

ADMINISTRATIVE AMENDMENT (PD) ADD2021-00108

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, RH Venture III, LLC filed an application for an administrative amendment to a Residential Planned Development on a project known as River Hall to establish minimum site development regulations for two-family attached and zero lot line parcels located on certain properties within River Hall, described more particularly as:

LEGAL DESCRIPTION: In Section 35, Township 43 South, Range 26 East, Lee County, Florida:

ATTACHED AS EXHIBIT "A"

WHEREAS, the property was originally rezoned by Resolution Z-99-056 with subsequent amendments in case number ADD2004-00067A, Resolution Z-05-051, ADD2006-00164, ADD2006-00173, ADD2007-00063, ADD2007-00075, Resolution Z-15-003, ADD2017-00091, ADD2018-00058, ADD2019-00169, and ADD2021-00083; and

WHEREAS, the subject property is located in the Sub-Outlying Suburban and Rural Future Land Use Categories as designated by the Lee Plan; and

WHEREAS, site development regulations for two-family attached and zero lot line parcels within the development were not established by Resolution Z-15-003 despite being a permitted use with the Planned Development; and

WHEREAS, the applicant has filed a request to establish site development regulations for two-family attached and zero lot line parcels within the development under Section B.2.b of Resolution Z-15-003 (see exhibit "B"); and

WHEREAS, the site development regulations will apply to all lots included in pages 11 and 12 of the plat recorded in instrument number 2021000083185 and tracts C-1 and C-2 of pages 17 and 18 of the plat recorded in instrument number 2006000409514 (see Exhibit "C" and "D"); and

WHEREAS, the subject property is located within the Caloosahatchee Shores Community Plan Area established by the Lee Plan; and

WHEREAS, Section 33-1482 of the Lee County Land Development Code requires the owner or agent of a planned development zoning action to conduct one publicly-advertised information session within the Caloosahatchee Shores Planning Community prior to obtaining approval or finding of sufficiency; and

WHEREAS, the applicant conducted a public information session in accordance with this requirement on August 20, 2021, and has provided a meeting summary document as required by the LDC (see Exhibit "E"); and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses; and

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Residential Planned Development is **APPROVED**.

Approval is subject to the following conditions:

1. **Condition 2.b of Resolution Z-15-003 is hereby amended to establish the following site development regulations for Two-Family Attached and Zero Lot Line dwelling units:**

Lot Width	33 feet
Lot Depth	130 feet
Lot Size	4,290 sf

Minimum Setbacks - Two-Family Attached and Zero Lot Line

Road	Palm Beach Blvd 25 feet
	Private Roads 20 feet
Side	0/5 feet*
Rear	15 feet
Water Body	20 feet
Accessory	Per the LDC
Minimum Distance Between Buildings	10 feet

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

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

2. **The terms and conditions of the original zoning resolutions remain in full force**

and effect, except as amended herein.

3. **If it is determined that inaccurate or misleading information was provided to the County or if this decision does not comply with the LDC when rendered, then, at any time, the Zoning Manager may issue a modified decision that complies with the Code or revoke the decision. If the approval is revoked, the applicant may acquire the necessary approvals by filing an application for public hearing in accordance with Chapter 34.**

Duly passed, adopted, and electronically signed on 9/22/2021

Anthony R. Rodriguez, AICP, Zoning Manager

Exhibit A – Legal Description

Exhibit B – Resolution Z-15-003

Exhibit C – River Hall Country Club Phase 2 Plat Sheets 8 and 18 of 35 (Instrument # 2006000409514)

Exhibit D – Phase 2A Plat Sheets 11 and 12 of 12 (Instrument # 2021000083185)

Exhibit E – Neighborhood Meeting Summary

Exhibit F – Narrative

EXHIBIT A**CASE NUMBER: ADD2021-00108**

LOT #	STRAP #		OWNER	STREET #	STREET NAME
1	354326L2090000010	10602557	PULTE HOME COMPANY LLC	16601	ROLLING ROCK BLVD
2	354326L2090000020	10602558	PULTE HOME COMPANY LLC	16605	ROLLING ROCK BLVD
3	354326L2090000030	10602559	PULTE HOME COMPANY LLC	16609	ROLLING ROCK BLVD
4	354326L2090000040	10602560	PULTE HOME COMPANY LLC	16613	ROLLING ROCK BLVD
5	354326L2090000050	10602561	PULTE HOME COMPANY LLC	16617	ROLLING ROCK BLVD
6	354326L2090000060	10602562	PULTE HOME COMPANY LLC	16621	ROLLING ROCK BLVD
7	354326L2090000070	10602563	PULTE HOME COMPANY LLC	16625	ROLLING ROCK BLVD
8	354326L2090000080	10602564	PULTE HOME COMPANY LLC	16629	ROLLING ROCK BLVD
9	354326L2090000090	10602565	RH VENTURE III LLC	16633	ROLLING ROCK BLVD
10	354326L2090000100	10602566	RH VENTURE III LLC	16637	ROLLING ROCK BLVD
11	354326L2090000110	10602567	RH VENTURE III LLC	16641	ROLLING ROCK BLVD
12	354326L2090000120	10602568	RH VENTURE III LLC	16645	ROLLING ROCK BLVD
13	354326L2090000130	10602569	RH VENTURE III LLC	16649	ROLLING ROCK BLVD
14	354326L2090000140	10602570	RH VENTURE III LLC	16653	ROLLING ROCK BLVD
15	354326L2090000150	10602571	RH VENTURE III LLC	16657	ROLLING ROCK BLVD
16	354326L2090000160	10602572	RH VENTURE III LLC	16661	ROLLING ROCK BLVD
17	354326L2090000170	10602573	RH VENTURE III LLC	16665	ROLLING ROCK BLVD
18	354326L2090000180	10602574	RH VENTURE III LLC	16669	ROLLING ROCK BLVD
19	354326L2090000190	10602575	RH VENTURE III LLC	16673	ROLLING ROCK BLVD
20	354326L2090000200	10602576	RH VENTURE III LLC	16677	ROLLING ROCK BLVD
21	354326L2090000210	10602577	RH VENTURE III LLC	16681	ROLLING ROCK BLVD
22	354326L2090000220	10602578	RH VENTURE III LLC	16685	ROLLING ROCK BLVD
23	354326L2090000230	10602579	RH VENTURE III LLC	16689	ROLLING ROCK BLVD
24	354326L3090000240	10602595	RH VENTURE III LLC	16693	ROLLING ROCK BLVD
25	354326L3090000250	10602596	RH VENTURE III LLC	16697	ROLLING ROCK BLVD
26	354326L3090000260	10602597	RH VENTURE III LLC	16701	ROLLING ROCK BLVD
27	354326L3090000270	10602598	RH VENTURE III LLC	3500	STONEVILLE DR
28	354326L3090000280	10602599	RH VENTURE III LLC	3504	STONEVILLE DR
29	354326L3090000290	10602600	RH VENTURE III LLC	3508	STONEVILLE DR
30	354326L3090000300	10602601	RH VENTURE III LLC	3512	STONEVILLE DR
31	354326L3090000310	10602602	RH VENTURE III LLC	3516	STONEVILLE DR
32	354326L3090000320	10602603	RH VENTURE III LLC	3520	STONEVILLE DR
33	354326L3090000330	10602604	RH VENTURE III LLC	3524	STONEVILLE DR
34	354326L3090000340	10602605	RH VENTURE III LLC	3528	STONEVILLE DR
35	354326L3090000350	10602606	RH VENTURE III LLC	3532	STONEVILLE DR
36	354326L3090000360	10602607	RH VENTURE III LLC	3536	STONEVILLE DR
37	354326L3090000370	10602608	RH VENTURE III LLC	16725	ROLLING ROCK BLVD
38	354326L3090000380	10602609	RH VENTURE III LLC	16729	ROLLING ROCK BLVD
39	354326L3090000390	10602610	RH VENTURE III LLC	16733	ROLLING ROCK BLVD
40	354326L3090000400	10602611	RH VENTURE III LLC	16737	ROLLING ROCK BLVD
41	354326L3090000410	10602612	RH VENTURE III LLC	16741	ROLLING ROCK BLVD
42	354326L3090000420	10602613	RH VENTURE III LLC	16745	ROLLING ROCK BLVD
43	354326L3090000430	10602614	RH VENTURE III LLC	16749	ROLLING ROCK BLVD
44	354326L3090000440	10602615	RH VENTURE III LLC	16753	ROLLING ROCK BLVD
45	354326L3090000450	10602616	RH VENTURE III LLC	16757	ROLLING ROCK BLVD
46	354326L3090000460	10602617	RH VENTURE III LLC	16761	ROLLING ROCK BLVD
47	354326L3090000470	10602618	RH VENTURE III LLC	16765	ROLLING ROCK BLVD
48	354326L3090000480	10602619	RH VENTURE III LLC	16771	ROLLING ROCK BLVD
49	354326L2090000920	10602589	RH VENTURE III LLC	16600	ROLLING ROCK BLVD
50	354326L2090000910	10602588	RH VENTURE III LLC	16604	ROLLING ROCK BLVD

LOT #	STRAP #	FOLIO #	OWNER	STREET #	STREET NAME
51	354326L2090000900	10602587	PULTE HOME COMPANY LLC	16608	ROLLING ROCK BLVD
52	354326L2090000890	10602586	PULTE HOME COMPANY LLC	16616	ROLLING ROCK BLVD
53	354326L2090000880	10602585	RH VENTURE III LLC	16626	ROLLING ROCK BLVD
54	354326L2090000870	10602584	RH VENTURE III LLC	16636	ROLLING ROCK BLVD
55	354326L2090000860	10602583	PULTE HOME COMPANY LLC	16640	ROLLING ROCK BLVD
56	354326L2090000850	10602582	PULTE HOME COMPANY LLC	16644	ROLLING ROCK BLVD
57	354326L2090000840	10602581	PULTE HOME COMPANY LLC	16648	ROLLING ROCK BLVD
58	354326L2090000830	10602580	PULTE HOME COMPANY LLC	16652	ROLLING ROCK BLVD
59	354326L3090000820	10602653	RH VENTURE III LLC	16656	ROLLING ROCK BLVD
60	354326L3090000810	10602652	RH VENTURE III LLC	16660	ROLLING ROCK BLVD
61	354326L3090000800	10602651	RH VENTURE III LLC	16664	ROLLING ROCK BLVD
62	354326L3090000790	10602650	RH VENTURE III LLC	16668	ROLLING ROCK BLVD
63	354326L3090000780	10602649	RH VENTURE III LLC	16672	ROLLING ROCK BLVD
64	354326L3090000770	10602648	RH VENTURE III LLC	16676	ROLLING ROCK BLVD
65	354326L3090000760	10602647	RH VENTURE III LLC	16680	ROLLING ROCK BLVD
66	354326L3090000750	10602646	RH VENTURE III LLC	16684	ROLLING ROCK BLVD
67	354326L3090000740	10602645	RH VENTURE III LLC	16688	ROLLING ROCK BLVD
68	354326L3090000730	10602644	RH VENTURE III LLC	16692	ROLLING ROCK BLVD
69	354326L3090000720	10602643	RH VENTURE III LLC	16696	ROLLING ROCK BLVD
70	354326L3090000710	10602642	RH VENTURE III LLC	16700	ROLLING ROCK BLVD
71	354326L3090000700	10602641	PULTE HOME COMPANY LLC	16704	ROLLING ROCK BLVD
72	354326L3090000690	10602640	PULTE HOME COMPANY LLC	16708	ROLLING ROCK BLVD
73	354326L3090000680	10602639	RH VENTURE III LLC	16712	ROLLING ROCK BLVD
74	354326L3090000670	10602638	RH VENTURE III LLC	16716	ROLLING ROCK BLVD
75	354326L3090000660	10602637	RH VENTURE III LLC	16720	ROLLING ROCK BLVD
76	354326L3090000650	10602636	RH VENTURE III LLC	16724	ROLLING ROCK BLVD
77	354326L3090000640	10602635	RH VENTURE III LLC	16728	ROLLING ROCK BLVD
78	354326L3090000630	10602634	RH VENTURE III LLC	16736	ROLLING ROCK BLVD
79	354326L3090000620	10602633	RH VENTURE III LLC	16740	ROLLING ROCK BLVD
80	354326L3090000610	10602632	RH VENTURE III LLC	16748	ROLLING ROCK BLVD
81	354326L3090000600	10602631	RH VENTURE III LLC	16752	ROLLING ROCK BLVD
82	354326L3090000590	10602630	RH VENTURE III LLC	16758	ROLLING ROCK BLVD
83	354326L3090000580	10602629	RH VENTURE III LLC	16762	ROLLING ROCK BLVD
84	354326L3090000570	10602628	RH VENTURE III LLC	16766	ROLLING ROCK BLVD
85	354326L3090000560	10602627	RH VENTURE III LLC	16770	ROLLING ROCK BLVD
86	354326L3090000550	10602626	RH VENTURE III LLC	16774	ROLLING ROCK BLVD
87	354326L3090000540	10602625	RH VENTURE III LLC	16778	ROLLING ROCK BLVD
88	354326L3090000530	10602624	RH VENTURE III LLC	16782	ROLLING ROCK BLVD
89	354326L3090000520	10602623	RH VENTURE III LLC	16784	ROLLING ROCK BLVD
90	354326L3090000510	10602622	RH VENTURE III LLC	16788	ROLLING ROCK BLVD
91	354326L3090000500	10602621	RH VENTURE III LLC	16792	ROLLING ROCK BLVD
92	354326L3090000490	10602620	RH VENTURE III LLC	16796	ROLLING ROCK BLVD
Tract C-1	3543260300C010000	10538979	RH VENTURE III LLC	N/A	N/A
Tract C-2	3543260300C020000	10538980	RH VENTURE II LLC	N/A	N/A

REVIEWED
ADD2021-00108
Hunter Searson, GIS
Planner
Lee County Government
9/13/2021

Exhibit B

RESOLUTION NUMBER Z-15-003

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

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

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

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

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

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

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

SECTION A. REQUEST

The applicant filed a request to amend the existing River Hall RPD and CPD zoning to:

- Increase the maximum number of dwelling units from 1,999 to 2,695; and
- Allow two new uses (private on-site recreational facilities and townhouse/multi-family dwelling units) in the CPD area.

The property is located in the Suburban, Sub-Outlying Suburban, Rural and Wetlands Future Land Use Categories and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

These conditions are a compilation of the River Hall development conditions approved under Resolution Z-05-051, ADD2006-00164, ADD2006-00173, ADD2007-00063, and ADD2007-00075 (herein "River Hall 1"), and Resolution Z-15-003, from DCI2013-00003 (herein "River Hall 2"). If a condition applies to a specific area, that area will be identified in the condition.

If no area is specifically identified, the condition is applicable throughout the River Hall boundaries.

The approval of Resolution Z-15-003 does not change the development rights or obligations for the areas of River Hall not included in DCI2013-000003.

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

1. Development of this project must be consistent with the five-page Master Concept Plan (MCP) for River Hall, stamped received FEB 06 2015 (Exhibit C), except as modified by the conditions below.

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

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

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

a. **SCHEDULE OF USES**

RESIDENTIAL, GOLF & AMENITY SITES

Accessory Uses and Structures

Administrative Office

Club - country and private

Consumption on Premises - limited to the clubhouse/amenity areas. No outdoor seating unless approved as a special exception (public hearing required)

Dwelling Units single-family (R-1 or RMF-1), two-family attached (RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1)

Entrance Gates and Gatehouse

Essential Services

Essential Services Facilities, Group I

Excavation, Water Retention - No blasting and removal of excavated material off site is not permitted

Fences and Walls

Golf Course - 36 holes, golf maintenance facility, cart barn and related accessory uses to a golf course. (See Conditions 6 and 20 for additional requirements)

Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)

Golf Driving Range

Golf Training Facility

Model Home and Model Unit - must be in compliance with LDC §34-1954

Model Display Center, must be in compliance with LDC §34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project

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

TOWN CENTER (CPD)

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

ELEMENTARY SCHOOL SITE

Public Schools and Related Accessory Uses

b. SITE DEVELOPMENT REGULATIONS

Minimum Lot Area and Dimensions

Single-Family

Width: 45 feet

Lots 148 and 149 of Cascades at River Hall, Phase I, as platted in Instrument Number 2005000166035 of the Lee County Records are permitted a minimum lot width of 44 feet. (ADD2006-00164)

Depth: 120 feet

Lots 26, 27, 28, 38, 55, 302, 303, 304, 305, 306, 307, 344, 345, 346, 347, and 348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum lot depth of 110 feet. (ADD2006-00173)

Lot Size: 5,400 sf

Multi-Family

Width: 75 feet

Depth: 100 feet

Lot Size: 10,000 sf

Commercial

Width: 200 feet

Depth: 100 feet

Lot Size: 20,000 sf

Minimum Perimeter Setbacks (for River Hall 2)

RPD – one-half the building height

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

Minimum Setbacks

Single Family

Road -

Palm Beach Blvd 25 feet/Private Roads 20 feet

Side -

5 feet. Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5-foot side setback of each lot. Prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify

that the drainage for each lot is built in compliance with the typical lot grading detail provided.

Rear - 15 feet
Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may be permitted a minimum rear primary structure setback of 5 feet. (ADD2006-00173)

Water Body - 20 feet
Accessory - Per the LDC
Lots 302-307 and 344-348 of Cascades at River Hall, Phase I & II, as platted in Instrument Numbers 2005000166035 and 2005000166038 of the Lee County Records may have a minimum rear accessory structure setback of 6 inches. (ADD2006-00173)

Two-Family Attached and Zero Lot Line

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

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

Minimum Distance Between Buildings: 15 feet

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

Townhouse & Multi-family

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

Minimum Distance Between Buildings - 20 feet

Clubhouse, Amenity & Golf Maintenance Buildings

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

Minimum Distance Between Buildings - 20 feet

Commercial

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

Minimum Distance Between Buildings - 20 feet

Maximum Lot Coverage

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

Maximum Height

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

c. **GOLF DRIVING RANGE:**

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

3. The following conditions address environmental issues:

- a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Prior to local development order approval, the location of the American Alligator Management Plan signage must be delineated on the development order plans for Division of

Environmental Sciences' review and approval. Warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.

- b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan For Shulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Any revisions to the Tortoise Management Plan are subject to Environmental Sciences' review and approval.
- c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999, must be revised for Division of Environmental Sciences' review and approval at the time of local development order submittal. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer in accordance with LDC Appendix H, or commit to a detailed relocation management plan. The developer demonstrates it is necessary to impact the burrows, the management proposal must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.
- d. The developer must submit a detailed Scrub Jay Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999 and incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.
- e. The developer must submit a detailed Sandhill Crane Management Plan to the Division of Environmental Sciences for review and approval at the time of local development order submittal.
- f. Open space must be provided in accordance with the MCP. All individual tracts must provide a minimum of ten percent open space within the tract and may be met with private open space.
- g. The developer must provide a minimum of 465 acres of indigenous preservation areas in substantial compliance with the MCP. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract to be developed.
- h. Prior to local development order approval, the plans for any residential units on individual lots that abut a preserve must delineate a preserve boundary sign location at every other lot line and provide a detail of the sign for the Division of Environmental Sciences' Staff review and approval.

- i. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. The developer must schedule an on-site preconstruction meeting with Division of Environmental Sciences' Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.
 - j. Existing development and River Hall 1 future development will meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. Prior to local development order approval for future development of lands within River Hall 2, a Protected Species Management Plan must be submitted revising the gopher tortoise and burrowing owl management plans to address the current conditions and update management techniques and required permits; include resident educational materials for the gopher tortoise, listed wading birds, and Florida scrub jay; as well as incorporate a large mammal management plan to limit potential negative human/wildlife interactions.
 - k. Prior to prescribed burn management activities occurring within the on-site preserve or on the adjacent Hickey's Creek Mitigation park (as notified by the CDD and/or park staff), the HOA of the development pods in River Hall 2 located adjacent to the easternmost preserve must notify these development pods residents of the scheduled prescribed burn activities and general education material on prescribed burn management activities must be provided. If covenants or deed restrictions are required for these development pods, the documents must include language requiring each deed holder will be informed of their purchase of a lot adjacent to an on-site preserve or public preserve land which is managed with prescribed burning and each deed holder will be presented with education material on prescribed burn management activities at the time of purchase.
4. The following recommendations are presented in order to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.
- a. The developer must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.
 - b. The developer must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.
 - c. If access to this development or any portions thereof, is through a security gate or similar device that is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC §34-1749.

- d. The developer must cooperate with the Division of Public Safety/Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.
5. The following conditions are included to address Lee Plan consistency issues:
- a. The total residential dwelling count within River Hall may not exceed 2,695 dwelling units. In accordance with the Lee Plan, maximum densities per the Future Land Use Categories are provided below:

TABLE

Future Land Use Category	Acreage	Density	Maximum Units Allowed per Future Land Use Category*
Suburban	71.5	6 du/ac	429
Sub-Outlying Suburban	585.6	2 du/ac	1,171
Rural	1,140.3	1 du/ac	1,140
Wetlands	181.0	.05 du/ac	9

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

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

- b. In River Hall 1 – Densities may not be shifted between Future Land Use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.10 of the Lee Plan.
- c. In River Hall 2 – If permitted by Lee Plan Policy 5.1.10, units may be shifted from River Hall 1 to River Hall 2.
- d. Given the limited existing available Rural 2020 Planning Community Acreage Allocation at the time of rezoning, the available Rural allocation must be determined by the Planning Division prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1 (b), Acreage Allocation Table (per Lee Plan Policy 1.7.6). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1 (b). Adequate data and analysis to support this amendment must be submitted by the applicant at the time of the request for the Lee Plan amendment. Development in

excess of the current Table 1 (b) allocations will not be permitted until Table 1 (b) is amended accordingly.

6. The following conditions are included to address the golf course:
 - a. The developer of the golf course must use fertilizers with a low leaching potential (slow release). The fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and
 - b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management (IPM) program and a nutrient management program so that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.
 - c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of applied pesticides and nutrients.
 - d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those fertilizers into the groundwater.
 - e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.
 - f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.

- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and that requires relatively low fertilizer use.
 - h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
 - i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.
 - j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.
 - k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County Planning Division. The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.
 - l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until the developer submits a revised management plan. If mitigation is necessary to address the pollution, the developer must implement a mitigation plan approved by Lee County.
7. Model units and homes are permitted in compliance with the following conditions:
- a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and
 - b. All model sites must be designated on the development order plans; and
 - c. Prior to constructing model homes within this project, the lots upon which the model homes will be constructed will have been shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for River Hall (f/k/a Hawk's Haven) or the LDC, whichever applies. Should setback problems arise after construction of a model home, it will be the responsibility of the owner/developer to resolve the setback problem.

- d. Hours of operation for model units and real estate sales within the model units are limited to Monday through Sunday, 8 a.m. through 8 p.m.
- 8. Construction traffic is prohibited on Hickey Creek Road.
- 9. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).
- 10. Based on the intersection improvements identified in the applicant's TIS as being necessary for the project, a traffic signal is required at River Hall Parkway/State Road 80 intersection. Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. In the event the signal is not constructed within 12 months, issuance of local development order approvals (excluding development orders only authorizing construction of infrastructure) or building permits within River Hall 2 development, will not be granted until the signal is constructed. The Director of Community Development may authorize an extension, not to exceed six months, if the applicant demonstrates a good faith effort to complete the construction of the traffic signal. Please note that this condition placed by Lee County as part of this rezoning does not exempt the applicant from having to comply with the permit as approved by FDOT.
- 11. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).
- 12. The developer is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the developer provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.
- 13. If the developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wide enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and it must be installed according to the following density and size:
 - a. Six trees per 100 linear feet - At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-112 inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees, may be used to meet the requirements of this enhanced buffer.
 - b. 33 shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six

feet under normal growing conditions. If these "outparcels" come under the control of the developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required.

14. Vehicle access from the northern boundary of the subject property over and across Hickey Creek Road is prohibited.
15. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.
16. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.
17. All required buffers must utilize 100 percent native vegetation.
18. The school site is limited to a public school operated by the School District of Lee County.
19. Outdoor storage areas in River Hall 1 must be in compliance with §34-3001, *et seq.*, of the Lee County LDC, with the additional requirements as outlined on page 2 of 2 of the MCP attached to Resolution Z-05-051, including a 200-foot perimeter setback and enhanced buffer.
20. A plan showing landscaping in accordance with page 2 of 2 of the approved MCP must be submitted and approved prior to the issuance of a development order for the golf course maintenance facility and amenity center.
21. Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard (State Road 80).
22. BUFFERS.
 - a. A Type "C" or "F" buffer, as described in the LDC, must be provided in the River Hall 2 CPD "Town Center" portion bordering the agriculturally-zoned property to the east. This buffer will not include the existing conservation areas shown on the approved MCP.
 - b. A Type "D" buffer must be added to the MCP on the "spine" Road for the commercial Town Center portion of the property, in accordance with the LDC.
23. Second Access
 - a. Within 24 months of the date of this Zoning Resolution, the applicant will design, permit, and construct the secondary access to 75th Street West shown on Page 4 of the MCP. The design of the second driveway to the River Hall community must be shown as a part of the first local development order approval for any of the unplatted lands in the southern portion of the development. In the event the secondary access is not constructed within 24 months of the date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the

development has not exceeded the occupancy of 1,598 dwelling units, and the applicant demonstrates good faith progress on the design, permitting, and construction of the access. This requirement is contingent upon approval from the East County Water Control District (ECWCD) to cross the 50-foot-wide canal along the south side of River Hall. The County will work with the developer to obtain approval to cross the 50-foot-wide canal.

- b. Upon construction of the second access to the River Hall community, access through the security gates must be provided to Lee County School District buses and to emergency vehicles.
24. Wall between River Hall and Portico (ADD2007-00063)
The construction of a wall along a portion of the southern and western property boundaries adjacent to the Portico Residential Planned Development (RPD) is subject to the following conditions:
- a. The Development must be in compliance with the amended Master Concept Plan, dated APRIL 17, 2007, Master Concept Plan for ADD2007-00063.
 - b. Approval of this administrative amendment was contingent upon approval of ADD2007-00084 Portico, which was approved on May 14, 2007.
25. Within ninety (90) days of the effective date of this Resolution, the developer of lands within River Hall 2 must submit a request to the South Florida Water Management District (SFWMD) for a letter modification to the consumptive use permit for the project to reinstate the groundwater monitoring requirements that were not included in the 2013 permit renewal. These requirements include conditions 31, 32, and 33 of the original Permit No. 36-04006-W issued in 2006. If the SFWMD approves the requested modification, all monitoring reports filed with the SFWMD pursuant to the permit will also be simultaneously filed with the County's Department of Natural Resources.
26. The developer of lands within River Hall 2 must provide the ability for drainage from the ECWCD to pass through the project's surface water management system in order to lower flood stages within the ECWCD. The intent of this condition is to provide for a stormwater conveyance from the existing ECWCD canal along the southern boundary of River Hall during major storm events. This condition is not intended to require the construction of any physical improvements to the surface water management system within River Hall, but only to require access to and authority for the ECWCD to utilize the surface water management system within River Hall in accordance with its existing permit. Documentation of compliance with this requirement will be provided by the developer to the County prior to issuance of any residential development orders for River Hall 2; provided, however, that this will not prohibit the issuance of development orders solely for the infrastructure improvements (including but not limited to sewer, water, and drainage) for the project.
27. The developer of lands within River Hall 2 must provide, at developer's expense, a temporary modular unit to be located on the River Hall sales facility parcel for use as a station for Lee County Emergency Medical Services (EMS). At a minimum, the modular

unit will provide office space, rest/sleeping area, shower and restroom facilities for EMS, along with a minimum of 4 dedicated parking spaces. Upon installation, the modular unit and parking spaces will be leased to the County for \$10.00 per year, whereupon the County will be responsible for all costs of operation including, but not limited to, utilities, electricity, telecommunications, furniture, and maintenance. Within thirty (30) days after the effective date of this resolution, the developer will submit a development order application for the installation of the modular unit, and will diligently pursue issuance of the development order and move-on permit for the unit. The modular unit will be installed within ninety (90) days of receipt of all necessary permitting. The developer's obligation under this condition will expire upon the earlier of: (1) construction and issuance of a certificate of occupancy for the fire station on the parcel within River Hall owned by the Fort Myers Shores Fire District; or (2) five years after issuance of a certificate of occupancy for the modular unit.

28. The applicant will provide quarterly monitoring reports to the Director of Community Development on the status and progress of the traffic signal (Condition 10) and the southerly access point (Condition 23). A courtesy copy should be provided to the River Hall CDD and Master Homeowner's Association. The first quarterly monitoring report will be due three months after the date of this Resolution and will be submitted every three months thereafter until the signal is placed in operation by FDOT and the southerly access receives a certificate of completion from the County. Each monitoring report will identify the current status of the improvement through the design, permitting, and construction stages, and will identify any issues that may affect completion of the improvement within the time specified in its applicable zoning condition.
29. The developer of land within River Hall 2 must submit, with each development order, a cumulative land development summary table indicating the Future Land Use classification and the number of residential units, and square footage and acreage of commercial retail and commercial office.

SECTION C. DEVIATIONS:

The following deviations (1 through 5) have been previously approved by Resolution Z-05-051 or ADD2007-00075 and remain in effect as approved for both River Hall 1 and River Hall 2:

1. Deviation (1) sought relief from the LDC §10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist. This deviation was APPROVED.
2. Deviation (2) Withdrawn.
3. Deviation (3) sought relief from the LDC §10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks. This deviation was APPROVED.

4. Deviation (4) sought relief from the LDC §34-2194(b) requirement to provide a 25-foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits. This deviation was APPROVED.
5. Deviation (5) (ADD2007-00075) sought relief from LDC §30-152(2)c to allow a reduction in the minimum required setback for residential subdivision entrance signage from 15 feet to 5 feet from the right-of-way. This deviation was APPROVED subject to the following conditions:
 - a. Entrance signs to subdivisions within the River Hall Country Club development must be in compliance with the Signage Exhibit, stamped received on April 11, 2007. The Signage Exhibit for ADD2007-0075 is APPROVED and adopted (Exhibit E). Rear setbacks for accessory structures on lots 302-307 and 344-348 must be at least 6 inches.
 - b. Either a two-sided sign in a landscaped median OR two one-sided signs on either side of a project entrance within the River Hall Country Club will be allowed at the entrance to each residential development. All signs must be in accordance with Chapter 30 of the LDC.

The following Deviations have been requested as part of this amendment to the planned development zoning:

6. Deviation (6) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a side setback of 17 feet for the following existing platted lots: River Hall Country Club, Phase Two, Block K, Lots 29, 57, 76, and 77, as documented in Instrument No. 2006000409514. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.
7. Deviation (7) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30 foot building setback from indigenous plant communities subject to fire, to allow a setback of 20 feet for existing platted lots in River Hall Country Club Phase Two, Block K Lots 37-39, 54-57 & 65-77 as documented in Instrument No. 2006000409514, and Hampton Lakes at River Hall Phase One, Lots 102-134, as documented in Instrument No. 2005000153004. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.
8. Deviation (8) WITHDRAWN.
9. Deviation (9) WITHDRAWN.
10. Deviation (10) seeks relief from the LDC §34-934 requirement that permits dwelling units within a CPD when there are at least 50,000 square feet or more of commercial uses, to allow dwelling units within the existing River Hall CPD which was permitted for 45,000

square feet of commercial uses. This deviation is APPROVED.

SECTION D. EXHIBITS:

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

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Protected Species Management Plan for Schulman Parcel
(American Alligator Management Plan; Gopher Tortoise Management Plan; and
Scrub Jay Management Plan)
- Exhibit E: Signage Exhibit

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, specifically, Lee Plan Goals 5, and 21, Objectives 2.1, 2.2, 21.2, and 21.3, and Policies 1.1.11, 2.2.1, 5.1.2, 5.1.5, 21.1.3, 21.2.4, 21.3.1, and 135.9.5.
2. The request is consistent with the densities, intensities and general uses set forth in the Lee Plan.
3. With the granting of the requested deviations, the applicant has sufficiently demonstrated the request's compliance with the applicable provisions of the LDC. The weight of the evidence indicates the request meets the applicable planned development design requirements and will be able to meet the other applicable LDC requirements.
4. The request will be compatible with the surrounding area and the existing River Hall development. The proposed uses are consistent with the current approval and are appropriate in the requested locations.
5. The request will have minimal environmental impacts. The request area does not include any wetlands or preserve areas and will not negatively impact those in the existing River Hall or surrounding areas.
6. The transportation system is adequate to support the additional units. Approval of the request will not place an undue burden upon existing or planned transportation facilities. River Hall will be served by streets with the capacity to carry traffic generated by the additional development. With the conditioned improvements, the access and traffic flows will be sufficient to support the proposed development intensity.
7. Urban services are or will be available and adequate to serve the request.
8. The recommended conditions reasonably relate to the request's impacts on and provide sufficient safeguards for the public interests.

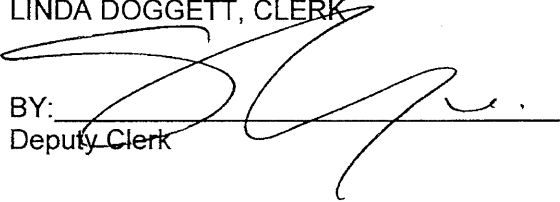
9. The recommended deviations enhance the achievement of the objectives of the planned development and preserve and promote the general intent of the LDC.

Commissioner Pendergrass made a motion to adopt the foregoing resolution, seconded by Commissioner Kiker . The vote was as follows:

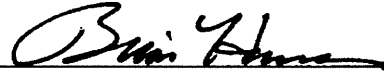
John Manning	Aye
Cecil L Pendergrass	Aye
Larry Kiker	Aye
Brian Hamman	Aye
Frank Mann	Nay

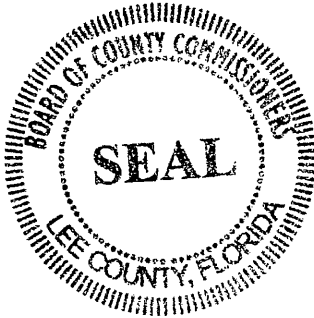
DULY PASSED AND ADOPTED this 3rd day of June 2015.

ATTEST:
LINDA DOGGETT, CLERK

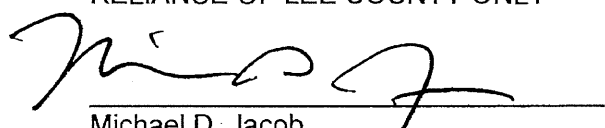
BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Brian Hamman, Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


Michael D. Jacob
Managing Assistant County Attorney
County Attorney's Office



www.barraco.net

Civil Engineers, Land Surveyors and Planners

DESCRIPTION (REZONE AREA)

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

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

Beginning at the Southeast corner of said Section 34 run $N00^{\circ}59'34''W$ along the East line of the Southeast Quarter (SE 1/4) of said Section 34 for 2,654.70 feet to the East Quarter Corner of said Section 34; thence run $S89^{\circ}15'30''W$ along the North line of the South Half (S 1/2) of said Section 34 for 1,982.06 feet to an intersection with the Easterly line of the Record Plat "Cascades at River Hall, Phase 2", as recorded in Instrument No. 2005000166038, Public Records of Lee County, Florida; thence run the following Seventeen (17) courses along said Easterly Line: $N00^{\circ}44'13''W$ for 145.68 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the left of radius 295.00 feet (delta $45^{\circ}41'55''$) (chord bearing $N20^{\circ}27'40''E$) (chord 229.10 feet) for 235.29 feet to a point of tangency; $N02^{\circ}23'18''W$ for 177.28 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 470.00 feet (delta $86^{\circ}38'22''$) (chord bearing $N45^{\circ}42'28''W$) (chord 644.90 feet) for 710.71 feet to a point of tangency; $N89^{\circ}01'39''W$ for 100.75 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 60.00 feet (delta $88^{\circ}15'45''$) (chord bearing $N44^{\circ}53'47''W$) (chord 83.56 feet) for 92.43 feet to a point of tangency; $N00^{\circ}45'54''W$ for 156.54 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 540.00 feet (delta $39^{\circ}03'47''$) (chord bearing $N20^{\circ}17'48''W$) (chord 361.07 feet) for 368.16 feet to a point of tangency; $N39^{\circ}49'41''W$ for 48.28 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 155.00 feet (delta $41^{\circ}03'37''$) (chord bearing $N19^{\circ}17'53''W$) (chord 108.72 feet) for 111.08 feet to a point of tangency; $N01^{\circ}13'55''E$ for 406.49 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 445.00 feet (delta $34^{\circ}38'18''$) (chord bearing $N16^{\circ}05'14''W$) (chord 264.95 feet) for 269.03 feet to a point of tangency; $N33^{\circ}24'23''W$ for 235.07 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 445.00 feet (delta $55^{\circ}01'01''$) (chord bearing $N60^{\circ}54'53''W$) (chord 411.07 feet) for 427.30 feet; $N00^{\circ}59'58''W$ for 386.31 feet, $N89^{\circ}00'08''E$ for 414.92 feet; and Northerly along an arc of a curve to the right of radius 800.00 feet (delta $07^{\circ}26'15''$) (chord bearing $N19^{\circ}51'38''W$) (chord 103.77 feet) for 103.85 feet to a point of tangency; thence run $N16^{\circ}08'30''W$ along said Easterly line and continuing along the Easterly line of the Record Plat "Cascades at River Hall, Phase 1", as recorded in Instrument No. 2005000166035, Public Records of Lee County, Florida for 429.10 feet to a point of curvature; thence run the following Six (6) Courses along said Easterly line of the Record Plat "Cascades at River Hall, Phase 1": Northwesterly along an arc of a curve to the left of radius 450.00 feet (delta $53^{\circ}24'45''$) (chord bearing $N42^{\circ}50'53''W$) (chord 404.47 feet) for 419.50 feet to a point of tangency; $N69^{\circ}33'15''W$ for 226.50 feet; $N88^{\circ}31'58''W$ for 453.33 feet; $N02^{\circ}37'49''W$ for 109.36 feet; $N46^{\circ}42'37''W$ for 46.66 feet and $N37^{\circ}23'07''W$ for 29.38 feet to an intersection with the West line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of said Section 27; thence run $N00^{\circ}50'33''W$ along said West line for 1,066.53 feet the Southwest corner of the Half (E 1/2) of the Northwest Quarter (NW 1/4) of said Section 27; thence run $N00^{\circ}49'17''W$ along the East line of said Fraction for 1,604.78 feet to an intersection with the Southerly right of way line of State Road 80, (150 feet wide); thence run $N77^{\circ}10'14''E$ along said Southerly right of way line for 673.34 feet to an intersection with the West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run $S00^{\circ}50'17''E$ along said West line for 212.82 feet to an intersection with the Northerly line of a lands in described in Instrument No. 2009000187486, Lee County Records; thence run the following three (3) courses along said Northerly line: run $S75^{\circ}23'45''W$ for 219.05 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 35.00 feet (delta $16^{\circ}09'14''$) (chord bearing $S62^{\circ}09'14''E$) (chord 9.84 feet) for 9.87 feet to a point of tangency and $S59^{\circ}14'31''W$ for 187.94 feet

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by *[Signature]* Sept 16, 2013

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thence run S30°45'29"E for 73.42 feet to a point on a non-tangent curve and intersection with the Northerly line of a lands in described in Instrument No. 2009000187487, Lee County Records; thence run Westerly along said Northerly line and along an arc of a curve to the right of radius 68.00 feet (delta 66°05'52") (chord bearing S87°29'23"W) (chord 74.17 feet) for 78.45 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run along said Easterly right of way line the following two (2) courses: Southeasterly along an arc of a curve to the left of radius 450.00 feet (delta 26°59'24") (chord bearing S50°33'04"E) (chord 210.02 feet) for 211.98 feet to a point of reverse curvature and Southeasterly along an arc of a curve to the right of radius 430.00 feet (delta 09°11'27") (chord bearing S59°27'02"E) (chord 68.90 feet) for 68.98 feet to an intersection with the Southerly line of a lands in described in Instrument No. 2007000309267, Lee County Records; thence run the following three (3) courses along said Southerly line: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of curvature and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'58") (chord bearing N32°41'59"E) (chord 72.39 feet) for 76.48 feet to an intersection with said West line of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 27; thence run S00°50'18"E along said West line for 60.93 feet to the Southwest corner of said Fraction; thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to an intersection with the West line of the East Half (E 1/2) of said Section 27; thence run S00°51'17"E along said West line for 2,065.72 feet to an intersection with the Northerly line of lands described in a deed recorded in Official Record Book 4326, at Page 2072, Lee County Records; thence run the following eighteen (18) courses along said Northerly line: S89°09'06"W for 37.27 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left of radius 544.11 feet (delta 28°08'56") (chord bearing N29°19'43"W) (chord 264.63 feet) for 267.31 feet; Northerly along an arc of a curve to the right of radius 76.19 feet (delta 50°10'58") (chord bearing N18°17'17"W) (chord 64.62 feet) for 66.73 feet; Northerly along an arc of a curve to the left of radius 294.98 feet (delta 04°38'23") (chord bearing N04°29'11"E) (chord 23.88 feet) for 23.89 feet; S89°59'57"W for 290.94 feet; Southerly along an arc of a curve to the left of radius 366.19 feet (delta 02°13'10") (chord bearing S03°58'21"W) (chord 14.18 feet) for 14.19 feet; S69°32'12"W for 112.75 feet; Southwesterly along an arc of a curve to the left of radius 175.00 feet (delta 102°58'00") (chord bearing S52°06'04"W) (chord 273.85 feet) for 314.49 feet; S88°44'23"W for 23.42 feet; S71°47'56"W for 48.67 feet; S07°58'00"W for 35.55 feet; S03°55'13"E for 56.03 feet; S23°32'56"W for 47.94 feet; S33°25'14"W for 36.18 feet; S12°58'58"W for 61.88 feet; N86°33'52"W for 89.92 feet; S82°52'46"W for 49.35 feet and S84°07'47"W for 87.43 feet to an intersection with said Easterly right of way line of River Hall Parkway; thence run the following five (5) courses along said Easterly right of way line: Southeasterly along an arc of a curve to the left of radius 700.00 feet (delta 34°14'28") (chord bearing S52°26'02"E) (chord 412.14 feet) for 418.33 feet to a point of tangency; S69°33'15"E for 283.26 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 550.00 feet (delta 53°24'45") (chord bearing S42°50'53"E) (chord 494.36 feet) for 512.72 feet to a point of tangency; S16°08'30"E for 429.10 feet to a point of curvature and Southerly along an arc of a curve to the left of radius 700.00 feet (delta 02°04'24") (chord bearing S17°10'43"E) (chord 25.33 feet) for 25.33 feet to an intersection with North line of the of the former Seaboard All Florida Railroad right of way (100 feet wide) recorded in Deed Book 230, at Page 106, Lee County Records; thence run N89°00'08"E along said North line for 112.79 feet to an intersection with said West line of the East Half (E 1/2) of Section 27; thence run S00°51'15"E along said West line for 50.00 feet to an intersection with the North line of the South 50 feet of said former Seaboard All Florida Railroad right of way (100 feet wide); run N89°00'08"E along said North line for 7,949.61 feet to an intersection with the West line of the Southwest Quarter (SW 1/4) of said Section 25; thence run N00°33'55"W along said West line for 50.00 feet to an intersection with the Northerly right of way line of the former Seaboard All Florida Railroad (100 feet wide);

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thence run N89°00'08"E along said right of way line for 5,295.61 feet to an intersection with the East line of the Southeast Quarter (SE 1/4) of said Section 25; thence run S01°39'28"E along said East line for 629.62 feet to the Northeast Corner of said Section 36; thence run S00°16'51"E along the East line of the Northeast Quarter (NE 1/4) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE 1/4) of said Section 36 for 2,644.62 feet to the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW 1/4) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING

LESS and EXCEPT the following described parcels:

Tract "I" of HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records.

Tract "D-10", Lot 69, Lot 71 and Lot 78, Block "E" of RIVER HALL COUNTRY CLUB, PHASE TWO, as recorded in Instrument Number 2006000409514, Lee County Records.

PARCEL 1:

Lots 5 through 18, Lot 24, Lots 55 through 59, Lots 61 through 79, Lots 82 through 84, and a portion of Tract "A", HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records being more particularly described as follows:

Beginning at the Easterly most corner of said Lot 56 run the following six (6) courses along the Northerly line of Tract "M" of said record plat: Southwesterly along an arc of a curve to the left of radius 89.14 feet (delta 04°31'15") (chord bearing S36°59'05"W) (chord 7.03 feet) for 7.03 feet; Southwesterly along an arc of a curve to the left of radius 2,152.18 feet (delta 03°07'17") (chord bearing S33°01'08"W) (chord 117.24 feet) for 117.25 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 227.87 feet (delta 48°52'23") (chord bearing S55°53'41"W) (chord 188.53 feet) for 194.37 feet to a point of compound curvature; Westerly along an arc of a curve to the right of radius 117.38 feet (delta 35°52'39") (chord bearing N81°43'48"W) (chord 72.31 feet) for 73.50 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 16.59 feet (delta 11°13'23") (chord bearing N69°24'10"W) (chord 3.25 feet) for 3.25 feet to a point of tangency and N69°25'47"W for 94.26 feet to the Southerly most corner of Lot 60 of said record plat; thence run the following five (5) courses along the Easterly, Northerly and Westerly line of said Lot 60: N29°18'19"E for 179.46 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 55.00 feet (delta 09°21'44") (chord bearing N10°06'10"W) (chord 8.98 feet) for 8.99 feet to a point to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 90.00 feet (delta 37°31'25") (chord bearing N24°11'00"W) (chord 57.89 feet) for 58.94 feet; S24°05'01"W for 22.31 feet; S29°18'19"W for 198.78 feet to an intersection with the Northerly line of said Tract "M"; thence run the following twelve (12) courses along said Northerly line: N50°41'57"W for 37.78 feet; N30°10'43"W for 58.54 feet; N78°42'40"W for 107.04 feet; N79°36'16"W for 158.97 feet; S45°25'54"W for 102.85 feet; N78°25'35"W for 187.89 feet; N27°41'18"W for 72.73 feet; N72°32'41"W for 56.71 feet; S31°10'35"W for 52.99 feet; S63°59'52"W for 67.89 feet; N78°47'42"W for 78.27 feet and N72°41'39"W for 12.62 feet to the Southerly most corner of Lot 80 of said record plat;

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thence run the following three (3) courses along the Easterly, Northerly and Westerly line of Lots 80 and 81 of said record plat: N01°45'25"W for 200.00 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 2,475.00 feet (delta 02°31'47") (chord bearing S86°58'41"W) (chord 109.27 feet) for 109.28 feet and S04°17'12"E for 169.75 feet to an intersection with said Northerly line of Tract "M"; thence run the following five (5) courses along said Northerly line and continuing along the Northerly line of Tract "E" of said record plat: N72°20'12"W for 43.37 feet; S27°46'54"W for 23.61 feet; N05°36'00"W for 16.78 feet; S83°54'52"W for 49.75 feet to a point of curvature and Westerly along an arc of a curve to the left of radius 455.00 feet (delta 06°19'56") (chord bearing S80°44'54"W) (chord 50.26 feet) for 50.29 feet to the Southerly most corner of said Lot 84; thence run N06°27'30"W along the Westerly line of said Lot 84 and the extension thereof for 208.38 feet to an intersection with the Northerly line of said Tract "A"; thence run the following two (2) courses along the Northerly line of said Tract "A": thence run N83°23'15"E for 58.42 feet to a point of curvature and Easterly along an arc of a curve to the right of radius 2,525.00 feet (delta 01°14'43") (chord bearing N84°00'36"E) (chord 54.87 feet) for 54.87 feet to the southwest corner of said Lot 5; thence run N05°22'03"W along the Westerly line of said Lot 5 for 151.00 feet to an intersection with the Southerly line of Tract "C" of said record plat; thence run Easterly along said Southerly line and along an arc of a curve to the right of radius 2,676.00 feet (delta 16°00'07") (chord bearing S87°21'59"E) (chord 744.94 feet) for 747.37 feet to the easterly most corner of said Lot 18; thence run S10°38'04"W along the Easterly line of said Lot 18 for 151.00 feet to an intersection with the Northerly line of said Tract "A"; thence run the following three (3) courses along said Northerly line: Easterly along an arc of a curve to the right of radius 2,525.00 feet (delta 00°07'16") (chord bearing S79°18'18"E) (chord 5.34 feet) for 5.34 feet to a point of tangency; S79°14'39"E for 192.58 feet to a point of curvature and Easterly along an arc of a curve to the left of radius 225.00 feet (delta 30°22'46") (chord bearing N85°33'58"E) (chord 117.91 feet) for 119.30 feet to the Easterly most corner of Lot 23 of said record plat; thence run N19°37'25"W along the Easterly line of said Lot 23 for 153.38 feet to an intersection with said Southerly line of Tract "C"; thence run Northeasterly along said Southerly line and along an arc of a curve to the left of radius 80.00 feet (delta 22°16'45") (chord bearing N57°32'28"E) (chord 30.91 feet) for 31.11 feet to the Westerly most corner of Lot 25 of said record plat; thence run S44°34'58"E along the Southwesterly line of said Lot 25 and the extension thereof for 288.53 feet to an intersection with the Easterly line of said Tract "A"; thence run the following four (4) courses along said Easterly line: Southwesterly along an arc of a curve to the right of radius 100.00 feet (delta 04°05'01") (chord bearing S25°43'21"W) (chord 7.13 feet) for 7.13 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 12.00 feet (delta 70°42'34") (chord bearing S07°35'25"E) (chord 13.89 feet) for 14.81 feet to a point of tangency; S42°56'42"E for 27.72 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 90.00 feet (delta 37°31'25") (chord bearing S61°42'25"E) (chord 57.89 feet) for 58.94 feet to the westerly most corner of said Lot 55; thence run the following three (3) courses along the Northerly line of said Lot 55: N81°03'16"E for 36.46 feet; N83°15'36"E for 153.20 feet and Southerly along an arc of a curve to the right of radius 208.00 feet (delta 15°02'52") (chord bearing S12°27'23"E) (chord 54.47 feet) for 54.63 feet Northerly most corner of said Lot 56; thence run S50°45'18"E along the Northerly line of said Lot for 47.82 feet to the POINT OF BEGINNING.

PARCEL 2:

Lots 91 through 101, Lots 282 through 299 and a portion of Tract "A", HAMPTON LAKES AT RIVER HALL, PHASE ONE, as recorded in Instrument Number 2005000153004, Lee County Records being more particularly described as follows:

Beginning at the Northeast corner of said Lot 101 run S08°44'52"E for 216.00 feet to a point on a curve;

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thence run Westerly along an arc of a curve to the right of radius 1,821.00 feet (delta 03°07'08") (chord bearing N79°41'29"W) (chord 99.12 feet) for 99.13 feet; thence run S00°44'30"E along a non-radial line for 163.51 feet to a point on a curve; thence run Westerly along an arc of a curve to the right of radius 2,355.00 feet (delta 02°29'12") (chord bearing N79°46'45"W) (chord 102.20 feet) for 102.20 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 100.00 feet (delta 52°53'49") (chord bearing S75°00'56"W) (chord 89.08 feet) for 92.32 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 208.00 feet (delta 153°14'45") (chord bearing N54°48'35"W) (chord 404.71 feet) for 556.33 feet to a point of tangency; thence run N21°48'47"E for 116.64 feet to a point of curvature; thence run Northerly along an arc of a curve to the left of radius 314.00 feet (delta 64°32'52") (chord bearing N10°27'39"W) (chord 335.33 feet) for 353.74 feet; thence run N47°15'56"E along a radial line for 151.00 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the left of radius 465.00 feet (delta 11°09'10") (chord bearing N48°18'39"W) (chord 90.37 feet) for 90.51 feet; thence run S36°06'46"W along a radial line for 151.00 feet to a point on a curve; thence run Westerly along an arc of a curve to the left of radius 314.00 feet (delta 32°33'06") (chord bearing N70°09'47"W) (chord 176.00 feet) for 178.39 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 25.00 feet (delta 94°40'12") (chord bearing N39°06'14"W) (chord 36.77 feet) for 41.31 feet to a point of tangency; thence run N08°13'52"E for 213.53 feet to a point on a curve; thence run Easterly along an arc of a curve to the right of radius 504.56 feet (delta 01°09'55") (chord bearing S80°19'37"E) (chord 10.26 feet) for 10.26 feet; thence run S82°10'43"E along a non-tangent line for 39.30 feet; thence run S07°54'55"W for 26.43 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 525.00 feet (delta 40°23'04") (chord bearing S61°53'33"E) (chord 362.43 feet) for 370.04 feet; thence run N48°17'59"E along a radial line for 151.00 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 676.00 feet (delta 20°32'40") (chord bearing S31°25'40"E) (chord 241.10 feet) for 242.39 feet to a point of tangency; thence run S21°09'20"E for 143.40 feet; thence run N68°50'40"E for 80.95 feet; thence run S21°14'22"W for 88.38 feet; thence run S16°45'04"W for 111.77 feet to a point on a curve; thence run Easterly along an arc of a curve to the left of radius 1,605.00 feet (delta 07°19'41") (chord bearing S77°35'13"E) (chord 205.14 feet) for 205.28 feet to the POINT OF BEGINNING.

PARCEL 3:

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

Beginning at the North Quarter corner of said Section 36 run S00°50'27" E along the West line of the Northeast Quarter (NE ¼) for 19.08 feet; thence run N88°44'10" E for 18.72 feet to a point on a non-tangent curve; thence run Northeasterly along an arc of a curve to the left of radius 191.69 feet (delta 34°04'55") (chord bearing N65°44'08" E) (chord 112.35 feet) for 114.03 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the right of radius 74.00 feet (delta 41°06'40") (chord bearing N68°39'12" E) (chord 51.97 feet) for 53.10 feet to a point of tangency; thence run N89°12'32" E for 121.52 feet; thence run N87°06'26" E for 46.35 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 392.24 feet (delta 21°23'35") (chord bearing N80°42'00" E) (chord 145.61 feet) for 146.46 feet; thence run S00°27'02" W along a non-tangent line for 89.58 feet; thence run S18°48'36" W for 1,071.91 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 312.00 feet (delta 18°03'19") (chord bearing S09°46'57" W) (chord 97.91 feet) for 98.32 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the right of radius 238.00 feet (delta 60°01'13") (chord bearing S30°45'54" W) (chord 138.67 feet) for 229.32 feet; thence run S29°13'30" E along a radial line for 137.00 feet to a point on a curve.

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thence run Southwesterly along an arc of a curve to the right of radius 375.00 feet (delta 02°56'39") (chord bearing S62°14'49" W) (chord 19.27 feet) for 19.27 feet to a point of tangency; thence run S63°43'09" W for 516.94 feet; thence run N48°46'02" W for 214.19 feet; thence run S39°41'59" W for 151.00 feet; thence run S34°03'52" W for 55.47 feet; thence run S39°41'59" W for 86.33 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 850.00 feet (delta 03°52'46") (chord bearing S39°29'44" E) (chord 57.54 feet) for 57.55 feet; thence run S52°26'39" W along a radial line for 80.00 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the right of radius 770.00 feet (delta 14°24'41") (chord bearing S30°21'00" E) (chord 193.17 feet) for 193.68 feet; thence run S83°37'00" W along a non-tangent line for 125.58 feet; thence run S87°12'03" W for 465.09 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 305.00 feet (delta 44°31'08") (chord bearing N70°32'23" W) (chord 231.07 feet) for 236.99 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 201.00 feet (delta 159°46'46") (chord bearing S51°49'48" W) (chord 395.76 feet) for 560.52 feet to a point of tangency; thence run S28°03'35" E for 350.17 feet; thence run S14°44'31" E for 159.92 feet; thence run S11°04'25" E for 164.34 feet to a point on a curve; thence run Westerly along an arc of a curve to the right of radius 640.00 feet (delta 14°34'52") (chord bearing S78°29'50" W) (chord 162.43 feet) for 162.87 feet to a point of tangency; thence run S85°47'16" W for 103.64 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 90.00 feet (delta 17°01'46") (chord bearing N85°41'51" W) (chord 26.65 feet) for 26.75 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 190.00 feet (delta 45°52'49") (chord bearing S79°52'37" W) (chord 148.11 feet) for 152.15 feet; thence run N33°03'48" W along a radial line for 61.34 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 94.00 feet (delta 108°32'55") (chord bearing N21°12'40" E) (chord 152.62 feet) for 178.09 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 270.00 feet (delta 22°36'21") (chord bearing N64°10'57" E) (chord 105.84 feet) for 106.53 feet to a point of compound curvature; thence run Northerly along an arc of a curve to the left of radius 102.00 feet (delta 110°26'44") (chord bearing N02°20'35" W) (chord 167.56 feet) for 196.62 feet to a point of tangency; thence run N57°33'57" W for 78.61 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the right of radius 195.00 feet (delta 60°21'14") (chord bearing S62°36'40" W) (chord 196.04 feet) for 205.41 feet; thence run S02°47'17" W along a radial line for 77.21 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 100.00 feet (delta 51°49'50") (chord bearing S23°07'38" E) (chord 87.41 feet) for 90.46 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46") (chord bearing S15°38'11" E) (chord 38.54 feet) for 40.81 feet to a point of tangency; thence run S17°46'12" W for 63.27 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the right of radius 25.00 feet (delta 94°42'39") (chord bearing S65°07'32" W) (chord 36.78 feet) for 41.33 feet to a point of tangency; thence run N67°31'09" W for 136.47 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 100.00 feet (delta 32°45'36") (chord bearing N51°08'21" W) (chord 56.40 feet) for 57.18 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 97.00 feet (delta 67°43'27") (chord bearing N68°37'16" W) (chord 108.10 feet) for 114.65 feet to a point of tangency; thence run S77°31'00" W for 57.86 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 90.00 feet (delta 78°13'56") (chord bearing S38°24'02" W) (chord 113.56 feet) for 122.89 feet to a point of compound curvature; thence run Southeasterly along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing S21°36'38" E) (chord 97.72 feet) for 99.93 feet to a point of cusp; thence run N42°30'21" W for 260.38 feet; thence run S86°55'59" W for 507.21 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 175.00 feet (delta 23°42'43") (chord bearing N81°12'40" W) (chord 71.95 feet) for 71.95 feet to a point of tangency; thence run N69°21'19" W for 585.07 feet; thence run S33°12'19" W for 100.00 feet to a point on a curve;

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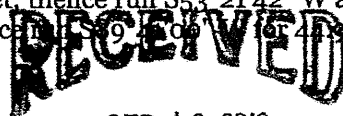
COMMUNITY DEVELOPMENT

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DESCRIPTION (CONT.)

thence run Westerly along an arc of a curve to the left of radius 199.00 feet (delta 85°50'24") (chord bearing S80°17'07" W) (chord 271.03 feet) for 298.14 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 80.00 feet (delta 80°21'13") (chord bearing S77°32'31" W) (chord 103.22 feet) for 112.19 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 617.00 feet (delta 12°05'13") (chord bearing N68°19'29" W) (chord 129.92 feet) for 130.16 feet to a point of tangency; thence run N74°22'05" W for 69.19 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 333.00 feet (delta 28°18'26") (chord bearing N60°12'53" W) (chord 162.85 feet) for 164.52 feet to a point of tangency; thence run N46°03'40" W for 122.65 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 467.00 feet (delta 36°52'20") (chord bearing N64°29'50" W) (chord 295.38 feet) for 300.53 feet to a point of tangency; thence run N82°56'00" W for 141.12 feet; thence run S86°42'12" W for 25.00 feet; thence run S03°17'48" E for 328.28 feet; thence run S86°42'12" W for 80.00 feet to a point on a curve; thence run Southerly along an arc of a curve to the left of radius 440.00 feet (delta 02°08'51") (chord bearing S04°22'14" E) (chord 16.49 feet) for 16.49 feet; thence run S86°42'12" W along a non-tangent line for 467.07 feet to a point of curvature thence run Westerly along an arc of a curve to the right of radius 1,060.00 feet (delta 34°30'47") (chord bearing N76°02'25" W) (chord 628.90 feet) for 638.51 feet to a point of compound curvature; thence run Northwesterly along an arc of a curve to the right of radius 250.00 feet (delta 68°18'47") (chord bearing N24°37'38" W) (chord 280.73 feet) for 298.07 feet to a point of tangency; thence run N09°31'45" E for 74.54 feet; thence run N30°49'51" E for 249.11 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 220.00 feet (delta 52°51'01") (chord bearing N57°15'21" E) (chord 195.81 feet) for 202.93 feet; thence run S78°58'39" E along a non-tangent line for 65.57 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the right of radius 210.00 feet (delta 99°35'44") (chord bearing S29°10'47" E) (chord 320.78 feet) for 365.04 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 140.00 feet (delta 109°40'40") (chord bearing S34°13'15" E) (chord 228.91 feet) for 267.99 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 740.00 feet (delta 04°14'14") (chord bearing N88°49'19" E) (chord 54.71 feet) for 54.72 feet to a point of tangency; thence run N86°42'12" E for 132.26 feet; thence run N05°56'52" E for 237.29 feet; thence run N56°20'36" W for 152.66 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the right of radius 205.00 feet (delta 50°04'41") (chord bearing N31°18'16" W) (chord 173.53 feet) for 179.18 feet to a point of tangency; thence run N06°15'55" W for 124.53 feet; thence run N27°16'52" W for 98.20 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 105.00 feet (delta 18°12'47") (chord bearing N18°10'29" W) (chord 33.24 feet) for 33.38 feet to a point of tangency; thence run N09°04'05" W for 116.79 feet; thence run N32°41'11" W for 43.10 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 65.00 feet (delta 94°24'55") (chord bearing N79°53'38" W) (chord 95.40 feet) for 107.11 feet to a point of tangency; thence run S52°53'54" W for 58.04 feet; thence run S48°30'36" W for 61.36 feet; thence run N19°19'23" W for 164.33 feet; thence run N28°32'48" E for 50.78 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the right of radius 75.00 feet (delta 72°09'44") (chord bearing N64°37'40" E) (chord 88.34 feet) for 94.46 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 65.00 feet (delta 35°36'29") (chord bearing N82°54'17" E) (chord 39.75 feet) for 40.40 feet to a point of tangency; thence run N65°06'03" E for 59.44 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the right of radius 283.00 feet (delta 10°53'14") (chord bearing N25°08'05" W) (chord 53.69 feet) for 53.77 feet to a point of tangency; thence run N19°41'28" W for 224.63 feet to a point of curvature; thence run Northwesterly along an arc of a curve to the left of radius 387.00 feet (delta 16°56'50") (chord bearing N28°09'53" W) (chord 114.05 feet) for 114.47 feet; thence run S53°21'42" W along a radial line for 66.00 feet; thence run N01°26'15" W for 93.06 feet; thence run S59°15'00" W for 41.32 feet to a point on a curve;

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thence run Northwesterly along an arc of a curve to the left of radius 580.00 feet (delta 20°04'37") (chord bearing N60°42'11" W) (chord 202.20 feet) for 203.24 feet to a point of reverse curvature; thence run Northwesterly along an arc of a curve to the right of radius 470.00 feet (delta 23°02'27") (chord bearing N59°13'16" W) (chord 187.73 feet) for 189.00 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the left of radius 700.00 feet (delta 48°28'37") (chord bearing N71°56'21" W) (chord 574.75 feet) for 592.26 feet to a point of tangency; thence run S83°49'20" W for 247.09 feet to a point of curvature; thence run Southwesterly along an arc of a curve to the left of radius 300.00 feet (delta 41°00'25") (chord bearing S63°19'08" W) (chord 210.16 feet) for 214.71 feet to a point of tangency; thence run S42°48'55" W for 86.85 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 313.00 feet (delta 132°03'02") (chord bearing N71°09'34" W) (chord 571.99 feet) for 721.38 feet to a point of tangency; thence run N05°08'03" W for 142.76 feet; thence run N38°34'30" W for 22.21 feet; thence run N10°27'10" W for 62.69 feet to a point on a curve; thence run Easterly along an arc of a curve to the left of radius 300.00 feet (delta 15°54'03") (chord bearing N71°35'48" E) (chord 82.99 feet) for 83.26 feet; thence run N08°48'59" W along a non-tangent line for 105.33 feet; thence run N41°34'28" W for 87.29 feet to a point of curvature; thence run Northerly along an arc of a curve to the right of radius 125.00 feet (delta 104°11'17") (chord bearing N10°31'11" E) (chord 197.26 feet) for 227.30 feet to a point of tangency; thence run N62°36'50" E for 68.76 feet; thence run N31°06'21" E for 60.17 feet to a point of cusp; thence run Southerly along an arc of a curve to the left of radius 45.00 feet (delta 95°29'04") (chord bearing S16°38'12" E) (chord 66.61 feet) for 74.99 feet to a point of compound curvature; thence run Easterly along an arc of a curve to the left of radius 130.87 feet (delta 74°23'38") (chord bearing N78°25'27" E) (chord 158.24 feet) for 169.93 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 70.00 feet (delta 58°13'55") (chord bearing N70°20'36" E) (chord 68.12 feet) for 71.14 feet to a point of reverse curvature; thence run Northeasterly along an arc of a curve to the left of radius 83.48 feet (delta 100°27'26") (chord bearing N49°13'51" E) (chord 128.32 feet) for 146.36 feet to a point of tangency; thence run N00°59'52" W for 83.57 feet; thence run N89°00'08" E for 981.08 feet; thence run S00°59'52" E for 65.05 feet to a point of curvature; thence run Southeasterly along an arc of a curve to the left of radius 65.00 feet (delta 63°22'11") (chord bearing S32°40'57" E) (chord 68.28 feet) for 71.89 feet to a point of tangency; thence run S64°22'02" E for 278.74 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 65.00 feet (delta 66°12'09") (chord bearing N82°31'53" E) (chord 71.00 feet) for 75.10 feet to a point of tangency; thence run N49°25'49" E for 54.82 feet to a point on a curve; thence run Northwesterly along an arc of a curve to the right of radius 190.00 feet (delta 45°33'43") (chord bearing N21°32'23" W) (chord 147.14 feet) for 151.09 feet to a point of tangency; thence run N01°14'28" E for 67.44 feet; thence run N89°00'08" E for 1,023.75 feet; thence run S34°03'00" E for 73.63 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 385.00 feet (delta 66°05'53") (chord bearing S01°00'03" E) (chord 419.92 feet) for 444.15 feet to a point of reverse curvature; thence run Southeasterly along an arc of a curve to the left of radius 110.00 feet (delta 118°57'19") (chord bearing S27°25'46" E) (chord 189.51 feet) for 228.38 feet to a point of tangency; thence run S86°54'26" E for 216.69 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 240.00 feet (delta 36°52'22") (chord bearing N74°39'23" E) (chord 151.80 feet) for 154.45 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 1,160.00 feet (delta 24°46'31") (chord bearing N68°36'27" E) (chord 497.70 feet) for 501.59 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 100.00 feet (delta 26°58'22") (chord bearing N67°30'31" E) (chord 46.64 feet) for 47.08 feet to a point of tangency; thence run N54°01'20" E for 82.77 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 75.00 feet (delta 54°55'47") (chord bearing N26°33'26" E) (chord 69.18 feet) for 71.90 feet to a point of tangency; thence run N00°54'27" W for 72.80 feet to a point on a curve; thence run Northerly along an arc of a curve to the right of radius 87.30 feet (delta 106°01'40") (chord bearing N21°54'55" E) (chord 18.98 feet) for 18.99 feet to a point of tangency.

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thence run Easterly along an arc of a curve to the right of radius 69.41 feet (delta 79°19'24") (chord bearing N68°43'56" E) (chord 88.61 feet) for 96.10 feet; thence run S89°50'27" E along a non-tangent line for 77.53 feet; thence run N00°23'46" W for 260.46 feet; thence run N89°00'08" E for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55" E along said East line for 50.00 feet; thence run N89°00'08" E for 1,787.98 feet; thence run S00°59'52" E for 120.20 feet; thence run S12°17'00" E for 39.38 feet; thence run S28°53'00" E for 92.79 feet; thence run S50°17'33" E for 51.98 feet; thence run N78°15'11" E for 53.67 feet; thence run S38°05'10" E for 152.77 feet; thence run N78°15'11" E for 46.09 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 90.00 feet (delta 54°06'42") (chord bearing N51°11'50" E) (chord 81.87 feet) for 85.00 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 55.00 feet (delta 139°38'20") (chord bearing S86°02'21" E) (chord 103.25 feet) for 134.04 feet to a point of tangency; thence run S16°13'10" E for 71.11 feet; thence run S86°30'38" E for 73.35 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 60.00 feet (delta 22°35'19") (chord bearing S75°12'58" E) (chord 23.50 feet) for 23.65 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 43.00 feet (delta 66°27'16") (chord bearing N82°51'03" E) (chord 47.12 feet) for 49.87 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the right of radius 83.00 feet (delta 64°11'23") (chord bearing N81°43'07" E) (chord 88.20 feet) for 92.99 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 525.00 feet (delta 08°38'01") (chord bearing S70°30'12" E) (chord 79.03 feet) for 79.11 feet to a point reverse curvature; thence run Southeasterly along an arc of a curve to the right of radius 80.00 feet (delta 63°33'43") (chord bearing S43°02'21" E) (chord 84.27 feet) for 88.75 feet to an intersection with the North line of the Northwest Quarter (NW ¼) of said Section 36; thence run N89°12'44" E along the North line of said fraction for 14.42 feet to the POINT OF BEGINNING.

LESS and EXCEPT from Parcel 3 the following described parcels:

Tract "A-2" and Tract "C-1", RIVER HALL COUNTRY CLUB, PHASE TWO, recorded in Instrument Number 2006000409514, all recorded in the Public Records of Lee County, Florida.

And less and except from Parcel 3:

A portion of Tract "A", RIVER HALL COUNTRY CLUB, PHASE ONE, recorded in Instrument Number 2005000153068 and all of Tract "B-4", RIVER HALL COUNTRY CLUB, PHASE TWO, recorded in Instrument Number 2006000409514, all recorded in the Public Records of Lee County, Florida. being more particularly described as follows:

Beginning at the Easterly most corner of Tract "C-2" of said record plat, River Hall Country Club, Phase Two, run the following sixteen (16) courses along the Easterly line of said Tract "C-2": Northwestery along an arc of a curve to the right of radius 1,040.00 feet (delta 03°26'40") (chord bearing N28°22'09" W) (chord 62.51 feet) for 62.52 feet to a point of tangency; N26°38'49" W for 149.77 feet to a point of cusp; Southerly along an arc of a curve to the right of radius 10.00 feet (delta 90°00'00") (chord bearing S18°21'11" W) (chord 14.14 feet) for 15.71 feet to a point of tangency; S63°21'11" W for 18.00 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 104.00 feet (delta 16°44'31") (chord bearing S54°58'55" W) (chord 30.28 feet) for 30.39 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 185.00 feet (delta 16°44'31") (chord bearing S54°58'55" W) (chord 53.86 feet) for 54.06 feet to a point of tangency; S63°21'11" W for 41.46 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 85.00 feet (delta 76°57'56") (chord bearing N78°09'51" W) (chord 80.90 feet) for 87.31 feet to a point of tangency;

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N39°40'41"W for 346.93 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 65.00 feet (delta 66°02'56") (chord bearing N06°39'13"W) (chord 70.85 feet) for 74.93 feet to a point of tangency; N26°22'15"E for 137.99 feet to a point of curvature; Northeasterly along an arc of a curve to the right of radius 112.00 feet (delta 11°39'27") (chord bearing N32°11'58"E) (chord 22.75 feet) for 22.79 feet to a point of tangency; N38°01'41"E for 25.21 feet to a point of curvature; Northeasterly along an arc of a curve to the left of radius 138.00 feet (delta 12°53'35") (chord bearing N31°34'54"E) (chord 30.99 feet) for 31.05 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 10.00 feet (delta 96°25'26") (chord bearing N73°20'50"E) (chord 14.91 feet) for 16.83 feet to a point of cusp and Westerly along an arc of a curve to the left of radius 510.00 feet (delta 45°53'49") (chord bearing N81°23'21"W) (chord 397.70 feet) for 408.54 feet; thence run N14°20'16"W for 80.00 feet to an intersection with the Northerly line of said Tract "A"; thence run Southeasterly along the Northerly of said Tract "A" and along an arc of a curve to the right of radius 590.00 feet (delta 77°41'27") (chord bearing S65°29'33"E) (chord 740.12 feet) for 800.02 feet to a point of tangency; thence run S26°38'49"E for 433.02 feet to a point of curvature; thence run Southeasterly along the Northerly of said Tract "A" and along arc of a curve to the left of radius 960.00 feet (delta 03°43'55") (chord bearing S28°30'47"E) (chord 62.52 feet) for 62.53 feet; thence run S63°21'11"W for 80.16 feet to the POINT OF BEGINNING.

PARCEL 4:

Lots 58 through 64, Lot 91, Lots 105 through 128, Tract "D-13" and a portion of Tract "A-7", RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 2006000409514, Lee County Records, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 64 run Westerly along an arc of a curve to the right of radius 507.00 feet (delta 00°14'28") (chord bearing N81°46'35" W) (chord 2.13 feet) for 2.13 feet to a point of tangency; thence run N81°39'21" W for 35.36 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 638.00 feet (delta 22°10'10") (chord bearing S87°15'34" W) (chord 245.33 feet) for 246.86 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 615.00 feet (delta 10°30'59") (chord bearing S66°31'54" W) (chord 112.72 feet) for 112.88 feet to a point of tangency; thence run S71°47'24" W for 70.09 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the left of radius 84.98 feet (delta 18°58'52") (chord bearing S62°17'23" W) (chord 28.02 feet) for 28.15 feet; thence run N19°58'28" W along a non-tangent line for 147.35 feet to a point on a curve; thence run Southwesterly along an arc of a curve to the left of radius 180.00 feet (delta 54°34'11") (chord bearing S34°36'58" W) (chord 165.03 feet) for 171.44 feet to a point of tangency; thence run S07°19'52" W for 111.15 feet to a point on a non-tangent curve; thence run Southwesterly along an arc of a curve to the right of radius 307.36 feet (delta 81°39'18") (chord bearing S48°25'26" W) (chord 401.90 feet) for 438.03 feet; thence run N89°31'51" W along a non-tangent line for 684.37 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 185.00 feet (delta 13°28'05") (chord bearing S83°44'07" W) (chord 43.39 feet) for 43.49 feet to a point of reverse curvature; thence run Westerly along an arc of a curve to the right of radius 215.00 feet (delta 13°50'13") (chord bearing S83°55'11" W) (chord 51.80 feet) for 51.92 feet to a point of reverse curvature; thence run Southwesterly along an arc of a curve to the left of radius 10.00 feet (delta 90°22'08") (chord bearing S45°39'14" W) (chord 14.19 feet) for 15.77 feet to a point of cusp; thence run N00°28'09" E for 250.82 feet; thence run S88°47'44" E for 210.92 feet; thence run N86°33'20" E for 95.24 feet; thence run N88°14'30" E for 122.16 feet; thence run S74°32'17" E for 86.16 feet; thence run S88°32'44" E for 140.39 feet; thence run S79°09'06" E for 64.22 feet; thence run N75°27'17" E for 54.79 feet; thence run N59°58'21" E for 75.99 feet; thence run N66°39'44" E for 66.32 feet; thence run N12°21'11" E for 104.46 feet; thence run N01°33'44" W for 79.15 feet; thence run N19°06'25" E for 81.15 feet;

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SEP 16 2013

DCI 2013-00003

COMMUNITY DEVELOPMENT

Page 10

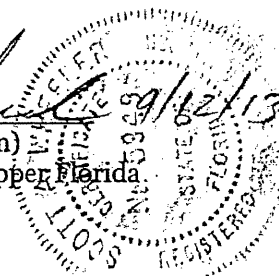
DESCRIPTION (CONT.)

thence run N23°27'18" E for 38.04 feet; thence run N59°50'47" E for 123.37 feet; thence run N10°55'02" E for 6.12 feet to a point on a curve; thence run Northeasterly along an arc of a curve to the right of radius 415.00 feet (delta 17°34'19") (chord bearing N63°00'14" E) (chord 126.78 feet) for 127.28 feet to a point of tangency; thence run N71°47'24" E for 70.06 feet to a point of curvature; thence run Northeasterly along an arc of a curve to the left of radius 285.00 feet (delta 44°19'39") (chord bearing N49°37'34" E) (chord 215.04 feet) for 220.49 feet; thence run S80°19'00" E along a non-tangent line for 200.63 feet to a point on a curve; thence run Southerly along an arc of a curve to the left of radius 230.00 feet (delta 10°55'34") (chord bearing S04°13'13" W) (chord 43.79 feet) for 43.86 feet; thence run N84°06'00" E along a non-tangent line for 145.78 feet to a point on a curve; thence run Southeasterly along an arc of a curve to the left of radius 43.00 feet (delta 35°14'55") (chord bearing S36°13'33" E) (chord 26.04 feet) for 26.45 feet; thence run S36°09'00" W along a radial line for 24.42 feet; thence run S12°58'00" W for 161.00 feet; thence run S81°39'21" E for 30.64 feet; thence run S04°08'00" W for 137.37 feet to the POINT OF BEGINNING.

Total Rezone Area contains 1,227.85 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS2007) and are based on the East line of the Southeast Quarter (SE 1/4) of said Section 34 to bear N00°59'34"W.

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



L:\22955 - River Hall - Due Diligence\Survey\descriptions\22955SKRZ01.doc

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COMMUNITY DEVELOPMENT

DCI 2013-00003

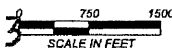
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SEP 16 2013

COMMUNITY DEVELOPMENT

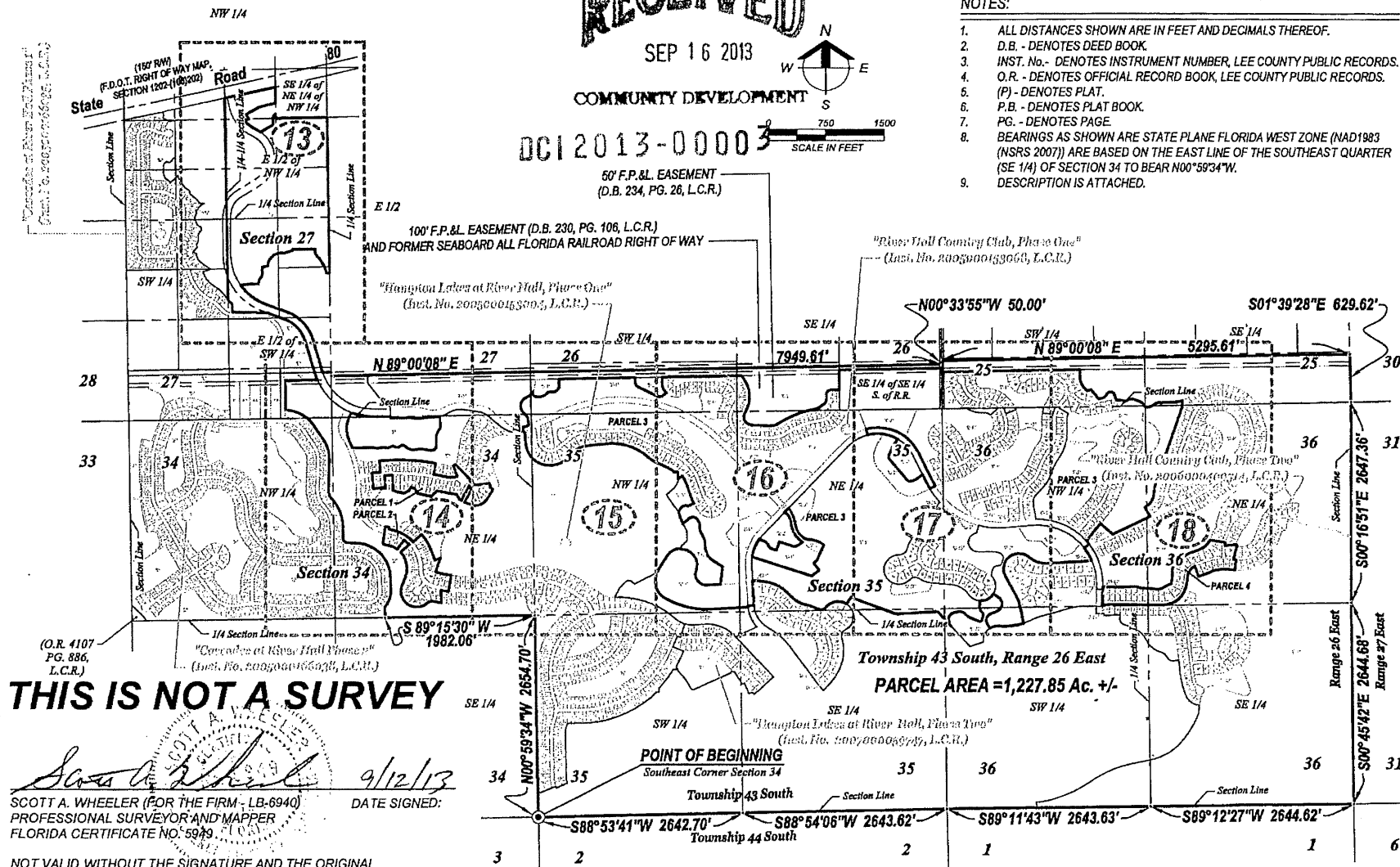
DCI 2013-0000

50' F.P.&L. EASEMENT
(D.B. 234, PG. 26, L.C.R.)



NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. D.B. - DENOTES DEED BOOK.
3. INST. No. - DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
7. PG. - DENOTES PAGE.
8. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34 TO BEAR N00°59'34"W.
9. DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

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

DATE SIGNED: 9/12/13

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

Barraco
and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 MAGNOLIA BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-1370
FAX (239) 481-3159
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING: 1206 - SURVEYING: LB-6940

LandMar
GROUP, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33420

PHONE (239) 274-0321
FAX (239) 274-0317

PROJECT DESCRIPTION

A Parcel of Land in
Sections 25, 26, 27,
34, 35 & 36
Township 43 South,
Range 26 East
Lee County, Florida

PROJECT SURVEYOR



FILE NAME: 2209000001.DWG
LAYOUT: 18
LOCATION: 2209000001 SURVEY 18 BENCH MARK
PROJECT DATE: 09/12/2013 - 12:00 PM
PROJECT: 2209000001
DRAWING DATA
SURVEY DATE: 09/12/2013
DRAWN BY: P. OLSON
CHECKED BY: SAW
SCALE: 1"=100'
FIELD BOOK: PLAT REVISIONS

SKETCH TO
ACCOMPANY
DESCRIPTION

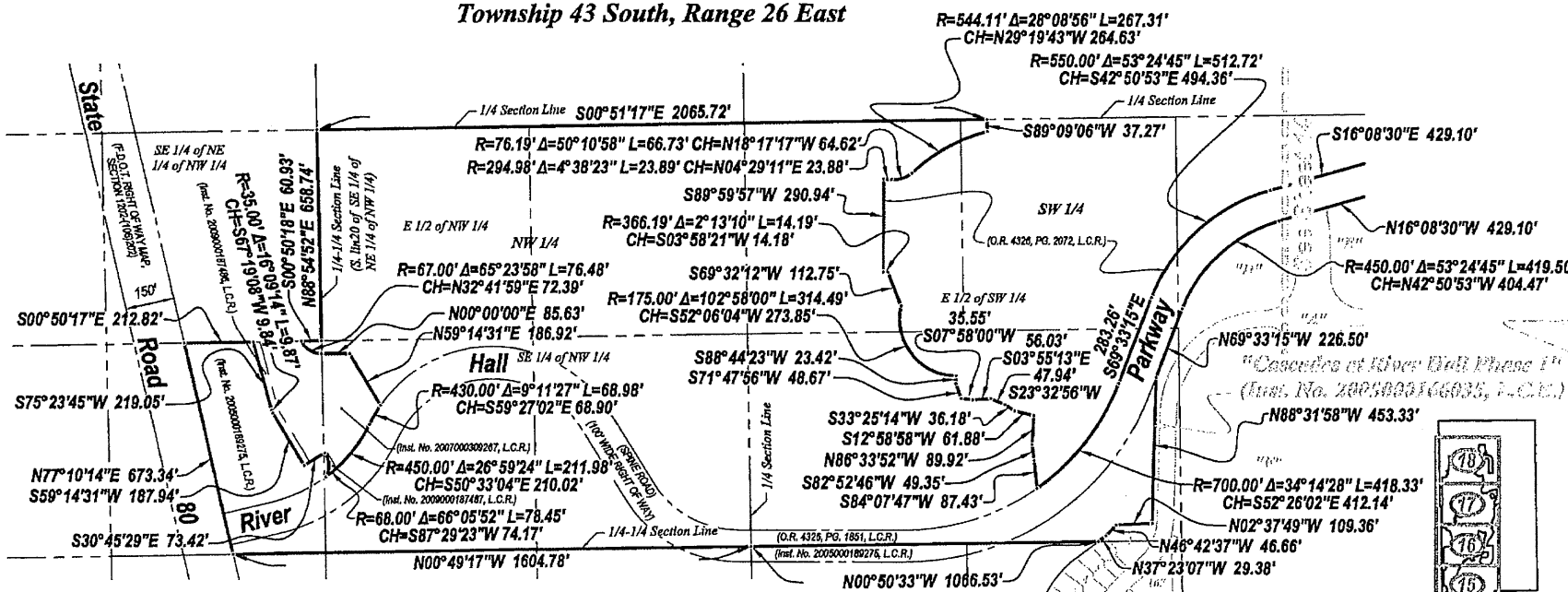
PROJECT FILE NO: 2209000001
SHEET NUMBER: 12 OF 18

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COMMUNITY DEVELOPMENT

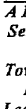
Section 27
Township 43 South, Range 26 East

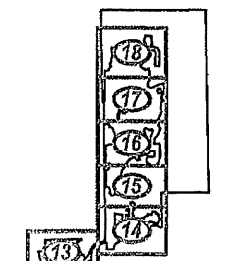
DCI 2013-00003



SHEET INDEX MAP

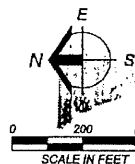
SCALE 1"=8000'

	
CIVIL ENGINEERING - LAND DEVELOPMENT LAND PLANNING - LANDSCAPE DESIGN	
www.barraco.net	
2711 LASSITER BLVD., SUITE 500 POST OFFICE DRAWER 3808 FORT MYERS, FL 33905-0880 PHONE (239) 481-3129 FAX (239) 481-3188	
FLORIDA DEPARTMENT OF TRANSPORTATION ELECTRONIC TRAVEL SURVEY LOG 89-90	
PREPARED FOR	
	
2401 BETHLEHEM PARKWAY ALVA, FLORIDA 33820	
PHONE (772) 274-0321 FAX (772) 274-0317	
PROJECT DESCRIPTION	
<i>A Parcel of Land in Sections 25, 26, 27, 34, 35 & 36 Township 43 South, Range 26 East Lee County, Florida</i>	
PROJECT SURVEYOR	
	
I HEREBY CERTIFY THE SIGNATURE AND SEAL OF THE SURVEYOR OF A FLORIDA LICENSED SURVEYOR AND MAPS	
JOB NO.	1399 (JANUARY 2003)
LOCATION	1/2 SECTION 26, TOWNSHIP 43 N, R. 26 E, LEE CO., FLA.
ACQUISITION	TUG - 3/26/03 - 12:30 PM
PLOT BY	PETER D. SMITH
DRAWING DATA	
SURVEY DATE	04-04-2003
DRAWN BY	P. D. SMITH
CALCULATED BY	B. W.
SCALE	1"=100'
FIELD BOOK	
PLAIN AREA 15.0000	
STRAPPLING	
FILE 2003 AREA	
SKETCH TO ACCOMPANY DESCRIPTION	
PROJECT FILE NO.	SHEET NUMBER
23993	13 OF 18



SHEET INDEX MAP

SCALE 1"=8000'



COMMUNITY DEVELOPMENT

DCI 2013-00003

S00°51'15"E 50.00'
N89°00'08"E 112.79'

R=700.00' Δ=2°04'24" L=25.33'
CH=S17°10'43"E 25.33'

1/4 Section Line
S16°08'30"W 429.10'

N16°08'30"W 429.10'
R=800.00' Δ=7°26'15" L=103.85'
CH=N19°51'38"W 103.77'

N00°59'58"W 386.31'

R=80.00' Δ=22°16'45" L=31.11' CH=N57°32'28"E 30.91'
R=225.00' Δ=30°22'46" L=119.30' CH=N85°33'58"E 117.91'
S79°14'39"E 192.58'

R=2525.00' Δ=0°07'16" L=5.34'
CH=N78°18'18"W 5.34'

S10°38'04"W 151.00'

R=2676.00' Δ=16°00'07" L=747.37'
CH=N87°21'59"W 744.94'

N05°22'03"W 151.00'

S04°17'12"E 169.75'

N06°27'30"W 200.00'

N08°23'15"E 56.42'

R=445.00' Δ=34°38'18" L=269.03'
CH=N16°05'14"W 264.95'

R=445.00' Δ=55°01'01" L=427.30'
CB=N60°54'53"W 411.07'

R=445.00' Δ=55°01'01" L=427.30'
CB=N60°54'53"W 411.07'

R=445.00' Δ=55°01'01" L=427.30'
CB=N60°54'53"W 411.07'

R=445.00' Δ=55°01'01" L=427.30'
CB=N60°54'53"W 411.07'

R=445.00' Δ=55°01'01" L=427.30'
CB=N60°54'53"W 411.07'

R=445.00' Δ=55°01'01" L=427.30'
CB=N60°54'53"W 411.07'

R=445.00' Δ=55°01'01" L=427.30'
CB=N60°54'53"W 411.07'

R=445.00' Δ=55°01'01" L=427.30'
CB=N60°54'53"W 411.07'

R=445.00' Δ=55°01'01" L=427.30'
CB=N60°54'53"W 411.07'

- (1) R=314.00' Δ=64°32'52" L=353.74' CH=N10°27'39"W 335.33'
(2) R=314.00' Δ=32°33'06" L=178.39' CH=N70°09'47"W 176.00'
(3) R=25.00' Δ=94°40'12" L=41.31' CH=N39°06'14"W 36.77'
(4) R=504.56' Δ=1°09'55" L=10.26' CH=S80°19'37"E 10.26'

R=208.00' Δ=15°02'52" L=54.63'
CH=S12°27'23"E 54.47'
N83°15'36"E 153.20'
N81°03'16"E 36.46'

S44°34'58"E 288.53'
S42°56'42"E 27.72'
S29°18'19"W Δ=7°19'41" L=205.28'
N50°41'57"W CH=N77°35'13"W 205.14'
58.54' 37.78' S16°45'04"W 111.77'
N30°10'43"W S21°14'22"W 88.38'

N78°42'40"W 107.04'
N78°36'16"W 158.97'
102.85' N 68°50'40" E
S45°25'54"W N78°25'35"W 187.89'

N27°41'18"W 72.73'
N72°32'41"W 56.71'
S31°10'35"W 52.90'
S63°59'52"W 67.89'
N78°47'42"W 78.27'
S07°54'55"W 26.43'
N72°41'39"W 43.37' 72.32'

N72°20'12"W 23.61'
S27°46'54"W S 82°10'43" E 39.30'
N05°36'00"W 16.78'
S83°54'52"W 49.75'

N06°27'30"W 200.00'
N00°45'54"W 156.54'
N38°49'41"W 48.28'
406.49' N01°13'55"E

R=540.00' Δ=39°03'47" L=368.16'
CB=N20°17'48"W 361.07'

R=155.00' Δ=41°03'37" L=111.08'
CH=N19°17'53"W 108.72'

R=550.00' Δ=9°21'44" L=8.99' CH=N10°06'10"W 8.98'
N 90°00' Δ=37°31'25" L=58.94' CH=N24°11'00"W 57.89'
O R=2475.00' Δ=2°31'47" L=109.28' CH=S86°58'41"W 109.27'
P R=455.00' Δ=6°19'56" L=50.29' CH=S80°44'54"W 50.26'

Q R=2525.00' Δ=1°14'43" L=54.87' CH=N84°00'36"E 54.87'
R R=100.00' Δ=4°05'01" L=7.13' CH=S25°43'21"W 7.13'
S R=12.00' Δ=70°42'34" L=14.81' CH=S07°35'25"E 13.89'
T R=90.00' Δ=37°31'25" L=58.94' CH=S61°42'25"E 57.89'

R=1821.00' Δ=3°07'08" L=99.13'
CH=N79°41'29"W 99.12'
S00°44'30"E 163.51'
R=2355.00' Δ=2°29'12" L=102.20'
CH=N79°46'45"W 102.20'
R=100.00' Δ=52°53'49" L=92.32'
CH=S75°00'56"W 89.08'

R=1605.00' Δ=7°19'41" L=205.28'
N50°41'57"W CH=N77°35'13"W 205.14'
58.54' 37.78' S16°45'04"W 111.77'
N30°10'43"W S21°14'22"W 88.38'

N78°42'40"W 107.04'
N78°36'16"W 158.97'
102.85' N 68°50'40" E
S45°25'54"W N78°25'35"W 187.89'

N27°41'18"W 72.73'
N72°32'41"W 56.71'
S31°10'35"W 52.90'
S63°59'52"W 67.89'
N78°47'42"W 78.27'
S07°54'55"W 26.43'
N72°41'39"W 43.37' 72.32'

N72°20'12"W 23.61'
S27°46'54"W S 82°10'43" E 39.30'
N05°36'00"W 16.78'
S83°54'52"W 49.75'

N06°27'30"W 200.00'
N00°45'54"W 156.54'
N38°49'41"W 48.28'
406.49' N01°13'55"E

R=540.00' Δ=39°03'47" L=368.16'
CB=N20°17'48"W 361.07'

R=155.00' Δ=41°03'37" L=111.08'
CH=N19°17'53"W 108.72'

R=550.00' Δ=9°21'44" L=8.99' CH=N10°06'10"W 8.98'
N 90°00' Δ=37°31'25" L=58.94' CH=N24°11'00"W 57.89'
O R=2475.00' Δ=2°31'47" L=109.28' CH=S86°58'41"W 109.27'
P R=455.00' Δ=6°19'56" L=50.29' CH=S80°44'54"W 50.26'

Q R=2525.00' Δ=1°14'43" L=54.87' CH=N84°00'36"E 54.87'
R R=100.00' Δ=4°05'01" L=7.13' CH=S25°43'21"W 7.13'
S R=12.00' Δ=70°42'34" L=14.81' CH=S07°35'25"E 13.89'
T R=90.00' Δ=37°31'25" L=58.94' CH=S61°42'25"E 57.89'

R=1821.00' Δ=3°07'08" L=99.13'
CH=N79°41'29"W 99.12'
S00°44'30"E 163.51'
R=2355.00' Δ=2°29'12" L=102.20'
CH=N79°46'45"W 102.20'
R=100.00' Δ=52°53'49" L=92.32'
CH=S75°00'56"W 89.08'

R=100.00' Δ=4°05'01" L=7.13' CH=S25°43'21"W 7.13'
S R=12.00' Δ=70°42'34" L=14.81' CH=S07°35'25"E 13.89'
T R=90.00' Δ=37°31'25" L=58.94' CH=S61°42'25"E 57.89'

"Humpton Lakes at River Hall, Phase One"
(Inst. No. 2005000153084, L.C.R.L.)

POINT OF BEGINNING

S08°44'57"W 216.00'
1982.06'

R=1821.00' Δ=3°07'08" L=99.13'
CH=N79°41'29"W 99.12'
S00°44'30"E 163.51'
R=2355.00' Δ=2°29'12" L=102.20'
CH=N79°46'45"W 102.20'
R=100.00' Δ=52°53'49" L=92.32'
CH=S75°00'56"W 89.08'

R=208.00' Δ=153°14'45" L=556.33'
CH=N54°48'35"W 404.71'

N21°48'47"E 116.64'
R=295.00' Δ=45°41'55" L=235.29'
CB=N20°27'40"E 229.10'
N00°44'13"W 145.88'

R=470.00' Δ=86°38'22" L=710.71'
CH=N45°42'28"W 644.90'

R=60.00' Δ=86°15'45" L=92.43' CH=N44°53'47"W 83.56'

E R=525.00' Δ=40°23'04" L=370.04' CH=S61°53'33"E 362.43'
F R=676.00' Δ=20°32'40" L=242.39' CH=S31°25'40"E 241.10'
G R=465.00' Δ=1°09'10" L=90.51' CH=N48°18'39"W 90.37'
H R=89.14' Δ=4°31'15" L=7.03' CH=S36°59'05"W 7.03'

I R=2152.18' Δ=3°07'17" L=117.25' CH=S33°01'08"W 117.24'
J R=227.87' Δ=48°52'23" L=194.37' CH=S55°53'41"W 188.53'
K R=117.38' Δ=35°52'39" L=73.50' CH=N81°43'48"W 72.31'
L R=16.59' Δ=11°13'23" L=3.25' CH=N69°24'10"W 3.25'

M R=55.00' Δ=9°21'44" L=8.99' CH=N10°06'10"W 8.98'
N R=90.00' Δ=37°31'25" L=58.94' CH=N24°11'00"W 57.89'
O R=2475.00' Δ=2°31'47" L=109.28' CH=S86°58'41"W 109.27'
P R=455.00' Δ=6°19'56" L=50.29' CH=S80°44'54"W 50.26'

Q R=2525.00' Δ=1°14'43" L=54.87' CH=N84°00'36"E 54.87'
R R=100.00' Δ=4°05'01" L=7.13' CH=S25°43'21"W 7.13'
S R=12.00' Δ=70°42'34" L=14.81' CH=S07°35'25"E 13.89'
T R=90.00' Δ=37°31'25" L=58.94' CH=S61°42'25"E 57.89'

Barraco
and Associates, Inc.

2271 WAGGONER BLVD., SUITE 100
FORT MYERS, FLORIDA 33902-2600
PHONE (239) 481-3100
FAX (239) 481-3108

FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING 13, 18, 44C

LandMar
GROUP, LLC

2401 RIVER HALL PARKWAY
ALMA, FLORIDA 33009

PHONE (239) 374-5321
FAX (239) 374-5317

PROJECT DESCRIPTION

A Parcel of Land in
Sections 25, 26, 27,
34, 35 & 36
Township 43 South,
Range 26 East
Lee County, Florida

PROJECT SURVEYOR

NOT USED FOR THE SURVEYOR
AND THE SURVEYOR'S JOURNAL OF A
FEDERAL LICENSED SURVEYOR OR REGISTERED

LAYOUT 14

LOCATION 14

DATE 14

DATE 14

DATE 14

DATE 14

DATE 14

DATE 14

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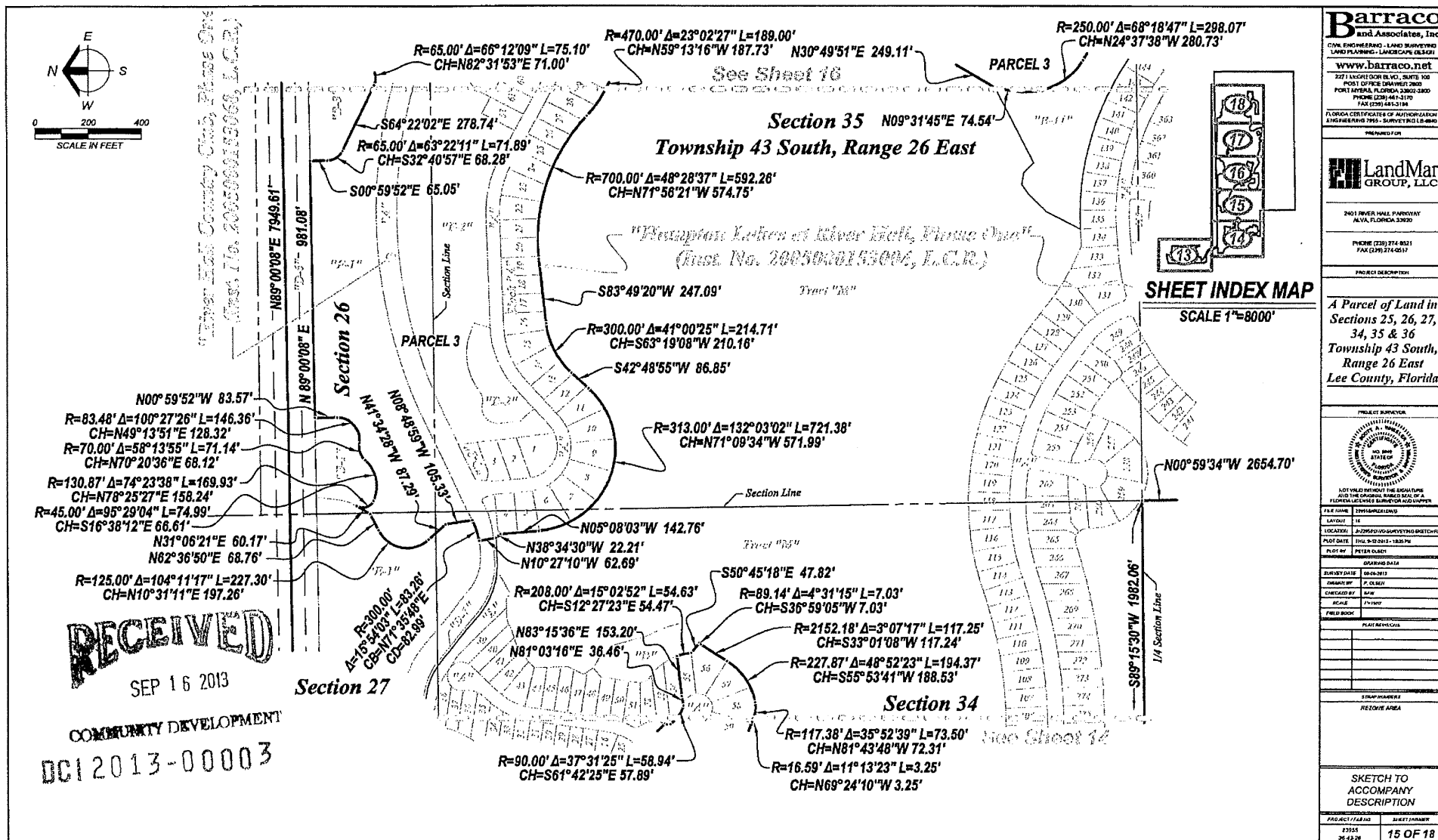
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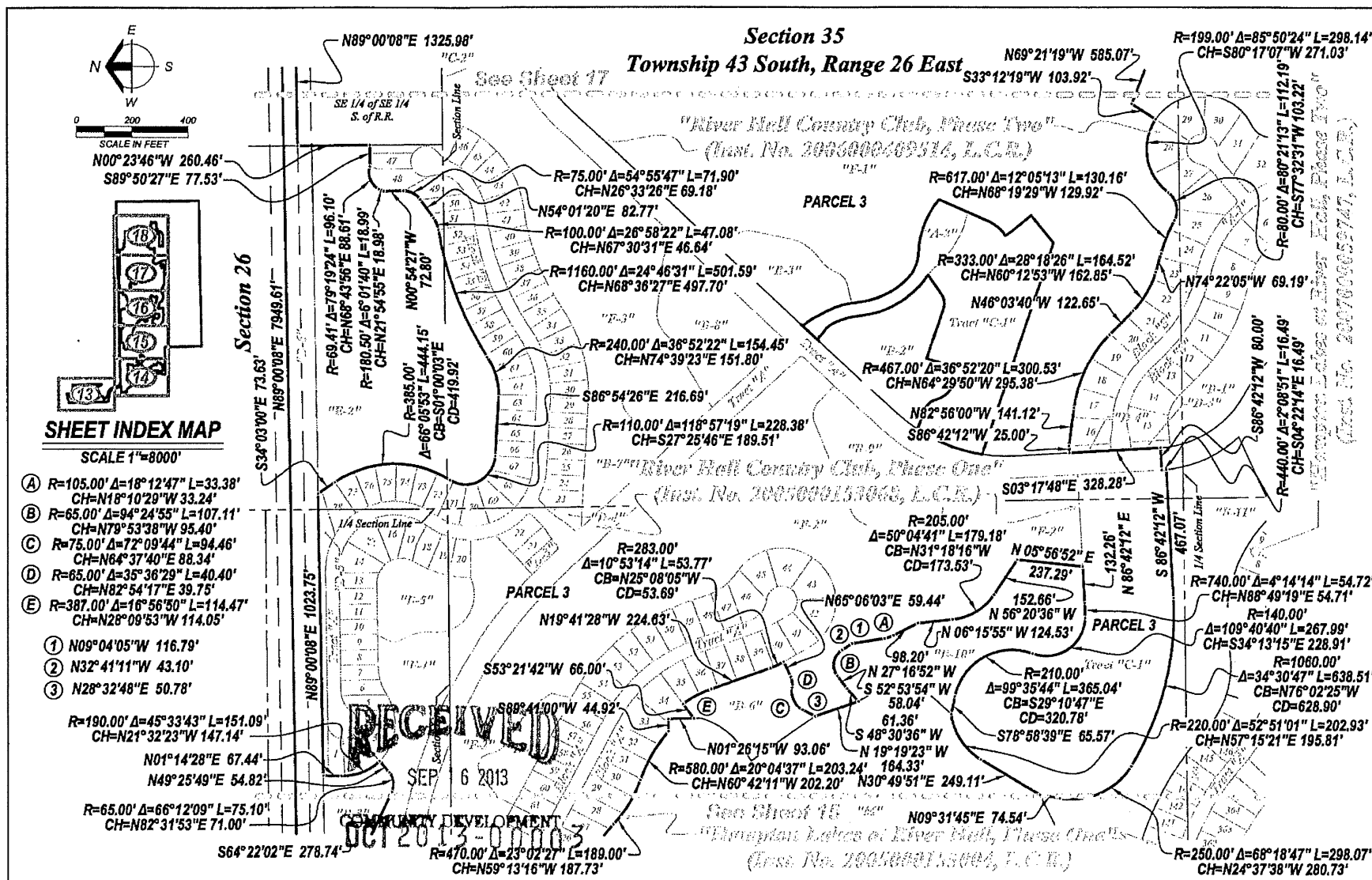
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DATE 14

DATE 14

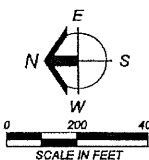
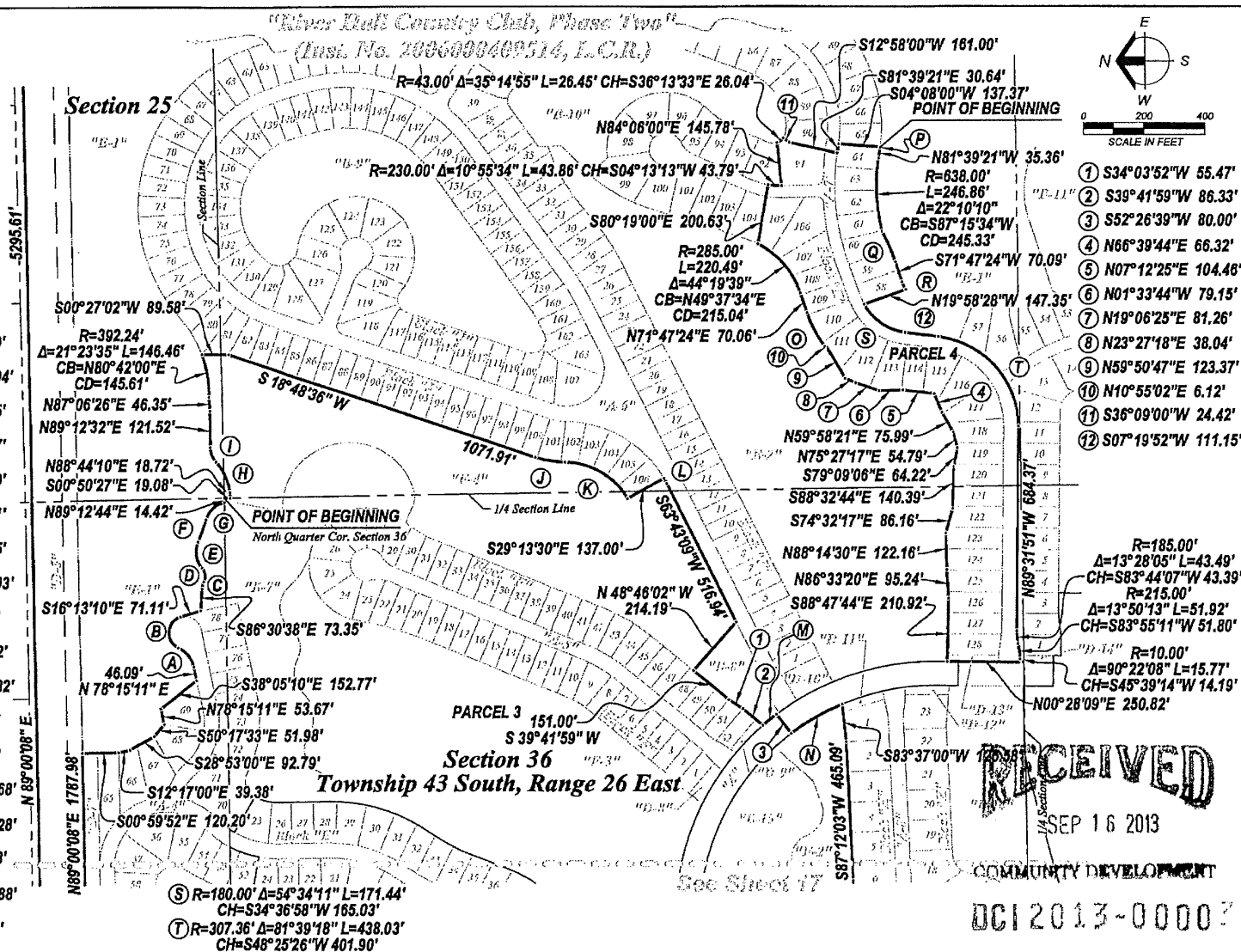






SCALE 1"=8000'

- (A) $R=90.00^{\circ}$ $\Delta=54^{\circ}06'42''$ $L=85.00'$
 $CH=N51^{\circ}11'50"E$ $81.87'$
- (B) $R=55.00^{\circ}$ $\Delta=133^{\circ}38'20''$ $L=134.04'$
 $CH=S86^{\circ}02'12"E$ $103.25'$
- (C) $R=60.00^{\circ}$ $\Delta=22^{\circ}35'19''$ $L=23.65'$
 $CH=S75^{\circ}12'58"E$ $23.50'$
- (D) $R=43.00^{\circ}$ $\Delta=66^{\circ}27'16''$ $L=49.87'$
 $CH=N82^{\circ}51'03"E$ $47.12'$
- (E) $R=83.00^{\circ}$ $\Delta=64^{\circ}11'23''$ $L=92.99'$
 $CH=N81^{\circ}43'07"E$ $88.20'$
- (F) $R=525.00^{\circ}$ $\Delta=8^{\circ}38'01''$ $L=79.11'$
 $CH=S70^{\circ}30'12"E$ $79.03'$
- (G) $R=80.00^{\circ}$ $\Delta=63^{\circ}33'43''$ $L=88.75'$
 $CH=S43^{\circ}02'21"E$ $84.27'$
- (H) $R=191.69^{\circ}$ $\Delta=34^{\circ}04'55''$ $L=114.03'$
 $CH=N65^{\circ}44'08"E$ $112.35'$
- (I) $R=74.00^{\circ}$ $\Delta=41^{\circ}06'40''$ $L=53.10'$
 $CH=N68^{\circ}39'12"E$ $51.97'$
- (J) $R=312.00^{\circ}$ $\Delta=18^{\circ}03'19''$ $L=98.32'$
 $CH=S09^{\circ}46'57"W$ $97.91'$
- (K) $R=238.00^{\circ}$ $\Delta=60^{\circ}01'13''$ $L=249.32'$
 $CH=S30^{\circ}45'54"W$ $238.07'$
- (L) $R=375.00^{\circ}$ $\Delta=2^{\circ}56'39''$ $L=19.27'$
 $CH=S62^{\circ}14'49"W$ $19.27'$
- (M) $R=850.00^{\circ}$ $\Delta=3^{\circ}52'46''$ $L=57.55'$
 $CH=S39^{\circ}29'44"E$ $57.54'$
- (N) $R=770.00^{\circ}$ $\Delta=14^{\circ}24'41''$ $L=193.68'$
 $CH=S30^{\circ}21'00"E$ $193.17'$
- (O) $R=415.00^{\circ}$ $\Delta=17^{\circ}34'19''$ $L=127.28'$
 $CH=S63^{\circ}00'14"W$ $126.78'$
- (P) $R=507.00^{\circ}$ $\Delta=0^{\circ}14'28''$ $L=2.13'$
 $CH=N81^{\circ}46'35"W$ $2.13'$
- (Q) $R=615.00^{\circ}$ $\Delta=10^{\circ}30'59''$ $L=112.88'$
 $CH=S66^{\circ}31'54"W$ $112.72'$
- (R) $R=84.98^{\circ}$ $\Delta=18^{\circ}58'52''$ $L=28.15'$
 $CH=S62^{\circ}17'23"W$ $28.02'$



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PHONE (239) 461-3170
FAX (239) 461-3688
FLORIDA CERTIFICATE OF REGISTRATION
ENGINEERING 7995 • SURVEYING 18-6940



2401 RIVER HALL PARKWAY

PHONE (239) 274-0921

PROJECT DESCRIPTION

*A Parcel of Land in
Sections 25, 26, 27,
34, 35 & 36
Township 43 South,
Range 26 East
Lee County, Florida*



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

FILE NAME		23MAR02Z.DWG	
LAYOUT		18	
LOCATION		33MAR02DAGSUNLYNLYN 6012CH R	
PLG1 DATE		THU 8-12-2001 - 12:38 PM	
PLCT BY		PETER OLSEN	
DRAWING DATA			
SURVEY DATE		88-06-2001	
DRAWN BY		P. OLSEN	
CHECKED BY		SVP	
SCALE		1"=150'	
FIELD BOOK			

STRAP NUMBER
REZONE AREA

SKETCH TO
ACCOMPANY
DESCRIPTION

PROJECT/KEYNO	SHEET NUMBER
23055 16-11-76	18 OF 18

W 10 38
RECEIVED
172
1/4 Section
SEP 16 2013

COMMUNITY DEVELOPMENT

DCI 2013-00003



EXHIBIT B

0 1,000 2,000 Feet



MASTER CONCEPT PLAN FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

PROJECT DATA

SITE ADDRESS HAWKS HAVEN DEVELOPERS, LLC 2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920 (239) 274-0321 (239) 274-0517	PROJECT DATUM FLORIDA STATE PLANE WEST ZONE (NAD1983/90) NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929																				
ZONING HAWKS HAVEN RPD	RECORD PLAT APPROVED																				
FLOOD ZONE ACCORDING TO F.L.R.M. COMMUNITY PANEL 125124 0250B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 8) AND ZONE B.	STRAP NUMBERS																				
PERMIT REQUIREMENTS																					
AGENCY S. FLORIDA WATER MANAGEMENT DISTRICT LEE COUNTY DEVELOPMENT ORDER LEE COUNTY DEPARTMENT OF HEALTH FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION F.D.O.T. CONNECTION PERMIT F.D.O.T. DRAINAGE CONNECTION PERMIT F.D.O.T. UTILITY PERMIT ARMY CORPS OF ENGINEERS F.D.E.P. NOTICE OF INTENT	<table><tr><td>STATUS</td><td>NOTES</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 36-04006-P</td></tr><tr><td>APPROVED</td><td>PERMIT NO. DOS2004-00138</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 0125120-117 DSGP</td></tr><tr><td>APPROVED</td><td>PERMIT NO. 47040-084-DWC</td></tr><tr><td>N/A</td><td>-</td></tr><tr><td>N/A</td><td>-</td></tr><tr><td>N/A</td><td>-</td></tr><tr><td>N/A</td><td>-</td></tr><tr><td>ISSUED</td><td>PERMIT NO. FLR10Y480</td></tr></table>	STATUS	NOTES	APPROVED	PERMIT NO. 36-04006-P	APPROVED	PERMIT NO. DOS2004-00138	APPROVED	PERMIT NO. 0125120-117 DSGP	APPROVED	PERMIT NO. 47040-084-DWC	N/A	-	N/A	-	N/A	-	N/A	-	ISSUED	PERMIT NO. FLR10Y480
STATUS	NOTES																				
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APPROVED	PERMIT NO. 47040-084-DWC																				
N/A	-																				
N/A	-																				
N/A	-																				
N/A	-																				
ISSUED	PERMIT NO. FLR10Y480																				

NOTE: CONTRACTOR MUST OBTAIN AND KEEP ON FILE A COPY OF ALL PERMITS
REQUIRED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY

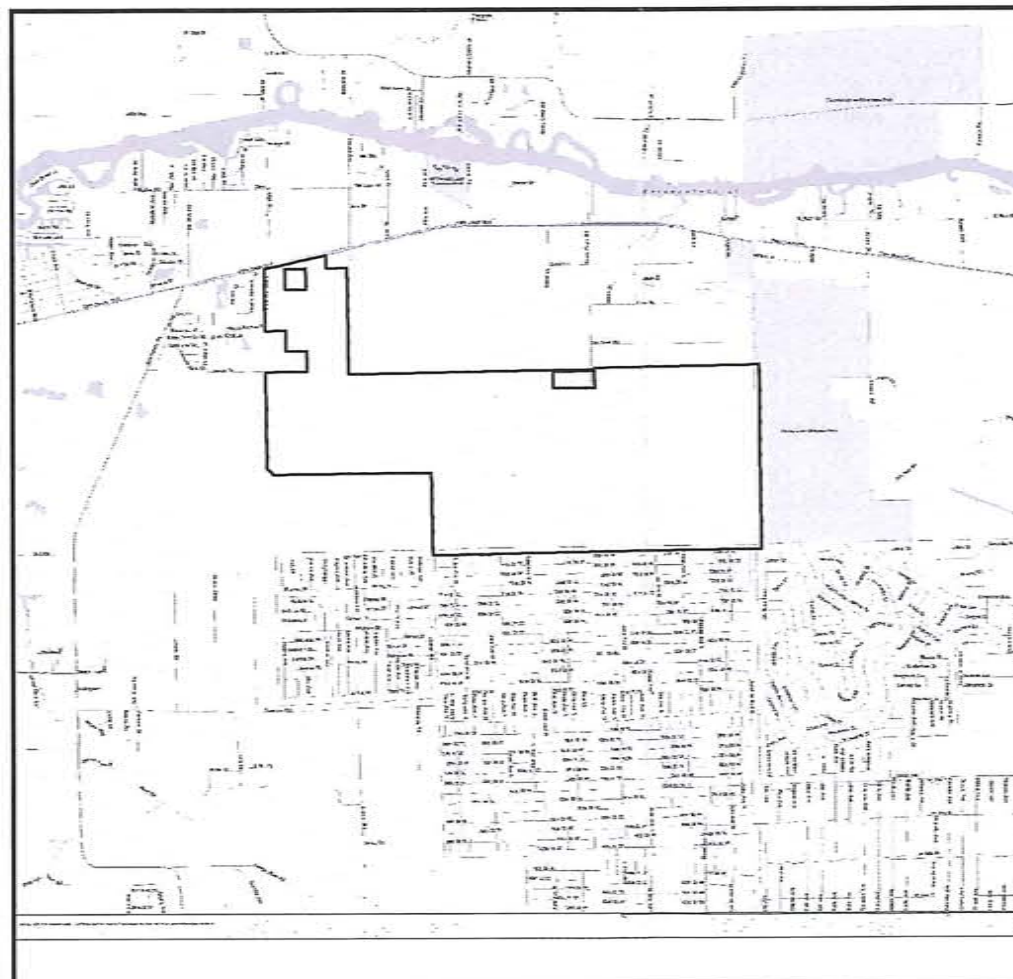
DESIGN TEAM

PROJECT ENGINEER CARLA A. BARRACO, P.E.	PROJECT MANAGEMENT CHRIS VAN BUSKIRK
DESIGN ENGINEER TIM GAVIN, P.E.	PROJECT SURVEYOR SCOTT WHEELER, P.S.M.
LEAD DESIGN TECHNICIAN WES KAYNE, E.I.	SITE PLANNING JENNIFER SAFEN
DESIGN STAFF TOM R. HOLMLUND	LANDSCAPE DESIGN
QUALITY CONTROL TOM R. HOLMLUND	RECORD DRAWINGS

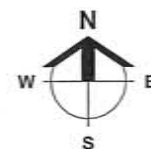
THESE PLANS MAY HAVE BEEN MODIFIED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ALL DIMENSIONS ARE IN FEET.

PART OF SECTION 27, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA



PROJECT
LOCATION



LOCATION MAP

0 1500 3000 6000
SCALE IN FEET

INDEX OF DRAWINGS

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998201.DWG
2	PREVIOUSLY APPROVED MASTER CONCEPT PLAN	B	21998202.DWG
3	PREVIOUSLY APPROVED TYPICAL SECTIONS	-	21998202.DWG
4	PROPOSED MASTER CONCEPT PLAN	B	21998203.DWG
5	PROPOSED DETAILS	-	21998204.DWG

Approved as Exhibit C
MCP Page 1 of 5
Resolution # Z-15-003

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	21988A00.DWG

RECEIVED
FEB 06 2015

COMMUNITY DEVELOPMENT

DCI 2013-00003

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FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR
**GREENPOINTE
COMMUNITIES,
LLC**
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION
**RIVER
HALL**
FORMERLY KNOWN AS
HAWKS HAVEN
PART OF SECTIONS 27, 34, 35 AND 36
TOWNSHIP 43 SOUTH
RANGE 26 EAST
LEE COUNTY, FLORIDA

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FILE NAME 21998201.DWG
LOCATION J:\21998\DWG\ZONING\2014\REZONE1
PLOT DATE FRI, 1-30-2015 - 8:39 AM
PLOT BY ANGELICA CARLEY

CROSS REFERENCED DRAWINGS
MASTER - BA1-COVER1.DWG

PLAN REVISIONS
3-20-13 REVISED AMENDMENT AREA
12-17-14 REVISED AMENDMENT AREA
1-23-15

PLAN STATUS

COVER SHEET
AND
LOCATION MAP

PROJECT / FILE NO. SHEET NUMBER
1

OPEN SPACE CALCULATIONS:

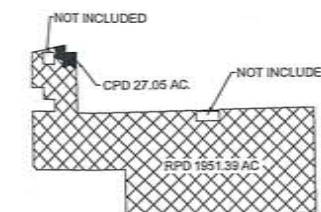
ENTIRE PROJECT TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.56 ACRES
OPEN SPACE PROVIDED	1,167.95 ACRES
LAKES = 283.75 AC (25% OF 1,175.00 AC)	
INDIGENOUS OPEN SPACE = 457.99 AC	
RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC	
OTHER OPEN SPACE 7.27 AC	
INDIGENOUS SPACE REQUIRED (50% OF 780.56)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES

CPD TOTAL RPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED	7.05 ACRES
INDIGENOUS OPEN SPACE = 7.05 AC	
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTES:

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



PROPOSED ZONING KEY MAP

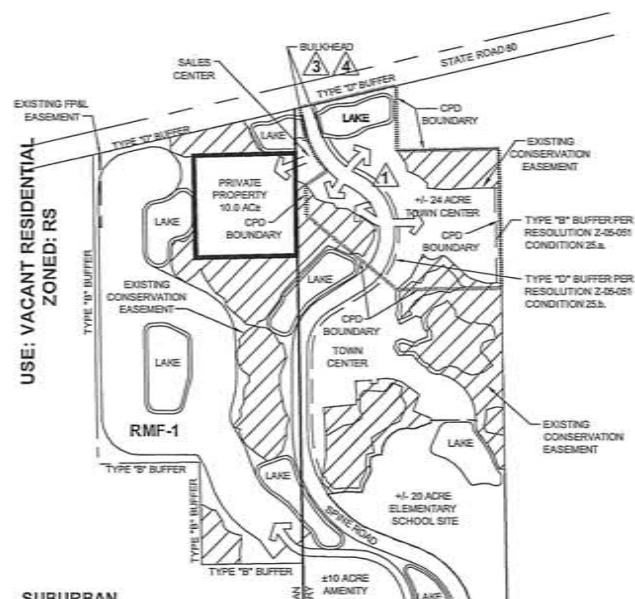
DEVIATIONS:

- DEVIATION FROM SECTION 10-385(D)(3)(A) REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
- WITHDRAWN.
- DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
- DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.

LEGEND

- △ DEVIATION NUMBER
- ▨ INDIGENOUS OPEN SPACE

USE: VACANT RESIDENTIAL
ZONED: RPD



USE: AGRICULTURAL
ZONED: AG-2
RURAL

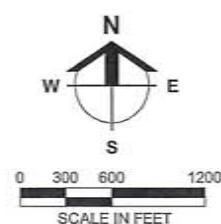
SUBURBAN

USE: AGRICULTURAL
ZONED: AG-2

USE: AGRICULTURAL
ZONED: RPD

USE: AGRICULTURAL
ZONED: AG-2
OUTLYING SUBURBAN
(2 UNITS/ACRES)

USE: VACANT RESIDENTIAL
ZONED: RS-1
URBAN COMMUNITY



Approved as Exhibit C
MCP Page 2 of 5
Resolution # 2-15-003

USE: INSTITUTIONAL
ZONED: RM-2

USE: INSTITUTIONAL
ZONED: AG-2
OUTLYING SUBURBAN 2
UPLAND CONSERVATION
LANDS

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

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

REVISED
B 06 2015
COMMUNITY DEVELOPMENT

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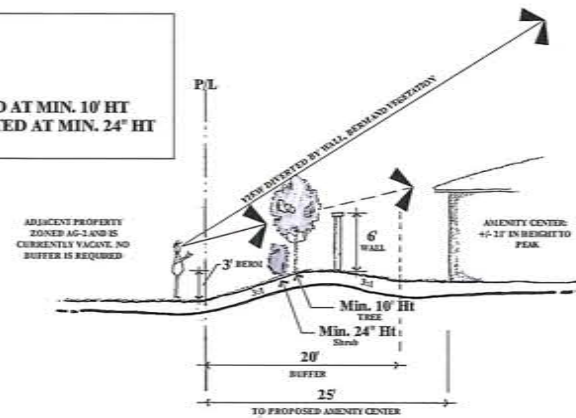
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LOCATION: 215982020A.DWG ZONING 2014 REZONES
PLOT DATE: FRI 1-30-2015 1:39 AM
PLOT BY: ANGELICA CARLEY

CROSS REFERENCED DRAWINGS
BASEPLAN = 215982020.DWG

PLAN REVISIONS	
12-17-14	REVISED AMENDMENT AREA
1-25-15	
PLAN STATUS	
PREVIOUSLY APPROVED MASTER CONCEPT PLAN	
PROJECT / FILE NO.	SHEET NUMBER
	2

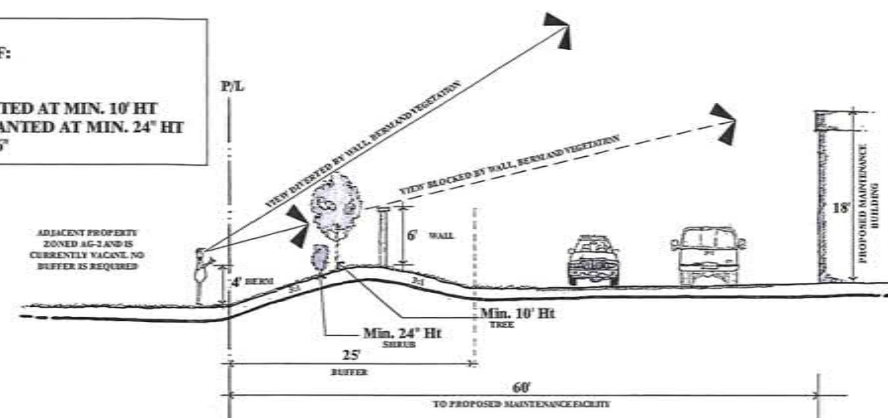
DCI 2013-00003

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



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

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



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

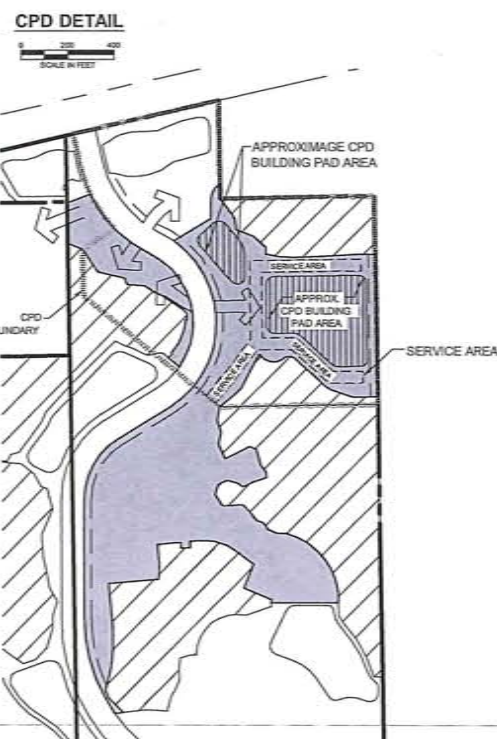
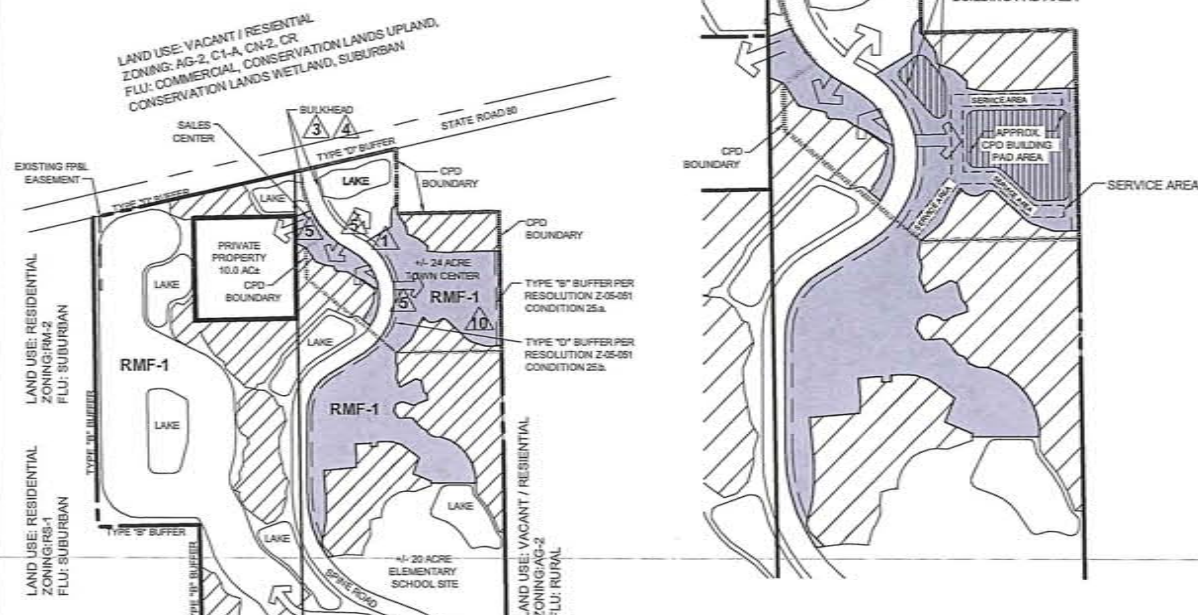
Approved as Exhibit C
MCP Page 3 of 5
Resolution # 2-15-003

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COMMUNITY DEVELOPMENT

DCI 2013-00003

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PREPARED FOR	
GREENPOINTE COMMUNITIES, LLC 7807 BAYMEADOWS ROAD E SUITE 205 JACKSONVILLE, FL 32256 PHONE (904) 562-1358 FAX (904) 996-2481	
PROJECT DESCRIPTION	
RIVER HALL FORMERLY KNOWN AS HAWKS HAVEN PART OF SECTIONS 27, 34, 35 AND 36 TOWNSHIP 43 SOUTH RANGE 26 EAST LEE COUNTY, FLORIDA	
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FILE NAME	219882028.DWG
LOCATION	21219882028.DWG\ZONING\2014 REZONE\
PLOT DATE	FRI, 1-30-2015 - 8:40 AM
PLOT BY	ANGELICA CARLEY
CROSS REFERENCED DRAWINGS	
PLAN REVISIONS	
12-17-14	REVISED AMENDMENT AREA
1-23-15	
PLAN STATUS	
PREVIOUSLY APPROVED TYPICAL SECTIONS	
PROJECT / FILE NO.	SHEET NUMBER
	3



ENTIRE PROJECT	
TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGENOUS OPEN SPACE PROVIDED	465.04 ACRES
RPD	
TOTAL RPD DEVELOPMENT	1,951.39 ACRES
OPEN SPACE REQUIRED (40%)	780.55 ACRES
OPEN SPACE PROVIDED	1,167.95 ACRES
LAKES = 293.75 AC (25% OF 1,175.00 AC.)	
INDIGENOUS OPEN SPACE = 457.99 AC	
RECREATIONAL OPEN SPACE / GOLF COURSE = 408.94 AC	
OTHER OPEN SPACE 7.27 AC	
INDIGENOUS SPACE REQUIRED (50% OF 780.55)	390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED	457.99 ACRES
CPD	
TOTAL CPD DEVELOPMENT	27.05 ACRES
OPEN SPACE REQUIRED (20%)	5.41 ACRES
OPEN SPACE PROVIDED	7.05 ACRES
INDIGENOUS OPEN SPACE = 7.05 AC	
INDIGENOUS SPACE REQUIRED (50% OF 5.41)	2.71 ACRES
INDIGENOUS OPEN SPACE PROVIDED	7.05 ACRES

NOTE:
MAXIMUM COMMERCIAL SQUARE FOOTAGE IN ACCORDANCE WITH Z-05-051
(45,000 SF MAXIMUM)

1. DEVIATION FROM SECTION 10-385(D)(3)A REQUIREMENT TO PROVIDE A MAXIMUM FIRE HYDRANT SPACING OF 800 FEET IN THE ONE- AND TWO-DWELLING UNIT AREA, TO ELIMINATE THIS REQUIREMENT IN AREAS ALONG THE "SPINE" ROAD WHERE NO HOMES EXIST.
2. WITHDRAWN.
3. DEVIATION FROM SECTION 10-329(D)(4) REQUIREMENT TO PROVIDE LAKE BANKS TO BE SLOPED 4:1, TO ALLOW BULKHEADS FOR UP TO 25 PERCENT OF THE SHORELINE OF LAKE BANKS.
4. DEVIATION FROM SECTION 34-2194(B) REQUIREMENT TO PROVIDE A 25-FOOT SETBACK FROM BODIES OF WATER, TO ALLOW 20-FOOT SETBACKS FOR THE MANMADE LAKES TO BE CONSISTENT WITH THE EXISTING DEVELOPMENT ORDERS AND PERMITS.
5. DEVIATION FROM SECTION 30-152(2)c TO ALLOW A REDUCTION IN THE MINIMUM SETBACK FROM RESIDENTIAL SUBDIVISION ENTRANCE SIGNAGE FROM 15 FEET TO 5 FEET FROM THE RIGHT-OF-WAY.
6. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A SIDE SETBACK OF 17 FEET FOR THE FOLLOWING EXISTING PLATTED LOTS: RIVER HALL COUNTRY CLUB, PHASE TWO, BLOCK K, LOTS 29, 57, 76 AND 77; HAMPTON LAKES AT RIVER HALL, PHASE ONE, LOT 87.
7. DEVIATION FROM LDC SECTION 10-415(b)(1)c WHICH REQUIRES A MINIMUM SETBACK OF 20 FEET FROM BUILDINGS AND A 30 FOOT SETBACK FOR INDIGENOUS PLANT COMMUNITIES SUBJECT TO FIRE TO ALLOW A REAR SETBACK OF 20 FEET FOR ALL EXISTING PLATTED LOTS
8. WITHDRAWN
9. WITHDRAWN
10. DEVIATION FROM LDC SECTION 34-394 WHICH PERMITS DWELLING UNITS WITHIN A CPD WHEN THERE ARE AT LEAST 50,000 SQUARE FEET OR MORE OF COMMERCIAL USES TO ALLOW DWELLING UNITS WITHIN THE EXISTING RIVER HALL CPD WHICH WAS PERMITTED FOR 45,000 SQUARE FEET OF COMMERCIAL USES.

Approved as Exhibit C
MCP Page 4 of 5
Resolution # 3-15-003

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FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1995 - SURVEYING I.B-6940

GREENPOINTE
COMMUNITIES,
LLC

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SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 596-2481

PROJECT DESCRIPTION

RIVER
HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

RECEIVED
FEB 06 2010
COMMUNITY DEVELOPMENT

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PLOT BY	ANGELICA CARLEY

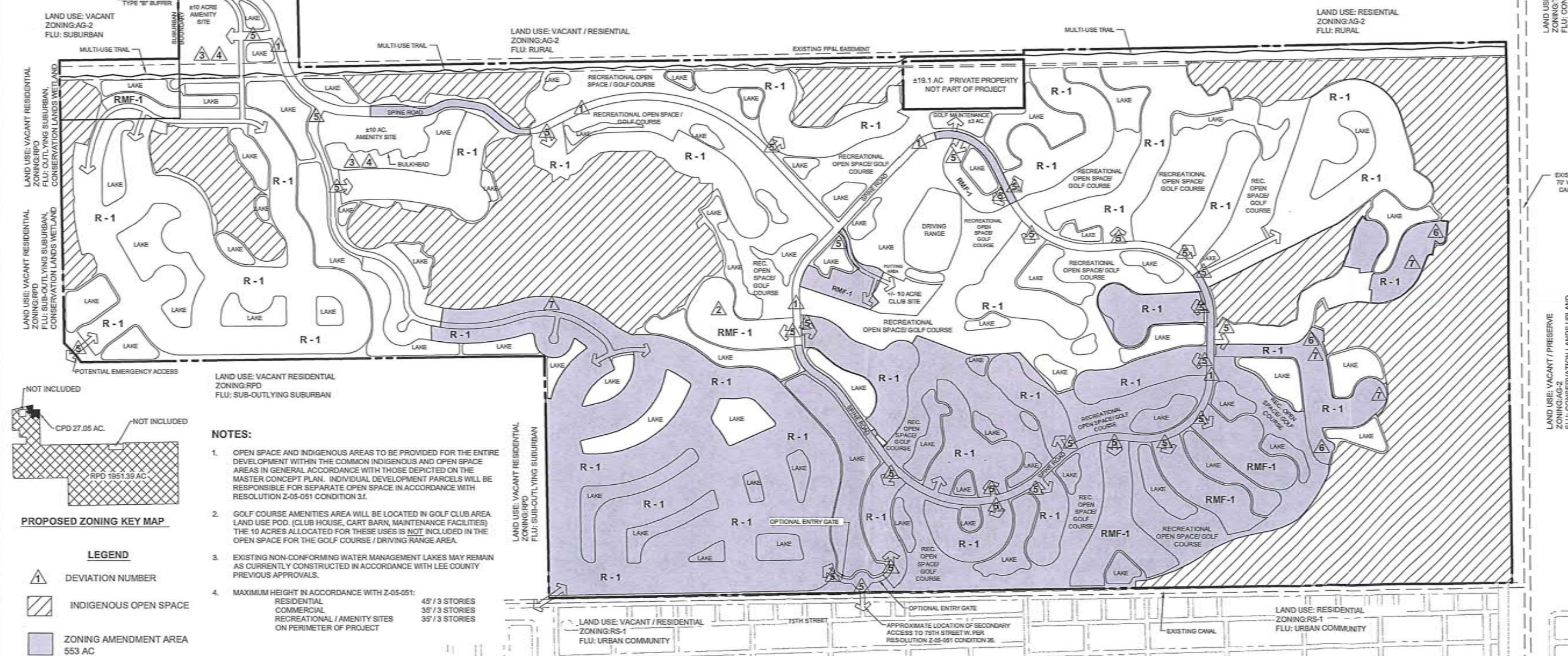
	CROSS REFERENCED DRAWINGS
	BASEPLAN = 21555200.DWG

PLAN REVISIONS	
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4-1-13	REVISED AMENDMENT AREA
7-19-13	NOTE CHANGES
9-12-13	REVISED AMENDMENT AREA
1-5-14	
1-13-15	REVISED PERMITS

PLAN STATUS

MASTER
CONCEPT
PLAN

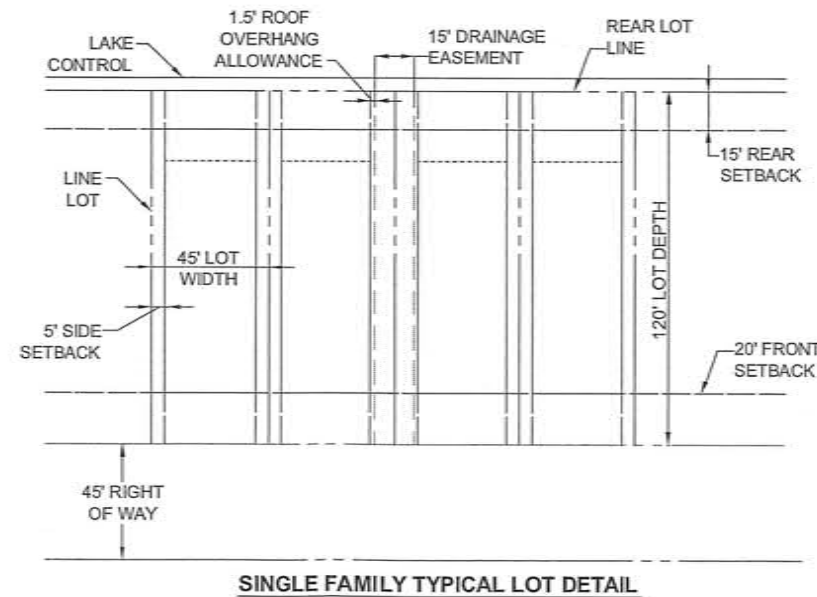
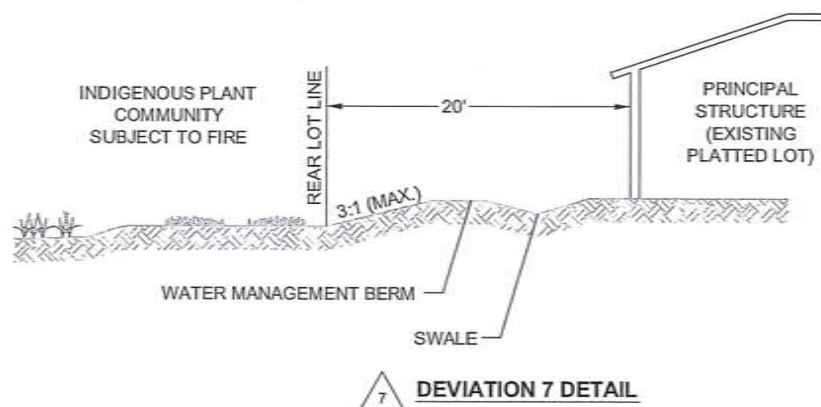
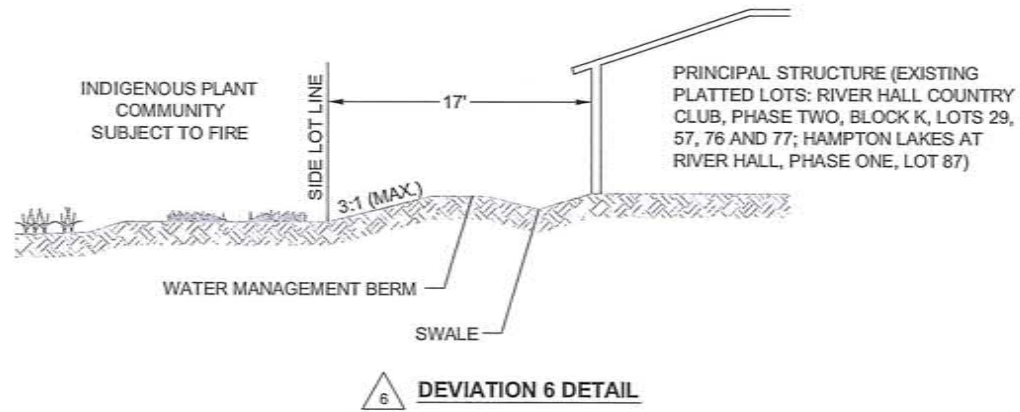
PROJECT / FILE NO.	SHEET NUMBER
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AND USE: VACANT / PRESERVE
ZONING: TFC-2
LU: CONSERVATION LANDS UPLAND

LAND USE: VACANT / PRESERVE
ZONING: AG-2

COMMUNITY DEVELOPMENT



SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH: 45 FEET
DEPTH: 120 FEET
LOT SIZE: 5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD: PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET
SIDE: 5 FEET, SEE CONDITION 2.b.i.
REAR: 15 FEET
WATERBODY: 20 FEET
ACCESSORY: 5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

2.b.i. STRUCTURES, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, AIR CONDITIONERS, MECHANICAL EQUIPMENT, DOOR STOOPS, WALLS, etc. MAY NOT BE LOCATED WITHIN THE REQUIRED 5-FOOT SIDE SETBACK OF EACH LOT. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY ON EACH LOT, THE ENGINEER OF RECORD MUST CERTIFY THAT THE DRAINAGE FOR EACH LOT IS BUILT IN COMPLIANCE WITH THE TYPICAL LOT GRADING DETAIL PROVIDED.

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LAND PLANNING - LANDSCAPE DESIGN

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POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

PHONE (904) 562-1358
FAX (904) 595-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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LOCATION: J:\21568204\DWG\2014\2014 REZONE\I
PLOT DATE: FRI, 1-30-2015 - 8:40 AM
PLOT BY: ANGELICA CARLEY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

3-25-15	REVISED AMENDMENT AREA
12-17-14	REVISED AMENDMENT AREA
1-23-15	REVISED PER HEX

PLAN STATUS

PROPOSED DETAILS

PROJECT / FILE NO.	SHEET NUMBER
.	5

NOT 2013-00003

COMMUNITY DEVELOPMENT

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MAY 19 1999

Protected Species Management **PERMIT COUNTER**

For

Schulman Parcel

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

Prepared for:

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

Prepared By:

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

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



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

Respond To:

Bonita Springs

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

Other Offices:

Corporate/Pompano Beach

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

FL Pierce

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

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E-mail: mia@consul-t.com

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FAX (407) 423-0085
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Pembroke Pines

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FAX (954) 436-7742
E-mail: pines@consul-t.com

South Dade

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

CONSUL-TECH ENGINEERING, INC.

April 13, 1999

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

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

Dear Ms. Newton & Ms. Trebatoski

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

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

Sincerely,

CONSUL-TECH ENGINEERING, INC.

Matthew Goff
Environmental Scientist

99-03-066.03 Z 01.01

EXHIBIT D
PAGE 2 OF 7

Exhibit PH-3.H.1

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

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

- 1) Certain areas are to be preserved onsite in areas where gopher tortoises currently reside. Preserve location and acreage are available on the attached Master Concept plan (MCP). A permanent management commitment for the preserve area will be ensured by the filing of a conservation easement pursuant to F.S. 704.06.
- 2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to collect and relocate gopher tortoises from areas to be impacted to the onsite preserve areas. This permit will negate density requirements for preservation areas.
- 3) Collection and relocation of gopher tortoises from areas to be impacted will occur as per Florida Game and Freshwater Fish Commission guidelines taking into consideration nesting periods or other requirements. Capture of tortoises shall occur via the bucket trapping method, whereupon a five-gallon bucket will be buried at the burrow entrance. The bucket will be covered with a thin piece of paper overlain with soil and shall have a hole of no less than one inch at the bottom to insure proper drainage. Each bucket will be monitored at least once per day for at least 28 days. Buckets will be checked and tortoises/commensals released in the morning to allow for thermal considerations. Captured animals will be immediately released into the preserve area and evenly distributed throughout the site at either inactive or 'starter' burrows.
- 4) Each burrow will be destroyed after removal of gopher tortoises. Relocation will occur as close to construction dates as possible to prevent repatriation to areas slated for development. During construction, a wire fence shall be set two feet above and below the ground surrounding the preserve area to prevent tortoises from entering construction areas postrelocation. Excavation will be conducted by individuals experienced in such work.
- 5) Every effort will be made to prevent entombment of gopher tortoises as per Lee County requirements.
- 6) Land usage abutting preserve acreage shall be designated as golf course / low density housing to the greatest extent practicable (please refer to MCP). Efforts such as informational signing will be utilized to avoid / minimize impacts to the preserve.

99 - 03 - 066 .03 Z 01.01

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

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Additionally, a scrub jay specific spring survey was conducted between March 22 - April 2, 1999 in order to better qualify jay utilization of the subject parcel. The results of these surveys demonstrate the following: 1) there appears to be no scrub jay nesting on-site, however, 2) territorial boundaries from two separate jay families do extend onto the subject parcel.

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

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

- 1) Establishment of on-site satellite refuge. A refuge of approximately 80 acres is currently being planned in the southeast corner of Section 36 (please refer to Master Concept Plan for specific location). The preserve area is composed primarily of Type I habitat. Smaller areas of Type II habitat and wetlands occur within the preserve area as an artifact of site configuration. This area shall serve as an outlying forage zone and dispersal corridor for scrub jays in the vicinity of the subject parcel. Current preserve area is strategically located so as to provide a continuous landscape with the adjacent Hickey Creek Mitigation Park and maximal distance from major highways and other forms of human disturbance.
- 2) Commitment to the preserve area shall be demonstrated via the granting of a permanent conservation easement to the State of Florida.
- 3) Preserve area shall be managed in perpetuity to provide those habitat requirements essential to the well-being of scrub jay families. Final management activities to be provided in the development order submittal will address the following issues; A) financial responsibility, B) fire management program, C) placement of informational signage, D) prohibited property owner activities, E) preserve area fencing, F) appropriate landscaping considerations, G) preserve area monitoring.

99 - 03 - 066 .03 Z 01.01

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

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

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

99 - 03 - 066 .03 Z 01 .01

CONSUL-TECH ENGINEERING, INC.

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

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

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

99 - 03 - 066 .03 Z 01 .01

CONSUL-TECH ENGINEERING, INC.

EXHIBIT D
PAGE 6 OF 7

Exhibit PH-3.H.1

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

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

- 1) Several golf course areas are to be developed onsite adjacent to currently active owl burrows and will provide suitable replacement habitat for the Florida burrowing owl.
- 2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to avoid accidental mortality and mitigate for impacts to burrows during construction in areas where owls are currently located. A take permit will be sought for each active burrow on the subject property.
- 3) No taking of active burrows will occur, i.e., nests with eggs or fledglings. If construction is to occur in the areas of the owl burrows while they are active, buffers of 150 feet in radius will be established and maintained in order to minimize disturbances around the burrows during this period. Buffers will be staked and roped off prior to initiating construction.
- 4) The burrows will be destroyed during periods when nests are generally considered inactive, that is from July 10 - February 15. Experienced CTE environmental staff will remove burrows by hand shoveling to ensure that no birds are harmed during the process.

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

Barraco

and Associates, Inc.

www.barraco.net

Civil Engineers, Land Surveyors and Planners

DESCRIPTION

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

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

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

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ADD 2007-00075

EXHIBIT

E

DESCRIPTION (Cont.)

thence run $00^{\circ}16'51''$ E along the East line of the Northeast Quarter (NE $\frac{1}{4}$) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run $00^{\circ}45'42''$ E along the East line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run $S89^{\circ}12'27''$ W along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 36 for 2,644.62 feet to the South Quarter Corner of said Section 36; thence run $S89^{\circ}11'43''$ W along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run $S88^{\circ}54'06''$ W along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 35 for 2,643.62 feet to the South Quarter Corner of said Section 35; thence run $S88^{\circ}53'41''$ W along the South line of the Southwest Quarter (SW $\frac{1}{4}$) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcels.

From the point designated as POINT "A" run $S88^{\circ}54'52''$ W along the South line of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 27 for 658.74 feet to the Northeast Corner of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section 27 and POINT OF BEGINNING.

From said Point of Beginning run $00^{\circ}49'17''$ E along the East line of said Fraction for 660.13 feet to the Southeast Corner of said Fraction; thence run $S88^{\circ}57'38''$ W along the South line of said Fraction for 658.93 feet to the Southwest Corner of said Fraction; thence run $N00^{\circ}48'16''$ W along the West line of said Fraction for 659.60 feet to the Northwest Corner of said Fraction; thence run $N88^{\circ}54'52''$ E along the North line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

AND

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

From said Point of Beginning run $S89^{\circ}14'15''$ W along the South line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE $\frac{1}{4}$) of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 26; thence run $N00^{\circ}23'46''$ W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run $N89^{\circ}00'08''$ E along said Southerly right of way line for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE $\frac{1}{4}$) of said Section 26; thence run $00^{\circ}33'55''$ E along said East line for 531.91 feet to the POINT OF BEGINNING.

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

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

Applicant's Legal Checked

by my 24 APRIL 07

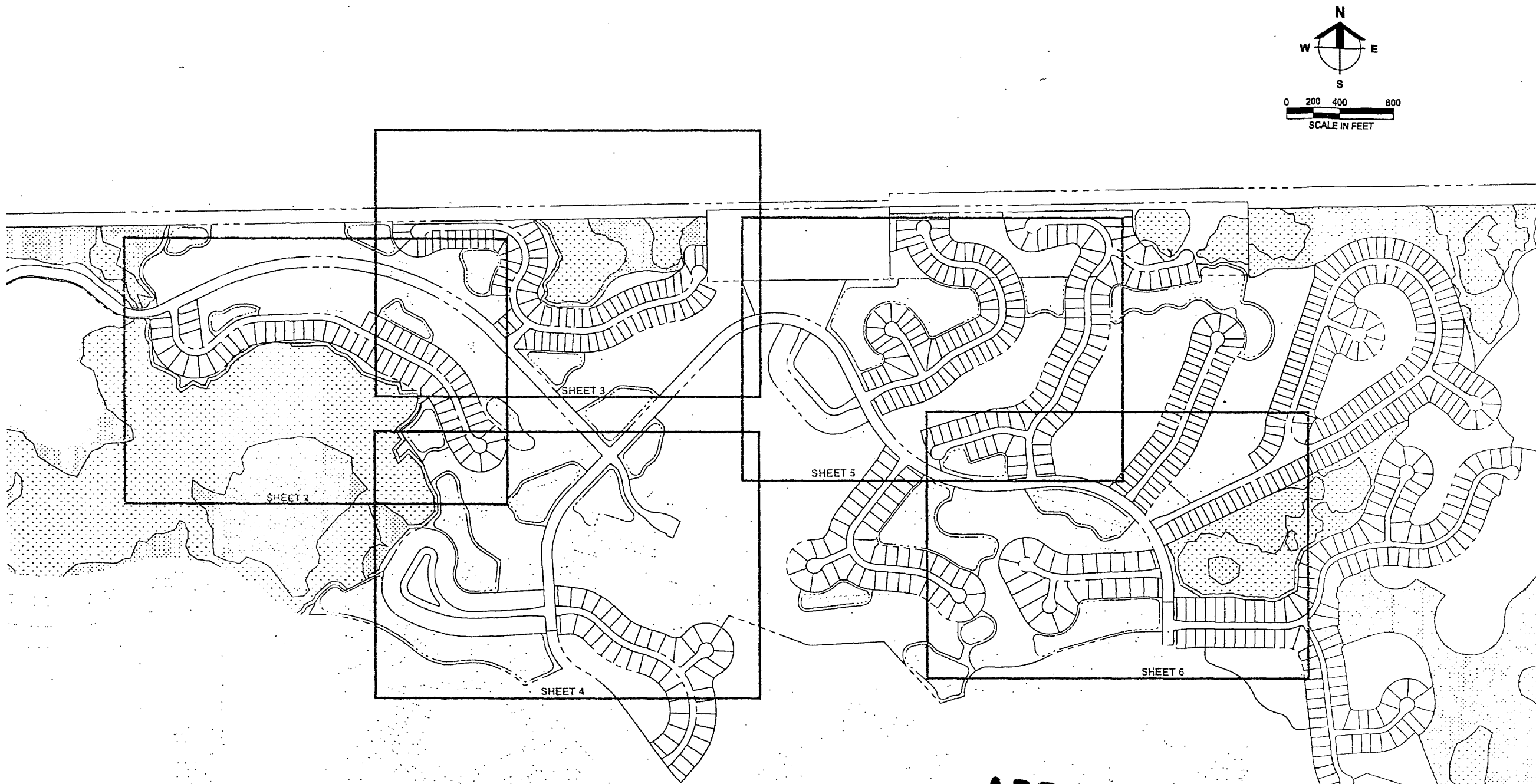
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PERMIT COUNTER

Scott A. Wheeler 4/17/07
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

ADD 2007-00075



APPROVED
 Amendment to
 Master Concept Plan
 Subject to Case # ADD2007-00075
 Date 30 April 2007

APR 11 2007
 ADD 2007-00075

Barraco
 and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
 LAND PLANNING - LANDSCAPE DESIGN

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2271 MCGREGOR BOULEVARD
 POST OFFICE DRAWER 2800
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 481-3170
 FAX (239) 481-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
 ENGINEERING 7985 - SURVEYING LB-6840

PREPARED FOR

**HAWK'S HAVEN
 GOLF
 DEVELOPERS, LLC**

2401 RIVER HALL PARKWAY
 ALVA, FLORIDA 33920

PHONE (239) 274-0321
 FAX (239) 274-0517

LandMar
 GROUP, LLC

PROJECT DESCRIPTION

**RIVER HALL
 COUNTRY CLUB**

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN
 GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25, 26, 27, 34, 35 AND 36
 TOWNSHIP 43 SOUTH
 RANGE 28 EAST
 LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

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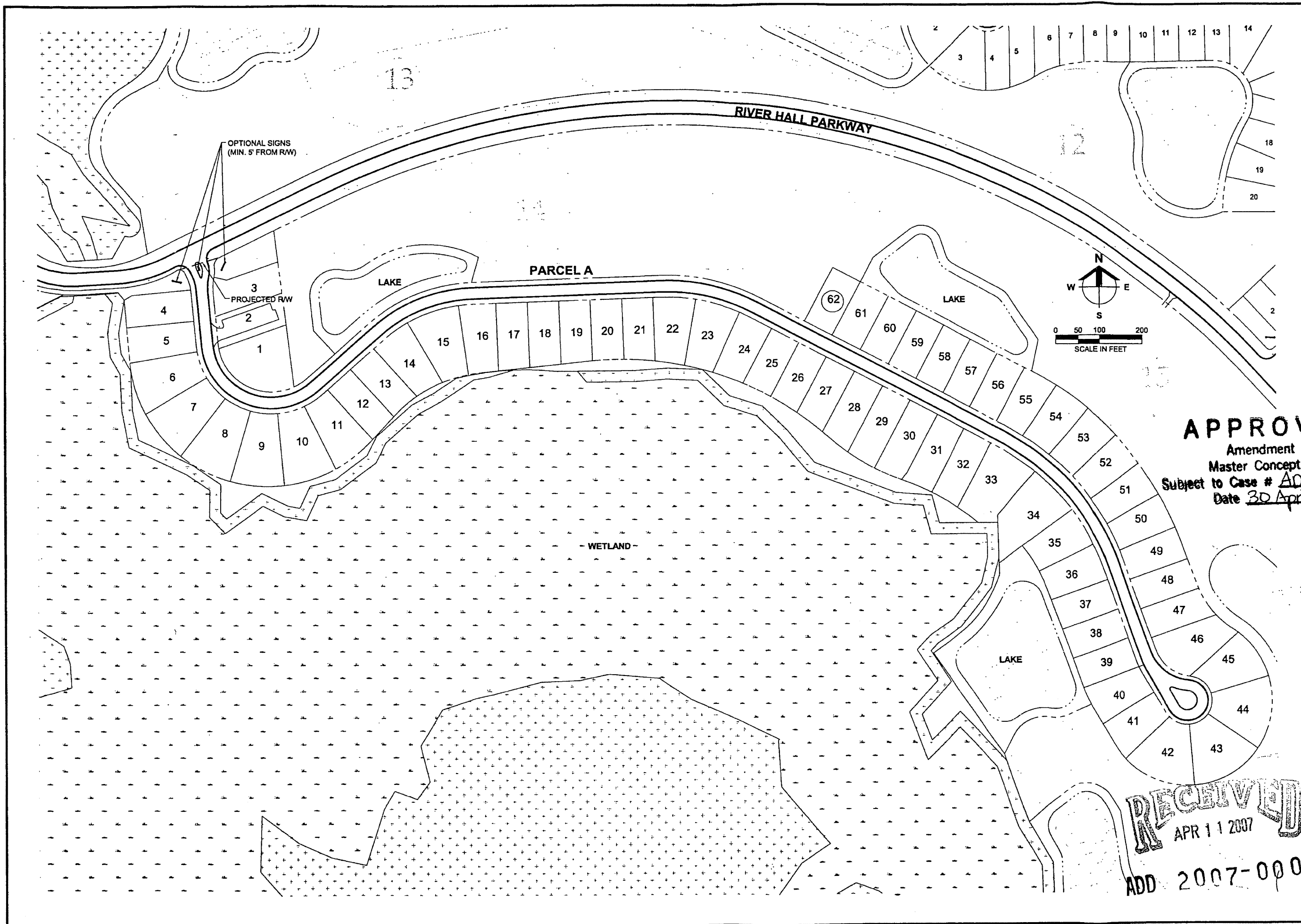
PLAN REVISIONS

PLAN STATUS

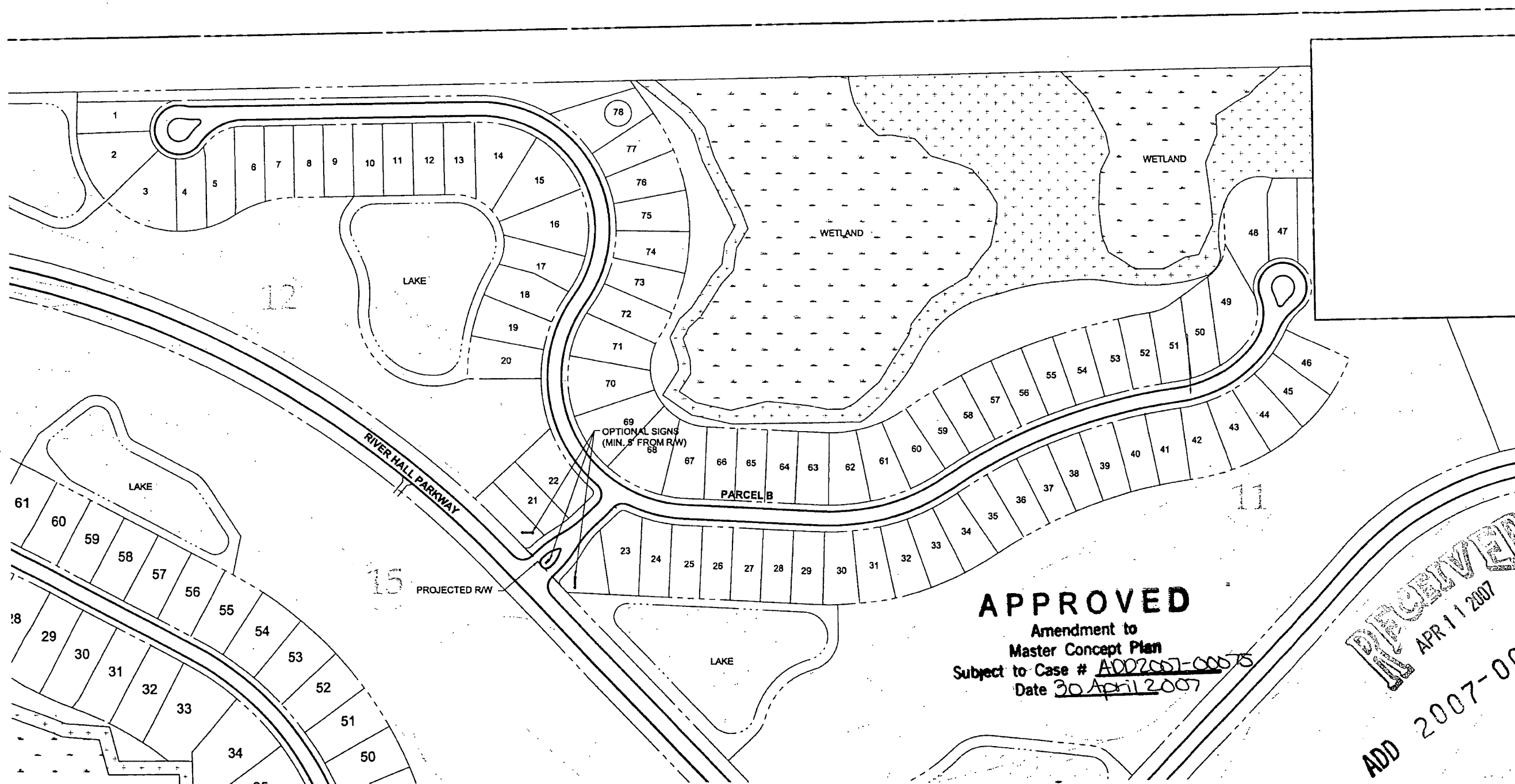
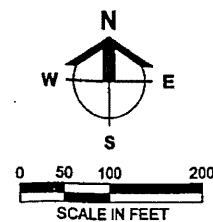
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**SIGNAGE
 EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
ADD 2007-00075	1



Barraco and Associates, Inc. CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING - LANDSCAPE DESIGN www.barraco.net 2271 MCGREGOR BOULEVARD POST OFFICE DRAWER 2800 FORT MYERS, FLORIDA 33902-2800 PHONE (239) 481-3170 FAX (239) 481-3169 FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7995 - SURVEYING LB-6940																					
PREPARED FOR HAWK'S HAVEN GOLF DEVELOPERS, LLC 2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920 PHONE (239) 274-0321 FAX (239) 274-0517 																					
PROJECT DESCRIPTION RIVER HALL COUNTRY CLUB PHASE 1 FORMERLY KNOWN AS HAWK'S HAVEN GOLF COURSE COMMUNITY PHASE 1 PART OF SECTIONS 25, 26, 27, 34, 35 AND 36 TOWNSHIP 43 SOUTH RANGE 26 EAST LEES COUNTY, FLORIDA																					
APPROVED Amendment to Master Concept Plan Subject to Case # <u>ADD 2007-00075</u> Date <u>30 April 2007</u>																					
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PLOT BY	TARA HULSLANDER																				
DESIGN BY																					
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PLAN REVISIONS <table border="1"> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>																					
PLAN STATUS FOR EXHIBIT PURPOSES ONLY																					
SIGNAGE EXHIBIT																					
PROJECT / FILE NO.	SHEET NUMBER																				
22060	2																				



APPROVED
 Amendment to
 Master Concept Plan
 Subject to Case # ADD2007-00075
 Date 30 April 2007

RECEIVED
 APR 11 2007
 ADD 2007-00075

Barraco
 and Associates, Inc.
 CIVIL ENGINEERING - LAND SURVEYING
 LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
 2271 MCGREGOR BOULEVARD
 POST OFFICE DRAWER 2800
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170
 FAX (239) 461-3169
 FLORIDA CERTIFICATES OF AUTHORIZATION
 ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**HAWK'S HAVEN
 GOLF
 DEVELOPERS, LLC**

2401 RIVER HALL PARKWAY
 ALVA, FLORIDA 33920

PHONE (239) 274-0321
 FAX (239) 274-0517

LandMar
 GROUP, LLC

PROJECT DESCRIPTION

**RIVER HALL
 COUNTRY CLUB**

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN
 GOLF COURSE COMMUNITY PHASE 1

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

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21068A00.DWG

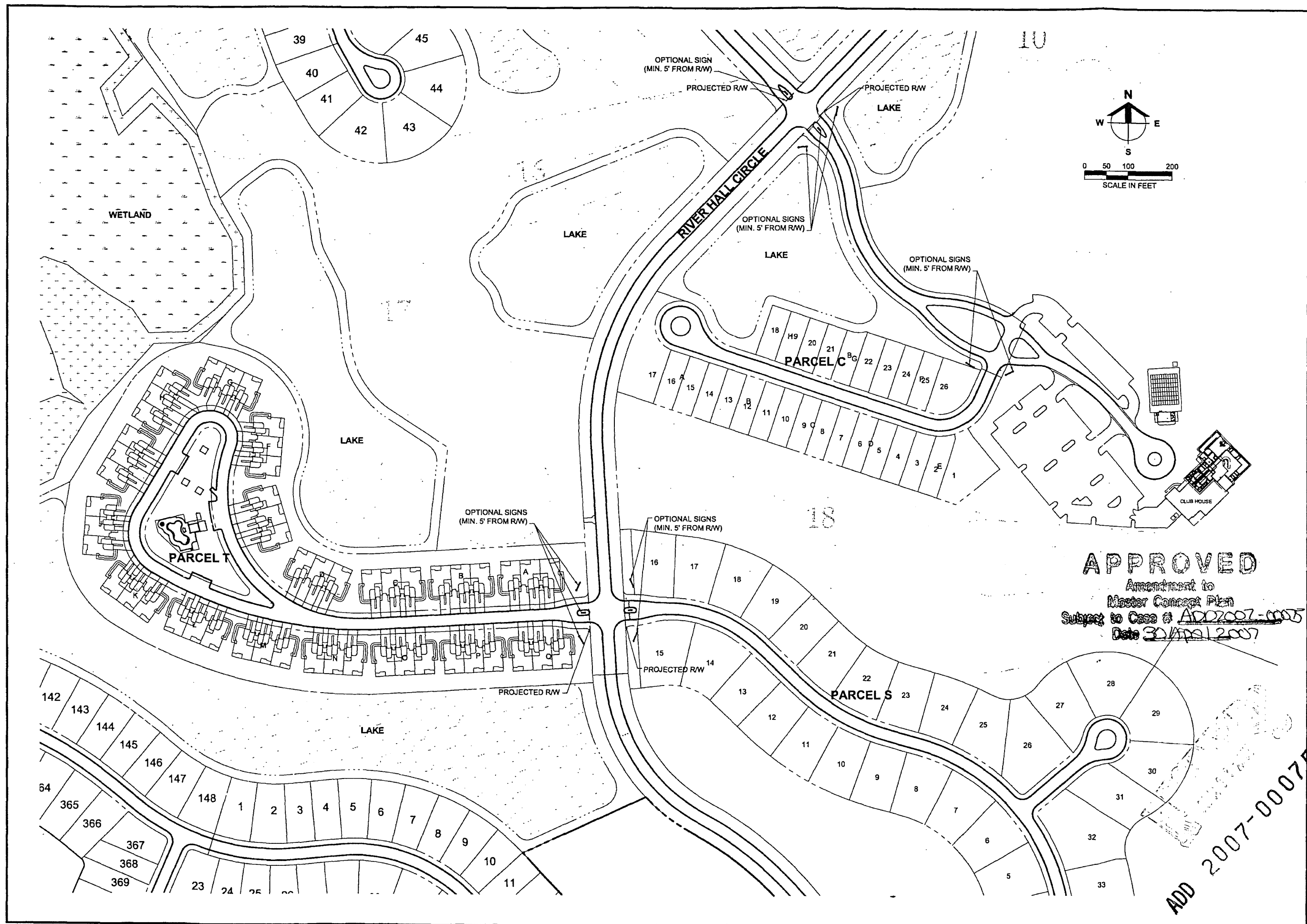
PLAN REVISIONS	

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

**SIGNAGE
 EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
22060	3



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2271 MCGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3170
FAX (239) 481-3189
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7993 - SURVEYING LB-6940

PREPARED FOR

**HAWK'S HAVEN
GOLF
DEVELOPERS, LLC**

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

PHONE (239) 274-0321
FAX (239) 274-0517

LandMar
GROUP, LLC

PROJECT DESCRIPTION

**RIVER HALL
COUNTRY CLUB**

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN
GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25, 26, 27, 34, 35 AND 38
TOWNSHIP 43 SOUTH
RANGE 28 EAST
LEE COUNTY, FLORIDA

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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988A00.DWG

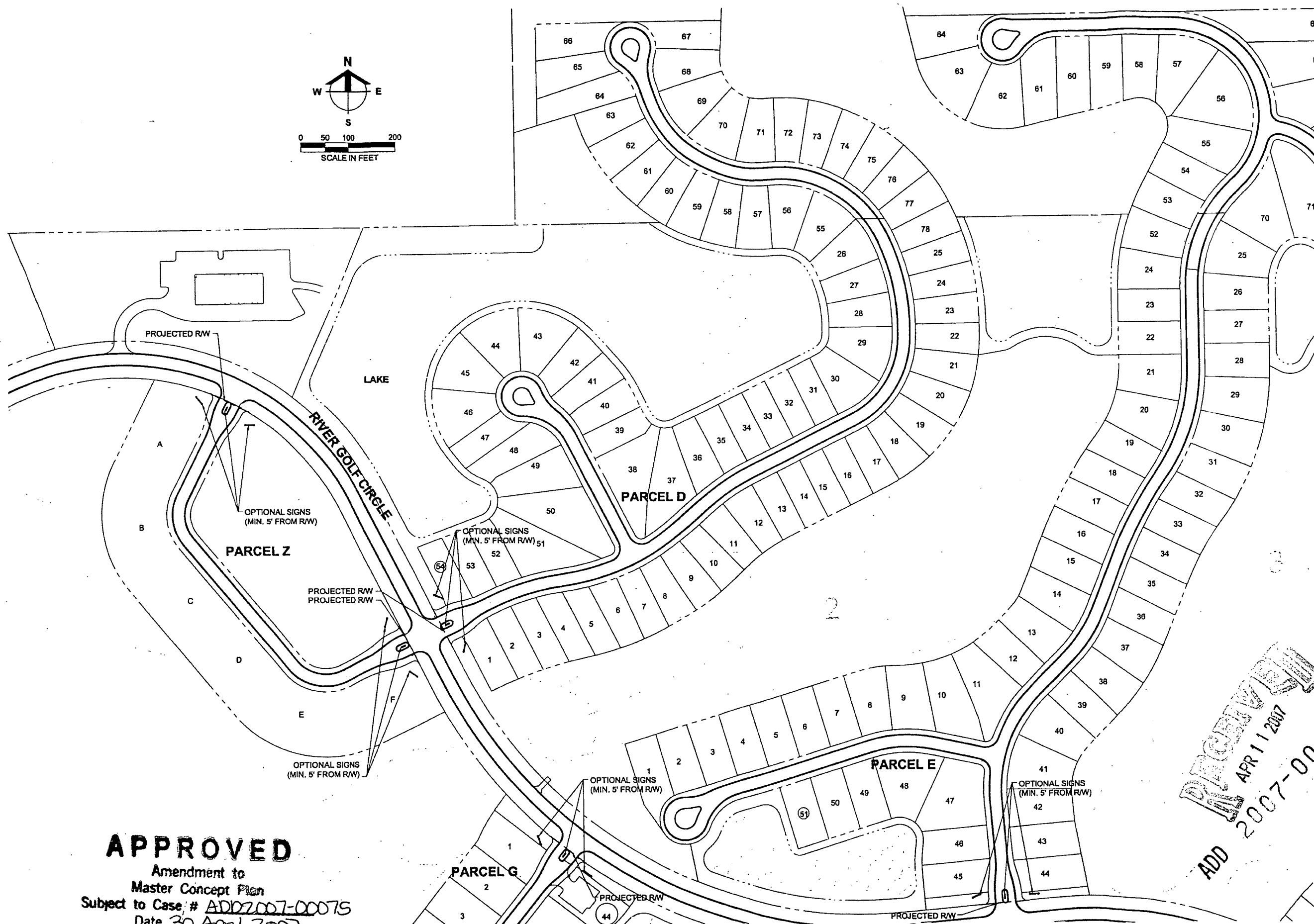
PLAN REVISIONS	

PLAN STATUS

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**SIGNAGE
EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
22060	4



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 ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

**HAWK'S HAVEN
 GOLF
 DEVELOPERS, LLC**

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 ALVA, FLORIDA 33920

PHONE (239) 274-0321
 FAX (239) 274-0517

LandMar
 GROUP, LLC

PROJECT DESCRIPTION

**RIVER HALL
 COUNTRY CLUB**

PHASE 1

FORMERLY KNOWN AS HAWK'S HAVEN
 GOLF COURSE COMMUNITY PHASE 1

PART OF SECTIONS 25, 26, 27, 34, 35 AND 36
 TOWNSHIP 43 SOUTH
 RANGE 28 EAST
 LEE COUNTY, FLORIDA

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LOCATION	J:\22060\DWG\DOCC\EXHIBITS\
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PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN - 21988A00.DWG

PLAN REVISIONS

NO.	DATE	DESCRIPTION

PLAN STATUS

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**SIGNAGE
 EXHIBIT**

PROJECT / FILE NO.	SHEET NUMBER
22060	5

APPROVED
 APR 11 2007
 ADD 2007-00075

APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD2007-00075
Date 30 APRIL 2007

10 11 12 13

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PROJECT / FILE

22060

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PREPARED FOR	
HAWK'S HAVEN GOLF DEVELOPERS, LLC	
2401 RIVER HALL PARKWAY ALVA, FLORIDA 33920	
PHONE (239) 274-0321 FAX (239) 274-0517	
	
PROJECT DESCRIPTION	
RIVER HALL COUNTRY CLUB	
PHASE 1	
FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1	
PART OF SECTIONS 25,26,27,34,35 AND 36 TOWNSHIP 43 SOUTH RANGE 28 EAST LEE COUNTY, FLORIDA	
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DESIGN BY	
CROSS REFERENCED DRAWINGS	
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PLAN STATUS	
FOR EXHIBIT PURPOSES ONLY	
SIGNAGE EXHIBIT	
PROJECT / FILE NO.	SHEET NUMBER
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Exhibit C

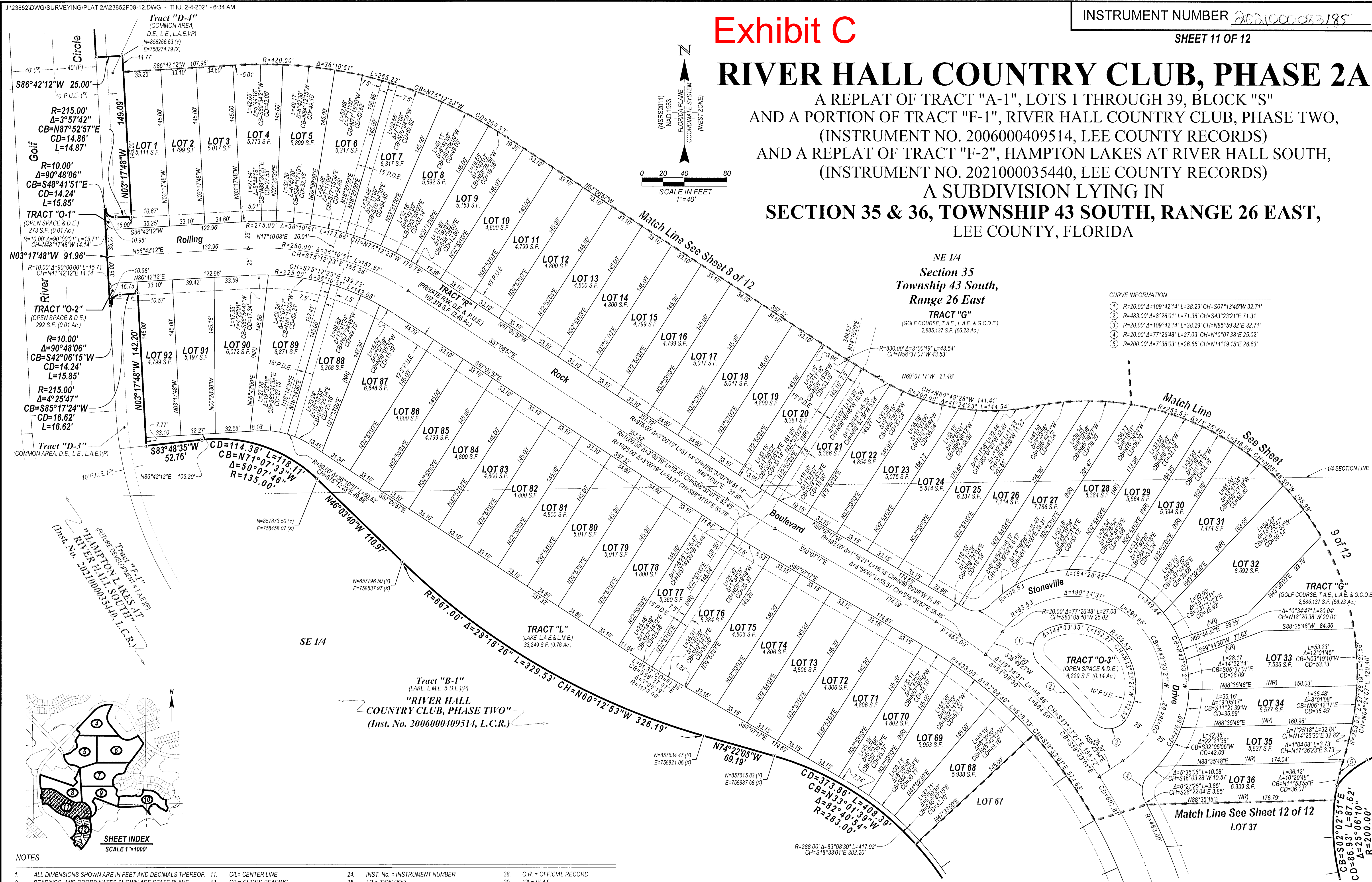
INSTRUMENT NUMBER 202100003185

SHEET 11 OF 12

RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)

A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



CURVE INFORMATION

1. R=20.00' Δ=109°42'14" L=38.29' CH=S07°13'45"W 32.71'
2. R=483.00' Δ=8°28'01" L=71.38' CH=S43°23'21"E 71.31'
3. R=20.00' Δ=109°42'14" L=38.29' CH=N85°59'32"E 32.71'
4. R=20.00' Δ=77°26'48" L=27.03' CH=N10°07'38"E 25.02'
5. R=200.00' Δ=7°38'03" L=26.65' CH=N14°19'15"E 26.63'

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS2011) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT "F-1" TO BEAR N42°30'21"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. (S) = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
6. (Δ) = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940.
7. Δ = DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E.D. = GRID EASTING
21. FD = FOUND
22. FRAC. = FRACTION
23. I.E. = IRRIGATION EASEMENT
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NR = NON-RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER-KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R.W. = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. WI = WITH

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barr and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACONET.COM - FAX (239) 461-3169
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

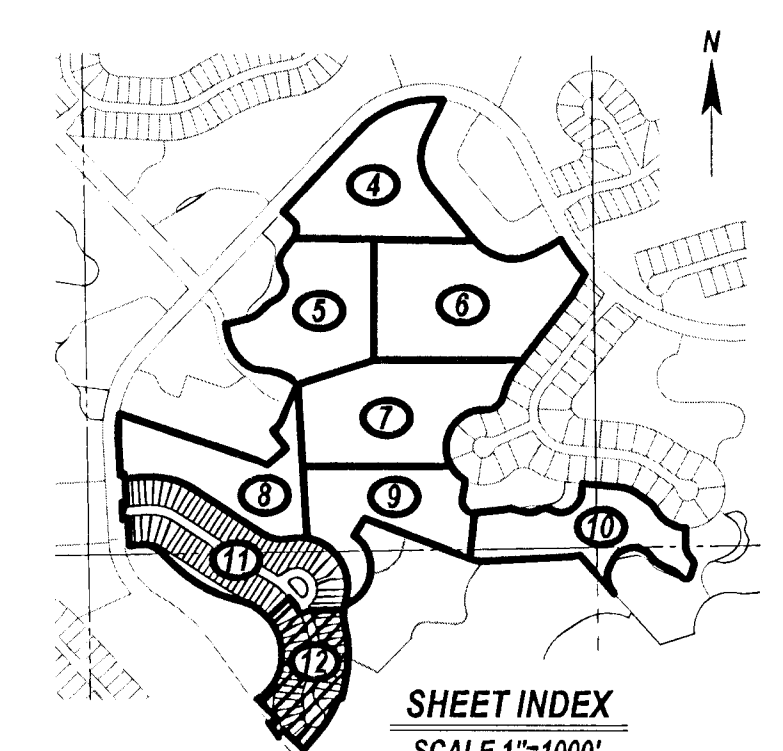
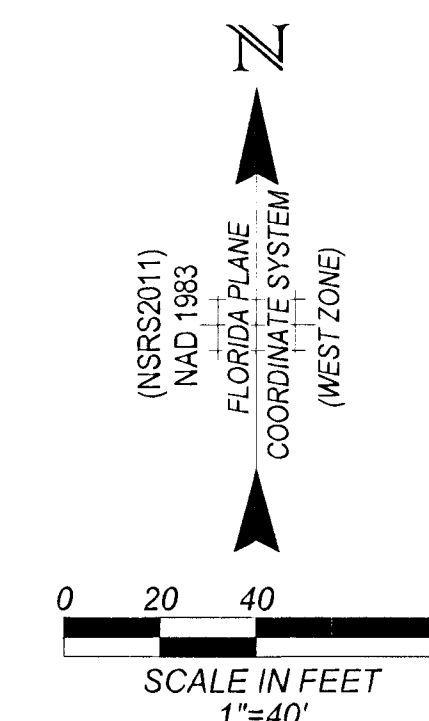
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

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2271 MCGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
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PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE
FLORIDA WEST ZONE (NAD1983/NRSR2011) AND ARE BASED ON
THE SOUTHERLY LINE OF TRACT T-1" TO BEAR N42°30'21"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN
ACCORDANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES.
5. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
STAMPED LB 6940, UNLESS OTHERWISE NOTED.
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
7. Δ= DELTA
8. A.C.= ACRES
9. A.E. = ACCESS EASEMENT
10. (C)= CALCULATED
11. C/L= CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (X) = GRID EASTING
21. FD. = FOUND
22. FRAC. = FRACTION
23. I.E. = IRRIGATION EASEMENT
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L= LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M)= MEASURED
34. N(4) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NR = NON-RADIAL
37. NRSR = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER-KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
45. P.U.E. = PUBLIC UTILITY EASEMENT
46. R = RADIUS
47. R/W = RIGHT OF WAY
48. SEC.=SECTION
49. S.F. = SQUARE FEET
50. W/= WITH



RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)

**A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA**

Barraco
and Associates, Inc.

Exhibit D

RIVER HALL COUNTRY CLUB, PHASE TWO
A SUBDIVISION LYING IN
SECTIONS 25, 26, 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000409514

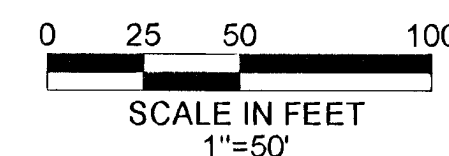
SHEET 8 OF 35

NOTES

TRACT USAGE:

TRACT "A-1" THRU "A-5"	- PRIVATE ROAD RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT (P.U.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "B-1" THRU "B-17"	- LAKE, LAKE MAINTENANCE EASEMENT (L.M.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "C-1" AND "C-2"	- FUTURE DEVELOPMENT
TRACT "D-1" THRU "D-14"	- COMMON AREA, DRAINAGE EASEMENT (D.E.), LANDSCAPE EASEMENT (L.E.) & LAKE ACCESS EASEMENT (L.A.E.)
TRACT "E-1" & "E-2"	- OPEN SPACE, CONSERVATION EASEMENT
TRACT "F-1" THRU "F-4"	- GOLF COURSE, DRAINAGE EASEMENT (D.E.), & LAKE ACCESS EASEMENT.

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE,
FLORIDA WEST ZONE (NAD1983/99 ADJUSTMENT).
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. * = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED
"BARRACO & ASSOC., INC. LB6940", UNLESS OTHERWISE NOTED.
5. * = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
6. C1 = CURVE NUMBER IN CURVE TABLE
7. Δ = DELTA
8. A₀ = ACRES
9. (C) = CALCULATED
10. C/L = CENTER LINE
11. CB = CHORD BEARING
12. CD = CHORD DISTANCE
13. CH = CHORD BEARING AND DISTANCE
14. C.M. = CONCRETE MONUMENT
15. COR = CORNER
16. D.B. = DEED BOOK, LEE COUNTY RECORDS
17. D.E. = DRAINAGE EASEMENT
18. FD = FOUND
19. F.P.&L. = FLORIDA POWER & LIGHT
20. FRAC = FRACTION
21. I.R. = IRON ROD
22. L = LENGTH
23. L.A.E. = LAKE ACCESS EASEMENT
24. L.B. = LICENSED BUSINESS
25. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
26. L.C.R. = LEE COUNTY RECORDS
27. L.E. = LANDSCAPE EASEMENT
27. L.M.E. = LAKE MAINTENANCE EASEMENT
28. MISC. = MISCELLANEOUS
29. (M) = MEASURED
30. NR = NON-RADIAL
31. O.R. = OFFICIAL RECORD
32. P.B. = PLAT BOOK
33. P.C. = POINT OF CURVATURE
34. P.G. = PAGE
35. PROP. = PROPERTY
36. P.T. = POINT OF TANGENCY
37. P.U.E. = PUBLIC UTILITY EASEMENT
38. R=RADIUS
40. SEC = SECTION
41. SF = SQUARE FEET



"River Hall Country Club, Phase One"
(Instrument No. 2005000153068, L.C.R.)

Section 35
Township 43 South, Range 26 East

NE 1/4

TRACT "F-1"
2,938,036 SF (67.45 Ac.)

BLOCK "D"

Lot 54

Oakstead
Drive

BLOCK "D"

Lot

Tract "F-5"

$$\Delta = 12^{\circ}06'04'' \quad L = 219.65'$$

$$CH = S36^{\circ}08'31''E \quad 219.24' -$$

42.40' —
S 35°43'44" W

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco
and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING - LANDSCAPE DESIGN
2271 MCGREGOR BLVD., POST OFFICE DRAWER 2800, FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - www.barraco.net - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7995 - SURVEYING LB-6940

RIVER HALL COUNTRY CLUB, PHASE TWO

A SUBDIVISION LYING IN
SECTIONS 25, 26, 35 AND 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2006000409.514

SHEET 18 OF 35

TRACT USAGE:

TRACT "A-1" THRU "A-8" - PRIVATE ROAD RIGHT-OF-WAY & PUBLIC UTILITY EASEMENT (P.U.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "B-1" THRU "B-17" - LAKE, LAKE MAINTENANCE EASEMENT (L.M.E.) & DRAINAGE EASEMENT (D.E.)
TRACT "C-1" AND "C-2" - FUTURE DEVELOPMENT
TRACT "D-1" THRU "D-14" - COMMON AREA, DRAINAGE EASEMENT (D.E.), LANDSCAPE EASEMENT (L.E.) & LAKE ACCESS EASEMENT (L.A.E.)
TRACT "E-1" & "E-2" - OPEN SPACE, CONSERVATION EASEMENT
TRACT "F-1" THRU "F-4" - GOLF COURSE, DRAINAGE EASEMENT (D.E.), & LAKE ACCESS EASEMENT.

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/99 ADJUSTMENT).
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. $\odot$ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) 4" X 4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BARRACO & ASSOC., INC. LB6940", UNLESS OTHERWISE NOTED.
5. $\star$ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
6. C1 = CURVE NUMBER IN CURVE TABLE
7. Δ = DELTA
8. A_c = ACRES
9. (C) = CALCULATED
10. CL = CENTER LINE
11. CB = CHORD BEARING
12. CD = CHORD DISTANCE
13. CH = CHORD BEARING AND DISTANCE
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29. MISC. = MISCELLANEOUS
30. (M) = MEASURED
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34. P.C. = POINT OF CURVATURE
35. PG. = PAGE
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37. P.T. = POINT OF TANGENCY
38. P.U.E. = PUBLIC UTILITY EASEMENT
39. R. = RADIUS
40. SEC. = SECTION
41. SF = SQUARE FEET

DOS 2005-00182 / PLT 2006-00008

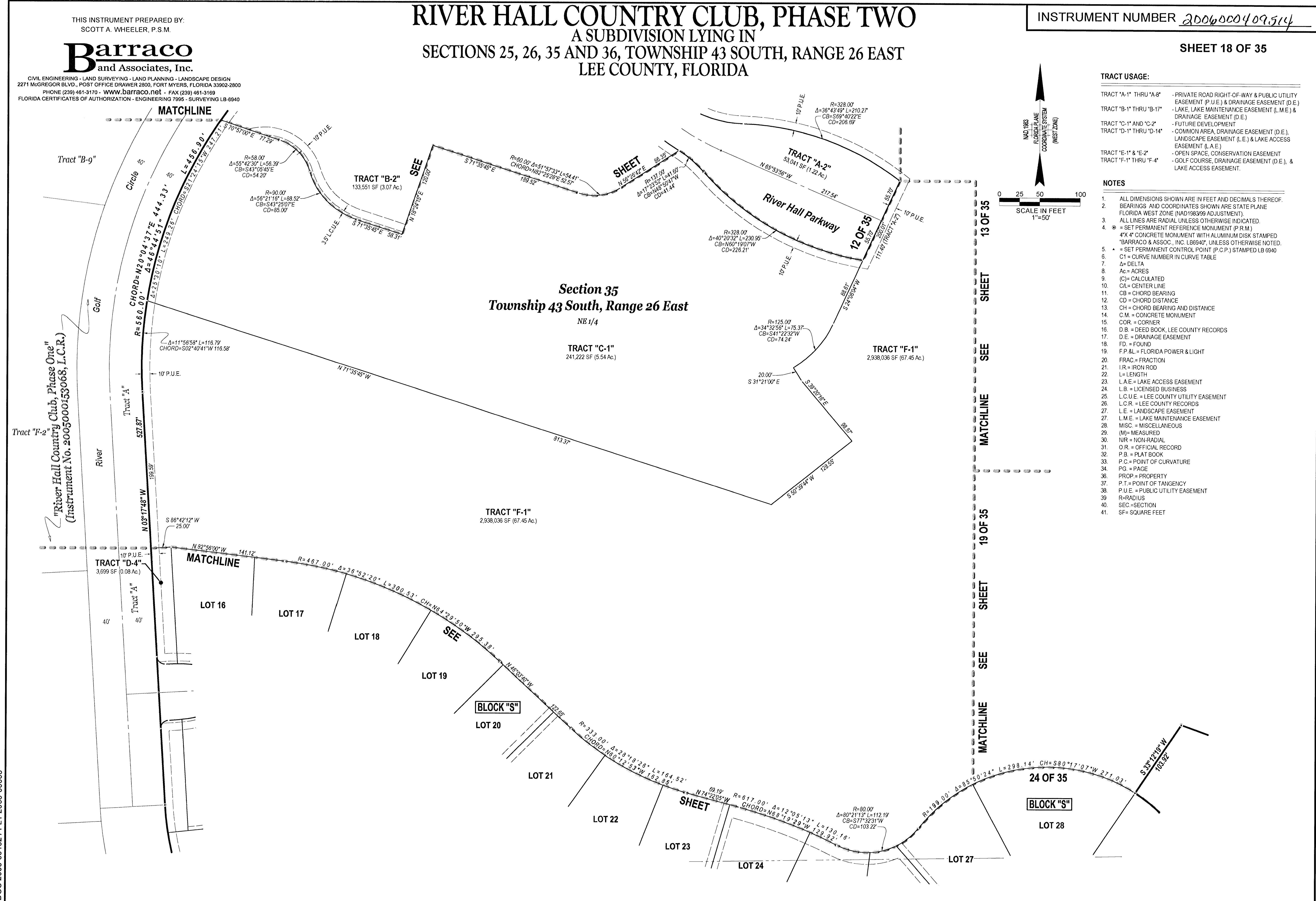


Exhibit E
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Customer: BARRACO AND ASSOCIATES, INC.

Ad No.: 0004838671

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FORT MYERS FL 33901
USA

Net Amt: \$109.01

Run Times: 1

No. of Affidavits: 1

Run Dates: 08/13/21

Text of Ad:

PUBLIC NOTICE

RIVER HALL COMMUNITY MEETING

PUBLIC MEETING DATE:
Friday, August 20, 2021 at 10:00 a.m.

LOCATION:
River Hall Town Hall Amenity Center
Arts & Crafts Room
3089 River Hall Parkway, Alva, FL
33920

APPLICANT:
Barraco and Associates, Inc.

PROJECT NAME:
River Hall

ACTION REQUESTED:
Petition for Administrative Amend-
ment to establish two-family attached
lot size and modify two-family attach-
ed building separation.

FOR MORE INFO:
Contact: Jennifer Sopen at Barraco &
Associates, Inc. - JenniferS@barraco.net
AD#4838671 August 13, 2021

In State



EQUAL HOUSING OPPORTUNITY

Equal Housing Opportunity
All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, national origin, handicap or familial status or an intention to make any such preference, limitation or discrimination.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

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Wheels

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news-press.com/classifieds

The forms provided in reviewing the Pre-qualification you will also be able to view a Sample Insurance Package as well as our Sample Subcontract. Procurement of this project will be Pursuant to Florida Statute FS 255. A Non-Mandatory Pre-Bid Walkthrough site visit is scheduled for Friday August 20, 2021, at 10:00am at 2250 Widman Way, Fort Myers, FL 33901. PLEASE NOTE THAT MASKS WILL BE REQUIRED FOR THE WALKTHROUGH. Bids are due Monday September 13, 2021, at 12PM EST. BID OPENING will take place at Chris-Tel Construction 2534-A Edison Ave Fort Myers, FL 33901. Please contact Sean Smiley at ss.miley@christelconstruction.com or Tobey Schneider at tschneider@christelconstruction.com for any questions. AD # 4864762 Aug 13 - Sept 11, 2021

Fictitious Business

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09 FLORIDA STATUTES

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of **LARSEN HEALTH CENTER**, 13880 Shell Point Plaza, Fort Myers, FL 33908 intended to register this fictitious name with the Division of Corporations of the Florida Department of State in Tallahassee, Florida.

Owner: The Christian and Missionary Alliance Foundation, Inc.
AD#4864820 Aug 13, 2021

Homes

news-press.com/homes



Meeting: A Public Information Meeting will be held on DC2021-00025 Bayshore Ranch Minor Planned Development and CPA2021-00005 Bayshore Ranch Comprehensive Plan Map Amendment by RWA, Engineering on Wednesday, August 25th at 5:30 pm, at the New Hope Christian Church, 17181 Tarpon Way, North Fort Myers, FL 33917. The applications are a request to amend the Future Land Use Map and a request to rezone the property. The applications are for a 109.67 acre property located along the north side of Bayshore Road; approximately ¼ mile west of the Palm Creek Drive and Bayshore Road intersection. This information meeting will provide a general overview of the application for a Comprehensive Plan Map Amendment to amend the Future Land Use Map designation from Rural/Wetlands to Sub-Outlying Suburban/Wetlands and a concurrent Residential Planned Development Zoning application. For any questions or comments, they can be directed by mail, phone, or email to Kenrick Gallander, RWA Engineering, 12800 University Dr., Suite 175, Fort Myers, FL 33907, (239) 260-4330, Kgallander@consult-rwa.com. AD#4864157 8/13/2021

NOTIFICACIÓN DE LA INTENCIÓN DE SOLICITAR LA LIBERACIÓN DE FONDOS

13 de agosto de 2021
Departamento de Oportunidad Económica de Florida (DEO)
107 East Madison Street
Caldwell Building
Tallahassee, Florida 32399-4120
(850) 717-0701

En o alrededor 24 de agosto de 2021, el Departamento de Oportunidad Económica de Florida (DEO), por sus siglas en inglés) autorizará a Dunbar Improvement Association, Inc. a presentar una solicitud al Departamento de Vivienda y Desarrollo Urbano de los Estados Unidos (HUD; por sus siglas en inglés) para que libere los fondos de Subvención en Bloque para el

AD# 4864224 August 13, 2021

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ACTION REQUESTED:
Petition for Administrative Amendment to establish two-family attached lot size and modify two-family attached building separation.

FOR MORE INFO:
Contact: Jennife Sapien at Barraco & Associates, Inc. - jennifeS@barraco.net
AD#4838671 August 13, 2021

Notice of Sales

NOTICE OF PUBLIC SALE: J&W Towing, Inc. gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/26/21, 10:00 am at 1154 S. Loop Blvd. Lehigh Acres, FL 33936, pursuant to subsection 713.78 of the Florida Statutes. J&W Towing, Inc. reserves the right to accept or reject any and/or all bids.

2MEFM74W3YX663614 2000 MERCURY
2T1BR12E52C572560 2002 TOYOTA
3CAPDCAB6HT603859 2017 DODGE
AD# 4862033 August 13, 2021

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A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rules 28-106.201 and 28-106.301, F.A.C., a petition for an administrative hearing must contain the following information:

(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, any e-mail address, any facsimile number, and telephone number of the petitioner, if the petitioner is not represented by an attorney or a qualified representative, the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests will be affected by the agency determination;

(c) A statement of when and how the petitioner received notice of the Department's agency decision;

(d) A statement of all disputed issues of material fact. If there are none, the petitioner must so indicate;

(e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;

(f) A statement of the specific rules or statutes the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3903 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Time Period for Filing a Petition

Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 12C.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Extension of Time

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time.

Requests for extension of time must be filed with the Office of General Counsel of the Department at 3903 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@FloridaDEP.gov, before the deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation

Mediation is not available in this proceeding.
AD#4865017 August 13, 2021

Fred weakens, but likely to drench Florida

making the rounds inside the Texas Capitol - dropping off copies of the warrants at Democrats' offices, and

Texas senator ends 15-hour filibuster

Paul J. Weber and Acacia Coronado
ASSOCIATED PRESS

turned in or questions were left unanswered. The effort was stopped by participation. The effort was stopped by concluding field operations. talks in Qatar remain stalled.

[illegible]

**RIVER HALL
RESIDENTIAL PLANNED DEVELOPMENT
NARRATIVE**

Pursuant to LDC Sec. 34-380 the proposed amendment to the planned development (PD) is to allow:

- 1. The proposed amendment seeks to revise the site development regulations language for Two-Family Attached and Zero Lot Line to impose a minimum lot width, lot depth, and lot size, and to allow a minimum distance of 10-feet between buildings.**

The proposed amendment is outlined in the following strikethrough and underline language to Resolution Z-15-003. The currently approved site development regulations language for two-family attached and zero lot line lack a minimum lot width, lot depth, and lot size. In addition, the currently approved building separation for two-family attached and zero lot line does not equal the sum of the approved side setbacks.

Resolution Z-15-003 (Section B.2.b)

Minimum Lot Area and Dimensions

Two-Family Attached and Zero Lot Line

Width: 33 feet

Depth: 130 feet

Lot Size: 4,290 sf

Minimum Setbacks

Two-Family Attached and Zero Lot Line

Road - Palm Beach Blvd 25 feet/Private Roads 20 feet

Side - 0/5 feet. Side opposite the zero-lot-line or for two-family attached structures. Structures (including but not limited to, sidewalks, air conditioners, mechanical equipment, door stoops, walls, etc.) may not be located within the required 5-foot side setbacks; or prior to issuance of Certificate of Occupancy on each lot, the Engineer of Record must certify that the drainage for each lot is built in compliance with the typical lot grading detail provided.

Rear - 15 feet

Water Body - 20 feet

Accessory - Per the LDC

Minimum Distance Between Buildings: ~~15~~ 10 feet

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

The applicant proposes a minimum lot width of 33 feet and a minimum lot depth of 130 feet. The proposed dimensions are consistent with the two family attached models that are constructed on lots 89 and 90 in River Hall Country Club, Phase 2A, Block "S", instrument number 2021000083185, and being permitted in Block "C."

The proposed 10-foot minimum distance between buildings is equal to what two side setbacks of 5-feet would be. The proposed building separation is comparable to the 10 feet of separation currently allowed between single-family dwelling units within River Hall. The 10-foot building separation permitted between single-family units applies to two story single-family units as well. As such, the proposed 10-foot building separation for two-family attached, which are typically one story, will provide adequate separation without harm to public health, safety, and welfare.

Pursuant to Section 34-373(a)(10) of the LDC, approval of the proposed request will bring the project's existing property development regulations into compliance with the current Land Development Code, by establishing the minimum lot area and dimensions for two family attached and zero lot line dwelling units.

No adverse impact to adjacent landowners will occur through approval of the requested amendment. As shown on page 4 of approved Ordinance Z-15-003, the proposed language format is consistent with minimum lot area, dimensions, and building separation established for single family. In addition, a publicly advertised meeting is required prior to approval of this amendment, affording residents the opportunity to voice any questions or concerns regarding the proposed amendment.

The requested modification to the project's development regulations may be approved administratively per the guidelines of LDC Section 34-380(b). Compliant with Section 34-174(i) of the LDC, The proposed modification to the project's development regulations will not increase height or density, will not underutilize public resources/infrastructure or reduce open space, preserve, or buffers and will have no adverse impact to surrounding land uses. Furthermore, the proposed amendment will be consistent with all applicable provisions of the Lee Plan and land development regulations in effect.