

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

WHEREAS, the property owner, Prime Homes at Portofino Vineyards, Ltd., filed an application to amend Villages of San Carlos Development of Regional Impact (DRI) Development Order (DO) and Master Plan of Development (Map H), State DRI #81-1, in reference to Portofino Vineyards; and

WHEREAS, the request was made pursuant to Florida Statutes §380.06(7)(a). The proposed amendment does not meet the threshold to require a filing of a Notice of Proposed Change ("NOPC"); and

WHEREAS, the Lee County Department of Community Development prepared and provided a Staff Report in response to the request, along with a recommendation to approve the request; and

WHEREAS, the Lee County Hearing Examiner, Donna Marie Collins, reviewed the application materials and Staff Report in response to the request for Case # DRI2019-00003 and recommended Approval of the Request; and

WHEREAS, a public hearing was advertised and held on August 5, 2020, 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 Villages of San Carlos DRI DO (Z-17-001) and Map H. The proposed amendment to the DRI includes the following:

- Amend the Land Use Table, Phasing Schedule (DRI Exhibit B) to update the Phase II build-out date from December 31, 2020 to December 31, 2031.
- Permit development of single-family dwelling units on Tracts B, C, D and E, where only multiple-family dwelling units are currently permitted;
- Allocate 25.24 Acres of Tracts B, C, D and E to single-family land use for a maximum of 106 Single-Family dwelling units, and reduce the multiple-family acreage from 76.12 acres to 50.88 acres and the number of multiple-family dwelling units from 1,170 to 926 units;
- Revise Land Use Parameters (DRI Exhibit C) to reduce residential dwelling units/acreage from 2,500 to 2,362 units. Specifically, revise unit and acreage allocation from 388 single-family dwelling units on 151.88 acres and 2112 multiple-family dwelling units on

157.44 acres, to 494 single-family dwelling units on 177.12 acres and 1,868 multiple-family dwelling units on 132.2 acres; and

The subject property is located in the Urban Community Future Land Use Category and legally described in attached Exhibit "A."

The request is APPROVED.

SECTION B. EXHIBITS:

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

Exhibit A: Legal description the property
Exhibit B: Zoning Map (with the subject parcel indicated)
Exhibit C: Sixth Amendment of the Villages of San Carlos DRI Development Order

SECTION C. FINDINGS AND CONCLUSIONS:

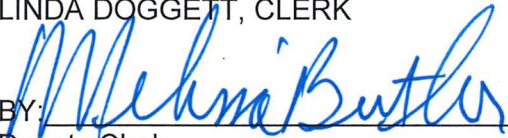
The requested amendment to the Villages of San Carlos DRI qualifies for approval pursuant to Florida Statutes and the Lee County Land Development Code.

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

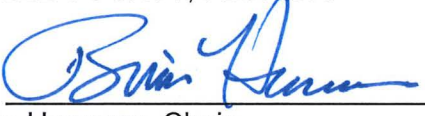
John Manning	Absent
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 5th day of August 2020.

ATTEST:
LINDA DOGGETT, CLERK

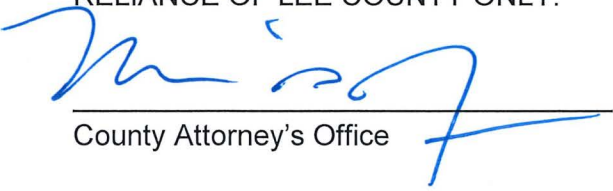
BY: 
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Brian Hamman, Chair



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY:


County Attorney's Office

RECEIVED
MINUTES OFFICE
mb
2020 AUG 11 PM 3:08

Banks Engineering

Professional Engineers, Planners & Land Surveyors
10811 BOX WILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
(888) 838-5490
FLORIDA SURVEYING BUSINESS CERTIFICATION NO. 6690

Applicant's Legal Checked
by DM 10/2/19

SKETCH TO ACCOMPANY DESCRIPTION

A PARCEL OF LAND LYING IN
SECTIONS 15, 22 & 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA

DESCRIPTION: PREPARED BY THE FIRM

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 15, 22 AND 23, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE AFORESAID SECTION 22; THENCE RUN S.88°23'14"W. ALONG THE NORTH LINE OF SAID SECTION 22 FOR 104.96 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF THE THREE OAKS PARKWAY REALIGNMENT PROJECT (COUNTY PROJECT # CN-02-06); THENCE RUN S.147°31'19"E. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 1625.74 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 783.32 FEET ALONG THE ARC OF A CURVE CONCAVE WESTERLY, WITH A RADIUS OF 1200.00 FEET, A DELTA OF 37°24'02", A CHORD BEARING OF 5.04°28'42"W. AND A CHORD DISTANCE OF 768.48 FEET TO A POINT OF TANGENCY; THENCE RUN S.231°04'33"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 38.83 FEET TO A POINT ON A CURVE; THENCE RUN SOUTHWESTERLY ALONG THE AFORESAID RIGHT-OF-WAY LINE FOR 39.54 FEET ALONG THE ARC OF A CURVE (NOT RADIAL TO THE PREVIOUSLY DESCRIBED LINE) CONCAVE NORTHERLY, WITH A RADIUS OF 30.00 FEET, A DELTA OF 75°30'32", A CHORD BEARING OF 5.58°35'58"W. AND A CHORD DISTANCE OF 36.74 FEET TO A POINT ON A NON-COMPOUND CURVE; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE FOR 152.37 FEET ALONG THE ARC OF A CURVE; CONCAVE NORTHERLY, WITH A RADIUS OF 470.00 FEET; A DELTA OF 18°34'30", A CHORD BEARING OF N.531°04'50"W. AND A CHORD DISTANCE OF 151.71 FEET TO A POINT ON A CURVE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (100 FEET WIDE); THENCE RUN NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 940.20 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 1025.00 FEET, A DELTA OF 52°13'21", A CHORD BEARING OF N.44°50'00"W. AND A CHORD DISTANCE OF 907.59 FEET TO A POINT OF TANGENCY; THENCE RUN N.76°06'45"W. ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 313.88 FEET; THENCE RUN N.261°43'39"E. FOR 124.11 FEET; THENCE RUN N.37°33'24"E. FOR 84.87 FEET; THENCE RUN N.231°04'33"E. FOR 218.36 FEET; THENCE RUN N.173°43'32"E. FOR 221.62 FEET; THENCE RUN N.127°01'41"E. FOR 230.68 FEET; THENCE RUN N.01°30'08"E. FOR 255.46 FEET; THENCE RUN N.05°41'05"W. FOR 530.19 FEET; THENCE RUN N.231°04'33"E. FOR 120.26 FEET; THENCE RUN N.397°31'50"W. FOR 128.89 FEET; THENCE RUN N.57°58'19"W. FOR 96.55 FEET; THENCE RUN N.63°27'58"W. FOR 336.91 FEET; THENCE RUN N.171°11'03"W. FOR 137.28 FEET; THENCE RUN N.75°11'11"W. FOR 96.62 FEET; THENCE RUN N.70°58'05"W. FOR 45.72 FEET; THENCE RUN N.80°30'15"W. FOR 219.67 FEET; THENCE RUN N.66°30'07"W. FOR 191.21 FEET; THENCE RUN N.64°44'50"W. FOR 177.89 FEET, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF THREE OAKS PARKWAY (50.00 FEET FROM CENTERLINE); THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE (NOT RADIAL TO THE PREVIOUSLY DESCRIBED LINE) FOR 55.75 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 1735.28 FEET, A DELTA OF 15°02'27", A CHORD BEARING OF N.30°05'08"E. AND A CHORD DISTANCE OF 55.75 FEET TO A POINT OF COMPOUND CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 193.03 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 810.00 FEET, A DELTA OF 13°39'14", A CHORD BEARING OF N.37°49'58"E. AND A CHORD DISTANCE OF 192.87 FEET TO A POINT OF TANGENCY; THENCE RUN N.44°39'35"E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 222.09 FEET TO A POINT OF CURVATURE; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE 382.06 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY, WITH A RADIUS OF 1030.00 FEET, A DELTA OF 211°51'01", A CHORD BEARING OF N.34°02'00"E. AND A CHORD DISTANCE OF 379.87 FEET TO A POINT ON A CURVE ON THE RIGHT-OF-WAY LINE OF THE AFORESAID REALIGNMENT OF THREE OAKS PARKWAY; THENCE RUN NORTHEASTERLY ALONG THE RIGHT-OF-WAY LINE OF SAID REALIGNMENT FOR 123.36 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, WITH A RADIUS OF 470.00 FEET, A DELTA OF 15°02'16", A CHORD BEARING OF N.51°02'10"E. AND A CHORD DISTANCE OF 123.00 FEET TO A POINT OF TANGENCY; THENCE RUN N.58°33'18"E. ALONG THE RIGHT-OF-WAY LINE OF SAID REALIGNMENT FOR 42.86 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG SAID REALIGNMENT FOR 45.82 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY, WITH A RADIUS OF 30.00 FEET, A DELTA OF 87°30'29", A CHORD BEARING OF S.77°41'27"E. AND A CHORD DISTANCE OF 41.49 FEET TO A POINT OF REVERSE CURVATURE; THENCE RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF SAID REALIGNMENT FOR 20.00 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG SAID REALIGNMENT FOR 933.83 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, WITH A RADIUS OF 1200.00 FEET, A DELTA OF 44°31'13", A CHORD BEARING OF S.38°30'56"E. AND A CHORD DISTANCE OF 910.44 FEET TO A POINT OF TANGENCY; THENCE RUN S.147°31'19"E. ALONG THE RIGHT-OF-WAY LINE OF SAID REALIGNMENT FOR 226.11 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 68.89 ACRES, MORE OR LESS.

ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

BEARINGS ARE BASED ON THE NORTH LINE OF THE AFORESAID SECTION 22 AS BEING S.88°23'14"W.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 261°43'39" E	124.11'
L2	N 37°33'24" E	84.87'
L3	N 231°04'33" E	218.36'
L4	N 173°43'32" E	221.62'
L5	N 127°01'41" E	230.68'
L6	N 01°30'08" E	255.46'
L7	N 231°04'33" W	120.26'
L8	N 397°31'50" W	128.89'
L9	N 57°58'19" W	96.55'
L10	N 63°27'58" W	336.91'
L11	N 71°11'03" W	137.28'
L12	N 75°11'11" W	96.62'
L13	N 70°58'05" W	45.72'
L14	N 80°30'15" W	219.67'
L15	N 66°30'07" W	191.21'
L16	N 64°44'50" W	177.89'
L17	N 58°33'18" E	42.86'
L18	S 88°23'14" W	104.96'
L19	S 231°04'33" W	38.83'



THIS IS NOT A SURVEY

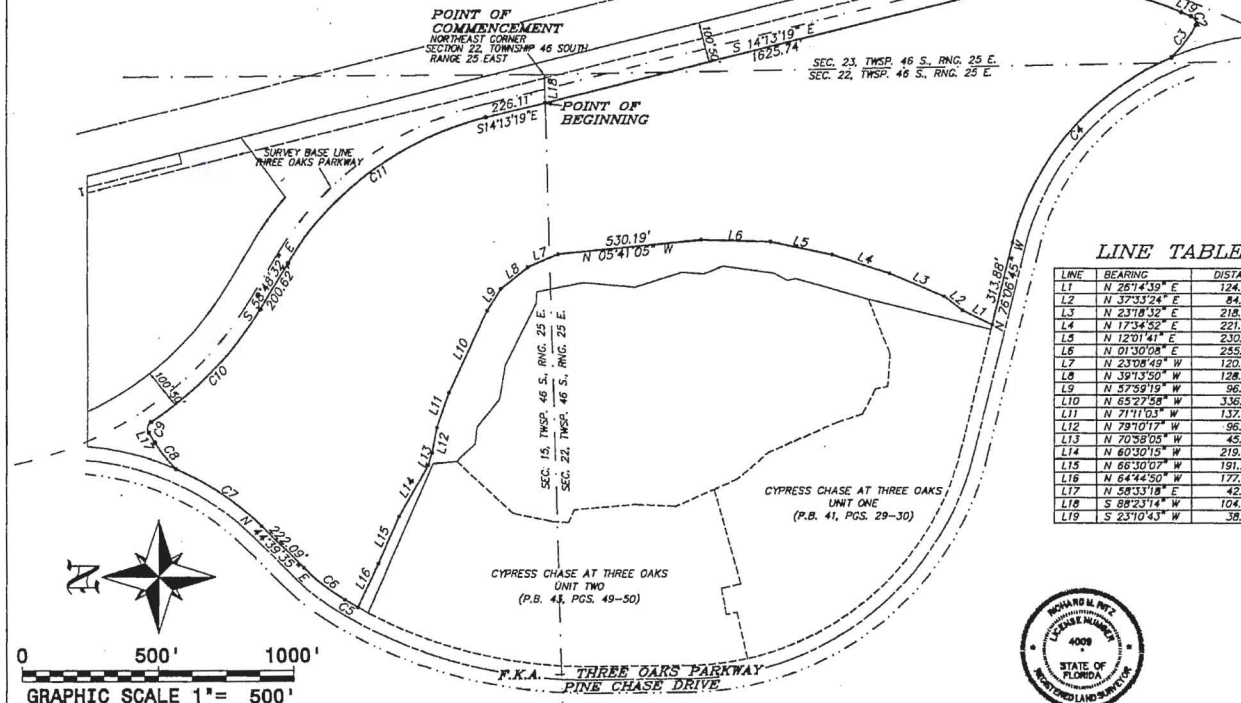
Richard M. Ritz
RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4009

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE ATTORNEY AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by Richard M. Ritz, R.L.S. #4009 State of Florida using an SHA-1 authentication code. Printed copies of this document are not considered signed and sealed under the SHA-1 authentication code must be verified on any electronic copies.
Date: 2018.03.28 11:13:05 -0400

LEGEND

O.R. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
P.C. PAGE
C1 CURVE 1 OF CURVE TABLE
L1 LINE 1 OF LINE TABLE



0 500' 1000'
GRAPHIC SCALE 1"= 500'

CURVE TABLE

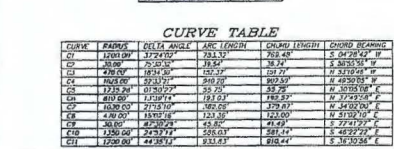
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1200.00'	37°24'02"	783.32'	768.48'	S 04°28'42" W
C2	30.00'	75°30'32"	39.54'	36.74'	S 58°35'58" W
C3	470.00'	18°34'30"	152.37'	151.71'	N 531°04'50" W
C4	1025.00'	52°13'21"	940.20'	907.59'	N 49°50'08" E
C5	1735.28'	01°50'27"	55.75'	55.75'	N 30°05'08" E
C6	810.00'	13°39'14"	193.03'	192.87'	N 37°49'58" E
C7	1030.00'	217°51'01"	382.06'	379.87'	N 34°02'00" E
C8	470.00'	15°02'16"	123.36'	123.00'	N 51°02'10" E
C9	30.00'	87°30'29"	45.82'	41.49'	S 77°41'27" E
C10	1350.00'	24°32'19"	586.03'	581.44'	S 48°22'22" E
C11	1200.00'	44°31'13"	913.83'	910.44'	S 38°30'56" E

RECEIVED
JAN 11 2019

COMMUNITY DEVELOPMENT

DRI 2019-00003

EXHIBIT A



LINE	PCASING	DISTANCE
1	N 26°43'39" E	124.11
2	N 32°32'19" E	88.8
3	N 23°48'33" E	216.33
4	N 17°34'44" E	221.83
5	N 17°01'41" E	230.68
6	N 01°50'08" E	246.40
7	S 23°38'49" W	126.65
8	S 28°17'50" W	126.65
9	S 52°38'49" W	20.55
10	N 62°52'58" W	336.81
11	N 7°11'03" E	132.25
12	S 29°10'17" W	26.52
13	N 20°54'03" W	45.22
14	N 60°30'17" E	219.67
15	N 65°30'02" W	191.21
16	N 64°44'50" W	172.65
17	S 58°33'18" E	42.96
18	S 88°24'14" W	104.59
19	S 23°10'43" W	38.8

CLTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
72°45'	733.33'	765.48'	S 04°28'42" W
72°30'	718.57'	753.31'	S 08°55'50" W
72°15'	703.81'	741.27'	N 01°29'45" W
72°00'	689.05'	729.35'	N 05°00'00" W
71°45'	674.29'	717.43'	N 08°30'15" E
71°30'	659.53'	705.51'	N 12°00'30" E
71°15'	644.77'	693.59'	N 15°30'45" E
71°00'	629.99'	681.67'	N 19°00'00" E
70°45'	615.21'	669.75'	N 22°30'15" E
70°30'	600.43'	657.83'	N 26°00'30" E
70°15'	585.65'	645.91'	N 29°30'45" E
70°00'	570.87'	633.99'	N 33°00'00" E
69°45'	556.09'	622.07'	N 36°30'15" E
69°30'	541.31'	610.15'	N 39°00'30" E
69°15'	526.53'	598.23'	N 42°30'45" E
69°00'	511.75'	586.31'	N 45°00'00" E
68°45'	496.97'	574.39'	N 48°30'15" E
68°30'	482.19'	562.47'	N 51°00'30" E
68°15'	467.41'	550.55'	N 54°30'45" E
68°00'	452.63'	538.63'	N 57°00'00" E
67°45'	437.85'	526.71'	N 60°30'15" E
67°30'	423.07'	514.79'	N 63°00'30" E
67°15'	408.29'	502.87'	N 66°30'45" E
67°00'	393.51'	490.95'	N 69°00'00" E
66°45'	378.73'	479.03'	N 72°30'15" E
66°30'	363.95'	467.11'	N 75°00'30" E
66°15'	349.17'	455.19'	N 78°30'45" E
66°00'	334.39'	443.27'	N 81°00'00" E
65°45'	319.61'	431.35'	N 84°30'15" E
65°30'	304.83'	419.43'	N 87°00'30" E
65°15'	290.05'	407.51'	N 90°30'45" E
65°00'	275.27'	395.59'	N 93°00'00" E
64°45'	260.49'	383.67'	N 96°30'15" E
64°30'	245.71'	371.75'	N 99°00'30" E
64°15'	230.93'	359.83'	N 102°30'45" E
64°00'	216.15'	347.91'	N 105°00'00" E
63°45'	201.37'	335.99'	N 108°30'15" E
63°30'	186.59'	324.07'	N 111°00'30" E
63°15'	171.81'	312.15'	N 114°30'45" E
63°00'	157.03'	300.23'	N 117°00'00" E
62°45'	142.25'	288.31'	N 120°30'15" E
62°30'	127.47'	276.39'	N 123°00'30" E
62°15'	112.69'	264.47'	N 126°30'45" E
62°00'	97.91'	252.55'	N 129°00'00" E
61°45'	83.13'	240.63'	N 132°30'15" E
61°30'	68.35'	228.71'	N 135°00'30" E
61°15'	53.57'	216.79'	N 138°30'45" E
61°00'	38.79'	204.87'	N 141°00'00" E
60°45'	24.01'	192.95'	N 144°30'15" E
60°30'	9.23'	181.03'	N 147°00'30" E

PRIME HOMES
AT PORTOFINO VINEYARDS, LTD.
4651 SHERIDAN STREET, SUITE 480
HOLLYWOOD, FLORIDA 33021
PHONE: (954) 392-8788
FAX: (954) 392-8748

BANKS
ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SEE WILE CYPRINE PARKWAY
FORT WYERS, FLORIDA 33064
PHONE: (328) 839-5490 FAX: (328) 930-2523
ENGINEERING LICENSE # EB 8460
SURVEY LICENSE # LS 6690

Applicant's Survey Checked
by Dm 10/2/17

BOUNDARY SURVEY
PORTOFINO VINEYARDS
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
03-26-19	2187	2187SR		DRB	RMR	1"=200'	1	1	15, 22 & 23, 45, 25

DP12019-00003



DRI2019-00003 Zoning

EXHIBIT B

Legend

-  Subject Parcel
-  City Limits



0 500
Feet



VILLAGES OF SAN CARLOS DRI¹
SIXTH DEVELOPMENT ORDER AMENDMENT
Development Order 81-1

WHEREAS, Alan C. Freeman filed an Application for Development Approval (ADA) pursuant to Florida Statutes §380.06, for a Development of Regional Impact (DRI) known as the "Villages of San Carlos". The ADA was subsequently approved by the Board of County Commissioners on May 13, 1981; and,

WHEREAS, on February 17, 1992, the Board of County Commissioners approved the owner's request to amend the DRI development approvals to reduce the total number of dwelling units from 3,800 to 3,300; expand commercial square footage from 38,800 to 125,000; establish a 38.2 acre community park site through a 15 acre transfer from Alico Interchange Park Development of Regional Impact and a new voluntary dedication of 23.2 acres; expand the school site from 20 to 25 acres including a 5 acre transfer from Alico Interchange Park Development of Regional Impact; transfer the 0.5 acre fire station site to Alico Interchange Park Development of Regional Impact to create a 2.7 acre emergency services site within that project; expand the wastewater treatment site from 15.8 to 17.3 acres; add two one-acre child care sites; establish procedures for impact fee credits; and amend the table of proposed land uses; and,

WHEREAS, on August 20, 2007 a second amendment to the DRI Development Order was adopted to increase commercial square footage to 158,799 square feet, reduce the number of residential units by 800 to a total of 2,500, expand the commercial areas depicted on Map H from 15 acres to 25.35 acres, modify the phasing schedule, extend the buildout date to 2010 (a cumulative extension of 15 years), establish a termination date of 2016, and amend Map H to reflect these changes, as well as the realignment of Three Oaks Parkway; and,

WHEREAS, pursuant to House Bill 7203 (amending F.S. §380.06(19)(c)) signed into law on June 19, 2007, the DRI Development Order was amended a third time to extend all phase, buildout and expiration dates by three years, as reflected in Lee County Resolution 07-09-46, adopted September 25, 2007; and,

WHEREAS on June 2, 2011, House Bill 7207 (HB 7207) was signed into law by the Governor of the State of Florida. HB 7207, as codified in Chapter 2011-139, Laws of Florida, authorizes a four-year extension for all valid DRI Development Orders. At the option of the developer, all commencement, phase, buildout and expiration dates for valid Developments of Regional Impacts may be extended by four (4) years regardless of previous extensions issued in the past; and,

WHEREAS, on September 1, 2011, Lee County received a request to extend the DRI compliance dates as contemplated under HB 7207; and,

WHEREAS, Villages of San Carlos DRI qualified for the extension of the DRI compliance dates pursuant to HB 7207 and the extension was approved in the Fourth Development Order Amendment adopted by Lee County on December 13, 2011; and,

¹ This is a codification and restatement of the DRI Development Orders rendered with respect to the Villages of San Carlos DRI, including actions taken on May 13, 1981, February 17, 1992, August 20, 2007, September 25, 2007, December 13, 2011, January 25, 2017 and August 5, 2020.

WHEREAS, Section 252.363, Florida Statutes, was adopted in 2011 and authorized the tolling and extension of all time periods within which to exercise rights granted by permits and other authorizations, including commencement, phase, buildout, and expiration dates for DRI Development Orders, upon declaration of a state of emergency by the Governor, if the holder of the permit or other authorization timely notified the issuing authority of its intent to exercise the tolling and extension granted pursuant to said statute; and,

WHEREAS, the developer of the Villages of San Carlos DRI timely notified Lee County of its intent to exercise the tolling and extensions granted pursuant to Section 252.363 for multiple declarations of a state of emergency issued by the Governor between 2012-16, including the declarations issued for Tropical Storm Debby in 2012, for Tropical Storm Isaac in 2012, for Tropical Storm Erika in 2015, and for the heavy rainfalls that occurred in 2016; and,

WHEREAS, the exercise of the tolling and extensions pursuant to Section 252.363 have extended the commencement, phase, buildout and expiration dates of this Development Order by 24 months and 256 days; and,

WHEREAS, on January 25, 2017 a fifth amendment to the DRI Development Order was adopted to amend Map H to modify access points for the project onto Three Oaks Parkway; and,

WHEREAS, an application was filed by the property owner, Prime Homes at Portofino Vineyards, Ltd., to amend Map H, Exhibit B – Land Use Table (Phasing Schedule) and Exhibit C – Land Use Parameters of the Villages of San Carlos DRI Development Order; and,

WHEREAS, the request to amend Map H and Exhibits B and C have been reviewed and recommended for approval by Lee County staff and the Lee County Hearing Examiner pursuant to Florida Statutes Section 380.06(7)(a) and the Lee County Land Development Code §34-145.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, in a public meeting duly advertised, constituted and assembled that the Development of Regional Impact Application for Development Approval submitted on behalf of Prime Homes at Portofino Vineyards, Ltd., for the project known as Villages of San Carlos DRI, originally by the Board of County Commissioners on May 13, 1981, is amended subject to the following conditions, restrictions and limitations.

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

A. The Villages of San Carlos DRI is a 495 acre mixed use development located in unincorporated Lee County adjacent to the west side of I-75; between Alico Road and Corkscrew Road. The Villages of San Carlos DRI consists of ~~2,500~~2,362 residential units and 158,799 square feet of commercial development. The project will include 44.97 acres of community park area, a 25.03 acre school site and a waste water treatment plant on 17.28 acres.

B. The terms of this Development Order apply to the property located and described in attached Exhibit A.

C. The project phasing schedule, attached as Exhibit B, consists of two phases with buildout in ~~2020~~2031. The land use parameters are as set forth in attached Exhibit C and the development plan is depicted on Map H attached as Exhibit D.

D. The development is not in an area designated an area of critical concern pursuant to the provisions of §380.05, Florida Statutes.

E. The development is located in the Urban Community, Suburban, Public Facilities, and Wetlands future land use categories. The development as conditioned is consistent with the Lee County Comprehensive Plan and the Lee County Land Development Code (LDC).

F. The property is currently zoned Residential Planned Development, Commercial Planned Development, and Community Facilities Planned Development.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Lee County in accordance with §380.06, Florida Statutes. The development, as proposed by the ADA, subsequently amended by the Notice of Proposed Change, and modified by this Development Order amendment, is generally consistent with the report and recommendations of the SWFRPC pursuant to §380.06(11), Florida Statutes.

H. The conditions set forth below meet the criteria found in §380.06(15)(d), Florida Statutes.

I. Villages of San Carlos DRI qualified for the statutory three-year extension to all phase, buildout and expiration dates granted by the 2007 Florida Legislature under House Bill 7203 (amending F.S. §380.06(19)(c)) and signed into law on June 19, 2007 granted pursuant to Lee County Resolution 07-09-46, as the Third Amendment to the Villages of San Carlos DRI Development Order, adopted on September 25, 2007.

J. House Bill 7207 (HB7207), signed into law by the Governor of the State of Florida on June 2, 2011 (as codified in Chapter 2011-139, Laws of Florida) authorized a four (4) year extension for all valid DRI Development Orders. At the option of the developer, all commencement, phase, buildout and expiration dates for valid Developments of Regional Impacts may be extended by four years regardless of previous extensions issued in the past. The buildout date for the Villages of San Carlos DRI was extended pursuant to HB7207 to December 31, 2017.

K. The tolling and extensions authorized pursuant to Section 252.363, Florida Statutes, have further extended the buildout date for the Villages of San Carlos DRI to ~~September 13, 2020~~ December 31, 2031.

II. ACTION ON THE REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the requested amendments to Villages of San Carlos Development of Regional Impact are hereby APPROVED, subject to the following conditions, restrictions, and limitations:

A. AIR QUALITY

1. The Developer must utilize particulate emission reduction techniques during each construction phase of the project.

2. The Developer must obtain a Complex Source Permit from the Florida Department of Environmental Protection for each roadway that exceeds the appropriate vehicle trip threshold.

B. WETLANDS

1. The Developer must design the water management system to the South Florida Water Management District's satisfaction to ensure preservation of the 23.80-acre cypress dome.

2. The Developer must monitor the condition of the cypress dome so that potential impacts of improper water management or pollutant impacts of stormwater run off can be mitigated before any serious damage occurs to the preserve.

C. EDUCATION

The Developer must dedicate to the Lee County School Board, no later than 90 days after the effective date of the First Development Order Amendment, the 25.03 acre site identified on the Map H to be used for the construction of a school facility. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer is entitled to impact fee credit for the dedication if a school impact fee is enacted at a later date, such credit is provided for, and is pursuant to the terms of the ordinance, or if required by law.²

D. FIRE PROTECTION³

1. The Developer must contribute to the construction of a fire station to the specifications of the San Carlos Park Fire District as stated by the District in their letters of August 22nd, 1980 to Mr. Alan C. Freeman, and September 24, 1980 to Mr. Mike Kloehn (appendix pp 46-49)

2. The Developer must incorporate the requirements of the Fire Official as stated in attached Exhibit E into the project.

3. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer is entitled to fire impact fee credits equal to the cost contribution given to the San Carlos Park Fire District in accord with LDC Chapter 2.

E. RECREATION AND OPEN SPACE

1. Prior to development the Developer must meet with representatives from the Lee County School Board and the Lee County Division of Community Services to determine which agency will be responsible for the development and maintenance of the 10-acre based community center.

2. The Developer must dedicate the 10-acre parcel to the appropriate agency at the time mutually agreeable to both the Developer and that agency.

² This Education condition was satisfied by the deed recorded at OR Book 2252, Page 1085 and OR 2252, Page 1101.

³ Conditions D.1 and D.2 were satisfied by the transfer of a .5 acre fire station site to the Alico Interchange Park DRI to create a 2.7 acre emergency services site within that project.

3. A property owner's association or Lee County multi-use taxing district must be created to support the development's recreation areas other than the school based community center.

4. At the request of Lee County, the Developer originally agreed to set aside a 38.24 acre site, as shown on the Master Concept Plan, for use as a public park. An additional 6.73 acres has been acquired by Lee County and added to the existing park site for a total of 44.97 acres. The park site is comprised of 15 acres transferred from Alico Interchange Park Development of Regional Impact with the addition of 23.2 acres volunteered by the Developer and another 6.73 acres transferred to Lee County. Consistent with the requirements of §380.06(16)(a), Florida Statutes, the Developer is entitled to impact fee credits for the land dedication in accord with LDC Chapter 2. The park site must be conveyed to the Lee County Board of County Commissioners no later than 90 days after the effective date of the First Development Order Amendment or per the terms of a contractual agreement between the Developer and Lee County.⁴

5. The use of the 44.97 acre park site is limited as follows: the property must be utilized for a public park; any development of the park must be substantially in accord with the approved Lee County Zoning Master Concept Plan; the development of the park will be consistent with the drainage concept plan for the Villages of San Carlos Development of Regional Impact. The County will be responsible for mitigating all traffic impacts created by the park in any future traffic analysis and mitigation required by §380.06, Florida Statutes, or by Lee County; the Developer and the County will exchange mutual utility easements to allow for the consistent development of the park and the surrounding property; the title to the property at the time of conveyance must be subject to all easements, restrictions and conditions of record common to property in the area of the site; and, all entrances and median cuts along Three Oaks Parkway must be in accord with the Master Concept Plan for the Villages of San Carlos Development of Regional Impact.

6. There may be no reduction in open space relative to the original Development Order as a result of this amendment.

F. WATER SUPPLY

Prior to the start of Phase III (1990), the Developer must demonstrate to the satisfaction of the South Florida Water Management District that an adequate water supply exists for that phase.

G. WASTEWATER MANAGEMENT

Lee County Utilities currently operates a wastewater treatment plant that serves the area.

H. TRANSPORTATION

1. The north-south access road from this site north to Alico Road must be constructed prior to the institution of Phase II, and south to Corkscrew Road.⁵

⁴ This condition satisfied by the recording of a Warranty Deed at OR Book 2327, Page 3519.

⁵ This condition was satisfied by the construction of Three Oaks Parkway within the DRI Boundary.

2. The Developer must meet with representatives of Lee County and San Carlos Park to determine the proportion of costs that each would be required to pay for the four-laning of San Carlos Boulevard.⁶

3. Consistent with the requirements of §380.06(16)(a), Florida Statutes, the Developer is entitled to road impact fee credits for the value of improvements outlined in H.1 and 2 in accordance with LDC Chapter 2.

4. The Developer's obligation for signalization or improvement to the intersection of U.S. 41 and San Carlos Boulevard will be equal to the percentage of total traffic trips through the intersection that originates within the Villages of San Carlos based on actual traffic counts.

III. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER AND ADMINISTRATIVE REQUIREMENTS

A. Resolution. This Development Order constitutes a resolution of Lee County adopted by the Board of County Commissioners in response to the DRI ADA and Notice of Proposed Change filed for Villages of San Carlos DRI.

B. Additional Developer Commitments. All commitments and impact mitigating actions volunteered by the Developer in the ADA and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order.

C. Master Plan of Development. Map H, ~~dated July 1, 2016, sheet C-1 (submitted March 30, 2020) and sheet C-2 (stamped received June 26, 2019)~~ is attached hereto as Exhibit D, and is incorporated by reference. The Developer may modify the boundaries of development areas and the location of internal roadways to accommodate topography, vegetation, market conditions, traffic circulation, or other site related conditions as long as the modification meets local development regulations. However, this provision may not be used to reduce the size of wetland preserve areas. Precise wetland boundaries will be determined by the South Florida Water Management District, as delegated by the Department of Environmental Protection and the Army Corps of Engineers.

D. Binding Effect. This Development Order is binding upon the Developer, and its assignees or successors in interest. Where the Development Order refers to lot owners, business owners or other specific references, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project Developer are binding upon any builder/Developer who acquires a tract or parcel of land within the DRI. The Developer may impose or pass on the requirements of this DRI DO to ultimate purchasers through covenants that run with the land.

E. Reliance. The terms and conditions and phasing schedule set out in this Development Order constitute a basis upon which the Developer and the County may rely in future actions necessary to fully implement the final development contemplated by this Development Order. The development parameters and phasing schedule upon which this

⁶ Based upon the traffic analysis submitted to support the Second DRI Development Order Amendment, San Carlos Boulevard is no longer adversely impacted by the proposed development as a result of the existing and committed improvements. Therefore, this condition is satisfied.

Development Order approval is based is set forth in Exhibits B and C. Changes to the development mix or phasing schedule may require a reanalysis of project impacts in order to rebut a presumption of substantial deviation.

F. Enforcement. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. The cost of those proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

G. Successor Agencies. References to governmental agencies will be construed to mean future instrumentalities that may be created and designated as successors in interest to, or which otherwise possess the powers and duties of the referenced governmental agencies in existence on the effective date of this Development Order.

H. Severability. If any portion or section of this Development Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, that decision will not affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

I. Applicability of Regulations. This Development Order does not negate the Developer's responsibility to comply with federal, state, regional and local regulations.

J. Further Review. Subsequent requests for local development permits do not require further DRI review pursuant to §380.06, Florida Statutes. However, upon a finding by the Board (after due notice to the Developer and public hearing) that any of the following conditions exist, the Board must order a termination of all development activity in that portion of the development affected by the substantial deviation until a DRI Application for Development Approval, Notice of Substantial Deviation or Notice of Proposed Change has been submitted, reviewed and approved in accordance with §380.06, Florida Statutes.

1. There is a substantial deviation from the terms or conditions of this Development Order or other changes to the approved development plans that create a reasonable likelihood of adverse regional impacts or other regional impacts that have not been evaluated in the review by the Regional Planning Council; or

2. Expiration of the period of effectiveness of the Development Order. Any request to extend the effectiveness of this Development Order will be evaluated based on the criteria for the extension of the buildout date set forth in §380.06(19), Florida Statutes.

3. Conditions in the development order that specify circumstances in which the development will be required to undergo additional DRI review.

K. Commencement of Physical Development. Substantial physical development of the project has commenced and has continued without interruption. Further development must occur in accordance with the development parameters and phasing schedule set forth in Exhibits B and C.

L. Buildout and Termination Dates. The project has a buildout date of ~~September 13, 2020~~December 31, 2031, and a termination date of ~~September 13, 2026~~December 31, 2031. This term is based on the recognition that a local Development Order, which is valid for six years, may be obtained prior to ~~September 13, 2020~~December 31, 2031. No permits for development

will be issued by the County subsequent to the termination date unless the conditions set forth in §380.06(15)(g) are applicable.

M. Assurance of Compliance. The administrative director of the Lee County Department of Community Development, or designee, will be the local official responsible for assuring compliance with this Development Order. Lee County is primarily responsible for monitoring the development and enforcing the provisions of the development order. No permits or approvals will be issued if the Developer fails to act in substantial compliance with the development order.

N. Credits Against Local Impact Fees. Pursuant to §380.06(16), the Developer may be eligible for credits for contributions, construction, expansion, or acquisition of public facilities, if the Developer is also subject by local ordinances to impact fees or exactions to meet the same needs. However, no credit will be provided for internal on-site facilities required by County regulations or to any off-site facilities to the extent those facilities are necessary to provide safe and adequate services to the development.

O. Protection of Development Rights. Assuming the project can comply with the County's Concurrency Management Program at the time development permits are requested, the project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until September 13, 2021. If the County demonstrates at a public hearing that substantial changes have occurred in the conditions underlying the approval of this Development Order, or finds that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by Lee County to be essential to public health, safety and welfare, then down-zoning unit density reduction or prohibition of development may occur.

P. Biennial Reports. The Developer must submit a report biennially to the Lee County Department of Community Development, the SWFRPC and Florida DCA on Form RPM-BSP-Annual Report-1. The content of the report must include the Information set forth in Exhibit F, and must also be consistent with the rules of the FDCA. The first monitoring report must be submitted to the DRI coordinator for SWFRPC, DCA, and Lee County not later than one year after the effective date of this Development Order. Further reporting must be submitted every two years thereafter, until buildout, whether actual or declared. Failure to comply with this reporting procedure is governed by §380.06(18), Florida Statutes, which provides for the temporary suspension of the DRI Development Order.

The Developer must file the biennial monitoring reports until actual or declared buildout of the project. Southwest Florida Capital Corporation is the party responsible for filing the biennial monitoring reports until one or more successor entities are named in the development order. The Developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of the biennial reporting requirement. Tenants or owners of individual lots or units have no obligation to comply with this reporting condition.

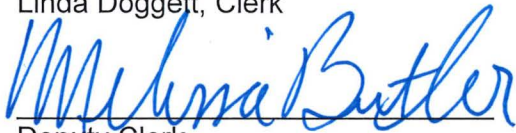
Q. Transmittal and Effective Date. The County will forward certified copies of this Development Order to the SWFRPC, the Developer and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. In accordance with the requirements of §380.06(15)(f), Florida Statutes, once this development order is effective, the Developer must record notice of its adoption in the office of the Clerk of the Circuit Court of Lee County.

Commissioner Mann made a motion to adopt the Fifth Development Order Amendment, seconded by Commissioner Sandelli. The vote was as follows:

John Manning	Absent
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 5th day of August 2020.

ATTEST:
Linda Doggett, Clerk


Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

By: 
Brian Hamman, Chair

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

By: 
Michael D. Jacob
County Attorney's Office



Exhibits:

- A. Legal Description
 - Overall legal -2 pages
 - CPD-2 pages
 - CFPD-6 pages
 - RPD-13 pages
 - Existing Three Oaks ROW - 5 pages
 - Three Oaks Realignment ROW - 3 pages
- B. Phasing Schedule (Revised for Sixth Amendment)
- C. Revised Land Use Parameters
- D. Master Development Plan (Map H) (Revised for Sixth Amendment)
- E. Fire Official Requirements
- F. Biennial Monitoring Report Requirements

RECEIVED
MINUTES OFFICE
2020 AUG 11 PM 3:23


**ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!

ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON, TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: "B"
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX: C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERTIFIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

LEGEND:

- SET IRON PIN (CAP #4631)
- FOUND IRON PIN (I.R.)
- CONCRETE MONUMENT (C.M.)
- ▣ CONCRETE (CONC.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (1) CURVE NUMBER
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT

Curve number 1

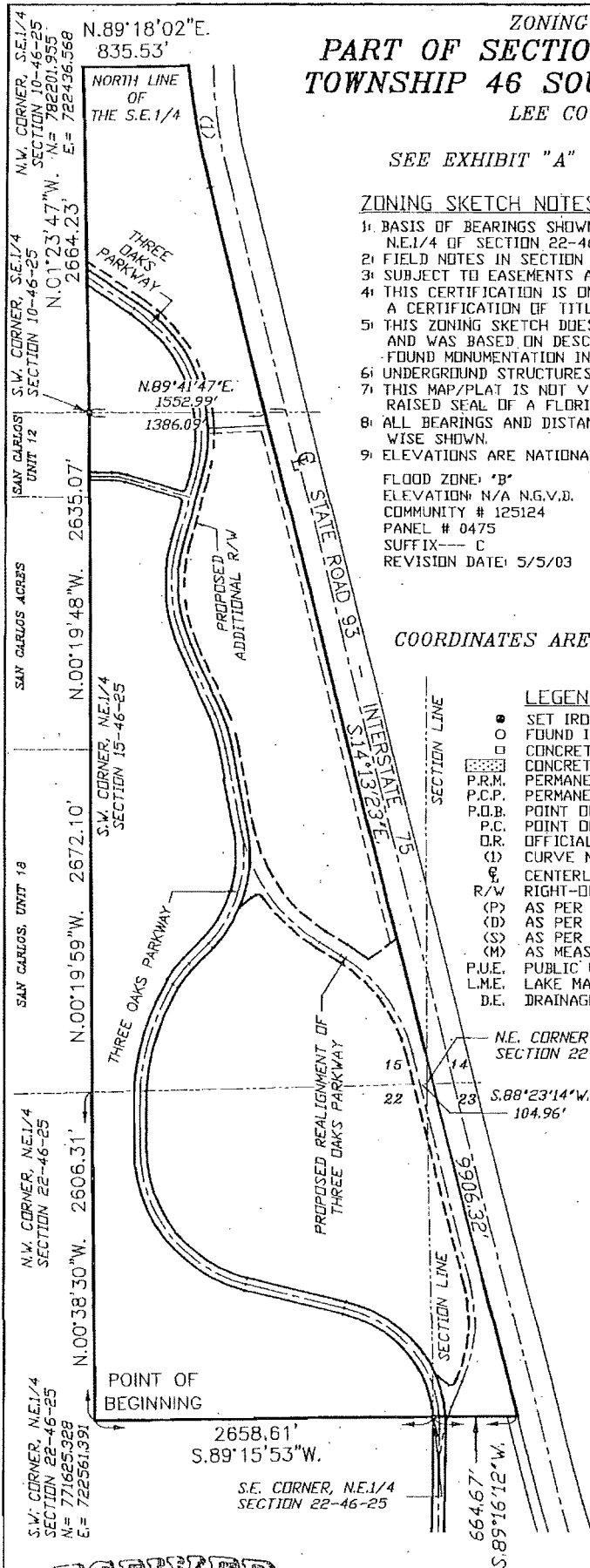
Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg= S.10°43'39"E.



500 0 500 1000 1500

SCALE IN FEET

 AUGUST 18, 2004		
JOHN B. HARRIS, P.S.M. FLORIDA LAND SURVEYOR #4631		
HARRIS, JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA 33914 PHONE: (239) 772-9939 FAX: (239) 772-1315		
REVISED:	DESCRIPTION:	BY:
DRAWN: ☒ FBH	SCALE: 1"=1000'	PROJ. # THREE OAKS R-W
SKETCH DATE: 8/17/05	FILE NO.: 46-25-10	SHEET- 1 OF - 1
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921		



RECEIVED

A SURVEY!

NOV 08 2005

DCI 2005-00054

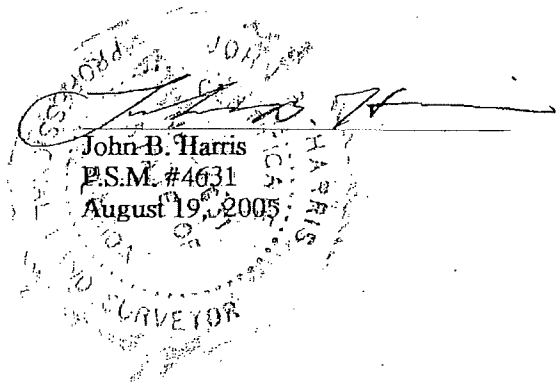
EXHIBIT A
Page 1 of 31

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet; thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the Soufth line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.



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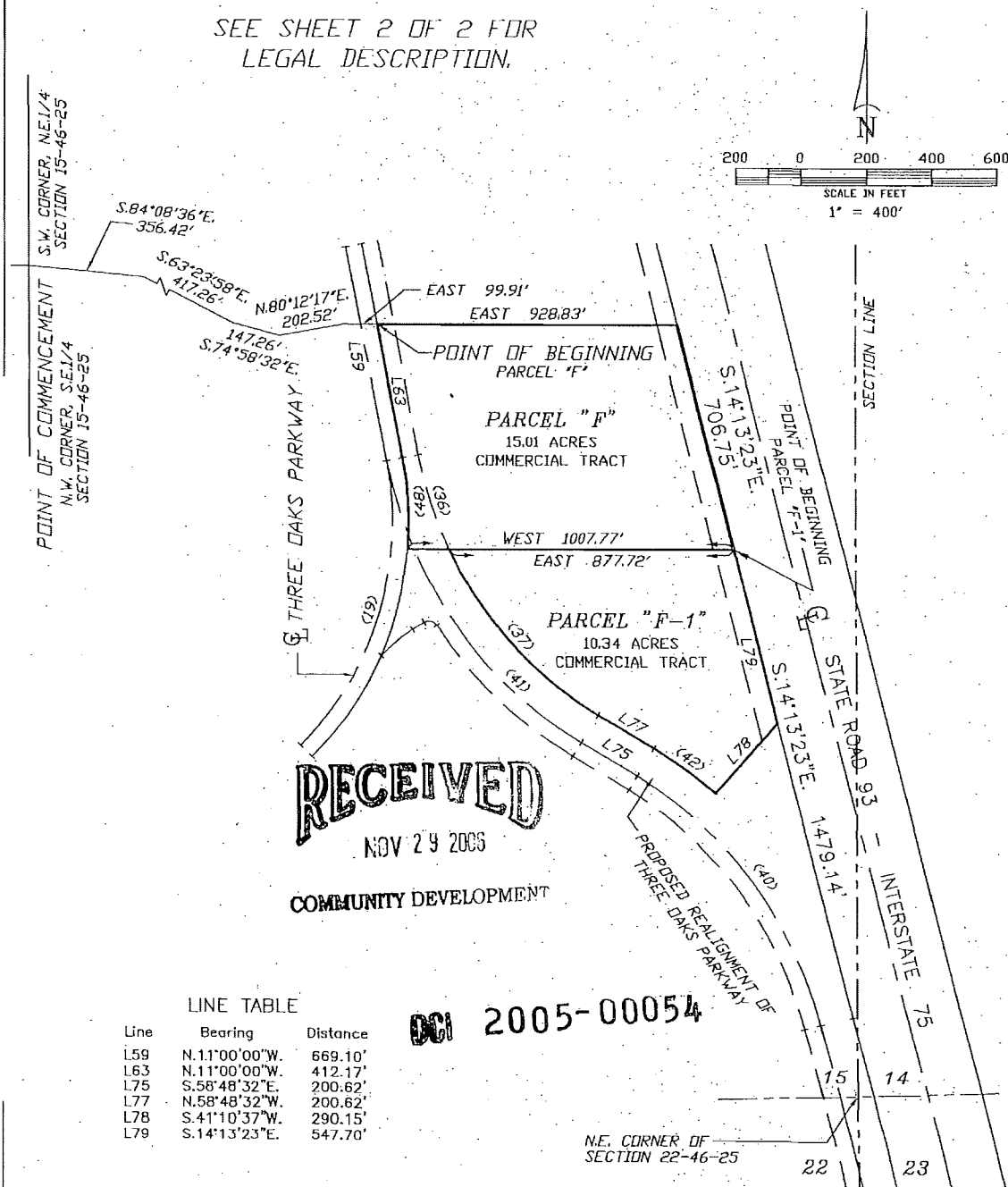
DCI 2005-00054

CPD
SHEET 1 OF 2
ZONING SKETCH OF
PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 9
 FILE # 46-25-10
 SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.
 SEE SHEET 2 OF 2 FOR
 LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.41°10'37"W.	290.15'
L79	S.14°13'23"E.	547.70'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	09°58'51"	235.17'	234.87'	N.53°49'06"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

John B. Harris

JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CPD
SHEET 2 OF 2

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 547.70 feet; thence run S.41°10'37"W. for 290.15 feet to a point on a curve; thence run Northwesterly for 235.17 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°58'51", a chord bearing of N.53°49'06"W. and a chord distance of 234.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

DCI 2005-00054

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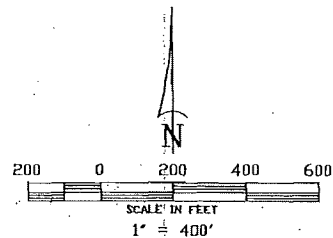
COMMUNITY DEVELOPMENT

HARRIS - JÜRGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

FILE # 46-25-10

SKETCH DATE: 5/2/06

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	256.93'
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'



NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	16°54'26"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

PARCEL "I"
5.00 ACRES
ADDITIONAL SCHOOL SITE

PARCEL "H"
20.03 ACRES
SCHOOL SITE

PARCEL "G"
17.28 ACRES
WASTE WATER TREATMENT SITE

WEST LINE
N.E. 1/4, SECTION 15

SAN CARLOS ACRES

1209.49' N.00°19'48"W.

N.89°40'13"E. 592.40'

N.89°40'12"E. 667.81'

167 165 166 168 163 160 163

PROPOSED
ADDITIONAL R/W

THREE OAKS PARKWAY

N.75°46'37"E. 450.00'

N.88°46'53"E. 506.61'

STATE ROAD 95 - INTERSTATE 75

S.14°13'23"E. 867.55'

WESTERLY R/W LINE

N.84°08'36"W. 356.42'

N.63°23'58"W. 417.26'

S.80°12'17"W. 200.59'

EAST 101.87'

WEST 928.83'

POINT OF BEGINNING
PARCEL "G"

POINT OF BEGINNING
PARCELS "H" & "I"

S.W. CORNER, N.E. 1/4
SECTION 15-46-25

N.W. CORNER, S.E. 1/4
SECTION 15-46-25

POINT OF COMMENCEMENT
PARCEL "G"

RECEIVED

RECEIVED

JUN 19 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

John B. Farn
May 16, 2006

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CFPD
SHEET 2 OF 6

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14°00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63°23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

EXHIBIT A
Page 6 of 31

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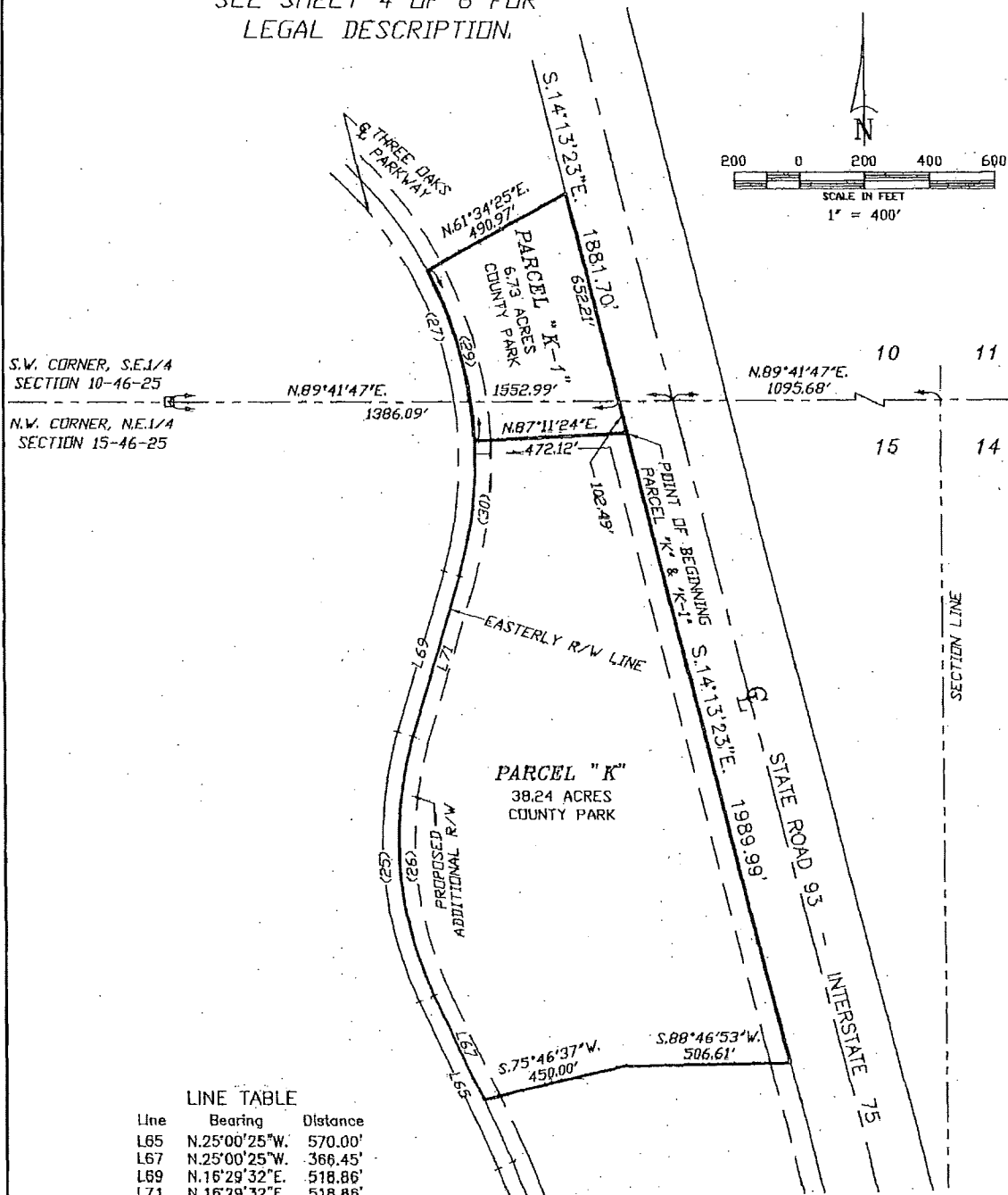
COMMUNITY DEVELOPMENT

CFPD
SHEET 3 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.
 SEE SHEET 4 OF 6 FOR
 LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 7
 FILE #: 46-25-10
 SKETCH DATE: 5/2/06



LINE TABLE

Line	Bearing	Distance
L65	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L69	N.16°29'32"E.	518.86'
L71	N.16°29'32"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
29	1220.00'	25°37'07"	545.50'	540.96'	N.15°37'12"W.
30	1220.00'	19°18'06"	411.00'	409.06'	N.06°50'28"E.

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COMMUNITY DEVELOPMENT

CFPD
SHEET 4 OF 6

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeasterly corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75°46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

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JUN 19 2006

EXHIBIT A
Page 8 of 31

COMMUNITY DEVELOPMENT

DCI 2005-00054

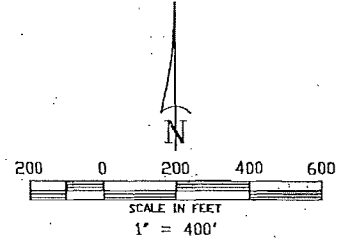
CFPD
SHEET 5 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

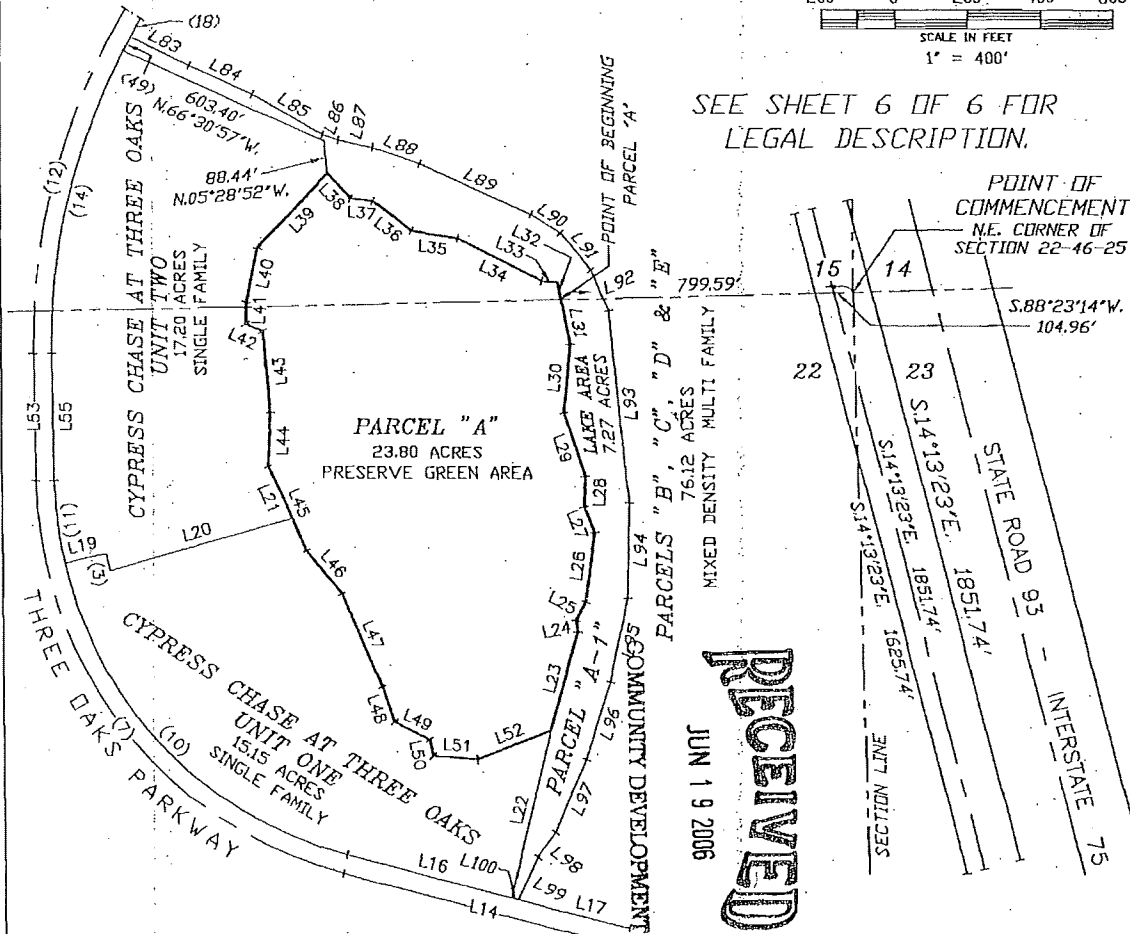
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1160.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315	
PROJECT # THREE OAKS R/W 8	
FILE #: 46-25-10	
SKETCH DATE: 5/2/06	



SEE SHEET 6 OF 6 FOR
LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°06'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

LINE TABLE

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	17.13'

CFPD
SHEET 6 OF 6

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E. 1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04'52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34'28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02'34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

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COMMUNITY DEVELOPMENT

EXHIBIT A
Page 10 of 31

DCI 2005-00054

RPD
SHEET 1 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

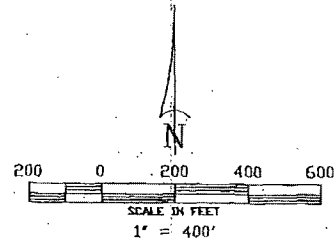
PROJECT # THREE OAKS R/W 1

FILE # 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

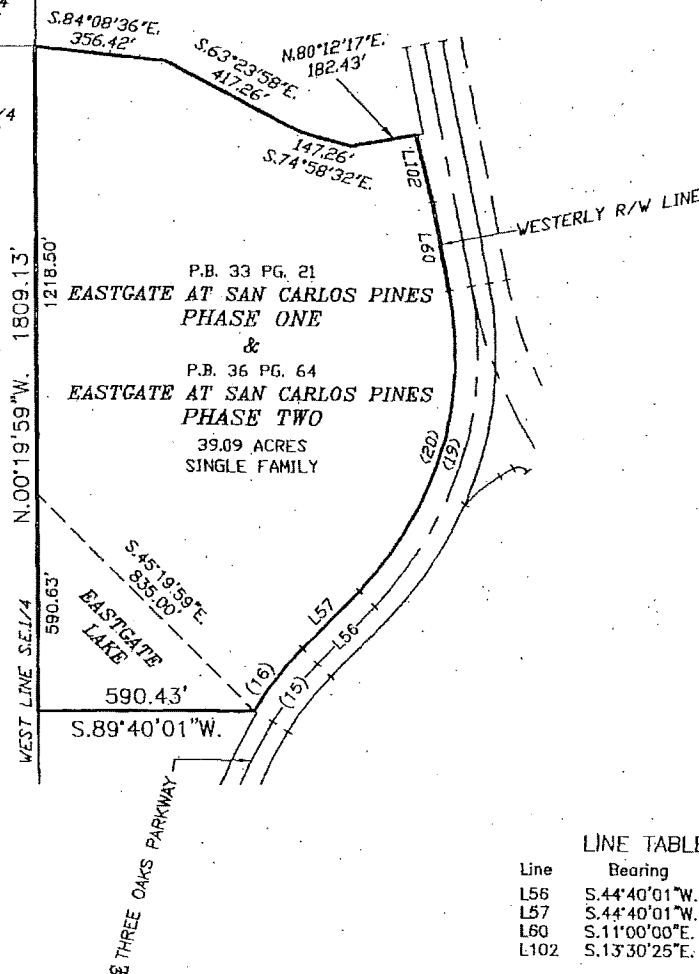
SEE SHEET 2 OF 13 FOR
 LEGAL DESCRIPTION.



S.W. CORNER, N.E.1/4
 SECTION 15-46-25

POINT OF
 BEGINNING
 N.W. CORNER, S.E.1/4
 SECTION 15-46-25

SAN CARLOS, UNIT 18



LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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JUN 19 2006

COMMUNITY DEVELOPMENT

John B. Harris
 May 15, 2006
 JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DCI 2005-00054

RPD
SHEET 2 OF 13

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

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COMMUNITY DEVELOPMENT

EXHIBIT A
Page 12 of 31

DCI 2005-00054

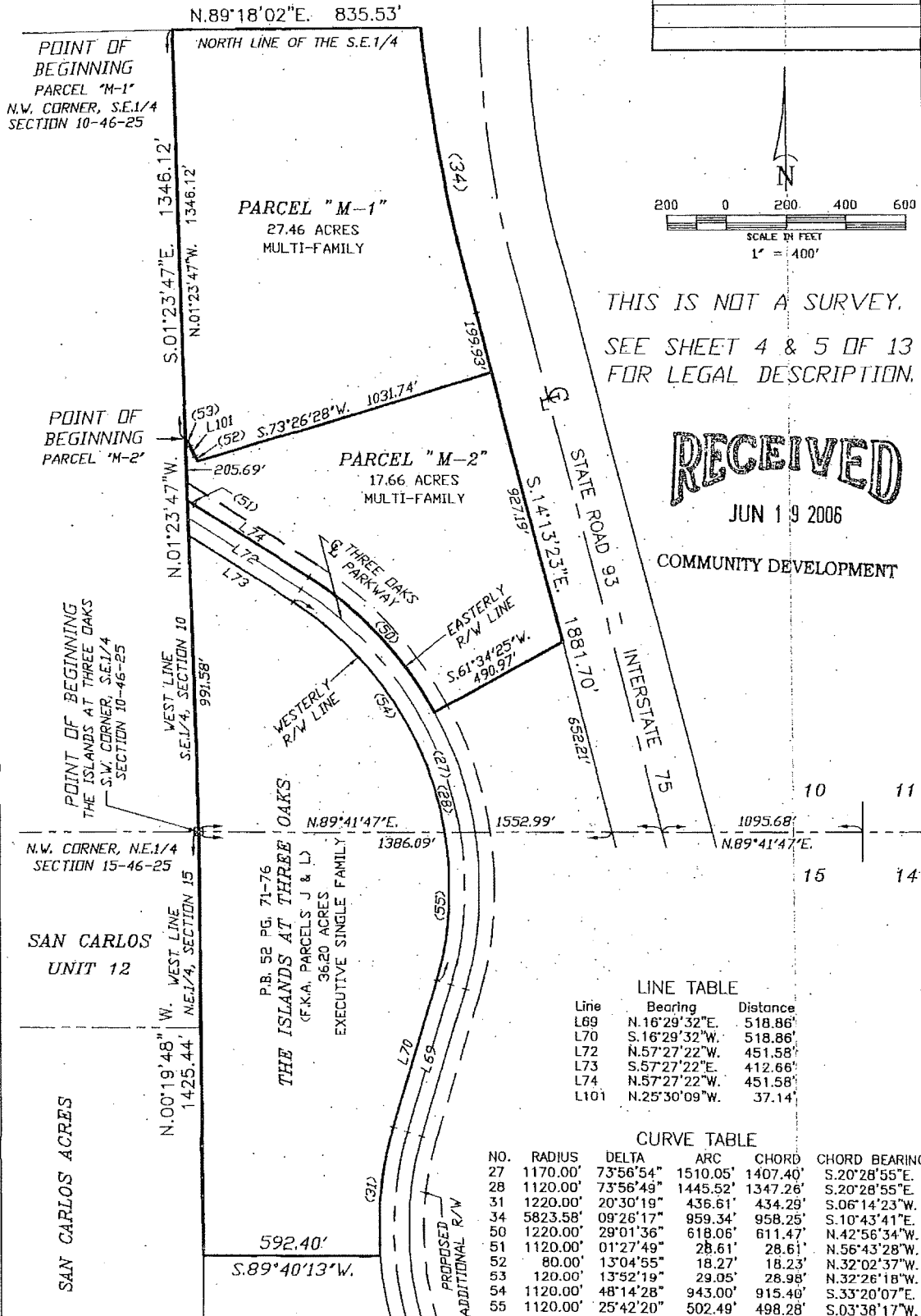
RPD
SHEET 3 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 2

FILE #: 46-25-10

SKETCH DATE: 5/2/06



RPD
SHEET 4 OF 13

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet; a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangency; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

continued on sheet 5 of 13.

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SHEET 5 OF 13

49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

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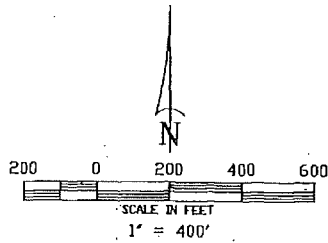
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DCI 2005-00054

HARRIS - JØRGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 3
 FILE #: 46-25-10
 SKETCH DATE: 5/2/06



RPD
SHEET 6 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

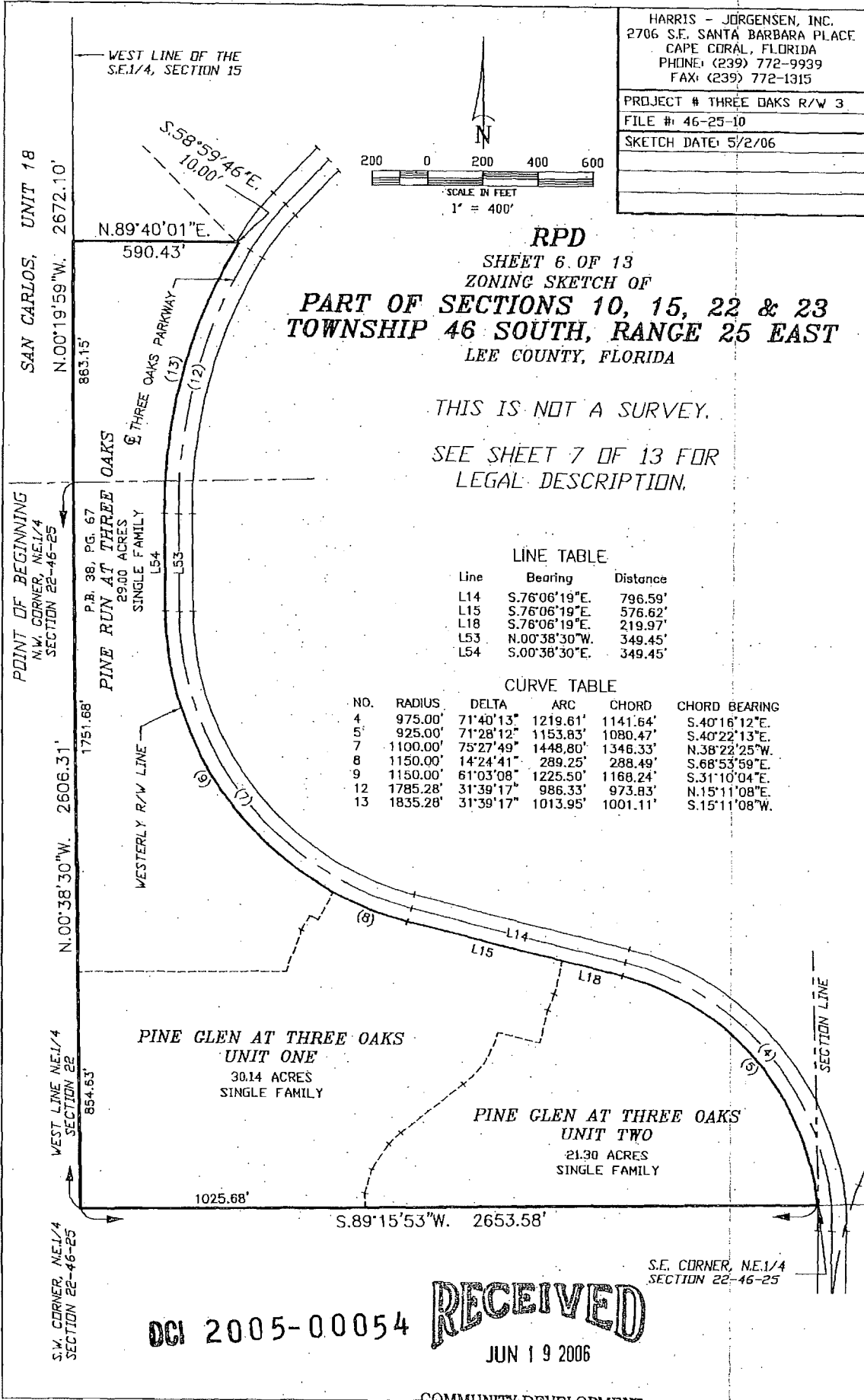
THIS IS NOT A SURVEY.
 SEE SHEET 7 OF 13 FOR
 LEGAL DESCRIPTION.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L15	S.76°06'19"E.	576.62'
L18	S.76°06'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.



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RPD
SHEET 7 OF 13

DESCRIPTON: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundarys of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundarys of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

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COMMUNITY DEVELOPMENT

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SHEET 8 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.
 SEE SHEET 9 OF 13 FOR
 LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

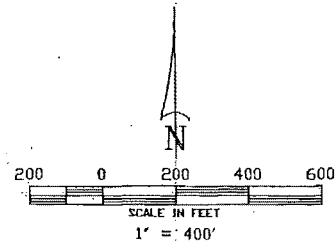
PROJECT # THREE OAKS R/W 4

FILE #: 46-25-10

SKETCH DATE: 5/2/06

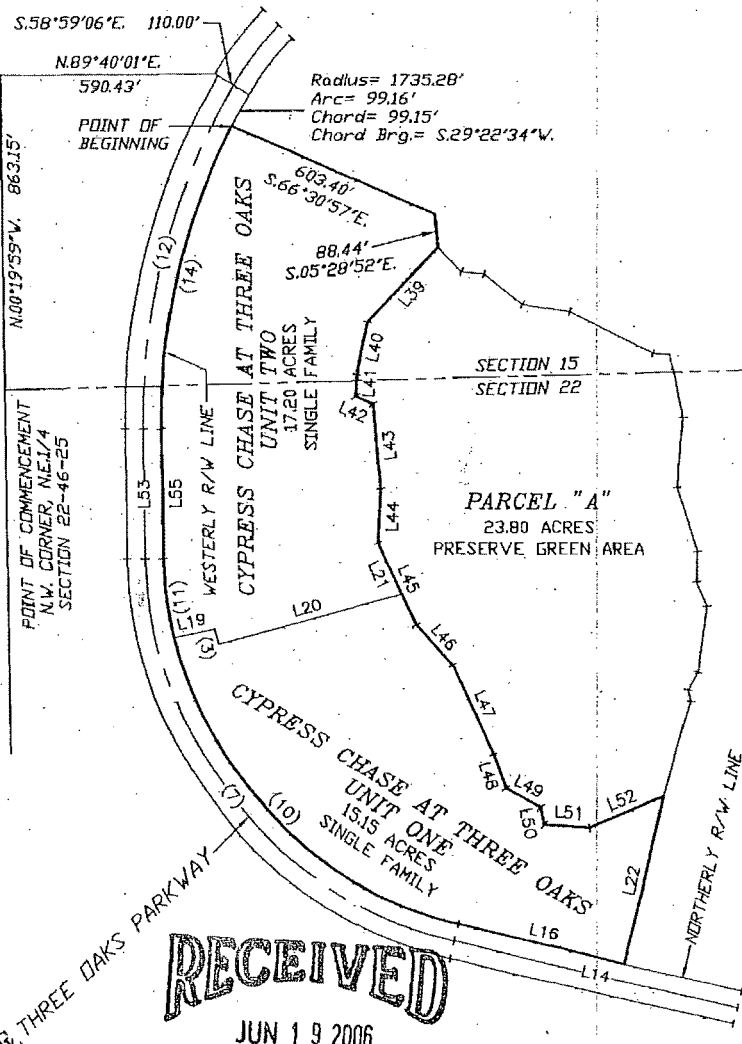
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.06°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.76°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.86'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'



RPD
SHEET 9 OF 13

DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwesterly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave Southwesterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05°28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39°51'14"E. for 150.22 feet; thence run S.23°58'15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54", a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundaries of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22'50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

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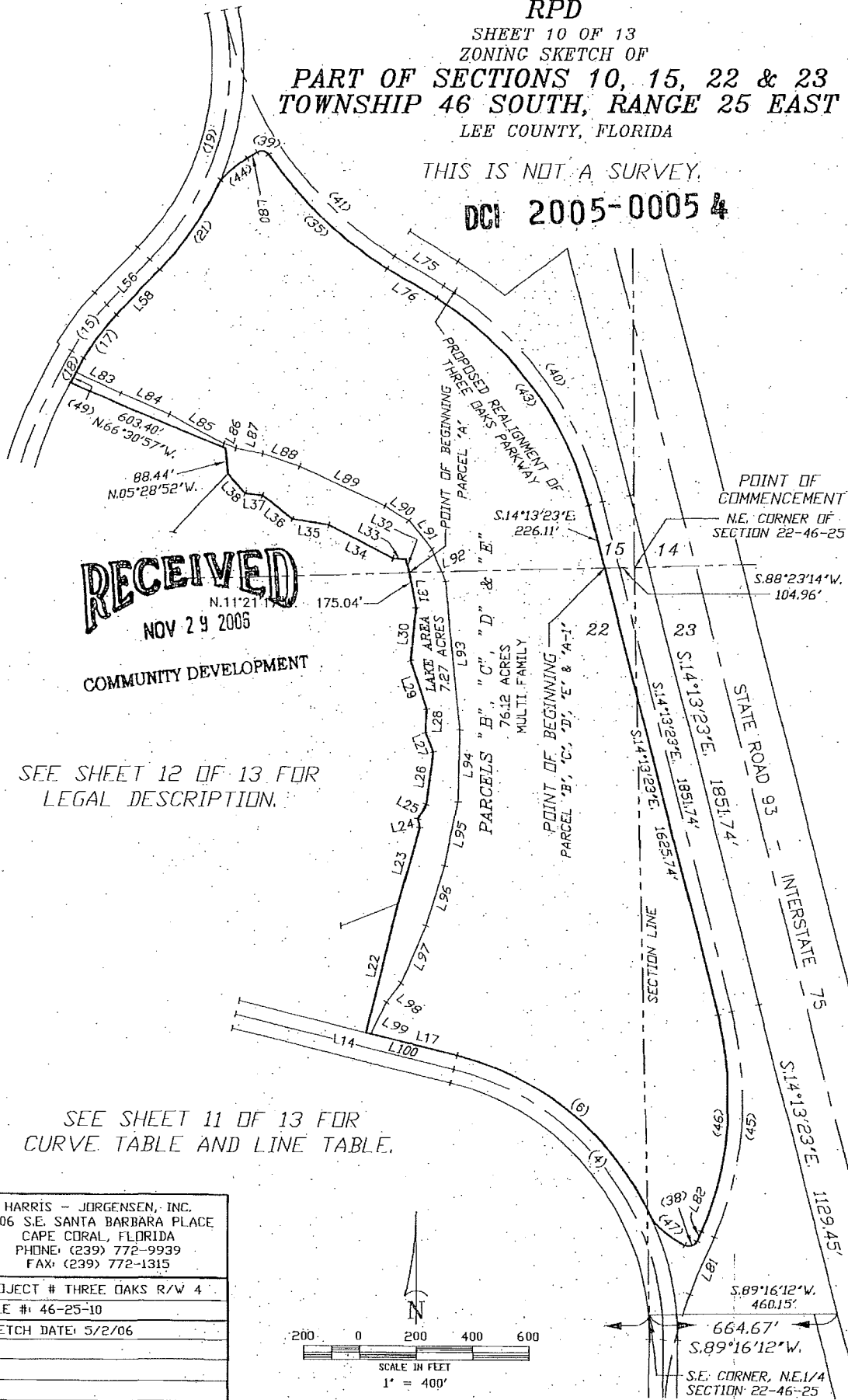
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD
 SHEET 10 OF 13
 ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

DCI 2005-0005 4



RPD
SHEET 11 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
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 FAX: (239) 772-1315

PROJECT # THREE DAKS R/W 5

FILE # 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

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COMMUNITY DEVELOPMENT

RPD
SHEET 12 OF 13

DESCRIPTION: (Parcels "B", "C", "D" and "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06'19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46'03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37'55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

continued of sheet 13 of 13

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COMMUNITY DEVELOPMENT

RPD
SHEET 13 OF 13

of 810.00 feet, a delta of $13^{\circ}39'14''$, a chord bearing of $N.37^{\circ}51'19''E.$ and a chord distance of 192.57 feet to a point of tangency; thence run $N.44^{\circ}40'01''E.$ along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of $21^{\circ}15'10''$, a chord bearing of $N.34^{\circ}02'00''E.$ and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of $15^{\circ}02'16''$ ($14^{\circ}58'31''$ per right-of-way map), a chord bearing of $N.51^{\circ}02'10''E.$ ($N.51^{\circ}04'03''E.$ per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run $N.58^{\circ}33'18''E.$ along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of $87^{\circ}30'29''$, a chord bearing of $S.77^{\circ}41'27''E.$ and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of $24^{\circ}52'19''$, a chord bearing of $S.46^{\circ}22'22''E.$ and a chord distance of 581.44 feet to a point of tangency; thence run $S.58^{\circ}48'32''E.$ along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of $44^{\circ}35'13''$, a chord bearing of $S.36^{\circ}30'56''E.$ and a chord distance of 910.44 feet to a point of tangency; thence run $S.14^{\circ}13'23''E.$ along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.12 acres.

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ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
 THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
 FILE # 46-25-10
 SKETCH DATE 10/26/06

SHEET 1 OF 5

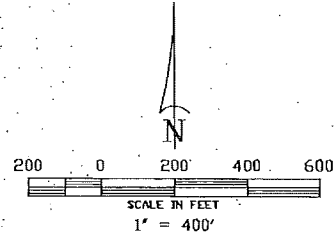
CURVE TABLE

N/L	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1120.00'	01°27'49"	28.61'	28.61'	S.56°43'28"E
2	1220.00'	73°56'49"	1574.55'	1467.53'	S.20°28'57"E
17	1120.00'	73°56'49"	1445.49'	1347.24'	N.20°28'57"W

POINT OF
 COMMENCEMENT N.89°18'02"E. 835.53'

N.W. CORNER, S.E.1/4
 SECTION 10-46-25

NORTH LINE OF THE S.E.1/4



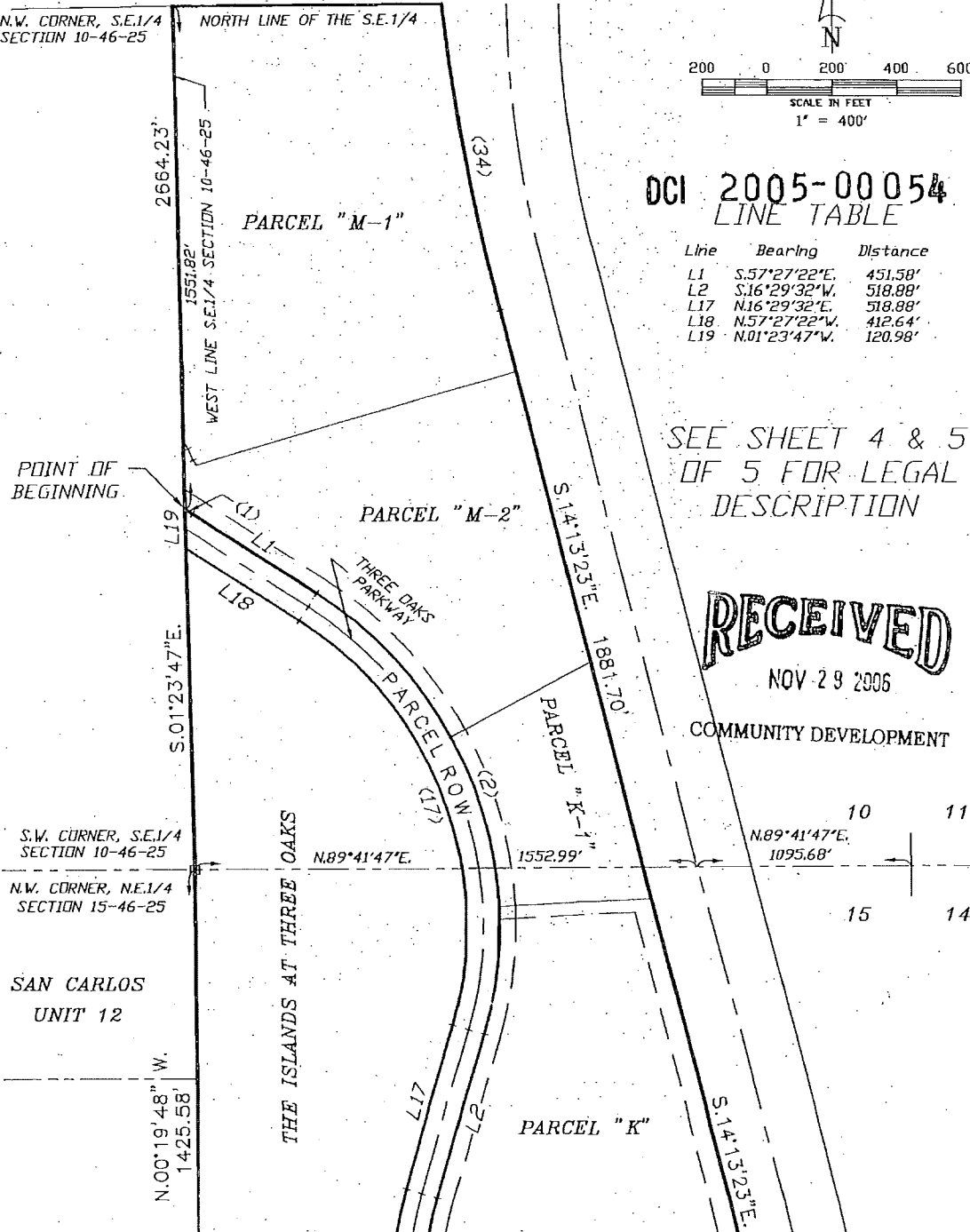
DCI 2005-00054
 LINE TABLE

Line	Bearing	Distance
L1	S.57°27'22"E	451.58'
L2	S.16°29'32"W	518.88'
L17	N.16°29'32"E	518.88'
L18	N.57°27'22"W	412.64'
L19	N.01°23'47"W	120.98'

SEE SHEET 4 & 5
 OF 5 FOR LEGAL
 DESCRIPTION

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COMMUNITY DEVELOPMENT



S.W. CORNER, S.E.1/4
 SECTION 10-46-25

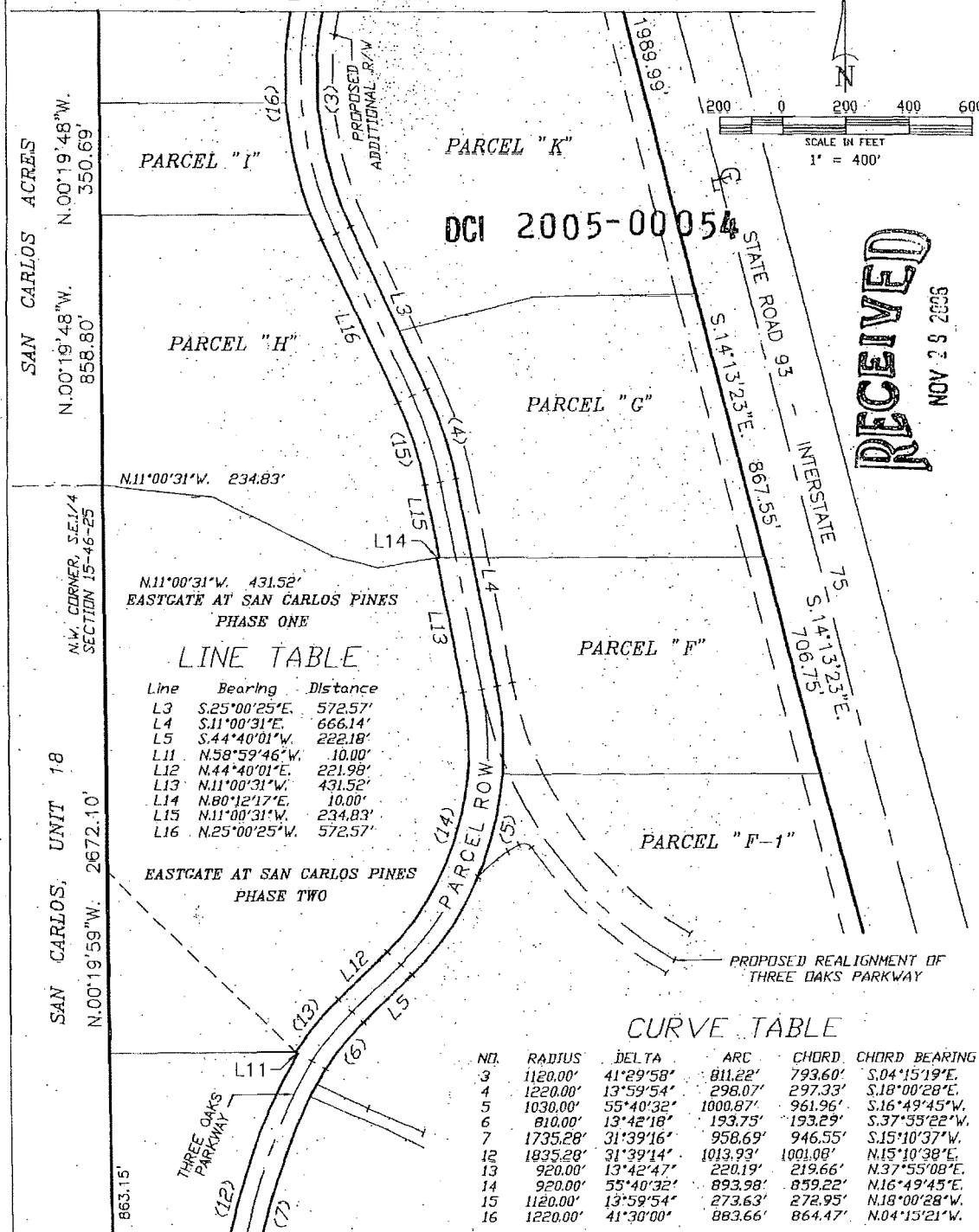
N.W. CORNER, N.E.1/4
 SECTION 15-46-25

SAN CARLOS
 UNIT 12

MATCH TO SHEET 2 OF 5

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315
PROJECT # THREE OAKS ROW
FILE # 46-25-10
SKETCH DATE: 10/26/06
SHEET 2 OF 5

MATCH TO SHEET 1 OF 5



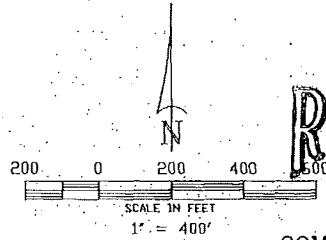
MATCH TO SHEET 3 OF 5

ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
 THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
 FILE #: 46-25-10
 SKETCH DATE: 10/26/06

SHEET 3 OF 5



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COMMUNITY DEVELOPMENT

LINE TABLE

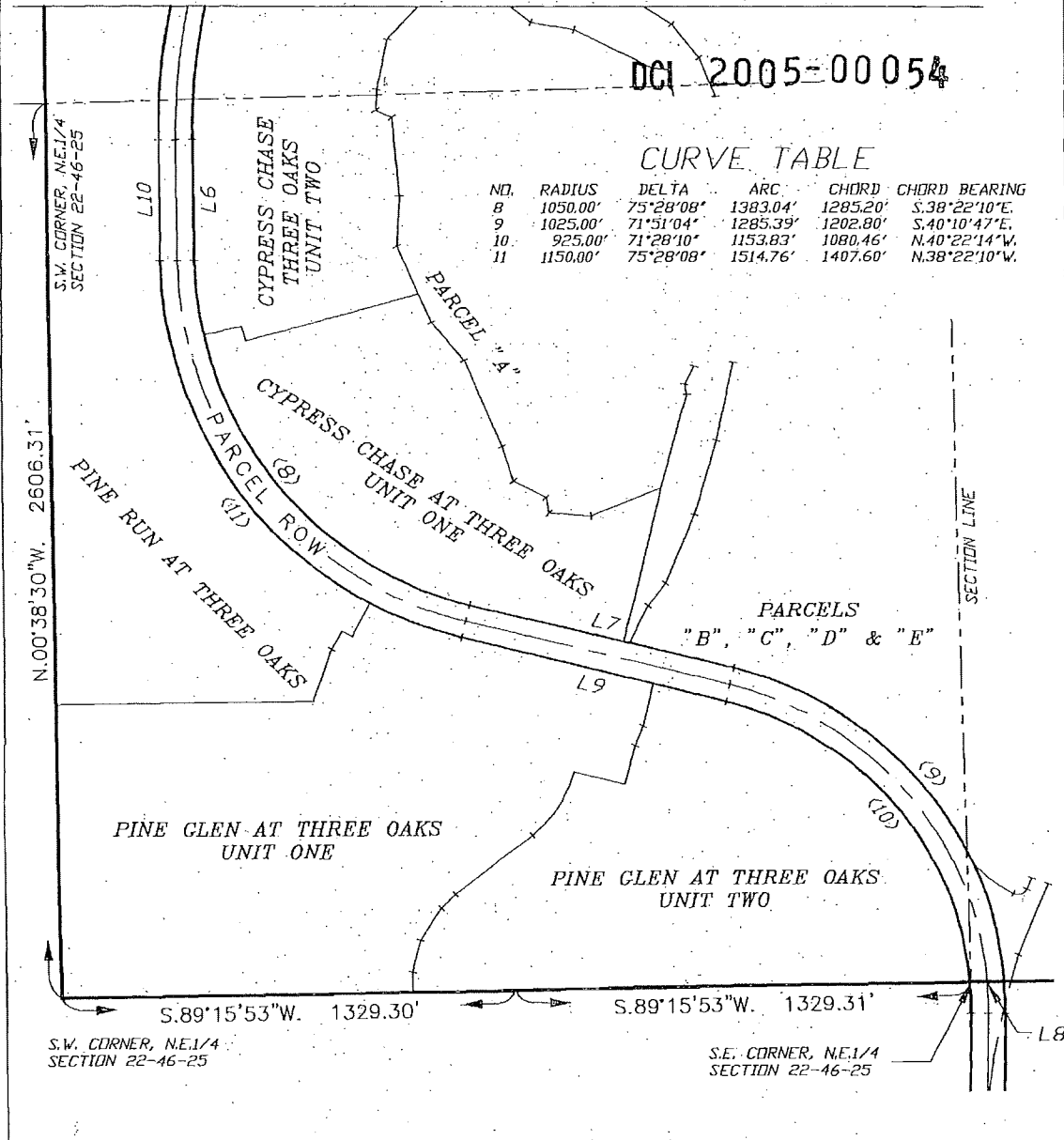
Line	Bearing	Distance
L6	S.00°38'30"E	349.45'
L7	S.76°06'19"E	796.59'
L8	S.89°16'11"W	100.21'
L9	N.76°06'19"W	796.59'
L10	N.00°38'30"W	349.45'

MATCH TO SHEET 2 OF 5

DCI 2005-00054

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
8	1050.00'	75°28'08"	1383.04'	1285.20'	S.38°22'10"E
9	1025.00'	71°51'04"	1285.39'	1202.80'	S.40°10'47"E
10	925.00'	71°28'10"	1153.83'	1080.46'	N.40°22'44"W
11	1150.00'	75°28'08"	1514.76'	1407.60'	N.38°22'10"W



ROW
SHEET 4 OF 5

DESCRIPTION: (Existing Right-of-Way of Three Oaks Parkway)

A tract or parcel of land lying in Sections 10, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida; described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E., along the West line of said Southeast Quarter (S.E.1/4) for 1551.82 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'49", a chord bearing of S.56°43'28"E. and a chord distance of 28.61 feet to a point of tangency; thence run S.57°27'22"E. for 451.58 feet to a point of curvature; thence run Southeasterly for 1574.55 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 73°56'49", a chord bearing of S.20°28'57"E. and a chord distance of 1467.53 feet to a point of tangency; thence run S.16°29'32"W. for 518.88 feet to a point of curvature; thence run Southeasterly for 811.22 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of S.04°15'19"E. and a chord distance of 793.60 feet to a point of curvature; thence run S.25°00'25"E. for 572.57 feet to a point of curvature; thence run Southeasterly for 298.07 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 13°59'54", a chord bearing of S.18°00'28"E. and a chord distance of 297.33 feet to a point of tangency; thence run S.11°00'31"E. for 666.14 feet to a point of curvature; thence run Southwesterly for 1000.87 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 55°40'32", a chord bearing of S.16°49'45"W. and a chord distance of 961.96 feet to a point of tangency; thence run S.44°40'01"W. for 222.18 feet to a point of curvature; thence run Southwesterly for 193.75 feet along the arc of a curve concave Southeasterly, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of S.37°55'22"W. and a chord distance of 193.29 feet to a point of compound curvature; thence run Southwesterly for 958.69 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 31°39'16", a chord bearing of S.15°10'37"W. and a chord distance of 946.55 feet to a point of tangency; thence run S.00°38'30"E. for 349.45 feet to a point of curvature; thence run Southeasterly for 1383.04 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 75°28'08", a chord bearing of S.38°22'10"E. and a chord distance of 1285.20 feet to a point of tangency; thence run S.76°06'19"E. for 796.59 feet to a point of curvature; thence run Southeasterly for 1285.39 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 71°51'04", a chord bearing of S.40°10'47"E. and a chord distance of 1202.80 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°16'11"W. along said South line for 100.21 feet to a point on a curve; thence run Northwesterly for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'10", a chord bearing of N.40°22'14"W. and a chord distance of 1080.46 feet to a point of tangency; thence run N.76°06'19"W. for 796.59 feet to a point of curvature; thence run Northwesterly for 1514.76 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 75°28'08", a chord bearing of N.38°22'10"W. and a chord distance of 1407.60 feet to a point of tangency; thence run N.00°38'30"W. for 349.45 feet to a point of curvature; thence run Northeasterly for 1013.93 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39'14", a chord bearing of N.15°10'38"E. and a chord distance of 1001.08 feet; thence run N.58°59'46"W. for 10.00 feet to a point on a curve; thence North Northeasterly for 220.19 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°42'47", a chord bearing of N.37°55'08"E. and a chord distance of 219.66 feet to a point of tangency; thence run N.44°40'01"E. for 221.98 feet to a point of curvature; thence run Northeasterly for 893.98

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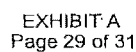
ROW
SHEET 5 OF 5

feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of $55^{\circ}40'32''$, a chord bearing of $N.16^{\circ}49'45''E.$ and a chord distance of 859.22 feet to a point of tangency; thence run $N.11^{\circ}00'31''W.$ for 431.52 feet; thence run $N.80^{\circ}12'17''E.$ for 10.00 feet; thence run $N.11^{\circ}00'31''W.$ for 234.83 feet to a point on a curve; thence run Northwesterly for 273.63 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of $13^{\circ}59'54''$, a chord bearing of $N.18^{\circ}00'28''W.$ and a chord distance of 272.95 feet to a point of tangency; thence run $N.25^{\circ}00'25''W.$ for 572.57 feet to a point of curvature; thence run Northwesterly for 883.66 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of $41^{\circ}30'00''$, a chord bearing of $N.04^{\circ}15'21''W.$ and a chord distance of 864.47 feet to a point of tangency; thence run $N.16^{\circ}29'32''E.$ for 518.88 feet to a point of curvature; thence run Northwesterly for 1445.49 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of $73^{\circ}56'49''$, a chord bearing of $N.20^{\circ}28'57''W.$ and a chord distance of 1347.24 feet to a point of tangency; thence run $N.57^{\circ}27'22''W.$ for 412.64 feet to a point on the West line of the Southeast Quarter (S.E. 1/4) of the aforesaid Section 10; thence run $N.01^{\circ}23'47''W.$ along said West line for 120.98 feet to the point of beginning.

Said tract contains 25.81 acres, more or less.

THIS IS NOT A SURVEY.

SHEET 1 OF 3



ZONING SKETCH OF
**ADDITIONAL RIGHT-OF-WAY OF THREE
 OAKS PARKWAY REALIGNMENT**
SECTIONS 14, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS ROW

FILE # 46-25-10

SKETCH DATE: 10/26/06

SHEET 2 OF 3

LINE TABLE

Line	Bearing	Distance
L1	N.89°59'27"E.	129.95'
L2	S.58°48'32"E.	200.62'
L3	N.41°10'37"E.	290.09'
L4	S.89°15'15"W.	568.50'
L5	N.23°10'43"E.	37.76'
L6	N.58°48'32"W.	200.62'
L7	S.58°33'18"W.	42.33'

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CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1200.00'	33°07'57"	693.92'	684.30'	N.42°14'34"W.
2	1350.00'	09°59'09"	235.29'	234.99'	S.53°48'57"E.
3	1025.00'	19°29'28"	348.69'	347.01'	N.14°07'52"W.
4	470.00'	17°31'42"	143.79'	143.23'	S.52°16'43"E.
5	30.00'	95°46'42"	50.15'	44.51'	N.71°04'04"E.
6	1200.00'	37°24'02"	783.32'	769.48'	N.04°28'42"E.
7	1200.00'	44°35'13"	933.83'	910.44'	N.36°30'56"W.
8	1350.00'	24°52'44"	586.19'	581.60'	N.46°22'10"W.
9	30.00'	87°30'54"	45.82'	41.50'	N.77°41'15"W.
10	470.00'	15°03'12"	123.48'	123.13'	S.51°01'42"W.
11	1030.00'	18°40'28"	335.71'	334.23'	N.14°02'03"E.

COMMUNITY DEVELOPMENT

DCI 2005-00054

ROW - A
SHEET 3 OF 3

DESCRIPTION: (Additional right-of-way of Three Oaks Parkway Realignment)

A tract or parcel of land lying in Sections 14, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning; thence run N.14°13'23"W. for 225.06 feet to a point of curvature; thence run Northwesterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of N.36°30'56"W. and a chord distance of 910.44 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 586.19 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'44", a chord bearing of N.46°22'10"W. and a chord distance of 581.60 feet to a point of reverse curvature; thence run Northwesterly for 45.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'54", a chord bearing of N.77°41'15"W. and a chord distance of 41.50 feet to a point of tangency; thence run S.58°33'18"W. for 42.33 feet to a point of curvature; thence run Southwesterly for 123.48 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°03'12", a chord bearing of S.51°01'42"W. and a chord distance of 123.13 feet to a point of cusp; thence run Northeasterly for 335.71 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 18°40'28", a chord bearing of N.14°02'03"E. and a chord distance of 334.23 feet; thence run N.89°59'27"E. for 129.95 feet to a point on a curve; thence run Southeasterly along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°07'57", a chord bearing of S.42°14'34"E. and a chord distance of 684.30 feet to a point of tangency; thence run S.58°48'32"E. for 200.62 feet to a point of curvature; thence run Southeasterly for 235.29 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°59'09", a chord bearing of S.53°48'57"E. and a chord distance of 234.99 feet; thence run N.41°10'37"E. for 290.09 feet to a point on the Westerly right-of-way line of Interstate Highway No. 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 3912.42 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 23; thence run S.89°15'15"W. along said South line for 568.50 feet to a point on a curve; thence run Northwesterly for 348.69 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 19°29'28", a chord bearing of N.14°07'52"W. and a chord distance of 347.01 feet to a point of cusp; thence run Southeasterly for 143.79 feet along the arc of a curve concave Northeasterly, with a radius of 470.00 feet, a delta of 17°31'42", a chord bearing of S.52°16'43"E. and a chord distance of 143.23 feet to a point of common curvature; thence run Northeasterly for 50.15 feet along the arc of a curve concave Northwesterly, with a radius of 30.00 feet, a delta of 95°46'42"E., a chord bearing of N.71°04'04"E. and a chord distance of 44.51 feet to a point of tangency; thence run N.23°10'43"E. for 37.76 feet to a point of curvature; thence run Northeasterly for 783.32 feet along the arc of a curve concave Northwesterly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of N.04°28'42"E. and a chord distance of 769.48 feet to a point of tangency; thence run N.14°13'23"W. for 1626.79 feet to the point of beginning.

Said tract contains 23.20 acres, more or less.

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EXHIBIT B – LAND USE TABLE (PHASING SCHEDULE)

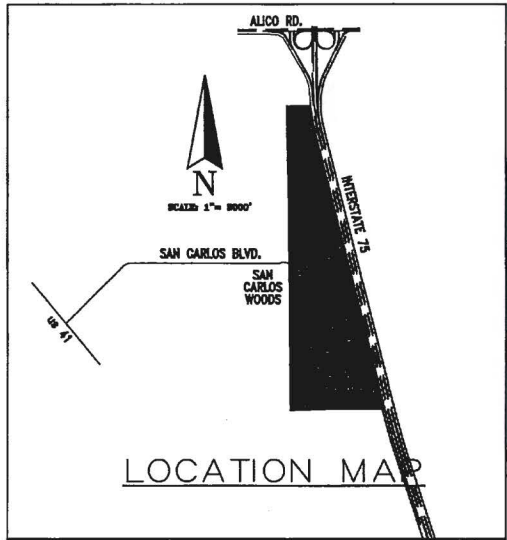
<u>LAND USE TYPES</u>	<u>PHASE 1</u>	<u>(COMPLETED)</u>		<u>PHASE II</u>	<u>(FUTURE ACTIVITY)</u>		<u>TOTAL PROJECT</u>		
	1984-2003 Parcel	Acres	Units	2004-2017 <u>2031</u> Parcel	Acres	Units	Parcel	Acres	Units
<u>Single Family</u>									
Eastgate	-	39.09	114	-	0.00	0	-	39.09	114
Pine Run	-	29.00	77	-	0.00	0	-	29.00	77
Cypress Chase	-	32.35	78	-	0.00	0	-	32.35	78
Pine Glen	-	51.44	112	-	0.00	7	-	51.44	119
<u>Portofino Vineyards/South Parcel</u>	-	<u>0</u>	<u>0</u>	<u>B, C, D, E</u>	<u>25.24**</u>	<u>106</u>	<u>B, C, D, E</u>	<u>25.24</u>	<u>106</u>
Total Single Family:		151.88	381		0.00 <u>25.24**</u>	7 <u>113</u>		151.88 <u>177.12</u>	388 <u>494</u>
<u>Multi Family</u>									
The Islands	J, L,	36.20	142	-	0	0	J, L	36.20	142
<u>Portofino Vineyards/South Parcel</u>	-	0	0	B, C, D, E	76.12 <u>50.88</u>	1,170 <u>926</u>	B, C, D, E	76.12 <u>50.88</u>	1,170 <u>926</u>
North Parcel	-	0	0	M-1, M-2	45.12	800	M-1, M-2	45.12	800
Total Multi Family:		36.20	142		121.24 <u>96</u>	1,970 <u>1,726</u>		157.44 <u>132.2</u>	2,112 <u>1,868</u>
Total Residential – RPD:		188.08	523		121.24	1,977 <u>1,839</u>		309.32	2,500 <u>2,362</u>
<u>Retail Sales and Services</u>									
Three Oaks Town Center	F	8.01	41,000 sf	F	7.00	47,799 sf	F	15.01	88,799 sf
Three Oaks Commercial Addt.	F-1	0.00*	0	F-1	10.34*	70,000 sf	F-1	10.34*	70,000 sf
Total CPD:		8.01	41,000 sf		17.34	117.799 sf		25.35	158,799 sf
<u>Community Facilities</u>									
Three Oaks Sewage Treatment Plant	G	17.28			0.00		G	17.28	
Three Oaks Middle School	H, I	25.03			0.00		H, I	25.03	
Three Oaks Community Park	K, K-1	38.24		K-1	6.73		K, K-1	44.97	
Cypress Preserve	A	23.80			0.00		A	23.80	
Total CPPD:		104.35			6.73			111.08	
<u>Rights of Way</u>									
Three Oaks Parkway – Current		25.81			0.00			26.81	
Three Oaks Parkway – New*		0			23.20			23.20	
Total ROW:		25.81			23.20			49.01	
Total DRI:		326.25			168.51			494.76	

* Due to the realignment by Lee County DOT of Three Oaks Parkway, the South Parcel of high density multi family is proposed to be divided into: (1) new road right of way, (2) the portion remaining as contiguous residential, and (3) the new portion east of the new right of way which is proposed as commercial since it is now adjacent to the existing commercial site.

*Includes ± 7.23 acres offsite improvements.

EXHIBIT C
LAND USE PARAMETERS

Total Project		494.76 acres
Residential Use (RPD)		
Single Family	388-494 units	151.88 177.12 acres
Multi-Family	2,112-1,868 units	157.44 132.2 acres
Commercial Use (CPD)		
Retail Sales and Service		25.35 acres
Institutional Use		
School		25.03 acres
Public Facilities		66.29 acres
(Roads, Wastewater Treatment Plant)		
Open Space		68.77 acres
(Community Park, Cypress Preserve)		



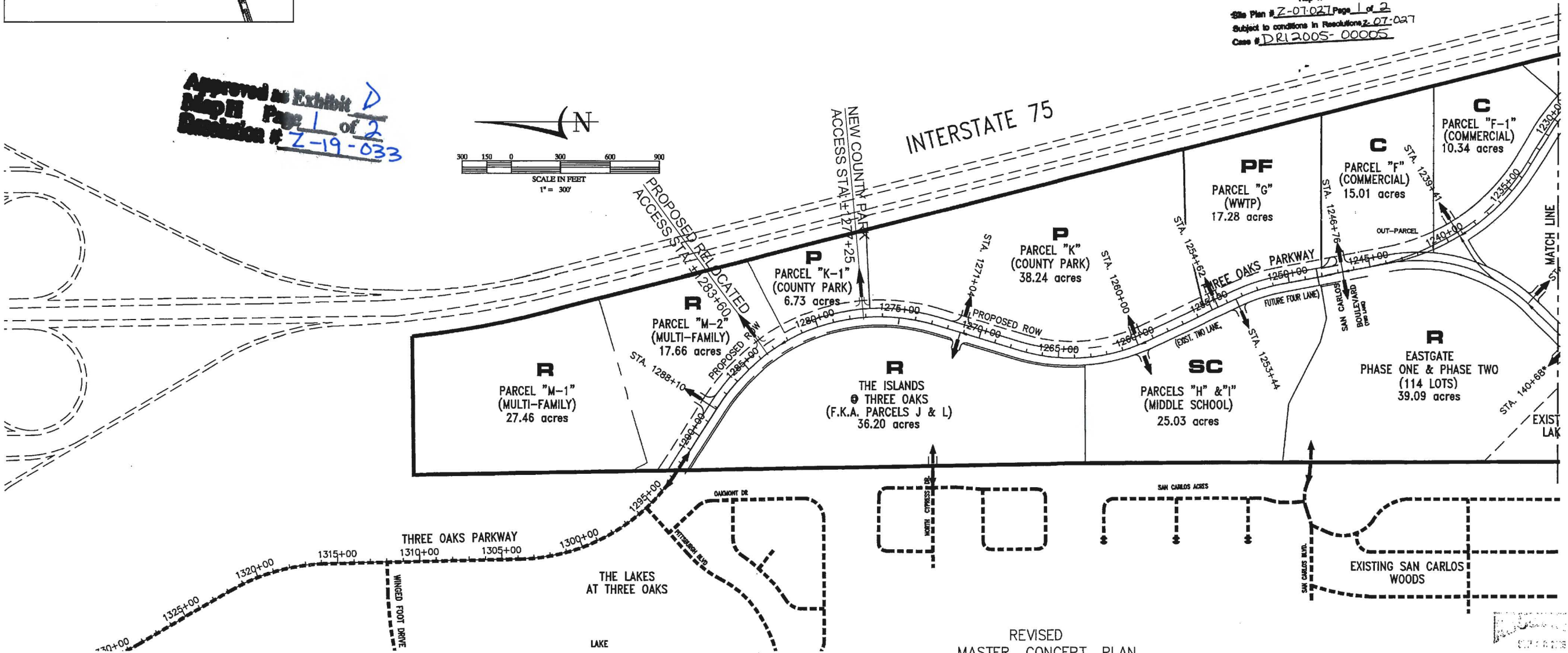
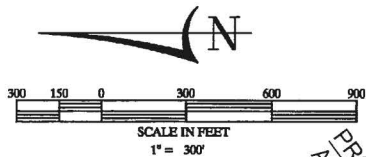
LEGEND

- R - RESIDENTIAL
- C - COMMERCIAL
- P - COUNTY PARK
- PF - PUBLIC FACILITIES
- SC - SCHOOL
- PR/WM - PRESERVE

DESCRIPTION	AREA (ACRES)	PARAMETERS
- RESIDENTIAL TRACTS + R/W	309.32 ACRES	2,362 D.U.'s
TOTAL	49.01 ACRES	
- COMMERCIAL	25.35 ACRES	158,799 SF
- COUNTY PARK	44.97 ACRES	-
- PUBLIC FACILITIES	17.28 ACRES	-
- SCHOOL	25.03 ACRES	-
- PRESERVE	23.80 ACRES	-
TOTAL	494.76 ACRES	-

APPROVED
Map H
Site Plan # Z-07-027 Page 1 of 2
Subject to conditions in Resolution Z-07-027
Case # DRI2005-00005

Approved as Exhibit
Map H Page 1 of 2
Resolution # Z-19-033



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT MAP H

2005-00005

* STATIONS FOR THESE Q's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

REVISION	DATE	REMARKS	CHG. BY
2	5/17/08	REVISED PER SUFFICIENCY RESPONSE	TEP
1	1/18/08	NEW MAP H CREATED	TEP

SEP 08 2006

SOURCE, INC.
ENGINEERS-PLANNERS
1334 LAFAYETTE STREET • CAPE CORAL, FL 33904
TELEPHONE (239)548-2345 FAX (239)548-6770

JOB NO. 110-06-87
SHEET NO. C-1
DATE 4-21-89
FILE NAME: 03-110

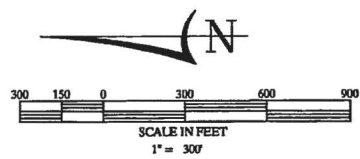
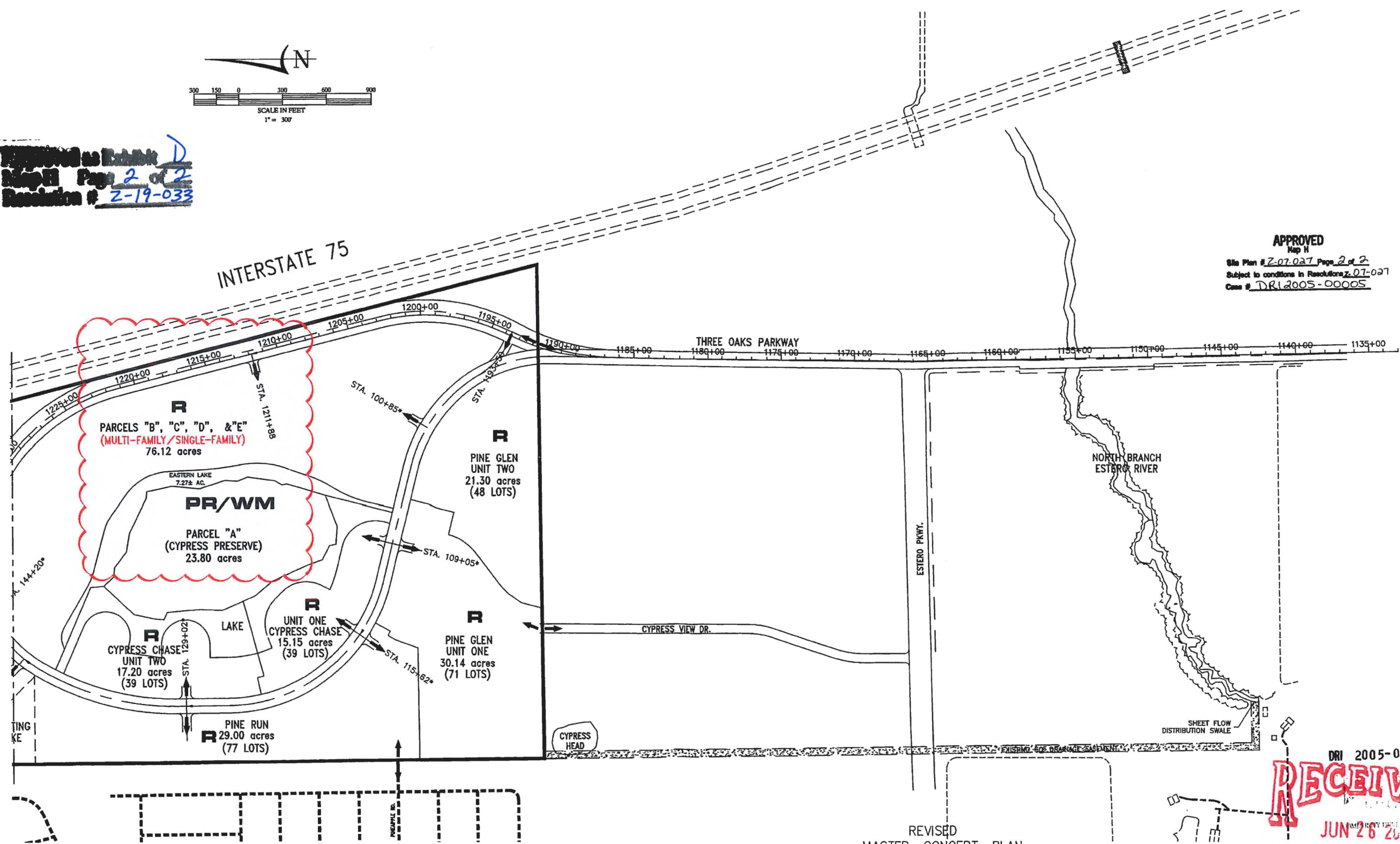


Exhibit as Exhibit
Map H Page 2 of 2
Resolution # 2-19-033

APPROVED
Map H
Site Plan # Z-07-027 Page 2 of 2
Subject to conditions in Resolution Z-07-027
Case # DRI 2005-00005



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

DRI 2005-00005
RECEIVED
JUN 26 2013
EXHIBIT MAP H
COMMUNITY DEVELOPMENT

* STATIONS FOR THESE C's ARE BASED ON ORIGINAL CORLICO ROAD ALIGNMENT

Map 02, 2005 - 1047m C.C. McNamee
20 Villages of San Carlos (05-12-08) 03 110-06-07 Map H C1-C2.dwg

REVISION	DATE	REMARKS	CHK. BY
2	5/17/06	REVISED PER SUFFICIENCY RESPONSE	TEP
1	1/18/06	NEW MAP H CREATED	TEP

 TIMOTHY E. FUCH, P.E. FLORIDA LICENSE NUMBER 42041 DATE SEP 08 2006	 SOURCE, INC. ENGINEERS, PLANNERS 1334 LAFAYETTE STREET • CAPE CORAL, FL 33904 TELEPHONE (239) 548-2345 FAX (239) 548-8779	JOB NO. 110-06-07	SHEET NO. C-2
		DATE 4-21-09	DRAWN BY: JDN FILE NAME: 03-110

DRI 2019-00003

RECEIVED

JAN 12 2007

COMMUNITY DEVELOPMENT

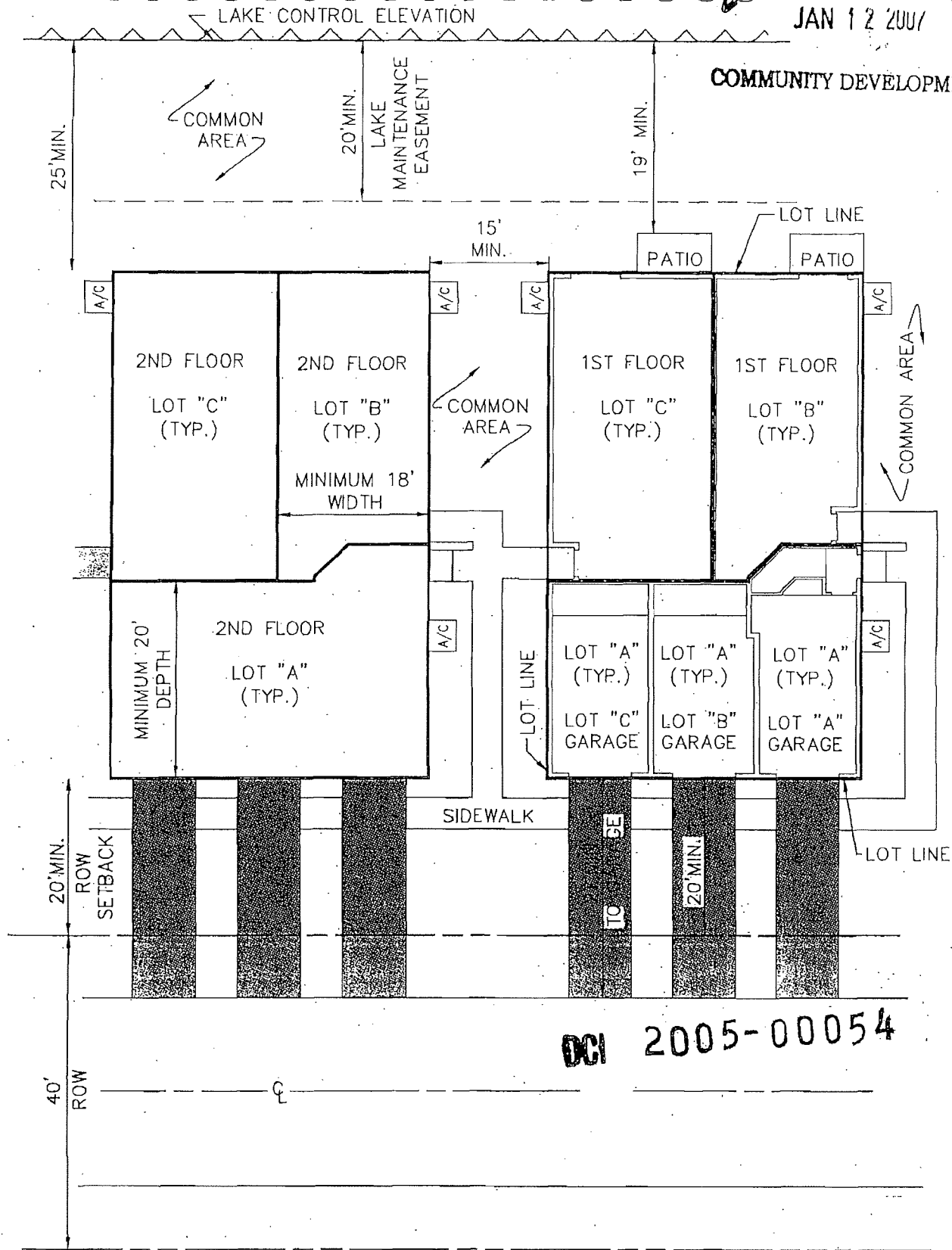


EXHIBIT "A" - TRIPLEX LOT (PARCEL M-2 ONLY)
NOT TO SCALE

EXHIBIT F
DRI
BIENNIAL MONITORING REPORT REQUIREMENTS

The Biennial Monitoring Report that must be submitted by the Developer in accordance with Subsections 380.06(15) and 380.06(18), Florida Statutes, and 9J-2.025(7), Florida Administrative Code, must include the following:

- A. Any changes in the plan of development or in the representations contained in the application for development approval, or in the phasing for the reporting year and for the next year;
- B. A summary comparison of development activity proposed and actually conducted for the year;
- C. Identification of undeveloped tracts of land, other than individual single family lots, that have been sold to separate entities or developers.
- D. Identification and intended use of lands purchased, leased, or optioned by the Developer adjacent to the original DRI site since the development order was issued;
- E. A specific assessment of the Developer's and the local government's compliance with each individual condition of approval contained in the DRI Development Order and the commitments which are contained in the application for development approval and which have been identified by the local government, the RPC, or the DCA as being significant;
- F. Any requests for substantial deviation determination that were filed in the reporting year and to be filed during the following year;
- G. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;
- H. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each;
- I. A statement that all persons have been sent copies of the biennial report in conformance with Subsections 380.06(15) and (18), Florida Statutes;
- J. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer pursuant to §380.06(15)(f), Florida Statutes.

NOTE: The Florida Administrative Code specifically requires that the development order specify the requirements for the biennial report. The Administrative Code requires that the biennial report will be submitted to DCA, the RPC, and the local government on Form RPM-BSP-Annual Report-1.