

Exhibit F

3. The development will be limited to a maximum of 100,000 square feet of commercial retail uses to be distributed as follows:
 - a. Up to a maximum of 20,000 square feet can be in the Club House Area for ancillary uses to the golf course and residential community.
 - b. The remaining square footage will be in Areas 1 and 6 and may not exceed 100,000 square feet in total.
4. The development will consist of a maximum of 990 dwelling units with a maximum of 250 single-family dwelling units, 270 two-family attached units, and 470 multiple-family townhouse units, or a combination not to exceed 990 dwelling units.
5. The following conditions are to help mitigate potential hurricane damage and/or loss of life, as well as to ensure compliance with comprehensive plan objectives.
 - a. Prior to approval of a local development order, the Developer must:
 1. Establish a homeowners' association or residents' association. The organization shall provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, which will provide literature brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards; and
 2. Formulate an emergency hurricane notification and evaluation plan for the development, which will be subject to review and approval by the Lee County Office of Emergency Management.
 - b. The project will be subject to any future, duly adopted evacuation or shelter mitigation requirements applicable to residential developments within the County.
6. Model units and homes are permitted in compliance with the following conditions:
 - a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and
 - b. All model sites must be designated on the development order plans; and
 - c. Prior to model home construction, the lots upon which model homes will be constructed must be shown on the preliminary plat. The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations; and
 - d. Dry models are prohibited.
7. The following conditions address environmental issues:

EXHIBIT F

- a. The cabbage palm hammock areas (approximately 3.16 acres) delineated on attached Exhibit G, entitled "Cabbage Palm Hammock Preservation", (previously Exhibit D per Resolution Z-99-079) must be preserved. Minor clearing is permitted through the cabbage palm hammocks for golf course fairways. Proposed fairway crossings through the cabbage palm hammocks must be reviewed and approved by Lee County Environmental Sciences staff prior to local development order approval. Any cabbage palms with 8-foot or greater of clear trunk removed for the construction of the fairways must be relocated on-site.
 - b. Mature native trees and understory must be retained to the maximum extent possible within the golf course roughs.
 - c. If an incidental take permit is obtained from the Florida Fish and Wildlife Conservation Commission (FFWCC), the applicant must provide a final gopher tortoise management plan following the general guidelines committed to in the "Management Plan for Listed Species" prepared by Boylan Environmental dated October 1, 1998. If the FFWCC denies an incidental take permit, a final gopher tortoise relocation management plan per LDC Section 10-474 for on-site management must be provided to Lee County Environmental Sciences staff review and approval.
8. Prior to local development order approval, 40 percent open space must be provided for the single-family dwelling units proposed on lots less than 6,500 square feet, two-family attached on lots less than 3,750 square feet, townhomes, multiple-family dwelling units and golf course development area. Fifty percent of the required open space must be provided by existing indigenous preservation in substantial compliance with the Master Concept Plan composite which is Exhibit "C" of ADD2024-00046.
9. Single-family dwelling units, two-family attached, townhouse, and multiple-family dwelling units are permitted in Areas 2,3, 5, 8, 9, and 10, and are limited to a maximum height of 35 feet or three stories, whichever is the lesser amount.
10. Buffers will be provided in accordance with the LDC Section 10-416(d) for multiple-family and commercial areas. No buffering is required for single-family or two-family attached dwelling units.
11. Single-family, two-family attached, townhouse and multiple-family dwelling units are permitted in Areas 4, 7, and 11 and limited to a maximum height of 35 feet or three stories, with multiple-family dwelling units limited to 55 feet or four stories, whichever is less, with setbacks in compliance with LDC Section 34-2174.
12. Only townhouse and multiple-family dwelling units are permitted in Areas 1 and 6, with townhouses limited to a maximum height of 35 feet or three stories and multiple-family dwelling units limited to 55 feet or four stories, whichever is less, with setbacks in compliance with LDC Section 34-2174, as follows:
 - a. Townhouse and multiple-family dwelling units will be permitted on Areas 1 and 6 provided 50 percent or less of each area is developed for commercial purposes.

- b. If Areas 1 and 6 have commercial and residential uses, the residential uses must be clustered in the southern portion of Areas 1 and 6.
- c. The residential uses must be accessed from the interior of the proposed development.

13. During the development order process, the required 20-foot-wide maintenance easement (see LDC Section 10-328(a)) may be reduced, provided documentation from South Florida Management District is provided to Lee County Natural Resources staff approving the easement reduction to a minimum of 15 feet in width for easements abutting residential areas and does not require maintenance easements for areas that do not abut residential areas.

14. Transportation:

- a. Concurrent with the completion of this project, Lehigh Corporation, or their designee, including the applicant/developer herein, must complete the extension of Beth Stacey Boulevard from the current southern terminus at the intersection of 23rd Street in a southerly direction to connect to the existing northern terminus of Milwaukee Boulevard at the south line of Section 6, Township 45 South, Range 27 East near Parson Street, a distance of approximately 3,630 feet, in a manner consistent with the "Agreement Regarding the Construction of Improvements to Connect Beth Stacey Boulevard to Milwaukee Boulevard and the Dedication of Related Rights-of-Way" (Agreement) executed by Lehigh Corporation and approved by the Lee County Board of County Commissioners on November 24, 1998 (attached as Exhibit H previously Exhibit E per Resolution Z-99-079), or an amended to this "Agreement" as reviewed and approved by Lee County Department of Transportation and the County Attorney's Office. This roadway must be constructed to County standards, in accordance with the LDC and the "Agreement".
- b. In recognition of the financial situation of the developer and the County's projected long-range need for the interconnection of Beth Stacey Boulevard to Milwaukee Boulevard, Applicant is required to construct and have approved by the County through issuance of a Certificate of Completion the following road segments:
 - (1) The link of Beth Stacey Boulevard between the golf course clubhouse parcel and 23rd Street S.W., prior to issuance of the project's first residential dwelling unit's Certificate of Occupancy; and
 - (2) The southernmost link of Beth Stacey Boulevard from its intersection with the south branch of the project's internal spine road to its interconnection with the existing northerly terminus of Beth Stacey Boulevard, prior to issuance of the project's 495th Certificate of Occupancy for residential dwelling units.
- c. Until the full southerly extension of Beth Stacey Boulevard is completed and open to traffic between 23rd Street S.W. and Milwaukee Boulevard, Applicant is limited to a maximum of 30,000 square feet of retail commercial uses on Parcels 1 and 6.
- d. Constructing the Beth Stacey Boulevard extension in the manner allowed by this approval does not guarantee that applicant/developer will receive road impact fee credits. Road impact fee credits will be awarded in compliance with the LDC and Administrative Code provisions in effect at the time of the construction of the portions

of the extended roadway, and in accordance with the road impact fee credit provisions of the Agreement referenced in Paragraph "a." above.

15. Prior to acceptance of Beth Stacey Boulevard by the County for maintenance, the existing platted road right-of-way must be successfully vacated, and the new right-of-way dedicated to the County.
16. If Beth Stacey Boulevard and the golf cart overpass crossing are constructed concurrently, then, prior to the acceptance of Beth Stacey Boulevard by the County for maintenance, a maintenance agreement for the proposed golf cart overpass crossing will need to be reviewed and approved by Lee County Department of Transportation (LCDOT) and the County Attorney's Office and executed and recorded in the Lee County Public Records. If Beth Stacey Boulevard has been constructed and accepted for County maintenance prior to construction of the golf cart overpass crossing, then, prior to issuance of the Certificate of Compliance for the proposed golf cart overpass crossing, the maintenance agreement must be reviewed and approved by LCDOT and the County Attorney's Office and executed and recorded in the Lee County Public Records.
17. The Applicant will provide traffic monitoring reports within three months of the issuance date of the Certificates of Occupancy for the 248th, 496th, and 744th dwelling unit, and a final monitoring report at project buildout. These reports must show background traffic at the intersection of 23rd Street S.W. and Beth Stacey Boulevard as well as traffic generated by or attached to the various parts of this project including the project access points. The purpose of the monitoring report is to determine when warrants are met for signalization.
18. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).
19. The development orders depicting the T-turnarounds must not depict residential parking within the road right-of-way on the east/west portion of the intersection, or the road pavement in front of the lots 9-16 of block 9 (per Lehigh Acres Fire Control and Rescue District).
20. Prior to local development order approval, the backout parking is limited to the guest parking as shown in the three locations on the Master Concept Plan and the two-story multi-family dwelling units with driveways and associated garages that function like townhouses in these areas.

SECTION C. DEVIATIONS:

1. **Deviation (1)** seeks relief from the LDC Sections 34-695, 34-715, and 34-845 standard requirements for property development regulations to establish property development regulations for the residential and commercial uses. This deviation is **APPROVED, SUBJECT TO COMPLIANCE WITH** the minimum property development typical drawings and property development regulations on the MCP and Exhibit E.
2. **Deviation (2)** seeks relief from the LDC Section 34-935(e)(4) requirement to provide a minimum building separation of one-half the sum of the heights, or 10 feet, whichever is greater, to allow a 10-foot minimum building separation. This deviation is **APPROVED,**

PROVIDED Applicant receives and submits to the County, a letter(s) of approval from the appropriate fire district(s) prior to development order approval.

3. **Deviation (3)** seeks relief from the LDC Section 34-2222(1) requirement to provide a 15-foot increase in the minimum lot width for corner lots, to allow a minimum increase of 10 feet for corner lots. This deviation is **APPROVED, SUBJECT TO CONDITION** that adequate sight distances are maintained.
4. **Deviation (4)** seeks relief from the LDC Section 10-285(a) requirement for a minor arterial road in a future urban area minimum separation of 440 feet for posted speed >45 and 330 feet for <45, to allow a minimum of 312 feet on 23rd Street from the Anita Avenue intersection for full access into the golf course maintenance area. This deviation is **APPROVED**.
5. **Deviation (5)** seeks relief from the LDC Section 0-328(a) requirement for a 20-foot-wide maintenance easement around watercourses, drainageways, canals, I.D.D. easements, lakes, ponds, or streams, to allow for no maintenance easement for areas that do not abut single-family lots and 15-foot-wide maintenance easement for areas directly abutting single-family lots. This deviation is **APPROVED SUBJECT TO** Condition 13.
6. **Deviation (6)** seeks relief from the LDC Section 30-152(2) requirement that identification signs be set back a minimum of 15 feet from any right-of-way or easement, to allow identification signs to be zero feet from a right-of-way. This deviation is **APPROVED, PROVIDED** the location and construction of the identification signs are in accordance with regulations for minimum safety sight distances.
7. **Deviation (7)** seeks relief from the LDC Section 10-416(a)(2) requirement that residential developments must provide one tree per 3,000 square feet of development area, to allow the residential development to provide one tree per 3,000 square feet of development area less the wetland preserve areas of 37.80 acres. This deviation is **DENIED**.
8. **Deviation (8)** seeks relief from LDC Section 10-296 which requires a minimum 40-foot right-of-way width, to allow a 35-foot-wide right-of-way width for local streets for the existing constructed portions of Copperhead Drive and Leatherwood Loop. The remaining internal private roads must provide the 40-foot-wide rights-of-way. This deviation is **APPROVED**.
9. **Deviation (9)** seeks relief from LDC Section 10-296(k), which requires dead-end streets to provide a circular turnaround, as shown in LDC Section 10-714(b), to allow T-turnarounds in the locations depicted on the Master Concept Plan. This deviation is **APPROVED SUBJECT TO** Condition 19.
10. **Deviation (10)** seeks relief from LDC Section 10-261(a) solid waste facilities provision of container spaces which require 216 square feet (120 + 96) for the first 25 multi-family units plus 8 square feet for each additional unit, to allow curbside pickup for the two-story multi-family units with garages. This deviation is **APPROVED**.
11. **Deviation (11)** seeks relief from LDC Section 34-2015(2)(c), which states that stacking of vehicles will be permitted only for single-family, duplex, two-family, and townhouses

where each dwelling unit has a garage or driveway appurtenant to it, to allow stacking vehicles for the two-story multi-family sites with associated garages. This deviation is **APPROVED**.

12. **Deviation (12)** seeks relief from LDC Section 34-2013(a)(2), which requires parking that backs out into rights-of-way in residential developments to be limited to amenities to the development such as parks and recreational facilities and not for dwelling units or commercial uses, to allow backout spaces for the two-story multi-family dwelling units and guests limited to the location shown on the Master Concept Plan. This deviation is **APPROVED SUBJECT TO** condition 20.