = 81°52'08.91" W ±20'

GROUND ELEVATION = 5.9'±3' NAVD'88
GROUND ELEVATION = 7.1'±3' NGVD'29



1
C-1 **SITE PLAN**
11X17 SCALE: 1" = 30'
24X36 SCALE: 1" = 15'



(IN FEET)

REV	DATE	DESCRIPTION
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GEN3 PROJECT NO.: 102404002

DRAWN BY: HR
CHECKED BY: DJK



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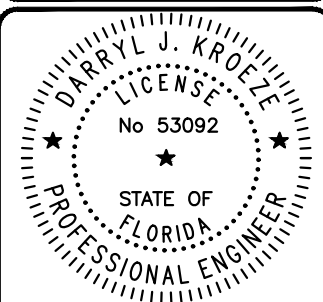


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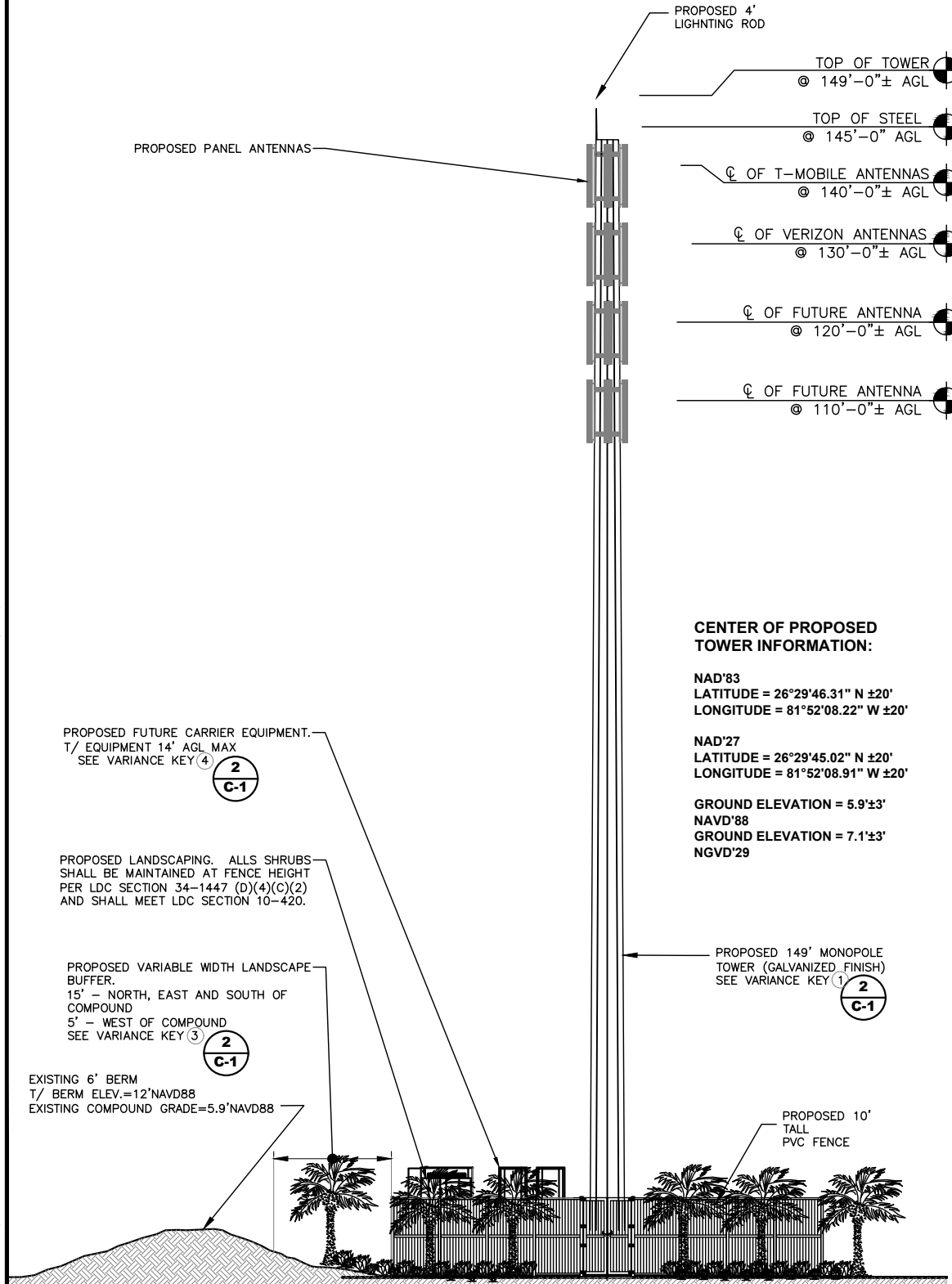
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

SITE
PLAN

SHEET NUMBER

C-1



1
C-2 TOWER ELEVATION & BERM CROSS SECTION A-A
NOT TO SCALE

PROPERTY DESCRIPTIONS
PARENT PARCEL
(INSTRUMENT NO. 2017000080102)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, BEING A PORTION OF PARCEL 1 AS RECORDED IN OFFICIAL RECORDS BOOK 2042 AT PAGE 4511 THROUGH 4518, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.02°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE N.29°02'14"E. FOR 30.00 FEET; THENCE S.40°18'15"E. FOR 239.90 FEET; THENCE S.19°38'44"E. FOR 90.44 FEET; THENCE S.44°40'30"W. FOR 284.50 FEET; THENCE S.45°51'29"E. FOR 101.12 FEET; THENCE S.00°51'29"E. FOR 300.00 FEET TO THE NORTH LINE OF I.D.D. CANAL "T"; THENCE N.89°08'31"E. ALONG SAID NORTH LINE FOR 551.00 FEET TO THE SOUTHEAST CORNER OF LOT 3 BLOCK 10 OF THE FOREST UNIT ONE AS RECORDED IN PLAT BOOK 33, PAGES 85 THROUGH 88 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. FOR 130.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S.89°08'31"W. ALONG THE BOUNDARY OF SAID LOT 3 FOR 15.0 FEET; THENCE NORTHWESTERLY ALONG THE BOUNDARY OF SAID LOT 3 AND SAID UNIT ONE FOR 186.75 FEET ON THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 235.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.45°19'30"W. ALONG THE BOUNDARY OF SAID UNIT ONE FOR 305.20 FEET; THENCE N.44°40'30"E. ALONG SAID BOUNDARY FOR 60.00 FEET; THENCE S.45°19'30"E. ALONG SAID BOUNDARY FOR 305.20 FEET; THENCE SOUTHEASTERLY FOR 159.07 FEET ALONG SAID BOUNDARY ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 45°31'58"; THENCE N.89°08'31"E. ALONG SAID BOUNDARY FOR 85.00 FEET TO THE SOUTHWEST CORNER OF THE FOREST, UNIT THREE AS RECORDED IN PLAT BOOK 35, PAGES 34-37 OF SAID PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.13°39'44"W. ALONG SAID BOUNDARY FOR 225.61 FEET; THENCE N.00°51'29"W. ALONG SAID BOUNDARY FOR 294.46 FEET; THENCE N.12°30'49"E. ALONG SAID BOUNDARY FOR 604.27 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 333.82 FEET; THENCE N.89°51'15"W. FOR 15.00 FEET; THENCE N.01°35'56"E. FOR 120.04 FEET; THENCE S.89°51'15"E. FOR 15.00 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 120.04 FEET; THENCE S.89°51'15"E. ALONG SAID BOUNDARY FOR 149.67 FEET; THENCE N.00°08'46"E. ALONG SAID BOUNDARY FOR 30.00 FEET; THENCE N.89°51'15"W. ALONG SAID BOUNDARY FOR 148.91 FEET; THENCE N.01°35'56"E. ALONG SAID BOUNDARY FOR 154.18 FEET; THENCE N.63°38'17"W. ALONG SAID BOUNDARY FOR 112.49 FEET; THENCE S.20°35'00"W. FOR 147.73 FEET; THENCE S.00°34'53"W. FOR 106.80 FEET; THENCE S.20°35'00"W. FOR 581.57 FEET; THENCE N.87°14'43"W. FOR 82.80 FEET; THENCE N.34°58'32"W. FOR 325.62 FEET; THENCE S.20°35'00"W. FOR 577.23 FEET; THENCE S.89°06'24"W. FOR 440.00 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTIONS
TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°28'04" EAST FOR 56.27 FEET; THENCE NORTH 44°57'12" EAST FOR 20.11 FEET; THENCE SOUTH 45°22'56" EAST FOR 37.30 FEET; THENCE NORTH 44°37'04" EAST FOR 15.00 FEET; THENCE SOUTH 45°22'56" EAST FOR 11.64 FEET; THENCE SOUTH 16°28'04" WEST FOR 63.99 FEET; THENCE NORTH 73°31'56" WEST FOR 60.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 3,907 SQUARE FEET (0.09 ACRES), MORE OR LESS.

NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 17.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 33.00 FEET; THENCE SOUTH 44°37'04" WEST FOR 40.30 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TOWER PARCEL; THENCE NORTH 45°22'56" WEST ALONG SAID NORTHERLY LINE FOR 20.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 922 SQUARE FEET (0.02 ACRES), MORE OR LESS.

PROPERTY DESCRIPTIONS (CONTINUED)
20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, LYING WITHIN 10 FOOT EACH SIDES OF THE HEREIN DESCRIBED CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID TOWER PARCEL RUN THE FOLLOWING DESCRIBED TWO (2) COURSES: (1) NORTH 16°28'04" EAST FOR 56.27 FEET; (2) NORTH 44°57'12" EAST FOR 20.11 FEET TO THE NORTHWESTERLY CORNER OF SAID TOWER PARCEL; THENCE SOUTH 45°22'56" EAST ALONG THE NORTHERLY LINE OF SAID TOWER PARCEL FOR 17.50; THENCE NORTH 44°37'04" EAST FOR 31.81 FEET; THENCE NORTH 48°58'31" WEST FOR 13.03 FEET; THENCE NORTH 44°40'30" EAST FOR 9.35 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THE "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 4188, PAGE 3246 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE SOUTH 45°19'30" EAST ALONG SAID SOUTHWESTERLY LINE FOR 23.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED CENTERLINE OF A 20 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 44°37'04" EAST FOR 29.65 FEET; THENCE SOUTH 45°50'38" EAST FOR 168.96 FEET; THENCE SOUTH 66°14'51" EAST FOR 66.48 FEET; THENCE SOUTH 79°36'03" EAST FOR 56.06 FEET; THENCE NORTH 88°51'38" EAST FOR 575.68 FEET; THENCE NORTH 71°12'23" EAST FOR 213.64 FEET; THENCE NORTH 88°51'38" EAST FOR 41.80 FEET; THENCE SOUTH 75°51'49" EAST FOR 81.80 THENCE SOUTH 67°40'49" EAST FOR 85.99 FEET; THENCE SOUTH 79°34'24" EAST FOR 67.84 FEET; THENCE NORTH 89°08'12" EAST FOR 1535.30 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 130.00 FEET; A CENTRAL ANGLE OF 95°11'06", AND A CHORD OF 91°11'06" THAT BEARS NORTH 41°32'39" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 215.97 FEET TO A POINT OF TANGENCY; THENCE NORTH 06°02'54" WEST FOR 207.81 FEET; THENCE NORTH 45°44'52" WEST FOR 217.57 FEET; THENCE NORTH 08°51'03" WEST FOR 61.86 FEET; THENCE NORTH 09°59'51" EAST FOR 654.55 FEET; THENCE NORTH 04°10'01" WEST FOR 133.18 FEET; THENCE NORTH 04°34'37" EAST FOR 55.63 FEET; THENCE NORTH 16°35'44" EAST FOR 117.08 FEET TO POINT "A"; THENCE CONTINUE NORTH 16°35'44" EAST FOR 43.36 FEET; THENCE SOUTH 77°03'38" EAST FOR 101.55 FEET; THENCE NORTH 89°35'40" EAST FOR 313.76 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURNING TO POINT "A"; THENCE SOUTH 77°03'38" EAST FOR 110.80 FEET; THENCE NORTH 89°35'40" EAST FOR 317.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID "FOREST PROPERTY OWNERS ASSOCIATION" PARCEL, AND THE WEST RIGHT-OF-WAY LINE OF ISLAND PARK ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 109,271 SQUARE FEET (2.51 ACRES), MORE OR LESS.

PROPERTY DESCRIPTIONS (CONTINUED)
50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE "FOREST COUNTRY CLUB MEMBERSHIP" PARCEL, AS PER DESCRIPTION RECORDED IN INSTRUMENT NUMBER 2017000080102 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, SITUATED IN SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, SAID LEE COUNTY, BEING A CIRCULAR SHAPED PARCEL HAVING A 50 FOOT THE CENTER POINT OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE NORTH 00°22'48" WEST ALONG THE WEST LINE OF SAID SECTION 1 FOR 274.96 FEET; THENCE NORTH 89°37'12" EAST FOR 505.61 FEET TO THE SOUTHWESTERLY CORNER OF A TOWER PARCEL; THENCE SOUTH 73°31'56" EAST ALONG THE SOUTHERLY LINE OF SAID TOWER PARCEL FOR 25.00 FEET; THENCE NORTH 16°28'04" EAST FOR 35.00 FEET TO THE CENTER POINT OF THE HEREIN DESCRIBED 50 FOOT RADIUS CIRCULAR PARCEL.

CONTAINING 7.854 SQUARE FEET (0.18 ACRES), MORE OR LESS.

REV	DATE	DESCRIPTION
A	11/07/25	PRELIMINARY ZDs
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C	12/29/25	CLIENT COMMENTS
0	12/30/25	ISSUED FOR ZONING
1	04/24/26	JDX COMMENTS
2	05/21/26	JDX COMMENT
3	07/14/26	JDX COMMENT

GEN3 PROJECT NO.:	102404002
DRAWN BY:	CHECKED BY:
HR	DJK

VERTEX
DEVELOPMENT, LLC
3630 WEST KENNEDY BOULEVARD
TAMPA, FLORIDA 33609
PH: (813) 335-4768

EXPERT
CONSTRUCTION MANAGEMENT, INC.
815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

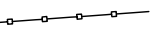
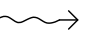
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ENGINEERING
27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409

DARRYL J. KROEZE
LICENSE
No 53092
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

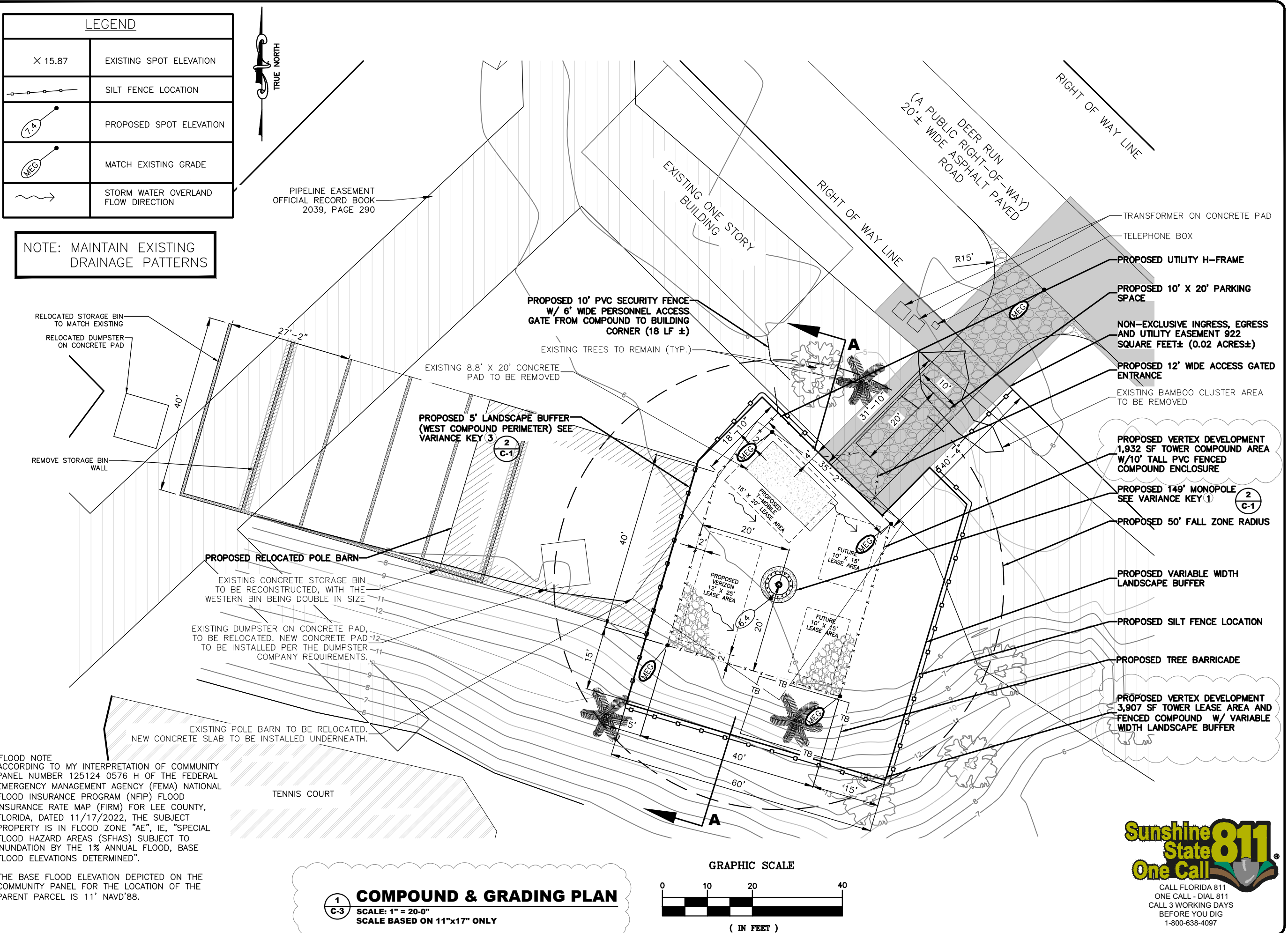
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JULY 14, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066
6227 DEER RUN
FORT MYERS, FL 33908
SHEET DESCRIPTION
TOWER ELEVATION
SHEET NUMBER
C-2

C:\Users\DarrylKroeze\Downloads\FORREST\US-FL-5606_The Forest CC_ZD_REV A_NEW SURVEY_12.29.25.dwg July 14, 2026 4:41:50 PM DarrylKroeze

LEGEND	
× 15.87	EXISTING SPOT ELEVATION
	SILT FENCE LOCATION
	PROPOSED SPOT ELEVATION
	MATCH EXISTING GRADE
	STORM WATER OVERLAND FLOW DIRECTION

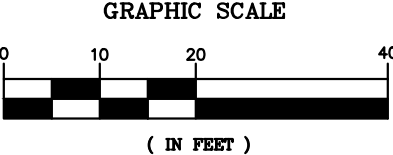
NOTE: MAINTAIN EXISTING DRAINAGE PATTERNS



FLOOD NOTE
ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 125124 0576 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR LEE COUNTY, FLORIDA, DATED 11/17/2022, THE SUBJECT PROPERTY IS IN FLOOD ZONE "AE", IE, "SPECIAL FLOOD HAZARD AREAS (SFHAS) SUBJECT TO INUNDATION BY THE 1% ANNUAL FLOOD, BASE FLOOD ELEVATIONS DETERMINED".

THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL FOR THE LOCATION OF THE PARENT PARCEL IS 11' NAVD'88.

1
C-3 **COMPOUND & GRADING PLAN**
SCALE: 1" = 20'-0"
SCALE BASED ON 11"x17" ONLY



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GEN3 PROJECT NO.: 102404002	
DRAWN BY: HR	CHECKED BY: DJK

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COA # 35409

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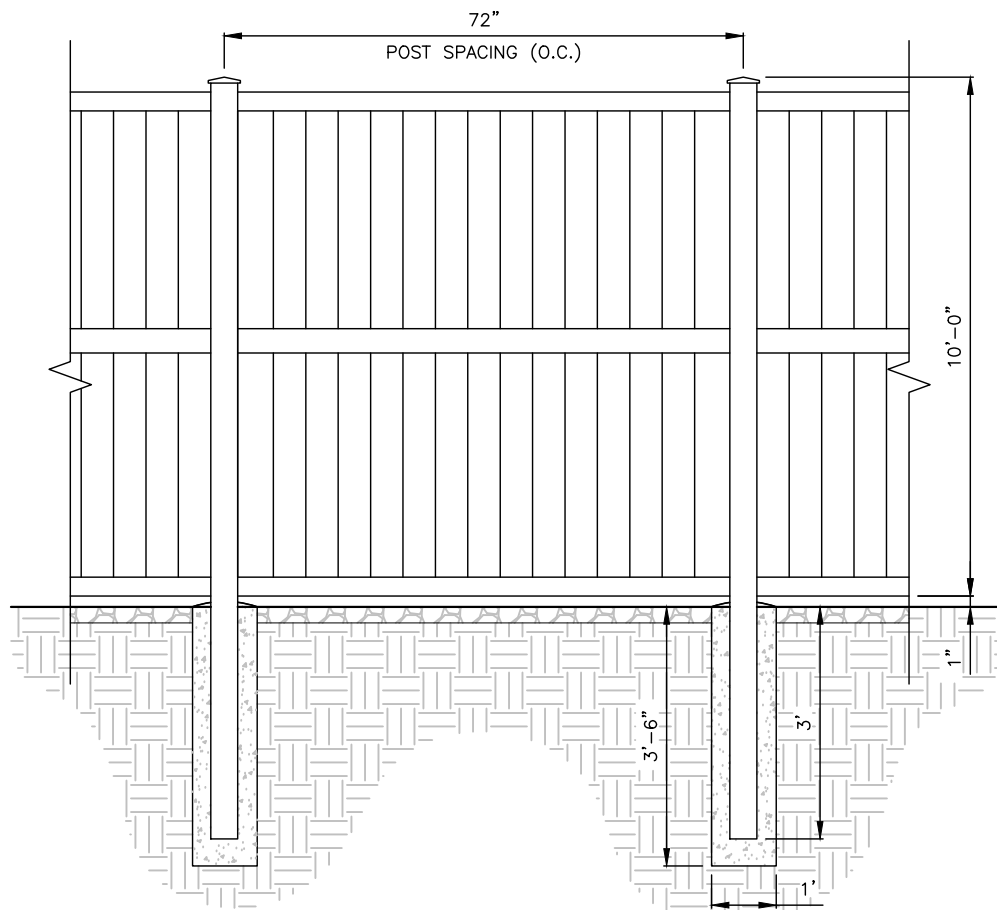
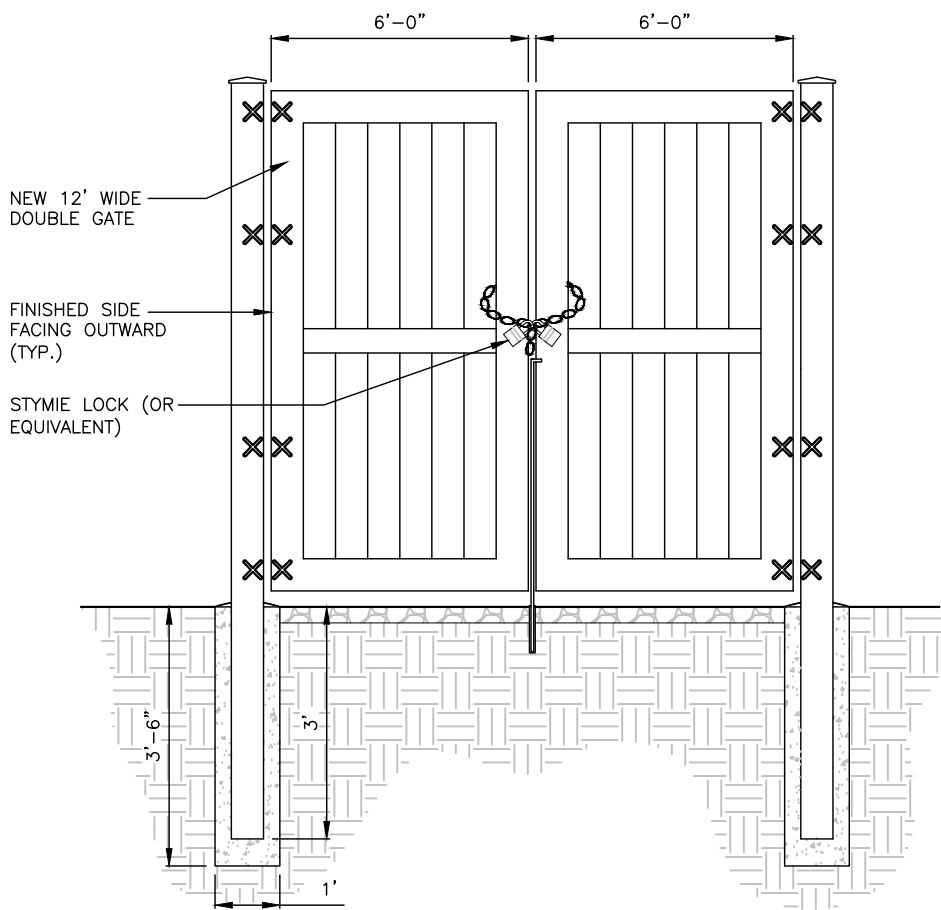
JULY 14, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION
COMPOUND & GRADING PLAN

SHEET NUMBER
C-3

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- NOTES:
- FENCE TO BE WHITE IN COLOR.
 - FENCE TO BE INSTALLED FINISHED SIDE OUT.
 - FENCE TO USE VINYL VERTICAL BOARDS.
 - BOARDS ARE HOLLOW, 100% EXTRUDED VINYL.
 - FENCE TO MAINTAIN A "NO-GAP" APPEARANCE, THROUGHOUT.
 - CONTRACTOR TO COORDINATE FENCE INSTALLATION WITH ANY LOCAL ORDINANCES.
 - ALL METAL HARDWARE TO BE HOT DIP GALVANIZED.
 - GATE WILL BE LOCKED USING A STYMIE LOCK OR EQUIVALENT.
 - FENCE DETAILS TO BE SUBMITTED FOR APPROVAL PRIOR TO ORDERING.

1
C-3
COMPOUND FENCE & GATE DETAIL
SCALE: N.T.S.



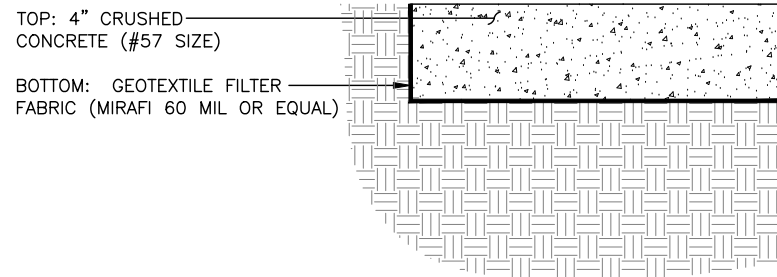
THE FOREST CC FL-5066
6227 DEER RUN
FORT MYERS, FL 33908
FCC ASR #: XXXXXX
LAT = 26°29'46.31" N LONG = 81°52'08.22" W
EMERGENCY CONTACT: 813-335-4768

NO
TRESPASSING
AREA

SIGNAGE NOTES:

- "NO TRESPASSING" SIGNAGE SHALL BE INSTALLED ON EVERY SIDE, NO MORE THAN 40' APART.
- THE HEIGHT OF THE LETTERING OF THE WARNING SIGNS SHALL BE AT LEAST 12 INCHES. THE WARNING SIGNS SHALL BE INSTALLED AT LEAST FIVE FEET ABOVE FINISHED GRADE.

2
C-3
SIGNAGE DETAIL
SCALE: N.T.S.



3
C-3
GRAVEL PARKING & ENTRANCE AREA SECTION
SCALE: N.T.S.

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GEN3 PROJECT NO.:	102404002
DRAWN BY:	CHECKED BY:
HR	DJK

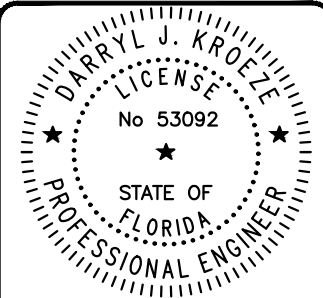


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TAMPA, FLORIDA 33609
PH: (813) 335-4768



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PH: (813) 657-7810

PREPARED BY:
GEN3
ENGINEERING
27139 SEA BREEZE WAY
WESLEY CHAPEL, FLORIDA 33544
PH: (813) 917-2671
COA # 35409

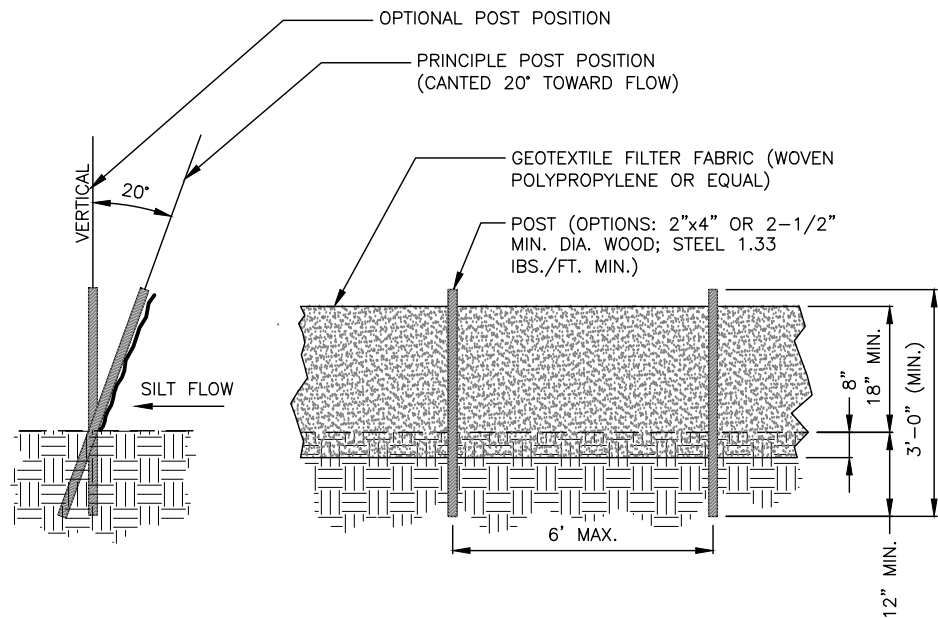


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DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION
FENCE & GATE DETAILS

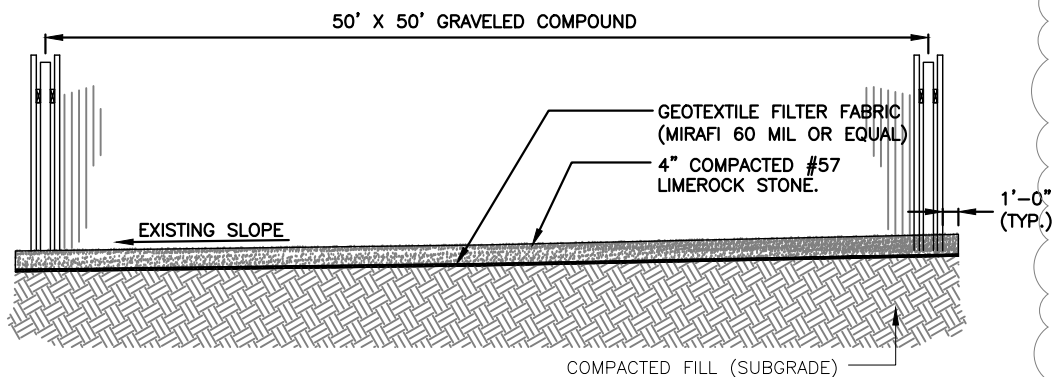
SHEET NUMBER
C-4



NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
2. CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
3. THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
4. HAY BALES BE SHALL NOT BE USED AS EROSION CONTROL.
5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
6. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

2
C-5 **SILT FENCE DETAIL**
SCALE: N.T.S.



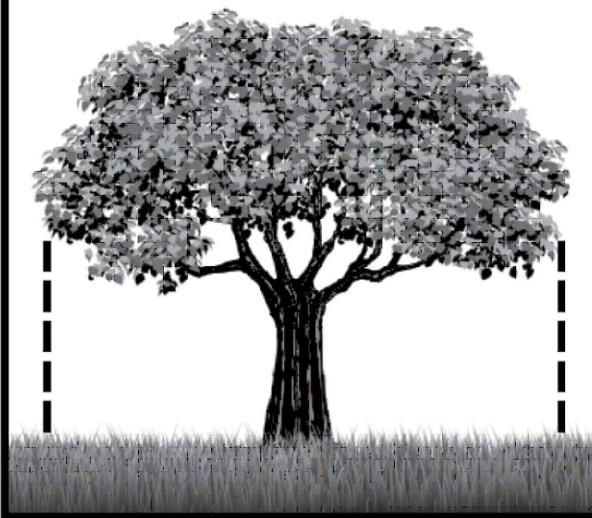
NOTES:

1. SITE WILL BE GRADED TO ALLOW DRAINAGE PER SHEET C-4.
2. PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
3. AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.

3
C-5 **TYPICAL COMPOUND SECTION DETAIL**
SCALE: N.T.S.

PROTECTIVE BARRIER REQUIREMENTS AND SPECIFICATIONS FOR EXISTING TREES TO REMAIN

Fig. A



PROTECTIVE BARRIERS ARE USED DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES TO PROTECT TREES AND NATURAL AREAS TO BE RETAINED ON A SITE.

PROTECTIVE BARRIERS MUST BE ERECTED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR AS WELL AS ALONG NATURAL AREAS WHERE SUCH AREAS ARE ADJACENT TO PERMITTED LAND ALTERATION OR CONSTRUCTION ACTIVITIES. A PROTECTIVE BARRIER MUST REMAIN IN PLACE UNTIL THE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE COMPLETED OR UNTIL COMMENCEMENT OF GRADE FINISHING AND SODDING. NO GROUND DISTURBANCE MUST OCCUR WITHIN THE BARRICADED AREA. THE FOLLOWING REPRESENTS THE COUNTY'S MINIMUM PROTECTIVE BARRIER SPECIFICATIONS.

1. TREES - TO RESTRICT ACCESS INTO THE AREA WITHIN THE CANOPY DRIPLINE OF A TREE, A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT, COMPRISED OF WOOD OR OTHER SUITABLE MATERIAL, IS PLACED AROUND THE TREE AT THE CANOPY DRIPLINE, EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE CANOPY DRIPLINE.

THE CANOPY DRIPLINE OF A TREE IS THE IMAGINARY, VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND. FIG. A

BARRIER SPECIFICATIONS FOR TREES:

FOUR CORNER UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER CONNECTED BY HORIZONTAL MEMBERS OF NO LESS THAN 1"x4" LUMBER; OR UPRIGHT TAKES SPACED AT 5' INTERVALS OF NO LESS THAN 2"x2" LUMBER CONNECTED BY SILT SCREEN FABRIC OR MATERIAL OF COMPARABLE DURABILITY. FIG. B

2. NATURAL AREAS - TO RESTRICT ACCESS INTO AREAS WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES ARE NOT AUTHORIZED A PHYSICAL STRUCTURE NOT LESS THAN 3 FEET IN HEIGHT IS PLACED ALONG THE PERIMETER OF SUCH AREAS.

BARRIER SPECIFICATIONS FOR NATURAL AREAS:

UPRIGHT STAKES OF NO LESS THAN 2"x2" LUMBER SPACED NO MORE THAN 25' APART AND CONNECTED BY TWINE FLAGGED WITH PLASTIC SURVEYING TAPE AT REGULAR INTERVALS OF 5-10'. FIG. C. OTHER METHODS OF DEMARCATION WILL BE CONSIDERED DEPENDING UPON THE CHARACTERISTICS OF THE SITE.

WHY A BARRIER

1. TO PROTECT ALL ABOVE GROUND PORTIONS OF TREES AND OTHER SIGNIFICANT VEGETATION FROM MECHANICAL DAMAGE.
2. TO PROTECT ROOT SYSTEMS FROM COMPACTION.
3. TO PROVIDE AWARENESS OF PROTECTED AREAS TO EQUIPMENT OPERATORS.

Fig. B

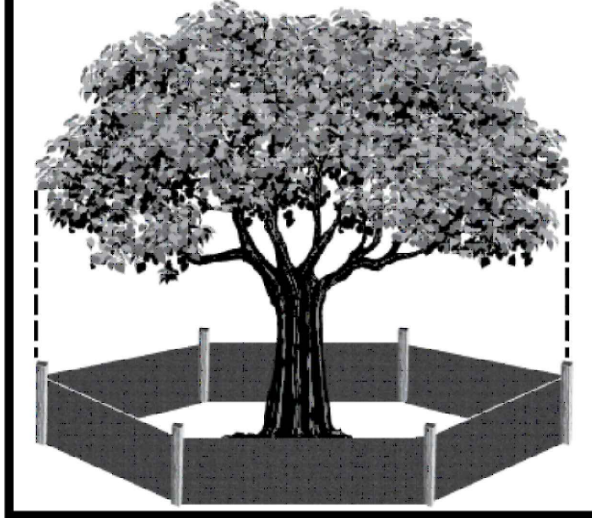
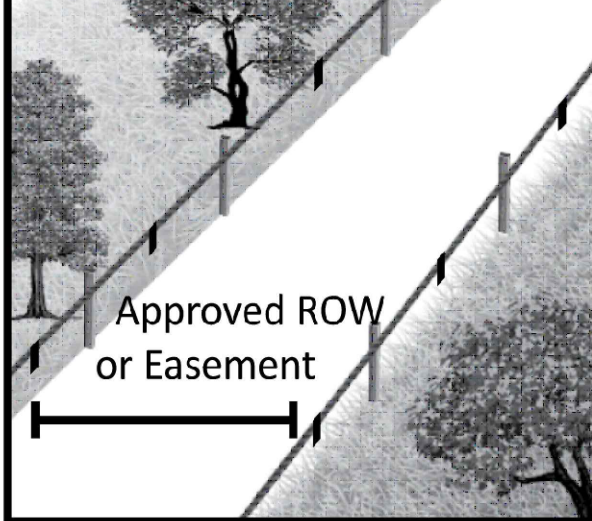


Fig. C



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DEVELOPMENT, LLC

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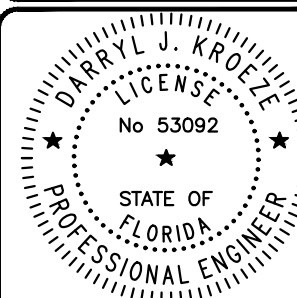
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BRANDON, FLORIDA 33511
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WESLEY CHAPEL, FLORIDA 33544
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COA # 35409



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JULY 14, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

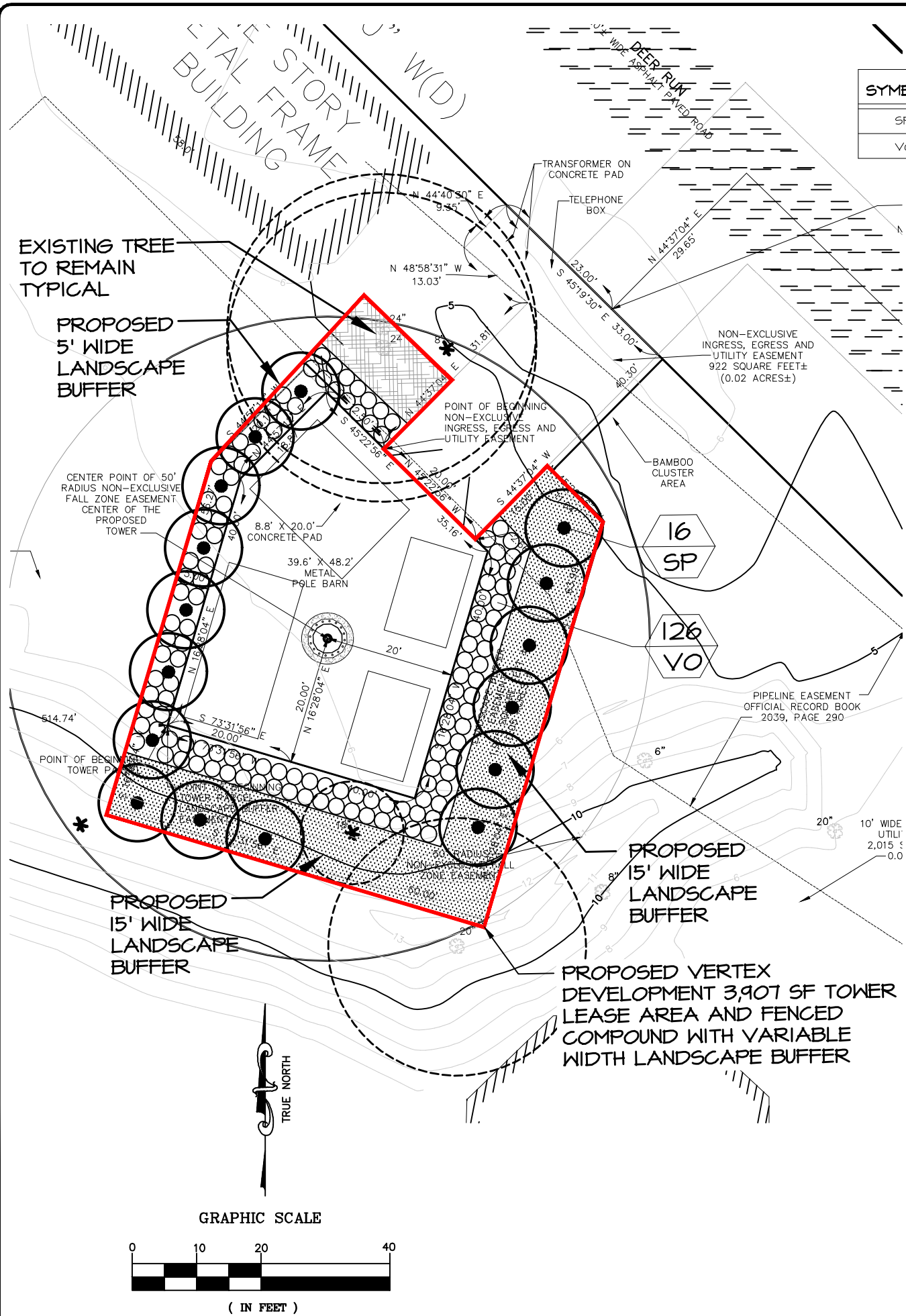
SHEET DESCRIPTION

SITE DETAILS

SHEET NUMBER

C-5

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PLANT MATERIAL LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE	SPACING
SP	16	SABAL PALMETTO	CABBAGE PALM WITH BOOTS	10' CLEAR TRUNK HEIGHTS REGENERATED FRONDS & ROOTBALL	YES	AS SHOWN
VO	126	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	24" HT X 24" SPD, 3 GALLON	YES	30" OC

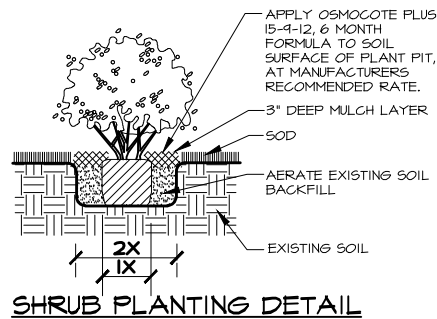
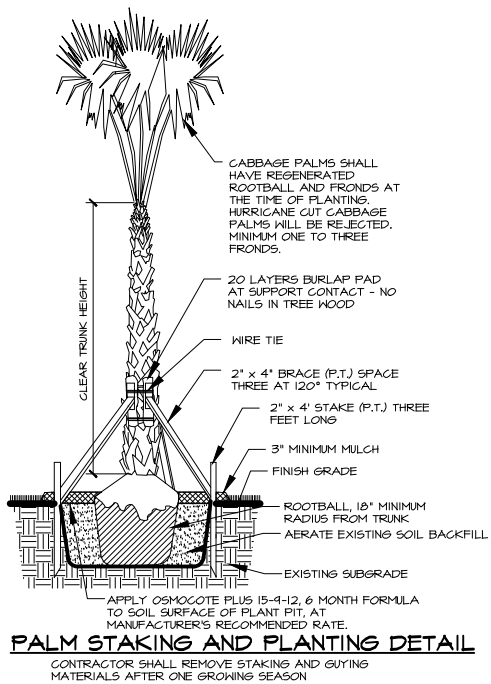
LANDSCAPE REQUIREMENTS

15' & 5' WIDE LANDSCAPE BUFFER WITH ONE CABBAGE PALM PER 10' AND A DOUBLE HEDGE ROW OF NATIVE SHRUBS. THE HEDGE MUST BE MAINTAINED AT A MINIMUM HEIGHT EQUIVALENT TO THE FENCE HEIGHT.

190 LF / 10 = 19 CABBAGE PALMS - 3 EXISTING TREES = 16 CABBAGE PALMS REQUIRED, 16 PROPOSED

LANDSCAPE INSTALLATION NOTES

- ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AS GIVEN IN, GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
- LOCATION OF PLANTS ON THE PLAN ARE DIAGRAMMATIC- SEE THE LANDSCAPE ARCHITECT FOR QUESTIONS ON EXACT LOCATIONS. THE PLANT MATERIALS LIST IS PROVIDED FOR THE CONVENIENCE OF THE LANDSCAPE CONTRACTOR. SHOULD THERE BE ANY DISCREPANCY BETWEEN THE PLANT LIST AND THE PLAN, THE PLAN SHALL PREVAIL.
- IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO INSURE THAT ALL PLANT BED AREAS HAVE PROPER DRAINAGE FOR OPTIMUM GROWTH OF LANDSCAPE MATERIAL BEFORE INSTALLATION BEGINS.
- NEW SOD SHALL BE ARGENTINE BAHIA SOD LOCATED IN ALL DISTURBED AREAS. CONTRACTOR SHALL DETERMINE EXACT QUANTITIES IN THE FIELD. SOD AREAS SHALL BE MAINTAINED BY THE CONTRACTOR FROM THE TIME OF INSTALLATION TO THE TIME OF FINAL ACCEPTANCE.
- ALL PLANT BEDS AND TREE RINGS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE AND THEN TOP-DRESSED WITH 3" DEEP PINE BARK NUGGETS. ALL NEW TREES SHALL HAVE A TREE RING WITH A MINIMUM OF 24" RADIUS.
- TREES SHRUBS, AND GROUND COVER SHALL BE INSTALLED USING THE FOLLOWING PROCEDURE: PLANT PITS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE PLANT ROOT BALL. AERATE EXISTING SOIL BEFORE BACKFILLING PIT.
- TREE INSTALLATION: ALL REQUIRED TREES SHALL BE INSTALLED 1" - 2" ABOVE FINISH GRADE. TREES INSTALLED OR BURIED TOO DEEP SHALL BE RESET TO THIS STANDARD. REMOVE THE TOP 1/3 OF THE WIRE BASKETS ON ALL B & B STOCK.



SYMBOL LEGEND

LANDSCAPE	QUANTITY	SPECIES
15 SP		ARGENTINE BAHIA SOD
		PINE BARK MULCH 3" DEPTH

REV	DATE	DESCRIPTION
1	12/18/25	100% CDs
	07/15/26	ADDED LEASE AREA
GEN3 PROJECT NO.:	102404002	
DRAWN BY:	CHECKED BY:	
HR	DJK	



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TAMPA, FLORIDA 33609
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PH: (813) 917-2671
COA # 35409

ANDERSON LESNIAK LIMITED, INC.
landscape architects land planners

15085 DUSKY WARBLER ROAD
WEEKI WACHEE, FLORIDA 34614
(813) 831-9595

alyson@andersonlesniak.net
www.andersonlesniak.net

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6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

LANDSCAPE PLAN

SHEET NUMBER

L1

