



September 21, 2026

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

RE: VAR2026-00001 Resubmittal #3 – The Forest CC Tower – Variance

Dear Ms. Groth and Staff:

Please find below Vertex Development's responses to the above-referenced application's Insufficiency Comments, issued August 13, 2026. Documents to support our resubmittal include:

- Resubmittal Response Letter 3 (*this response*)
- Site Plans REV3
- Landscaping Plans REV3
- Lease Area Acknowledgement
- Legal Description Sketch REV2

Environmental Review:

1. Staff have found inconsistencies between the boundary survey lease area call out and MCP lease area call out. Please revise. **Please see revised Landscaping Plans and Site Plans, which match the Lease Area.**
2. Staff has concerns regarding the memorandum. The date on the memorandum is 4/29/24 yet the non-exclusive buffer easement had been added. **As discussed during the August 25th Staff Meeting, Vertex has the ability to update the Legal Descriptions in the Exhibits for both the Lease Agreement and Memorandum. However, as MarySue Groth emailed later that day that an updated Memorandum is required. We are providing a Lease Area Acknowledgement with this resubmittal, and we will submit the Memorandum upon receipt from the landowner.**
3. Please provide more information on the newly proposed location of the pole barn. **This was discussed during the August 25th Staff Meeting. In order avoid interruption of current and future golf course maintenance operations, we are proposing to relocate the Pole Barn in order to accommodate the large Tower Lease Area (3,907 square feet for the compound and landscaping). The existing berm on the parcel also creates limitations on where the pole barn and tower may be located in harmony. As such, this has created a limitation of landscape buffer width on the west side of the Tower Compound. However, as previously submitted:**
 "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. Additional comments may follow pending applicants responses and meeting with staff. **We request our application be deemed complete to be scheduled for Hearing Examiner Hearing.**

Legal Review:

NEW COMMENT: LDC §10-154(1) Legal description and sketch to accompany legal description. Page 3 of the legal description and sketch is missing the metes and bounds calls for the Ingress, Egress and Utility Easement. **This has been addressed in the revised Legal Description Sketch.**

The comments made in the previous review have not been addressed. **As discussed during the August 25th Staff Meeting, the Boundary Survey had a validation error and was not uploaded to Accela for the resubmittal, but it was sent via email to MarySue Groth on July 20st. As such, the comments below were previously addressed.**

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.**

Thank you for your time. We look forward to being scheduled for the Hearing Examiner.

Sincerely,



Jennifer C. Frost, PMP

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
4	08/28/26	JDX COMMENT
GEN3 PROJECT NO.:		102404002
DRAWN BY:		CHECKED BY:
HR		DJK



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

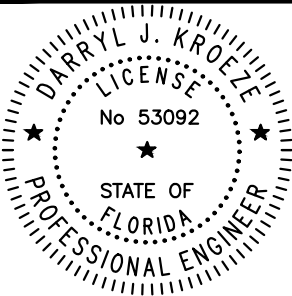


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

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.

AUGUST 28, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

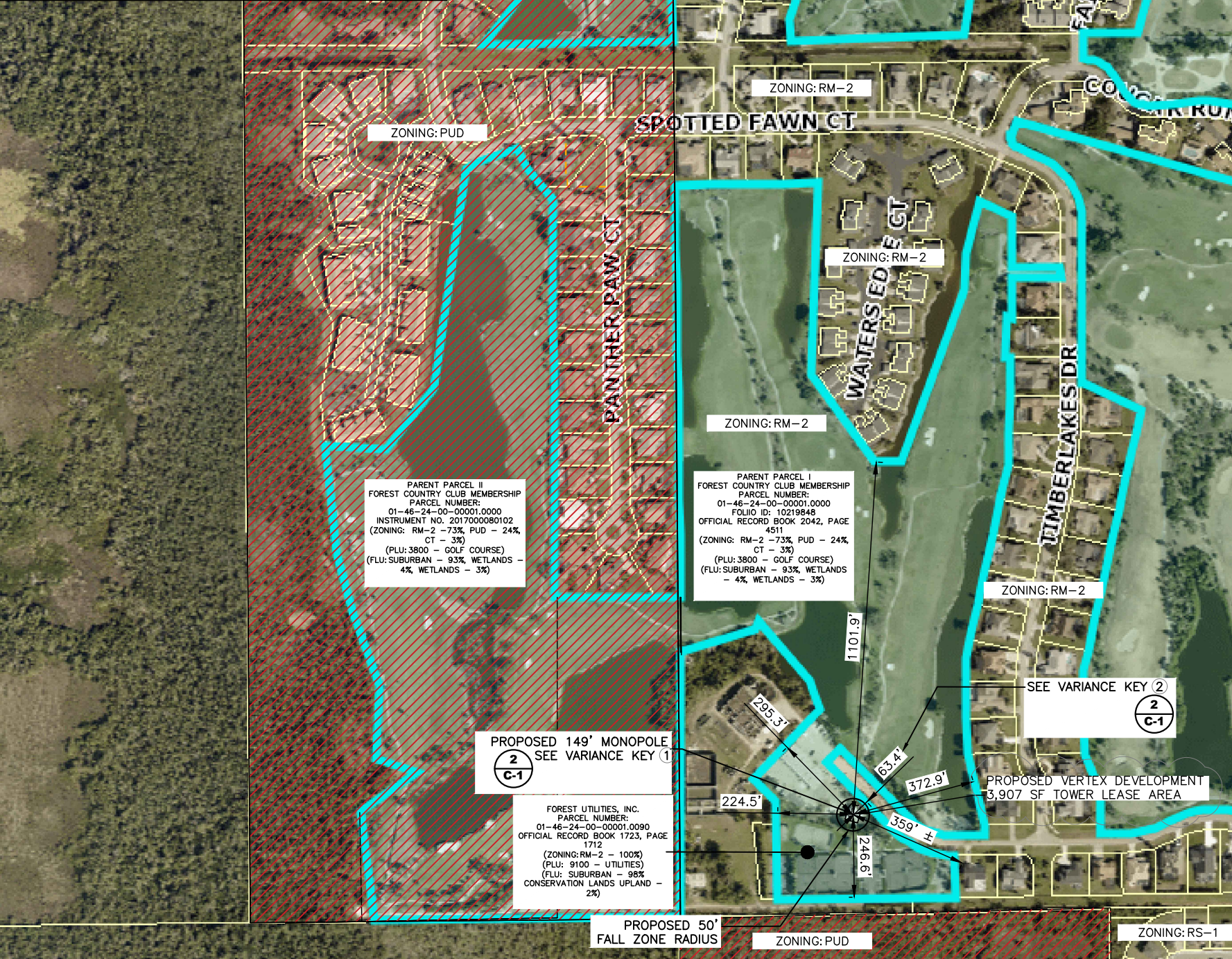
SHEET DESCRIPTION

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



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HR		DJK



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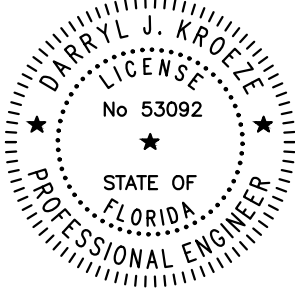


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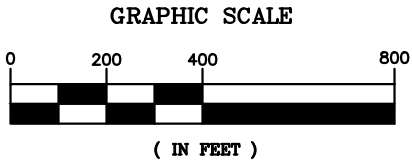
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

**OVERALL AERIAL AND
SETBACK PLAN**

SHEET NUMBER

A-1



**1
A-1**

OVERALL AERIAL & SETBACK PLAN

11x17 SCALE: 1" = 400'
24x36 SCALE: 1" = 200'



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

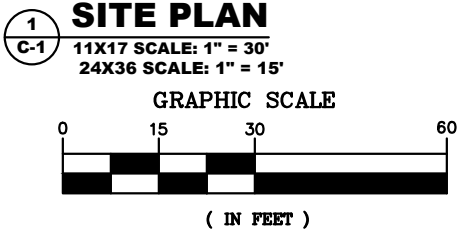
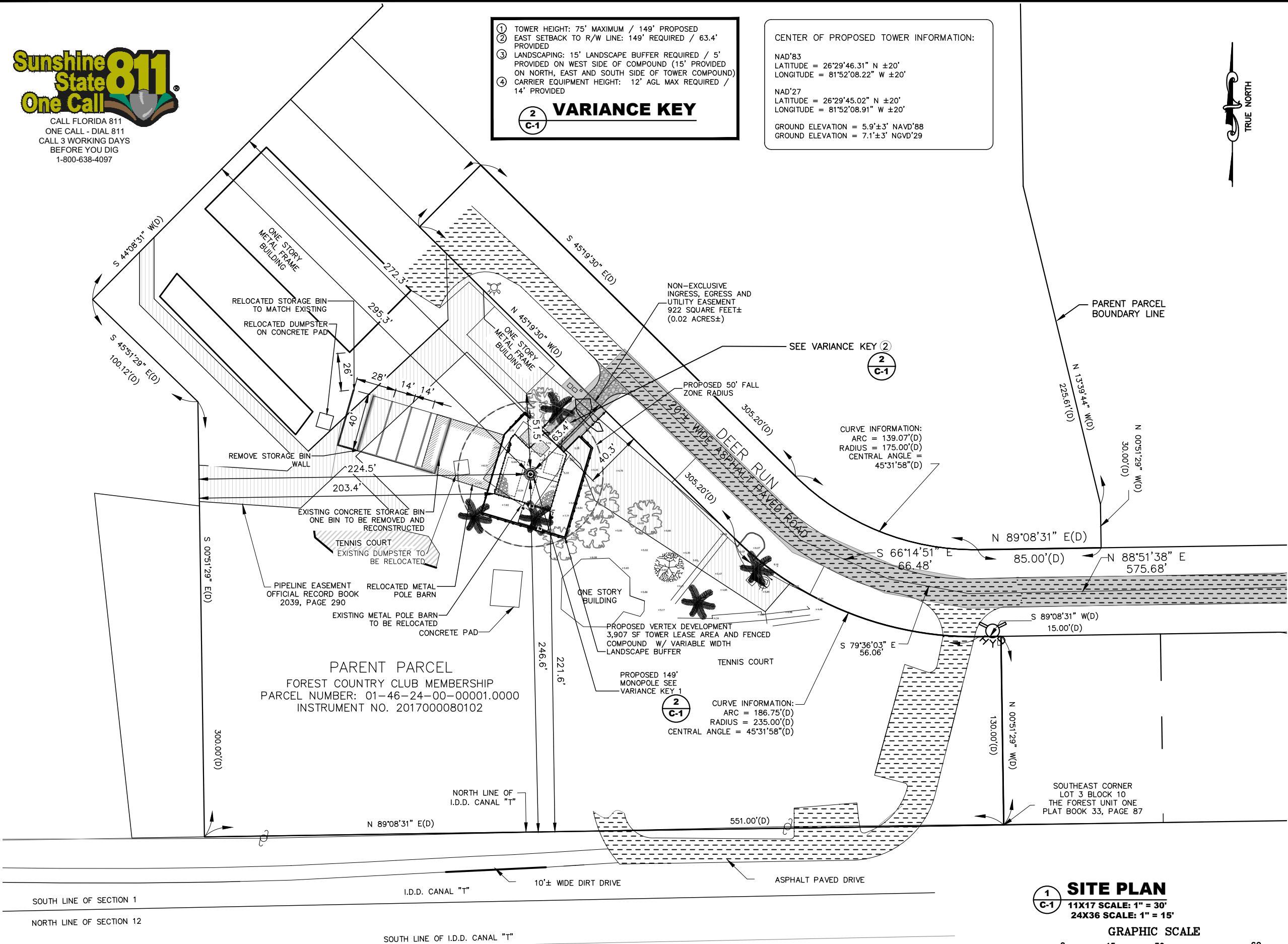
C-1
- VARIANCE KEY

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



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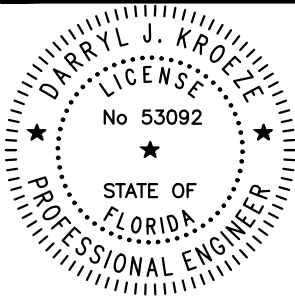


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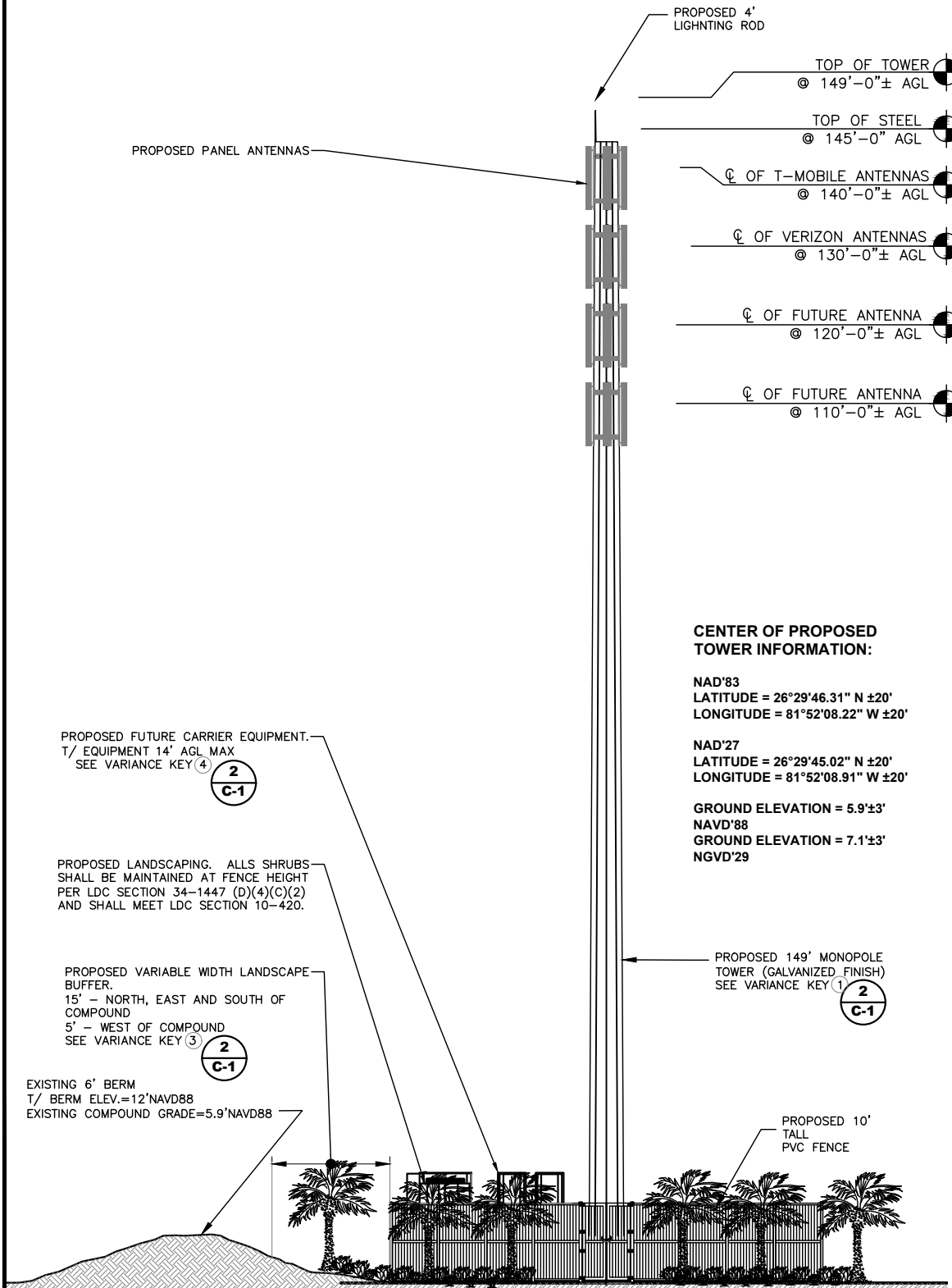
SHEET DESCRIPTION

SITE
PLAN

SHEET NUMBER

C-1

C:\Users\haley\Downloads\US-FL-5606_The Forest CC-ZD REV A_NEW SURVEY_12.29.25.dwg August 28, 2026 1:01:46 PM haley



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.

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 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 91°1'06" 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.

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
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
4	08/28/26	JDX COMMENT

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



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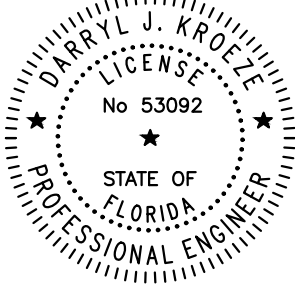


815 SOUTH KINGS AVENUE
BRANDON, FLORIDA 33511
PH: (813) 657-7810

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.

AUGUST 28, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

THE FOREST CC
FL-5066

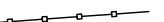
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

TOWER ELEVATION

SHEET NUMBER

C-2

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

RELOCATED STORAGE BIN TO MATCH EXISTING
RELOCATED DUMPSTER ON CONCRETE PAD

REMOVE STORAGE BIN WALL

PROPOSED RELOCATED POLE BARN

EXISTING CONCRETE STORAGE BIN TO BE RECONSTRUCTED, WITH THE WESTERN BIN BEING DOUBLE IN SIZE
EXISTING DUMPSTER ON CONCRETE PAD, TO BE RELOCATED. NEW CONCRETE PAD TO BE INSTALLED PER THE DUMPSTER COMPANY REQUIREMENTS.

EXISTING POLE BARN TO BE RELOCATED. NEW CONCRETE SLAB TO BE INSTALLED UNDERNEATH.

TENNIS COURT

PIPELINE EASEMENT
OFFICIAL RECORD BOOK
2039, PAGE 290

TRUE NORTH

PROPOSED 10' PVC SECURITY FENCE
W/ 6' WIDE PERSONNEL ACCESS
GATE FROM COMPOUND TO BUILDING
CORNER (18 LF ±)

EXISTING TREES TO REMAIN (TYP.)

PROPOSED 5' LANDSCAPE BUFFER
(WEST COMPOUND PERIMETER) SEE
VARIANCE KEY 3

PROPOSED UTILITY H-FRAME

EXISTING ONE STORY
BUILDING

RIGHT OF WAY LINE

DEER RUN
(A PUBLIC RIGHT-OF-WAY)
20'± WIDE ASPHALT PAVED
ROAD

RIGHT OF WAY LINE

TRANSFORMER ON CONCRETE PAD

TELEPHONE BOX

PROPOSED 10' X 20' PARKING
SPACE

NON-EXCLUSIVE INGRESS, EGRESS
AND UTILITY EASEMENT 922
SQUARE FEET± (0.02 ACRES±)

PROPOSED 12' WIDE ACCESS GATED
ENTRANCE

EXISTING BAMBOO CLUSTER AREA
TO BE REMOVED

PROPOSED VERTEX DEVELOPMENT
1,720 SF TOWER COMPOUND AREA
W/10' TALL PVC FENCED
COMPOUND ENCLOSURE

PROPOSED 149' MONOPOLE
SEE VARIANCE KEY 1

PROPOSED 50' FALL ZONE RADIUS

PROPOSED VARIABLE WIDTH
LANDSCAPE BUFFER

PROPOSED SILT FENCE LOCATION

PROPOSED TREE BARRICADE

PROPOSED VERTEX DEVELOPMENT
3,907 SF TOWER LEASE AREA AND
FENCED COMPOUND W/ VARIABLE
WIDTH LANDSCAPE BUFFER

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

GRAPHIC SCALE



(IN FEET)



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

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GEN3 PROJECT NO.: 102404002

DRAWN BY:
HR

CHECKED BY:
DJK

VERTEX
DEVELOPMENT, LLC

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

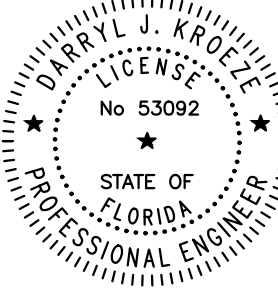
EXPERT
CONSTRUCTION MANAGERS, INC.

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

PREPARED BY:

GEN
ENGINEERING

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



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AUGUST 28, 2026
DARRYL J. KROEZE, PE
PROFESSIONAL ENGINEER LIC. # 53092

**THE FOREST CC
FL-5066**

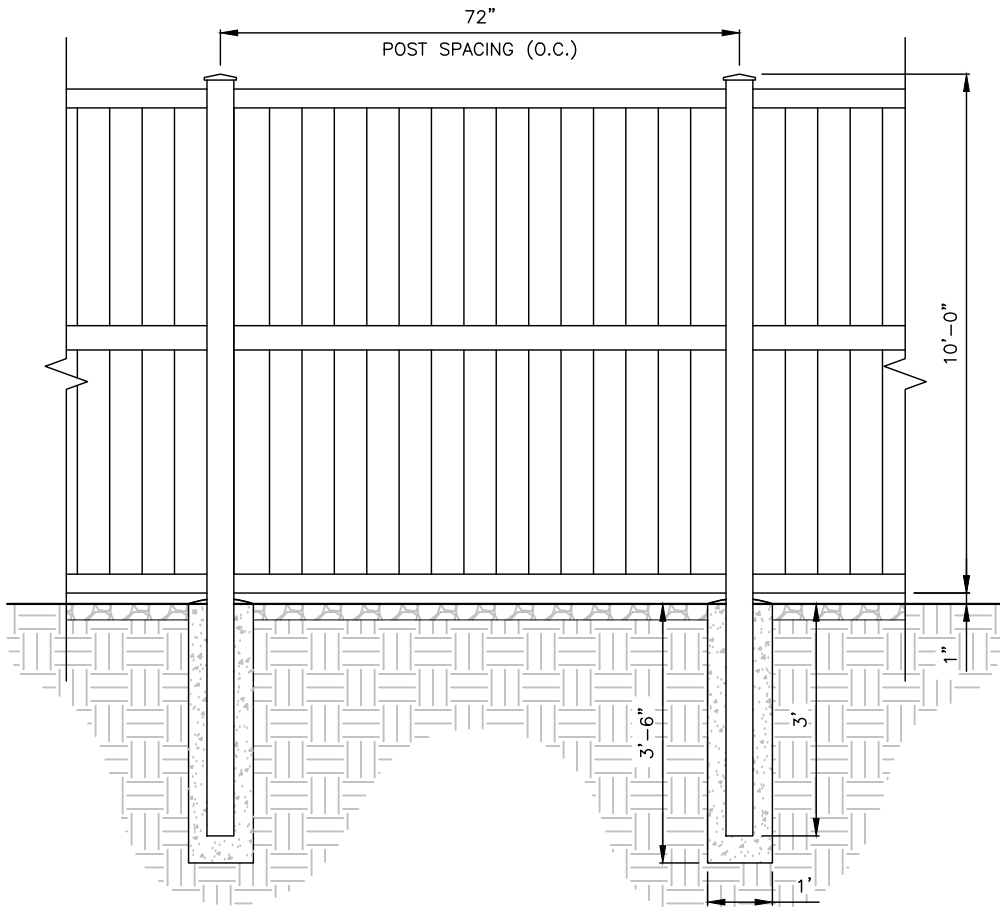
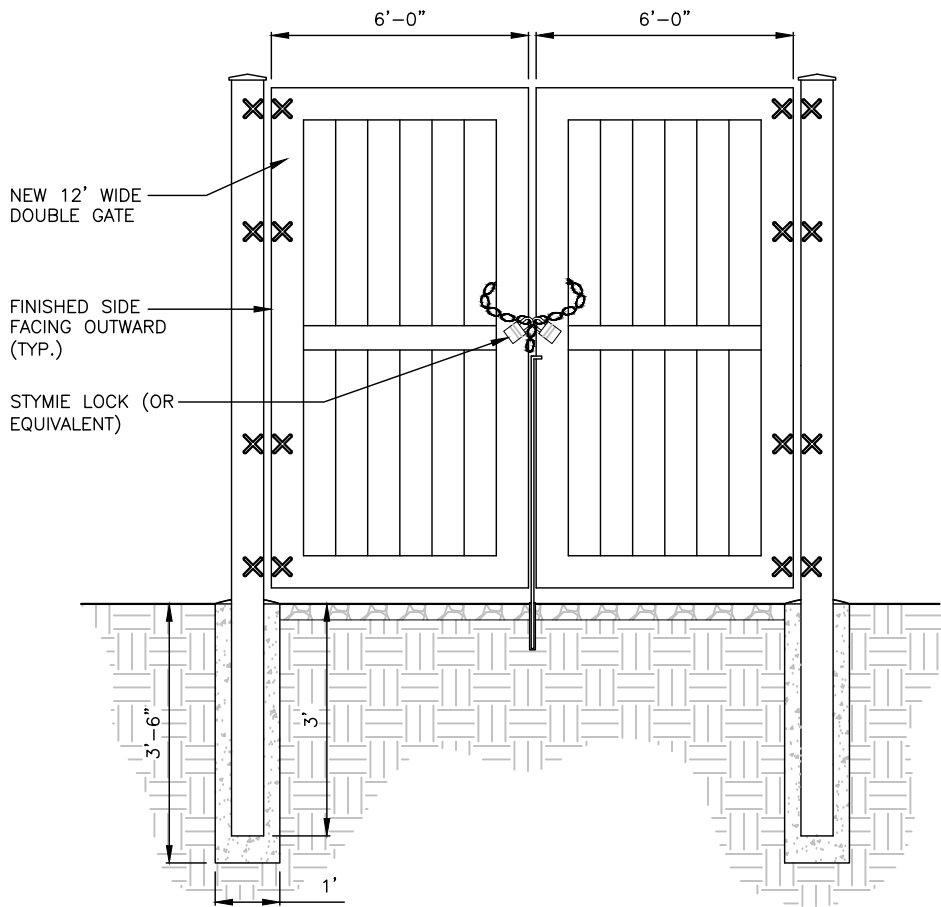
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

**COMPOUND
&
GRADING PLAN**

SHEET NUMBER

C-3



- 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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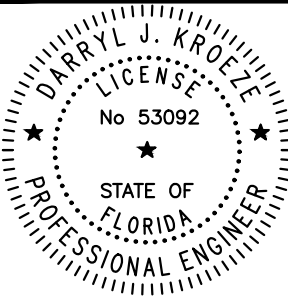


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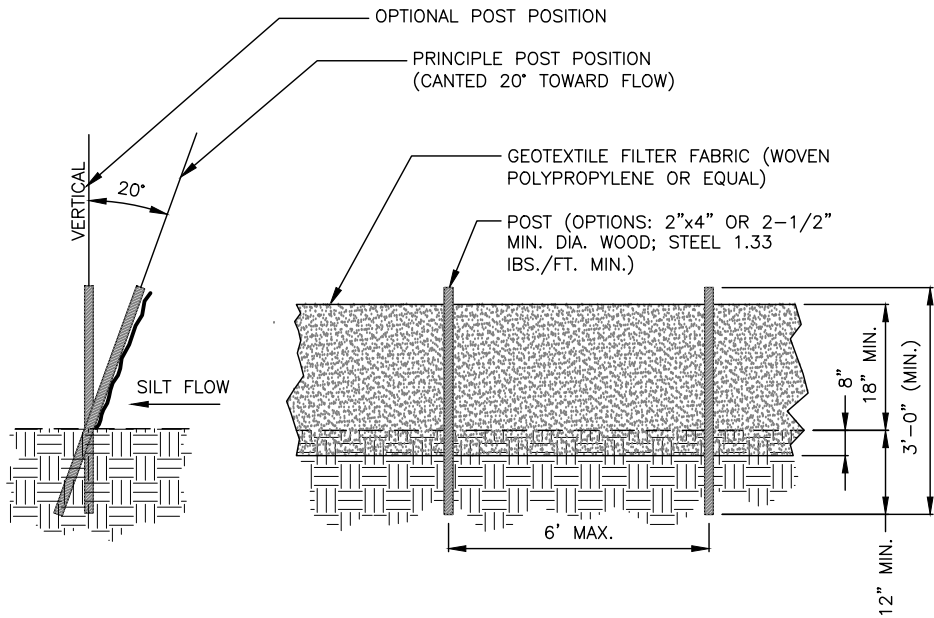
6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

FENCE & GATE DETAILS

SHEET NUMBER

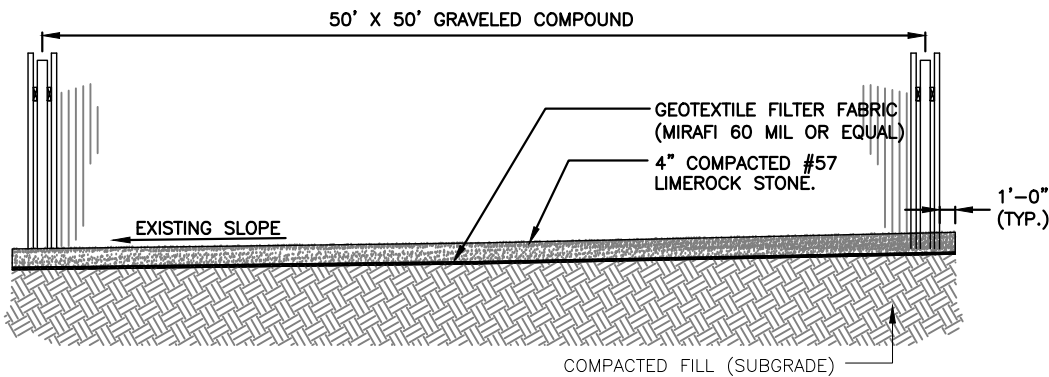
C-4



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.

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



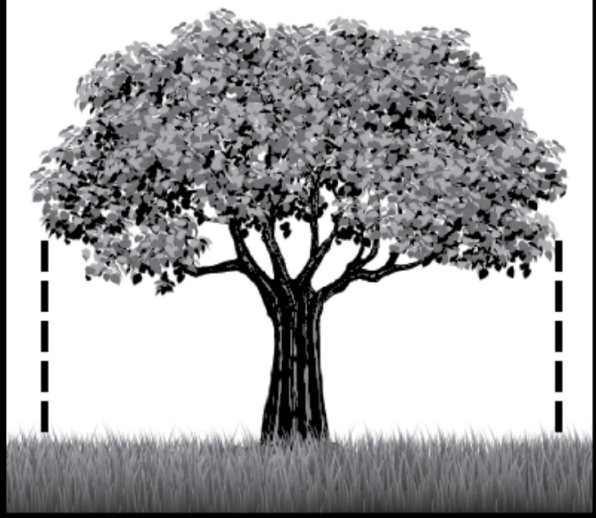
NOTES:

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.

2 TYPICAL COMPOUND SECTION DETAIL
C-5 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

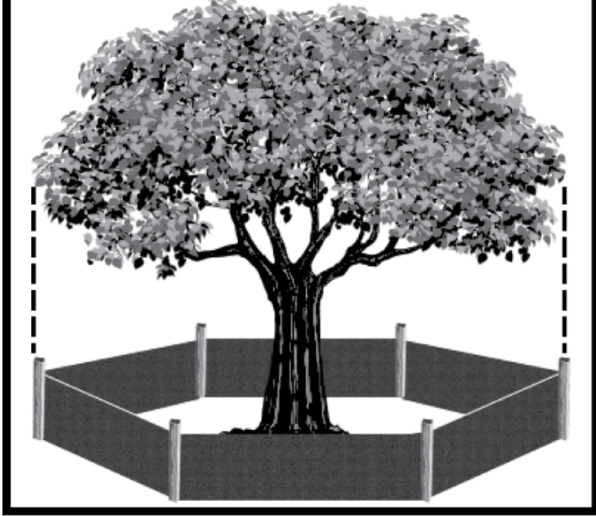


Fig. C



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A	11/07/25	PRELIMINARY ZDs
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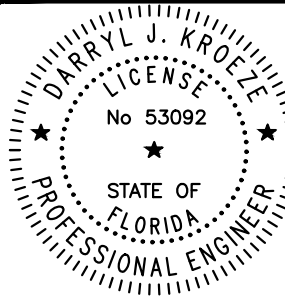
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THE FOREST CC
FL-5066

6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

SITE DETAILS

SHEET NUMBER

C-5

DESCRIPTION SKETCH

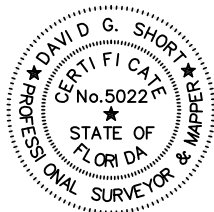
IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

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: 2026.08.26
09:47:11 -04'00'



GEOLINE SURVEYING, INC., LB 7082

David G Short 8/26/2026

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

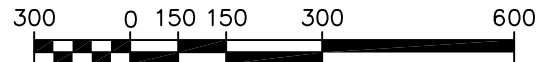
DESCRIPTION SKETCH

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 PARCEL
SOUTHWEST CORNER OF
THE NORTHWEST 1/4
OF SECTION 1-46S-24EPOINT OF
BEGINNING
PARENT PARCEL

PARENT PARCEL

FOREST COUNTRY CLUB MEMBERSHIP
PARCEL NUMBER: 01-46-24-00-00001.0000
INSTRUMENT NO. 2017000080102WEST 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'

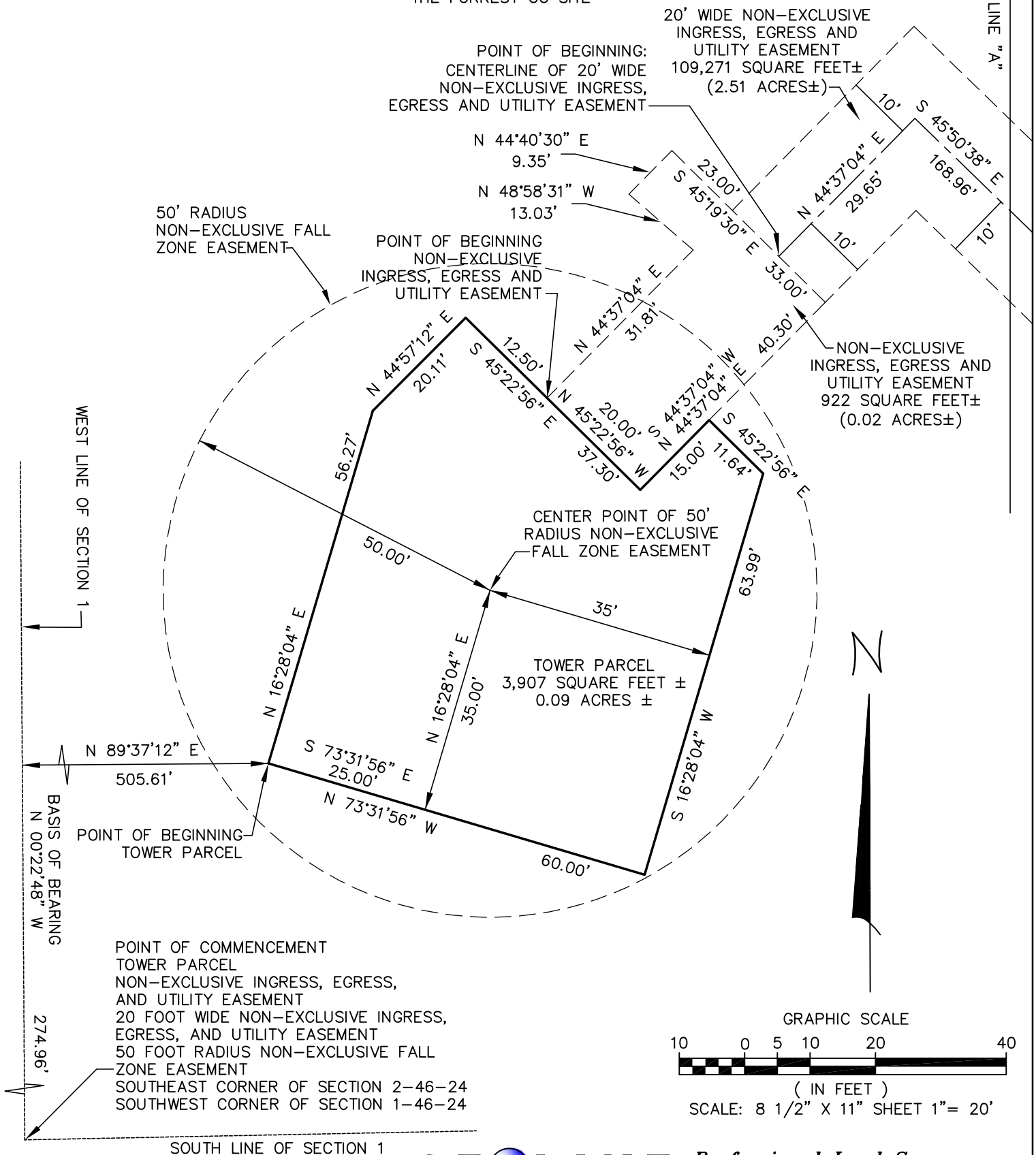
CURVE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	LENGTH
C1	235.00'	45°31'58"	186.75'
C2	175.00'	45°31'58"	139.07'

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

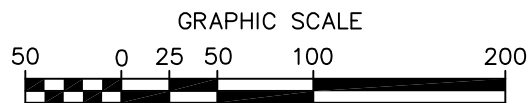
DESCRIPTION SKETCH

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



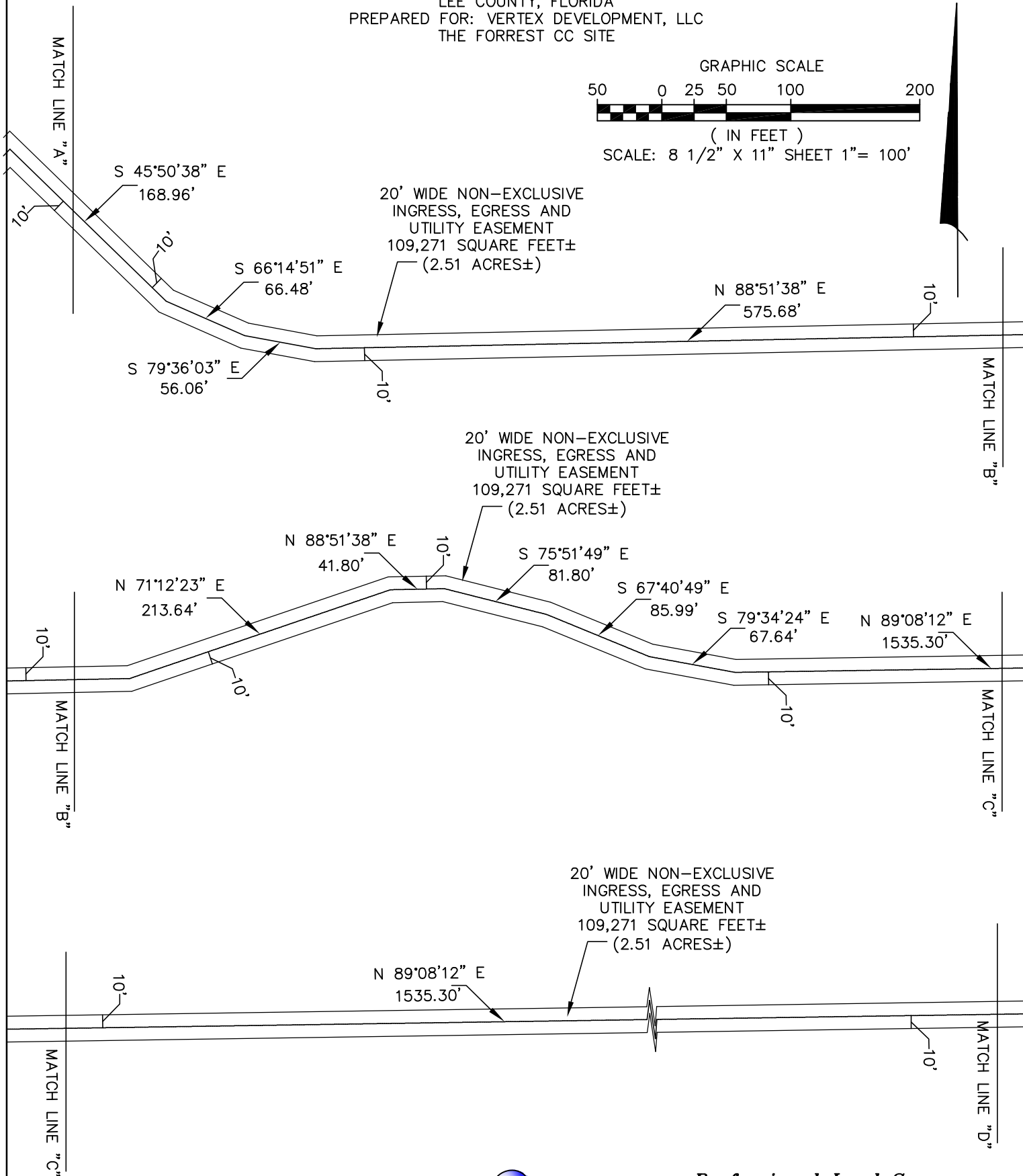
DESCRIPTION SKETCH

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



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

N



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DESCRIPTION SKETCH

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

LEE COUNTY, FLORIDA

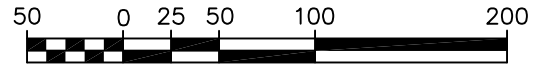
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE

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'

10'

N 45°44'52" W
217.57'20' 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'

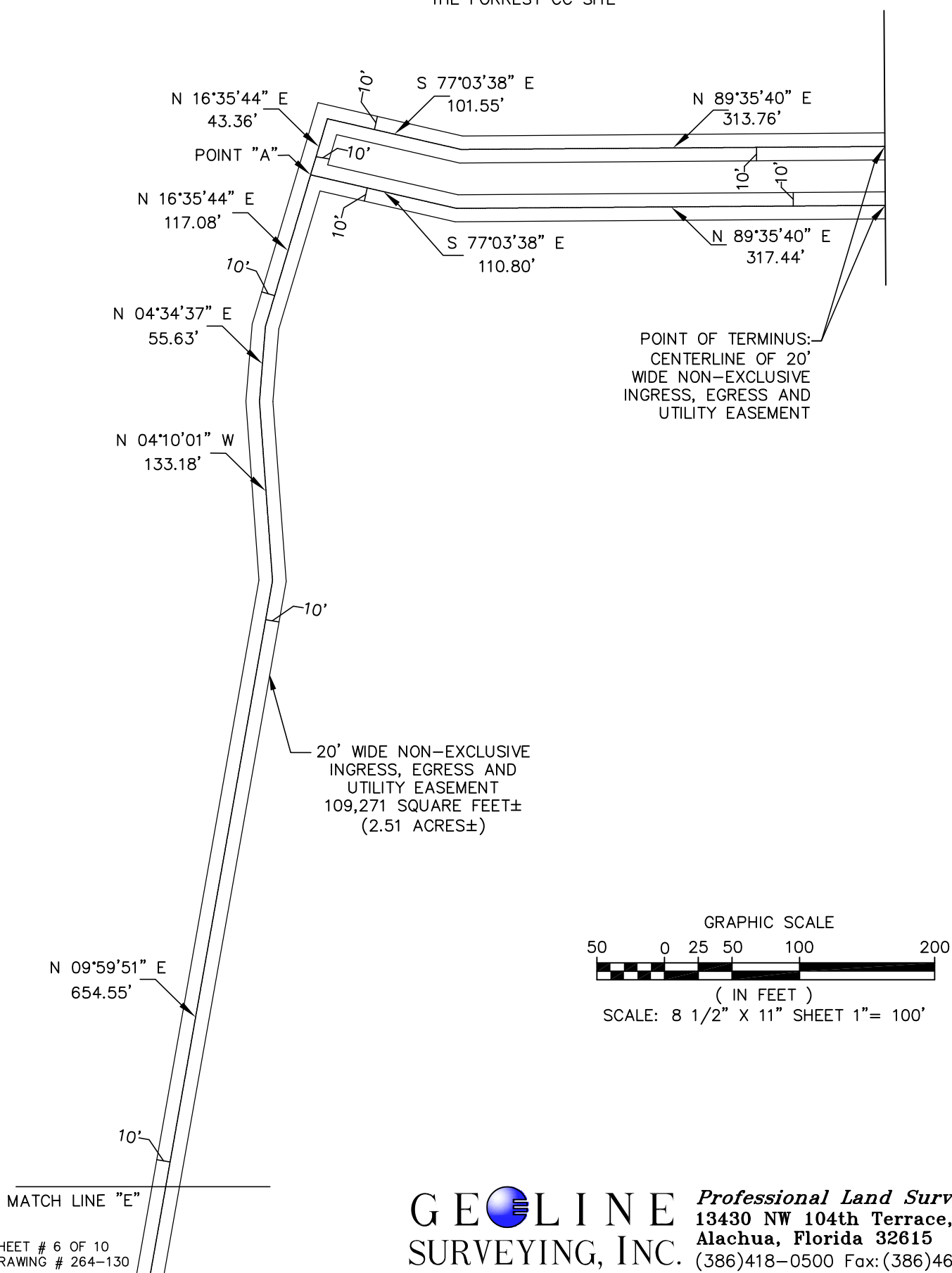
MATCH LINE "D"

10'

G E  L I N E
SURVEYING, INC.

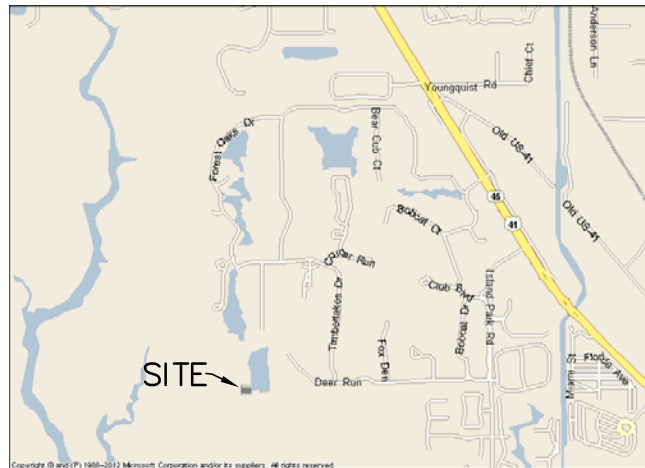
Professional Land Surveyors
 13430 NW 104th Terrace, Suite A
 Alachua, Florida 32615
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IN SECTION 1 AND 2, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
PREPARED FOR: VERTEX DEVELOPMENT, LLC
THE FORREST CC SITE



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:

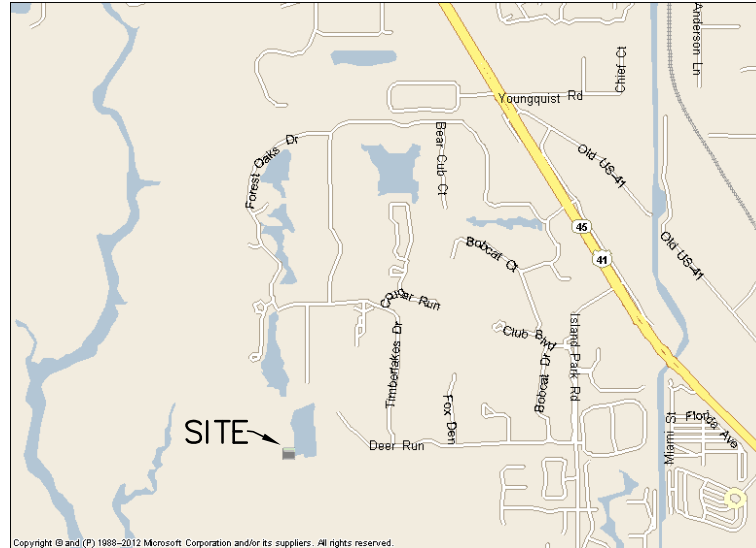
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (N.W. 1/4) OF SAID SECTION 1, THENCE S.00°22'48"E. ALONG THE WEST LINE OF SAID SECTION 1 FOR 390.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.0°22'48"E. ALONG SAID WEST LINE FOR 1446.29 FEET; THENCE N.73°57'27"E. FOR 250.82 FEET; THENCE 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  LINE
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

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
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Alachua, Florida 32615
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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 (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.

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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 (CONTINUED)

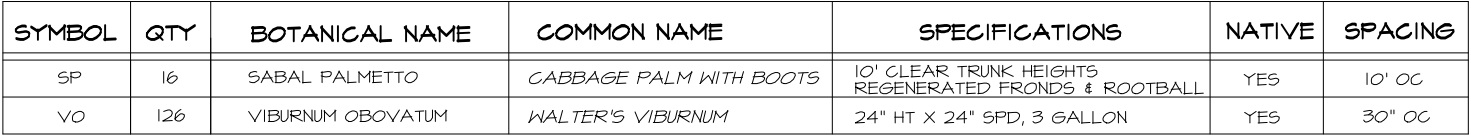
50 FOOT RADIUS NON-EXCLUSIVE FALL ZONE EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

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.

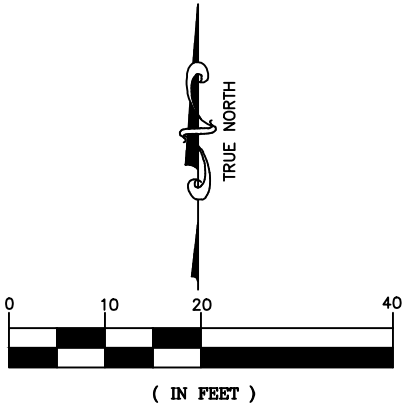
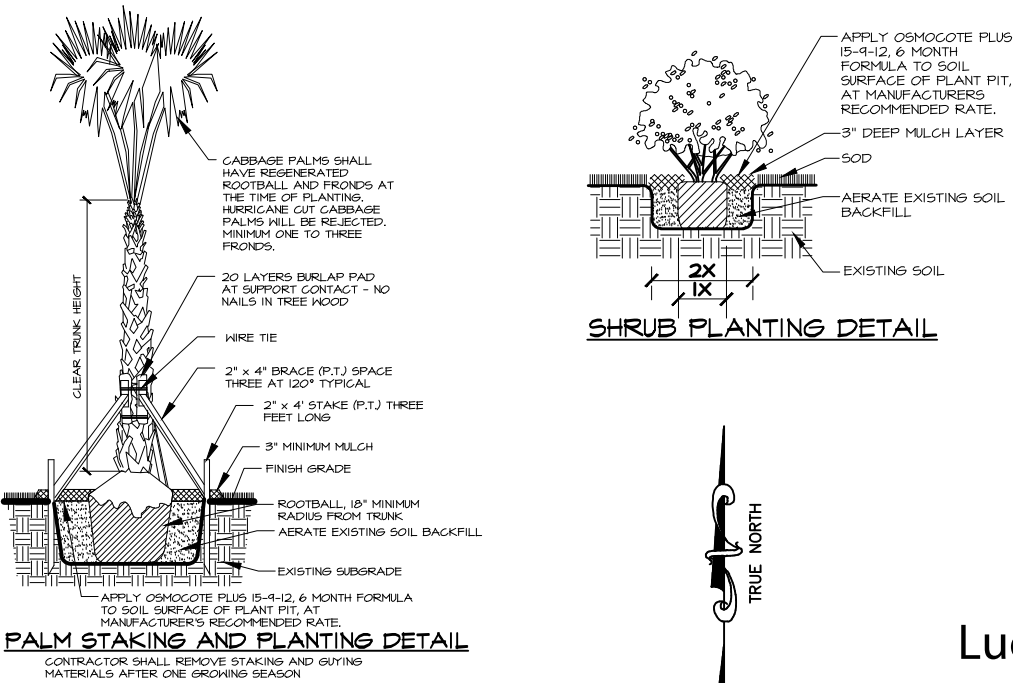
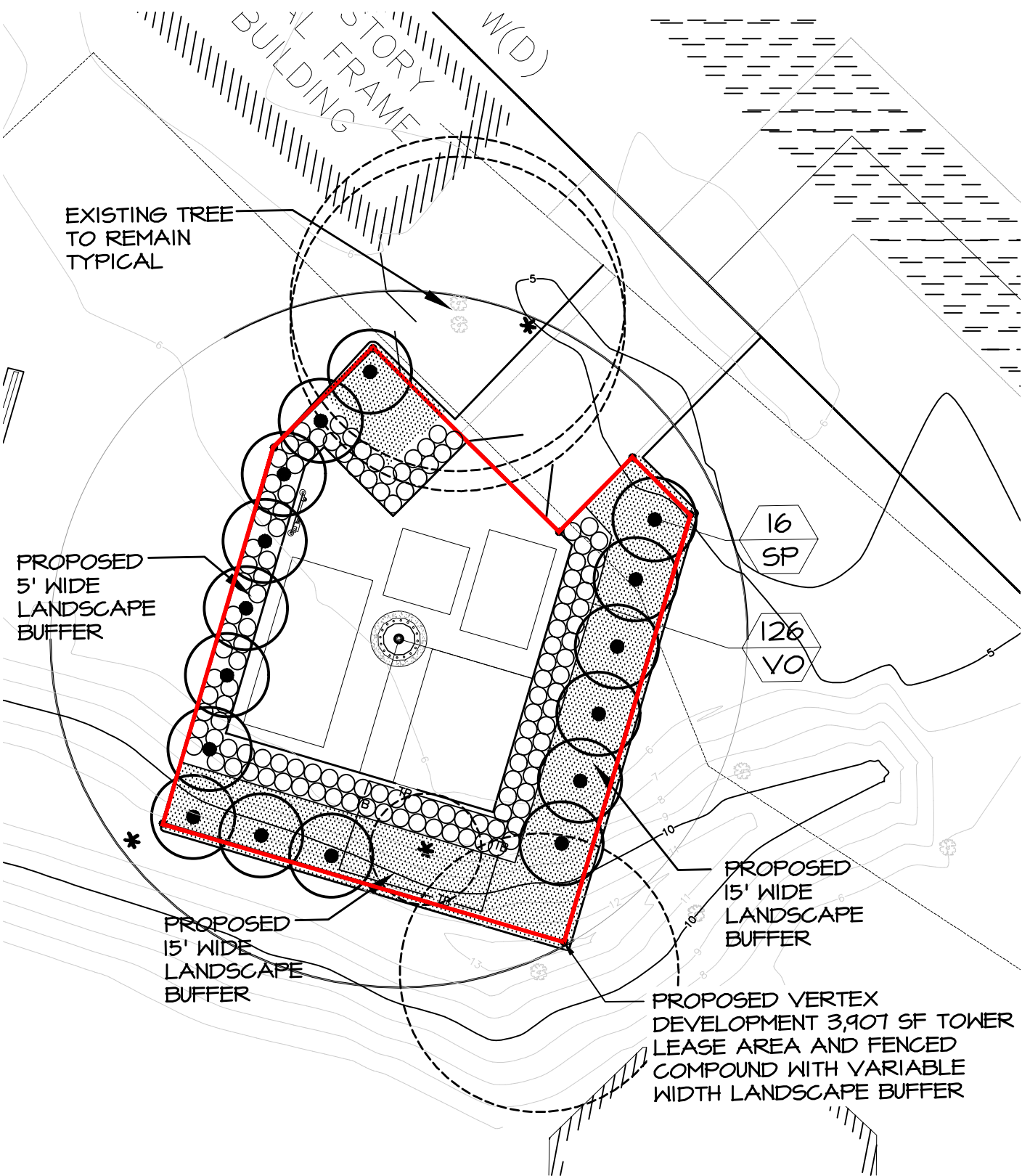
PLANT MATERIAL LIST



15' & 5' WIDE LANDSCAPE BUFFER WITH ONE CABBAGE PALM PER 10' AND A STAGGERED 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

- 2) 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.
- 3) 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.
- 4) 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.
- 5) 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,
- 6) 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.
- 7) 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.




Lucinda A Utter
2026.08.31
15:07:51 -04'00'

REV	DATE	DESCRIPTION
	12/18/25	100% CDs
1	07/15/26	ADDED LEASE AREA
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**

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

PREPARED BY:

GEN
ENGINEERING

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

ANDERSON LESNIAK LIMITED, INC.
landscape architects land planners

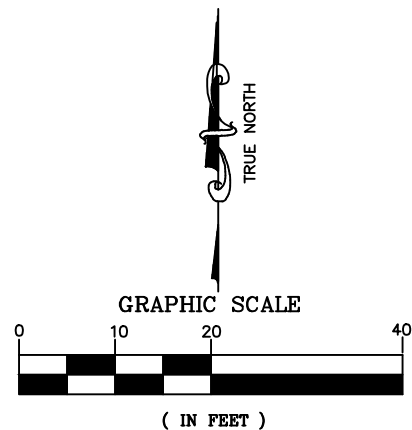
**15085 DUSKY WARBLER ROAD
WEEKI WACHEE, FLORIDA 34614
(813) 831-9595**

**alyson@andersonlesniak.net
www.andersonlesniak.net**

THIS ITEM HAS BEEN DIGITALLY SIGNED AND
SEALED BY L. ALYSON UTTER ON THE DATE
ADJACENT TO THE SEAL

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THE FOREST CC FL-5066 6227 DEER RUN FORT MYERS, FL 33908	
SHEET DESCRIPTION LANDSCAPE PLAN	
SHEET NUMBER L1	



SYMBOL	QUANTITY	MODEL NUMBER
A	16	1402-0.5 GPM, FULL CIRCLE BUBBLER
	± 650 LF	XFD-09-12-250, LANDSCAPE DRIPLINE
I	I	ECO-ID, ECO-INDICATOR FOR DRIPLINE ZONE
	I	XCZ-FRB-100-COM, 1" CONTROL ZONE KIT
	I	100-PEB-FRS-D, 1" ELECTRICAL VALVE
	I	ESP-TMZ-4-120V, 4 STATION CONTROLLER
	± 10 LF	1-1/2" PVC, SCHEDULE 40, MAIN LINE
I	I	RAIN CHECK, AUTOMATIC RAIN SHUTOFF
	I	NEW IRRIGATION METER

1) DRIPLINE SHALL BE LAID DIRECTLY UNDER THE 3" MULCH BED. MULCHING OF PLANT BEDS SHALL OCCUR AFTER DRIPLINE INSTALLATION.

2) DRIPLINE SHALL COVER THE FULL EXTENT OF ALL PLANTING BEDS WHERE IT IS INDICATED ON THE DRAWINGS, AT A SPACING OF 18" ON CENTER. ON THE DRIPLINE ZONES, THE ELECTRIC VALVE, DISC FILTER, AND PRESSURE REGULATOR SHALL BE PLACED UNDERGROUND IN A PLASTIC VALVE BOX WITH COVER. ADJUST PRESSURE REGULATOR TO ACCOMMODATE EACH ZONE.

3) INDIVIDUAL SECTIONS OF DRIPLINE SHALL BE CONNECTED USING PVC PIPE, SIZED AS PER GPM REQUIREMENTS. DRIPLINE SHALL BE STAPLED OR OTHERWISE FASTENED TO THE FINISH GRADE EVERY 4' ON CENTER.

1) ALL QUANTITIES SHOWN ON THE DRAWINGS ARE NOT GUARANTEED AS TO ACCURACY AND ARE SHOWN FOR THE PURPOSES OF INDICATING VOLUME OF WORK. IT SHALL BE THE RESPONSIBILITY OF THE BIDDER TO SATISFY HIMSELF AS TO THE ACCURACY OF THE QUANTITIES.

2) PIPING OR VALVES MAY SOMETIMES BE INDICATED AS BEING LOCATED IN UNLIKELY AREAS; I.E., IN BUILDINGS, UNDER PAVEMENT, OR OUTSIDE OF THE PROPERTY LINES. THIS IS DONE FOR GRAPHIC CLARITY ONLY. WHENEVER POSSIBLE, PIPING IS TO BE INSTALLED IN SOIL AREAS.

3) INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES.

4) PIPE SIZES ARE LABELED AT LOCATIONS WHERE AN INCREASE IN SIZE OCCURS. CONTINUE PIPE SIZE UNTIL SIZE INCREASE IS INDICATED. PIPES SHALL BE INSTALLED ALONG WALKS, CURBS OR WALLS, THEY SHALL NOT BE INSTALLED IN THE MIDDLE OF PLANTERS. CONTRACTOR SHALL REVIEW LANDSCAPE PLANS TO DETERMINE PROPOSED AND EXISTING TREE AND PALM LOCATIONS. MAIN LINE AND LATERALS SHALL BE SCH 40 PVC.

5) ALL IRRIGATION EQUIPMENT SHALL BE BY RAIN BIRD CORPORATION, UNLESS OTHERWISE STATED ON THE PLAN.

6) WATER SOURCE IS EXISTING GOLF COURSE IRRIGATION SYSTEM. IRRIGATION SYSTEM REQUIRES 10 GPM AT 40 PSI. WIRING USED FOR CONNECTING THE VALVES TO THE CONTROLLER SHALL BE TYPE UF, 14 AWG WIRE, WITH PVC INSULATION. ZONE WIRES SHALL BE COLOR CODED, AND COMMON WIRE SHALL BE WHITE. VALVE BOXES SHALL BE RECTANGULAR 22" X 16" X 12", GREEN WITH LID. PLACE 3" GRAVEL INSIDE VALVE BOXES.

7) NEW IRRIGATION CONTROLLER SHALL BE POST MOUNTED IN METER LOCATION. AFTER 30 DAY PLANT MATERIAL ESTABLISHMENT PERIOD, CONTROLLER SHALL BE SET AS PER LOCAL WATER RESTRICTIONS. AFTER IRRIGATION SYSTEM INSTALLATION IS COMPLETE, CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT DRAINING SHOWING LOCATION OF IRRIGATION HEADS, VALVES AND PIPE.

8) PIPING ON THE PLAN IS DIAGRAMMATICALLY ROUTED FOR CLARITY. DESIGN MODIFICATIONS SHALL BE MADE TO MEET FIELD CONDITIONS. THE PIPING SCHEMATIC IS DESIGNED TO MINIMIZE TRENCHING. WHENEVER POSSIBLE RUN MULTIPLE LINES AND WIRE IN THE SAME TRENCH.

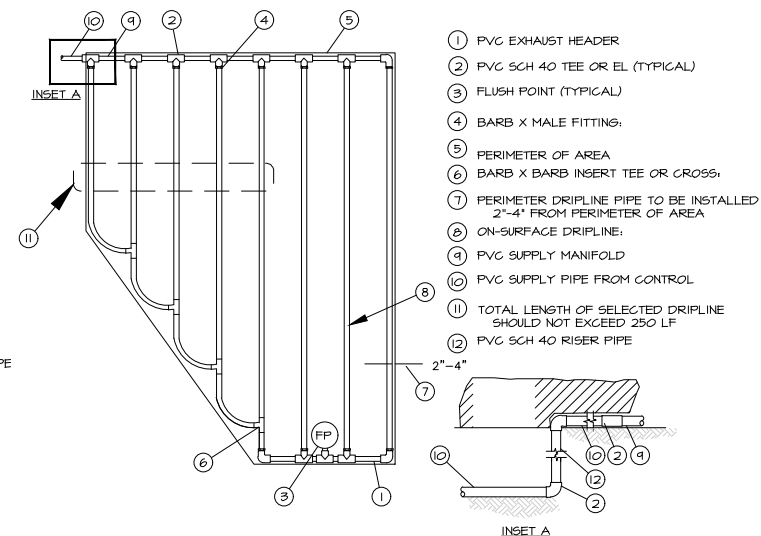
9) WHERE EXISTING OR PROPOSED PAVED SURFACES CROSS IRRIGATION LINES, ALL PIPING UNDER SAID SURFACES SHALL BE IN SLEEVES. SLEEVES SHALL BE SCH 40 PVC, MINIMUM 2" DIAMETER OR AS SPECIFIED ON PLAN. WHERE EXISTING PAVEMENTS MUST BE CUT TO INSTALL IRRIGATION PIPE, SAW CUT SIX INCHES WIDER THAN THE NEEDED TRENCH. REPAIR CUTS WITH AN EQUIVALENT MATERIAL TO MATCH EXISTING.

10) MINIMUM COVER: PROVIDE 18" MINIMUM COVER OVER SLEEVES, 18" MINIMUM COVER OVER TOP OF MAIN LINE AND CONTROL WIRING, AND 12" MINIMUM COVER OVER ANY OTHER INSTALLED IRRIGATION PIPING.

The diagram illustrates the layout of a bubbler system. At the top, a hexagonal symbol is divided into two sections: the top section contains the text "#1" and the bottom section contains the text "26". To the right of the hexagon, the text "ZONE NUMBER" is aligned with the top section, and "ZONE GPM" is aligned with the bottom section. A horizontal line extends to the right from the hexagon, passing between these two labels.

Below this, a detailed view of a bubbler is shown. It consists of a central circular area with a grid pattern, labeled "5 GPM BUBBLER". This central area is surrounded by a larger, irregularly shaped area with a cross-hatch pattern, labeled "24\" RADIUS MULCH RING". The entire assembly is situated within a larger, irregularly shaped area labeled "TREE CANOPY". A line labeled "PVC LATERAL" enters the mulch ring from the bottom right. A label "18\" - 24\" LONG FLEX PIPE" points to the connection between the bubbler and the mulch ring.

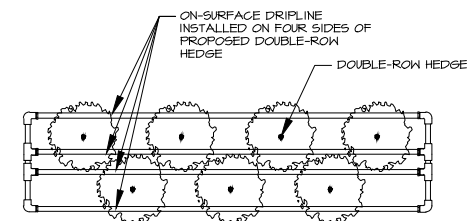
BUBBLER DETAIL



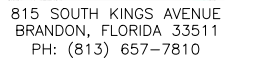
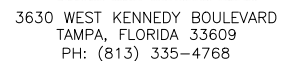
This diagram illustrates the installation of a Hunter ICZ-151-40 drip zone control kit. The system is shown in a cross-section view, with components labeled as follows:

- PVC SCH 80 1 1/2" NIPPLE**: The main vertical riser pipe.
- PVC SCH 40 ELL**: An elbow fitting connecting the riser to the lateral line.
- PVC SCH 40 TEE**: A tee fitting used to branch the line to the control kit.
- 30-INCH LINEAR LENGTH OF WIRE, COILED**: The coiled emitter line connected to the control kit.
- WATER PROOF CONNECTIONS**: Seals at the connection points.
- VALVE BOX WITH COVER**: The control kit assembly, including the valve and pressure regulators.
- TOP OF MULCH FINISH GRADE**: The ground surface level.
- DRIp ZONE CONTROL KIT; HUNTER ICZ-151-40 (INCLUDES VALVE, PVC TEE, FILTER AND PRESSURE REGULATORS)**: The central control unit.
- PVC LATERALS**: The horizontal pipes that distribute water to the emitters.
- PVC SCH 40 MALE ADAPTER (2)**: Connects the laterals to the main line.
- PVC SCH 80 1" UNION (2) FOR SERVICING ASSEMBLY**: Allows for easy disassembly of the lateral lines.
- BLOCK (1 OF 4)**: A support block for the lateral line.
- PVC SCH 80 NIPPLE, CLOSE (2)**: Connects the laterals to the main line.
- PVC MAINLINE**: The primary water supply line.
- 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL**: The bedding layer for the pipes.

DRIP CONTROL ZONE KIT



NOTE: TOTAL LENGTH OF DRIPLINE SHALL NOT EXCEED 250 LF

[illegible]

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COA # 35409

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6227 DEER RUN
FORT MYERS, FL 33908

SHEET DESCRIPTION

IRRIGATION PLAN

SHEET NUMBER

L2

Jennifer Frost

From: Kyle Ruch <kruch@theforestcc.com>
Sent: Friday, September 18, 2026 12:27 PM
To: Jennifer Frost; Lynn Henderson
Cc: Alan Ruiz; Alexa Ruiz
Subject: RE: Vertex Tower Update - The Forest CC

Jennifer,

On behalf of Lynn, this is our written reply with general acceptance, with the remaining action items still outstanding:

- 1. Legal counsel review by the Club in progress,
- 2. Vertex to walk through with Club personnel, scheduled for later this month
- 3. Current known edits to the Amendment include changing authorized signatures to officers of the Club as follows:
 - a. Club President – Lynn Henderson
 - b. Club Vice President – Dean Minnie
 - c. Club Secretary – Jim Riedy
 - d. Club Treasurer – David McDaniel

-Kyle

Kyle M. Ruch, CCM
General Manager/Chief Operating Officer

6100 Club Blvd. | Fort Myers, FL 33908
(239) 482-8378 ext. 103 | Fax: (239) 482-8046
Visit us at theforestcc.com

From: Jennifer Frost <jfrost@vertexdevelopment.net>
Sent: Thursday, September 17, 2026 4:45 PM
To: Kyle Ruch <kruch@theforestcc.com>; Lynn Henderson <rusthenderson@me.com>
Cc: Alan Ruiz <alanruiz@vertexdevelopment.net>; Alexa Ruiz <apr@vertexdevelopment.net>; rwfjag@aol.com; Rich Johnson <rich281957@gmail.com>
Subject: RE: Vertex Tower Update - The Forest CC
Importance: High

Good afternoon,

We would appreciate a response to our email so we can resubmit tomorrow, please. If you have any questions, please call me or Alan.

Thank you,
Jen
Jennifer C. Frost, PMP
SVP – Real Estate and Operations
813.480.7855
jfrost@vertexdevelopment.net

From: Jennifer Frost
Sent: Wednesday, September 16, 2026 9:00 AM
To: Kyle Ruch <kruch@theforestcc.com>; Lynn Henderson <rusthenderson@me.com>
Cc: Alan Ruiz <alanruiz@vertexdevelopment.net>; Alexa Ruiz <apr@vertexdevelopment.net>; Robert Frisch <rwfjag@aol.com>; Rich Johnson <rich281957@gmail.com>
Subject: Vertex Tower Update - The Forest CC

Hello Kyle,

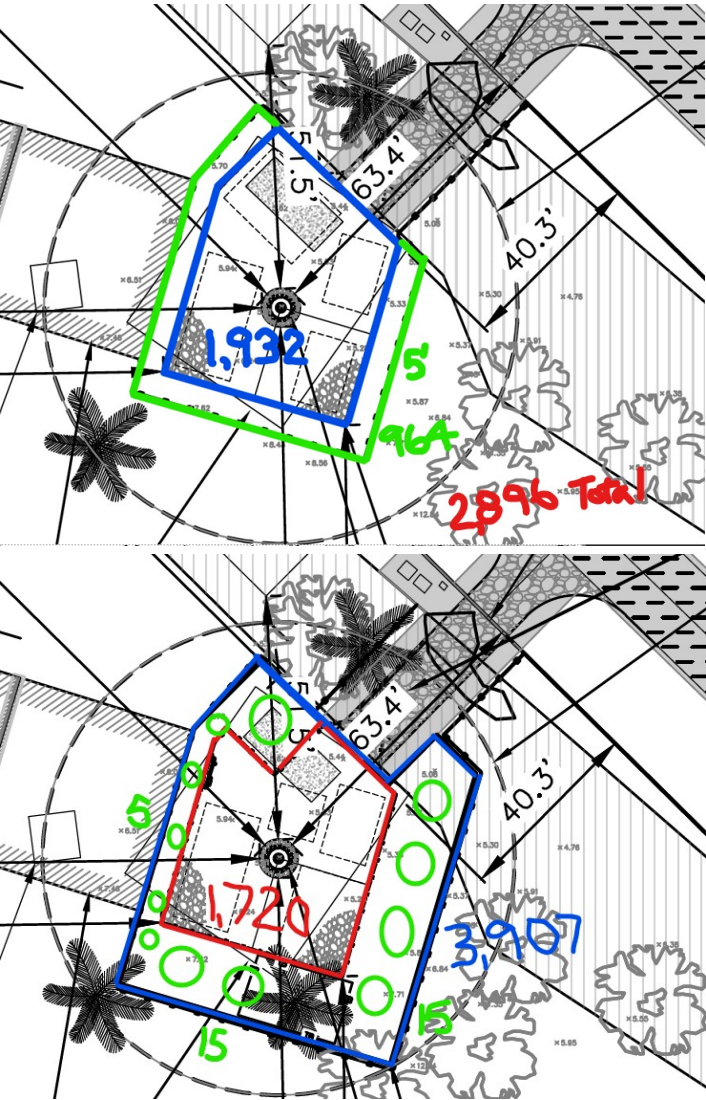
Thank you and Lynn for discussing this Leased Premises Expansion yesterday. We would appreciate if you could review the changes below and provide an “acceptance” acknowledgement that we can provide to Lee County in order to resubmit the application. I have attached a 3rd Amendment and a

Corrective Memorandum of Agreement to memorialize these changes. This will need to be executed and provided to the County ahead of the Hearing Examiner.

History: when we signed the lease, we included the 1,600 S.F. compound and a separate non-exclusive landscaping buffer under Section 1(a) for the original location to the west near Bobcat Hole 6. The 1,932 S.F. Lease area near the Maintenance Facility was officially approved by TFCC via the 2nd Amendment to the Lease on 12/30/25. Also, we originally proposed a 5-landscaping buffer for the application with a variance (First graphic below)

After several zoning reviews, Lee County will not support the landscaping variance; however, we are still pursuing the 10’ landscaping variance on the west due to maintenance facility constraints.

Additionally, per the Lee County LDC 34-1442 Definition: “Wireless communications facility site means a property, or any part thereof, owned or leased by one or more providers and upon which one or more wireless communications facilities and **required landscaping** are located.” As such, the compound and the full 15-wide residential landscaping buffer all to be captured within the lease area itself, which is a total of 3,907 S.F. (Second graphic below) We are still proposing a variance on the west side to accommodate the relocated pole barn.



Thank you,
Jen
Jennifer C. Frost, PMP
SVP – Real Estate and Operations



813.480.7855
jfrost@vertexdevelopment.net