LEE COUNTY BOARD OF COUNTY COMMISSIONERS

ZONING
and
COMPREHENSIVE PLAN AMENDMENT HEARING
AGENDA

Wednesday, April 17, 2024
9:30AM

DCI2023-00026 Z-24-006	Laurel Lane CPD
CPA2021-00016	River Hall - Adoption
DCI2022-00026 Z-24-001	River Hall

NOTICE OF PUBLIC HEARING

The Lee County Board of County Commissioners will hold a public hearing at 9:30 am on Wednesday, April 17, 2024 in the Board Chambers at 2120 Main St., Ft. Myers, FL, to review the written recommendations made by the Hearing Examiner and make a final decision on the case(s) below.

DCI2023-00026 / Laurel Lane CPD.

Request to rezone 0.96± acres from Mobile Home (MH-3) to Commercial Planned Development (CPD) to allow a maximum of 6,000 square feet of floor area and 10,750 square feet of open storage for development of a tennis court maintenance facility (contractors and builders, groups I and II).

Located At 2307 and 2309 Laurel Lane, North Fort Myers Planning Community, Lee County, FL.

DCI2022-00026 / River Hall.

Rezone approximately 1,988.42 acres from Residential Planned Development (RPD)/Commercial Planned Development (CPD) and Agricultural (AG-2) to Residential Planned Development (RPD)/Commercial Planned Development (CPD) to allow a maximum of 3,244 dwelling units and 15,000 square feet of commercial uses. This case is companion to a Comprehensive Plan Amendment CPA2021-00016.

Located At Located at the southeast of the intersection of Buckingham Rd and State Road 80, Fort Myers Shores Planning Community, Lee County, FL

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Section, 1500 Monroe St., Ft. Myers, FL. Telephone 239-533-8585 for additional information.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.

Statements before the Board of County Commissioners regarding the zoning case will be strictly limited to testimony presented to the Hearing Examiner, testimony concerning the correctness of the findings of fact or conclusions of law contained in the record, or to allege the discovery of new, relevant information which was not available at the time of the hearing before the Hearing Examiner.

Any document that a participant of record intends to submit must have been submitted as part of the record in the hearing before the Hearing Examiner or the document is relevant new evidence that was not known or could not have been reasonably discovered by the participant at the time of the hearing before the Hearing Examiner. All other documents will not be accepted by the Board. To ensure compliance with these regulations, copies of documents not submitted as part of the record before the Hearing Examiner must be provided to the Applicant and County Staff (JPrincing@leegov.com) not less than 2 days before the date of the zoning hearing.

If a participant decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this hearing, a verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

In accordance with the Americans with Disabilities Act, Lee County will not discriminate against qualified individuals with disabilities in its services, programs, or activities. To request an auxiliary aid or service for effective communication or a reasonable modification to participate, contact Joan LaGuardia, (239) 533-2314, ADArequests@leegov.com or Florida Relay Service 711.

Accommodation will be provided at no cost to the requestor. Requests should be made at least five business days in advance.

NOTICE OF PROPOSED AMENDMENT TO THE
LEE COUNTY COMPREHENSIVE LAND USE PLAN
(ADOPTION HEARING)

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, April 17, 2024. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

> CPA2021-00016 River Hall: Amend the Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 3.76 acres; Sub-Outlying Suburban to Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 32.14 acres; Sub-Outlying Suburban to Suburban on 25.2 acres with a change in density of +434 units. The subject property is located on the south side of Palm Beach Boulevard (State Road 80), approximately 0.8 miles east of Buckingham Road.

Documentation for the Proposed Comprehensive Plan Amendment is available at https://www.leegov.com/dcd/planning/cpa or at the Department of Community Development located at 1500 Monroe Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

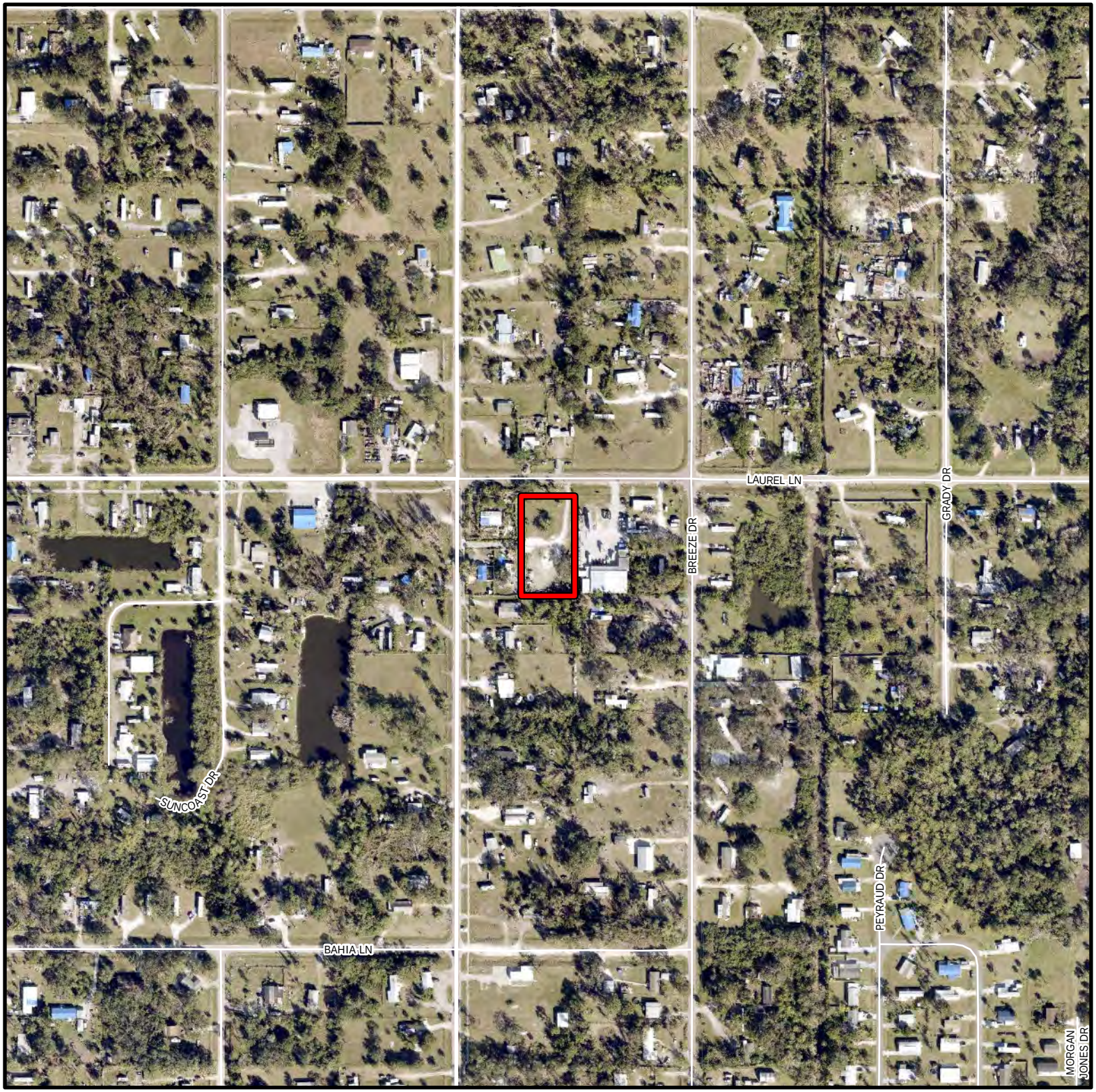
It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Joan LaGuardia, (239) 839-6038, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.

DCI2023-00026
LAUREL LANE CPD

Staff Summary

CASE NUMBER & NAME:	DCI2023-00026 / Laurel Lane CPD
REQUEST:	Request to rezone 0.96± acres from Mobile Home (MH-3) to Commercial Planned Development (CPD) to allow a maximum of 6,000 square feet of floor area and 10,750 square feet of open storage for development of a tennis court maintenance facility (contractors and builders, groups I and II).
RESOLUTION NUMBER:	Z-24-006
LOCATION:	2307 and 2309 Laurel Lane, North Fort Myers Planning Community, Lee County, FL.
OWNER:	Carlos Guapacha
APPLICANT:	Carlos Guapacha
AGENT:	Veronica Martin TDM Consulting, Inc. 43 Barkley Cir, Suite 200 Fort Myers, FL 33907
HEARING EXAMINER RECOMMENDATION:	Approve, subject to the conditions and deviations set forth in Exhibit B.
PARTICIPANTS (0):	None



DCI2023-00026

Aerial

Subject Property

N
W E
S

0 300 600
Feet

Lee County
Southwest Florida

Summary of Hearing Examiner Recommendation

LAUREL LANE CPD

The request constitutes infill development on a primary corridor in the Suncoast Estates community. Small scale commercial businesses are compatible with surrounding development.

Detailed recommendation follows

DCI2023-00026

Future Land Use

Subject Property

Suburban

N
W E
S

0 300 600
Feet

Lee County
Southwest Florida

DCI2023-00026

Aerial

Subject Property

N
W E
S

0 300 600
Feet

Lee County
Southwest Florida

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2023-00026

Regarding: **LAUREL LANE CPD**

Location: 2307 and 2309 Laurel Lane
North Fort Myers Planning Community
(District 4)

Hearing Date: March 7, 2024
Record Closed: March 15, 2024

I. Request

Rezone 0.96+/-acres from Mobile Home to Commercial Planned Development to allow development of a 6,000-square-foot building for a tennis court maintenance facility (Contractors and Builders, Group II).

The legal description is set forth in Exhibit A.

II. Hearing Examiner Recommendation

Approve, subject to the conditions and deviations set forth in Exhibit B.

III. Discussion

The Hearing Examiner serves in an advisory capacity to the Board of County Commissioners (Board) on applications to rezone property to the planned development zoning district.[1] In furtherance of this duty, the Hearing Examiner accepted testimony and evidence on an application to rezone 0.93 acres to the Commercial Planned Development (CPD) zoning district. Staff recommended approval with conditions.

In preparing a recommendation to the Board, the Hearing Examiner must apply the Lee County Comprehensive Plan (Lee Plan), Land Development Code (LDC), and other County regulations to facts adduced at hearing. The record must contain substantial competent evidence to support the recommendation.

---

[1] LDC §34-145(d)(4) a.

Discussion supporting the Hearing Examiner's recommendation of approval with conditions follows below.[2]

Request

The request seeks to rezone approximately .96+/-acres in Suncoast Estates in North Fort Myers from Mobile Home (MH-3) to CPD.[3] The property is located at 2307 and 2309 Laurel Lane.

Requested uses include Contractors and Builders, Group II, open storage, and accessory uses. Contractors and Builders, Group II permits offices, indoor storage, and light fabrication work. Outdoor storage of equipment and materials is permitted if enclosed.

Applicant intends to develop a 6,000-square-foot building and storage yard for a tennis court maintenance business. Building heights will not exceed 35 feet.

The Master Concept Plan (MCP) depicts a single building structure, parking, and storage yard.

History

The property lies within a platted subdivision known as Suncoast Estates in North Fort Myers. The Board approved special permit zoning for a "Trailer Subdivision" in 1962.[4]

The property is vacant and comprised of two platted lots.

Lee Plan

Planned developments must be consistent with the Lee Plan.[5]

The property is zoned MH-3 and designated Suburban by the Lee Plan.[6] Lands designated Suburban consist primarily of residential land uses on the fringe of intensely developed areas.[7] The Lee Plan highlights the importance of protecting existing residential neighborhoods in the Suburban category.[8] Applicant seeks a maximum building height of 35 feet.

---

[2] Hearing Examiner codified conditions and deviations from prior approvals.
[3] Staff Report, Application tab.
[4] Resolution Z-62-039 approved December 5, 1962.
[5] LDC §34-411(a).
[6] Lee Plan Future Land Use Map 1-A.
[7] Lee Plan Policy 1.1.5.
[8] *Id.*

The property lies within the North Fort Myers Opportunity Zone.[9] The Economic Element of the Lee Plan encourages expansion of the County's economic base.[10] The proposed commercial use expands employment opportunities in the community contributing to a positive business climate.[11]

Development in North Fort Myers is subject to a Community Plan.[12] The Community Plan emphasizes economic vitality, revitalization of older neighborhoods/commercial corridors, protecting community character and natural resources.[13] Future development permitting, including development orders, must comply with development standards in the Community Plan.[14]

The property has frontage on Laurel Lane, a County maintained collector roadway.[15] Laurel Lane serves as a small commercial node within the Suncoast Estates community with a few small businesses.[16] The proposed CPD will occupy vacant land on Laurel Lane promoting compact development patterns.[17]

Applicant held a Public Information meeting at the North Fort Myers Recreation Center on October 3, 2023.[18]

Compatibility

Compatibility between land uses exists when land uses exist in proximity, and no one use unduly negatively impacts another use. Planned development zoning is useful when integrating new development with surrounding land uses.[19] The planned development zoning district allows flexibility in site design to address potential incompatibilities with neighboring development.

The Lee Plan encourages compact and contiguous development patterns in areas with services and infrastructure.[20] The plan of development includes land uses

---

[9] Testimony of Veronica Martin. The County Department of Economic Development identifies Opportunity Zones to spur economic development. New business investments in Opportunity Zones may be eligible for preferential tax treatment.
[10] Lee Plan Goals 158, 161, Objective 158.2.
[11] Lee Plan Goals 30, 158, Objective 158.3.
[12] Lee Plan Goal 30 adopted by Lee County Ordinance No. 09-11 on February 25, 2009. Community specific LDC regulations adopted by Lee County Ordinance No. 12-01 on January 10, 2012.
[13] *See* Lee Plan Goal 30.
[14] North Fort Myers is subject to a community plan set forth in Lee Plan Goal 30 as well as supplemental development regulations in LDC §33-1531 et seq., most notably design standards governing architecture, lighting, and site design.
[15] Lee County Administrative Code 11-1 (Functional Classification of Roadways).
[16] Existing commercial enterprises include food, fuel, car repair and contracting businesses.
[17] Lee Plan Policies 6.1.7.
[18] LDC §33-1532(a). Staff Report Attachment F.
[19] LDC §34-612(2).
[20] Lee Plan Objectives 2.1, 2.2, Policies 1.1.3, 2.2.1, 2.2.2, 6.1.1, 6.1.4.

similar to those approved in the area.[21] The project constitutes infill development and as designed, is consistent with surrounding development.[22]

The requested use, Contractors and Builders, Group II, authorizes offices, indoor storage, light fabrication, and outdoor storage.[23] Storage of heavy construction equipment, wrecking, and demolition debris are prohibited. Applicant proposes a 6,000 square foot building accommodating offices, materials, and equipment. Company vehicles will park in an outdoor storage yard enclosed with an opaque fence/wall. The site plan includes landscape buffers and a continuous visual screen along open space areas to ensure compatibility with surrounding land uses.[24]

The Board approved commercial uses along Laurel Lane in the past.[25] The corridor features scattered convenience stores, restaurants, food markets, and a car repair business.[26] A roofing contractor operates on abutting property to the east.[27] The requested commercial use is also consistent with the Lee Plan.[28]

The North Fort Myers Community plan imposes heightened setbacks and landscape requirements when commercial land uses abut large lot residential subdivisions.[29] These requirements led to two of the three deviation requests.[30] The MCP uses creative site design to protect nearby residential land uses using open space, dry stormwater management areas, and landscaped buffers along property boundaries.[31] These features adequately address potential incompatibilities with surrounding development.[32]

LDC

Development must comply with the LDC or seek deviations. A "deviation" is a departure from a land development regulation.[33]

---

[21] Lee Plan Policies 6.1.4, 135.9.5, 135.9.6. Surrounding land uses feature small scale commercial development and mobile homes. Site design features buffer abutting mobile homes with walls and landscaping.
[22] Lee Plan Policies 6.1.7. The zoning request is consistent with emerging development patterns in the area. *See* Lee Plan Glossary definition - infill.
[23] Outdoor storage areas must be enclosed with an eight foot high opaque wall or fence.
[24] LDC §34-3005: continuous visual screen must be at least eight feet in height. LDC 34-3005. *See* Lee Plan Policies 1.1.5, 5.1.5, 6.1.4, 6.1.6.
[25] Staff Report Attachment D: Zoning Map.
[26] Lee Plan Objectives 2.1, 2.2, Policy 2.1.2.
[27] AMS Roofing.
[28] The request limits the scope of commercial land uses to the proposed tennis court maintenance contractor.
[29] LDC §33-1542 *et seq.*
[30] Two deviations seek relief from the planning community's setbacks and buffers requirements.
[31] Staff Report Attachment MCP.
[32] Lee Plan Policies 5.1.5, 6.1.4.
[33] LDC §34-2.

Applicants must demonstrate deviations enhance the planned development and will not cause a detriment to the public.[34] The request seeks three deviations. Two deviations seek relief from development standards in the North Fort Myers Community Plan. These deviations pertain to setbacks and buffers from large lot residential development.[35] Notwithstanding the requested relief from setbacks, Applicant will comply with required landscape material within perimeter buffers. Mobile homes abutting the site on the east and south will overlook enhanced landscape buffers and solid walls.[36]

The third deviation seeks relief from driveway separation standards on Laurel Lane.

Staff recommended approval of all three deviations. The Hearing Examiner agrees with this recommendation. [37]

Environmental/Natural Resources

Rezoning requests must not adversely affect environmentally critical/sensitive areas or natural resources.

The site has been cleared and Applicant obtained a waiver from submitting information regarding the site's natural features.[38] The MCP devotes 34% of the site to open space.[39] Development order submittals will ensure buffers and landscaped areas follow Xeriscape principles.[40]

Perimeter dry detention areas will provide water quantity, quality, and attenuation of storm water flows prior to discharge into a roadside swale on Laurel Lane.[41]

The Hearing Examiner finds the requested CPD will not harm environmentally critical/sensitive areas or natural resources.[42]

---

[34] LDC §34-373(a)(9).
[35] LDC §33-1542 *et seq.*
[36] The east facing side of the building will have no windows or doors.
[37] The Hearing Examiner may recommend approval, approval with modifications or denial of deviations based on findings that a deviation (1) enhances the planned development and, (2) preserves/promotes public health, safety, and welfare. LDC §34-377(a)(4).
[38] Staff Report Attachment G: Applicant Narrative.
[39] Lee Plan Goal 77, Objective 77.2, Staff Report MCP depicts 14,375 square feet of open space representing 34% of the site. Open space is comprised entirely of landscaped buffers and dry detention areas.
[40] Lee Plan Objective 126.2, Policy 126.2.1. Required landscape buffers must consist of native landscape to conserve water.
[41] The property does not require a South Florida Water Management District Environmental Resource Permit due to its small size. Staff Report Attachment K: Applicant Surface Water Management Narrative.
[42] Lee Plan 125.1.2.

Transportation

Zoning requests must demonstrate access sufficient to support the proposed development intensity and address expected impacts to the transportation facilities with existing County regulations and conditions of approval.

The property is located on the south side of Laurel Lane, a two lane County maintained collector roadway. Laurel Lane connects to the greater County Road network via Hart Road and US Business 41. The MCP depicts a single access to Laurel Lane, sufficient to support the proposed use. The new driveway will align with the driveway across the street.[43]

The Traffic Impact Statement concludes project traffic will not negatively impact area roadways.[44] The County's transportation planner concurred with this assessment.[45] Road impact fees assessed at the time of development order approval will adequately address project impacts to the County network.

Public Services and Infrastructure

Public services include facilities, capital improvements, and infrastructure necessary to support development.[46] The Lee Plan requires an evaluation of public services during the rezoning process.[47]

Public services and infrastructure are available to serve the site.[48] The property has paved access to the County transportation network via Laurel Lane.[49] Lee County Utilities will supply the site with potable water.

Florida Governmental Utility Authority has infrastructure over 2,600 feet from the site. Accordingly, site development will include a septic system.[50] The North Fort Myers Fire Control & Rescue Service District is available to provide fire protection and emergency medical services from a station located on Slater Road.[51] Lee

---

[43] Applicant seeks a deviation from LDC connection separation standards to accommodate the onsite driveway access to Laurel Lane.
[44] Staff Report Attachment M: Traffic Impact Statement prepared by TDM Consulting, Inc. Dean Martin, PE testified the proposed commercial use will not trigger site related improvements such as turn lanes.
[45] Staff Report Attachment N: Memorandum from Md Rakibul Alam, Principal Transportation Planner dated February 1, 2024.
[46] Public services and infrastructure available to serve the project will include public water and sewer (Lee County Utilities), paved streets, parks and recreation facilities, libraries, police, fire and emergency services, urban surface water management, and schools.
[47] Lee Plan Goal 95 and Policy 2.2.1.
[48] Staff Report Attachments G, L. *See* Lee Plan Goal 95, Policies 2.2.1, 5.1.3, 6.1.1, 6.1.4, Standards 4.1.2., 4.1.3.
[49] Laurel Lane connects to US Bus 41, a state maintained arterial and Hart Road, a County maintained collector. Lee County Administrative Code 11-1.
[50] Lee Plan Goal 4, Standards 4.1.1, Testimony of Veronica Martin.
[51] Testimony of Veronica Martin. North Fort Myers Fire Department Station 3 located on Slater Road provides fire control and emergency medical services.

County Sheriff provides law enforcement services from the North Station on Pondella Road.

Lee Tran operates a bus route along Laurel Lane.[52]

Development will be subject to road, fire, and emergency medical services impact fees.[53]

Conditions

The County must administer the zoning process so proposed land uses minimize adverse impacts on adjacent property and protect County resources.[54] Conditions must be plausibly related to the project's anticipated impacts, and pertinent to mitigating impacts to the public.[55] The CPD is subject to conditions addressing impacts reasonably anticipated from development.[56]

Hearing Examiner revised conditions/deviations for clarity, compliance with state law and to remove LDC references applicable to development by Condition 1.

Public

No members of the public spoke at hearing.

Conclusion

The Hearing Examiner finds the Laurel Lane CPD meets LDC criteria and, as conditioned, is compatible with surrounding development.[57] Accordingly, the Hearing Examiner recommends approval of the CPD, subject to conditions in Exhibit B.

IV. Findings and Conclusions

Based on the testimony and exhibits presented in the record, the Hearing Examiner finds:

A. The requested Laurel Lane CPD is consistent with the Lee Plan. Lee Plan Goals 2, 4, 6, 60, 61, 77, 95, 158, Objectives 2.1, 4.1, 6.1, 77.2, 126.2, and Policies 1.1.5, 2.2.1, 5.1.5, 6.1.1, 6.1.3, 6.1.4, 6.1.5, 6.1.6, 6.1.7, 135.9.6, 159.2.1, Lee Plan Maps 1-A, 1-B, 4-A, 4-B.

---

[52] Lee Tran Route 590. *See* Staff Report.
[53] LDC Chapter 2, Article VI.
[54] Lee Plan Policies 5.1.5, 135.9.6; LDC §§34-145(d)(4) a.2.(b), 34-377(a)(3), 34-411, and 34-932(c).
[55] LDC §34-932(b).
[56] LDC §§34-83(b)(4) a.3, 34-377(a)(2)c; Lee Plan Objective 77.3, Policies 5.1.5, 6.1.4, 77.3.1.
[57] Lee Plan Policy 6.1.4.

B. As conditioned, the Laurel Lane CPD:

1. Is consistent with the LDC or qualifies for deviations. LDC Chapters 2, 10, 33, and 34.

2. Is compatible with existing or planned uses in the surrounding area. Lee Plan Objectives 2.1, 2.2, and Policies 1.1.5, 5.1.5, 6.1.4, 135.9.5, 135.9.6; LDC §§34-411, 34-413.

3. Provides sufficient road access to support proposed development intensity. Lee Plan Policy 6.1.5.

4. Expected impacts on transportation facilities will be addressed by County regulations and conditions of approval. Lee Plan Objective 39.1, Policies 38.1.1; LDC §§2-261 *et seq.*, 34-411.

5. Will not adversely affect environmentally sensitive areas or natural resources. Lee Plan Goals 60, 77, Objectives 77.2, 126.2, Policies 6.1.6, 60.1.1, 61.2.4, 61.3.6, 61.3.11, 126.2.1; and

6. Public services and infrastructure will be available to serve the development. Goals 2, 4, 6, 95, Objectives 2.1, 2.2, 4.1, Policies 2.2.1, 6.1.4, 65.2.1, Standards 4.1.1, 4.1.2.

C. The proposed uses are appropriate at the location. Lee Plan Goals 2, 4, 6; Objectives 2.1, 2.2, Policies 1.1.5, 2.1.1, 2.1.2, 6.1.7, 6.1.8, 135.9.5, 135.9.6, 159.2.1.

D. The County regulations and recommended conditions provide sufficient safeguards to protect the public interest and relate to impacts expected from the proposed development. Lee Plan Objectives 77.2, 126.2, Policies 5.1.5, 6.1.4, 53.1.5, 56.1.4, 135.9.5, 135.9.6: LDC §§34-377(a)(3), 34-411 and 34-932(c).

E. Deviations recommended for approval enhance the planned development and preserve public health, safety, and welfare. LDC §§34-373(a)(9), 34-377(a)(4).

Date of Recommendation: March 19, 2024.

Donna Marie Collins
Chief Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

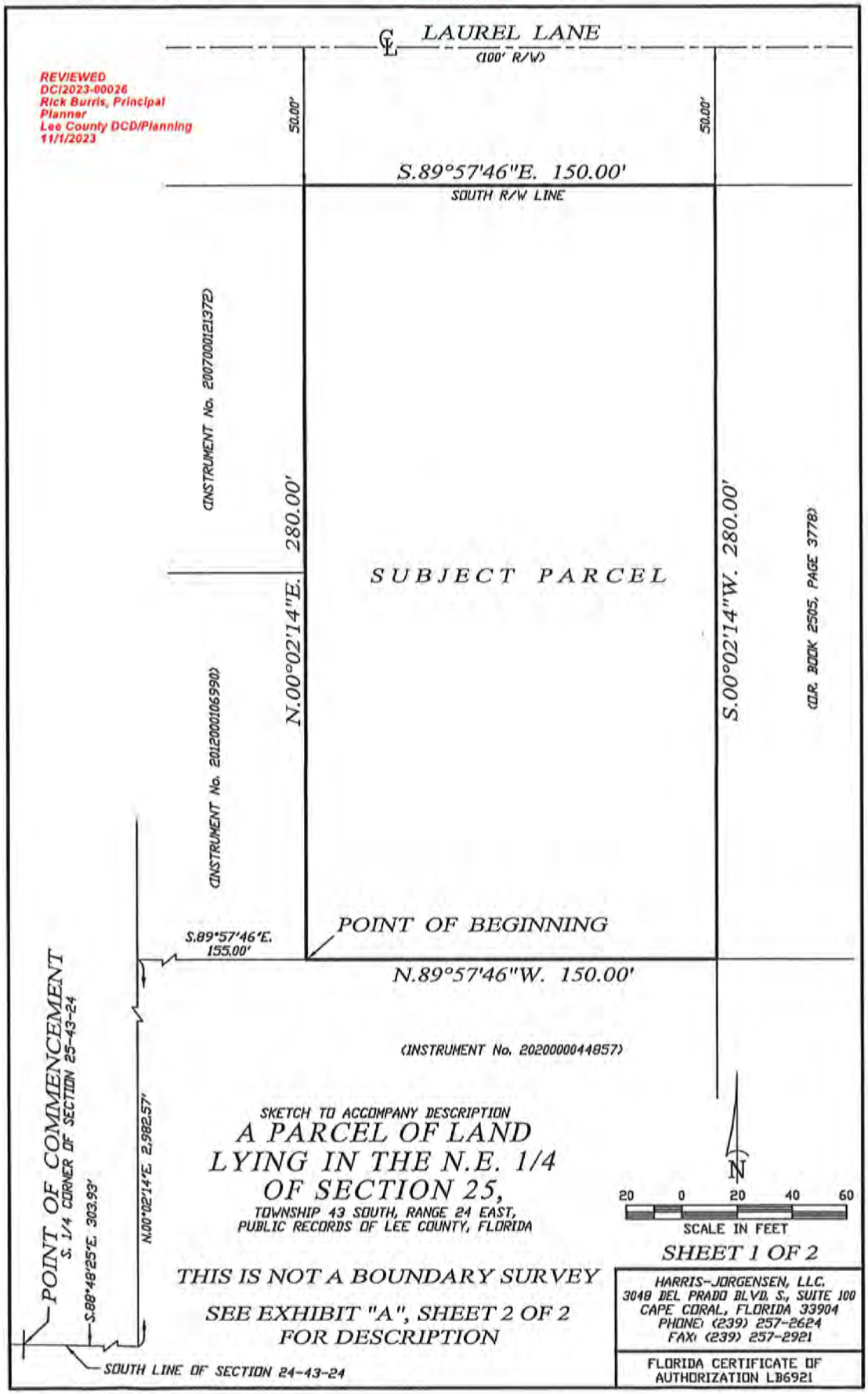
Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviations
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

Exhibit A


LAUREL LANE
(100' R/W)
REVIEWED
DC/2023-00026
Rick Burris, Principal Planner
Lee County DCD/Planning
11/1/2023
50.00'
50.00'
S.89°57'46"E. 150.00'
SOUTH R/W LINE
(INSTRUMENT No. 2007000121372)
280.00'
N.00°02'14"E.
SUBJECT PARCEL
S.00°02'14"W. 280.00'
(O.R. BOOK 2505, PAGE 3778)
(INSTRUMENT No. 2012000106590)
POINT OF BEGINNING
S.89°57'46"E.
155.00'
N.89°57'46"W. 150.00'
(INSTRUMENT No. 2020000044857)
POINT OF COMMENCEMENT
S. 1/4 CORNER OF SECTION 25-43-24
S.88°48'25"E. 303.93'
N.00°02'14"E. 2,982.57'
SOUTH LINE OF SECTION 24-43-24
SKETCH TO ACCOMPANY DESCRIPTION
A PARCEL OF LAND
LYING IN THE N.E. 1/4
OF SECTION 25,
TOWNSHIP 43 SOUTH, RANGE 24 EAST,
PUBLIC RECORDS OF LEE COUNTY, FLORIDA
N
20 0 20 40 60
SCALE IN FEET
SHEET 1 OF 2
THIS IS NOT A BOUNDARY SURVEY
SEE EXHIBIT "A", SHEET 2 OF 2
FOR DESCRIPTION
HARRIS-JORGENSEN, LLC.
3048 DEL PRADO BLVD. S., SUITE 100
CAPE CORAL, FLORIDA 33904
PHONE: (239) 257-2624
FAX: (239) 257-2921
FLORIDA CERTIFICATE OF
AUTHORIZATION LB6921

DESCRIPTION TO ACCOMPANY SKETCH

EXHIBIT "A"

DESCRIPTION:

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER (S 1/4) CORNER OF SAID SECTION 25; THENCE RUN S.88°48'25"E. ALONG THE SOUTH LINE OF SAID SECTION 25 FOR 303.93 FEET; THENCE RUN N.00°02'14"E. FOR 2982.57 FEET; THENCE RUN S.89°57'46"E. FOR 155.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N.00°02'14"E. FOR 280.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF LAUREL LANE (100 FEET WIDE); THENCE RUN S.89°57'46"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR 150.00 FEET; THENCE RUN S.00°02'14"W. FOR 280.00 FEET; THENCE RUN N.89°57'46"W. FOR 150.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 42000 SQUARE FEET, MORE OR LESS.

BEARING ARE BASED ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE AS BEING S.89°57'46"E.

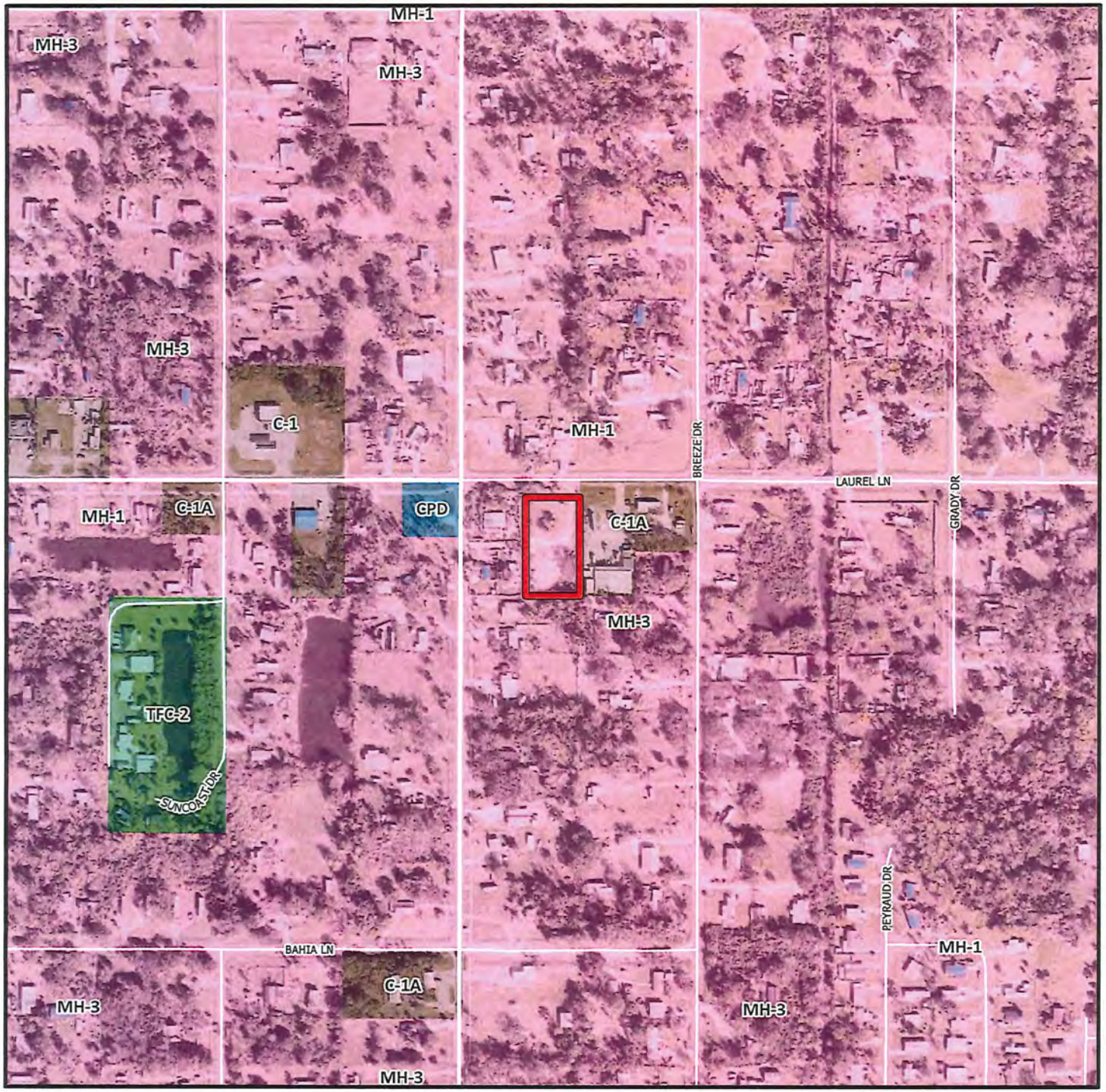
Phillip M Mould, P.S.M. 6515 State of Florida

Digitally signed by Phillip M Mould, P.S.M. 6515 State of Florida
Date: 2022.12.27 10:45:18 -05'00'

PHILLIP M MOULD
LS6515
DECEMBER 27, 2022

REVIEWED
DCI2023-00026
Rick Burris, Principal Planner
Lee County DCD/Planning
11/1/2023

NOTE:
THIS MAP/PLAT IS CONSIDERED SIGNED USING A DIGITAL SEAL IN ACCORDANCE WITH THE APPLICABLE STATE LAWS AND STATUTES FS 668.001-006; FS 668.50; FS 472.025; 5J-17.062, FLORIDA ADMINISTRATIVE CODE, STATE OF FLORIDA.



DCI2023-00026

Zoning

Subject Property

N
W E
S

0 300 600
Feet

Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS

As revised by the Hearing Examiner

CONDITIONS

1. Master Concept Plan and Approved Development Parameters

Master Concept Plan (MCP). Development must be consistent with the one-page MCP entitled "2307-2309 Laurel Lane Master Concept Plan" last revised March 11, 2024,-except as modified by the conditions below. (Exhibit B1)

Compliance with Lee Plan and Land Development Code (LDC). _Development must comply with the Lee Plan and LDC at time of development order approval, except where deviations granted herein. Subsequent changes may require further development approvals.

Approved Development Parameters. The property is approved to develop a building up to 6,000 square feet of commercial floor area and 10,750 square feet of open storage.

2. Permitted Uses and Site Development Regulations

a. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Contractors and Builders, Groups I, II (limited to tennis court maintenance contractors)
Essential Services
Fences and Walls
Signs
Storage, Open

b. Site Development Regulations

Minimum Lot Size:	0.96 acres
Minimum Lot Depth:	280 feet
Minimum Lot Width:	150 feet
Maximum Building Height:	1 Story/35 feet
Maximum Lot Coverage:	40%
Minimum Open Space:	34%

Minimum Setbacks:	
Street, public:	25 feet
Side (East):	15 feet
Side (West):	19 feet (see Deviation 1)
Rear:	30 feet

3. Environmental Conditions

Development order plans must depict the following:

a. 34 percent open space consistent with the MCP
b. An 8-foot-tall opaque fence or wall constructed around the proposed open storage area; and
c. Building elevations with no windows or doors on the west side of the structure.

4. State and Federal Permits

County development permits do not create rights to obtain permits from state or federal agencies and do not create liability on the part of the County if applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or if applicant undertakes actions resulting in a violation of state or federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

DEVIATIONS

1. Setback from Residentially Zoned Property: Deviation 1 seeks relief from LDC §33-1542, which requires a minimum setback of 50 feet between the nearest points on the building and/or structure and an existing large lot residential subdivision, to allow a minimum setback of 19 feet between the proposed building and the residential lots to the west.

   Hearing Examiner recommendation: Approved subject to condition 3.

2. Landscape Buffer: Deviation 2 seeks relief from LDC §33-1543(a), which requires a 30-foot landscape buffer width for high intensity development abutting a subdivided lot in an existing large lot residential subdivision, to allow a 19-foot buffer width for the length of the proposed building.

   Hearing Examiner recommendation: Approved subject to condition 3.

3. Minimum Connection Separation: Deviation 3 seeks relief from LDC §10-285, Table 1, which requires a minimum connection separation for major collector roads in future Suburban areas to be a minimum of 330 feet, to allow a minimum

connection separation of 264 feet between the proposed commercial driveway on Laurel Lane and Hart Drive to the west, and 132 feet of separation between the proposed commercial driveway on Laurel Lane and the existing commercial driveway to the east.

Hearing Examiner recommendation: Approved.

Exhibits to Conditions:
B1 "2307-2309 Laurel Lane Master Concept Plan" last revised March 11, 2024

STREET ADDRESSES

2307 AND 2309 LAUREL LANE
NORTH FORT MYERS, FL 33917

STRAP NUMBERS

25-43-24-03-00067.002E
25-43-24-03-00067.0020

PROJECT DEVELOPMENT REGULATIONS

CURRENT ZONING	= MH-3 MOBILE HOME
PROPOSED ZONING	= COMMERCIAL PLANNED DEVELOPMENT (CPD)
FUTURE LAND USE	= SUBURBAN
PLANNING COMMUNITY	= NORTH FORT MYERS

MINIMUM LOT AREA AND DIMENSIONS:

MIN. LOT AREA	= 0.96 AC
MIN. LOT WIDTH	= 150 FT
MIN. LOT DEPTH	= 280 FT

MINIMUM BUILDING SETBACKS:

STREET	= 25 FEET
SIDE (EAST)	= 15 FEET
SIDE (WEST)	= 19 FEET (DEVIATION #1)
REAR	= 30 FEET
MAX. BUILDING HEIGHT	= 1-STORY/35 FEET
MIN. OPEN SPACE	= 20%

ZONING/ACTUAL USE

PROJECT SITE	= CPD (COMMERCIAL)
NORTH	= LAUREL LANE ROW
SOUTH	= MH-3/RESIDENTIAL
EAST	= C-1A/ROOFING CONTRACTOR
WEST	= MH-1/RESIDENTIAL

LANDSCAPE BUFFER REQUIREMENTS

NORTH: COM TO ROW	= 15' WIDE TYPE D BUFFER
SOUTH: COM TO SFR	= 30' WIDE BUFFER PER LDC SEC. 33-1543
EAST: COM TO COM	= 5' WIDE TYPE A BUFFER
WEST: COM TO SFR	= 19' WIDE BUFFER PER LDC SEC. 33-1543 (DEVIATION #2)
	= 30' WIDE BUFFER PER LDC SEC. 33-1543

OPEN SPACE

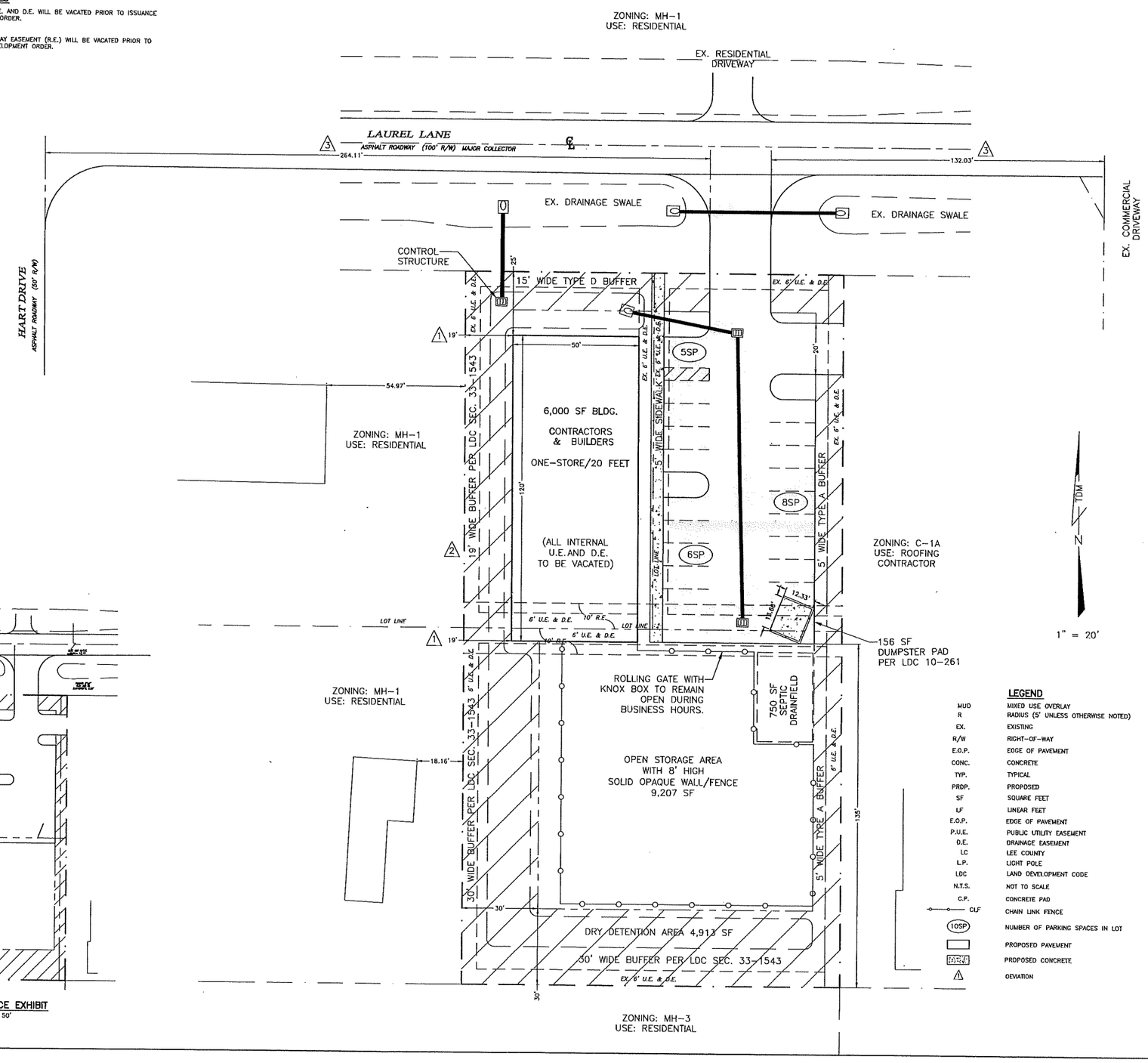
REQUIRED: 42,000 SF X 20% = 8,400 SF
PROVIDED: 14,375 SF (BUFFERS) (34%)

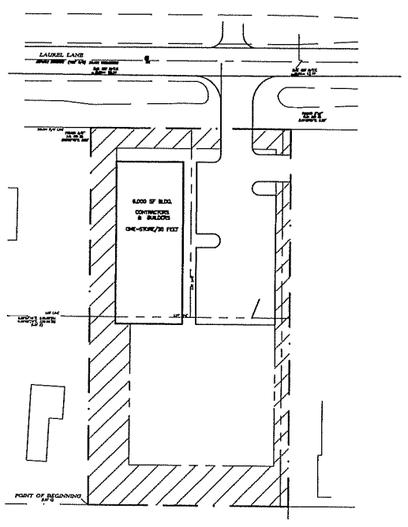
PARKING REQUIREMENTS

PER SECTION 34-2020(B)
CONTRACTORS AND BUILDERS: 1 SPACE PER 350 SF
REQUIRED PARKING = 6,000 SF / 350 SF = 17.14 SPACES
PROVIDED PARKING = 19 SPACES INCLUDING 1 HC SPACE

PROJECT NOTES

1. THE INTERNAL 6' U.E. AND D.E. WILL BE VACATED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER.
2. THE EXISTING ROADWAY EASEMENT (R.E.) WILL BE VACATED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER.





OPEN SPACE EXHIBIT
1" = 50'

LEGEND

MUD	MIXED USE OVERLAY
R	RADIUS (5' UNLESS OTHERWISE NOTED)
EX.	EXISTING
R/W	RIGHT-OF-WAY
E.O.P.	EDGE OF PAVEMENT
CONC.	CONCRETE
TYP.	TYPICAL
PRDP.	PROPOSED
SF	SQUARE FEET
LF	LINEAR FEET
F.O.P.	EDGE OF PAVEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
LC	LEE COUNTY
L.P.	LIGHT POLE
LDC	LAND DEVELOPMENT CODE
N.T.S.	NOT TO SCALE
C.P.	CONCRETE PAD
CLF	CHAIN LINK FENCE
10SP	NUMBER OF PARKING SPACES IN LOT
	PROPOSED PAVEMENT
	PROPOSED CONCRETE
1	DEVIATION

#	DATE	REVISIONS
1	9/2023	REVISED PER LEE COUNTY COMMENTS
2	11/2023	REVISED PER LEE COUNTY COMMENTS
3	3/2024	REVISED PER LEE COUNTY PUBLIC HEARING

DATE: 03/2023
DESIGNED BY: VM
DRAWN BY: VM
CHECKED BY: TDM
APPROVED BY: TDM
J:\3855\Digital\2307-2309 Laurel Lane\Drawings\CAD\PD\SITE CONVERTED

2307-2309 LAUREL LANE MASTER CONCEPT PLAN

EXHIBIT B-1

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE, AND DATE.

Civil Engineering and Planning
TDM CONSULTING, INC.
43 Barkley Circle, Suite 200
Fort Myers, FL 33907
Phone: (239) 433-4231
Fax: (239) 433-8632
Cert. of Authorization # 29086
sdarby@tdmconsulting.com
www.tdmcivilengineering.com

Dean Martin, P.E.
Florida #52022
DATE:

This item has been digitally signed and sealed by Dean Martin on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SHEET # 1 of 1
SCALE: AS NOTED

LEE COUNTY HEARING EXAMINER
2024 MAR 11 PM 1:31

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

1. *DCD Staff Report with attachments for DCI:* Prepared by MarySue, Senior Planner, date received February 20, 2024 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. *PowerPoint Presentation:* Prepared by Lee County Staff for DCI2023-00026, Laurel Lane Tennis Maintenance Facilities CPD, dated March 7, 2024 (multiple pages – 8.5"x11")[color]

3. *Notice of Public Hearing:* Publication Date February 22, 2024, for DCI2023-00026, Laurel Lane CPD (1 page – 8.5"x11")

APPLICANT EXHIBITS

a. *48-Hour Notice:* Email from Veronica Martin with TDM Consulting, Inc., to Hearing Examiner, Maria Perez, and MarySue Groth, dated Monday, March 4, 2024, 2:44 PM (2 pages – 8.5"x11")

1. *PowerPoint Presentation:* Prepared for DCI2023-00026, Laurel Lane CPD, Hearing Examiner Public Hearing dated March 7, 2024 (multiple pages – 8.5"x11")[color]

2. *Written Submissions:* Email from Veronica Martin with TDM Consultants, Inc., to Hearing Examiner and Maria Perez, with copies to Anthony Rodriguez, MarySue Groth, Jamie Princing, Carlos Guapacha, Jacqueline Hernandez, and Dean Martin, dated Monday, March 11, 2024, 12:52 PM (1 page – 8.5"x11", 11"x17" and 24"x36")

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. MarySue Groth

Applicant Representatives:

1. Dean Martin
2. Veronica Martin

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants are limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

C. Participants may not submit documents to the Board of County Commissioners unless they were marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.

ATTACHMENT C

Laurel Lane CPD – DCI2023-00026

Attachment C – Conditions and Deviations

CONDITIONS

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

1. MCP/Development Parameters

   MCP. Development must be consistent with the one-page MCP entitled "2307-2309 Laurel Lane Master Concept Plan" dated 12/13/2023 (Attachment J), except as modified by the conditions below.

   LDC and Lee Plan. Development must comply with the LDC and Lee Plan at time of development order approval, except as may be granted by deviation herein. Subsequent changes may require additional zoning approval.

   Development Parameters.

   The CPD is limited to a 6,000SF of commercial floor area, a building height of 20 feet, and 10,750SF of open storage.

2. Uses and Site Development Regulations

   a. Schedule of Uses

      Accessory Uses and Structures
      Administrative Offices
      Contractors and Builders, Groups I and II (limited to tennis court maintenance contractors)
      Essential Services
      Fences and Walls
      Signs
      Storage, Open

   b. Site Development Regulations

Minimum Lot Size:	0.96 acres
Minimum Lot Depth:	280 feet
Minimum Lot Width:	150 feet
Maximum Building Height:	1 Story/20 feet
Maximum Lot Coverage:	40 percent
Minimum Open Space:	34 percent
Minimum Setbacks:	
Street, public:	25 feet
Side (East):	15 feet

Side (West):	19 feet (see Deviation #1)
Rear:	30 feet

3. Environmental Conditions

   Prior to the issuance of a development order, plans must depict:

   a. 34 percent open space in substantial compliance with the Master Concept Plan;
   b. An 8-foot-tall opaque fence or opaque wall constructed around the proposed open storage area; and
   c. Building elevations with no windows or doors on the west side of the structure.

SECTION C: DEVIATIONS:

1. Setback from Residentially Zoned Property: Deviation (1) seeks relief from LDC Section 33-1542, which requires a minimum setback of 50 feet between the nearest points on the building and/or structure and an existing large lot residential subdivision, to allow a minimum setback of 19 feet between the proposed building and the residential lots to the west.

   This deviation is APPROVED subject to Condition 3.C.

2. Landscape Buffer: Deviation (2) seeks relief from LDC Section 33-1543(a), which requires a 30-foot landscape buffer width for high intensity development abutting a subdivided lot in an existing large lot residential subdivision, to allow a 19-foot buffer width for the length of the proposed building.

   This deviation is APPROVED subject to Condition 3.C.

3. Minimum Connection Separation: Deviation (3) seeks relief from LDC Section 10-285, Table 1, which requires a minimum connection separation for major collector roads in future Suburban areas to be a minimum of 330 feet, to allow a minimum connection separation of 264 feet between the proposed commercial driveway on Laurel Lane and Hart Drive to the west, and 132 feet of separation between the proposed commercial driveway on Laurel Lane and the existing commercial driveway to the east.

   This deviation is APPROVED.

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

CASE NUMBER: DCI2023-00026
TYPE OF CASE: Commercial Planned Development Amendment
CASE NAME: Laurel Lane CPD
TOTAL ACREAGE AFFECTED BY REQUEST: 0.93+/- acres
SUFFICIENCY DATE: January 8, 2024
HEARING EXAMINER DATE: March 7, 2024

Request:
TDM Consulting, Inc., on behalf of Carlos Guapacha, has filed an application to rezone approximately 0.93+/-acres from Mobile Home (MH-3) to Commercial Planned Development (CPD) with the intent to permit development of a 6,000-square-foot building for a commercial use of a tennis court maintenance facility (Contractors and Builders, Group II).

The subject properties are located at 2307 & 2309 Laurel Lane, North Ft. Myers, and consist of two STRAP numbers (25-43-24-03-00067.002E & 25-43-24-03-00067.0020). The properties are within the Suburban Future Land Use Category, and the North Ft. Myers Community Plan Area as established by the Lee County Comprehensive Plan (the Lee Plan). The sketch and legal description for the properties may be found as Attachment B.

The applicant has requested three (3) deviations from Land Development Code (LDC) requirements related to setbacks, buffers, and connection separation (Attachment I).

The applicant has provided an approved Submittal Requirement Waiver (GEN2023-00271 – Attachment O) for Soils Maps, FLUCCS Map(s), Rare and Unique Habitat Map, Topographic Map, and Existing and Historic Flow Ways Map. A Petition to Vacate (VAC2024-00001) a 6-foot-wide internal utility and drainage easement and 10-foot-wide roadway easement within the properties was submitted by the applicant and is currently under review with County staff.

Summary:
Staff recommends **APPROVAL** of the applicant's request and deviations with Conditions found in Attachment C.

PARCEL HISTORY:
The subject properties are within the Suncoast Estates platted subdivision; an older mobile home park originally zoned by special permit for a Trailer Subdivision by Resolution Z-62-039 (Attachment E). Suncoast Estates has been identified as an Opportunity Zone, whose purpose is to spur economic growth and job creation in low-income communities by incentivizing investments in economically distressed communities that need revitalizing. Historical uses of the subject properties are for mobile home residences. Permitted commercial uses exist along the major roadways within Suncoast Estates, alongside the existing residential neighborhoods including along Laurel Lane.

The subject properties are located near existing residentially- and commercially-zoned properties. Lots abutting the properties to the west are zoned Mobile Home (MH-3) and Mobile Home (MH-1) and are developed with mobile homes. The eastern abutting lot is zoned Commercial (C-1A) and is developed with a contracting and roofing business (AMS Roofing). Across Laurel Lane to the north, lots are zoned Mobile Home (MH-1), while properties to the south are zoned Mobile Home (MH-3) and are developed with mobile homes.

ANALYSIS:
LDC Section 34-145 establishes the review criteria for requests for amendments to a planned development. Before recommending approval the Hearing Examiner must find the request:

a) Complies with the Lee Plan;
b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
c) Is compatible with existing and planned uses in the surrounding area;
d) Will provide access sufficient to support the proposed development intensity;
e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
g) Will be served by urban services, defined in the Lee Plan, if located in a future urban area category.

For Planned Development rezoning requests, the Hearing Examiner must also find:

a) The proposed use or mix of uses is appropriate at the proposed location;
b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
c) That each requested deviation:
    1) Enhances the achievement of the objectives of the planned development; and
    2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant has provided a request statement addressing the motive of rezoning and analysis of the decision-making criteria (Attachment G). The following sections provide staff's analysis of the request, as measured by the review criteria.

a. <u>Lee Plan Compliance</u>

The parcels are located in the Suburban Future Land Use Category, described by **Policy 1.1.5** of the Lee Plan. The policy states, "*The Suburban future land use category will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods. This category provides housing near the more urban areas but does not provide the full mix of land uses typical of urban areas."* As part of the future urban and suburban areas pursuant to **Objective 1.1***,* the project site is in a designated area for varying intensities that provide for a full range of urban activities. Commercial uses are permitted in the Suburban future land use category to serve the local community, and nearby uses include both commercial and residential. The applicant has provided a Master Concept Plan (Attachment

J) that depicts the conceptual development plan for the property, including proposed buffers and development standards intended to ensure compatibility with surrounding uses. Staff finds the proposed Commercial Planned Development (CPD), as conditioned, consistent with **Policy 1.1.5 and Objective 1.1** of the Lee Plan.

Objective 2.1 of the Lee Plan promotes contiguous and compact growth to contain urban sprawl. The proposed CPD will allow infill redevelopment that promotes compact growth patterns. **Objective 2.2** and **Policy 2.2.1** discuss new growth in future urban areas where adequate public facilities exist or are assured. The property is located along the two-lane collector road of Laurel Lane. Existing infrastructure of water and sewer is in place, and utilities are available to the site. Adequate public facilities including fire, police, EMS, solid waste, public transit, public schools and parks serve the property. Staff finds the request consistent with **Objective 2.1, Objective 2.2, and Policy 2.2.1** of the Lee Plan.

The applicant has provided a Letter of Availability from the Lee County Utilities stating potable water lines are in operation adjacent to the property, and that sufficient capacity exists to provide service based on the estimated flow demand provided at time of submittal, but that no reuse mains were in the vicinity of the parcel. The applicant also provided a Letter of Availability from Florida Governmental Utility Authority (FGUA) confirming sanitary sewer lines are in operation adjacent to the subject property, and that sufficient capacity exists to provide sanitary sewer service, fulfilling requirements of **Standards 4.1.1 and 4.1.2** of the Lee Plan (See Attachment L). The applicant provided an approved waiver for submittal requirements (GEN2023-00271) for providing Protected Species Survey, FLUCCS Map, Soils Map, Rare and Unique Habitat Map, Topographic Map, and Existing Historic Flow Ways Map from County staff, as the subject property is cleared, routinely mowed, and has been surrounded by development, providing sufficient evidence that environmentally sensitive areas unlikely exist on the subject property (Attachment O), in compliance with **Standard 4.1.4: Environmental Factors**. Staff finds the request is consistent with **Standards 4.1.1, 4.1.2, and 4.1.4** of the Lee Plan.

The applicant's provided Master Concept Plan (MCP) (Attachment J) was designed to account for the existing surrounding residential uses, consistent with **Policy 5.1.5,** which seeks to protect existing residential areas from any uses that are potentially destructive to the character and integrity of the residential environment. The Land Development Code provides buffer, setback, screening, and architectural requirements to minimize negative impacts associated with commercial uses abutting a residential neighborhood. The applicant requested a deviation from LDC Section 33-1542, which requires a minimum 50-foot setback for commercial structures abutting residential use, to allow for a 19-foot setback from abutting residential uses to the west. Further, the applicant requested a second deviation from LDC Section 33-1543(a), which requires a 30-foot buffer width for commercial uses abutting residential uses, and proposed a 19-foot buffer width the length of the 120-foot building, allowing the building to act as a wall with no pedestrian access at the rear of the building. County staff has recommended a condition that the wall on the west side of the building be designed to eliminate all windows or doors to further act as screening to the abutting residential property. The applicant has stated they will comply with the enhanced landscaping requirements pursuant to LDC Section 33-1543(c) and (d), in addition to clustering of trees and shrubs required in LDC Section 10-416 (Attachment I). Staff finds the request, as conditioned, consistent with **Policy 5.1.5** of the Lee Plan.

Goal 6 of Lee Plan seeks to permit orderly and well-planned commercial development at appropriate locations within the County. The property is located within an established neighborhood, with other nearby existing commercial zoning districts, including Commercial Planned Development (CPD),

Commercial (C-1) and Commercial (C-1A). Business within this community include Brothers Car Care Center, Farmer Jack Market, and Laurel Food Mart & Deli, in addition to the contractor and roofing company, AMS Roofing, abutting the subject property. The county-maintained minor collector roadway of Laurel Lane provides access to the site, and the Lee County Department of Transportation provided a transportation-related analysis stating the proposed project is not anticipated to adversely affect the surrounding roadway systems (Attachment N). As previously stated, adequate landscaping and buffering will be provided at time of development. Urban services such as potable water, sanitary sewer, fire/EMS and police protection, public parks and public transit are available to serve the proposed development. Staff finds the request consistent with **Lee Plan Goal 6, Objective 6.1, and Policies 6.1.1, 6.1.4, 6.1.6, and 6.1.7.**

The subject property lies within the North Fort Myers Community Plan Area. Pursuant to **LDC Section 33-1532**, the applicant held the required public information meeting on October 3, 2023 with the North Fort Myers Design Review Panel. A meeting summary of questions and concerns from the public was provided to staff (Attachment F), fulfilling the requirements of **Lee Plan Objective 17.3 and Policies 17.3.3 and 17.3.4.**

Goal 30: North Fort Myers Community Plan is to "improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed-use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources." The properties are located in Suncoast Estates, an older neighborhood comprised of a mix of residential mobile homes and commercial development. Suncoast Estates has been identified as an Opportunity Zone, whose purpose is to spur economic growth and job creation in low-income communities by incentivizing investments in economically distressed communities that need revitalizing. The proposed development is an infill project, promoting compact and mixed-use development, and investment to revitalize the neighborhood, and further provides for mixed development. The business creates employment opportunity for the surrounding community. As previously stated, the applicant held the required public information meeting answering questions and concerns from the public. Staff finds the request consistent with **Lee Plan Goal 30**.

Goal 60 of the Lee Plan is to protect or improve the quality of receiving waters and surrounding natural areas and the function of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development. The subject properties are cleared and routinely mowed, are not located in a flow way, and do not contain wetlands. The applicant stated that paving, grading, and drainage plans will be consistent with the LDC and Lee Plan at time of development, fulfilling **Policy 60.1.1 and 60.4.1**. Staff finds the request consistent with **Lee Plan Goal 60, Policy 60.1.1, and Policy 60.4.1.**

Goal 61 of the Lee Plan is to provide sufficient performance and/or design standards for development protective of the function of natural drainage systems. The applicant provided a Surface Water Management Plan Narrative (Attachment K) indicating the properties in their existing state have no defined drainage pattern. Water quantity, quality, and attenuation will be provided via a designed perimeter dry detention area prior to off-site discharge to the Laurel Lane roadside swale, and runoff from impervious areas will be directed to the dry detention areas via sheet flow, catch basins, and culverts.
The subject properties are collectively under one (1) acre, and the proposed building will be developed as a "small" project not requiring permitting through the South Florida Water Management District (SFWMD). As previously mentioned, the applicant stated that paving, grading, and drainage plans will be

consistent with the LDC and Lee Plan at time of development order, and Best Management Practices will be incorporated, and surface water management will comply with the requirements of the LDC, the Lee Plan, and any regulatory agencies. Staff finds the request consistent with **Lee Plan Goal 61, Policy 61.2.4, Objective 61.3, and Policies 61.3.1, 61.3.6, and 61.3.11.**

b. Meets this Code and other applicable County regulations or qualifies for deviations;

The applicant has acknowledged that at the time of development, Land Development Code and other applicable county regulations will be required and considered. The applicant has requested and justified the following three (3) deviations for the planned development request (Attachment I):

Deviation 1 seeks relief from LDC Section 33-1542, which requires a minimum setback of 50 feet between the nearest points of the building and/or structure and an existing large lot residential subdivision, to allow a minimum setback of 19 feet between the proposed building and the lots to the west. The subject property is 150 feet wide with an existing driveway towards the eastern side of the property being redesigned to align with an existing driveway to the north. Within the 150-foot property width lies a 6-foot utility and drainage easement along the eastern property line. The applicant has designed the site accounting for the abutting residential lot to the west, by adding a 5-foot wide landscape buffer next to the easement, a row of standard 9-foot x 18-foot parking spaces, a 24-foot wide drive aisle, another row of 9-foot x 18-foot parking spaces, a 5-foot wide pedestrian facility, and a 5-foot wide space for building perimeter plantings, for a total of 81 linear feet. The proposed building is 50-foot wide, leaving the remaining 19 feet between the building and the abutting residential property. The applicant has proposed an enhanced landscape buffer consistent with the requirements of LDC Section 33-1543 to all property lines. The site design allows for the residential lot to the west to overlook the building and a landscape buffer and locates more active site areas adjacent to the abutting commercial use to the east. Environmental conditions would require the proposed building elevations with no doors or windows to the west side of the structure, with a 19-foot buffer width (Deviation #2) running the length of the proposed building.

Staff recommends approval of the deviation subject to the following condition: Prior to development order approval, building elevations must be depicted with no windows or doors on the west side of the structure.

Deviation 2 seeks relief from LDC Section 33-1543, which requires a 30-foot landscape buffer width for high intensity development abutting a subdivided lot in an existing large lot residential subdivision, to allow a 19-foot buffer width for the length of the proposed building. The subject property is 150 feet wide with an existing driveway towards the eastern side of the property being redesigned to align with an existing driveway to the north. Within the 150-foot property width lies a 6-foot utility and drainage easement along the eastern property line. The applicant has designed the site accounting for the abutting residential lot to the west, by adding a 5-foot wide landscape buffer next to the easement, a row of standard 9-foot x 18-foot parking spaces, a 24-foot wide drive aisle, another row of 9-foot x 18-foot parking spaces, a 5-foot wide pedestrian facility, and a 5-foot wide space for building perimeter plantings, for a total of 81 linear feet. The proposed building is 50-foot wide, leaving the remaining 19 feet between the building and the abutting residential property. The applicant has proposed an enhanced landscape buffer consistent with the requirements of LDC Section 33-1543 to all property

lines. The site design allows for the residential lot to the west to overlook the building and a landscape buffer.

Staff recommends approval of the deviation subject to the following: Environmental conditions would require the proposed building elevations with no doors or windows to the west side of the structure, with a 19-foot buffer width running the length of the proposed building.

Deviation 3 seeks relief from LDC Section 10-285, Table 1 which requires a minimum connection separation for major collector roads in future Suburban areas to be a minimum of 330 feet, to allow 265 feet of separation between the proposed commercial driveway on Laurel Lane and Hart Drive to the west, and 132 feet of separation between the proposed commercial driveway on Laurel Lane and the existing commercial driveway to the east. The subject property has an existing driveway on Laurel Lane that does not align with any of the existing driveways on the north side of Laurel Lane or meet the minimum connection separation to the other driveways or streets. The site has been designed to align the proposed commercial driveway with the existing driveway on the north side of Laurel Lane. LDC Sec. 10-285, Table 1 requires the minimum connection separation for major collector roads in future Suburban areas to be a minimum of 330 feet. The subject property is only 150 feet wide, and Laurel Lane is the only road frontage. The nearest access point to the west is Hart Drive. The applicant is requesting a deviation to permit the minimum connection separation to be 264 feet from the proposed driveway to Hart Drive. The nearest access point to the east is the existing commercial driveway to the adjacent commercial business. The applicant is requesting a deviation to permit the minimum connection separation to be 132 feet from the proposed driveway to the existing commercial driveway to the east.

Staff has reviewed the deviation request and recommended approval, finding the request enhances the achievement of the objectives of the planned development and preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.

c. Is compatible with existing and planned uses in the surrounding area;

The property is located within an established neighborhood, with other nearby existing commercial zoning districts, including Commercial Planned Development (CPD), Commercial (C-1) and Commercial (C-1A). Businesses within this community include Brothers Car Care Center, Farmer Jack Market, and Laurel Food Mart & Deli, in addition to the contractor and roofing company, AMS Roofing, abutting the subject property. The applicant's Schedule of Uses is limited and includes Accessory Uses and Structures, Administrative Offices, Contractors and Builders, Groups I, and II (limited to tennis court maintenance contractors), Essential Services, Fences and Walls, Open Storage and Signs (Attachment H). All uses, as conditioned, are compatible with the surrounding area.

d. Will provide access sufficient to support the proposed development intensity;

The county-maintained minor collector roadway of Laurel Lane provides access to the site, and the applicant proposes to relocate and improve the existing driveway to align with the existing driveway on the north side of Laurel Lane.

e. The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

The applicant provided the required Traffic Impact Statement (TIS) (Attachment M). Lee County Department of Transportation provided a transportation-related analysis stating the proposed project is not anticipated to adversely affect the surrounding roadway systems (Attachment N). Required improvements will be addressed by existing county regulations and an additional traffic impact statement will be provided and evaluated during local development order review.

f. Will not adversely affect environmentally critical or sensitive areas and natural resources:

The applicant received a waiver (GEN2023-00271) from providing Protected Species Survey, FLUCCS Map, Soils Map, Rare and Unique Habitat Map, Topographic Map, and Existing Historic Flow Ways Map from County staff, as the subject property is cleared, routinely mowed, and has been surrounded by development, providing sufficient evidence that environmentally sensitive areas are unlikely to exist on the subject property (Attachment O). The applicant provided a Surface Water Management Plan Narrative (Attachment K) indicating the properties in their existing state have no defined drainage pattern. Water quantity, quality, and attenuation will be provided via a designed perimeter dry detention area prior to off-site discharge to the Laurel Lane roadside swale, and runoff from impervious areas will be directed to the dry detention areas via sheet flow, catch basins, and culverts. County environmental staff provided a report (Attachment P) analyzing the request, and made the following findings :

Open Space

The project meets the small commercial development definition (Land Development Code 10-1). LDC 10-415(a) requires 20 percent open space for small projects. The applicant has provided a Master Concept Plan (MCP) that depicts 34 percent open space, which complies with the minimum 20 percent open space requirement.

Indigenous Open Space Preservation

The Land Development Code requires that large projects must provide 50 percent of the open space percentage requirement through onsite preservation of existing native vegetation communities (LDC 10-415(b)). As previously stated, the project parcel is vacant and not a large project.

Buffers

The proposed development abuts a single family (MH district) along the west and south, Laurel Lane is located along the north, and a commercial development is located along the east property boundary. The required buffers are as follows:

- East - LDC Section 10-416(d) requires a 5-foot Type-A buffer. The applicant is demonstrating compliance with 10-416(d).

- North – LDC section 10-416(d) requires a 15-foot Type-D buffer along rights-of-way. The applicant is demonstrating compliance with LDC 10-416(d).

- South – LDC section 33-1543 requires a 30-foot buffer when a high intensity development abuts a residential subdivision. The applicant is demonstrating the required buffer per LDC 33-1543.

- West – LDC Section 33-1543 requires a 30-foot buffer when a high intensity development abuts a residential subdivision. The applicant is requesting a deviation from LDC 33-1543 to allow a 19-

foot buffer for the length of the proposed building (126 feet) per the requested deviation. Staff recommends approval subject to conditions in Attachment C.

g. *Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.*

The parcel is located in the Suburban Future Land Use Category, which per Lee Plan **Policy 1.1.5** "will consist of predominantly residential areas that are either on the fringe of the Central Urban or Urban Community future land use categories or in areas where it is appropriate to protect existing or emerging residential neighborhoods." The following services are available to accommodate the request:

Utilities
The applicant has provided a Letter of Availability from the Lee County Utilities stating potable water lines are in operation adjacent to the property, and that sufficient capacity exists to provide service based on the estimated flow demand provided at time of submittal. No reuse mains are in the vicinity of the parcel. The applicant stated the proposed development will be required to provide irrigation water at the time of local development order. A Letter of Availability from Florida Governmental Utility Authority (FGUA) was also provided, confirming sanitary sewer lines are in operation adjacent to the subject property, and that sufficient capacity exists to provide sanitary sewer service. (Attachment L)

Fire and EMS
North Ft. Myers Shores Fire Department, Station #3, located at 16290 Slater Road is approximately 2.8 miles away, and includes a collocated EMS station.

Sheriff
Lee County Sheriff's Department, located at 121 Pondella Road, is approximately 3.9 miles away.

Solid Waste
The property is within Lee County Solid Waste Franchise Area 5 and is served by Waste Pro.

Public Transit
Lee Tran Route 590 services this segment of Laurel Lane. There is an existing bus stop shelter approximately 0.06 miles west of the entrance for 2307 Laurel Lane.

Public Schools
The property is within the Lee County School District West Zone, District Area 1. The project will have no impact on the school district.

Public Parks
The property is approximately 3.3 miles northeast of North Fort Myers Community Park.

Findings and Conclusion:

Staff has reviewed the request and finds:

a) *The proposed use or mix of uses is appropriate at the proposed location;*

The property is located within an established neighborhood, with other nearby existing commercial zoning districts, including Commercial Planned Development (CPD), Commercial (C-1) and Commercial (C-1A). Business within this community include Brothers Car Care Center, Farmer Jack Market, and Laurel Food Mart & Deli, in addition to the contractor and roofing company, AMS Roofing, abutting the subject property. The applicant's Schedule of Uses is limited and includes Accessory Uses and Structures, Administrative Offices, Contractors and Builders, Groups I, and II (limited to tennis court maintenance contractors), Essential Services, Fences and Walls, Open Storage and Signs (Attachment H). All uses are appropriate and compatible with the proposed location.

b) *The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and*

The applicant requested a deviation from LDC Section 33-1542, which requires a minimum 50-foot setback for commercial structures to an abutting residential use, to allow for a 19-foot setback. The applicant requested a second deviation from LDC Section 33-1543(a), which requires a 30-foot buffer width, to provide a 19-foot buffer width the length of the 120-foot building, allowing the building to act as a wall with no pedestrian access at the rear of the building. County staff has conditioned that the wall on the west side of the building be designed to eliminate all windows or doors to further act as a screening to the abutting residential property. The applicant has stated enhanced landscaping will be provided pursuant to LDC Section 33-1543(c) and (d), in addition to clustering of trees and shrubs required in LDC Section 10-416. The applicant's provided Master Concept Plan (Attachment J) was designed to be compatible with the surrounding neighborhood to protect existing residential areas from any uses that are potentially destructive to the character and integrity of the residential environment.

c) *That each requested deviation:*
   1) *Enhances the achievement of the objectives of the planned development; and*
   2) *Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.*

The applicant has requested three (3) deviations from Land Development Code (LDC) requirements (Attachment I).

Staff recommends approval of all three deviations with Conditions set forth in Attachment C, finding that the deviations meet the criteria for approval.

<u>CONCLUSION</u>

The requested rezone from Mobile Home (MH-2) to Commercial Planned Development (CPD) is consistent with the Lee Plan and Land Development Code. The proposed rezone is consistent with the existing residential and commercial development within the Suburban future land use as established by Lee Plan, and the Suncoast Estates platted mobile home park. Staff has concluded that the rezone, as conditioned, will not result in negative impacts to urban services, infrastructure, or surrounding property. The subject properties are sufficiently served by urban services. The request will not impact any wetland preserves, or flood hazard areas; or adversely affect environmentally critical or sensitive areas and natural resources. The rezone allows for support of existing mixed uses and is appropriate for the location and establishes sufficient safeguards to the public interest. Each requested deviation enhances the achievement of the

objectives of the planned development and preserves and promotes the general intent of this Code to protect the public health, safety, and welfare. Therefore, staff recommends **APPROVAL** of the applicant's request, as conditioned in Attachment C.

ATTACHMENTS

Attachment A – Lee County Expert Witness Information
Attachment B – Legal Description
Attachment C – Conditions
Attachment D – Case Maps
Attachment E – Resolution Z-62-039
Attachment F – Public Information Meeting Summary
Attachment G – Applicant's Narrative
Attachment H – Applicant's Schedule of Uses
Attachment I – Applicant's Schedule of Deviations
Attachment J – Master Concept Plan
Attachment K – Surface Water Management Narrative
Attachment L – Letters of Availability
Attachment M – TIS
Attachment N – LDOT Traffic-Related Analysis
Attachment O - Waiver Approval (GEN2023-00271)
Attachment P – Environmental Staff Report

CPA2021-00016

River Hall

SUMMARY SHEET
CPA2021-00016: RIVER HALL MAP AMENDMENT
ADOPTION HEARING

REQUEST:

The requested amendments originally included 391.85 acres within the River Hall subdivision. This request was transmitted by the BoCC on 1-18-2023. Following the transmittal hearing the applicant modified the proposed amendment to remove ±42.18 acres, changing the overall size of the proposed amendments to ±349.67. Specific changes to the request are shown below in strike-through and underline formatting, with the original request shown in strike-through where those values were modified, and the new values shown in underline formatting:

Area	Existing Future Land Use	Proposed Future Land Use
11.94 acres	Sub-Outlying Suburban	Rural
276.63 acres	Sub-Outlying Suburban	Outlying Suburban
25.2 acres	Sub-Outlying Suburban	Suburban
~~45.68~~ 32.14 acres	Rural	Outlying Suburban
~~32.4~~ 3.76 acres	Rural	Sub-Outlying Suburban

The modified request removes approximately 55 units from the allowable density, bringing the density increase above existing conditions to 434 units.

PUBLIC COMMENT:

Eight members of the pubic addressed the BoCC concerning the proposed amendment. Members of the public expressed concerns about infrastructure capacity, capacity of private amenities, number of dwelling units anticipated in the unplatted areas, safety of adjacent roadways, school traffic, and lack of facilities such as hospitals in the immediate area. The applicant's representatives addressed concerns brought up by the public.

TRANSMITTAL HEARING:

A motion was made to ***transmit*** CPA2021-16 as recommended by staff and the LPA. The motion passed 3 to 0.

MIKE GREENWELL	**AYE**
BRIAN HAMMAN	**AYE**
CECIL L. PENDERGRASS	**ABSENT**
KEVIN RUANE	**ABSENT**
RAY SANDELLI	**AYE**

STATE REVIEW:

Lee County received responses from FloridaCommerce, the Florida Department of Agriculture and Consumer Services (FDACS), the Florida Department of Environmental Protection, and the South Florida Water Management District (SFWMD). The state reviewing agencies had no comments, recommendations, or objections on the proposed amendments.

STAFF RECOMENDATION:

Staff recommends that the Board of County Commissioners ***adopt*** the amendments to the Lee Plan as requested by the applicant on April 13, 2023, and as provided in Attachment 1.

LEE COUNTY ORDINANCE NO. ____
(River Hall)
(CPA2021-00016)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO RIVER HALL (CPA2021-00016) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED MAP AND TEXT; LEGAL EFFECT OF "THE LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on October 24, 2022; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on January 18, 2023. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to River Hall (CPA2021-00016) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the January 18, 2023 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and,

WHEREAS, the Florida Department of Commerce granted an extension to the 180-day adoption period on July 10, 2023, and again on November 20, 2023, extending the adoption deadline to July 11, 2024; and,

WHEREAS, on April 17, 2024, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt map and text amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "River Hall Ordinance (CPA2021-00016)."**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, which amends the Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 3.76 acres; Sub-Outlying Suburban to Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 32.14 acres; Sub-Outlying Suburban to Suburban on 25.2 acres with a change in density of +434 units. The subject property is located on the south side of Palm Beach Boulevard (State Road 80), approximately 0.8 miles east of Buckingham Road.

The corresponding Staff Reports and Analysis, along with all attachments and application submittals for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____. The vote was as follows:

Kevin Ruane	_____
Cecil L Pendergrass	_____
Raymond Sandelli	_____
Brian Hamman	_____
Mike Greenwell	_____

DONE AND ADOPTED this 17th day of April 2024.

ATTEST:
KEVIN C. KARNES
CLERK OF CIRCUIT COURT

BY:_____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY FLORIDA

BY: _____
Mike Greenwell, Chair

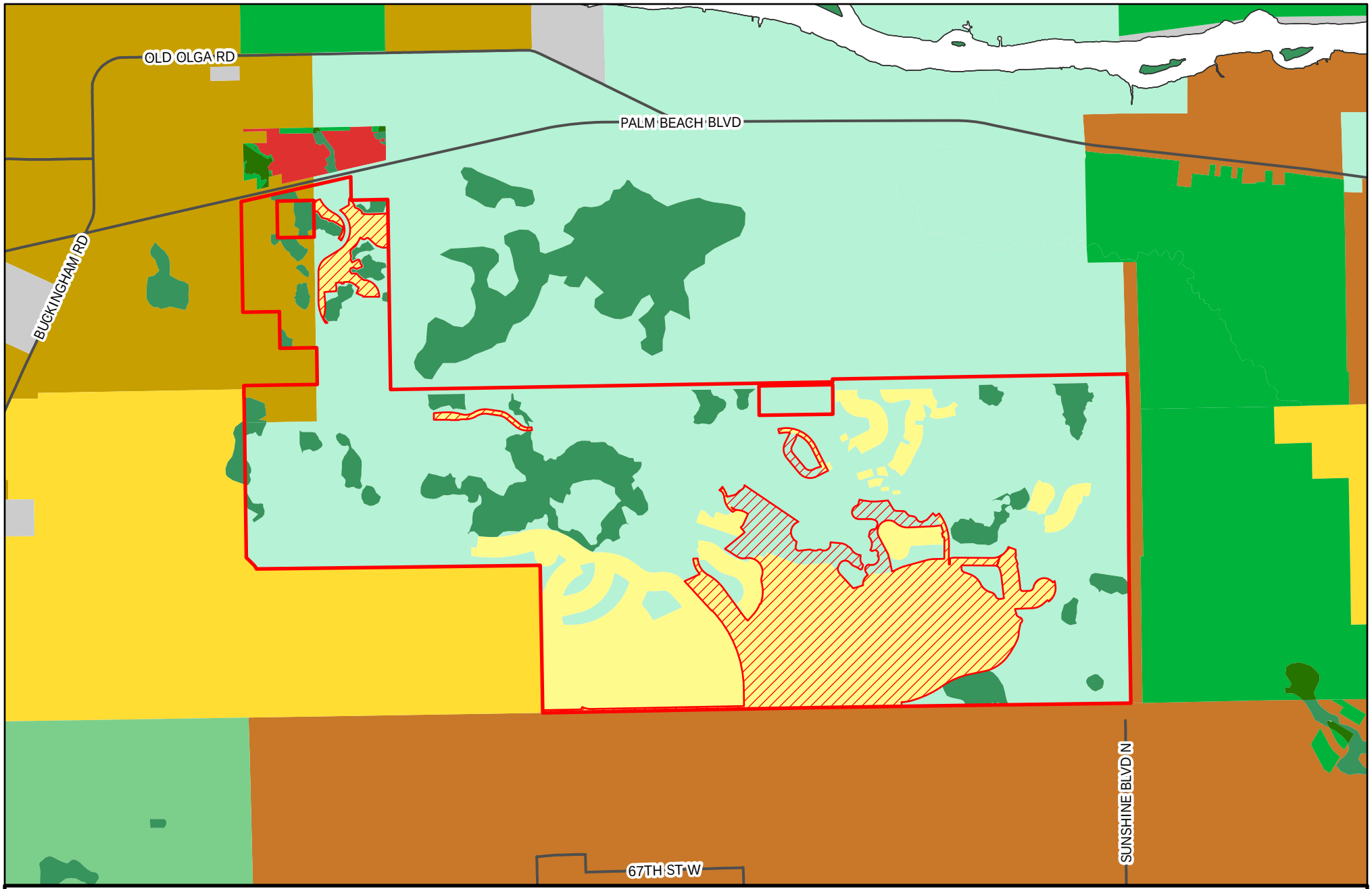
DATE:_____

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

_____
County Attorney's Office

Exhibit A (Adopted by BOCC April 17, 2024):
Adopted existing Future Land Use Map 1-A
Adopted revisions to Future Land Use Map 1-A

CAO Draft 3/27/2024 11:19:13 AM



CPA2021-00016

Lee County
Southwest Florida

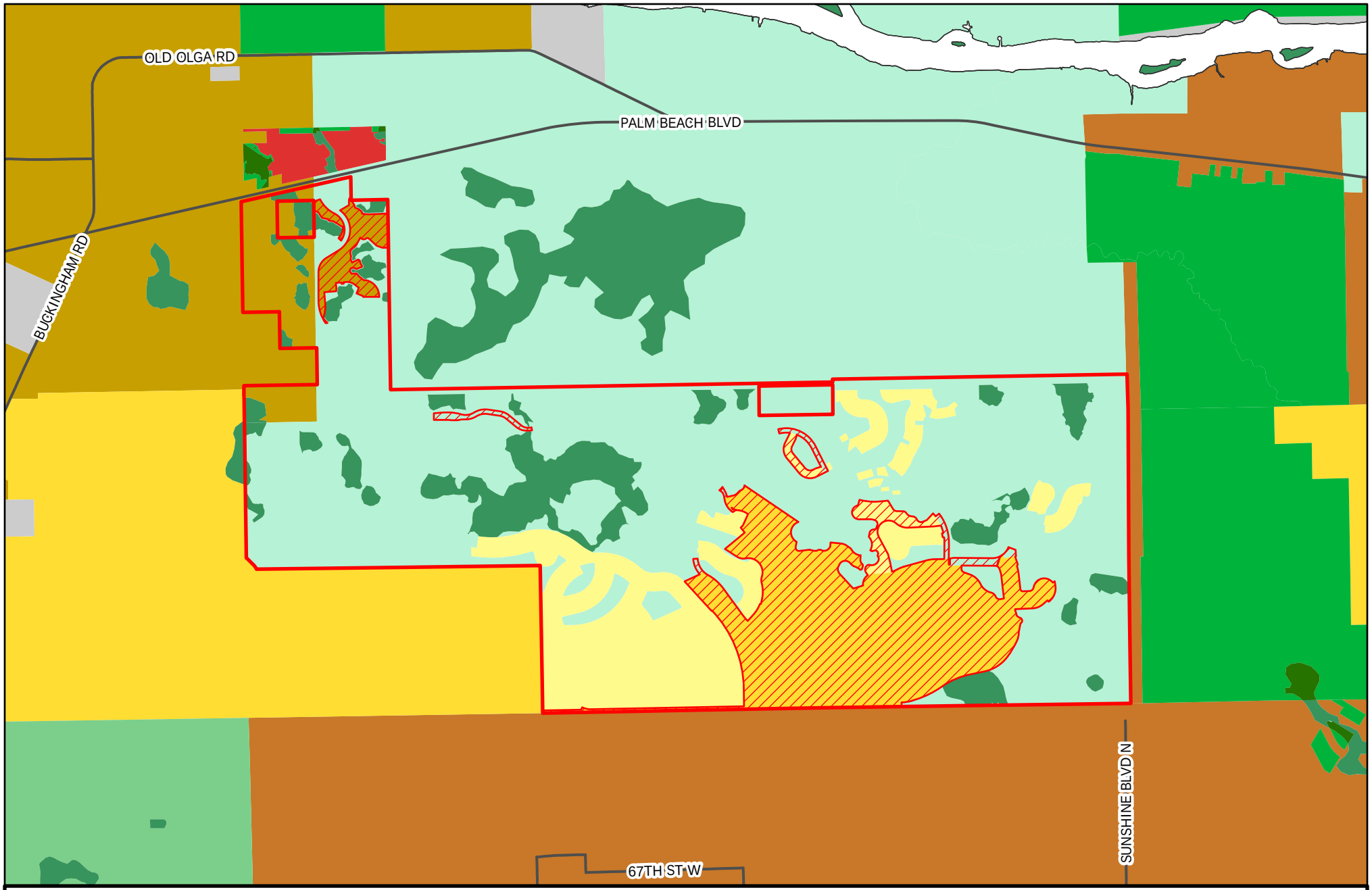
Map Generated: March 2024

Urban Community
Suburban
Outlying Suburban
Sub-Outlying Suburban
Commercial
Public Facilities
Rural
Rural Community Preserve
Conservation Lands - Upland
Wetlands
Conservation Lands - Wetland
Proposed Map Change
River Hall Boundary

Existing Future Land Use

N
W
E
S

0 1,000 2,000 3,000
Feet



CPA2021-00016

Lee County
Southwest Florida

Map Generated: March 2024

- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Public Facilities
- Rural
- Rural Community Preserve
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland
- Proposed Map Change
- River Hall Boundary

Proposed Future Land Use

N
W E
S

0 1,000 2,000 3,000
Feet

STAFF REPORT FOR CPA2021-00016: River Hall

Privately Initiated Map Amendment

Recommendation:
Adopt

Applicant:
GreenPointe Holdings, LLC

Representative:
Barraco and Associates - Jennifer Sapen, AICP

Property Location:
Caloosahatchee Shores

Size:
±391.85 acres[1]

Hearing Dates:
LPA: 10/24/2022
BoCC #1: 01/18/2023
BoCC #2: 04/17/2024

Attachment:
1.Existing and Proposed Future Land Use Map

SUMMARY OF REQUEST[1]

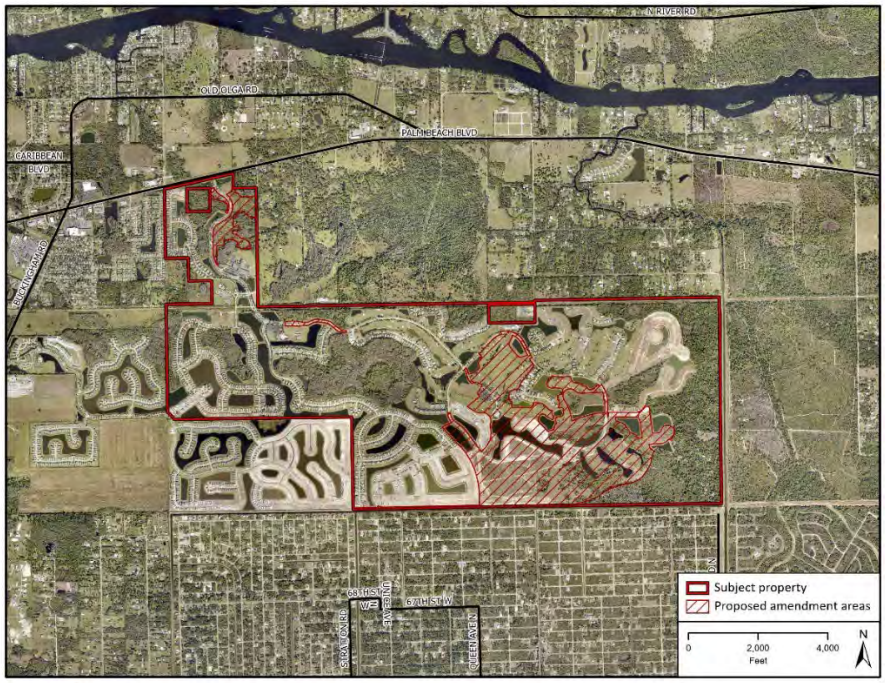
The proposed amendment encompasses 391.85 acres (sixty-nine parcels) within River Hall, a residential development comprised of 1,978 acres in total. On the 391.85 acres subject to this amendment, the Future Land Use Map designations are proposed to change as follows:

Area	Existing Future Land Use	Proposed Future Land Use
11.94 acres	Sub-Outlying Suburban	Rural
276.63 acres	Sub-Outlying Suburban	Outlying Suburban
25.2 acres	Sub-Outlying Suburban	Suburban
45.68 acres	Rural	Outlying Suburban
32.4 acres	Rural	Sub-Outlying Suburban

With the proposed amendments, an additional 489 residential units are being requested through the concurrent rezoning of the property.

PROJECT LOCATION

River Hall is located on the south side of Palm Beach Boulevard (State Road 80), approximately 0.8 miles east of Buckingham Road. The subject property, located within River Hall, includes 25.2 acres near the River Hall entrance, 3.87 acres at the entry gate for the country club, and 362.78 acres in the southeast portion of River Hall.



RECOMMENDATION

Staff recommends that the Board of County Commissioners ***adopt*** the requested amendments shown in Attachment 1 based on the analysis and findings provided in this staff report.

[1] On April 13, 2023, subsequent to the January 18, 2023 Transmittal Hearing, the applicant requested a reduction to their request. This is explained in further detail in Part 4 of this Staff Report.

PART 1
STAFF DISCUSSION AND ANALYSIS

Concurrent Rezoning Application

The applicant is requesting to change the Future Land Use Map designation of ±391.85 acres within River Hall. Through a concurrent rezoning, DCI2022-00026, the applicant is requesting to allow an additional 489 dwelling units on their property.

Florida Statutes Chapter 163.3184(12) provides that "At the request of an applicant, a local government shall consider an application for zoning changes that would be required to properly enact any proposed plan amendment transmitted pursuant to this subsection." This requires Lee County provide concurrent review of the rezoning request.

Staff notes that even with the recommended transmittal of the proposed map amendments, the applicant must demonstrate consistency with the Lee Plan in order for the companion rezoning to receive a favorable recommendation.

Subject Property

The subject property is located within River Hall, a residential development comprised of 1,978 acres zoned both Residential Planned Development (RPD) and Commercial Planned Development (CPD). Currently, a maximum of 2,695 dwelling units are allowed within River Hall which equates to a density of 1.4 dwelling units per acre.

The subject property is comprised of ±391.85 acres encompassing sixty-nine parcels located near the River Hall entrance (±25.2 acres), the Country Club entry gate (±3.87 acres), and in the southeastern portion of River Hall adjacent to Lehigh Acres (±362.78 acres).

Surrounding Properties

The future land use category designations within River Hall consist of Suburban, Sub-Outlying Suburban, Rural, and Wetlands. Surrounding River Hall are properties designated Commercial, Urban Community, Suburban, Outlying Suburban, Rural, and Conservation Lands (Uplands and Wetlands).

The land south of River Hall and immediately adjacent to ±362.78 acres of the subject property is within Lehigh Acres and designated Urban Community. The Urban Community future land use category allows a maximum standard density of six dwelling units per acre (6 du/acre). In Lehigh Acres, the properties are typically subdivided into quarter-acre lots and primarily zoned RS-1 (single-family residential). There is a mixture of developed and vacant single-family lots in the area immediately adjacent to the proposed amendment.

The Suburban future land use category includes property within the northwest corner of River Hall developed of single-family homes and zoned RPD. West of the River Hall boundary, is also property in the Suburban future land use category zoned RS-1 and developed with single-family homes. The maximum standard density allowed in the Suburban future land use category is six dwelling units per acre (6 du/acre).

The land in the Outlying Suburban future land use category is located outside of River Hall, immediately adjacent to its southwestern boundary. There are two residential development (RPDs) currently under construction in this area, Buckingham 345 (Z-21-002) and Portico (Z-19-006). The maximum standard density allowed in the Outlying Suburban future land use category is three dwelling units per acre (3 du/acre).

The Commercial future land use category is located on the north side of State Road 80, directly across from the River Hall entrance. The property in the Commercial future land use category is currently vacant. The property is zoned CPD (Z-14-022), and approved for 371,240 square feet of commercial uses.

Also located to the north of River Hall, adjacent to its northern boundary and south of State Road 80, are lands within the Rural future land use category. These lands are zoned AG-2 and are currently vacant or developed with single-family homes. Land within River Hall designated Rural is developed with a golf course, single-family residences, and vacant subdivided lots.

Lands in the Conservation Lands future land use category are located to the east of River Hall. This area is known as Hickey's Creek Mitigation Park. It is anticipated that the Conservation Lands will remain substantially in their natural state.

Current and Proposed Future Land Use Categories

The ±391.85 acre subject property is currently within the Rural (78.08 acres) and Sub-Outlying Suburban (313.77 acres) future land use categories, which are described by Policy 1.4.1 and Policy 1.1.11 respectively.

> **POLICY 1.4.1:** The Rural areas are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. Natural resource extraction may be permitted in accordance with Policy 10.1.4. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).

> **POLICY 1.1.11:** The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible or where there is a desire to retain a low-density community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

As proposed, the future land categories of the subject property would be Rural (11.94 acres), Sub-Outlying Suburban (32.4 acres), Outlying Suburban (322.31 acres), and Suburban (25.2 acres). The Outlying Suburban future land use category is described in Policy 1.1.6, and the Suburban future land use category is described in Policy 1.1.5.

> **POLICY 1.1.6:** The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is rural in nature or contains existing low-density development. Some of the requisite infrastructure needed for higher density

development is planned or in place. Industrial land uses are not permitted. The standard density range is from one dwelling unit ling units per acre (3 du/acre). Bonus densities are not allowed.

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

As shown in the table below, the proposed changes could allow for up to 489 dwelling units.

Future Land Use Category	Current Acreage	Proposed Acreage	Maximum Density	Max # of Units Current	Max # of Units Proposed	Max # of Units Difference
Suburban	-	25.2	6 du/ac	-	151 units	(+) 151
Outlying Suburban	-	322.31	3 du/ac	-	967 units	(+) 967
Sub-Outlying Suburban	313.77	32.4	2 du/ac	627 units	64 units	(-) 563
Rural	78.08	11.94	1 du/ac	78 units	12 units	(-) 66
TOTAL	391.85	391.85	-	705 units	1,194 units	**(+) 489**

The largest change in units is calculated off the area being proposed to change to the Outlying Suburban future land use category from the Sub-Outlying Suburban future land use category. The primary difference between the Sub-Outlying Suburban future land use designation of the property and the Outlying Suburban designation is the permissible residential density. The Sub-Outlying Suburban future land use category allows 2 dwelling units per acre whereas the Outlying Suburban future land use category allows 3 dwelling units per acre.

As previously stated future land use categories outside River Hall include Urban Community, Suburban, Outlying Suburban, Commercial, Rural, Conservation Lands (Uplands and Wetlands), and Wetlands. The allowable densities of these categories range from zero dwelling units per acre in the Conservation Lands future land use category to six dwelling units per acre in Urban Community future land use category (with the possibility of bonus density up to 10 dwelling units per acre). In addition, although the Commercial future land use category does not permit residential dwelling units, it does allow for commercial uses, which typically create substantially more traffic than the residential uses.

The future land use categories within River Hall include Suburban, Sub-Outlying Suburban, and Rural. The allowable densities of these categories range from one dwelling unit per acre in the Rural future land use

category up to six dwelling units per acre in the Suburban future land use category. The current overall total density within River Hall is 1.4 dwelling units per acre.

The proposed amendments to the Future Land Use Map are consistent and compatible with the mix of future land use categories immediately surrounding and within River Hall. The overall total density of River Hall only increase by 0.2 dwelling units per acre with the amendments. The resulting overall total density of 1.6 dwelling units per acre is well below the maximum standard density allowed in the immediately adjacent Urban Community designated areas and is in keeping with the low density suburban nature of River Hall.

Growth Management/Compatibility

Goal 2 of the Lee Plan discusses the need for appropriate growth management. **Objective 2.2** directs *"new growth to those portions of the future urban areas where adequate public facilities exist or are assured, and where compact contiguous development patterns can be created."* The proposed development is located in an area with existing and planned development. Furthermore, public facilities and services are in existence, and have adequate levels of service in regards to the subject property. The proposed amendment is consistent with Lee Plan Goal 2: Growth Management; the proposed amendment would support future development in an area where infrastructure and services are available (see discussion below in Service Availability). The Lee Plan provides that in the Sub-Outlying Suburban future land use category "the infrastructure needed for higher density development is not planned or in place," whereas in the Outlying Suburban future land use category "some of the requisite infrastructure needed for higher density development is planned or in place."

Goal 5 of the Lee Plan addresses residential land uses. **Policy 5.1.2** prohibits residential uses where physical constraints or hazards exists such as flooding, unsuitable soils, hurricane hazards, geologic conditions, or other characteristics of environmental limitations. River Hall currently contains residential uses and has previously been found to be an appropriate location for residential uses. The proposed amendments to allow for future residential development, is consistent with Policy 5.1.2.

The request is also consistent with **Policy 5.1.5** which is to "protect residential areas from any encroachment of uses that would be destructive to the character and integrity of the area." The proposed residential use in an existing residential area is not an encroachment of use. Regardless, the applicant will be required to demonstrate through the concurrent planned development that the proposed density is compatible with, and not destructive to, the surrounding land uses.

Community Plan Area

The request is consistent with **Goal 21**, the Caloosahatchee Shores Community Plan. Goal 21, in part, is to protect the existing character, natural resources, and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75.

To help protect the existing character, **Policy 21.1.3** provides that amendments to the Future Land Use Map that increase density or intensity be accompanied with a concurrent planned development rezoning. The proposed amendments increase the allowable density on the subject property from 1.8 dwelling units per acre to three dwelling units per acre; therefore, in order to comply with Policy 21.1.3 the applicant filed a concurrent planned development rezoning, DCI2022-00026. While amendments to the Future

Land Use Map cannot be conditioned, appropriate conditions may be imposed through the concurrent rezoning if needed to protect the character of the Caloosahatchee Shores Community Plan area.

Consistent with **Policies 17.3.2**, **17.3.3**, and **17.3.4**, the applicant conducted a public information meeting at the River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva (within the Caloosahatchee Shores Community Plan area) on February 9, 2022. The attendees expressed concerns about increased density, increased traffic, development pattern, access to Lehigh Acres, and capacity of infrastructure for water and sewer.

Transportation

Lee Plan amendment applications are required to provide a short range (5 years) and long range (20+ years) level of service (LOS) analysis. The 5 year analysis indicates that Buckingham Rd from Orange River Blvd to SR 80 and SR 80 from SR 31 to Buckingham Rd are projected to operate at LOS "F" with and without the project in Year 2026.

The Long Range 2045 Horizon LOS analysis indicates Buckingham Rd from Gunnery Rd to Orange River Blvd, Cemetery Rd from Buckingham Rd to Higgens Ave, Orange River Blvd from Staley Rd to Buckingham Rd, and SR 80 from SR 31 to Buckingham Rd are projected to operate at LOS "F" with and without the project.

SR 80 is an arterial maintained by State. Buckingham Rd is an arterial, Orange River Blvd and Cemetery Rd are collectors maintained by county.

Transportation concurrency is not required per Florida Statutes Section 163.3180.

Public Service Availability

There are adequate public facilities and infrastructure to serve future development based on the proposed changes to the Future Land Use Map.

- Emergency Medical Services: The subject site is currently served by Lee County Emergency Medical Services (EMS). Lee County EMS reviewed the proposed amendments and found that the service availability for the proposed development will be adequate contingent on the following remedies:
    1. Construction of the access point in the southwest corner of the development to connect to Portico (see DOS2019-00071-M02).
    2. Construction of the proposed southerly access point from 75th St. West.
- Fire: The subject property is within the boundaries of the Fort Myers Shores Fire Protection and Rescue Service District. The District determined the amendments "does not affect our ability to provide fire and rescue services to the residents and visitors of River Hall."
- Police: The Lee County Sheriff's Office has indicated that they will be able to provide an adequate level of service to the subject property. Services will be provided from the Central District Offices in Fort Myers.
- Public transit: The subject property does not meet applicability standards for LeeTran. The property is not within one quarter mile of a fixed-route corridor, and there is no identified need for enhanced or additional transit services in the area.

- Schools: Analysis provided by the School District of Lee County provided that the proposed amendments will result in a total of 146 school-aged children. The analysis provides that capacity is not an issue within the project's Concurrency Service Area (CSA).
- Solid Waste: Lee County Solid Waste Department currently has the appropriate capacity to provide service to the subject property. Disposal of waste will be completed at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.
- Water and Sewer: The subject property is located within the Lee County Utilities Future Service Areas. Potable water and sanitary sewer lines are in operation adjacent to the property. However, developer-funded system enhancements, such as line extensions, may be required. Potable water service will be provided through the Olga Water Treatment Plant, while sanitary sewer service will be provided by the City of Fort Myers South Water Reclamation Facility.

Conclusions

The proposed Future Land Use Map amendments are consistent with the Lee Plan:

- The additional development within the River Hall community will not change the overall character of Caloosahatchee Shores, consistent with Policy 21.1.3.
- The applicant conducted a public information meeting at the River Hall Town Hall Amenity Center, within the Caloosahatchee Shores Community Plan area, on February 9, 2022, Consistent with Policies 17.3.2, 17.3.3, and 17.3.4.
- There is currently, and will continue to be, adequate public services facilities to meet all regulatory levels of service. Analysis shows the local transportation network will have both segments and intersections that fail with or without the proposed amendments, however this is a non-regulatory level of service.

For the reasons discussed in this staff report, staff recommends that the Board of County Commissioners ***transmit*** the proposed small-scale amendment as recommended by staff in Attachment 1.

PART 2
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: October 24, 2022

A. LOCAL PLANNING AGENCY REVIEW:

The applicant's representatives provided a presentation addressing the requested amendments, project/property history, surrounding uses, consistency with the Lee Plan, transportation analysis, environmental analysis, public facilities impacts, and concurrent rezoning.

During the applicant's presentation members of the LPA asked several questions which were addressed by the applicant during their presentation. These questions are summarized below.

- Would the additional density result in new product types or reduced lot sizes?
- Are there any additional impacts to wetlands or reduction in open space proposed based on the additional dwelling units?

- What is the status of the southern access to the property?
- Describe the stormwater management system design and capacity?
- What is the density of surrounding developments?
- Is there sufficient capacity in the potable water and sanitary sewer utility design and capacity?
- Will there be additional wildlife impacts?
- What is the level of service on adjacent roadways?

Please see the October 24, 2022 LPA minutes for additional details about the questions and applicant responses.

Following the applicant's presentation and questions from members of the LPA, staff made a presentation addressing the requested amendments, subject property, project density, consistency with the Lee Plan, and staff recommendation.

Members of the LPA asked about transportation concurrency and what impacts it had on the project. Staff clarified that transportation has a non-regulatory level of service but that levels of service were used to assist the county in prioritizing improvements to the transportation network. Staff also noted that Buckingham Road is on the priority list of transportation projects.

Fifteen members of the public addressed the LPA concerning the proposed amendments. Members of the public expressed concern about the character of the area, overall density, traffic congestion, potential flooding and stormwater management, previous representations by the developer, and capacity of public services and infrastructure.

Following this, the applicant's representatives responded to the comments made by the public.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

A motion was made to recommend that the Board of County Commissioners ***transmit*** CPA2021-00016. The motion passed 4 to 0.

RAYMOND BLACKSMITH	**AYE**
DUSTIN GARDNER	**AYE**
JAMES M. INK	**AYE**
ALICIA OLIVO	**ABSENT**
DON SCHROTENBOER	**AYE**
STAN STOUDER	**ABSENT**
HENRY ZUBA	**ABSENT**

PART 3
BOARD OF COUNTY COMMISIONERS
TRANSMITTAL HEARING

DATE OF PUBLIC HEARING: January 18, 2023

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment which included an overview of the proposed amendments, location, character of the area, Lee Plan consistency, and LPA and Staff recommendations. Following staff's presentation, the applicant's consultants presented the proposed amendments in greater detail, including the proposed request, subject property, surrounding properties, transportation and other public infrastructure, identification of where additional units would be located within the River Hall Community, and stated agreement with the staff and LPA recommendations.

Eight members of the pubic addressed the Board of County Commissioners concerning the proposed amendment. The members of the public expressed concerns about internal and external infrastructure capacity, availability of residence amenities within River Hall, the number of dwelling units anticipated in the unplatted areas, safety of adjacent roadways, impact of additional households on school traffic during drop-off and pick-up times, and lack of facilities such as hospitals in the immediate area to serve existing and future River Hall residents. The applicant's representatives addressed concerns brought up by the public.

Following the public comment commissioners asked the applicant to verify that River Hall's internal infrastructure could handle the number of additional units that is being requested. A representative for the applicant, and licensed civil engineer, stated that the internal infrastructure was properly sized for the number of units being requested.

B. BOARD ACTION:

A motion was made to ***transmit*** CPA2021-00016 as recommended by staff and the LPA. The motion passed 3 to 0.

MIKE GREENWELL	**AYE**
BRIAN HAMMAN	**AYE**
CECIL L. PENDERGRASS	**ABSENT**
KEVIN RUANE	**ABSENT**
RAY SANDELLI	**AYE**

PART 4
STATE REVIEWING AGENCIES' OBJECTIONS, RECOMMENDATIONS, AND COMMENTS

Comments from the State Reviewing Agencies were due to Lee County by February 24, 2023.

A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS:

Lee County received responses from the following review agencies addressing the transmitted amendment:

- FloridaCommerce,
- Florida Department of Agriculture and Consumer Services (FDACS),
- South Florida Water Management District (SFWMD), and
- Florida Department of Environmental Protection (FDEP)

The responding state agencies had no objections, recommendations, or comments on the transmitted amendment.

B. REVISED REQUEST:

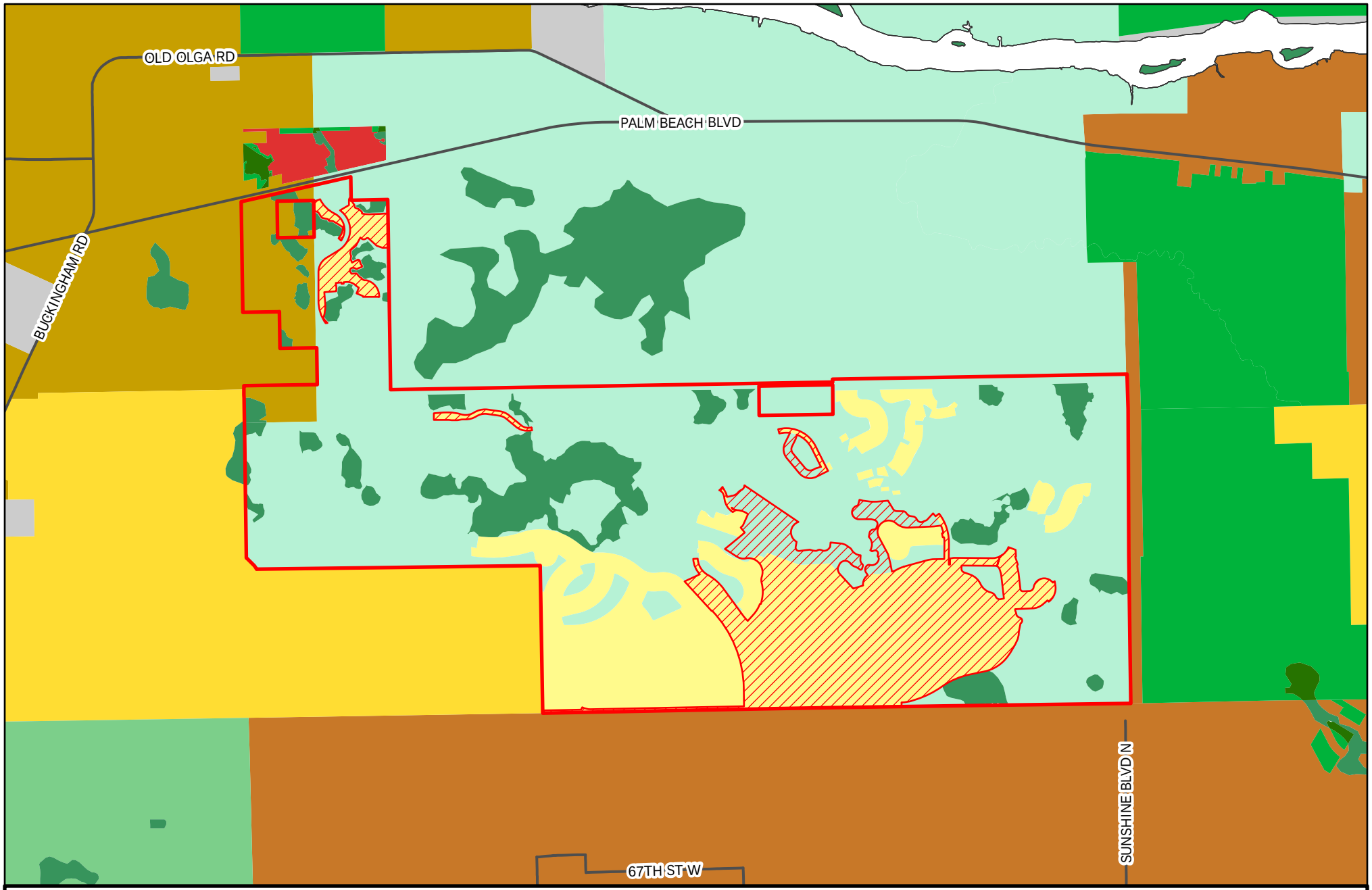
On April 13, 2023, after the BoCC Transmittal hearing and review by the state reviewing agencies, the applicant requested a revision to the proposed amendment. The revision removed ±42.18 acres of land from the request. The ±42.18 acres, currently in the Rural future land use category, was previously proposed to change to the Outlying Suburban future land use category (±13.54 acres) and the Sub-Outlying Suburban future land use category (±28.64 acres). The updated request changes the size of the amendment from ±391.85 acres to ±349.67 acres and changes the potential increase in dwelling units from +489 units to +434 units, a decrease of 55 units. No other changes were proposed. The revised acreages and requested future land use categories are as follows:

Area	Existing Future Land Use	Proposed Future Land Use
11.94 acres	Sub-Outlying Suburban	Rural
276.63 acres	Sub-Outlying Suburban	Outlying Suburban
25.2 acres	Sub-Outlying Suburban	Suburban
32.14 acres	Rural	Outlying Suburban
3.76 acres	Rural	Sub-Outlying Suburban

C. STAFF RECOMMENDATION:

Staff recommends that the Board of County Commissioners ***adopt*** the amendments to the Lee Plan as requested by the applicant on April 13, 2023, and as provided in Attachment 1.

ATTACHMENT 1



CPA2021-00016

Lee County
Southwest Florida

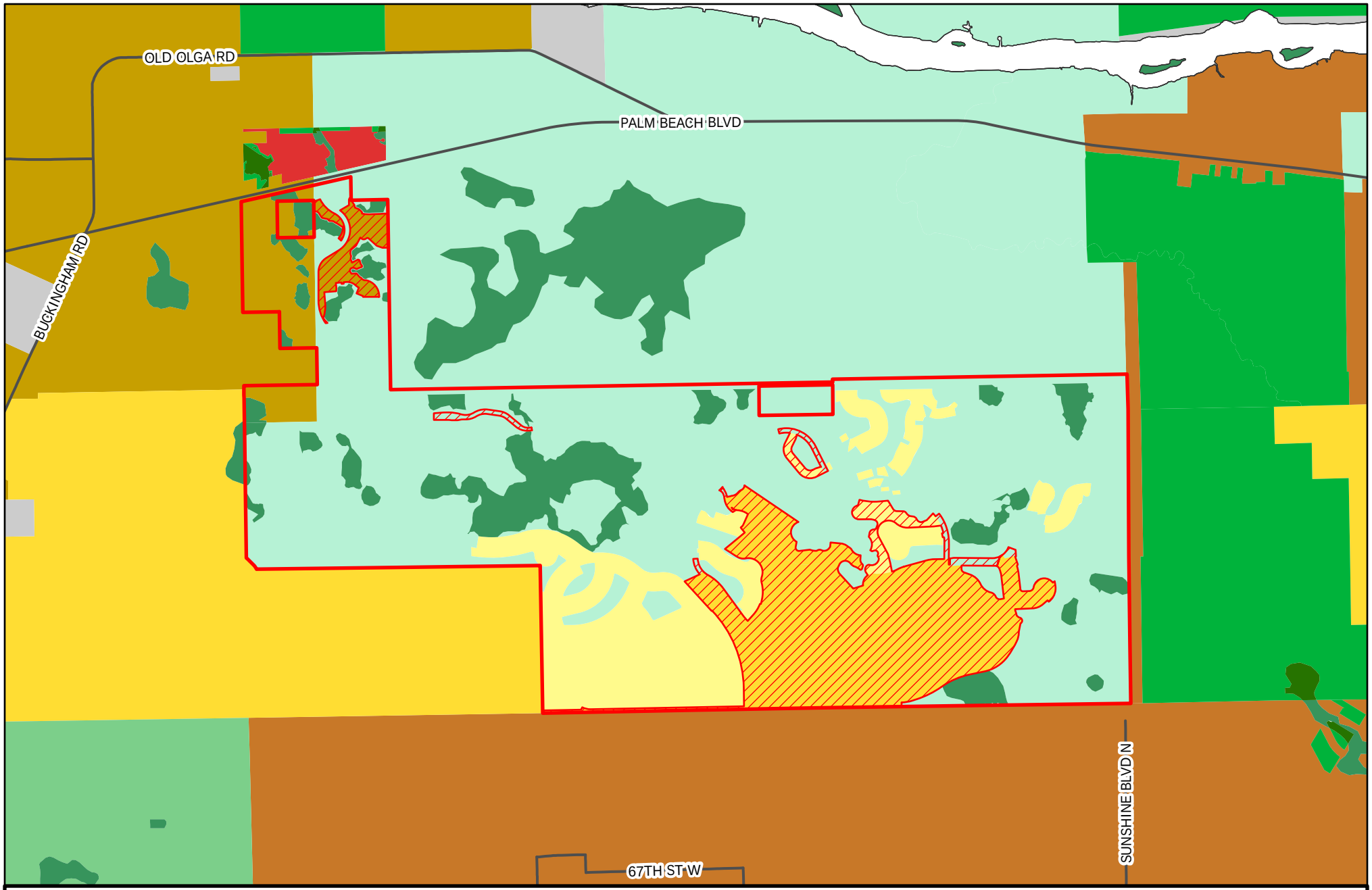
Map Generated: March 2024

Urban Community
Suburban
Outlying Suburban
Sub-Outlying Suburban
Commercial
Public Facilities
Rural
Rural Community Preserve
Conservation Lands - Upland
Wetlands
Conservation Lands - Wetland
Proposed Map Change
River Hall Boundary

Existing Future Land Use

N
W
E
S

0 1,000 2,000 3,000
Feet



CPA2021-00016

Lee County
Southwest Florida

Map Generated: March 2024

Urban Community
Suburban
Outlying Suburban
Sub-Outlying Suburban
Commercial
Public Facilities
Rural
Rural Community Preserve
Conservation Lands - Upland
Wetlands
Conservation Lands - Wetland
Proposed Map Change
River Hall Boundary

Proposed Future Land Use

N
W
E
S

0 1,000 2,000 3,000
Feet

Barraco
and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

April 13, 2023

Mr. Brandon Dunn
Principal Planner
Lee County DCD Planning Section
1825 Hendry Street, #101
Fort Myers, FL 33901

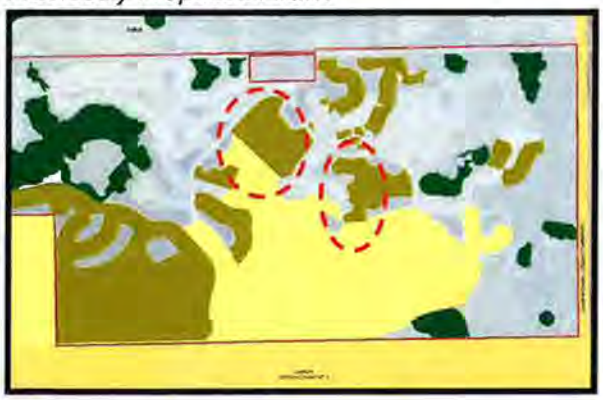
RE: River Hall Map Amendment
CPA2021-00016

Dear Mr. Dunn:

As discussed with staff, changes are needed to the proposed Comprehensive Plan Amendment for property within River Hall. As previously proposed, approval would have resulted in inadequate Rural property to support the existing platted lots residing within the Rural Future Land Use category, inconsistent with Policy 5.1.10. To correct this inconsistency, the proposed Comprehensive Plan Amendment has been revised to include less land, retaining more land within the Rural Future Land Use category than previously proposed.

As the maps below demonstrate, two areas which were previously seeking Outlying Suburban and Sub-Outlying Suburban are now proposed to remain within the Rural Future Land Use, keeping the land use designation as it exists today. This reduces the land included in the proposed amendment by 42.18 acres (from 391.85 ac to 349.67 ac), and reduces density change by 55 units (from an increase of 489 units to an increase of 434 units).

Previously Proposed FLUM



Revised Proposed FLUM

Outlined in greater detail within the Lee Plan Analysis narrative, the tables below outline existing and proposed densities, resulting in a density increase of 434 units.

PREVIOUSLY REQUESTED AMENDMENT			
Proposed Land Use	Ac	Rate (du/ac)	Proposed Density
Suburban	25.2	6	151.2
Outlying Suburban	322.31	3	966.93
Sub-Outlying Suburban	32.4	2	64.8
Rural	11.94	1	11.94
TOTAL	391.85		1194.87
Amendment area: 391.85 ac Density increase above existing conditions: 489 units			

REVISED AMENDMENT REQUEST			
Proposed Land Use	AC	Rate (du/ac)	Proposed Density
Suburban	25.2	6	151.2
Outlying Suburban	308.77	3	926.31
Sub-Outlying Suburban	3.76	2	7.52
Rural	11.94	1	11.94
TOTAL	349.67		1096.97
Amendment area: 349.67 ac Density increase above existing conditions: 434 units Density decrease from previous request: 55 units			

If you have any questions or need additional information, please advise.

Sincerely,

BARRACO AND ASSOCIATES, INC.

Jennifer Sapen, AICP
Vice President of Land Planning

JS/cmh
23898

Enclosure

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: **RIVER HALL**

Project Description: **To amend the Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 3.76 acres; Sub-Outlying Suburban to Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 32.14 acres; Sub-Outlying Suburban to Suburban on 25.2 acres with a change in density of +434 units.**

Map(s) to Be Amended: **Lee Plan Map 1: Future Land Use Map**

State Review Process: ☐ Small-Scale Review ☐ State Coordinated Review ☒ Expedited State Review

---

1. **Name of Applicant:** **GREENPOINTE HOLDINGS, LLC**
   Address: 7807 Baymeadows Road East, Suite 205
   City, State, Zip: Jacksonville, FL 32256
   Phone Number: (352) 397-2922 E-mail: gmiars@greenpointellc.com

2. **Name of Contact:** **BARRACO AND ASSOCIATES, INC. - Jennifer Sapen, AICP, VP of Land Planning**
   Address: 2271 McGregor Boulevard, Suite 100
   City, State, Zip: Fort Myers, FL 33901
   Phone Number: (239) 461-3170 E-mail: JenniferS@Barraco.net

3. **Owner(s) of Record:** **Please see page 6 of Application.**
   Address:
   City, State, Zip:
   Phone Number: E-mail:

4. **Property Location:**
   1. Site Address: **Please see attached.**
   2. STRAP(s): **Please see attached.**

5. **Property Information:**
   Total Acreage of Property: ±1,978.44 Total Acreage Included in Request: ±349.67
   Total Uplands: ±349.67 Total Wetlands: ±0 Current Zoning: RPD/CPD
   Current Future Land Use Category(ies): SOS, Rural
   Area in Each Future Land Use Category: SOS 313.77 AC; Rural 35.90 AC
   Existing Land Use: Residential development, golf course, amenity areas, road right-of-ways, existing sales center

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 663 Commercial Intensity: 45,000 sf Industrial Intensity: N/A

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 1,097 Commercial Intensity: 65,000 sf Industrial Intensity: N/A

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. **Traffic Circulation Analysis**: The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17. See enclosed TIS prepared by David Plummer and Associates

   a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

   i. Total peak hour trip generation less than 50 total trip ends – trip generation.

   ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

   iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

   b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
   a. Sanitary Sewer _____
   b. Potable Water _____
   c. Surface Water/Drainage Basins _____
   d. Parks, Recreation, and Open Space _____
   e. Public Schools _____

   Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

   a. Franchise Area, Basin, or District in which the property is located _____
   b. Current LOS, and LOS standard of facilities serving the site _____
   c. Projected 2030 LOS under existing designation _____
   d. Projected 2030 LOS under proposed designation _____
   e. Existing infrastructure, if any, in the immediate area with the potential to serve the subject property _____
   f. Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements _____
   g. Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water _____

In addition to the above analysis, provide the following for potable water:

a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate. See Request Statement
b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation._____
c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation. _____
d. Include any other water conservation measures that will be applied to the site (see Goal 54). _____

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

a. Fire protection with adequate response times _____
b. Emergency medical service (EMS) provisions _____
c. Law enforcement _____
d. Solid Waste _____
e. Mass Transit _____
f. Schools _____

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following: Please see enclosed Environmental Assessment prepared by Passarella & Associates.

A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

1. A map and description of the soils found on the property (identify the source of the information).
2. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
3. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis: _____

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map. _____
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans. _____

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment. _____

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis. See Request Statement

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

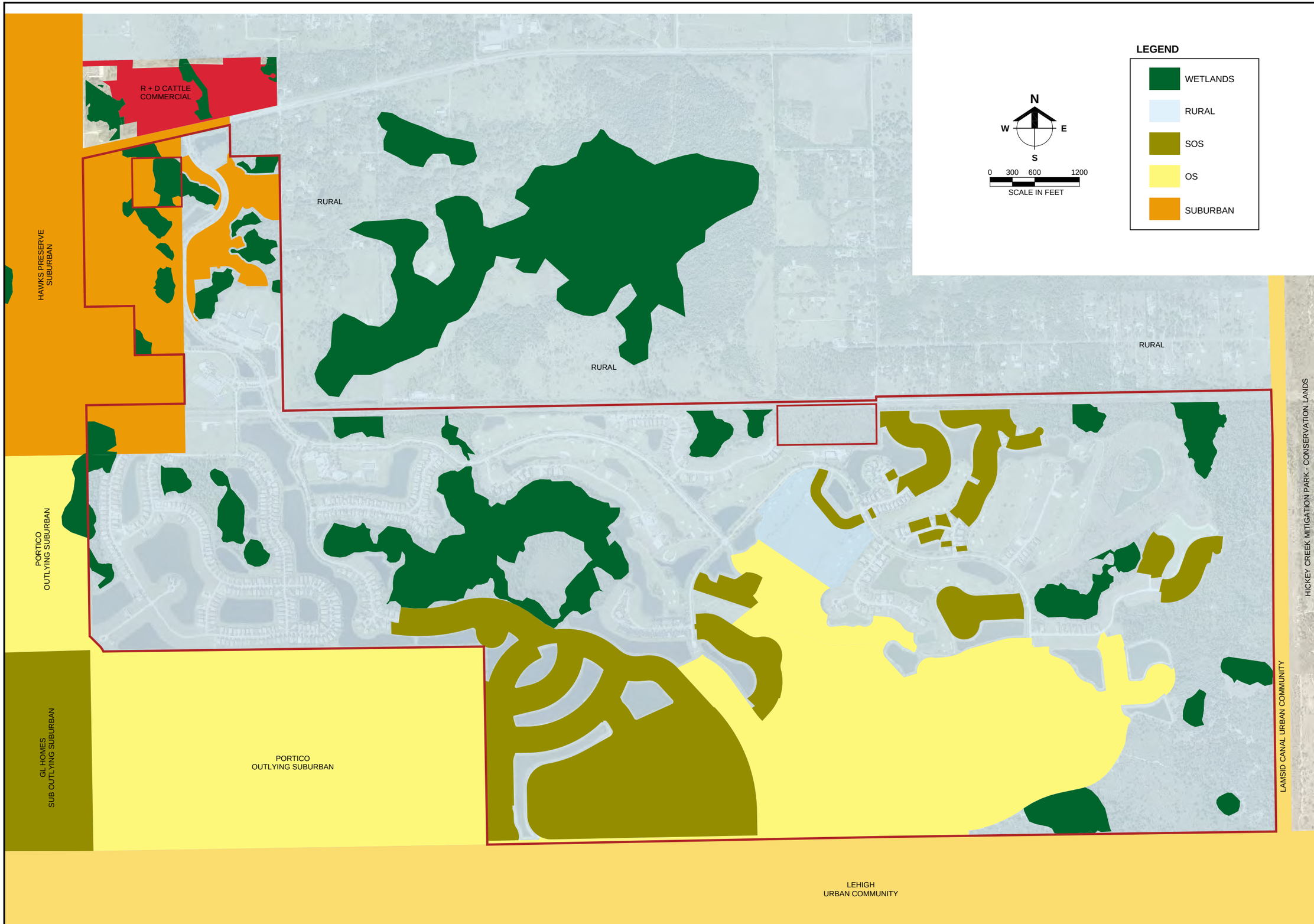
MINIMUM SUBMITTAL ITEMS (3 Copies)

X	Completed Application (Exhibit – M1)
	Filing Fee (Exhibit – M2)
	Disclosure of Interest (Exhibit – M3)
	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M4)
X	Future Land Use Map - Existing and Proposed (Exhibit – M5)
	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M6)
	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M7)
X	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M8)
	Copy of the Deed(s) of the Subject Property (Exhibit – M9)
	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M10)
	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M11)
X	Lee Plan Analysis (Exhibit – M12)
	Environmental Impacts Analysis (Exhibit – M13)
	Historic Resources Impact Analysis (Exhibit – M14)
	Public Facilities Impacts Analysis (Exhibit – M15)
	Traffic Circulation Analysis (Exhibit – M16)
	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
	State Policy Plan and Regional Policy Plan (Exhibit – M19)
	Justification of Proposed Amendment (Exhibit – M20)
	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

COMPREHENSIVE PLAN AMENDMENT

PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2023, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23898CPA-X02.DWG
LOCATION	J:\23898\DWG\CPA\
PLOT DATE	MON. 3-27-2023 - 11:05 AM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASEPLAN = 23898CPA00.DWG

PLAN REVISIONS

3-27-2023	INCREASE RURAL FLU

PLAN STATUS

PROPOSED FUTURE LAND USE MAP
EXHIBIT M5.2

PROJECT / FILE NO.	SHEET NUMBER
23898	

(RURAL TO SOS)
DESCRIPTION

Parcel in
Section 35,
Township 43 South, Range 26 East,
Lee County, Florida

A tract or parcel of land lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

A tract or parcel of land being a portion of Tract “C-2” of the record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514, of the Public Records of Lee County, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Easterly Most corner of said Tract “C-2” run along the Southerly, Westerly and Northerly line of said Tract “C-2” the following six (6) courses: S63°21'11"W for 154.59 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 255.00 feet (delta 76°58'02") (chord bearing N78°09'48"W) (chord 317.37 feet) for 342.55 feet to a point of tangency; N39°40'41"W for 346.93 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 255.00 feet (delta 66°02'56") (chord bearing N06°39'13"W) (chord 277.95 feet) for 293.96 feet to a point of tangency; N26°22'15"E for 201.01 feet to a point on a non-tangent curve and Easterly along an arc of a curve to the right of radius 510.00 feet (delta 13°41'17") (chord bearing S75°39'42"E) (chord 121.55 feet) for 121.84 feet to a point of compound curvature; thence run Southerly along an arc of a curve to the right of radius 10.00 feet (delta 96°25'26") (chord bearing S20°36'20"E) (chord 14.91 feet) for 16.83 feet to a point of reverse curvature; thence run Southerly along an arc of a curve to the left of radius 138.00 feet (delta 12°53'35") (chord bearing S21°09'35"W) (chord 30.99 feet) for 31.05 feet to a point of tangency; thence run S14°42'48"W for 25.21 feet to a point of curvature; thence run Southerly along an arc of a curve to the right of radius 112.00 feet (delta 11°39'27") (chord bearing S20°32'31"W) (chord 22.75 feet) for 22.79 feet to a point of tangency; thence run S26°22'15"W for 137.99 feet to a point of curvature; thence run Southerly along an arc of a curve to the left of radius 115.00 feet (delta 66°02'56") (chord bearing S06°39'13"E) (chord 125.35 feet) for 132.57 feet to a point of tangency; thence run S39°40'41"E for 346.92 feet to a point of curvature; thence run Easterly along an arc of a curve to the left of radius 115.00 feet (delta 76°58'08") (chord bearing S78°09'45"E) (chord 143.13 feet) for 154.49 feet to a point of tangency; thence run N63°21'11"E for 41.46 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 185.00 feet (delta 16°44'31") (chord bearing N71°43'26"E) (chord 53.86 feet) for 54.06 feet to a point of reverse curvature; thence run Easterly along an arc of a curve to the left of radius 104.00 feet (delta 16°44'31") (chord bearing N71°43'26"E) (chord 30.28 feet) for 30.39 feet to a point of tangency;

DESCRIPTION (CONTINUED)

thence run N63°21'11"E for 18.00 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 10.00 feet (delta 90°00'00") (chord bearing S71°38'49"E) (chord 14.14 feet) for 15.71 feet to a point of tangency and an intersection with the Easterly line of said Tract "C-2"; thence run along said Easterly line the following two (2) courses: S26°38'49"E for 55.27 feet to a point of curvature and Southeasterly along an arc of a curve to the left of radius 1,040.00 feet (delta 03°26'40") (chord bearing S28°22'09"E) (chord 62.51 feet) for 62.52 feet to the POINT OF BEGINNING.

Containing 3.76 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear N00°59'34"W.

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

L:\23898 - River Hall PLANNING\SURVEY\DESCRIPTIONS\SKETCH\23898SK02_RURALTO SOS.doc

NOTES:

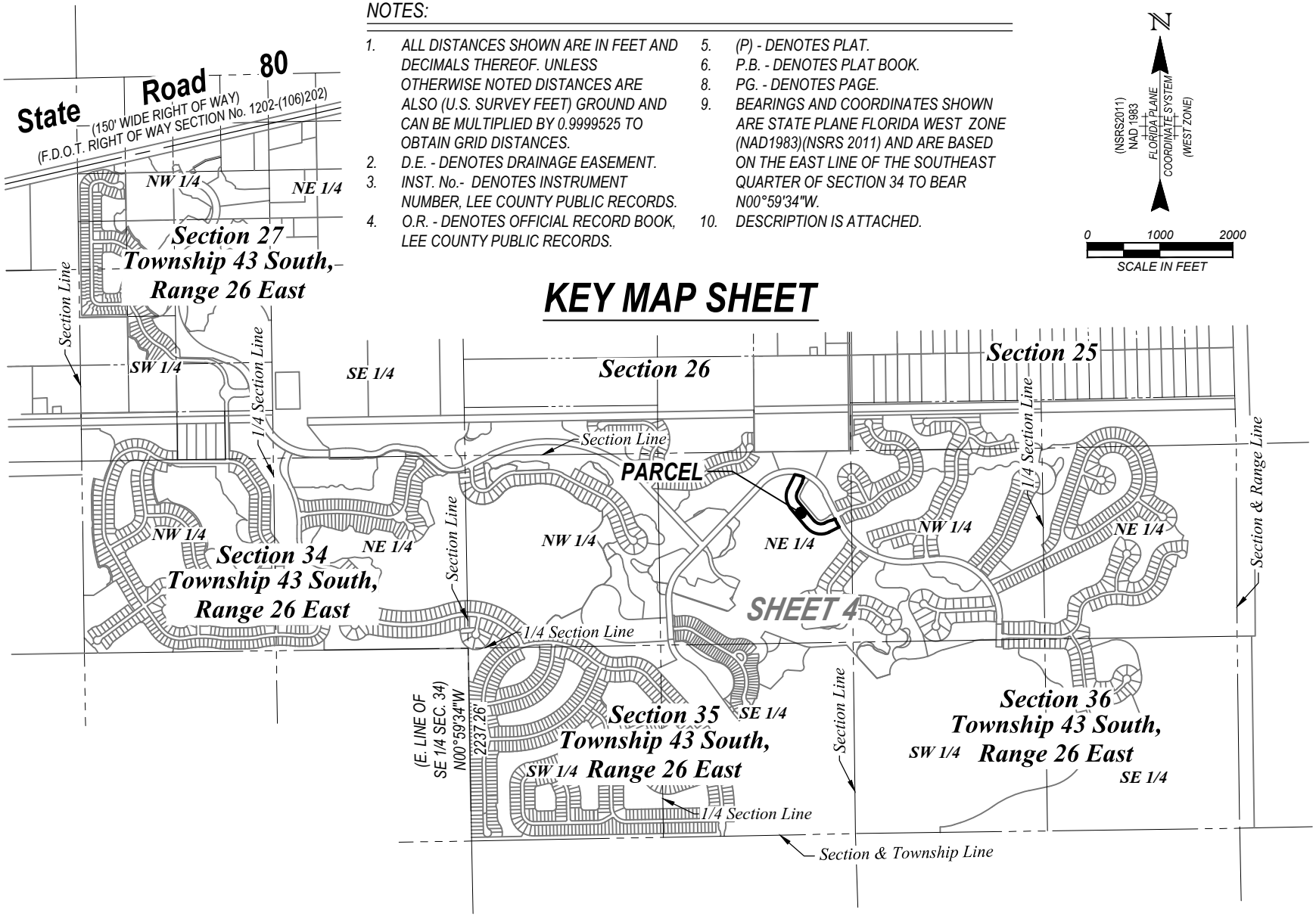
1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.

N

(NSRS2011)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(WEST ZONE)

0 1000 2000
SCALE IN FEET

KEY MAP SHEET



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

DATE SIGNED:

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

RURAL TO SOS

THIS IS NOT A SURVEY

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTION 35 TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER
LICENSE NUMBER 5949
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23898SK02.DWG
LAYOUT	3
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	TUE. 3-28-2023 - 9:08 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

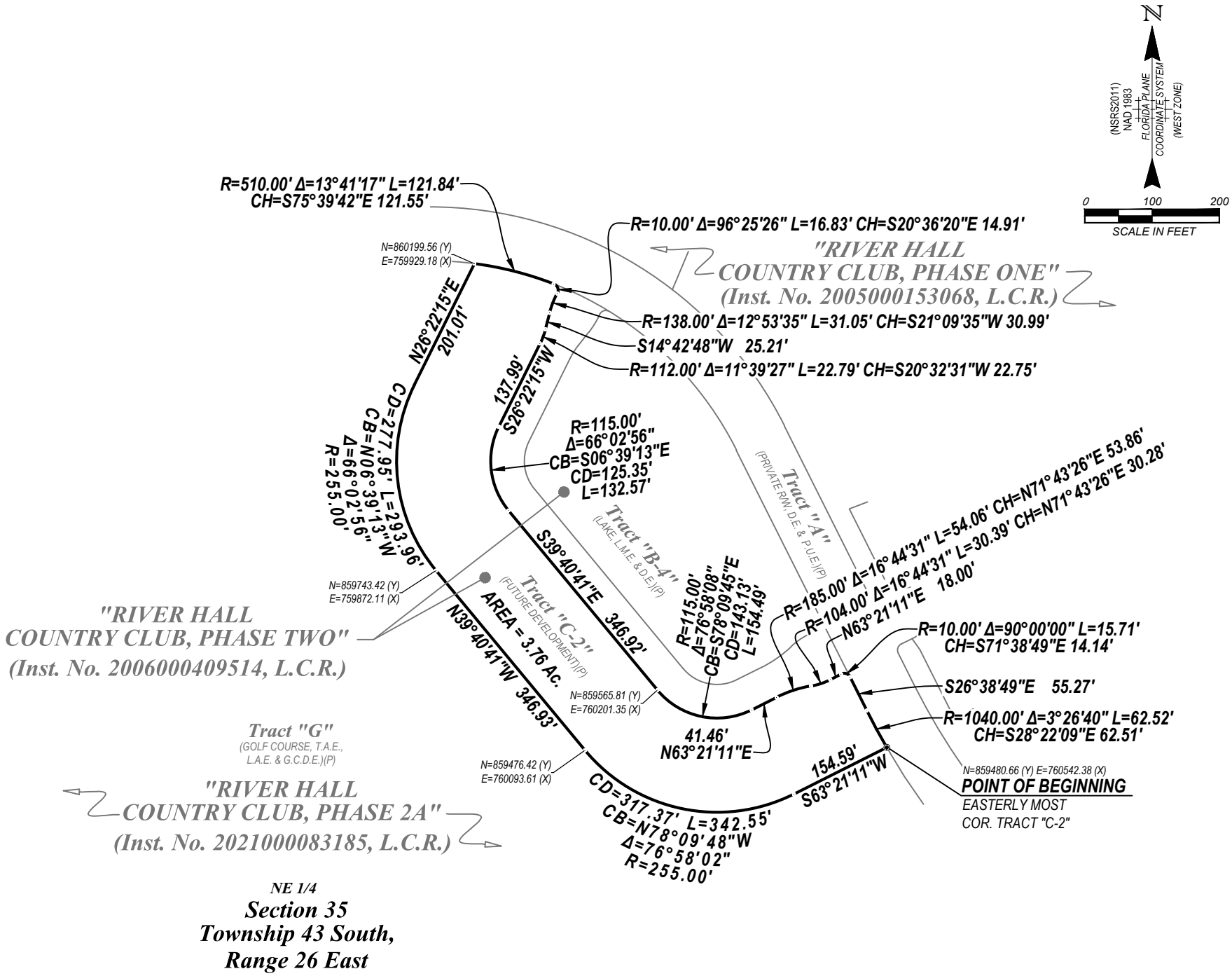
PLAN REVISIONS

03-10-2022	ADD COORDINATES
02-23-2023	REMOVE PARCEL 2
03-28-2023	REVISE BOUNDARY

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	3 OF 4



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTION 35 TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER
LICENSE NUMBER 5949
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23898SK02.DWG
LAYOUT	4
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	TUE. 3-28-2023 - 9:09 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	4 OF 4

(RURAL TO OS)
DESCRIPTION

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

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

A tract or parcel of land being all Tract “F-2” and a portion of Tract “G” of the record plat of "RIVER HALL COUNTRY CLUB, PHASE 2A" recorded in Instrument No. 2021000083185, Lee County Records, lying in Sections 35 and 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:
BEGINNING at the Westerly Most corner of said Tract “F-2”, run along the Westerly line of said record plat the following twelve (12) courses: Northeasterly along an arc of a curve to the left of radius 125.00 feet (delta 34°32'56") (chord bearing N41°22'32"E) (chord 74.24 feet) for 75.37 feet to a point of tangency; N24°06'04"E for 200.01 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 328.00 feet (delta 36°43'49") (chord bearing N69°40'22"W) (chord 206.69 feet) for 210.27 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 141.00 feet (delta 40°20'00") (chord bearing N67°52'17"W) (chord 97.22 feet) for 99.26 feet to a point of compound curvature; Northwesterly along an arc of a curve to the right of radius 275.00 feet (delta 39°04'36") (chord bearing N28°09'59"W) (chord 183.94 feet) for 187.55 feet to a point of tangency; N08°37'42"W for 40.00 feet; N77°44'05"E for 67.26 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 65.00 feet (delta 14°25'03") (chord bearing N70°31'33"E) (chord 16.31 feet) for 16.36 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 5.00 feet (delta 22°38'56") (chord bearing N74°38'30"E) (chord 1.96 feet) for 1.98 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 163.00 feet (delta 47°15'36") (chord bearing N62°20'10"E) (chord 130.67 feet) for 134.45 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the right of radius 150.00 feet (delta 28°02'24") (chord bearing N52°43'33"E) (chord 72.68 feet) for 73.41 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the left of radius 94.00 feet (delta 64°31'17") (chord bearing N34°29'07"E) (chord 100.35 feet) for 105.85 feet; thence run S55°54'30"E along a non-tangent line for 1,173.13 feet to a point on a non-tangent curve and intersection with the Easterly line of said record plat; thence run along the Easterly, Northerly and Southerly line said record plat the following thirty-three (33) courses: Southerly along an arc of a curve to the left of radius 195.00 feet (delta 133°23'49") (chord bearing S05°19'03"W) (chord 358.19 feet) for 454.00 feet; S10°25'39"W along a non-tangent line for 95.08 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 60.00 feet (delta 106°44'08") (chord bearing S42°56'25"E)

DESCRIPTION (CONTINUED)

(chord 96.30 feet) for 111.77 feet to a point of tangency; N83°41'31"E for 190.00 feet; S75°12'23"E for 36.01 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 300.00 feet (delta 14°30'51") (chord bearing S82°27'48"E) (chord 75.79 feet) for 76.00 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 45.00 feet (delta 33°25'45") (chord bearing N73°33'54"E) (chord 25.88 feet) for 26.26 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 76.00 feet (delta 59°09'16") (chord bearing N86°25'40"E) (chord 75.03 feet) for 78.47 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 110.00 feet (delta 78°50'57") (chord bearing N76°34'49"E) (chord 139.71 feet) for 151.38 feet to a point of tangency; N37°09'21"E for 20.33 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 45.00 feet (delta 31°57'55") (chord bearing N21°10'23"E) (chord 24.78 feet) for 25.11 feet to a point of tangency; N05°11'26"E for 65.78 feet; S84°48'34"E for 187.44 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 210.00 feet (delta 29°39'53") (chord bearing S69°58'38"E) (chord 107.52 feet) for 108.73 feet to a point of tangency; S55°08'41"E for 77.86 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 85.00 feet (delta 26°45'56") (chord bearing S41°45'43"E) (chord 39.35 feet) for 39.71 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the left of radius 195.00 feet (delta 58°49'58") (chord bearing S57°47'44"E) (chord 191.55 feet) for 200.23 feet; S02°47'17"W along a non-tangent line for 77.21 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 100.00 feet (delta 51°49'50") (chord bearing S23°07'38"E) (chord 87.41 feet) for 90.46 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46") (chord bearing S15°38'11"E) (chord 38.54 feet) for 40.81 feet to a point of tangency; S17°46'12"W for 50.65 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 25.00 feet (delta 112°57'42") (chord bearing S74°15'03"W) (chord 41.69 feet) for 49.29 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 267.00 feet (delta 22°09'50") (chord bearing N60°21'01"W) (chord 102.64 feet) for 103.28 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 160.00 feet (delta 35°03'57") (chord bearing N53°53'57"W) (chord 96.40 feet) for 97.92 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 117.00 feet (delta 124°23'07") (chord bearing S81°26'29"W) (chord 206.98 feet) for 254.00 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 80.00 feet (delta 13°48'27") (chord bearing S26°09'09"W) (chord 19.23 feet) for 19.28 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 90.00 feet (delta 33°46'18") (chord bearing S16°10'13"W) (chord 52.28 feet) for 53.05 feet to a point of compound curvature; Southeasterly along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing S21°36'38"E) (chord 97.72 feet) for 99.93 feet to a point of cusp; N42°30'21"W for 260.38 feet; S86°55'59"W for 507.21 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 175.00 feet (delta 23°42'43") (chord bearing N81°12'40"W) (chord 71.91 feet) for 72.42 feet to a point of tangency; N69°21'19"W for 585.07 feet and S33°12'19"W for

DESCRIPTION (CONTINUED)

103.92 feet to a point on a non-tangent curve; thence run Westerly along an arc of a curve to the left of radius 199.00 feet (delta 73°39'48") (chord bearing S86°22'25"W) (chord 238.59 feet) for 255.85 feet to a point on a non-tangent curve and intersection with the Southerly line of said Tract "G"; thence run along said Southerly line the following five (5) courses: Westerly along an arc of a curve to the left of radius 253.53 feet (delta 22°06'18") (chord bearing S89°31'29"W) (chord 97.21 feet) for 97.81 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 200.00 feet (delta 41°24'23") (chord bearing N80°49'28"W) (chord 141.41 feet) for 144.54 feet to a point of tangency; N60°07'17"W for 21.48 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 830.00 feet (delta 03°00'19") (chord bearing N58°37'07"W) (chord 43.53 feet) for 43.54 feet to a point of tangency and N57°06'57"W for 212.10 feet to an intersection with the Southerly prolongation of the Westerly line of said record plat; thence run N50°39'44"E along said prolongation and continuing along said Westerly line for 462.15 feet; thence continue along said Westerly line the following two (2) courses: N39°20'16"W for 98.57 feet and N31°21'00"W for 20.00 feet to the POINT OF BEGINNING.

Containing 32.14 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear N00°59'34"W.

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

L:\23898 - River Hall PLANNING\SURVEY\DESCRIPTIONS\SKETCH\23898SK04_RURAL TO OS.doc

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.

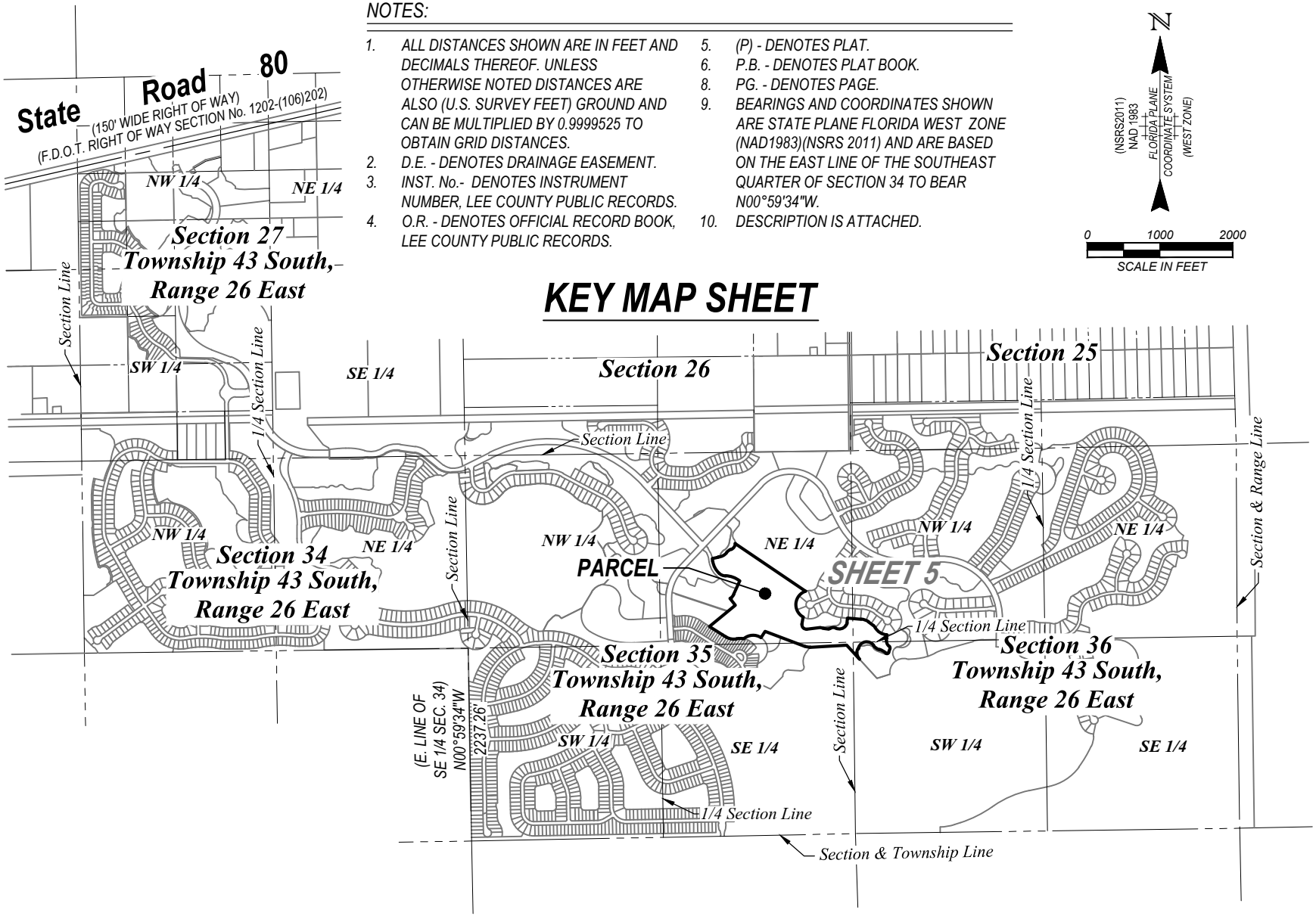
N

(NSRS2011) NAD 1983 FLORIDA PLANE COORDINATE SYSTEM (WEST ZONE)

0 1000 2000

SCALE IN FEET

KEY MAP SHEET



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

DATE SIGNED:

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

RURAL TO OS

THIS IS NOT A SURVEY

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTIONS 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23898SK04.DWG
LAYOUT	4
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	TUE. 3-28-2023 - 9:06 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-02-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

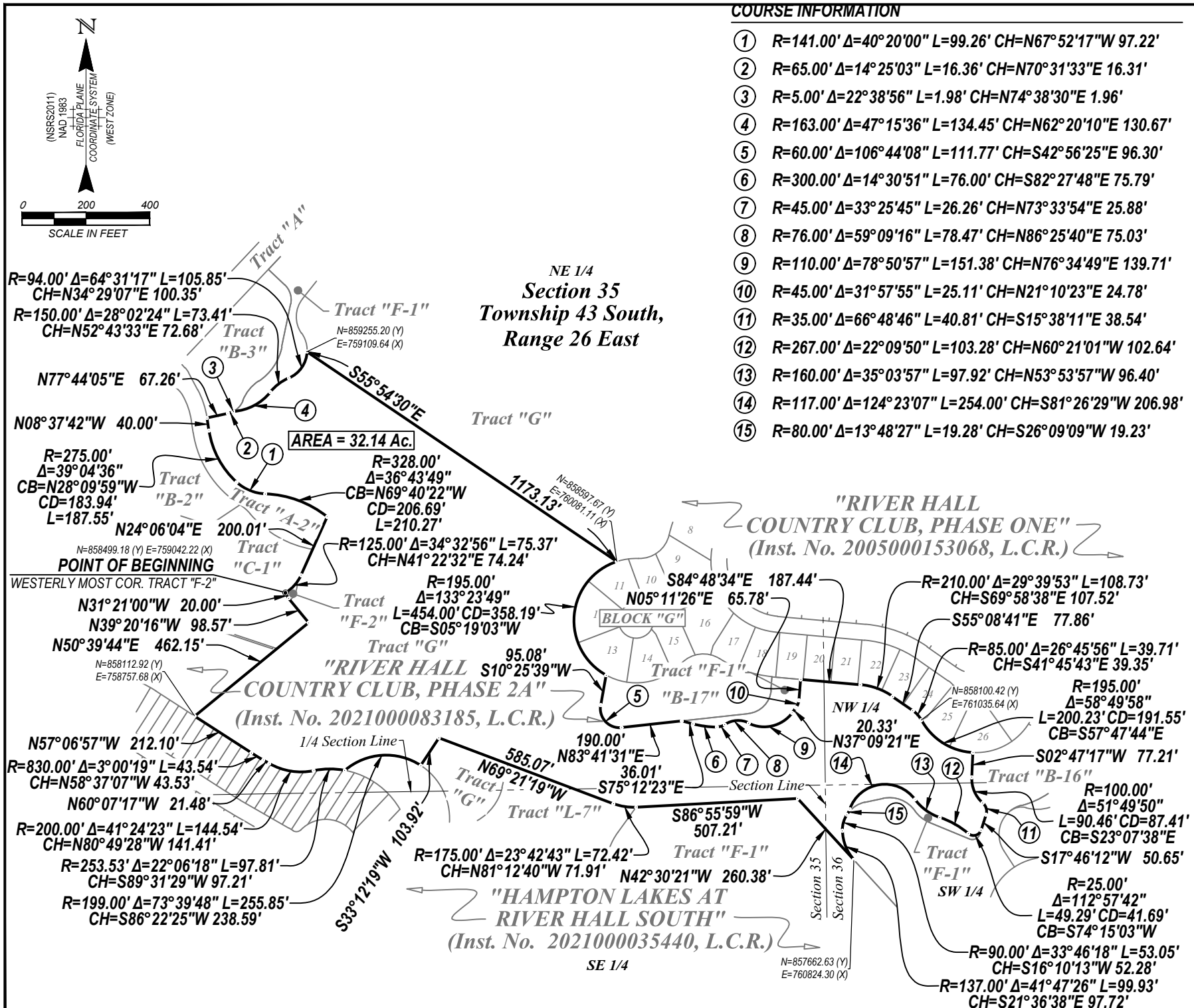
PLAN REVISIONS

03-10-2022	ADD COORDINATES
03-28-2023	REVISE BOUNDARY

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	4 OF 5



COURSE INFORMATION

1. R=141.00' Δ=40°20'00" L=99.26' CH=N67°52'17"W 97.22'
2. R=65.00' Δ=14°25'03" L=16.36' CH=N70°31'33"E 16.31'
3. R=5.00' Δ=22°38'56" L=1.98' CH=N74°38'30"E 1.96'
4. R=163.00' Δ=47°15'36" L=134.45' CH=N62°20'10"E 130.67'
5. R=60.00' Δ=106°44'08" L=111.77' CH=S42°56'25"E 96.30'
6. R=300.00' Δ=14°30'51" L=76.00' CH=S82°27'48"E 75.79'
7. R=45.00' Δ=33°25'45" L=26.26' CH=N73°33'54"E 25.88'
8. R=76.00' Δ=59°09'16" L=78.47' CH=N86°25'40"E 75.03'
9. R=110.00' Δ=78°50'57" L=151.38' CH=N76°34'49"E 139.71'
10. R=45.00' Δ=31°57'55" L=25.11' CH=N21°10'23"E 24.78'
11. R=35.00' Δ=66°48'46" L=40.81' CH=S15°38'11"E 38.54'
12. R=267.00' Δ=22°09'50" L=103.28' CH=N60°21'01"W 102.64'
13. R=160.00' Δ=35°03'57" L=97.92' CH=N53°53'57"W 96.40'
14. R=117.00' Δ=124°23'07" L=254.00' CH=S81°26'29"W 206.98'
15. R=80.00' Δ=13°48'27" L=19.28' CH=S26°09'09"W 19.23'

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTIONS 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5949
STATE OF FLORIDA

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

FILE NAME	23898SK04.DWG
LAYOUT	5
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	TUE. 3-28-2023 - 9:06 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-02-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=400'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 35-43-26	5 OF 5

RIVER HALL

COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M12

Lee Plan Analysis

BACKGROUND AND REQUEST

The Subject Property is located in Alva, FL (Unincorporated Lee County), southeast of the intersection of Buckingham Road and State Road 80 (See Figure 1.) and consists of ±349.67 acres encompassing 68 parcels, further referenced as the Subject Property.

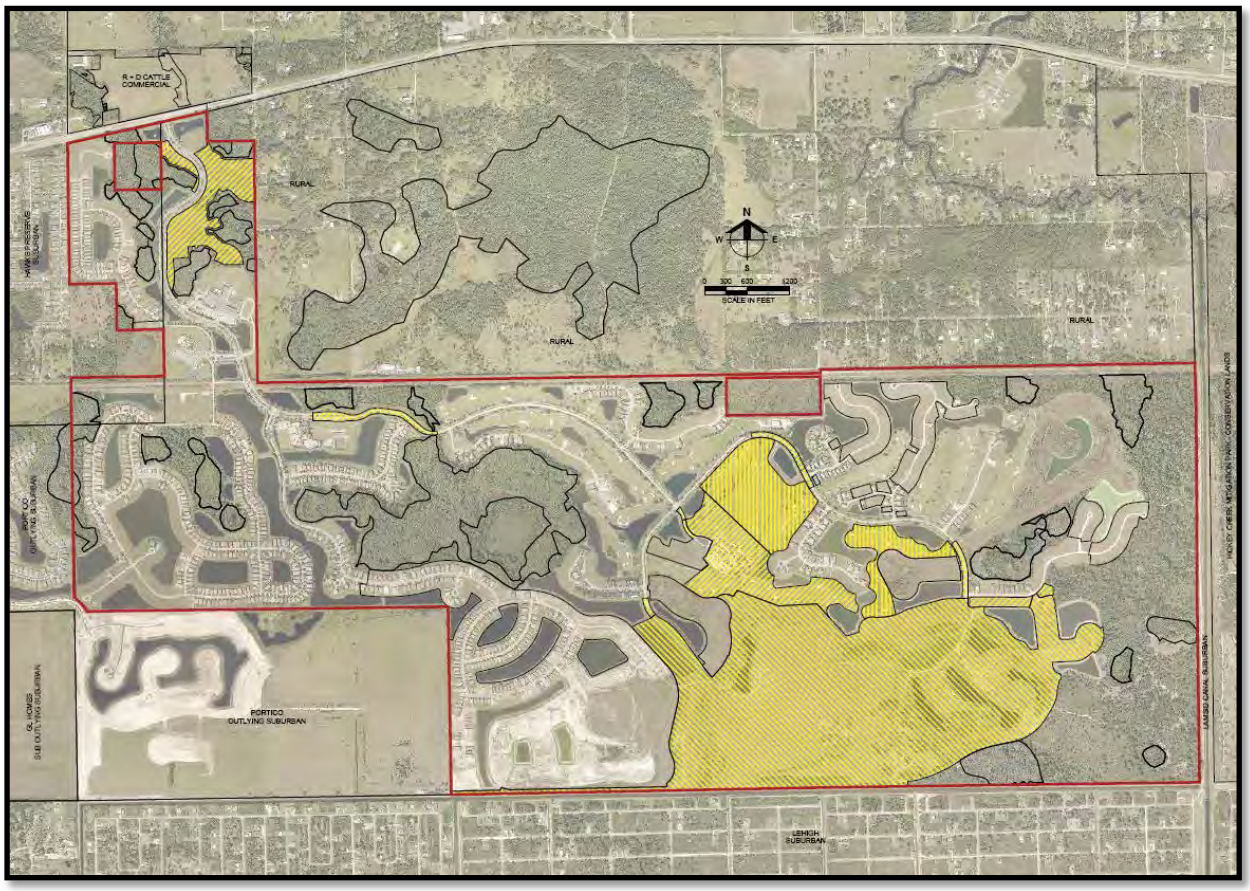


Figure 1. Subject Property Location Map

History of River Hall

The River Hall Project, which refers to the 1,798 acres that makes up the entire development, was rezoned from AG-2 to RPD to allow 1,598 units through zoning resolution Z-99-056.

- Project size: 1,797 acres
- All land Rural FLU

This was followed by a rezone from AG-2/RPD to RPD/CPD to allow 1,999 units, on 1,978 acres, through zoning resolution Z-05-2015.

- Project size: 1,978 acres
- All land Rural FLU

The project then underwent a rezoning and Comprehensive Plan Amendment (CPA) to increase density to allow 2,695 units through Z-15-003 and CPA2012-00001.

- Project size unchanged at 1,978 acres
- 1,064 acres of Rural and 223 acres of Wetlands converted to 153 acres of Conservation Lands Wetlands, 264 acres of Conservation Lands Uplands, and 870 acres of Sub-Outlying Suburban (SOS)
- Created irregular, isolated SOS shapes in the Future Land Use Map (FLUM)

Proposed Amendment

The proposed FLUM amendment is located in three areas of the River Hall Project, totaling 349.67 acres, aka the Subject Property.

Amendment Area 1 – Near Entrance of River Hall Project – ±25.2 Acres

- Located on both sides of River Parkway, undeveloped on the east side, old sales center on the west side.
- Current FLU: SOS / Proposed FLU: Suburban
- Current zoning: CPD for all but the old sales building which is RPD
- Proposed density increase of 101 units
- Companion RPD/CPD will stipulate that all units will be allocated to only the Suburban area.

Amendment Area 2 – At the Country Club Entry Gate – ±3.9 acres

- Developed property within right of way
- Current FLU: SOS / Proposed FLU: Rural
- Proposed density decrease of 4 units
- Will eliminate an isolated SOS area

Amendment Area 3 – Southwestern portion of River Hall – ±320.6 acres

- Consists of undeveloped property, golf course, golf clubhouse, 14 platted lots in Block K, and road right of way
- Current FLU: SOS and Rural / Proposed FLU: Rural, SOS, and Outlying Suburban (OS)
    - Proposed density increase of 337 units.

The proposed comprehensive plan map amendment seeks to change the FLUM category from Sub-Outlying Suburban and Rural to Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural. This amendment will allow 434 additional units within a clustered residential development, along with surface water management, and continued preservation of the site's environmentally sensitive areas as regulated by existing

USACOE and SFWMD permits. A companion rezoning application will be filed along with the proposed Comprehensive Plan Amendment to the FLUM.

PROPOSED DENSITY

Five legal sketch and legal descriptions propose the following Future Land Use changes:

Area	Existing Future Land Use	Proposed Land Use
11.94	Sub-Outlying Suburban	Rural
276.63	Sub-Outlying Suburban	Outlying Suburban
25.2	Sub-Outlying Suburban	Suburban
32.14	Rural	Outlying Suburban
3.76	Rural	Sub-Outlying Suburban
349.67		

Existing densities within the amendment area are as follows:

Proposed Land Use	Size	Rate (du/ac)	Existing Maximum Allowable Density
Suburban	-	6	-
Outlying Suburban	-	3	-
Sub-Outlying Suburban	313.77 ac	2	627.54 units
Rural	35.90 ac	1	35.9 units
TOTAL	349.67 ac		663.44 units

Proposed densities within amendment area are shown in the table below, with an increase of 489 units on 349.67 acres.

Proposed Land Use	Size	Rate (du/ac)	Proposed Maximum Allowable Density
Suburban	25.2 ac	6	151.2 units
Outlying Suburban	308.77 ac	3	926.31 units
Sub-Outlying Suburban	3.76 ac	2	7.52 units
Rural	11.94 ac	1	11.94 units
TOTAL	349.67 ac		1096.97 units

LEE PLAN – VISION STATEMENT

The Fort Myers Shores vision statement provides an overview of the existing conditions and unique characteristics of the Fort Myers Shores Community. Although encompassed by residential single-family homes in a more rural character, the community is anticipated to grow substantially, with majority of the land designated as Suburban, Outlying Suburban, Rural or Urban Community, and planned commercial nodes for higher intensity

development. The vision for this plan is to allow the Fort Myers Shores Community to continue to develop a commercial/employment center for the adjacent communities.

The Subject Property is located within the Fort Myers Shores Community, as shown on Lee Plan Map 1-B. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to "protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of the future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments." The requested CPA will reinforce this goal by promoting an increase in new residential development in a location already planned for future residential.

In line with the Fort Myers Shores Community's intent to support continued development of a commercial/employment center, the additional rooftops proposed by this request will help aide future commercial development. Viability of future commercial development is often dependent on the availability of surrounding residential homesites. As such, the proposed additional dwelling units may play a vital role in the timing associated with the future commercial development within the Fort Myers Shores Planning Community. The proposed FLUM changes from the Sub-Outlying Suburban and Rural categories to the Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural categories are consistent with this vision and represent a location where slightly greater density is compatible with the surrounding uses and where existing infrastructure can support the proposed project.

Although some portions of the Subject Property are within a Rural FLU category, adequate urban services exist to justify and support future development under the proposed request without negatively impacting the surrounding natural resources or burdening the surrounding infrastructure and public services. Under the concurrent zoning application for the River Hall Project, the intended development plan will create a residential community consisting of 434 units more than the currently approved River Hall RPD. Buffering, open space/preserve areas, environmental stewardship, and recreational areas are incorporated within the current development and can be modified, if necessary, to accommodate the additional density, providing sufficient facilities and ensuring compatibility with the surrounding properties and consistency with the objectives provided in the Fort Myers Shores Community vision.

FUTURE LAND USE ELEMENT

As shown in FLU Density Table 2 for the Subject Property above, the ±349.67 acre Subject Property, within the River Hall Project, is currently within the Sub-Outlying Suburban and Rural FLUM categories. Under Policy 1.4.1, the maximum density allowed in the Rural category is 1 dwelling unit (du) per acre, which would be applied to 35.90 acres of upland area, allowing up to 36 dwelling units. Under Policy 1.1.11, the maximum density allowed in the Sub-Outlying Suburban category is 2 dwelling units (du) per acre, which would be applied to 313.77 acres, allowing up to 627 dwelling units. Thus, the Subject

Property's overall maximum dwelling units allowed under the existing FLUM categories totals 663 units.

The adjacent properties to the north, south, east, and west of the three Subject Property locations are all within the Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, and Wetlands FLUM categories, as shown on Tables 1.a, 1.b, and 1.c on Exhibit M6 & M7. The adjacent FLU designations listed below abut the River Hall Project, which encompasses the Subject Property.

North

To the north of the River Hall Project, and abutting the Subject Property, are properties within the Rural FLU category. The River Hall Project also abuts Commercial FLU just north of Palm Beach Blvd, at the entrance to the River Hall Community.

South

To the south of the River Hall Project, including the canal, are properties within the Urban Community category, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.4. The Urban Community FLU also allows a maximum total density of 10 du/ac, as well as the potential to increase to 15 du/ac utilizing Greater Pine Island Transfer of Development Units. In addition to the River Hall Project, the Urban Community FLU also abuts the southern boundary of Amendment Area 3.

East

To the east of the River Hall Project are the Rural and Urban Community FLU categories. A LAMSID canal abuts the southern portion of the River Hall Project's eastern boundary, designated as Urban Community, followed by Hickey Creek Mitigation Park (Conservation lands). The northern portion of the eastern boundary abuts a Rural FLU, including a portion of the Subject Property in Amendment Area 1.

West

To the west of the River Hall Project, along the northern portion of the western boundary line, are lands designated Suburban, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.5, as well as the potential to increase to 8 du/ac utilizing Greater Pine Island Transfer of Development Units. The southern portion of the western boundary line abuts two RPD developments under the Outlying Suburban FLUM Category, which allows up to 3 du/ac.

Please see Exhibit M5 to see the proximity of the Outlying Suburban category in relation to the Subject Property. Both adjacent RPD projects underwent Future Land Use amendments back in 2020 and 2018 to change the FLU from Sub-Outlying Suburban to Outlying Suburban to increase density, as a result of the planned and anticipated growth in this area and the existence of urban infrastructure and services. These same growth elements carry over to the Subject Property east of these developments, influencing residential development patterns in the Fort Myers Shores Community and justifying the appropriateness of the proposed map amendment.

The proposed CPA will be consistent with Objective 1.1 (Future Urban and Suburban Areas) and corresponding Policies 1.1.5, 1.1.6, and 1.1.11, for the Suburban, Outlying Suburban, and Sub-Outlying Suburban future land use categories based on the approval of the proposed map amendment to the Lee Plan. The concurrent River Hall rezoning application will ensure the Subject Property is developed at the density approved by this CPA request. The proposed increase of 434 dwelling units will allow for buffers, open space, recreational/amenities, and increased flexibility to allow for the protection of environmentally sensitive lands. The CPA's proposed density is compatible and consistent with the existing densities found in residential developments adjacent to the Subject Property east of Buckingham Road.

Growth Management

The request is consistent with Goal 2, Objective 2.1 (DEVELOPMENT LOCATION), and the corresponding applicable Policies 2.1.1 and 2.1.2, which outline the intent to promote contiguous and compact growth patterns, contain urban sprawl, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. While the acreage included in this request is within the Rural and Sub-Outlying Suburban FLU categories, adequate urban services not only exist, but are in place for development to proceed without negatively affecting natural resources or requiring additional infrastructure.
The existing urban services support the appropriateness for densities allowed by the Sub-Outlying Suburban, Outlying Suburban and Suburban categories in this location, and indicate the residential development intensification in this region, supported by the approved CPAs to increase density on adjacent properties, as a logical extension of existing development patterns and an efficient use of public infrastructure. The developments that recently went through a CPA, located to the west of the River Hall Project, were converted from the Sub-Outlying Suburban FLU designation to the Outlying Suburban designation.

The northern portion of the acreage included in this request (Amendment Area 1) abuts land within the Suburban FLU designation to the west. Its location adjacent to the Suburban FLU, access to urban services, and proximity to State Road 80 and future commercial substantiates the appropriateness of the Suburban category in this area. As such, both the existing Suburban and Outlying Suburban Future Land Uses that abut the River Hall Project's western boundary promote the increased density proposed by this request.

The proposed amendment will not result in urban sprawl, which is defined in the Lee Plan as "The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into out-lying, non-urban areas." Conversely, the proposed amendment will help to prevent leap-frogging of density into out-lying non-urban areas by permitting the additional density in a logical location as an extension of existing development patterns within the Community. The availability and current existence of urban services provides supporting evidence for development to take place in the proposed amendment areas, which will utilize and adhere to the strict regulations associated with the planned development process to deliver a quality product, which closely aligns with the needs and desires of the Fort Myers Shores Community.

The request is consistent with Objective 2.2 (DEVELOPMENT TIMING), which outlines the intent to direct new growth to future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. The existing and future residential uses surrounding the property, and adequate urban services justify the timing of this map amendment, which will allow for medium to low-density development that will help fulfill housing needs in Lee County. A separate attached Public Facilities Impacts Analysis (Exhibit M15) and letters of determination of existing support facilities (Fire, EMS, Law Enforcement, Solid Waste, Mass Transit, Schools) further emphasize the adequacy of timing and support in place for the purposed development.

The project will comply with Objective 2.5 (HISTORIC RESOURCES). A Historical Resources Impact Analysis included with this submittal (Exhibit M14) delineating the location of the property regarding historical and culturally sensitive areas in Lee County. The Subject Property was found to be clear of any cultural or historical resources.

General Development Standards

The request is consistent with Standard 4.1.1 (WATER), AND 4.1.2 (SEWER), and 4.1.4 (ENIRONMENTAL FACTORS).

The River Hall Project's existing and proposed density does not and will not exceed 2 dwellings units per acre through approval of the requested Amendment. However, the Subject Property is located within the LCU future water service area, according to Map 4-A of the Lee Plan, and as a result is required to connect to a public water system, in accordance with Standard 4.1.1. The project intends to tap into LCU for potable water service. A letter of availability from LCU is included with this submittal, demonstrating sufficient capacity within the Olga Water Treatment Plant.

Due to the development's location within the LCU future sewer service area, as shown on Map 4-B of the Lee Plan, it must connect to sewer utility if there is existing infrastructure adequate to accept the effluents of the development within ¼ mile from any part of the development, as required by Standard 4.1.2. The project intends to tap into City of Fort Myers Utilities for sewer service. A letter of availability from LCU is included with this submittal, demonstrating sufficient treatment capacity within the City of Fort Myers South Water Reclamation Facility.

Consistent with Standard 4.1.4, an Environmental Assessment Report is included with this submittal. The report analyzes environmentally sensitive areas of the site. The concurrent rezoning of the planned development will utilize a clustered development pattern ensuring the development is well-integrated, properly designed, functionally interconnected, and not impacting the natural and most environmentally sensitive areas of the site.

Residential Land Uses

Pursuant to Goal 5 (RESIDENTIAL LAND USES) of the Lee Plan, the County needs "to accommodate the projected population of Lee County in the year 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types." According to the Bureau of Economic

and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 750,493 in 2020 to 904,700 by 2030. This influx of an additional 154,207 residents further emphasizes the need to provide housing to accommodate the projected population growth for the area. Additionally, the Subject Property is located within Unincorporated Lee County (a sub-section of Lee County), which has housed approximately half of the County's total population from 2010 to 2020. As such, Unincorporated Lee County should anticipate garnering a large percentage of the County's total population increases year after year. The utilization of the Subject Property for some additional housing will assist in achieving this goal. Consistent with Policy 5.1.1, River Hall will be developed as a planned development. Furthermore, in alliance with Policy 5.1.3 – which emphasizes directing residential developments to locations near employment and shopping centers, parks and schools – the proposed development is proximate to SR 80 corridor growth and existing and future commercial nodes within 3 miles, public parks, and public schools to serve its residents.

The request is consistent with Policy 5.1.2, which outlines the intent to prohibit residential development where physical constraints or hazards exist. The Subject Property is outside of any Coastal High Hazard Area as delineated in Map 5-A of the Lee Plan. Through the Planned Development process, the proposed cluster development will provide the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design.

Policy 5.1.6 calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design. The River Hall Project is currently a clustered development plan and the companion rezoning to increase density and development regulations will provide for sufficient open space, preservation areas and recreational areas incorporated within the development.

Policy 5.1.7 requires that community facilities (such as park, recreational, and open space areas) in residential developments to be functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. The proposed development has an existing centrally located amenity center facility with multi-access for all residents. Additionally, open space areas will meet or exceed requirements of the LDC, and passive recreational areas will be provided, such as a shared-use pathway network linked to interior sidewalks and any proposed pedestrian/bicycle facilities along State Road 80.

COMMUNITY PLANNING

The Subject Property is identified within Lee Plan Map 2-A as being within the Caloosahatchee Shores Planning Community. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to "Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments." The requested comprehensive plan map

amendment will reinforce this goal by promoting new residential development in an ideal location planned for growth. Additionally, and consistent with Policy 21.1.3, a Residential Planned Development (RPD) zoning application will be submitted concurrently with this future land use map amendment request for review. The RPD, through "appropriate conditions of approval," will implement protection from inconsistent and incompatible urban development and ensure compatibility with the rural character through buffers and open space and a clustered development land use pattern.

TRANSPORTATION ELEMENT

A Traffic Study prepared by David Plummer & Associates is included in this submittal as Exhibit M16. In summary, the study reveals that with or without the proposed Comprehensive Plan Map Amendment the resulting project will not:

- Cause additional needed improvements on the public road network, pursuant to the MPO 2045 (long range) Needs Plan;
- Warrant revisions to the County's five-year CIP of FDOT's five-year work program, based on the year 2026 (short-term) traffic analysis

Objectives 39.2, 39.6, and associated policies of the Transportation Element ensure coordination of land use development with planned transportation facilities appropriate for that area, resulting in increased mobility options and improving all modes of transportation. The concurrent rezone application, will ensure consistency with Policy 39.2.2 by providing connectivity and accessibility via incorporating pedestrian, bicycle, and alternative modes other than motor vehicles, while ensuring connection to the adjacent public right-of-way (Palm Beach Blvd/SR 80).

Consistent with Policies 39.6.1, 39.6.2, and 39.6.3, the proposed River Hall development, at time of Development Order, will ensure all necessary traffic management infrastructure and pedestrian/bicycle connections are in place. Providing proper access both internally as well as externally to the planned shared use path/sidewalk along Palm Beach Blvd per Map 3-D and connection with the Pine Island – Hendry Trail per Map 4-E of the Lee Plan.

COMMUNITY FACILITIES & SERVICES ELEMENT

Potable Water

The Subject Property is currently located within the Lee County Utilities (LCU) service area based on the most recent Lee County Utilities Future Water Service Areas Map 4-A, dated November of 2021. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that potable water mains are in operation adjacent to the property and presently have sufficient capacity to service the 434 dwelling units proposed by this FLUM amendment.

In summary, LCU has sufficient potable water capacity to meet the needs of the requested amendment based on consistency with Policies 53.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented as Exhibit M17.

Sanitary Sewer

The Subject Property is located within the Lee County Utilities future sewer service area based on Lee Plan Map 4-B. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that sanitary sewer lines are in operation adjacent to the property and presently have sufficient capacity to service the 434 dwelling units proposed by this FLUM amendment.

In summary, LCU has sufficient sanitary sewer capacity to meet the needs of the requested amendment based on consistency with Policies 56.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented as Exhibit M17.

Surface Water Management

The Subject Property is located within the South Florida Water Management District's (SFWMD) Tidal Caloosahatchee Basin. Lee Plan Map 5-D shows the property within the Olga Creek Watershed area. The River Hall RPD has a current surface water management system on site and a surface water management permit on file with the South Florida Water Management District. There are existing wetlands on site. The existing and proposed system meets the applicable County's LOS Standard, which is as follows per Lee Plan Policy 95.1.3.4:

> ***Policy 95.1.3.4:*** *Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding of designated evacuation routes (see Map3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.*

A modified storm water management system will be provided for the property and will benefit the public through clearly defining storm water treatment methods, establishing maintenance accountability, and providing runoff attenuation consistent with Objective 60.1 and Policy 60.1.1. Treated runoff from the developed site will discharge to adjacent tidal creeks and rivers. The Lee County Public Facilities 2020 LOS and Concurrency Report (2020 Report) indicates that all watersheds within the county were studied and concluded that no evacuation routes located within these watersheds are expected to be flooded for more than a 24-hour period. Per the 2020 Report, Lee County states that all new developments receiving approval from SFWMD and in compliance with appropriate standards will be deemed concurrent with the Lee Plan's surface water management level-of-service standards.

The proposed development will seek and obtain all applicable South Florida Water Management District approvals, as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3.4 of the Lee Plan. Additionally, through the utilization of clustered development, the proposed development will ensure preservation of existing waterways and wetland habitats consistent with Policy 60.1.2.

Objective 60.4 outlines the intent to incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. The proposed

development will provide Florida Friendly Landscaping vegetation, retention/detention lakes, and preserved wetlands and conservation easements. It will also provide a surface water management system that will incorporate natural flow ways through utilization of the existing wetland systems, complying with policies 60.4.1, 60.4.2, and 60.4.3.

PARKS, RECREATION & OPEN SPACE

Pursuant to Section 10-415 of the LDC, the development is required to provide 40% open space with 50% of the required open space provided as indigenous native vegetation preserve areas. The clustered design and site layout of the MCP for the concurrent rezoning application allows a significant amount of land area to be provided for open space, meeting the LDC's requirements. These open spaces will encompass preserve areas, passive recreational areas, lakes, and buffers ensuring consistency with Goal 77 – requiring new development "to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation." Consistent with Policy 77.3.1, the development will provide more than half of the required 40% open space as existing native plant communities. Additionally, the project's clustered design incorporates "large, contiguous open space areas in the development design," consistent with Policy 77.3.4.

CONSERVATION & COASTAL MANAGEMENT ELEMENT

The Subject Property is not within the Coastal High Hazard Area or Coastal Building Zone, based on Lee Plan Map 5-A.

To ensure consistency with Goal 123 of the Lee Plan, an environmental assessment was conducted and a report by Passarella & Associates, Inc., dated October 2021 is included as part of this submittal (Exhibit M13). Consistent with Policies 123.1.5, 123.1.7, 123.2.2 and 123.2.4, the concurrent River Hall rezoning application's proposed clustered development, provides designated preserve areas and conservation easements. These preserves/conservation easements protect high quality wetlands, plant communities, and indigenous uplands, while addressing restoration and management of non-indigenous/invasive areas of the property. In addition, the preserves/conservation easements located in the eastern portion of the River Hall Project abut a LAMSID Canal followed by Hickey Creek mitigation park (County owned conservation land), supporting "connectivity between public and private conservation and preservation efforts," outlined in Policy 123.1.5.

Consistent with the intent of Policies 123.2.8, 123.2.9, 123.2.10, and 123.2.11, the River Hall Project is subject to a long-term plan, as approved by Lee County, to provide management and maintenance of the preservation areas and be designed to protect the natural character of adjacent nature preserves.

Lee Plan Goal 124 provides language to ensure adequate maintenance and enforcement for any development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. No lands with a wetland FLU designation are included in this request. As such, there will be no development related impacts to the River Hall Project's existing wetlands, by the requested FLUM amendment. The Project's provided wetlands and conservation areas will be reviewed for compliance with the Lee Plan during the rezoning process. The

use of a cluster development pattern on the urban and rural designated lands, included in this request, permits an increase in the Project's density without impacting the project's existing wetlands, preservation, and conservation areas. The development, as it moves through the permitting process, will be reviewed by the South Florida Water Management District and as a result will be consistent with overall Goal 124, Objective 124.1, and Policies 124.1.1 and 124.1.2.

The proposed CPA to the River Hall Project will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.2 and 125.1.3. The comprehensive plan map amendment and concurrent rezoning application review processes will ensure that water quality is maintained or improved through a comprehensive surface water management system, which will be modified if needed to support the additional 434 dwelling units. The proposed development will reduce nutrient loading and impacts to adjacent waterways; preserve high-quality wetlands; and eliminate the potential for hundreds of individual wells and septic systems by requiring connection to the adjacent potable water and sanitary sewer infrastructure.

HOUSING ELEMENT

Consistent with Goal 135, the proposed amendment will help to provide adequate housing for existing and future residents of Lee County. The County's objective is to work with private and public housing providers to ensure the types, costs, and locations of housing are provided to meet the needs of the County's population, per Objective 135.1 of the Lee Plan. Southwest Florida is one of the state's leading in-migration areas with Fort Myers being among one of the fastest growing metro areas in the nation, based on data from the U.S. Census Bureau. The County's population is estimated to increase to approximately 900,000 by 2030 (8 years), pursuant to the University of Florida's BEBR Projections of Florida Population by County 2025-2045, and will need additional dwelling units to be provided in unincorporated Lee County to meet the needs of the County's existing and future residents. The proposed comprehensive plan amendment and companion rezoning will allow for up to 434 new housing units to help meet Goal 135 and the intent of Objective 135.1. The proposed amendment and companion rezoning is also consistent with Policy 135.1.9, which outlines the need to provide "a wide variety of allowable housing densities and types through the planned development process."

PLANNING COMMUNITY ACREAGE ALLOCATION – TABLE 1(b) ANALYSIS & EFFECT ON POPULATION

Lee Plan Policy 1.6.5 outlines, by reference Lee Plan Map 1-B and Table 1(b), the "proposed distribution, extent, and location of generalized land uses through the Plan's horizon." As discussed with Staff on February 1, 2022, there is adequate acreage within Table 1(b) at this time for the proposed River Hall CPA, which will be re-evaluated prior to development.

Lee County's population projections will not be impacted negatively by the proposed Comprehensive Plan Amendment. There are 2.64 persons per household and an overall population of 618,754 (2010 Census) in Lee County, as estimated by the United States Census Bureau's Quick Facts database. The Subject Property under the proposed map amendment and concurrent rezoning application, which caps density at 434 additional units, could accommodate approximately 1,146 additional persons (434 units x 2.64 persons per household).

Lee County's 2020 population estimate was 760,822 according to the United States Census Bureau QuickFacts. The County's 2030 projected population is 904,700 and 1,010,900 in the year 2040, according to the UFCLAS – Bureau of Economic and Business Research. Taking these projections into consideration, more than 50,000 dwelling units will be needed within the next 5 to 10 years, with over one third of those dwelling units needed in Unincorporated Lee County. The proposed map amendment and concurrent rezoning will provide 489 additional dwelling units that are compatible and complimentary to the surrounding community and support the future population growth in Lee County.

SANDSTONE AQUIFER

The use of the Sandstone aquifer at the project site is permitted under South Florida Water Management District Irrigation Water Use Permit No. 36-04006-W. The irrigation system is permitted with the supply derived from the lake system with groundwater from the Sandstone and Lower Hawthorn aquifers discharged to the lakes as recharge. The permit has a source limitation on the Sandstone aquifer and allocates a maximum monthly usage of 16.76 million gallons (MG) and an annual use of 203.67 MG from the aquifer.

During the application and review process of the permit prior to development, computer impact analyses were conducted to determine the allowable allocation to be derived from each source. As the Sandstone aquifer is also a source for nearby domestic use, the allocation from the aquifer was limited to volumes that computer modeling showed did not create adverse impacts to adjacent users and that met the applicable SFWMD permitting criteria.

With respect to the Sandstone aquifer and the requirements of the Lee Plan policy 60.1.1 (POLICY 60.1.1: Require design of surface water management systems to protect or enhance the groundwater), the permitted use of the aquifer is as an irrigation source that discharges to the surface water system to recharge the water withdrawn from the lake system. The specific use of the Sandstone aquifer and the surface water system is balanced as there is no net change in the water levels in the lake system resulting from use of the Sandstone aquifer as the recharge from the aquifer is replacing an equal volume withdrawn for irrigation. The Sandstone aquifer on site is a confined aquifer that is separated from the water-table aquifer/surface water system by an approximately 40 foot thick confining unit (District Publication WS-35) which limits interaction between zones. Therefore, the interaction between the surface water management system and the Sandstone aquifer is negligible and has no net positive or negative effect. No changes to the allocation or use of the Sandstone aquifer are proposed.

The Lee Plan's Goal 126: Water Resources is to "Conserve, manage, and protect the natural hydrologic systems of Lee County to ensure continued water resource availability." The use of the Sandstone aquifer on site meets this goal and the requirements of policy 126.1.2 (POLICY 126.1.2: Recognize and encourage water and wastewater management practices that do not exceed the natural assimilative capacity of the environment or applicable health standards. Conservation and Coastal Management VII-16 November 2021 Water and wastewater management includes, but is not limited to, aquifer recharge, aquifer storage and recovery, reuse water, reverse osmosis, dual

water systems, use of low volume irrigation systems, use of water-conserving vegetation, and other conservation and recycling techniques.).

As noted, the impacts of the use of the Sandstone aquifer had been evaluated during the SFWMD permitting process. Computer modeling conducted during the permitting process done in 2005 and 2006 (Application No. 050531-4) assessed the impacts of Sandstone aquifer withdrawals at the maximum monthly withdrawals of 16.76 MG. The District noted in the Staff Report prepared for the permit that modeling data were consistent with the criteria set forth in Subsection 3.1.2 of the SFWMD Applicant's Handbook. The aquifer parameters for the Sandstone aquifer modeling were obtained from onsite pump tests and aquifer parameters determined from the testing. Withdrawals of the recommended maximum monthly allocation were simulated for 90 days with no recharge. The purpose of the analysis was to simulate withdrawals of the maximum monthly allocations during a 1-in-10 year drought scenario. The modeling results showed that the maximum drawdown as a result of the maximum monthly withdrawals from the Sandstone aquifer was 5.77 feet at a well node.

To assess the impacts on the regional Sandstone aquifer, a determination of the effect of the modeled drawdown on the Maximum Developable Limit (MDL) was undertaken. The assessment assumed a land surface elevation at the project site of approximately 13 feet NGVD. The top of the Sandstone in the vicinity of the site is approximately -50 feet NGVD (District Publication WS-35). The MDL, which is defined as water levels 20 feet above the top of the aquifer, is -30 feet NGVD. The lowest recorded water level in the Sandstone aquifer, obtained from USGS Monitor Well L-1975, located approximately 1.5 miles north of the site was 4.10 feet NGVD. The modeling results submitted under Application 050531-4 show a drawdown of approximately 5.8 feet in the aquifer at the project's wells as a result of the withdrawal of the permitted allocation, leaving approximately 28 feet of head above the MDL. Therefore, the potential for harm to occur to water resource availability of the Sandstone aquifer as a result of the withdrawal of the recommended allocation was considered minimal.

To assess the water levels in the Sandstone aquifer on site, two monitor wells were constructed in June 2019 at the northern and southern property boundaries (Figure 1). Monitoring data have shown that the minimum level in the aquifer on site during the period of record occurred in April 2021 at the northern monitor well location. The minimum level recorded was -2.43 feet NAVD (approximately -1.23 feet NGVD). The minimum recorded level was greater than 28 feet above the MDL.

The site is currently utilizing onsite resources to supply the irrigation demands of the project. The use of reclaimed water as an irrigation source has been investigated with Lee County Utilities. A July 2021 letter (River Hall Reuse 07-16-21) from Nathan Beal, Utilities Planning Manager, indicates that the Utility does not have the capability to supply reuse water to the site. The use of reclaimed water as an irrigation source will be considered for use in the future as it becomes available.

The project uses best management practices to limit unnecessary irrigation including the use of xeriscaping principles, soil moisture sensors, rain gauges, monitoring of site

conditions by qualified onsite personnel, and employs the use of calibrated totalizing flow meters on all withdrawal sources. The project limits water usage to mandated irrigation schedules and watering restrictions. In addition, all irrigation measures comply with the mandatory year-round landscape measures for Lee, Charlotte, and Collier Counties, per Chapter 40E-24, F.A.C. A compliance monitoring program is currently in place to monitor water levels and water quality within the source aquifers and the lake system.

PREVIOUSLY REQUESTED AMENDMENT - AREA CHANGES			
Area	Existing Future Land Use		Proposed Land Use
11.94	Sub-Outylying Suburban	313.77	Rural
276.63	Sub-Outylying Suburban		Outlying Suburban
25.2	Sub-Outylying Suburban		Suburban
45.68	Rural	78.08	Outlying Suburban
32.4	Rural		Sub-Outlying Suburban
391.85			

PREVIOUSLY REQUESTED AMENDMENT - EXISTING DENSITY			
Proposed Land Use	Ac	Rate (du/ac)	Proposed Density
Suburban	0	6	0
Outlying Suburban	0	3	0
Sub-Outlying Suburban	313.77	2	627.54
Rural	78.08	1	78.08
TOTAL	391.85		705.62

PREVIOUSLY REQUESTED AMENDMENT - PROPOSED DENSITY			
Proposed Land Use	Ac	Rate (du/ac)	Proposed Density
Suburban	25.2	6	151.2
Outlying Suburban	322.31	3	966.93
Sub-Outlying Suburban	32.4	2	64.8
Rural	11.94	1	11.94
TOTAL	391.85		1194.87

Amendment area (acres): 391.85
Density increase above existing conditions (units): 489.25

REVISED AMENDMENT REQUEST - AREA CHANGES			
Area	Existing Future Land Use		Proposed Land Use
11.94	Sub-Outylying Suburban	313.77	Rural
276.63	Sub-Outylying Suburban		Outlying Suburban
25.2	Sub-Outylying Suburban		Suburban
32.14	Rural	35.9	Outlying Suburban
3.76	Rural		Sub-Outlying Suburban
349.67			

REVISED AMENDMENT REQUEST - EXISTING DENSITY			
Proposed Land Use	Ac	Rate (du/ac)	Proposed Density
Suburban	0	6	0
Outlying Suburban	0	3	0
Sub-Outlying Suburban	313.77	2	627.54
Rural	35.9	1	35.9
TOTAL	349.67		663.44

REVISED AMENDMENT REQUEST - PROPOSED DENSITY			
Proposed Land Use	AC	Rate (du/ac)	Proposed Density
Suburban	25.2	6	151.2
Outlying Suburban	308.77	3	926.31
Sub-Outlying Suburban	3.76	2	7.52
Rural	11.94	1	11.94
TOTAL	349.67		1096.97

Amendment area (acres): 349.67
Density increase above existing conditions (units): 433.53
Density decrease from previous request (units): 55.72

Barraco
and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

River Hall Comprehensive Plan Map Amendment CPA2021-00016

RECEIVED
SEP 09 2022
COMMUNITY DEVELOPMENT

Local Planning Agency
September 26, 2022

Table of Contents

1. Application
2. List of STRAPs
3. Sunbiz Reports and Signature Sheets
4. Sketch and Legal Descriptions
5. Deeds
6. Maps
7. Reports and Analysis
8. Letters of Availability
9. Environmental Reports and Maps
10. Traffic Reports and Maps
11. Community Meeting Information

2271 McGregor Boulevard • Fort Myers, Florida 33901
Phone (239) 461-3170 • Fax (239) 461-3169

Application

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT - MAP

Project Name: **RIVER HALL**

Project Description: **To amend the Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 32.4 acres; Sub-Outlying Suburban to Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 45.68 acres; Sub-Outlying Suburban to Suburban on 25.2 acres with a change in density of +489 units.**

Map(s) to Be Amended: **Lee Plan Map 1: Future Land Use Map**

State Review Process: ☐ Small-Scale Review ☐ State Coordinated Review ☒ Expedited State Review

1. **Name of Applicant:** **GREENPOINTE HOLDINGS, LLC**
   Address: 7807 Baymeadows Road East, Suite 205
   City, State, Zip: Jacksonville, FL 32256
   Phone Number: (352) 397-2922 E-mail: gmiars@greenpointellc.com

2. **Name of Contact:** **BARRACO AND ASSOCIATES, INC. - Jennifer Sapen, AICP, VP of Land Planning**
   Address: 2271 McGregor Blvd, Suite 100
   City, State, Zip: Fort Myers, FL
   Phone Number: (239) 461-3170 E-mail: JenniferS@Barraco.net

3. **Owner(s) of Record:** **Please see page 6 of Application.**
   Address:
   City, State, Zip:
   Phone Number: E-mail:

4. **Property Location:**
   1. Site Address: **Please see attached.**
   2. STRAP(s): **Please see attached.**

5. **Property Information:**
   Total Acreage of Property: ±1,978.44 Total Acreage Included in Request: ±391.85
   Total Uplands: ±391.85 Total Wetlands: ±0 Current Zoning: RPD/CPD
   Current Future Land Use Category(ies): SOS, Rural
   Area in Each Future Land Use Category: SOS 313.77 AC; Rural 78.08 AC
   Existing Land Use: Residential development, golf course, amenity areas, road right-of-ways, existing sales center

6. **Calculation of maximum allowable development under current Lee Plan:**
   Residential Units/Density: 2,749 Commercial Intensity: 45,000 sf Industrial Intensity: N/A

7. **Calculation of maximum allowable development with proposed amendments:**
   Residential Units/Density: 3,238 Commercial Intensity: 65,000 sf Industrial Intensity: N/A

Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on the maximum development.

1. **Traffic Circulation Analysis**: The analysis is intended to determine the affect of the land use change on the Financially Feasible Highway Plan Map 3A (20-year plus horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit a Traffic Impact Statement (TIS) consistent with Lee County Administrative Code (AC)13-17. See enclosed TIS prepared by David Plummer and Associates

   a. Proposals affecting less than 10 acres, where development parameters are contained within the Traffic Analysis Zone (TAZ) or zones planned population and employment, or where there is no change in allowable density/ intensity, may be eligible for a TIS requirement waiver as outlined in the Lee County TIS Guidelines and AC-13-17. Identification of allowable density/intensity in order to determine socio-economic data for affected TAZ(s) must be coordinated with Lee County Planning staff. Otherwise a calculation of trip generation is required consistent with AC-13-17 and the Lee County TIS Guidelines to determine required components of analysis for:

   i. Total peak hour trip generation less than 50 total trip ends – tripgeneration.

   ii. Total peak hour trip generation from 50 to 300 total trip ends – trip generation, trip distribution and trip assignment (manual or Florida Standard Urban Transportation Modeling Structure (FSUTMS) analysis consistent with AC-13-17 and TIS Guidelines), short-term (5 year) and long-range (to current Lee Plan horizon year) segment LOS analysis of the nearest or abutting arterial and major collector segment(s) identified in the Transportation Inventory based on the trip generation and roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is recommended prior to submittal of the application to discuss use of FSUTMS, any changes to analysis requirements, or a combined CPA and Zoning TIS short term analysis.

   iii. Total peak hour trip generation is over 300 total trip ends - trip generation, mode split, trip distribution and trip assignment (manual or FSUTMS analysis consistent with AC-13-17 and TIS Guidelines), short-term (five-year) and long-range (to current Lee Plan horizon year) segment LOS analysis of arterial and collector segments listed in the Transportation Inventory. LOS analysis will include any portion of roadway segments within an area three miles offset from the boundary of the application legal description metes and bounds survey. LOS analysis will also include any additional segments in the study area based on the roadway segment LOS analysis criteria in AC-13-17. A methodology meeting is required prior to submittal of the application.

   b. Map amendment - greater than 10 acres -Allowable density/intensity will be determined by Lee County Planning staff.

2. **Provide an existing and future conditions analysis for the following (see Policy 95.1.3):**
   a. Sanitary Sewer _____
   b. Potable Water _____
   c. Surface Water/Drainage Basins _____
   d. Parks, Recreation, and Open Space _____
   e. Public Schools _____

Analysis for each of the above should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

a Franchise Area, Basin, or District in which the property is located _____
b Current LOS, and LOS standard of facilities serving the site _____
c Projected 2030 LOS under existing designation _____
d Projected 2030 LOS under proposed designation _____
e Existing infrastructure, if any, in the immediate area with the potential to serve the subject property _____
f Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements _____
g Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water _____

In addition to the above analysis, provide the following for potable water:

a. Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate. See Request Statement
b. Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation._____
c. Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation. _____
d. Include any other water conservation measures that will be applied to the site (see Goal 54). _____

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:

a. Fire protection with adequate response times _____
b. Emergency medical service (EMS) provisions _____
c. Law enforcement _____
d. Solid Waste _____
e. Mass Transit _____
f. Schools _____

In reference to above, the applicant must supply the responding agency with the information from application items 5, 6, and 7 for their evaluation. This application must include the applicant's correspondence/request to the responding agency.

Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed change based upon the following: Please see enclosed Environmental Assessment prepared by Passarella & Associates.

A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

1. A map and description of the soils found on the property (identify the source of the information).
2. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
3. A map delineating the property boundaries on the most recent Flood Insurance Rate Map.
4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archaeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis: _____

1. A map of any historic districts and/or sites listed on the Florida Master Site File which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archaeological sensitivity map for Lee County.

Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Lee Plan Table 1(b) and the total population capacity of the Lee Plan Future Land Use Map. _____
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment or that affect the subject property. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans. _____

State Policy Plan and Regional Policy Plan

List State Policy Plan and Regional Policy Plan goals, strategies and actions, and policies which are relevant to this plan amendment. _____

Justify the proposed amendment based upon sound planning principles

Support all conclusions made in this justification with adequate data and analysis. See Request Statement

Planning Communities/Community Plan Area Requirements

If located within a planning community/community plan area, provide a meeting summary document of the required public informational session [Lee Plan Goal 17].

Sketch and Legal Description

The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

SUBMITTAL REQUIREMENTS

Clearly label all submittal documents with the exhibit name indicated below.

For each map submitted, the applicant will be required to submit a 24"x36" version and 8.5"x11" reduced map for inclusion in public hearing packets.

MINIMUM SUBMITTAL ITEMS (3 Copies)

☐	Completed Application (Exhibit – M1)
☐	Filing Fee (Exhibit – M2)
☐	Disclosure of Interest (Exhibit – M3)
☐	Surrounding Property Owners List, Mailing Labels, and Map For All Parcels Within 500 Feet of the Subject Property (Exhibit – M4)
☐	Future Land Use Map - Existing and Proposed (Exhibit – M5)
☐	Map and Description of Existing Land Uses (Not Designations) of the Subject Property and Surrounding Properties (Exhibit – M6)
☐	Map and Description of Existing Zoning of the Subject Property and Surrounding Properties (Exhibit – M7)
☐	Signed/Sealed Legal Description and Sketch of the Description for Each FLUC Proposed (Exhibit – M8)
☐	Copy of the Deed(s) of the Subject Property (Exhibit – M9)
☐	Aerial Map Showing the Subject Property and Surrounding Properties (Exhibit – M10)
☐	Authorization Letter From the Property Owner(s) Authorizing the Applicant to Represent the Owner (Exhibit – M11)
☐	Lee Plan Analysis (Exhibit – M12)
☐	Environmental Impacts Analysis (Exhibit – M13)
☐	Historic Resources Impact Analysis (Exhibit – M14)
☐	Public Facilities Impacts Analysis (Exhibit – M15)
☐	Traffic Circulation Analysis (Exhibit – M16)
☐	Existing and Future Conditions Analysis - Sanitary Sewer, Potable Water, Surface Water/Drainage Basins, Parks and Rec, Open Space, Public Schools (Exhibit – M17)
☐	Letter of Determination For the Adequacy/Provision of Existing/Proposed Support Facilities - Fire Protection, Emergency Medical Service, Law Enforcement, Solid Waste, Mass Transit, Schools (Exhibit – M18)
☐	State Policy Plan and Regional Policy Plan (Exhibit – M19)
☐	Justification of Proposed Amendment (Exhibit – M20)
☐	Planning Communities/Community Plan Area Requirements (Exhibit – M21)

APPLICANT – PLEASE NOTE:

Once staff has determined the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency hearings, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out to obtain the required copies.

If you have any questions regarding this application, please contact the Planning Section at (239)533-8585.

List of STRAPs

RIVER HALL CPA TO FLUM

#	FOLIO	STRAP	OWNER NAME	STREET NUMBER	STREET NAME	CITY	ZIP	ADDRESS1	CITY	ST	ZIP
1	10538588	3643260300A0700CE	RIVER HALL CC		RIGHT OF WAY	ALVA	33920	1600 W COLONIAL DR	ORLANDO	FL	32804
2	10538684	364326030000K0040	RH VENTURE III LLC	17262	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
3	10538685	364326030000K0050	RH VENTURE III LLC	17266	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
4	10538686	364326030000K0060	RH VENTURE III LLC	17270	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
5	10538687	364326030000K0070	RH VENTURE III LLC	17274	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
6	10538688	364326030000K0080	RH VENTURE III LLC	17278	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
7	10538689	364326030000K0090	RH VENTURE III LLC	17282	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
8	10538690	364326030000K0100	RH VENTURE III LLC	17286	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
9	10538691	364326030000K0110	RH VENTURE III LLC	17290	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
10	10538692	364326030000K0120	RH VENTURE III LLC	17294	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
11	10538693	364326030000K0130	RH VENTURE III LLC	3501	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
12	10538694	364326030000K0140	RH VENTURE III LLC	3505	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
13	10538695	364326030000K0150	RH VENTURE III LLC	3509	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
14	10538696	364326030000K0160	RH VENTURE III LLC	3513	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
15	10538697	364326030000K0170	RH VENTURE III LLC	3517	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
16	10538698	364326030000K0180	RH VENTURE III LLC	3521	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
17	10538699	364326030000K0190	RH VENTURE III LLC	3525	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
18	10538700	364326030000K0200	RH VENTURE III LLC	3529	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
19	10538701	364326030000K0210	RH VENTURE III LLC	3533	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
20	10538702	364326030000K0300	RH VENTURE III LLC		CORNER LOT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
21	10538703	364326030000K0310	RH VENTURE III LLC	17306	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
22	10538704	364326030000K0320	RH VENTURE III LLC	17310	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
23	10538705	364326030000K0330	RH VENTURE III LLC	17314	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
24	10538706	364326030000K0340	RH VENTURE III LLC	17318	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
25	10538707	364326030000K0350	RH VENTURE III LLC	17322	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
26	10538708	364326030000K0360	RH VENTURE III LLC	17326	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
27	10538709	364326030000K0400	RH VENTURE III LLC	17341	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
28	10538710	364326030000K0410	RH VENTURE III LLC	17337	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
29	10538711	364326030000K0420	RH VENTURE III LLC	17333	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
30	10538712	364326030000K0430	RH VENTURE III LLC	17321	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
31	10538713	364326030000K0440	RH VENTURE III LLC	17315	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
32	10538714	364326030000K0450	RH VENTURE III LLC	17311	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
33	10538715	364326030000K0460	RH VENTURE III LLC	17307	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
34	10538716	364326030000K0470	RH VENTURE III LLC	3532	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
35	10538717	364326030000K0480	RH VENTURE III LLC	3528	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
36	10538718	364326030000K0490	RH VENTURE III LLC	3524	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
37	10538719	364326030000K0500	RH VENTURE III LLC	3520	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
38	10538720	364326030000K0510	RH VENTURE III LLC	3516	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
39	10538721	364326030000K0520	RH VENTURE III LLC	3512	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
40	10538722	364326030000K0530	RH VENTURE III LLC	3508	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
41	10538898	364326030000K0010	RH VENTURE III LLC	17250	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
42	10538899	364326030000K0020	RH VENTURE III LLC	17254	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
43	10538900	364326030000K0030	RH VENTURE III LLC	17258	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
44	10538901	364326030000K0220	RH VENTURE III LLC	3537	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
45	10538902	364326030000K0230	RH VENTURE III LLC	3541	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
46	10538903	364326030000K0240	RH VENTURE III LLC	3545	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256

RIVER HALL CPA TO FLUM

#	FOLIO	STRAP	OWNER NAME	STREET NUMBER	STREET NAME	CITY	ZIP	ADDRESS1	CITY	ST	ZIP
47	10538904	364326030000K0250	RH VENTURE III LLC	3549	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
48	10538905	364326030000K0260	RH VENTURE III LLC	3553	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
49	10538906	364326030000K0270	RH VENTURE III LLC	3557	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
50	10538907	364326030000K0280	RH VENTURE III LLC	3561	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
51	10538908	364326030000K0290	RH VENTURE III LLC	3565	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
52	10538909	364326030000K0370	RH VENTURE III LLC	17330	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
53	10538910	364326030000K0380	RH VENTURE III LLC	17334	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
54	10538911	364326030000K0390	RH VENTURE III LLC	17338	ROCKING CHAIR CT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
55	10538912	364326030000K0540	RH VENTURE III LLC	3506	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
56	10538913	364326030000K0550	RH VENTURE III LLC	3502	STORMY CREEK LN	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
57	10538914	364326030000K0560	RH VENTURE III LLC		CORNER LOT	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
58	10538915	364326030000K0570	RH VENTURE III LLC	17304	WALNUT RUN DR	ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
59	10301438	36432600000010000	RH VENTURE II LLC	ACCESS UNDETERMINED		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
60	10601489	354326L3080F10000	RH VENTURE II LLC	HAMPTON LAKES AT RIVER HALL C/E		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
61	10601749	364326L4U32395209	RH VENTURE II LLC	RIVER HALL COUNTRY CLUB C/E		ALVA	33920	7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
62	10601746	354326L4080O500CE	RH VENTURE II LLC	HAMPTON LAKES AT RIVER HALL C/E		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
63	10601747	354326L4080R100CE	RH VENTURE II LLC	RIGHT OF WAY		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
64	10602556	3543260300F010000	RH GOLF LLC / RH VENTURE III, LLC	GOLF COURSE, ALVA				7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
65	10602590	354326L20900G0000	RH GOLF LLC / RH VENTURE III, LLC					7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
66	10558649	27432600000030110	RH VENTURE II LLC	ACCESS UNDETERMINED		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
67	10558650	27432600000030120	RH VENTURE III LLC	ACCESS UNDETERMINED		ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
68	10480285	27432600000030020	RH VENTURE II LLC	2401	RIVER HALL PKWY	ALVA		7807 BAYMEADOWS RD E STE 205	JACKSONVILLE	FL	32256
69	10515546	354326020000A00CE	HAMPTON LAKES AT RIVER HALL					1600 W. COLONIAL DR	ORLANDO	FL	32804

Sunbiz Reports

Disclosure of Interest

Affidavit of Authorization

Detail by Entity Name

Florida Limited Liability Company
GREENPOINTE HOLDINGS, LLC

Filing Information

Document Number	L08000020397
FEI/EIN Number	26-2179423
Date Filed	02/26/2008
Effective Date	02/26/2008
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	05/24/2021
Event Effective Date	NONE

Principal Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Changed: 05/06/2009

Mailing Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Changed: 05/06/2009

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHSSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title PRES

BURR, EDWARD E
7807 BAYMEADOWS ROAD EAST STE 205
JACKSONVILLE, FL 32256

Title Member

BURR, EDWARD E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title VP

MIARS, GRAYDON E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title Manager

Burr, Edward E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2020	03/26/2020
2020	11/09/2020
2021	04/13/2021

Document Images

05/24/2021 -- CORLCRACHG	View image in PDF format
04/13/2021 -- ANNUAL REPORT	View image in PDF format
11/09/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
02/05/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
04/25/2016 -- ANNUAL REPORT	View image in PDF format
11/06/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
04/22/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/05/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
10/31/2013 -- LC Name Change	View image in PDF format
05/04/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
08/14/2012 -- ANNUAL REPORT	View image in PDF format

04/04/2012 -- ANNUAL REPORT	View image in PDF format
03/08/2011 -- ANNUAL REPORT	View image in PDF format
01/27/2010 -- ANNUAL REPORT	View image in PDF format
05/06/2009 -- ANNUAL REPORT	View image in PDF format
02/26/2008 -- Florida Limited Liability	View image in PDF format

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Grady Miars, Vice President of GreenPointe Holdings, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Print Name

**********NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**********
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

ELLEN JOHNSON
MY COMMISSION # GG 323399
EXPIRES: May 28, 2023
Bonded Thru Notary Public Underwriters

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
RH GOLF, LLC

Filing Information

Document Number	L11000050059
FEI/EIN Number	NONE
Date Filed	04/27/2011
Effective Date	04/27/2011
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	05/24/2021
Event Effective Date	NONE

Principal Address

7807 BAYMEADOW ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Mailing Address

7807 BAYMEADOW ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

RH Venture 1, LLC
7807 BAYMEADOW ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title PRES

BURR, EDWARD E
7807 BAYMEADOWS ROAD EAST, #205
JACKSONVILLE, FL 32256

Title VP

MIARS, GRAYDON E
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2019	02/05/2019
2020	03/26/2020
2021	04/15/2021

Document Images

05/24/2021 -- CORLCRACHG	View image in PDF format
04/15/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
02/05/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/17/2016 -- ANNUAL REPORT	View image in PDF format
11/09/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/06/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
04/25/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Grady Miars, Vice President of RH Golf, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Print Name

**********NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**********
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

ELLEN JOHNSON
MY COMMISSION # GG 323399
EXPIRES: May 28, 2023
Bonded Thru Notary Public Underwriters

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
RH VENTURE II, LLC

Filing Information

Document Number	L11000050031
FEI/EIN Number	NONE
Date Filed	04/27/2011
Effective Date	04/27/2011
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	05/24/2021
Event Effective Date	NONE

Principal Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Mailing Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

River Hall Investment Group, LLC
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title President

Burr, Edward E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title VP

MIARS, GRAYDON E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2020	03/26/2020
2020	09/03/2020
2021	04/15/2021

Document Images

05/24/2021 -- CORLCRACHG	View image in PDF format
04/15/2021 -- ANNUAL REPORT	View image in PDF format
09/03/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/17/2016 -- ANNUAL REPORT	View image in PDF format
11/06/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/06/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
05/04/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2013 -- ANNUAL REPORT	View image in PDF format
04/04/2012 -- ANNUAL REPORT	View image in PDF format
04/27/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Grady Miars, Vice President of RH Venture II, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Grayson E. Mikes

Print Name

**********NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**********
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, on 8/16/21 (date) by Grayson E. Mikes (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Signature of Notary Public

ELLEN JOHNSON
MY COMMISSION # GG 323399
EXPIRES: May 28, 2023
Bonded Thru Notary Public Underwriters

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
RH VENTURE III, LLC

Filing Information

Document Number	L12000066889
FEI/EIN Number	N/A
Date Filed	05/17/2012
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	05/24/2021
Event Effective Date	NONE

Principal Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Mailing Address

7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE, FL 32301

Name Changed: 05/24/2021

Address Changed: 05/24/2021

Authorized Person(s) Detail

Name & Address

Title Authorized Member

RH Venture I, LLC
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title PRES

BURR, EDWARD E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Title VP

MIARS, GRAYDON E.
7807 BAYMEADOWS ROAD EAST
SUITE 205
JACKSONVILLE, FL 32256

Annual Reports

Report Year	Filed Date
2019	02/06/2019
2020	03/26/2020
2021	04/15/2021

Document Images

05/24/2021 -- CORLCRACHG	View image in PDF format
04/15/2021 -- ANNUAL REPORT	View image in PDF format
03/26/2020 -- ANNUAL REPORT	View image in PDF format
02/06/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
04/17/2016 -- ANNUAL REPORT	View image in PDF format
11/09/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
02/06/2015 -- ANNUAL REPORT	View image in PDF format
04/22/2014 -- ANNUAL REPORT	View image in PDF format
05/06/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
05/04/2013 -- ANNUAL REPORT	View image in PDF format
05/17/2012 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Grady Miars, Vice President of RH Venture III, LLC, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Property Owner

Print Name

**********NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**********
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

ELLEN JOHNSON
MY COMMISSION # GG 323399
EXPIRES: May 28, 2023
Bonded Thru Notary Public Underwriters

Signature of Notary Public

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
EVERGREEN LIFESTYLES MANAGEMENT, LLC

Filing Information

Document Number	L10000117449
FEI/EIN Number	27-3965426
Date Filed	11/10/2010
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	11/29/2010
Event Effective Date	NONE

Principal Address

2100 S. HIAWASSEE ROAD
ORLANDO, FL 32835

Changed: 07/30/2018

Mailing Address

2100 S. HIAWASSEE ROAD
ORLANDO, FL 32835

Changed: 07/30/2018

Registered Agent Name & Address

Carmickle, Kraig
2100 S. HIAWASSEE ROAD
ORLANDO, FL 32835

Name Changed: 04/09/2020

Address Changed: 07/09/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

OILOFTROP,LLC
2100 S. HIAWASSEE ROAD
ORLANDO, FL 32835

Annual Reports

Report Year	Filed Date
2019	04/04/2019
2020	04/09/2020
2021	06/03/2021

Document Images

06/03/2021 -- ANNUAL REPORT	View image in PDF format
04/09/2020 -- ANNUAL REPORT	View image in PDF format
07/09/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/04/2019 -- ANNUAL REPORT	View image in PDF format
04/16/2018 -- ANNUAL REPORT	View image in PDF format
03/17/2017 -- ANNUAL REPORT	View image in PDF format
04/27/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
04/23/2014 -- ANNUAL REPORT	View image in PDF format
04/15/2013 -- ANNUAL REPORT	View image in PDF format
04/27/2012 -- ANNUAL REPORT	View image in PDF format
02/14/2011 -- ANNUAL REPORT	View image in PDF format
11/29/2010 -- LC Amendment	View image in PDF format
11/10/2010 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
HAMPTON LAKES AT RIVER HALL HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N05000008291
FEI/EIN Number	20-3815882
Date Filed	08/11/2005
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/12/2006
Event Effective Date	NONE

Principal Address

2100 S Hiawassee Rd
Orlando, FL 32835

Changed: 10/05/2020

Mailing Address

2100 S Hiawassee Rd
Orlando, FL 32835

Changed: 10/05/2020

Registered Agent Name & Address

Evergreen Lifestyles Management, LLC
2100 S Hiawassee Rd
Orlando, FL 32835

Name Changed: 10/05/2020

Address Changed: 10/05/2020

Officer/Director Detail

Name & Address

Title PRESIDENT

DURAND, CARLA
2100 S Hiawassee Rd
Orlando, FL 32835

Title Treasurer

NELSON, ROBERT
2100 S Hiawassee Rd
Orlando, FL 32835

Title Secretary

JOHNSON, ELLEN
2100 S Hiawassee Rd
Orlando, FL 32835

Title Director

Block, Dan
2100 S Hiawassee Rd
Orlando, FL 32835

Title Director

Massocco, Tiffany
2100 S Hiawassee Rd
Orlando, FL 32835

Annual Reports

Report Year	Filed Date
2020	06/30/2020
2021	03/09/2021
2021	06/02/2021

Document Images

06/02/2021 -- AMENDED ANNUAL REPORT	View image in PDF format
03/09/2021 -- ANNUAL REPORT	View image in PDF format
10/05/2020 -- AMENDED ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/28/2017 -- ANNUAL REPORT	View image in PDF format
04/12/2016 -- ANNUAL REPORT	View image in PDF format
03/20/2015 -- ANNUAL REPORT	View image in PDF format
03/13/2014 -- ANNUAL REPORT	View image in PDF format
01/16/2013 -- ANNUAL REPORT	View image in PDF format
01/30/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
04/20/2011 -- ANNUAL REPORT	View image in PDF format
02/04/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
04/25/2008 -- ANNUAL REPORT	View image in PDF format
04/24/2007 -- ANNUAL REPORT	View image in PDF format

09/12/2006 -- Amendment	View image in PDF format
04/28/2006 -- ANNUAL REPORT	View image in PDF format
08/12/2005 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Carla Durand, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Carla Durand, President
Property Owner

Carla Durand
Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, on 08/16/2021 (date) by Carla Durand (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Francine M. Villano
Signature of Notary Public

STAMP/SEAL

Notary Public State of Florida
Francine M Villano
My Commission HH 093262
Expires 02/15/2025

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.

Filing Information

Document Number	N05000008293
FEI/EIN Number	20-3815888
Date Filed	08/11/2005
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/12/2006
Event Effective Date	NONE

Principal Address

2100 S Hiawassee Rd
Orlando, FL 32835

Changed: 10/06/2020

Mailing Address

2100 S Hiawassee Rd
Orlando, FL 32835

Changed: 10/06/2020

Registered Agent Name & Address

Evergreen Lifestyles Management, LLC
2100 S Hiawassee Rd
Orlando, FL 32835

Name Changed: 10/06/2020

Address Changed: 10/06/2020

Officer/Director Detail

Name & Address

Title PRESIDENT

DURAND, CARLA
2100 S Hiawassee Rd
Orlando, FL 32835

DISCLOSURE OF INTEREST
AFFIDAVIT

BEFORE ME this day appeared Carla Durand, who, being first duly sworn and deposed says:

1. That I am the record owner, or a legal representative of the record owner, of the property that is located at (See Attached) and is the subject of an Application for zoning action (hereinafter the "Property").

2. That I am familiar with the legal ownership of the Property and have full knowledge of the names of all individuals that have an ownership interest in the Property or a legal entity owning an interest in the Property.

[OPTIONAL PROVISION IF APPLICANT IS CONTRACT PURCHASER: In addition, I am familiar with the individuals that have an ownership interest in the legal entity that is under contract to purchase the Property.]

3. That, unless otherwise specified in paragraph 6 below, no Lee County Employee, County Commissioner, or Hearing Examiner has an Ownership Interest in the Property or any legal entity (Corporation, Company, Partnership, Limited Partnership, Trust, etc.) that has an Ownership Interest in the Property or that has contracted to purchase the Property.

4. That the disclosure identified herein does not include any beneficial Ownership Interest that a Lee County Employee, County Commissioner, or Hearing Examiner may have in any entity registered with the Federal Securities Exchange Commission or registered pursuant to Chapter 517, whose interest is for sale to the general public.

5. That, if the Ownership Interest in the Property changes and results in this affidavit no longer being accurate, the undersigned will file a supplemental Affidavit that identifies the name of any Lee County Employee, County Commissioner, or Hearing Examiner that subsequently acquires an interest in the Property.

6. Disclosure of Interest held by a Lee County Employee, County Commissioner, or Hearing Examiner.

Name and Address	Percentage of Ownership

Under penalty of perjury, I declare that I have read the foregoing and the facts alleged are true to the best of my knowledge and belief.

Carla Durand, President
Property Owner

Carla Durand
Print Name

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of [X] physical presence or [ ] online notarization, on 08/16/2021 (date) by Carla Durand (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Francine M. Villano
Signature of Notary Public

STAMP/SEAL

Notary Public State of Florida
Francine M Villano
My Commission HH 093282
Expires 02/15/2025

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Grady Miars (name), as Vice-President (owner/title) of GreenPointe Holdings, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature

8/16/21
Date

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 16th day of August, 2021 by Grady E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

ELLEN JOHNSON
MY COMMISSION # GG 323399
EXPIRES: May 28, 2023
Bonded Thru Notary Public Underwriters

Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Grady Miars (name), as Vice-President (owner/title) of RH Golf, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

_____ **Signature**

8/18/21
_____ **Date**

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 18th day of August, 2021, by Grayson E Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

ELLEN JOHNSON
MY COMMISSION # GG 323399
EXPIRES: May 28, 2023
Bonded Thru Notary Public Underwriters

Ellen Johnson
Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Grady Miars (name), as Vice-President (owner/title) of RH Venture II, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature _____ Date 8/16/21

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 16th day of August, 20 21, by Grady E. Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

ELLEN JOHNSON
MY COMMISSION # GG 323399
EXPIRES: May 28, 2023
Bonded Thru Notary Public Underwriters

Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Grady Miars (name), as Vice-President (owner/title) of RH Venture III, LLC (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Signature _____ Date 5/11/21

************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 11th day of August, 2021, by Grady Miars (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

ELLEN JOHNSON
MY COMMISSION # GG 323399
EXPIRES: May 28, 2023
Bonded Thru Notary Public Underwriters

Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Carla Durand (name), as President (owner/title) of Hampton Lakes at River Hall Homeowners Association, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Carla Durand
Signature

8/16/21
Date

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th day of August, 2021, by Carla Durand (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Francine M Villano
My Commission HH 093282
Expires 02/15/2025

Francine M Villano
Signature of Notary Public

AFFIDAVIT OF AUTHORIZATION

APPLICATION IS SIGNED BY INDIVIDUAL OWNER, APPLICANT, CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, Carla Durand (name), as President (owner/title) of River Hall Country Club Homeowners Association, Inc. (company/property), swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

Carla Durand
Signature

8/16/21
Date

**************NOTE: NOTARY PUBLIC IS NOT REQUIRED FOR ADMINISTRATIVE APPROVALS**************
ALL OTHER APPLICATION TYPES MUST BE NOTARIZED

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 16th day of August, 2021, by Carla Durand (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Francine M Villano
My Commission HH 093282
Expires 02/15/2025

Francine M. Villano
Signature of Notary Public

Sketch and Legal Descriptions

(SOS TO RURAL)
DESCRIPTION

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

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

PARCEL 1:

A tract or parcel of land being a portion of Tract "A" of the record plat "RIVER HALL COUNTRY CLUB, PHASE ONE" recorded in Instrument No. 2005000153068, Lee County Records, lying in Sections 27 and 34, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:
BEGINNING at the Northwest Corner of said Tract "A" run along the Northerly line of said Tract "A" the following eleven (11) courses: N85°02'56"E for 136.40 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 1,026.00 feet (delta 04°58'05") (chord bearing N87°31'59"E) (chord 88.94 feet) for 88.96 feet to a point of tangency; S89°58'59"E for 44.15 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 726.00 feet (delta 17°17'43") (chord bearing S81°20'07"E) (chord 218.32 feet) for 219.15 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 284.00 feet (delta 49°14'39") (chord bearing N82°41'25"E) (chord 236.65 feet) for 244.09 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 380.00 feet (delta 40°00'56") (chord bearing N78°04'34"E) (chord 260.03 feet) for 265.39 feet to a point of tangency; S81°54'58"E for 212.22 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 340.00 feet (delta 31°27'37") (chord bearing S66°11'10"E) (chord 184.35 feet) for 186.69 feet to a point of tangency; S50°27'22"E for 284.60 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 175.00 feet (delta 31°06'17") (chord bearing S66°00'30"E) (chord 93.84 feet) for 95.00 feet to a point of compound curvature and Easterly along an arc of a curve to the left of radius 300.00 feet (delta 18°53'32") (chord bearing N88°59'36"E) (chord 98.47 feet) for 98.92 feet; thence run S10°27'10"E for 52.61 feet to an intersection with the Southerly line of said Tract "A"; thence run along the Southerly and Westerly line of said Tract "A" the following sixteen (16) courses: S86°31'29"W for 80.17 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 300.00 feet (delta 43°01'09") (chord bearing N71°57'56"W) (chord 219.99 feet) for 225.25 feet to a point of tangency; N50°27'22"W for 226.84 feet to a point of curvature; Northwesterly along an arc of a curve to the left of radius 260.00 feet (delta 31°27'37") (chord bearing N66°11'10"W) (chord 140.98 feet) for 142.76 feet to a point of tangency; N81°54'58"W for 212.22 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 300.00 feet (delta 40°00'56") (chord bearing S78°04'34"W) (chord 205.29 feet) for 209.52 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 364.00 feet (delta 31°56'56") (chord bearing S74°02'33"W) (chord 200.35 feet) for 202.97 feet to a point of tangency; N89°58'59"W for 41.35 feet to a point of curvature; Westerly along an arc of a

DESCRIPTION (CONTINUED)

curve to the left of radius 287.00 feet (delta 12°33'46") (chord bearing S83°44'09"W) (chord 62.80 feet) for 62.93 feet to a point of tangency; S77°27'16"W for 12.39 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 213.00 feet (delta 12°33'45") (chord bearing S83°44'09"W) (chord 46.61 feet) for 46.70 feet; N89°58'59"W for 79.52 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 188.00 feet (delta 09°48'12") (chord bearing N85°04'53"W) (chord 32.13 feet) for 32.17 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 200.00 feet (delta 09°48'12") (chord bearing N85°04'53"W) (chord 34.18 feet) for 34.22 feet to a point of tangency; N89°58'59"W for 261.37 feet and N00°01'01"E for 119.00 feet to the POINT OF BEGINNING.
Containing 3.87 acres, more or less.

PARCEL 2:

A tract or parcel of land being a portion of Tract "F-1" of the record plat of "HAMPTON LAKES AT RIVER HALL SOUTH" recorded in Instrument No. 2021000035440, Lee County Records, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:
BEGINNING at the Northerly Most Corner of said Tract "F-1", run Southeasterly along the Easterly line of said Tract "F-1" along an arc of a curve to the left of radius 360.00 feet (delta 40°02'00") (chord bearing S23°18'48"E) (chord 246.45 feet) for 251.54 feet; thence run S46°40'12"W along a radial line for 80.00 feet to a point on a radial curve and an intersection with the Westerly line of said Tract "F-1"; thence run along the Westerly and Northerly line of said Tract "F-1" the following two (2) courses: Northwesterly along an arc of a curve to the right of radius 440.00 feet (delta 40°02'00") (chord bearing N23°18'48"W) (chord 301.22 feet) for 307.43 feet and N86°42'12"E along a radial line for 80.00 feet to the POINT OF BEGINNING.
Containing 0.51 acres, more or less.

PARCEL 3:

A tract or parcel of land being a portion of Tract "A-2" of the record plat of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514, Lee County Records, Florida, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:
BEGINNING at the Northerly Most Corner of said Tract "A-2", run along the Easterly line of said Tract "A-2" the following five (5) courses: Southerly along an arc of a curve to the left of radius 10.00 feet (delta 85°35'21") (chord bearing S00°39'22"W) (chord 13.59 feet) for 14.94 feet to a point of tangency; S42°08'18"E for 13.15 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 82.00 feet (delta 14°00'46") (chord bearing S35°07'55"E) (chord 20.00 feet) for 20.05 feet to a point of tangency; S28°07'32"E for 59.35 feet to a point of curvature and Southerly along an arc of a curve to the right of radius 275.00 feet (delta 19°29'51") (chord bearing S18°22'37"E) (chord 93.13 feet) for 93.58 feet to the Southerly Most

DESCRIPTION (CONTINUED)

corner of Tract "B-3" of said record plat; thence run S77°44'05"W for 50.10 feet to an intersection with the Westerly line of said Tract "A-2"; thence run along the Westerly and Northerly line of said Tract "A-2" the following seven (7) courses: N08°37'42"W for 3.18 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 225.00 feet (delta 21°01'46") (chord bearing N19°08'35"W) (chord 82.12 feet) for 82.58 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 77.00 feet (delta 28°06'16") (chord bearing N43°42'36"W) (chord 37.39 feet) for 37.77 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 82.00 feet (delta 15°37'25") (chord bearing N49°57'01"W) (chord 22.29 feet) for 22.36 feet to a point of tangency; N42°08'18"W for 6.37 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 10.00 feet (delta 94°24'39") (chord bearing N89°20'38"W) (chord 14.68 feet) for 16.48 feet to a point of cusp and N43°27'03"E for 88.26 feet to the POINT OF BEGINNING.
Containing 0.23 acres, more or less.

PARCEL 4:

A tract or parcel of land being a portion of Tract "A" of the record plat "RIVER HALL COUNTRY CLUB, PHASE ONE" recorded in Instrument No. 2005000153068, Lee County Records, lying in Section 35, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:
BEGINNING at the Southwest corner of Tract "C-2" of said record plat, run along the Northerly line of said Tract "A" the following three (3) courses: Southeasterly along an arc of a curve to the right of radius 590.00 feet (delta 77°41'27") (chord bearing S65°29'33"E) (chord 740.12 feet) for 800.02 feet to a point of tangency; S26°38'49"E for 433.02 feet to a point of curvature and Southeasterly along an arc of a curve to the left of radius 960.00 feet (delta 03°43'55") (chord bearing S28°30'47"E) (chord 62.52 feet) for 62.53 feet; thence run S63°21'11"W along a non-tangent line for 80.16 feet to a point on a non-tangent curve and an intersection with the Southerly line of said Tract "A"; thence run along said Southerly line the following three (3) courses: Northwesterly along an arc of a curve to the right of radius 1,040.00 feet (delta 03°26'40") (chord bearing N28°22'09"W) (chord 62.51 feet) for 62.52 feet to a point of tangency; N26°38'49"W for 433.02 feet to a point of curvature and Northwesterly along an arc of a curve to the left of radius 510.00 feet (delta 77°41'27") (chord bearing N65°29'33"W) (chord 639.76 feet) for 691.54 feet; thence run N14°20'16"W along a radial line for 80.00 feet to the POINT OF BEGINNING.
Containing 2.28 acres, more or less.

PARCEL 5:

A tract or parcel of land being a portion of Tract "A" of the record plat "RIVER HALL COUNTRY CLUB, PHASE ONE" recorded in Instrument No. 2005000153068 and being a portion of Tracts "A-7" and "A-8" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514 both

DESCRIPTION (CONTINUED)

of the Public Records of Lee County, Florida, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southerly Most corner of Tract "D-11" of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO", run along the Northerly line of said Tract "A-8" the following two (2) courses: Easterly along an arc of a curve to the right of radius 215.00 feet (delta 04°14'04") (chord bearing N83°33'30"E) (chord 15.89 feet) for 15.89 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the left of radius 10.00 feet (delta 98°59'46") (chord bearing N36°10'39"E) (chord 15.21 feet) for 17.28 feet to a point of compound curvature and an intersection with the Westerly line of said Tract "A"; thence run Northwesterly along said Westerly line along an arc of a curve to the left of radius 770.00 feet (delta 24°14'07") (chord bearing N25°26'18"W) (chord 323.27 feet) for 325.70 feet; thence run N52°26'39"E along a radial line for 80.00 feet to a point on a radial curve and an intersection with the Easterly line of said Tract "A"; thence run along said Easterly line Southerly along an arc of a curve to the right of radius 850.00 feet (delta 38°01'30") (chord bearing S18°32'36"E) (chord 553.82 feet) for 564.11 feet to a point of tangency; thence run S00°28'09"W along said Easterly line and continuing along the Easterly line of said Tract "A-7" for 292.49 feet; thence run N89°31'51"W for 80.00 feet to an intersection with the Westerly line of said Tract "A-7"; thence run N00°28'09"E along said Westerly line and continuing along the Westerly line of said Tract "A" for 292.49 feet to a point of curvature; thence run Northerly along said Westerly ling along an arc of a curve to the left of radius 770.00 feet (delta 06°48'29") (chord bearing N02°56'05"W) (chord 91.44 feet) for 91.49 feet to a point of compound curvature and an intersection with the Southerly line of said Tract "A-8"; thence run along said Southerly line the following two (2) courses: Northwesterly along an arc of a curve to the left of radius 10.00 feet (delta 87°49'13") (chord bearing N50°14'56"W) (chord 13.87 feet) for 15.33 feet to a point of reverse curvature and Westerly along an arc of a curve to the right of radius 215.00 feet (delta 04°07'59") (chord bearing S87°54'27"W) (chord 15.51 feet) for 15.51 feet; thence run N11°47'05"W along a non-tangent for 71.54 feet to the POINT OF BEGINNING.
Containing 1.57 acres, more or less.

PARCEL 6:

A tract or parcel of land being all of Lots 1 through 12, Block "K" and a portion of Tract "A-7" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO", recorded in Instrument No. 2006000409514, Lee County Records, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:

BEGINNING at the Southerly Most Corner of said Lot 12, Block "K" run along the Southerly, Westerly and Northerly line of said Lots 1 through 12, Block "K", the following eight (8) courses: Westerly along an arc of a curve to the left of radius 78.00 feet (delta 23°31'31") (chord bearing N77°46'05"W) (chord 31.80 feet) for 32.03 feet to a point of tangency; N89°31'51"W for 674.04 feet; S82°57'31"W for

DESCRIPTION (CONTINUED)

70.81 feet; N89°31'51"W for 70.20 feet; N00°28'09"E for 135.51 feet to a point on a non-tangent curve; Easterly along an arc of a curve to the left of radius 215.00 feet (delta 10°39'19") (chord bearing N82°19'44"E) (chord 39.93 feet) for 39.98 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 185.00 feet (delta 13°28'05") (chord bearing N83°44'07"E) (chord 43.39 feet) for 43.49 feet to a point of tangency and S89°31'51"E for 684.37 feet to a point on a non-tangent curve; thence run Easterly along an arc of a curve to the left of radius 307.36 feet (delta 25°13'30") (chord bearing N76°38'20"E) (chord 134.23 feet) for 135.32 feet to an intersection with the Northerly prolongation of the Easterly line of said Lot 12; thence run S16°53'30"W along said prolongation and continuing along said Easterly line for 183.04 feet to the POINT OF BEGINNING.
Containing 2.77 acres, more or less.

PARCEL 7:

A tract or parcel of land being all of Lots 56 and 57, Block "K" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO", recorded in Instrument No. 2006000409514, Lee County Records, lying in Section 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows:
BEGINNING at the Northerly Most Corner of said Lot 57, Block "K" run along the Northerly, Easterly, Southerly and Westerly line of said Lots 56 and 57, Block "K", the following eight (8) courses: S69°21'00"E for 140.00 feet; S01°16'06"W for 12.46 feet; S02°11'01"E for 103.61 feet; S71°47'24"W for 15.08 feet; N85°32'00"W for 30.82 feet; S76°13'30"W for 158.97 feet; N31°43'22"W for 60.88 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 20.00 feet (delta 82°49'09") (chord bearing N09°41'13"E) (chord 26.46 feet) for 28.91 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the left of radius 300.00 feet (delta 30°26'47") (chord bearing N35°52'24"E) (chord 157.55 feet) for 159.42 feet to the POINT OF BEGINNING.
Containing 0.71 acres, more or less.

PARCELS 1 THRU 7 together contain 11.94 acres, more or less

Bearings hereinabove mentioned are State Plane for the Florida West Zone (1983/NSRS 2011) and are based on the East line of Southeast Quarter of Section 34 to bear N00°59'34"W.

Digitally signed by Scott A. Wheeler, PSM
Date: 2022.03.10 '14:34:08 -05'00

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

L:\23898 - River Hall PLANNING\SURVEY\DESCRIPTIONS\SKETCH\23898SK01_SOS TO RURAL.doc

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.

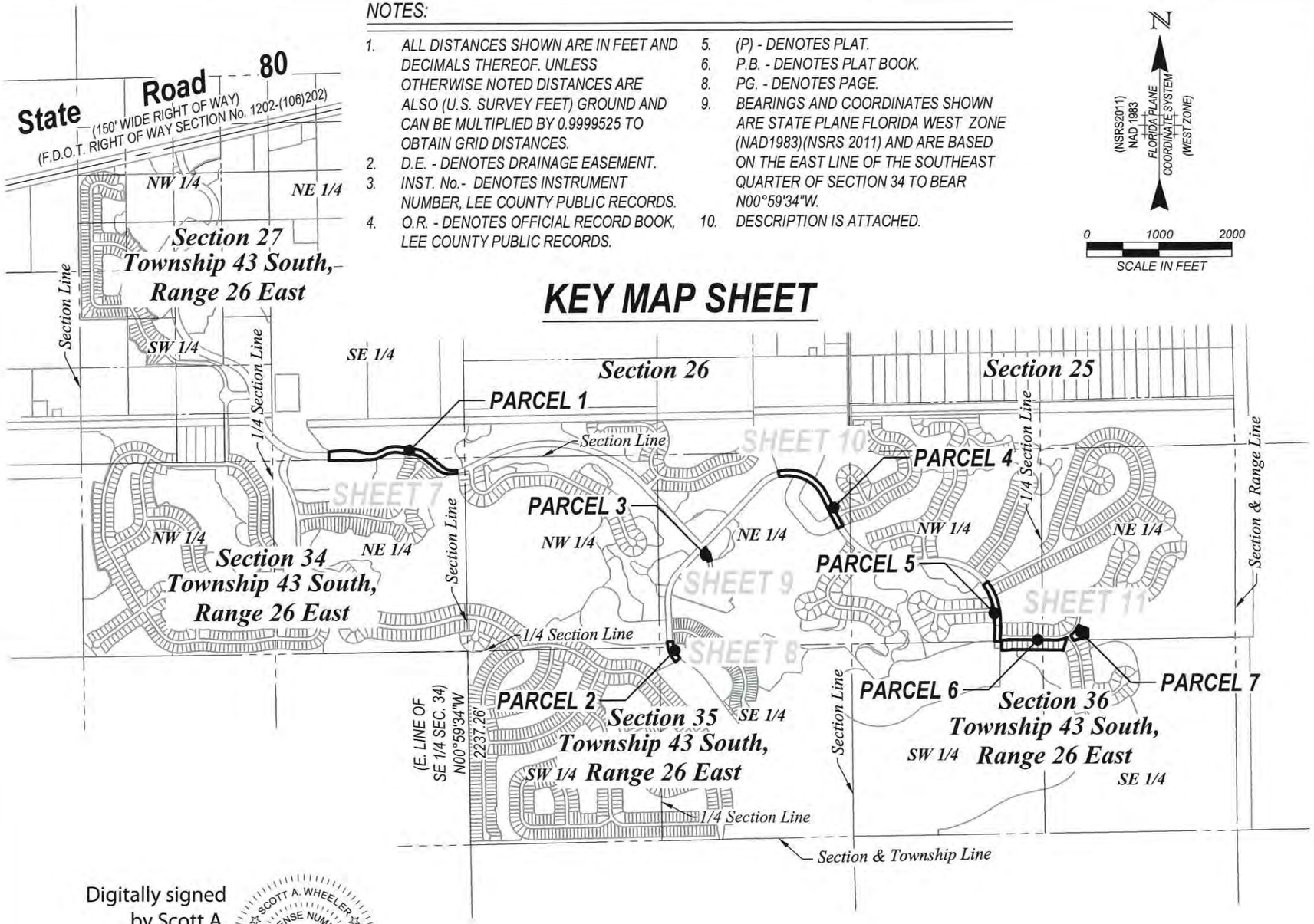
N

(NSRS2011) NAD 1983 FLORIDA PLANE COORDINATE SYSTEM (WEST ZONE)

0 1000 2000

SCALE IN FEET

KEY MAP SHEET



Digitally signed by Scott A. Wheeler, PSM
Date: 2022.03.10 '14:34:26 -05'00

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

DATE SIGNED:

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

SOS TO RURAL

THIS IS NOT A SURVEY

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

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

PROJECT SURVEYOR

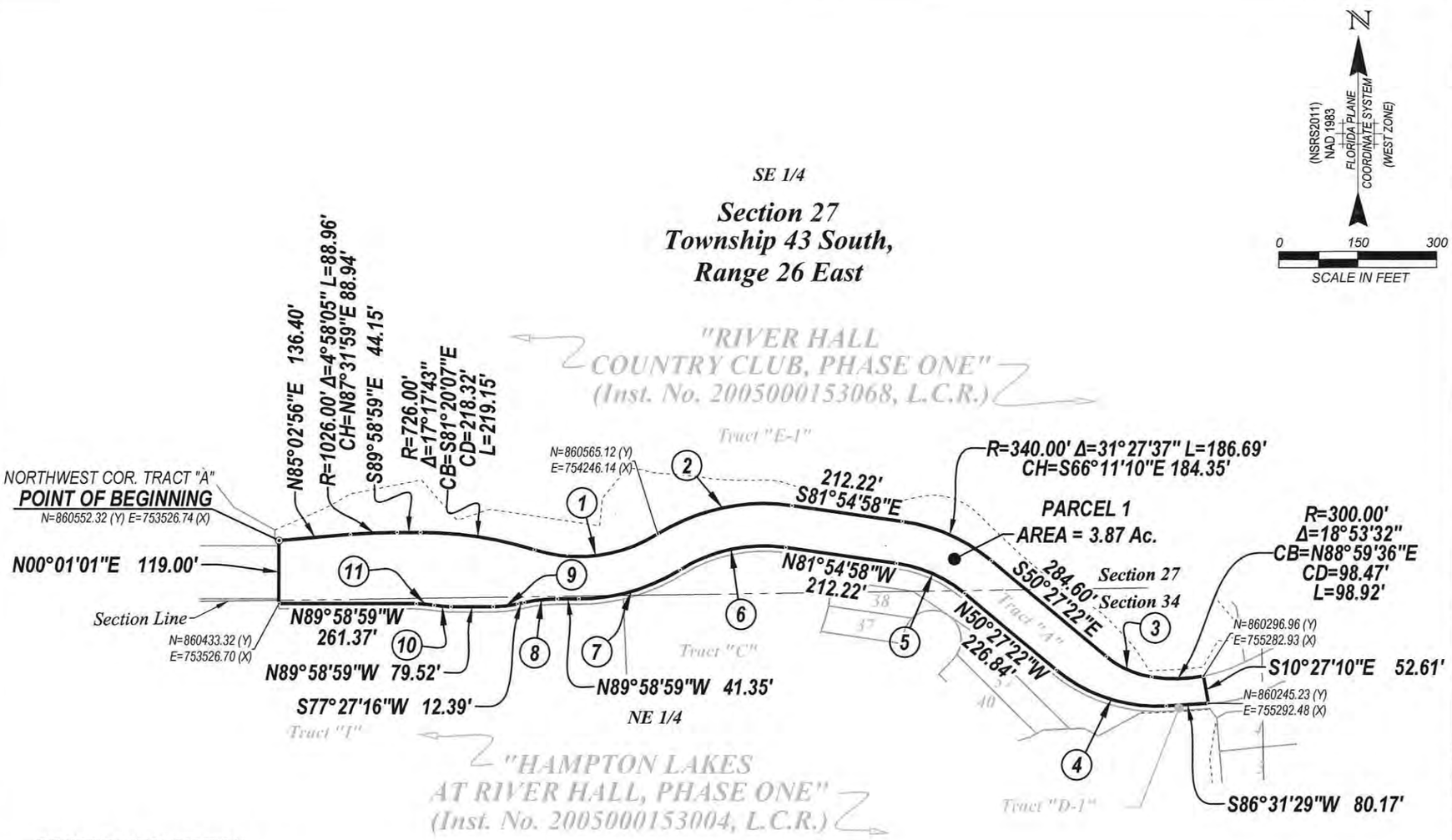
SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23898SK01.DWG
LAYOUT	6
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	THU. 3-10-2022 - 2:26 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	
PLAN REVISIONS	
03-10-2022	ADD COORDINATES
STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	6 OF 11



COURSE INFORMATION

1. R=284.00' Δ=49°14'39" L=244.09' CH=N82°41'25"E 236.65'
2. R=380.00' Δ=40°00'56" L=265.39' CH=N78°04'34"E 260.03'
3. R=175.00' Δ=31°06'17" L=95.00' CH=S66°00'30"E 93.84'
4. R=300.00' Δ=43°01'09" L=225.25' CH=N71°57'56"W 219.99'
5. R=260.00' Δ=31°27'37" L=142.76' CH=N66°11'10"W 140.98'
6. R=300.00' Δ=40°00'56" L=209.52' CH=S78°04'34"W 205.29'
7. R=364.00' Δ=31°56'56" L=202.97' CH=S74°02'33"W 200.35'
8. R=287.00' Δ=12°33'46" L=62.93' CH=S83°44'09"W 62.80'
9. R=213.00' Δ=12°33'45" L=46.70' CH=S83°44'09"W 46.61'
10. R=188.00' Δ=9°48'12" L=32.17' CH=N85°04'53"W 32.13'
11. R=200.00' Δ=9°48'12" L=34.22' CH=N85°04'53"W 34.18'

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

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

PROJECT SURVEYOR

SCOTT A. WHEELER, LICENSE NUMBER 5949, STATE OF FLORIDA, PROFESSIONAL SURVEYOR AND MAPPER

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

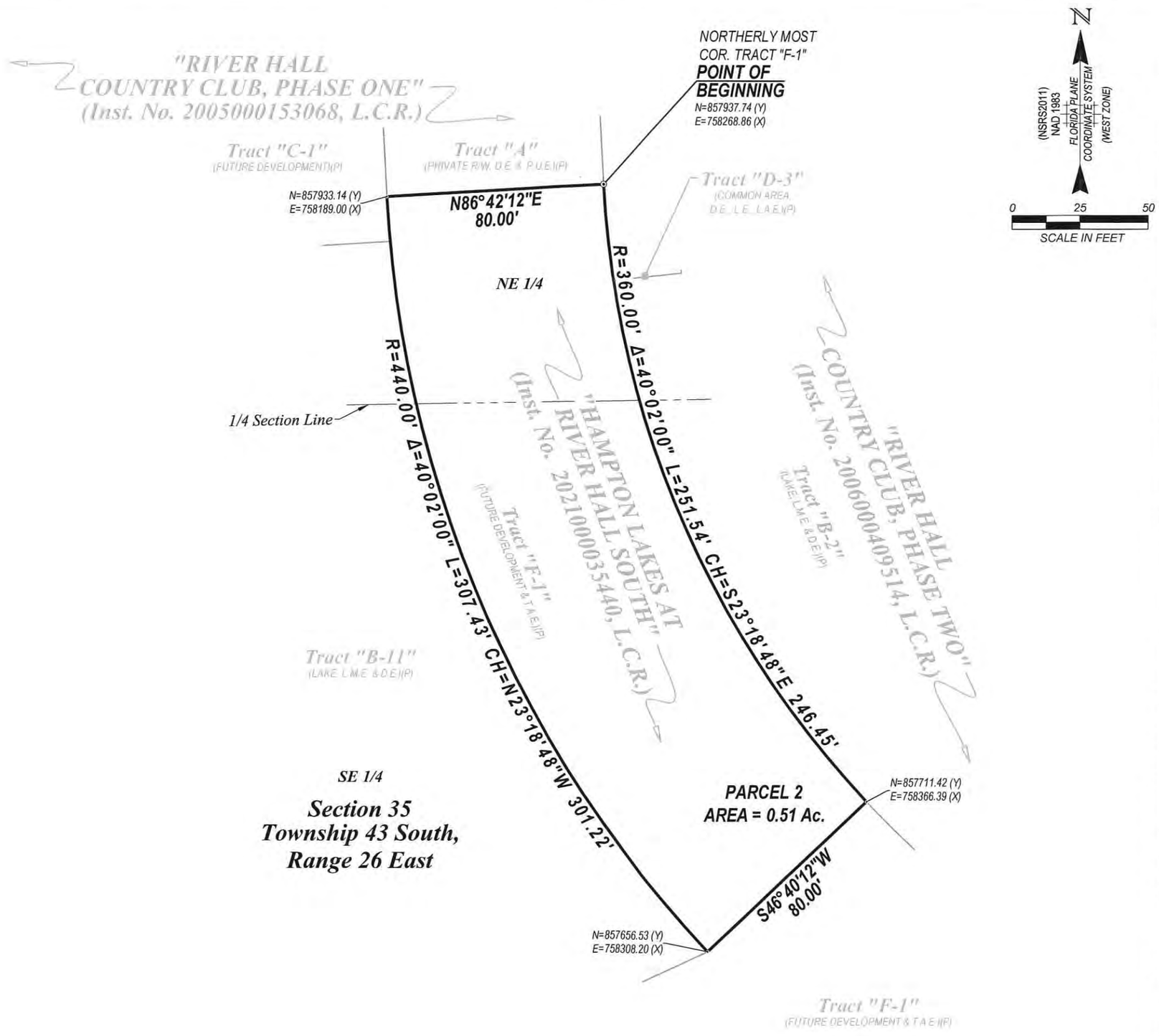
FILE NAME	23898SK01.DWG
LAYOUT	7
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	THU. 3-10-2022 - 2:27 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=300'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO:	SHEET NUMBER
23898 27-43-26	7 OF 11



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

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

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23898SK01.DWG
LAYOUT	8
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	THU, 3-10-2022 - 2:26 PM
PLOT BY	PETER OLSEN

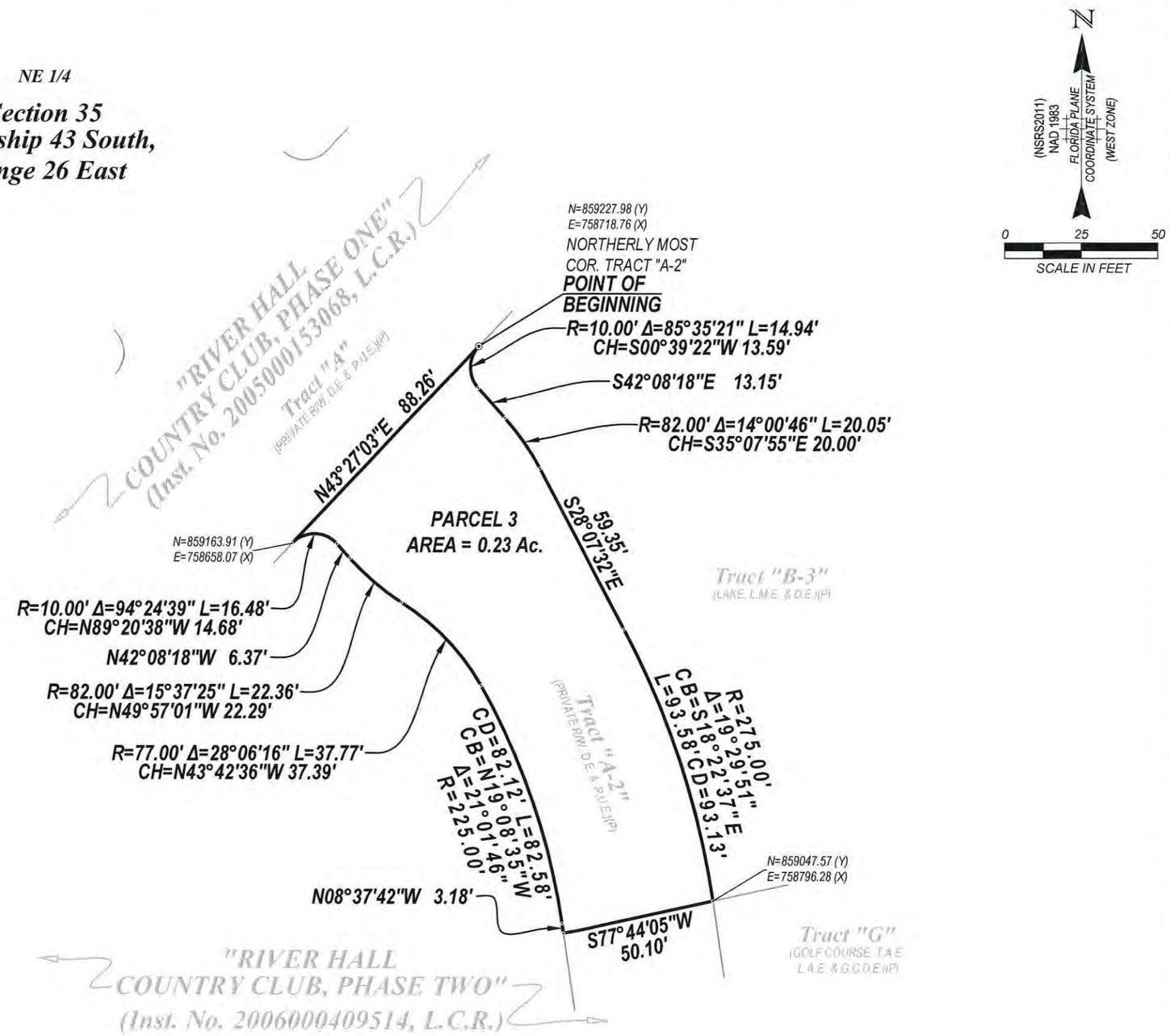
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	8 OF 11



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

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

PROJECT SURVEYOR

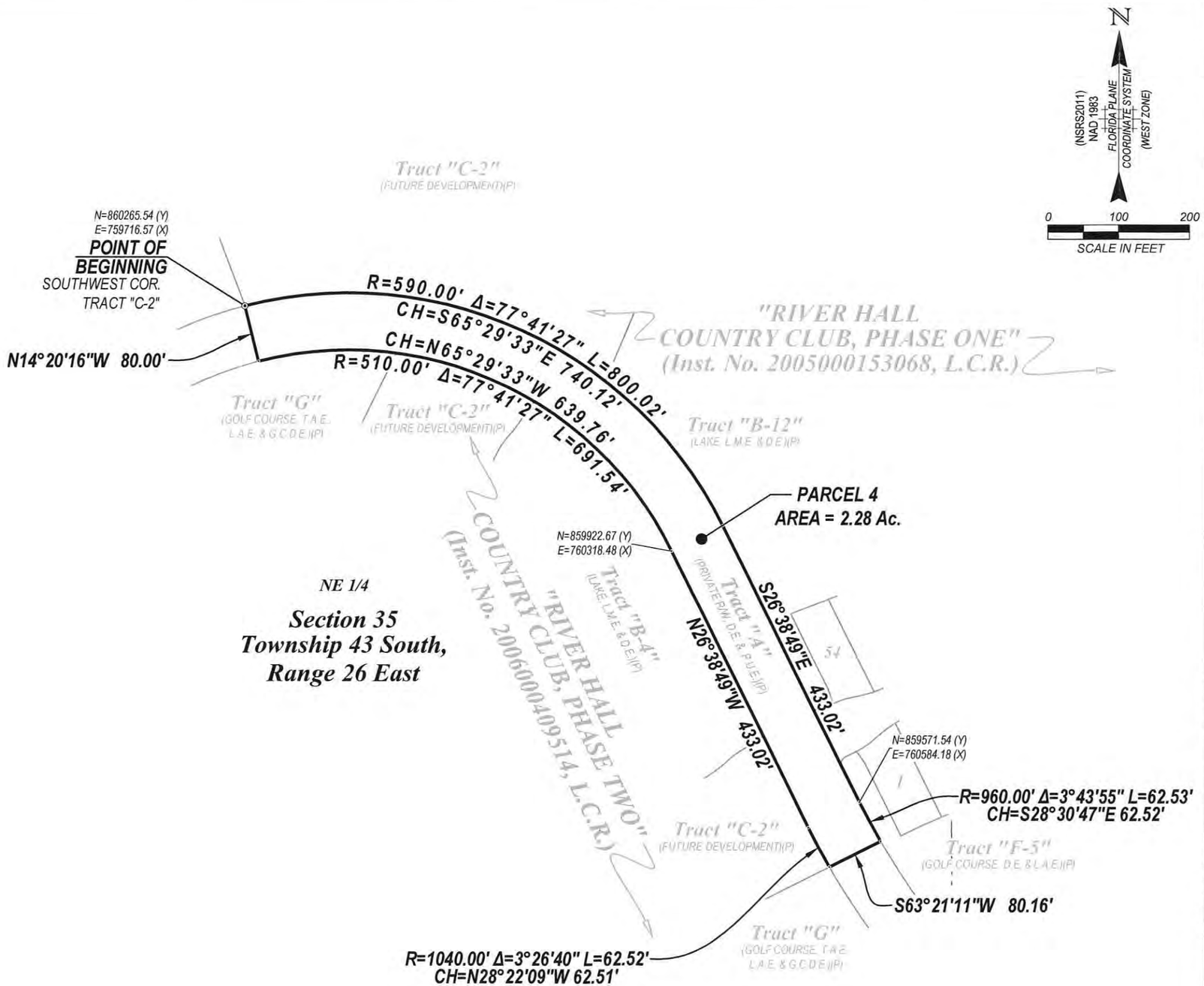
SCOTT A. WHEELER, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NUMBER 5949, STATE OF FLORIDA

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

FILE NAME	23898SK01.DWG
LAYOUT	9
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	THU, 3-10-2022 - 2:28 PM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FIELD BOOK	
PLAN REVISIONS	
STRAP NUMBERS	

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	9 OF 11



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

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

PROJECT SURVEYOR

SCOTT A. WHEELER, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5949
STATE OF FLORIDA

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

FILE NAME	23898SK01.DWG
LAYOUT	10
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	THU. 3-10-2022 - 2:29 PM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

PLAN REVISIONS

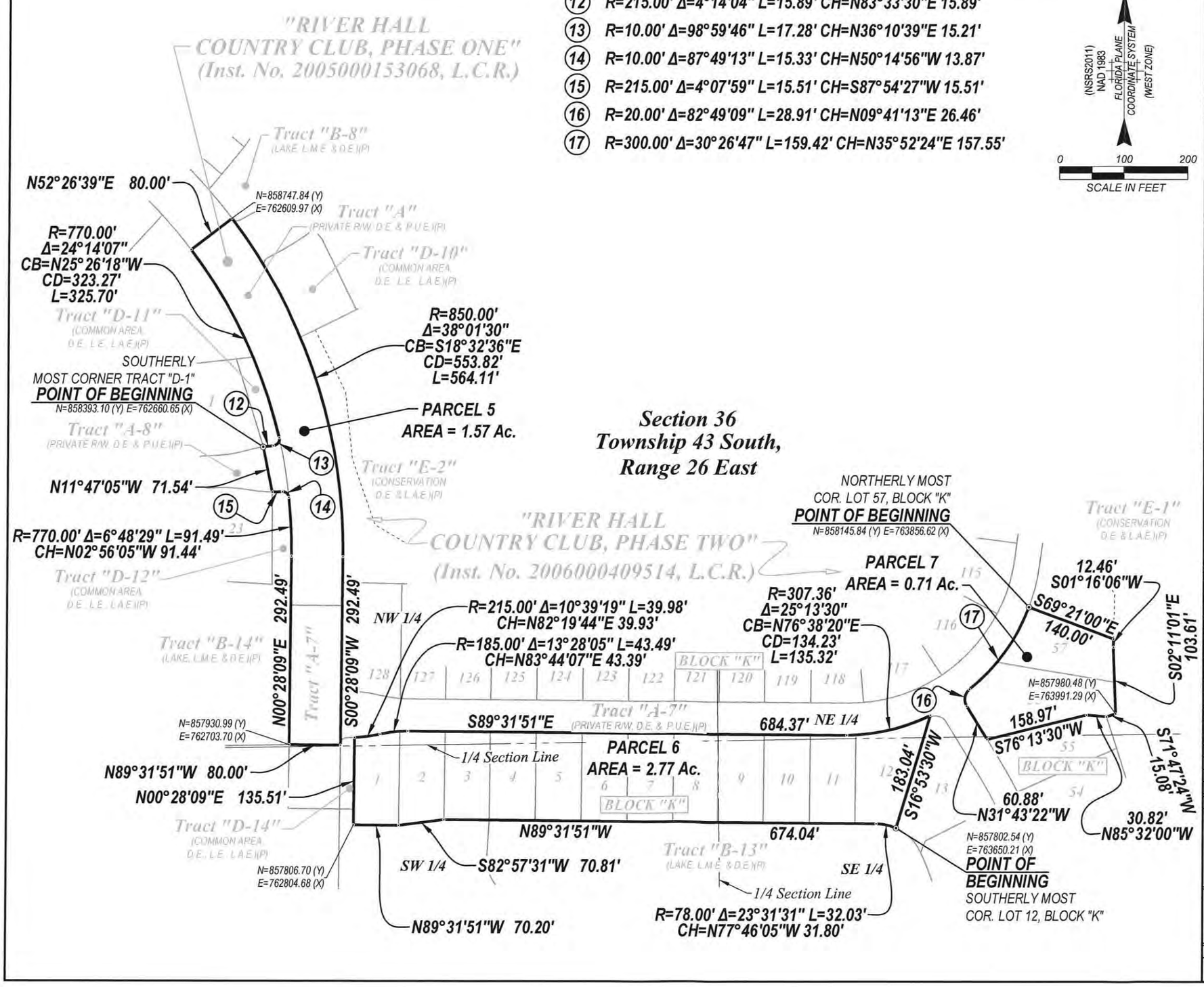
STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	10 OF 11

COURSE INFORMATION

(12) R=215.00' Δ=4°14'04" L=15.89' CH=N83°33'30"E 15.89'
(13) R=10.00' Δ=98°59'46" L=17.28' CH=N36°10'39"E 15.21'
(14) R=10.00' Δ=87°49'13" L=15.33' CH=N50°14'56"W 13.87'
(15) R=215.00' Δ=4°07'59" L=15.51' CH=S87°54'27"W 15.51'
(16) R=20.00' Δ=82°49'09" L=28.91' CH=N09°41'13"E 26.46'
(17) R=300.00' Δ=30°26'47" L=159.42' CH=N35°52'24"E 157.55'



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

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

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

FILE NAME	23898SK01.DWG
LAYOUT	11
LOCATION	J:\23898\DWG\SURVEYING\SKETCH\
PLOT DATE	THU, 3-10-2022 - 2:30 PM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	09-01-2021
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=200'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23898 27-43-26	11 OF 11

Deeds

INSTR # 2011000112449, Doc Type D, Pages 5, Recorded 05/12/2011 at 12:38 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $44.00 Deputy Clerk PSMITH

44.70

Consideration: $10.00
Doc Stamps: $.70

Prepared by and after
recording return to:

Donna J. Feldman, Esq.
DONNA J. FELDMAN, P.A.
19321-C U.S. Highway 19 North
Suite 600
Clearwater, Florida 33764

Parcel Tax ID#: Multiple
Grantee's Taxpayer ID#:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 5th day of May, 2011, by **RH VENTURE I, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation ("**Grantee**"), whose address is 1600 W. Colonial Drive, Orlando, Florida 32804.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Lee County, Florida ("**Property**"):

> That certain real property which is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances, except taxes for the year 2011 and subsequent years, and easements, covenants, conditions, restrictions, reservations and other matters of record.

And Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other.

THIS IS A CONVEYANCE BY GRANTOR, AS THE DEVELOPER, OF COMMON AREA PROPERTIES TO GRANTEE, AS THE HOMEOWNERS ASSOCIATION. ONLY NOMINAL CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY NOMINAL DOCUMENTARY TRANSFER TAXES ARE DUE.

Grantee does hereby take title to the Property subject to the following covenants, agreements, obligations and restrictions, which shall be binding upon Grantee and all successors and assigns of Grantee:

The Property is being conveyed to Grantee as Common Area (as defined in the Declaration (as defined below)) within the River Hall County Club, Phase One and River Hall Country Club, Phase Two residential communities (collectively the "**Community**"), for the benefit of Grantee's members, and shall be maintained by Grantee and used for ingress, egress, utility and drainage purposes, and/or for such other use as has been designated on the applicable plats of the Property referred to on Exhibit "A" of this Special Warranty Deed.

This conveyance is subject to the covenants, conditions, restrictions and easements as set forth in the Declaration of Covenants and Restrictions for River Hall Country Club, recorded as Instrument # 2005000153067, of the Public Records of Lee County, Florida, as thereafter and hereafter amended and supplemented from time to time (collectively, the "**Declaration**"), and subject to the applicable plats.

Grantee, as the Association (as defined in the Declaration) for the Community and owner of the Property, agrees to fully cooperate with Grantor in Grantor's development efforts and needs, including, but not limited to, (a) executing any instruments, applications, petitions or plats that may be needed for the development of the Community; (b) executing any and all deeds, easements or other legal documents necessary to effect a change in the peripheral boundaries of any portion of the Property in connection with development of the Community; and (c) granting temporary or permanent easements appurtenant to the land constituting the Community over, across and through the Property in favor of Grantor, Lee County, the City, or other governmental agencies, for ingress, egress, drainage, mitigation, utilities or any other purposes not inconsistent with the use of such portion of the Property as specified herein, in the Declaration and/or on the applicable plats. In that regard, Grantor hereby reserves such easement and licenses as Grantor may deem reasonably necessary, from time to time, in connection with the development of the Community to enter upon the Property, and to construct, install, modify, or expand any improvements located within portions of the Property for purposes of completing development in the Community, and not otherwise inconsistent with the use of the Property as designated herein, in the Declaration and/or on the plats.

[*Signatures on following page.*]

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

GRANTOR:

Witnesses:

RH VENTURE I, LLC,
a Florida limited liability company

Printed Name: E. Wilson

By: Graydon E. Miars, Vice President

Printed Name: Donna J. Feldman

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of May, 2011, by Graydon E. Miars, as Vice President of RH Venture I, LLC, a Florida limited liability company, on behalf of the company, *(check one)* /X/ who is personally known to me or /___/who has produced a _____ as identification.

DONNA JILL FELDMAN
MY COMMISSION # EE032671
EXPIRES October 05, 2014
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC, State of Florida
My Commission Expires:
Affix Seal:

GRANTEE:

Witnesses:

RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

Printed Name: E. L. Wilson

By: _____
Graydon E. Miars, President

Printed Name: Donna J. Feldman

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of May, 2011, by Graydon E. Miars, President of River Hall Country Club Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, *(check one)* /X/ who is personally known to me or /___/who has produced a _____ as identification.

DONNA JILL FELDMAN
MY COMMISSION # EE032671
EXPIRES October 05, 2014
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC, State of Florida
My Commission Expires:
Affix Seal:

EXHIBIT "A"

Tract "A," of RIVER HALL COUNTRY CLUB, PHASE ONE, according to the plat thereof, recorded as Instrument Number 2005000153068, of the Public Records of Lee County, Florida; and

Tracts "A-1," "A-2," "A-3," "A-4," "A-5," "A-6," "A-7," "A-8," of RIVER HALL COUNTRY CLUB, PHASE TWO, according to the plat thereof, recorded as Instrument Number 2006000409514, of the Public Records of Lee County, Florida.

INSTR # 2011000112448, Doc Type D, Pages 7, Recorded 05/12/2011 at 12:38 PM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $61.00 Deputy Clerk PSMITH

61.70

Consideration: $-0-
Doc Stamps: $ .70

Prepared by and after
recording return to:

Donna J. Feldman, Esq.
DONNA J. FELDMAN, P.A.
19321-C U.S. Highway 19 North
Suite 600
Clearwater, Florida 33764

Parcel Tax ID#: Multiple
Grantee's Taxpayer ID#:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 5th day of May, 2011, by **RH VENTURE I, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **RH VENTURE II, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Lee County, Florida ("**Property**"):

> That certain real property which is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances, except taxes for the years 2008 and subsequent years, and easements, covenants, conditions, restrictions, reservations and other matters of record.

And Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other.

This conveyance is a transfer of unencumbered property from one limited liability company to another limited liability company, where both companies are wholly owned in equal shares by the same member(s). Therefore, the beneficial ownership in the property remains identical after this conveyance, and on the basis of Crescent Miami Center v. Department of Revenue, 903 So. 2d 913 (Fla. 2005) and Department of Revenue Technical Assistance Advisory No. 05B4-004 (June 23, 2005), only minimum documentary stamp taxes under Section 201.02, Florida Statues ($.70) are due on this conveyance.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

GRANTOR:

Witnesses:

RH VENTURE I, LLC,
a Florida limited liability company

Printed Name: _____

By: _____
Graydon E. Miars, Vice President

Printed Name: Donna J. Feldman

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5th day of May, 2011, by Graydon E. Miars, as Vice President of RH Venture I, LLC, a Florida limited liability company, on behalf of the company, *(check one)* /X/ who is personally known to me or /___/who has produced a _____ as identification.

DONNA JILL FELDMAN
MY COMMISSION # EE032671
EXPIRES October 05, 2014
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC, State of Florida
My Commission Expires:
Affix Seal:

EXHIBIT "A"

TRACT "C-2," OF RIVER HALL COUNTRY CLUB, PHASE ONE, ACCORDING TO THE PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2005000153068, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA;

AND

TRACT "C-2," OF RIVER HALL COUNTRY CLUB, PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2006000409514, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

TOGETHER WITH

A tract or parcel of land lying in Section 35, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows

Beginning at the Southeast corner of said Section 35 run S88°54'06"W along the South line of said Section 35 for 2,569 55 feet to an intersection with Easterly line of lands described in deed recorded in Official Record Book 4429, at Page 2959, Lee County Records, thence run the following eleven courses along said Easterly line N01°05'54"W for 37 91 feet to a point on a non-tangent curve, northeasterly along an arc of curve to the left of radius 260 00 feet (delta 91°01'29") (chord bearing N43°23'21"E) (chord 370 97 feet) for 413 06 feet to a point of tangency, N02°07'23"W for 78 82 feet to a point of curvature, northerly along an arc of curve to the left of radius 260 00 feet (delta 31°56'27") (chord bearing N18°05'37"W)(chord 143 07 feet) for 144 94 feet to a point of tangency, N34°03'50"W for 230 14 feet to a point of curvature, northerly along an arc of curve to the right of radius 340 00 feet (delta 31°31'00") (chord bearing N18°18'20"W)(chord 184 67 feet) for 187 02 feet to a point of tangency, N02°32'50"W for 159 42 feet to a point of curvature, northerly along an arc of curve to the left of radius 660 00 feet (delta 22°22'21") (chord bearing N13°44'00"W)(chord 256 08 feet) for 257 71 feet to a point of tangency, N24°55'11"W for 289 32 feet to a point of curvature, northerly along an arc of curve to the right of radius 540 00 feet (delta 24°55'08") (chord bearing N12°27'37"W)(chord 233 01 feet) for 234 86 feet to a point of tangency and N00°00'03"W for 71 26 feet to an intersection with the Southerly line of the record plat of Hampton Lakes at River Hall, Phase Two, as recorded in Instrument Number 2007000059747, Lee County Records, thence run the following eleven courses along the Southerly, Easterly and Northerly line of said record plat S80°33'58"E for 35 84 feet, S32°18'12"E for 193 40 feet to a point on a non-tangent curve, northeasterly along an arc of curve to the left of radius 425.00 feet (delta 03°51'06") (chord bearing N55°46'15"E) (chord 28 56 feet) for 28 57 feet, S24°20'50"E for 153 39 feet to a point on a non-tangent curve, northeasterly along an arc of curve to the left of radius 576 00 feet (delta 01°29'33") (chord bearing N56°13'22"E) (chord 15 00 feet) for 15 00 feet to a point of reverse curvature; easterly along an arc of curve to the right of radius 35 00 feet (delta 81°53'39") (chord bearing S83°34'35"E) (chord 45 88 feet) for 50 03 feet to a point of tangency, S42°37'45"E for 15 70 feet, N47°22'15"E for 151 00 feet, N45°49'31"E for 50 02 feet, N47°22'15"E for 136 00 feet and N42°37'45"W for 722 03 feet to an intersection with the Southerly line of the record plat of River Hall Country Club, Phase One, as recorded in Instrument Number 2005000153068, Lee County Records, thence run the following three courses along the Southerly line of said record plat N65°12'55"E for 304 89 feet to a point on a non-tangent curve, northwesterly along an arc of curve to the right of radius 440 00 feet (delta 40°02'00") (chord bearing N23°18'48"W) (chord 301 22 feet) for 307 43 feet and N86°42'12"E along a non-tangent line for 80 00 feet to a point on a non-tangent curve and an intersection with the Southerly line of the record plat of River Hall Country Club, Phase Two, as recorded in Instrument Number 2006000409514, Lee County Records, thence run the following twelve courses along the Southerly line of said record plat southeasterly along an arc of curve to the left of radius 360 00 feet (delta 58°01'05") (chord bearing S32°18'21"E) (chord 349 16 feet) for 364 54 feet to a point of reverse curvature, southeasterly along an arc of curve to the right of radius 840 00 feet (delta 25°16'08") (chord bearing S48°40'49"E) (chord 367 47 feet) for 370 46 feet to a point of tangency, S36°02'45"E for 587 54 feet to a point of curvature, southeasterly along an arc of curve to the left of radius 910 00 feet (delta 08°53'51") (chord bearing S40°29'40"E)(chord 141 17 feet) for 141 31 feet, N41°50'37"E for 153 51 feet to a point of curvature, northerly along an arc of curve to the left of radius 617 00 feet (delta 58°16'05") (chord bearing N12°42'35"E)(chord 600 78 feet) for 627 47 feet to a point of reverse curvature, northeasterly along an arc of curve to the right of radius 80 00 feet (delta 80°21'13") (chord bearing N23°45'09"E) (chord 103 22 feet) for 112 19 feet to a point of reverse curvature, northerly along an arc of curve to the left of radius 199 00 feet (delta 120°43'26") (chord bearing N03°34'02"E) (chord 345 93 feet) for 419 30 feet, N33°12'19"E along a non-tangent line for 103 92 feet, S69°21'19"E for 585 07 feet to a point of curvature, easterly along an arc of curve to the left of radius 175 00 feet (delta 23°42'43") (chord bearing S81°12'40"E)(chord 71 91 feet) for 72 42 feet to a point of tangency, N86°55'59"E for 507 21 feet and S42°30'21"E for 130 55 feet to an intersection with the East line of said Section 35, thence run S00°43'38"E along said East line for 2,497 08 feet to the POINT OF BEGINNING

TOGETHER WITH

All of Section 36, Township 43 South, Range 26 East, Lee County, Florida

Less and Except the portion of the following described record plats which lie in said Section 36:

RIVER HALL COUNTRY CLUB, PHASE ONE as recorded in Instrument Number 2005000153068, Lee County Records

RIVER HALL COUNTRY CLUB, PHASE TWO as recorded in Instrument Number 20060000409514, Lee County Records

TOGETHER WITH

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:
Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 763.79 feet to an intersection with the Southerly right of way line of State Road 80, (F.D.O.T. right of way map, section 1202-(106)202) (150 feet wide); thence run S77°10'14"W along said Southerly right of way line for 1,214.92 feet to an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records, thence run the following two courses along said Easterly right of way line: S12°49'46"E for 146.41 feet to a point of curvature and southeasterly along an arc of curve to the left of radius 450.00 feet (delta 21°53'05") (chord bearing S23°46'19"E) (chord 170.84 feet) for 171.88 feet to the POINT OF BEGINNING.
From said Point of Beginning run N59°14'31"E along the Southerly line of lands described in Instrument No. 2005000189275, Lee County Records for 66.98 feet to an intersection with the Westerly line of lands described in Instrument No. 2007000309267, Lee County Records, thence run S30°45'29"E along said Westerly line for 53.42 feet to an intersection with the Northerly line of lands described in Instrument No. 2009000187487, Lee County Records; thence run Westerly along said Northerly line and along an arc of a curve to the right of radius 68.00 feet (delta 66°05'52") (chord bearing S87°29'23"W) (chord 74.17 feet) for 78.45 feet to an intersection with said Easterly right of way line of River Hall Parkway; thence run Northwesterly along said right of way line and along an arc of a curve to the right of radius 450.00 feet (delta 02°20'31") (chord bearing N35°53'06"W) (chord 18.39 feet) for 18.39 feet to the POINT OF BEGINNING

TOGETHER WITH

A tract or parcel of land lying in Section 35, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:
Beginning at the Southwest corner of said Section 35 run N00°59'34"W along the West line of said Section 35 for 318.68 feet to an intersection with the Southerly line of the record plat of Hampton Lakes at River Hall, Phase One, as recorded in Instrument Number 2005000153004, Lee County Records, thence run the following fourteen courses along the Southerly line of said record plat: N89°00'26"E for 30.00 feet, N68°29'16"E for 216.50 feet to a point on a non-tangent curve, southeasterly along an arc of curve to the left of radius 275.00 feet (delta 04°58'32") (chord bearing S24°00'00"E) (chord 23.87 feet) for 23.88 feet; N63°30'44"E for 154.69 feet to a point on a non-tangent curve, northerly along an arc of curve to the right of radius 124.00 feet (delta 28°51'11") (chord bearing N15°25'47"W) (chord 61.79 feet) for 62.44 feet to a point of tangency; N01°00'12"W for 599.64 feet to a point of curvature; northerly along an arc of curve to the right of radius 224.00 feet (delta 23°18'53") (chord bearing N10°39'15"E)(chord 90.52 feet) for 91.15 feet to a point of reverse curvature, northerly along an arc of curve to the left of radius 576.00 feet (delta 03°35'29") (chord bearing N20°30'57"E) (chord 36.10 feet) for 36.11 feet, N88°59'48"E for 176.06 feet to a point of curvature, northeasterly along an arc of curve to the left of radius 1,426.00 feet (delta 43°35'06") (chord bearing N67°12'15"E)(chord 1,058.79 feet) for 1,084.76 feet, N89°44'44"E along a non-tangent line for 25.94 feet, N01°59'18"E for 49.74 feet to a point on a non-tangent curve, northeasterly along an arc of curve to the left of radius 1,411.00 feet (delta 12°25'24") (chord bearing N36°58'46"E) (chord 305.34 feet) for 305.94 feet and N83°24'51"E along a non-tangent line for 56.16 feet to an intersection with the Southerly line of the record plat of Hampton Lakes at River Hall, Phase Two, as recorded in Instrument Number 2007000059747, Lee County Records, thence run the following eight courses along the Southerly line of said record plat: S24°38'18"E for 30.24 feet to a point of curvature, southeasterly along an arc of curve to the left of radius 35.00 feet (delta 22°30'46") (chord bearing S35°53'41"E)(chord 13.66 feet) for 13.75 feet to a point of reverse curvature, southeasterly along an arc of curve to the right of radius 576.00 feet (delta 15°36'40") (chord bearing S39°20'43"E) (chord 156.46 feet) for 156.94 feet to a point of compound curvature, southeasterly along an arc of curve to the right of radius 2,500.00 feet (delta 02°25'05") (chord bearing S30°19'51"E) (chord 105.50 feet) for 105.51 feet to a point of reverse curvature, easterly along an arc of curve to the left of radius 35.00 feet (delta 85°13'32") (chord bearing S71°44'04"E) (chord 47.39 feet) for 52.06 feet to a point of tangency, N65°39'10"E for 505.30 feet to a point of curvature, northeasterly along an arc of curve to the left of radius 35.00 feet (delta 56°13'08") (chord bearing N37°32'36"E)(chord 32.98 feet) for 34.34 feet and S80°33'58"E along a non-tangent line for 1.77 feet to an intersection with Westerly line of lands as described in Official Record Book 4429, at Page 3000, Lee County Records, thence run the following ten courses along said Westerly line: S00°00'03"E for 71.26 feet to a point of curvature, southerly along an arc of curve to the left of radius 540.00 feet (delta 24°55'08") (chord bearing S12°27'37"E)(chord 233.01 feet) for 234.86 feet to a point of tangency; S24°55'11"E for 289.32 feet to a point of curvature, southerly along an arc of curve to the right of radius 660.00 feet (delta 22°22'21") (chord bearing S13°44'00"E)(chord 256.08 feet) for 257.71 feet to a point of tangency, S02°32'50"E for 159.42 feet to a point of curvature, southerly along an arc of curve to the left of radius 340.00 feet (delta 31°31'00") (chord bearing S18°18'20"E)(chord 184.67 feet) for 187.02 feet to a point of tangency, S34°03'50"E for 230.14 feet to a point of curvature, southerly along an arc of curve to the right of radius 260.00 feet (delta 31°56'27") (chord bearing S18°05'37"E)(chord 143.07 feet) for 144.94 feet to a point of tangency, S02°07'23"E for 78.82 feet to a point of curvature, southwesterly along an arc of curve to the right of radius 260.00 feet (delta 91°01'29") (chord bearing S43°23'21"W)(chord 370.97 feet) for 413.06 feet and S01°05'54"E along a non-tangent line for 37.91 feet to an intersection with the South line of the Southeast Quarter (SE 1/4) of said Section 35, thence run S88°54'06"W along said South line for 74.07 feet to the South Quarter corner of said Section 35, thence run S88°53'41"W along the South line of the Southwest Quarter (SW 1/4) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING

TOGETHER WITH

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 1,322.39 feet to the Southeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE ¼) of the Northwest Quarter (NW 1/4) of said Section 27 and the POINT OF BEGINNING.

From said Point of Beginning continue S00°51'17"E along said East line for 2,065.72 feet to an intersection with the Northerly line of a lands as described in a deed recorded in Official Record Book 4326, at Page 2072, Lee County Records; thence run the following Eighteen courses along said Northerly line. S89°09'06"W for 37.27 feet to a point on a non-tangent curve; northwesterly along an arc of curve to the left of radius 544.11 feet (delta 28°08'56") (chord bearing N29°19'43"W) (chord 264.63 feet) for 267.31 feet to a point on a non-tangent curve; northerly along an arc of curve to the right of radius 76.19 feet (delta 50°10'58") (chord bearing N18°17'17"W) (chord 64.62 feet) for 66.73 feet to a point on a non-tangent curve; northerly along an arc of curve to the left of radius 294.98 feet (delta 04°38'23") (chord bearing N04°29'11"E) (chord 23.88 feet) for 23.89 feet; S89°59'57"W for 290.94 feet to a point on a non-tangent curve; southerly along an arc of curve to the left of radius 366.19 feet (delta 02°13'10") (chord bearing S03°58'21"W) (chord 14.18 feet) for 14.19 feet; S69°32'12"W for 112.75 feet to a point on a non-tangent curve; southwesterly along an arc of curve to the left of radius 175.00 feet (delta 102°58'00") (chord bearing S52°06'04"W) (chord 273.85 feet) for 314.49 feet; S88°44'23"W along a non-tangent line for 23.42 feet; S71°47'56"W for 48.67 feet; S07°58'00"W for 35.55 feet; S03°55'13"E for 56.03 feet; S23°32'56"W for 47.94 feet; S33°25'14"W for 36.18 feet; S12°58'58"W for 61.88 feet; N86°33'52"W for 89.92 feet; S82°52'46"W for 49.35 feet and S84°07'47"W for 87.43 feet to a point on a non-tangent curve and an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run the following five courses along said Easterly right of way line: northerly along an arc of curve to the right of radius 700.00 feet (delta 35°18'45") (chord bearing N17°39'25"W) (chord 424.63 feet) for 431.42 feet to a point of tangency; N00°00'03"W for 514.62 feet to a point of curvature; northeasterly along an arc of curve to the right of radius 300.00 feet (delta 58°24'51") (chord bearing N29°12'23"E)(chord 292.78 feet) for 305.86 feet to a point of tangency; N58°24'48"E for 260.56 feet to a point of curvature and northerly along an arc of curve to the left of radius 430.00 feet (delta 113°16'07") (chord bearing N01°46'45'E) (chord 718.25 feet) for 850.07 feet to an intersection with the Southerly line of lands described in Instrument No. 2007000309267, Lee County Records; thence run the following three courses along said Southerly line: N59°14'31'E for 186.92 feet; N00°00'00'E for 85.63 feet to a point of tangency; and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'59") (chord bearing N32°42'00'E) (chord 72.39 feet) for 76.48 feet to an intersection with the West line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17'E along said West line for 60.93 feet to the Southwest corner of said Fraction, thence run N88°54'52"E along the South line of said Fraction for 658.74 feet to the POINT OF BEGINNING.

TOGETHER WITH

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 2,580.03 feet, thence run S89°08'43"W for 1,364.44 feet to an intersection with the Westerly right of way line of River Hall Parkway described in deed recorded in Official Record Book 4326, at Page 1851, Lee County Records and the POINT OF BEGINNING

From said Point of Beginning run the following three courses along said Westerly right of way line southerly along an arc of curve to the left of radius 400.00 feet (delta 03°41'48") (chord bearing S01°50'51"W) (chord 25.80 feet) for 25 81 feet to a point of tangency; S00°00'03"E for 514 62 feet to a point of curvature and southerly along an arc of curve to the left of radius 800.00 feet (delta 03°27'36") (chord bearing S01°43'50"E)(chord 48.30 feet) for 48.31 feet to an intersection with the Northerly line of lands as described in deed recorded in Instrument No 2005000189275, Lee County Records; thence run the following two courses along said Northerly line: S41°23'45"W for 167 94 feet, and S71°02'11"W for 56 33 feet to an intersection with the Easterly line of the record plat of Cascades at River Hall, Phase 1, as recorded in Instrument Number 2005000166035, Lee County Records, thence run following twenty-six courses along the easterly line of said record plat: N56°03'31"W for 81 29 feet; N51°58'34"W for 88.69 feet, N35°55'44"W for 50.30 feet, N19°01'12"W for 51 03 feet, N28°08'50"E for 15.14 feet, N67°28'24"W for 54.60 feet, N40°22'45"E for 83 42 feet; N13°51'45"W for 39.43 feet; N29°24'12"E for 61 07 feet, N00°11'58"E for 26.46 feet, N06°44'11"W for 44.73 feet, N19°51'05"E for 35.96 feet; N42°02'59"E for 44.50 feet, N14°41'15"W for 44.20 feet, N66°31'38"W for 15 06 feet, N51°22'28"W for 24 25 feet, N39°19'27"W for 25.82 feet, N26°06'11"W for 29 75 feet, N17°07'21"W for 29.53 feet, N09°24'11"W for 27 08 feet, N12°12'54"E for 24.53 feet, N20°13'01"E for 42.51 feet; N05°02'49"E for 24 02 feet, N50°59'07"W for 13 24 feet, N42°25'54"E for 89 53 feet and N59°10'43"E for 44.71 feet to intersection with the Southerly line of said lands described in deed recorded in Instrument No. 2005000189275, thence run the following four courses along said Southerly line: S84°49'10"E for 85 03 feet, S51°46'24"E for 67 69 feet; S27°02'59"E for 62 44 feet and S72°11'11"E for 93.22 feet to the POINT OF BEGINNING

TOGETHER WITH
A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:
Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 763 79 feet to an intersection with the Southerly right of way line of State Road 80, (F D O T right of way map, Section 1202-(106)202) (150 feet wide), thence run S77°10'14"W along said Southerly right of way line for 2020 02 feet to an intersection with the West line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27, thence run S00°48'16"E along said West line for 659 70 feet to an intersection with the Easterly line of the record plat of Cascades at River Hall, Phase 1, as recorded in Instrument Number 2005000166035, Lee County Records and the POINT OF BEGINNING
From said Point of Beginning continue S00°48'16"E along said West line for 147 35 feet to the Southwest corner of said Fraction, thence run N88°57'38"E along the South line of said Fraction for 658 93 feet to the Southeast corner of said Fraction, thence run N00°49 17"W along the East line of said Fraction and the Northerly extension thereof for 679 50 feet to a point on a non-tangent curve and an intersection with the Southerly line of lands as described in a deed recorded in Instrument No 2005000189275, Lee County Records, thence run the following two courses along said Southerly line northeasterly along an arc of curve to the right of radius 47.00 feet (delta 143°38'22") (chord bearing N33°01'46"E) (chord 89 31 feet) for 117.83 feet and N72°06'29"E for 25 00 feet to a point on a non-tangent curve and an intersection with the Westerly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run the following two courses along said Westerly right of way line. southeasterly along an arc of curve to the left of radius 550 00 feet (delta 46°09'15") (chord bearing S40°58'08"E) (chord 431.17 feet) for 443 05 feet to a point of reverse curvature and southerly along an arc of curve to the right of radius 330 00 feet (delta 99°34'05") (chord bearing S14°15'43"E) (chord 503.99 feet) for 573.47 feet and an intersection with the Northerly line of lands as described in a deed recorded in Instrument No 2005000189275, Lee County Records; thence run the following twelve courses along the Northerly and Westerly line of said lands: N49°27'03"W for 93 53 feet; N83°01'34"W for 15 43 feet, S77°21'37"W for 47.94 feet, N64°29'31"W for 68 07 feet; N70°34'42"W for 40 50 feet, N64°18'36"W for 43 29 feet; S45°39'05"W for 257.65 feet, S42°31'12"W for 170 94 feet, S24°22'19"W for 49 62 feet; S37°17'31"W for 158.88 feet; S74°16'38"W for 39.78 feet and S27°57'15"W for 32 62 feet, thence run N83°55'02"W still along said Westerly line of lands and continuing along the Easterly line of said record plat of Cascades at River Hall, Phase 1, for 66 93 feet; thence run the following twenty-one courses along the Easterly line of said record plat N40°22'37"W for 56 04 feet, N51°29'37"W for 50 40 feet; N48°01'27"W for 70.47 feet, N12°39'03"W for 43 78 feet, N53°32'22"W for 22.35 feet, N61°10'41"W for 46 11 feet; N37°43'45"W for 52 46 feet, N31°01'59"W for 50.46 feet, N29°34'38"W for 54.97 feet; N19°52'21"W for 32.97 feet, S37°25'01"W for 17.76 feet, S39°40'24"W for 30 36 feet, S50°35'06"W for 81 49 feet, N56°29'59"W for 86 75 feet, N20°36'58"W for 68 28 feet, N00°41'08"E for 118.61 feet, N41°34'25"E for 55.37 feet, S72°15'21"E for 45 73 feet, N46°06'54"E for 45 04 feet; N34°19'51"E for 37 84 feet and S67°22'42"E for 26 56 feet to the POINT OF BEGINNING

TOGETHER WITH

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee county, Florida, said tract or parcel of land being more particularly described as follows:
Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 763.79 feet to an intersection with the Southerly right of way line of State Road 80, (F.D.O.T. right of way map, section 1202-(106)202) (150 feet wide); thence run S77°10'14"W along said Southerly right of way line for 1,692.38 feet to an intersection with the Westerly line of lands as described in a deed recorded in Instrument No. 2005000189275, Lee County Records, and the POINT OF BEGINNING.
From said Point of Beginning run the following seven courses along said Westerly line: S25°55'14"E for 21 99 feet, S35°40'54"E for 44.57 feet; S13°04'44"E for 41.68 feet; S31°03'55"E for 35.91 feet; S29°40'13"E for 54.49 feet; S45°54'17"E for 41.59 feet and S29°08'34"E for 9.36 feet with the North line of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S88°54'52"W along said North line for 442.44 feet to the Northwest corner of said Fraction; thence run S00°48'16"E along the West line of said Fraction for 8.21 feet to an intersection with the Northerly line of the record plat of Cascades at River Hall, Phase 1, as recorded in Instrument Number 2005000166035, Lee County Records; thence run the following eight courses along said Northerly line S88°34'22"W for 6.40 feet; S84°59'50"W for 22.15 feet; S82°42'24"W for 16.75 feet; S75°41'35"W for 14.76 feet; N68°16'17"W for 58.31 feet; N67°46'48"W for 44.69 feet; N02°45'57"E for 54.10 feet and N13°08'59"W for 35.88 feet to an intersection with said Southerly right of way line of State Road 80; thence run N77°10'14"E along said right of way line for 489.98 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

LESS AND EXCEPT:

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

Beginning at the Southerly Most corner of Tract "B-16" of the record plat of River Hall Country Club, Phase Two, as recorded in Instrument Number 2006000409514, Lee County Records, run the following eleven (11) courses along the Southerly line of said record plat: N72°42'51" E for 186.40 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the right of radius 190.00 feet (delta 110°19'44") (chord bearing N47°39'10" E) (chord 311.90 feet) for 365.86 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 90.00 feet (delta 17°01'46") (chord bearing S85°41'51" E) (chord 26.65 feet) for 26.75 feet to a point of tangency; N85°47'16" E for 103.64 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 640.00 feet (delta 24°16'20") (chord bearing N73°39'06" E) (chord 269.10 feet) for 271.12 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 12°52'56") (chord bearing N67°57'24" E) (chord 125.64 feet) for 125.91 feet to a point of tangency; N74°23'52" E for 423.58 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 14°41'42") (chord bearing N81°44'43" E) (chord 143.23 feet) for 143.63 feet to a point of tangency; N89°05'34" E for 175.70 feet; S00°28'09" W for 99.16 feet and S89°31'51" E for 80.00 feet to the southwest corner of Tract "D-14" of said record plat; thence run S00°28'09" W for 525.01 feet; thence run N89°31'51" W for 217.48 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 85.00 feet (delta 18°38'24") (chord bearing S81°08'57" W) (chord 27.53 feet) for 27.65 feet to a point of tangency; thence run S71°49'45" W for 884.51 feet; thence run S47°00'37" W for 83.95 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 755.00 feet (delta 99°33'13") (chord bearing N83°12'47" W) (chord 1,152.94 feet) for 1,311.84 feet to a point of compound curvature; thence run Northerly along an arc of a curve to the right of radius 255.00 feet (delta 91°24'53") (chord bearing N12°16'16" E) (chord 365.05 feet) for 406.85 feet to a point of tangency; thence run N57°58'43" E for 110.04 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 255.00 feet (delta 57°16'29") (chord bearing N86°36'57" E) (chord 244.42 feet) for 254.91 feet; thence run N25°15'11" E along a non-tangent line for 30.08 feet to an intersection with the Southerly line of said record plat; thence run S42°30'21" E along said Southerly line for 222.31 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 1,322.39 feet to the Southeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S88°54'52"W along the South line of said Fraction for 658.74 feet to the Southwest corner of said fraction and the POINT OF BEGINNING.

From said Point of Beginning run the following eleven (11) courses along the Southerly line of Conservation Easement CE-3, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records: S34°56'26"E for 102.67 feet; S09°14'30"E for 48.67 feet; S67°52'13"E for 81.78 feet; S48°12'54"E for 71.57 feet; S01°01'22"W for 27.84 feet; S80°11'09"E for 57.75 feet; S87°52'40"E for 72.84 feet; N88°30'21"E for 65.61 feet; N87°58'32"E for 123.03 feet; N86°30'04"E for 86.75 feet and N89°08'44"E for 62.31 feet to an intersection with said East line of the West Half (W 1/2) of Section 27; thence run S00°51'17"E along said East line for 166.25 feet; thence run S83°26'57"W for 690.32 feet to an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in Official Record Book 4326, at Page 1851, Lee County Records; thence run Northwesterly along said Easterly right of way line and along an arc of a curve to the left of radius 430.00 feet (delta 48°18'15") (chord bearing N30°42'11"W) (chord 351.88 feet) for 362.52 feet to an intersection with the Southerly line of lands described in Instrument No. 2007000309267, Lee County Records; thence run the following three courses along said Southerly line: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of tangency and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'59") (chord bearing N32°42'00'E) (chord 72.39 feet) for 76.48 feet to an intersection with the West line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17'E along said West line for 60.93 feet to the POINT OF BEGINNING.

INSTR # 2012000247186, Doc Type D, Pages 5, Recorded 11/13/2012 at 09:30 AM, Charlie Green, Lee County Clerk of Circuit Court, Deed Doc. D $0.70 Rec. Fee $44.00 Deputy Clerk CKELLER

Consideration: $10.00
Doc Stamps: $ .70

Prepared by and when recorded mail to:

Donna J. Feldman, Esq.
DONNA J. FELDMAN, P.A.
19321-C U.S. Highway 19 North
Suite 600
Clearwater, Florida 33764

Parcel Tax ID#: Multiple
Grantee's Taxpayer ID#:

CORRECTIVE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED ("**Deed**") is made this 17th day of October, 2012, by **RH VENTURE I, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256, in favor of **RH VENTURE III, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 7807 Baymeadows Road East, Suite 205, Jacksonville, Florida 32256.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, and other valuable considerations, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Lee County, Florida ("**Property**"):

> That certain real property which is more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference, together with all fixtures, improvements and appurtenances thereunto appertaining;

THIS CORRECTIVE SPECIAL WARRANTY DEED IS BEING RECORDED TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED MAY 29, 2012 AS INSTRUMENT NUMBER 2012000117987, WHICH DUE TO A TYPOGRAPHICAL ERROR INCORRECTLY INCLUDED THE CONVEYANCE OF LOT 78, BLOCK 4, RIVER HALL COUNTRY CLUB PHASE TWO.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever;

This conveyance is a transfer of unencumbered property from one limited liability company to another limited liability company, where the Grantee is wholly owned by the Grantor. Therefore, the beneficial ownership in the Property remains identical after this conveyance, and on the basis of Crescent Miami Center v. Department of Revenue, 903 So. 2d 913 (Fla. 2005) and Department of Revenue Technical Assistance Advisory No. 05B4-004 (June 23, 2005), only minimum documentary stamp taxes under Section 201.02, Florida Statues ($.70) are due on this conveyance.

And the Grantor does hereby covenant with the Grantee that the Property is free from all liens and encumbrances, except taxes for the years 2008, 2009, 2011 and subsequent years, and easements, covenants, conditions, restrictions, reservations and other matters of record;

And Grantor does hereby fully warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

GRANTOR:

Witnesses:

RH VENTURE I, LLC,
a Florida limited liability company

Printed Name: K. D. Kransman

By: _____
Graydon E. Miars, Vice President

Printed Name: Donna Jill Feldman

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 5th day of ~~October,~~ November 2012, by Graydon E. Miars, as Vice President of RH Venture I, LLC, a Florida limited liability company, on behalf of the company, *(check one)* /X/ who is personally known to me or /___/who has produced a _____ as identification.

DONNA JILL FELDMAN
MY COMMISSION # EE032671
EXPIRES October 05, 2014
(407) 398-0153 FloridaNotaryService.com

NOTARY PUBLIC, State of Florida
My Commission Expires:
Affix Seal:

EXHIBIT A

Legal Description of the Land

Lots 1 through 4, inclusive; Lots 125 through 222, inclusive; Lots 250, 251, 252, 300, and Lots 315 through 402, inclusive, all of HAMPTON LAKES AT RIVER HALL, PHASE ONE, according to the plat thereof recorded as Clerk's Instrument No. 2005000153004, of the public records of Lee County, Florida.

TOGETHER WITH:

Lot 1 and Lots 23 through 32, inclusive, all of HAMPTON LAKES AT RIVER HALL, PHASE TWO, according to the plat thereof recorded as Clerk's Instrument No. 2007000059747, of the public records of Lee County, Florida.

TOGETHER WITH:

Lots 2 through 12, inclusive, and Lots 33 through 36, inclusive, all of HAMPTON LAKES AT RIVER HALL, PHASE TWO, according to the plat thereof recorded as Clerk's Instrument No. 2007000059747, of the public records of Lee County, Florida.

TOGETHER WITH:

Lots 52 through 68, inclusive, Lots 70 and 72 through 77, inclusive, in Block E; Lots 1 through 23, inclusive, in Block H; Lots 1 through 163, inclusive, in Block J; Lots 1 through 57, inclusive, Lots 65 through 90, inclusive, and Lots 92 through 104, inclusive, in Block K; Lots 1 through 39, in Block S; and Tract "C-1," all of RIVER HALL COUNTRY CLUB, PHASE TWO, according to the plat thereof recorded as Clerk's Instrument No. 2006000409514, of the public records of Lee County, Florida.

TOGETHER WITH:

Lots 13 through 22, inclusive, and Lots 37 through 41, inclusive, all of HAMPTON LAKES AT RIVER HALL, PHASE TWO, according to the plat thereof recorded as Clerk's Instrument No. 2007000059747, of the public records of Lee County, Florida.

TOGETHER WITH:

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

Beginning at the Southerly Most corner of Tract "B-16" of the record plat of River Hall Country Club, Phase Two, as recorded in Instrument Number 2006000409514, Lee County Records, run the following eleven (11) courses along the Southerly line of said record plat: N72°42'51" E for 186.40 feet to a point

on a non-tangent curve; Northeasterly along an arc of a curve to the right of radius 190.00 feet (delta 110°19'44") (chord bearing N47°39'10" E) (chord 311.90 feet) for 365.86 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 90.00 feet (delta 17°01'46") (chord bearing S85°41'51" E) (chord 26.65 feet) for 26.75 feet to a point of tangency; N85°47'16" E for 103.64 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 640.00 feet (delta 24°16'20") (chord bearing N73°39'06" E) (chord 269.10 feet) for 271.12 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 12°52'56") (chord bearing N67°57'24" E) (chord 125.64 feet) for 125.91 feet to a point of tangency; N74°23'52" E for 423.58 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 560.00 feet (delta 14°41'42") (chord bearing N81°44'43" E) (chord 143.23 feet) for 143.63 feet to a point of tangency; N89°05'34" E for 175.70 feet; S00°28'09" W for 99.16 feet and S89°31'51" E for 80.00 feet to the southwest corner of Tract "D-14" of said record plat; thence run S00°28'09" W for 525.01 feet; thence run N89°31'51" W for 217.48 feet to a point of curvature; thence run Westerly along an arc of a curve to the left of radius 85.00 feet (delta 18°38'24") (chord bearing S81°08'57" W) (chord 27.53 feet) for 27.65 feet to a point of tangency; thence run S71°49'45" W for 884.51 feet; thence run S47°00'37" W for 83.95 feet to a point of curvature; thence run Westerly along an arc of a curve to the right of radius 755.00 feet (delta 99°33'13") (chord bearing N83°12'47" W) (chord 1,152.94 feet) for 1,311.84 feet to a point of compound curvature; thence run Northerly along an arc of a curve to the right of radius 255.00 feet (delta 91°24'53") (chord bearing N12°16'16" E) (chord 365.05 feet) for 406.85 feet to a point of tangency; thence run N57°58'43" E for 110.04 feet to a point of curvature; thence run Easterly along an arc of a curve to the right of radius 255.00 feet (delta 57°16'29") (chord bearing N86°36'57" E) (chord 244.42 feet) for 254.91 feet; thence run N25°15'11" E along a non-tangent line for 30.08 feet to an intersection with the Southerly line of said record plat; thence run S42°30'21" E along said Southerly line for 222.31 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A tract or parcel of land lying in Section 27, Township 43 South, Range 26 East, Lee County, Florida, said tract or parcel of land being more particularly described as follows:

Commencing at the North Quarter Corner of said Section 27 run S00°51'17"E along the East line of the West Half (W 1/2) of said Section 27 for 1,322.39 feet to the Southeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S88°54'52"W along the South line of said Fraction for 658.74 feet to the Southwest corner of said fraction and the POINT OF BEGINNING.

From said Point of Beginning run the following eleven (11) courses along the Southerly line of Conservation Easement CE-3, described in a deed recorded in Official Record Book 3492, at Page 568, Lee County Records: S34°56'26"E for 102.67 feet; S09°14'30"E for 48.67 feet; S67°52'13"E for 81.78 feet; S48°12'54"E for 71.57 feet; S01°01'22"W for 27.84 feet; S80°11'09"E for 57.75 feet; S87°52'40"E for 72.84 feet; N88°30'21"E for 65.61 feet; N87°58'32"E for 123.03 feet; N86°30'04"E for 86.75 feet and N89°08'44"E for 62.31 feet to an intersection with said East line of the West Half (W 1/2) of Section 27; thence run S00°51'17"E along said East line for 166.25 feet; thence run S83°26'57"W for 690.32 feet to an intersection with the Easterly right of way line of River Hall Parkway described in a deed recorded in

Official Record Book 4326, at Page 1851, Lee County Records; thence run Northwesterly along said Easterly right of way line and along an arc of a curve to the left of radius 430.00 feet (delta 48°18'15") (chord bearing N30°42'11"W) (chord 351.88 feet) for 362.52 feet to an intersection with the Southerly line of lands described in Instrument No. 2007000309267, Lee County Records; thence run the following three courses along said Southerly line: N59°14'31"E for 186.92 feet; N00°00'00"E for 85.63 feet to a point of tangency and Northeasterly along an arc of a curve to the right of radius 67.00 feet (delta 65°23'59") (chord bearing N32°42'00"E) (chord 72.39 feet) for 76.48 feet to an intersection with the West line of said Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of said Section 27; thence run S00°50'17"E along said West line for 60.93 feet to the POINT OF BEGINNING.

Linda Doggett, Lee County Clerk of Circuit Court
INSTR. # 2021000083185, Doc Type SPLT, Pages 12, Recorded 3/17/2021 at 3:11 PM, Deputy Clerk JMILLER
Rec Fee: $105.00

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.L.S.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100 P.O. DRAWER 2500
FORT MYERS, FLORIDA 33902-2500
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 7995 - SURVEYING LB 6746

RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

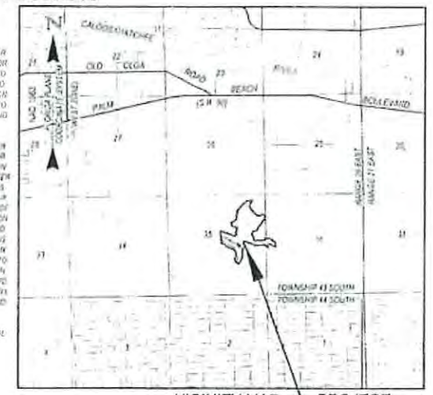
INSTRUMENT NUMBER 2021000083185

SEE SHEET 2 OF 12 FOR LEGAL DESCRIPTION

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS)(NOT PLOTTABLE):

THIS ENTIRE PLAT IS AFFECTED BY THE FOLLOWING:

1. EASEMENTS FOR USE, ACCESS AND ENJOYMENT OF THE COMMON AREAS FOR INGRESS AND EGRESS OVER ROADWAYS SHOWN ON THE PLAT; FOR DRAINAGE; FOR ACCESS OVER THE SURFACE WATER MANAGEMENT SYSTEM IN ORDER TO OPERATE, MAINTAIN OR REPAIR THE SYSTEM; FOR DRAINAGE OVER THE SURFACE WATER MANAGEMENT SYSTEM; FOR INGRESS AND EGRESS OVER ALL STREETS, ROADWAYS, COMMON AREAS, DRIVEWAYS AND WALKWAYS IN FAVOR OF THE COMMUNITY DEVELOPMENT DISTRICT, AND FOR ACCESS TO THE RECREATIONAL FACILITIES, AS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR TOWN HALL AMENITIES CENTER RECORDED IN INSTRUMENT NO. 2006000409542 AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN INSTRUMENT NO. 2006000435481, SUPPLEMENTED AND AMENDED BY SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS FOR TOWN HALL AMENITIES CENTER RECORDED IN INSTRUMENT NO. 2006000469319, AND FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION RECORDED IN INSTRUMENT NO. 2006000531483, AND AS AFFECTED BY THE ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED IN INSTRUMENT NO. 2016000181149 AND ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED IN INSTRUMENT NO. 2016000181150.
2. EASEMENTS FOR USE, ACCESS AND ENJOYMENT OF THE COMMON AREAS, FOR INGRESS AND EGRESS OVER ROADWAYS SHOWN ON THIS PLAT; FOR MAINTENANCE, OTHER OBLIGATIONS AND RIGHTS TO ENABLE PERFORMANCE OF THE ASSOCIATION, INCLUDING RIGHTS OF INGRESS AND EGRESS FOR PERFORMANCE OF GROUND AND SURFACE WATERS; FOR THE INSTALLATION, MAINTENANCE, REPAIR OF DRAINAGE SWALES, PIPES OR OTHER DRAINAGE FACILITIES; FOR ACCESS OVER THE SURFACE WATER MANAGEMENT SYSTEM IN ORDER TO OPERATE, MAINTAIN OR REPAIR THE SYSTEM AND THE RIGHT TO ENTER UPON ANY PORTION OF ANY LOT WHICH IS A PART OF, OR ADJACENT TO, THE SURFACE WATER MANAGEMENT SYSTEM; FOR DRAINAGE OVER THE SURFACE WATER MANAGEMENT SYSTEM; FOR INGRESS AND EGRESS OVER ALL STREETS, ROADWAYS, COMMON AREAS, DRIVEWAYS AND WALKWAYS IN FAVOR OF THE COMMUNITY DEVELOPMENT DISTRICT; FOR THE LOCATION OF THE PHEASANT ROADWAY FENCE, INCLUDING MAINTENANCE, REPAIR AND REPLACEMENT AND ENCROACHING FOR DRAINAGE THROUGH THE LAKES, MARSHES AND OTHER WETLANDS DESIGNED, MANAGED OR IN PART ON THE PROPERTY THEREOF AND A PART OF THE SURFACE WATER MANAGEMENT SYSTEM FOR ACCESS TO OPERATE AND MAINTAIN OR REPAIR THE SYSTEM, INCLUDING BUT NOT LIMITED TO, WORK within THE RETENTION AREAS, DRAINAGE STRUCTURES AND DRAINAGE EASEMENTS; FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF STORMWATER FLOWATION AND RETENTION SYSTEMS AND RELATED FACILITIES, INCLUDING BUT NOT LIMITED TO, PIPES, PUMPS, WELLS, FOUNTAINS, AERATORS, AERATION EQUIPMENT AND OTHER EQUIPMENT, FACILITIES AND FIXTURES; FOR INGRESS AND EGRESS TO THE LAKES FOR THE PURPOSES OF EXERCISING ANY RIGHT OR PERFORMING ANY OBLIGATION; FOR PLANTING GOLF BALLS TO COME UPON LOTS; FOR GOLFERS TO RETRIEVE STRAY GOLF BALLS; AND FOR ACCESS TO GOLF COURSE FACILITIES, AS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR RIVER HALL COUNTRY CLUB RECORDED IN INSTRUMENT NO. 2006000435481, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN INSTRUMENT NO. 2006000531483, SUPPLEMENTED AND AMENDED BY SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 2006000409514, AND FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION RECORDED IN INSTRUMENT NO. 2006000531483, AMENDED BY FOURTH AMENDMENT TO DECLARATION RECORDED IN INSTRUMENT NO. 2007000084947, AMENDED BY FOURTH AMENDMENT TO DECLARATION RECORDED IN INSTRUMENT NO. 2016000181149 AND ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED IN INSTRUMENT NO. 2016000181150 AND AFFECTED BY ABANDONMENT OF COMMON AREAS FROM RIVER HALL COUNTRY CLUB RECORDED IN INSTRUMENT NO. 2021000027271.
3. EASEMENTS FOR ENTRY AND TO CONSTRUCT, INSTALL, MODIFY, OR EXPAND ANY IMPROVEMENTS FOR PURPOSES OF CONTINUING DEVELOPMENT AS RESERVED IN SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 2011000112144.



VICINITY MAP — PROJECT LOCATION
0 1500 3000 6000
SCALE IN FEET (1"=3000')

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTE:
PER SECTION 177.101 (2), FLORIDA STATUES – THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RIV VENTURE II LLC, A FLORIDA LIMITED LIABILITY COMPANY ("RIV VENTURE II LLC"), A FLORIDA LIMITED LIABILITY COMPANY ("RIV VENTURE"), AND RIV GOLF LLC, A FLORIDA LIMITED LIABILITY COMPANY ("RIV GOLF"), THE OWNERS OF THE LAND HEREIN DESCRIBED, HAVE CAUSED THIS PLAT OF RIVER HALL COUNTRY CLUB, PHASE 2A, A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S" AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO, (INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS) AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH, (INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS) A SUBDIVISION LYING IN SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, TO BE MADE, AND DO HEREBY:

1. RESERVE TO RIV GOLF, ITS SUCCESSORS AND ASSIGNS:
   A) TRACTS "F" AND "G" FOR FUTURE DEVELOPMENT.
   B) ALL TEMPORARY ACCESS EASEMENTS (T.A.E.), WHICH SHALL TERMINATE AUTOMATICALLY UPON MEANS OF PERMANENT ACCESS TO TRACT "F" AND "F-2" BEING RECORDED IN THE LEE COUNTY PUBLIC RECORDS BY PLAT OR OTHER INSTRUMENT.
2. DEDICATE TO THE RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RESPONSIBILITY FOR MAINTENANCE:
   A) TRACT "B" FOR PRIVATE INGRESS/EGRESS AND UTILITY PURPOSES, SUBJECT TO THE EASEMENTS SHOWN HEREON, AND RESERVING TO RIV VI FOR THE BENEFIT OF itself AND ALL SUCCESSOR OWNERS OF LOTS SHOWN ON THIS PLAT NON-EXCLUSIVE EASEMENTS FOR ACCESS AND EGRESS OVER AND THROUGH TRACT "B".
   B) TRACTS "D", "E", "H", "I", AND "J" FOR OPEN SPACE, RESERVING UNTO RIV VI, ITS SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE EASEMENTS IN AND TO SUCH TRACTS FOR THE FOREGOING PURPOSES.
   C) ALL DRAINAGE EASEMENTS (D.E.).
   D) ALL COLF COURSE DRAINAGE EASEMENTS (G.D.E.), RESERVING UNTO RIV VI, ITS SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE EASEMENTS IN AND TO SUCH EASEMENT FOR THE FOREGOING PURPOSES.
3. DEDICATE TO THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT ("RIVER HALL CDD"), WITHOUT RESPONSIBILITY FOR MAINTENANCE:
   A) TRACT "L" FOR LAKE PURPOSES.
   B) ALL LAKE ACCESS EASEMENTS (L.A.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.) AND ALL PRIMARY DRAINAGE EASEMENTS (P.D.E.).
4. RESERVE TO RIV VI AND RIV GOLF, THEIR SUCCESSORS AND ASSIGNS, WITH THE RESPONSIBILITY FOR MAINTENANCE DEDICATED TO THE RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS:
   A) TRACT "C" FOR GOLF COURSE PURPOSES, RESERVING UNTO RIV VI, ITS SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE EASEMENTS IN AND TO SUCH TRACT FOR THE FOREGOING PURPOSES.
5. DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS, THE RIVER HALL CDD, AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AUTHORIZED FROM TIME TO TIME, WHETHER PRIVATE OR GOVERNMENTALLY OWNED, FOR USE IN RECEIVING AND DISTRIBUTING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS, AND POLICE, FIRE AND OTHER PROTECTION SERVICES:
   A) A NON-EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT (P.U.E.) OVER, UNDER AND ACROSS TRACT "B".
   B) ALL PUBLIC UTILITY EASEMENTS SHOWN ON PLAT.

   THE PUBLIC UTILITY EASEMENT DESCRIBED IN (A) AND (B) ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION: (1) SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, (2) SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION, IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
6. DEDICATE TO RIVER HALL CDD, WITHOUT RESPONSIBILITY FOR MAINTENANCE, A PERPETUAL USE OF AND RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "B".

IN WITNESS WHEREOF, GRAYDON E. MARS, AS VICE PRESIDENT, ON BEHALF OF RIV VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 5 DAY OF March, 2021.

WITNESS: _____ PRINT NAME: Stephen Coleman
WITNESS: _____ PRINT NAME: Carl Barraco, Jr.
RIV VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY
GRAYDON E. MARS, VICE PRESIDENT

IN WITNESS WHEREOF, GRAYDON E. MARS, AS VICE PRESIDENT, ON BEHALF OF RIV VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 5 DAY OF March, 2021.

WITNESS: _____ PRINT NAME: Carl Barraco, Jr.
WITNESS: _____ PRINT NAME: Stephen Coleman
RIV VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY
GRAYDON E. MARS, VICE PRESIDENT

IN WITNESS WHEREOF, GRAYDON E. MARS, AS VICE PRESIDENT, ON BEHALF OF RIV GOLF, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 5 DAY OF March, 2021.

WITNESS: _____ PRINT NAME: Stephen Coleman
WITNESS: _____ PRINT NAME: Carl Barraco, Jr.
RIV GOLF, LLC, A FLORIDA LIMITED LIABILITY COMPANY
GRAYDON E. MARS, VICE PRESIDENT

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 17th DAY OF MARCH, 2021.

KEVIN ROMANO, BOARD CHAIR
LINDA DOGGETT, CLERK OF COURT
DAWN E. PERRY-LEWIS, ASSISTANT COUNTY ATTORNEY
DAVID SCHMITT, MANAGER, DEVELOPMENT SERVICES
DAVID W. DEWALD, DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

REVIEWED BY THE LEE COUNTY PLAT LAW OFFICE AND FOUND THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES.

GARY W. RAMFORD, PSM LS5248
LEE COUNTY DESIGNATED PSM

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVER HALL COUNTRY CLUB, PHASE 2A, A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S" AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO, (INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS) AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH, (INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS), A SUBDIVISION LYING IN SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES.

I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.

DONE THIS 5TH DAY OF March, 2021.

SCOTT A. WHEELER FOR THE FIRM PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5749

BARRACO AND ASSOCIATES, INC.
2271 McGREGOR BLVD., SUITE 100, FORT MYERS
FLORIDA 33901
FLORIDA CERTIFICATE OF AUTHORIZATION - LB 6746

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF RIVER HALL COUNTRY CLUB, PHASE 2A, A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S" AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO, (INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS) AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH, (INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS), A SUBDIVISION LYING IN SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT 3:11 P.M. THIS 17th DAY OF March, 2021 AND DULY RECORDED AS INSTRUMENT NUMBER 2021000083185 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT
CLERK OF COURT
HONORABLE FOR LEE COUNTY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 5 DAY OF March, 2021, BY GRAYDON E. MARS, AS VICE PRESIDENT OF RIV VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

AMY HUGHES, NOTARY PUBLIC, STATE OF FLORIDA
Commission # GG 350141, Expires: Aug 16, 2023

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 5 DAY OF March, 2021, BY GRAYDON E. MARS, AS VICE PRESIDENT OF RIV VENTURE II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

AMY HUGHES, NOTARY PUBLIC, STATE OF FLORIDA
Commission # GG 350141, Expires: Aug 16, 2023

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 5 DAY OF March, 2021, BY GRAYDON E. MARS, AS VICE PRESIDENT OF RIV GOLF, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

AMY HUGHES, NOTARY PUBLIC, STATE OF FLORIDA
Commission # GG 350141, Expires: Aug 16, 2023

DOS2005-00182 /PLT 2020-00036

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 VANDERBILT BLVD · SUITE 103 · P.O. DRAWER 2666
FORT MYERS, FLORIDA 33902-2666
PH. (239) 337-3993 · WWW.BARRACO.NET · FAX (239) 481-3169
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING #558 · SURVEYING # 6849

RIVER HALL COUNTRY CLUB, PHASE 2A

INSTRUMENT NUMBER 2021000083185

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

DESCRIPTION

A tract or parcel of land being all of Tract "A-1", Lots 1 through 39, Block "S", and portion of Tract "F-1" of the record plat "RIVER HALL COUNTRY CLUB, PHASE TWO" recorded in Instrument No. 2006000409514 and all of Tract "F-2" of the record plat "HAMPTON LAKES AT RIVER HALL SOUTH" recorded in Instrument No. 2021000035440 both of the Public Records of Lee County, Florida, lying in Sections 35 and 36, Township 43 South, Range 26 East, Lee County, Florida said tract or parcel of land being more particularly described as follows

BEGINNING at the Southerly most corner of said Tract "F-1" run along the Southerly line of said Tract "F-1" the following five (5) courses: N42°30'21"W for 260.38 feet; S86°55'59"W for 507.21 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 175.00 feet (delta 23°42'43") (chord bearing N81°12'40"W) (chord 71.91 feet) for 72.42 feet to a point of tangency; N69°21'19"W for 585.07 feet and S33°12'19"W for 103.92 feet to a point on a non-tangent curve and being the Northerly most corner of Lot 29 of said Block "S"; thence run along the Easterly line of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO" the following two (2) courses: Southerly along an arc of a curve to the right of radius 199.00 feet (delta 120°43'26") (chord bearing S03°34'02"W) (chord 345.93 feet) for 419.30 feet to a point of reverse curvature and Southwesterly along an arc of a curve to the left of radius 80.00 feet (delta 26°59'13") (chord bearing S50°26'09"W) (chord 37.33 feet) for 37.68 feet to a point on a non-tangent curve and being the Northerly most corner of Tract "F-2" of said record plat of "HAMPTON LAKES AT RIVER HALL SOUTH"; thence run along the Easterly line of said Tract "F-2" the following four (4) courses: Southerly along an arc of a curve to the left of radius 200.00 feet (delta 25°06'10") (chord bearing S02°02'51"E) (chord 86.93 feet) for 87.62 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 628.00 feet (delta 26°58'19") (chord bearing S01°06'47"E) (chord 292.91 feet) for 295.63 feet to a point of tangency; S12°22'23"W for 87.78 feet and S86°28'09"W for 18.47 feet to a point on a non-tangent curve to an intersection with said Easterly line of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO"; thence run along said Easterly line the following two (2) courses: Southwesterly along an arc of a curve to the right of radius 617.00 feet (delta 20°52'31") (chord bearing S31°24'22"W) (chord 223.56 feet) for 224.80 feet to a point of tangency and S41°50'37"W for 95.00 feet to the Southerly most corner of Lot 39 of said Block "S"; thence run N48°09'23"W along the Southwesterly line of said Lot 39 for 141.84 feet to a point on a non-tangent curve and an intersection with the Southeasterly line of said Tract "A-1"; thence run along the Southerly, Southwesterly and Northwesterly line of said Tract "A-1" the following five (5) courses: Southwesterly along an arc of a curve to the right of radius 215.00 feet (delta 07°34'00") (chord bearing S50°59'33"W) (chord 28.37 feet) for 28.39 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 10.00 feet (delta 83°38'42") (chord bearing S12°57'12"W) (chord 13.34 feet) for 14.60 feet to a point of cusp; N36°02'45"W for 90.71 feet to a point of cusp; Easterly along an arc of a curve to the left of radius 10.00 feet (delta 90°48'06") (chord bearing S81°26'48"E) (chord 14.24 feet) for 15.85 feet to a point of reverse curvature and Northeasterly along an arc of a curve to the right of radius 215.00 feet (delta 10°35'32") (chord bearing N58°26'55"E) (chord 39.69 feet) for 39.75 feet to the Southerly most corner of Lot 1 of said Block "S"; thence run N45°56'00"W along the Southwesterly line of said Lot 1 for 148.18 feet to a point on a non-tangent curve and an intersection with the Northeasterly line of Tract "B-1" of said record plat of "RIVER HALL COUNTRY CLUB, PHASE TWO"; thence run along said Northeasterly line the following seven (7) courses: Northeasterly along an arc of a curve to the left of radius 250.00 feet (delta 52°44'51") (chord bearing N24°41'14"E) (chord 222.11 feet) for 230.15 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 283.00 feet (delta 82°40'54") (chord bearing N33°01'39"W) (chord 373.86 feet) for 408.39 feet to a point of tangency; N14°22'05"W for 69.19 feet to a point of curvature; Northwesterly along an arc of a curve to the right of radius 667.00 feet (delta 28°18'26") (chord bearing N60°12'53"W) (chord 326.19 feet) for 329.53 feet to a point of tangency; N46°03'40"W for 110.97 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 135.00 feet (delta 50°07'46") (chord bearing N71°07'33"W) (chord 114.38 feet) for 118.11 feet to a point of tangency and S83°48'35"W for 52.76 feet to the Southerly most corner of Lot 15 of said Block "S"; thence run N03°17'48"W along the Westerly line of said Lot 15 for 142.20 feet to a point on a non-tangent curve and intersection with the Southerly line of said Tract "A-1"; thence run along the Southerly, Westerly and Northerly line of said Tract "A-1" the following five (5) courses: Westerly along an arc of a curve to the right of radius 215.00 feet (delta 04°25'47") (chord bearing S85°17'24"W) (chord 16.62 feet) for 16.62 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the left of radius 10.00 feet (delta 90°48'06") (chord bearing S42°06'15"W) (chord 14.24 feet) for 15.85 feet to a point of cusp; N03°17'48"W for 91.96 feet to a point of cusp; Southeasterly along an arc of a curve to the left of radius 10.00 feet (delta 90°48'06") (chord bearing S48°41'51"E) (chord 14.24 feet) for 15.85 feet to a point of reverse curvature and Easterly along an arc of a curve to the right of radius 215.00 feet (delta 03°57'42") (chord bearing N87°52'57"E) (chord 14.86 feet) for 14.87 feet to the Southwest corner of Lot 16 of said Block "S"; thence run N03°17'48"W along the Westerly line of said Lot 16 for 149.09 feet to the Northerly most corner of said Lot 16; thence run along the Westerly line of said Tract "F-1" the following fifteen (15) courses: S86°42'12"W for 25.00 feet; N03°17'48"W for 120.59 feet to a point of curvature; Northerly along an arc of a curve to the right of radius 580.00 feet (delta 11°56'58") (chord bearing N02°40'41"E) (chord 116.58 feet) for 116.79 feet; S71°25'45"E for 813.37 feet; N50°39'44"E for 128.55 feet; N39°20'16"W for 98.57 feet; N31°21'00"W for 20.00 feet to a point on a non-tangent curve; Northeasterly along an arc of a curve to the left of radius 125.00 feet (delta 34°32'56") (chord bearing N41°22'32"E) (chord 74.24 feet) for 75.37 feet to a point of tangency; N24°06'04"E for 200.01 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the left of radius 328.00 feet (delta 36°43'49") (chord bearing N69°40'22"W) (chord 206.69 feet) for 210.27 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 141.00 feet (delta 40°20'00") (chord bearing N67°52'17"W) (chord 97.22 feet) for 99.26 feet to a point of compound curvature; Northwesterly along an arc of a curve to the right of radius 275.00 feet (delta 39°04'36") (chord bearing N28°09'59"W) (chord 183.94 feet) for 187.55 feet to a point of tangency; N08°37'42"W for 40.00 feet; N77°44'05"E for 67.26 feet to a point of curvature and Easterly along an arc of a curve to the left of radius 65.00 feet (delta 14°25'03") (chord bearing N70°31'33"E) (chord 16.31 feet) for 16.36 feet to a point of reverse curvature to and an intersection with the Easterly line of lands described in a deed recorded in Instrument Number 2008000299220, Lee County Records; thence run along said Easterly line the following nine (9) courses: Easterly along an arc of a curve to the right of radius 5.00 feet (delta 22°38'56") (chord bearing N74°38'30"E) (chord 1.96 feet) for 1.98 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 163.00 feet (delta 47°15'36") (chord bearing N62°20'10"E) (chord 130.67 feet) for 134.45 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the right of radius 150.00 feet (delta 28°02'24") (chord bearing N52°43'33"E) (chord 72.68 feet) for 73.41 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 94.00 feet (delta 101°50'45") (chord bearing N15°49'22"E) (chord 145.94 feet) for 167.09 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 90.00 feet (delta 73°43'25") (chord bearing N01°45'43"E) (chord 107.98 feet) for 115.80 feet to a point of tangency; N38°37'25"E for 87.96 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 75.00 feet (delta 48°17'47") (chord bearing N14°28'32"E) (chord 61.36 feet) for 63.22 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 30.00 feet (delta 36°52'35") (chord bearing N28°06'40"W) (chord 18.98 feet) for 19.31 feet to a point of tangency and N46°32'57"W for 86.07 feet to an intersection with said Westerly line of said Tract "F-1"; thence run along the Westerly, Northerly and Easterly line of said Tract "F-1" the following seventeen (17) courses: N43°27'03"E for 578.28 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 510.00 feet (delta 54°02'37") (chord bearing N70°28'21"E) (chord 463.42 feet) for 481.05 feet, S26°22'15"W along a non-tangent line for 201.01 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 255.00 feet (delta 66°02'56") (chord bearing S06°39'13"E) (chord 277.95 feet) for 293.96 feet to a point of tangency, S39°40'41"E for 346.93 feet to a point of curvature, Easterly along an arc of a curve to the left of radius 255.00 feet (delta 76°58'02") (chord bearing S78°09'48"E) (chord 317.37 feet) for 342.55 feet to a point of tangency; N63°21'11"E for 154.59 feet to a point on a non-tangent curve; Southeasterly along an arc of a curve to the left of radius 1,040.00 feet (delta 12°06'04") (chord bearing S36°08'31"E) (chord 219.24 feet) for 219.65 feet; S35°43'44"W along a non-tangent line for 42.40 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 355.00 feet (delta 12°02'35") (chord bearing S29°42'27"W) (chord 74.48 feet) for 74.62 feet; S37°59'11"W along a non-tangent line for 482.37 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 365.00 feet (delta 25°08'17") (chord bearing S25°25'02"W) (chord 158.86 feet) for 160.14 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 95.00 feet (delta 79°19'52") (chord bearing S52°30'50"W) (chord 121.28 feet) for 131.54 feet to a point of reverse curvature, Southerly along an arc of a curve to the left of radius 195.00 feet (delta 153°33'37") (chord bearing S15°23'57"W) (chord 379.66 feet) for 522.63 feet, S10°25'39"W along a non-tangent line for 95.08 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 60.00 feet (delta 106°44'08") (chord bearing S42°56'25"E) (chord 96.30 feet) for 111.77 feet to a point of tangency and N83°41'31"E for 190.00 feet to an intersection with the Southerly line of lands described in said deed recorded in Instrument Number 2008000299220, Lee County Records; thence run along said Southerly line the following eight (8) courses: S75°12'23"E for 36.01 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 300.00 feet (delta 14°30'51") (chord bearing S82°27'48"E) (chord 75.79 feet) for 76.00 feet to a point of compound curvature; Easterly along an arc of a curve to the left of radius 45.00 feet (delta 33°25'45") (chord bearing N73°33'54"E) (chord 25.88 feet) for 26.26 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 76.00 feet (delta 59°09'16") (chord bearing N86°25'40"E) (chord 75.03 feet) for 78.47 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 110.00 feet (delta 78°50'57") (chord bearing N76°34'49"E) (chord 139.71 feet) for 151.38 feet to a point of tangency; N37°09'21"E for 20.33 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 45.00 feet (delta 31°51'55") (chord bearing N21°10'23"E) (chord 24.78 feet) for 25.11 feet and N05°11'26"E for 65.78 feet to an intersection with the Northerly line of said Tract "F-1"; thence run along the Northerly and Easterly line of said Tract "F-1" the following nine (9) courses: S84°48'34"E for 187.44 feet to a point of curvature, Easterly along an arc of a curve to the right of radius 210.00 feet (delta 29°39'53") (chord bearing S69°58'38"E) (chord 107.52 feet) for 108.73 feet to a point of tangency; S55°08'41"E for 77.86 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 85.00 feet (delta 26°45'56") (chord bearing S41°45'43"E) (chord 39.35 feet) for 39.71 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the left of radius 195.00 feet (delta 58°49'58") (chord bearing S57°47'44"E) (chord 191.55 feet) for 200.23 feet; S02°47'17"W along a non-tangent line for 77.21 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 100.00 feet (delta 51°49'50") (chord bearing S23°07'38"E) (chord 87.41 feet) for 90.46 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 35.00 feet (delta 66°48'46") (chord bearing S15°38'11"E) (chord 38.54 feet) for 40.81 feet and S17°46'12"W for 50.65 feet to a point of curvature and an intersection with the Northerly line of lands described in said deed recorded in Instrument Number 2008000299222, Lee County Records; thence run along said Northerly line the following five (5) courses: Westerly along an arc of a curve to the right of radius 25.00 feet (delta 112°57'42") (chord bearing S74°15'03"W) (chord 41.69 feet) for 49.29 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 267.00 feet (delta 22°09'50") (chord bearing N60°21'01"W) (chord 102.64 feet) for 103.28 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 150.00 feet (delta 35°03'57") (chord bearing N53°53'57"W) (chord 96.40 feet) for 97.92 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 117.00 feet (delta 124°23'07") (chord bearing S81°26'28"W) (chord 206.98 feet) for 254.00 feet to a point of reverse curvature and Southwesterly along an arc of a curve to the right of radius 80.00 feet (delta 13°48'27") (chord bearing S26°09'09"W) (chord 19.23 feet) for 19.28 feet to a point of reverse curvature and an intersection with the Easterly line of said Tract "F-1"; thence run along said Easterly line of said Tract "F-1" the following two (2) courses: Southerly along an arc of a curve to the left of radius 90.00 feet (delta 33°46'18") (chord bearing S16°10'13"W) (chord 52.28 feet) for 53.05 feet to a point of compound curvature and Southeasterly along an arc of a curve to the left of radius 137.00 feet (delta 41°47'26") (chord bearing S21°36'38"E) (chord 97.12 feet) for 99.93 feet to the POINT OF BEGINNING.

Containing 31.69 acres, more or less.

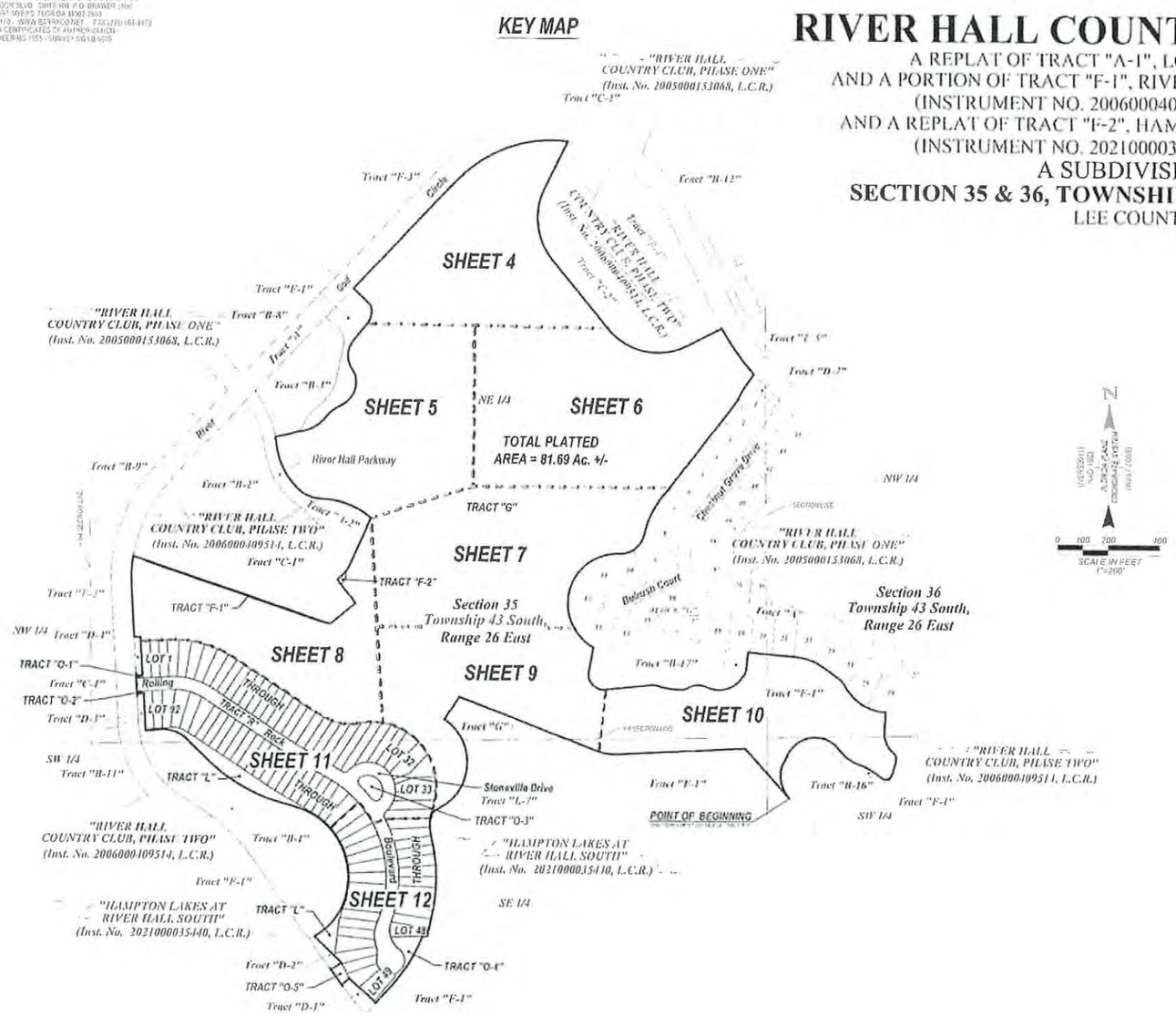
INSTRUMENT NUMBER 2024000033185

Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
3771 VIKING BLVD. SUITE 101 / P.O. DRAWER 2300
FORT MYERS, FLORIDA 33907-2300
PHONE (239) 481-3110 · WWW.BARRACO.NET · FAX (239) 481-4172
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1155 · SURVEY 6618 & 6619

RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

KEY MAP



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/2011) AND ARE BASED ON THE SOUTHERLY LINE OF "TRACT 'F-1'" TO BEAR N82°39'21"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. OTHERWISE LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ⊕ = SET PERMANENT REFERENCE MONUMENT (PRM) STAMPED B.O.B. UNLESS OTHERWISE NOTED
6. ● = SET PERMANENT CONTROL POINT (PCP) STAMPED B.O.B.
7. BA = BALM
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTERLINE
12. CB = CHORD BEARING
13. C.C.R. = CLERK'S OFFICE RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK (LEE COUNTY RECORD)
19. D.E. = DRAINAGE EASEMENT
20. E(M) = GRID EASTING
21. FD = FOUND
22. FMC = FAIRCHILD
23. I.E. = IRRIGATION EASEMENT
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N(G) = NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON-RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PE = EAST
43. P.K. = PARKER KALON
44. PROP = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT-OF-WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. (W) = WEST

RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

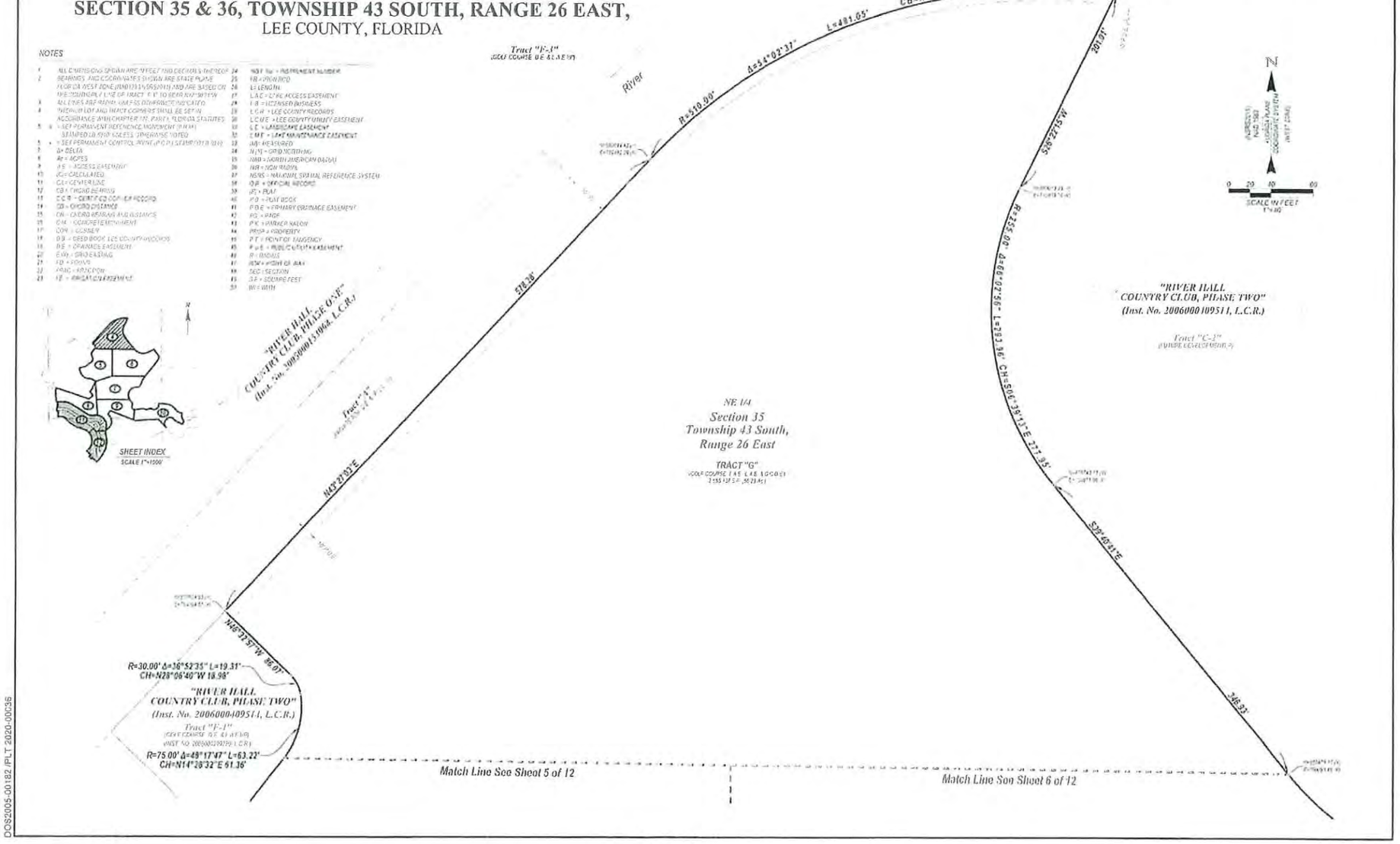
INSTRUMENT NUMBER 2021000083185

SHEET 4 OF 12

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER PSM
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
7911 McGREGOR BLVD. SUITE 100, P.O. DRAWER 2500
FORT MYERS, FLORIDA 33908/2500
PHONE (239) 561-3101 · WWW.BARRACO.NET · FAX (239) 561-3169
FLORIDA CERTIFICATES OF AUTHORIZATION:
EB0 LEER NO 7998 SURVEY NO LB-4840

NOTES

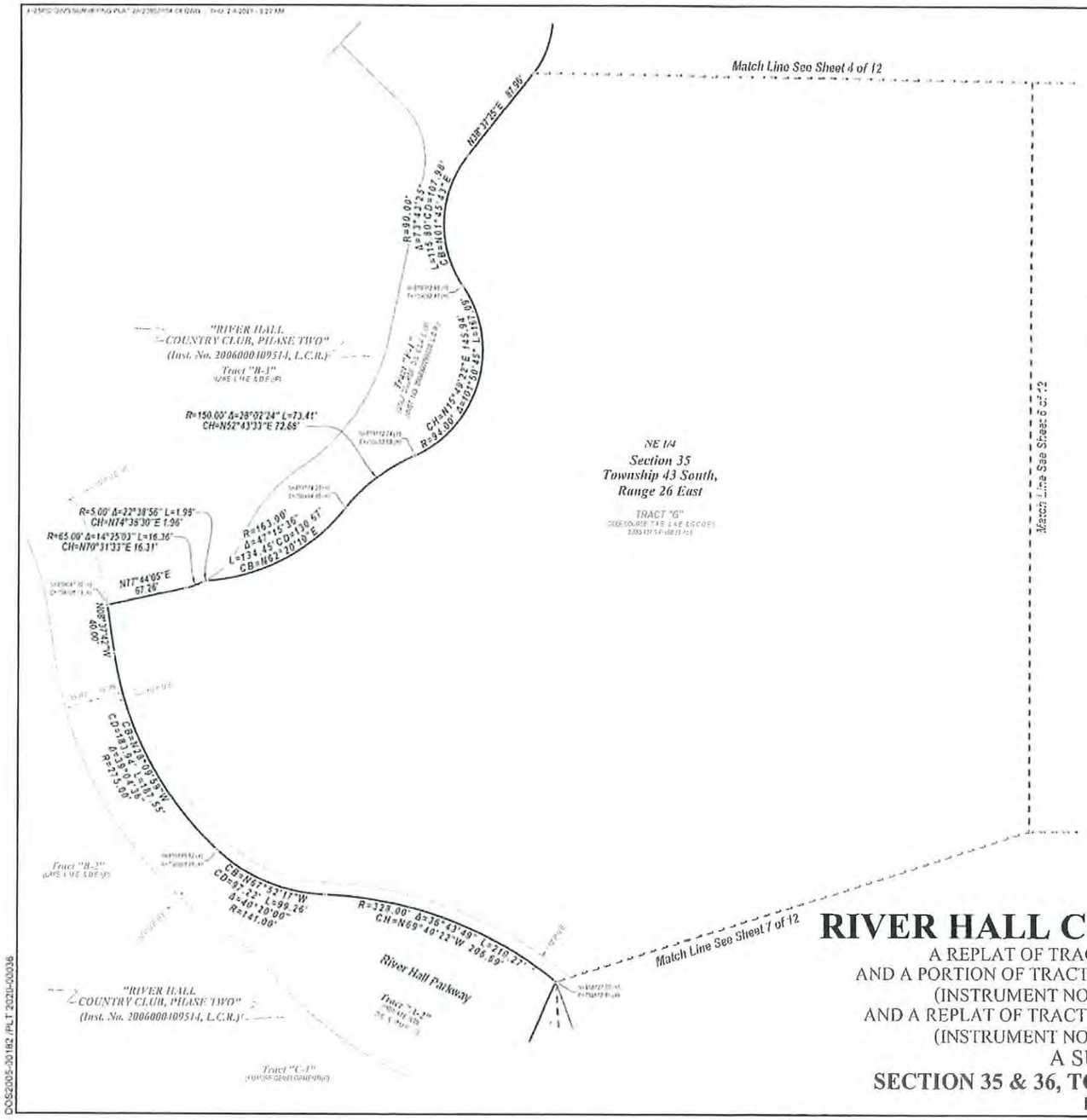
1. ALL DIMENSIONS SHOWN ARE "FEET AND DECIMALS THEREOF"
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 1983/1990) AND ARE BASED ON THE COUNTY LINE OF TRACT "F-1" TO BEAR N0°30'15"W
3. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 4840 UNLESS OTHERWISE NOTED
6. ■ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 4840
7. Δ= DELTA
8. Ac = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED COMPUTER RECORD
14. CD = CHORD DISTANCE
15. CN = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. CON = CONDUIT
18. D.B. = DEED BOOK LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E(W) = GRID EASTING
21. FD = FOUND
22. FND = RECEIVED
23. I.E. = IRRIGATION EASEMENT
24. INST No. = INSTRUMENT NUMBER
25. IR = IRON ROD
26. LE = LENGTH
27. L.A.C. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N(Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NW = NON RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG = PAGE
43. P.K. = PARKER KALON
44. PROP = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W/ = WITH



INSTRUMENT NUMBER 2021000083185

SHEET 5 OF 12

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGREGOR BLVD. SUITE 100 P.O. DRAWER 2500
FORT MYERS, FLORIDA 33902-2500
PHONE (239) 337-3100 · WWW.BARRACO.NET · FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 2995 · SURVEYING 6116



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/HARN/2011) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT "F-1" (BEARING N87°30'21"W).
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6949 UNLESS OTHERWISE NOTED.
6. ● = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6949.
7. Δ = DELTA
8. AC. = ACRES
9. A.E. = ACCESS EASEMENT
10. CALC. = CALCULATED
11. C.L. = CENTER LINE
12. C.B. = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. C.D. = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. F.(N) = FOUND CASING
21. FD. = FOUND
22. FRAC. = FRACTION
23. I.E. = IRRIGATION EASEMENT
24. INST. NO. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. (L) = LENGTH
27. L.A.E. = LAKE MAINTENANCE EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORD
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N.G.V.D. = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.M. = NON-RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.R.M. = PARKER KALON
44. PROP. = PROPERTY
45. R.B. = REBAR OR RADIUS BAR
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W. = WITH

RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

DOS2005-30182 /PLT 2021-00036

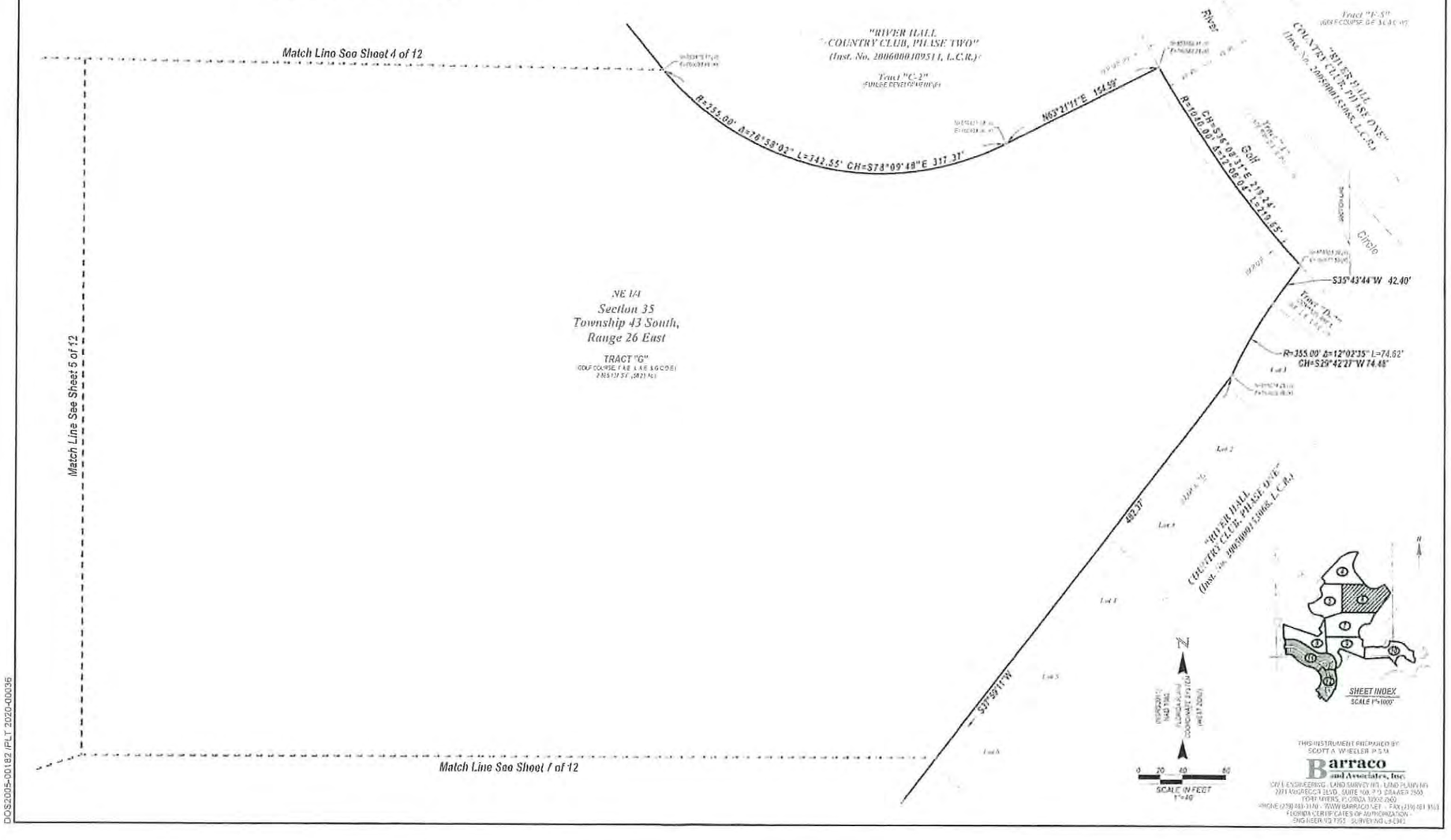
RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000023125

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 1983 NSRS2011) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT "F-1" TO BEAR N87°33'16"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6591 UNLESS OTHERWISE NOTED
6. ■ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6591
7. Δ = DELTA
8. Ac = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. F.P.I. = FOUND PERMANENT REFERENCE MONUMENT
21. FD. = FOUND
22. FDOC = FINAL DATA
23. I.E. = IRRIGATION EASEMENT
24. ⅝" ● = SET PERMANENT MONUMENT
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N.G. = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NR = NON RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER-KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W = WIDTH



DOS2005-00182 /FLT 2020-00036

THIS INSTRUMENT PREPARED BY
SCOTT A. WHELLER PSM
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 MCGREGOR BLVD · SUITE 100 · P.O. DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 · WWW.BARRACO.NET · FAX (239) 461-3175
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 6986 · SURVEYING LB 6986

RIVER HALL COUNTRY CLUB, PHASE 2A

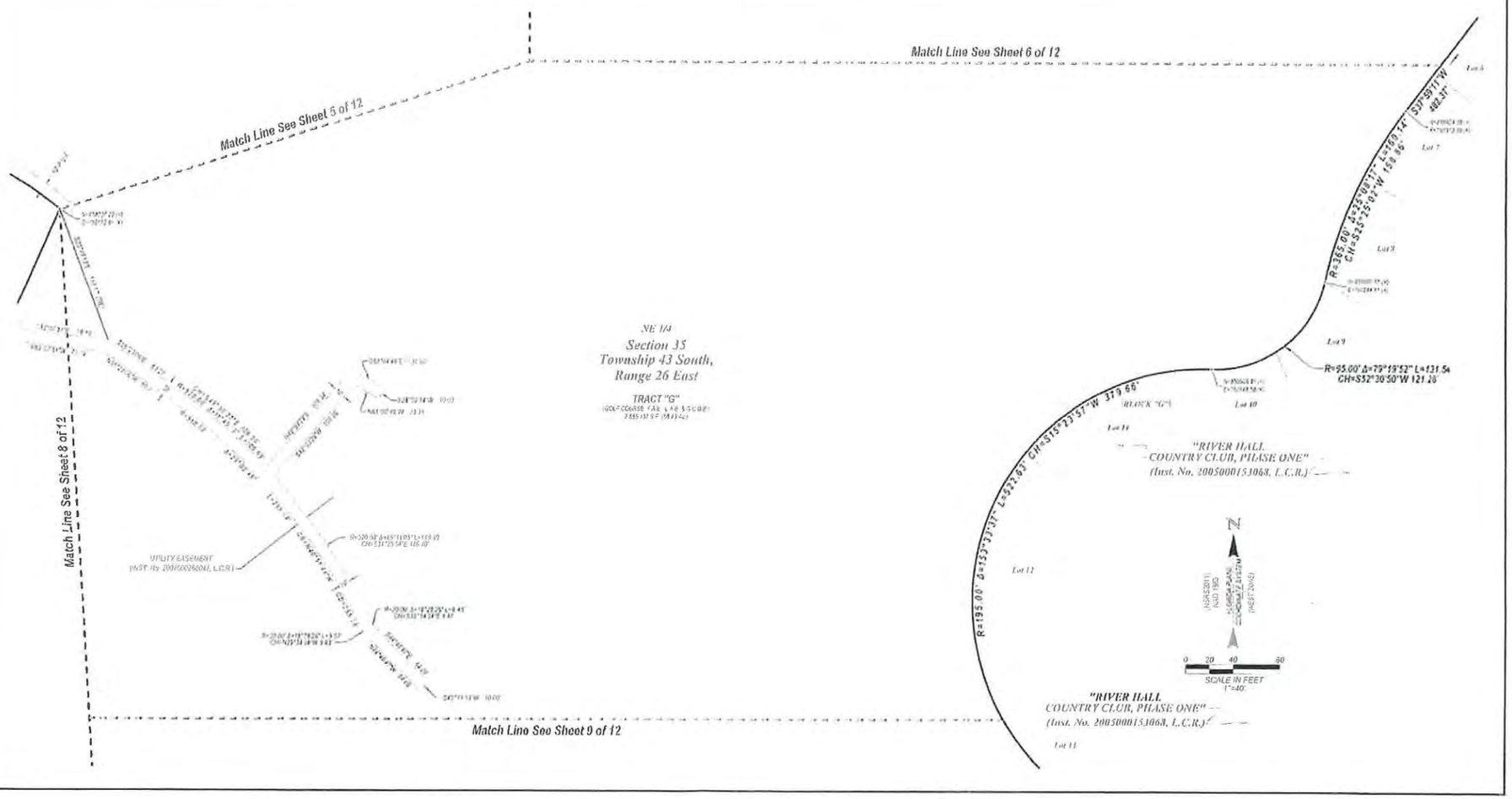
A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000083185

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 1983/1990) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT "F-1" TO BEAR S87°09'11"W
3. ALL LOTS ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES

5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6986 UNLESS OTHERWISE NOTED
6. ○ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6986
7. Δ = DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. AGL = GALVANIZED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. O.R. = OFFICIAL BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (N) = GRID EASTING
21. FD = FOUND
22. FRAC = FRACTION
23. I.E. = IRRIGATION EASEMENT
24. INST. No. = INSTRUMENT NUMBER
25. I.P. = IRON PIPE
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON RADIAL
37. NGRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. PLAT
40. P.B. = PLAT BOOK
41. P.U.E. = PRIVATE DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER-KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W = WITH



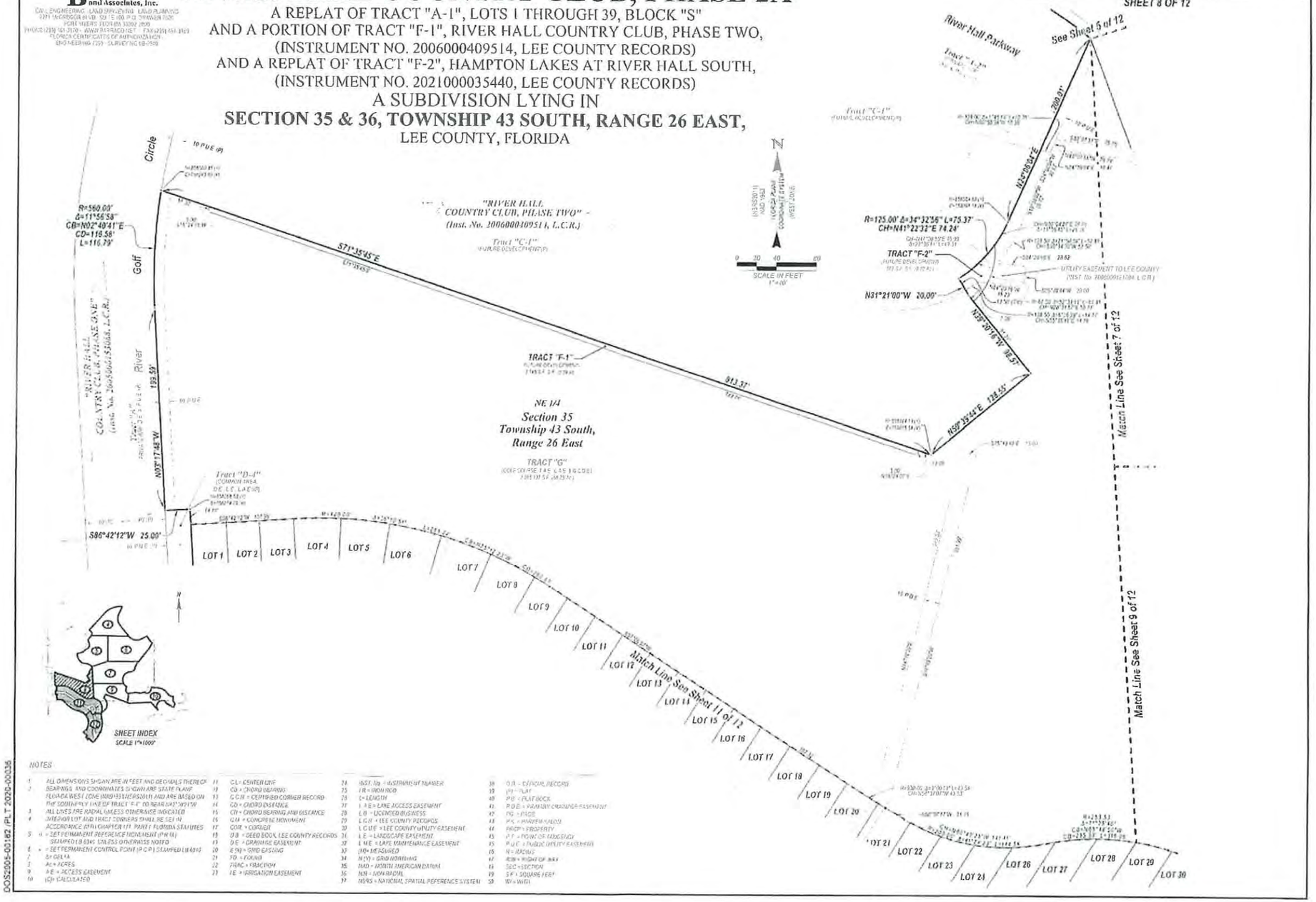
INSTRUMENT NUMBER [illegible]

SHEET 8 OF 12

Barraco and Associates, Inc.

RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



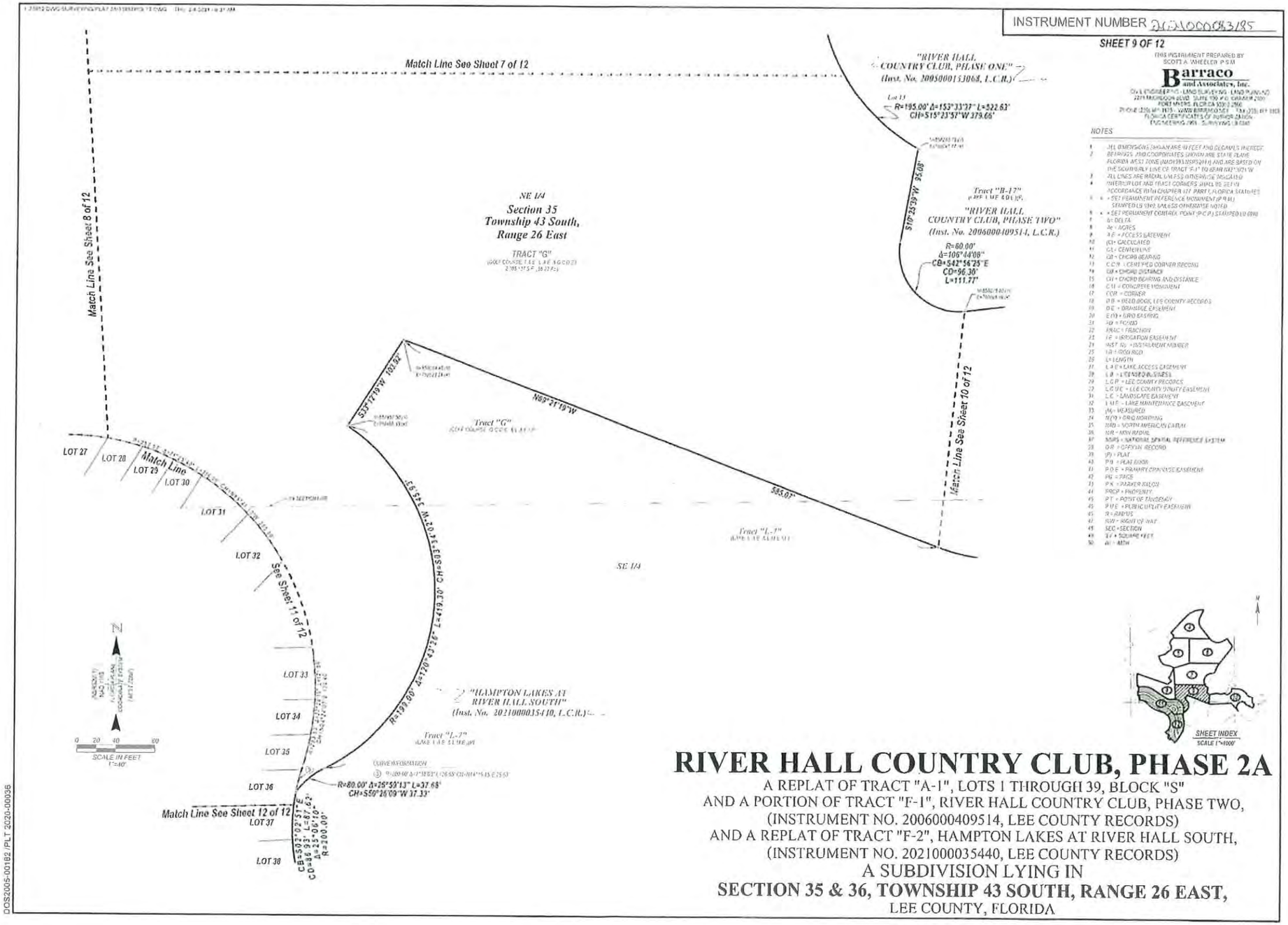
NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST (ZONE 1003) 1983 DATUM AND ARE BASED ON THE SOUTHERLY LINE OF TRACT "F-1" TO BEAR N71°35'45"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6016 UNLESS OTHERWISE NOTED
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6016
7. Δ = DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (N) = GRID EASTING
21. F.D. = FOUND
22. FRAC. = FRACTION
23. I.E. = IRRIGATION EASEMENT
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NGVD = NATIONAL GEODETIC VERTICAL DATUM
37. NGRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORDS
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PARKWAY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W/ = WITH

DOS2005-03162 / PL T 2020-00035

INSTRUMENT NUMBER 2021000083185

SHEET 9 OF 12



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

Barraco and Associates, Inc.

CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS
2271 McGREGOR BLVD. SUITE 100 P.O. DRAWER 2000
FORT MYERS, FLORIDA 33902-2966
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 2991 - SURVEYING LB 642

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 83) DESIGN) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT "F-1" TO BEAR N69°21'19"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 3913, UNLESS OTHERWISE NOTED.
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 3913.
7. Δ= DELTA
8. Ac = ACRES
9. A.E. = ACCESS EASEMENT
10. (C)= CALCULATED
11. C.L.= CENTERLINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E.(R) = EIRID BASHING
21. F.D. = FOUND
22. FRACT = FRACTION
23. I.E. = IRRIGATION EASEMENT
24. INST. NO. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L= LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N(D) = ORIG NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NR = NON RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W.L. = WETLAND

RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

DOS2005-00182 /PLT 2020-00036

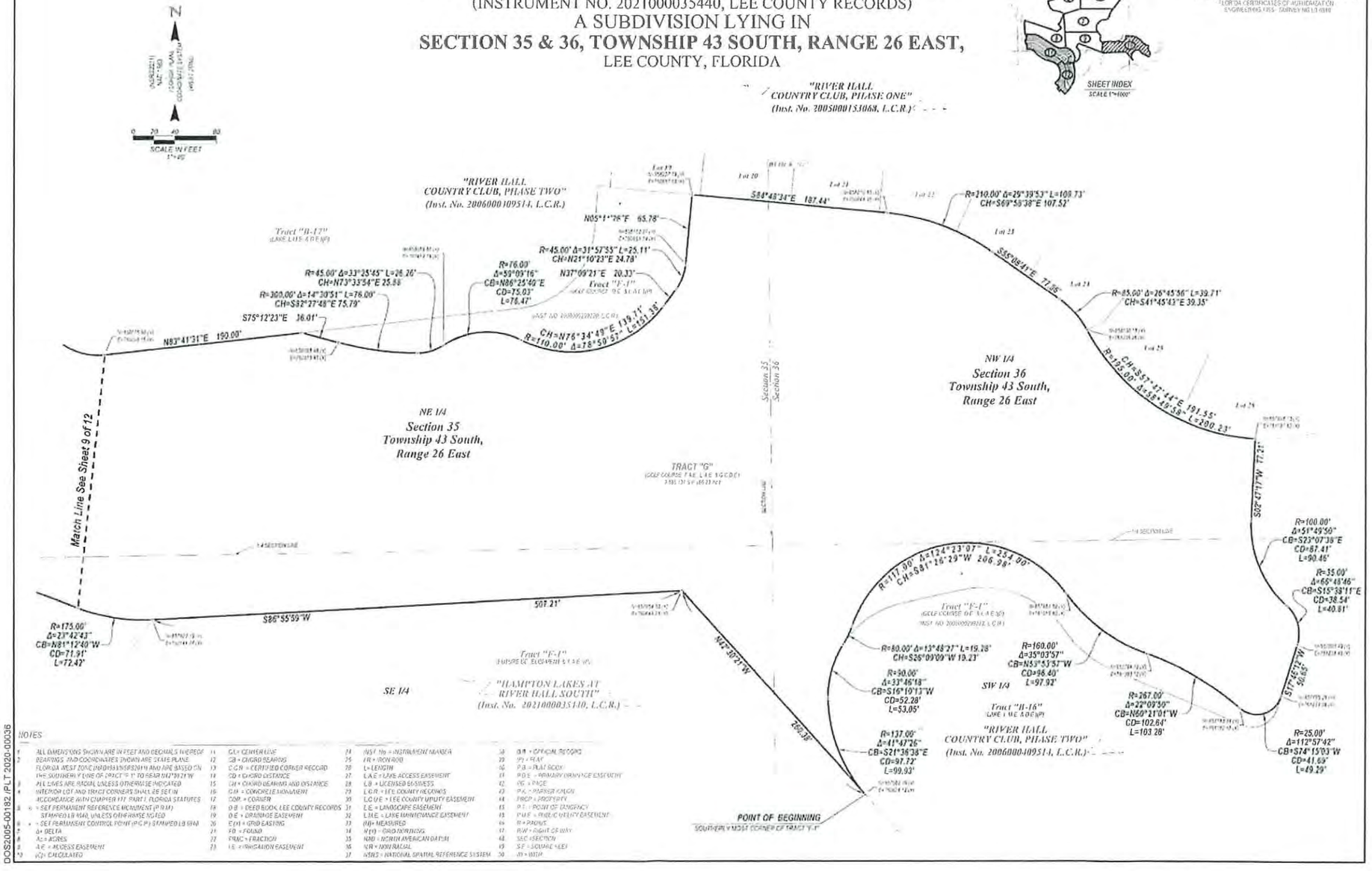
RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000063125

SHEET 10 OF 12

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 VANDERBILT BLVD., SUITE 100 P.O. DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3193 · WWW.BARRACO.NET · FAX (239) 461-3105
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING CERT. NUMBER 00.1498



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/1990 DATUM) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT "F-1" TO BEAR S47°39'21"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ○ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 1498, UNLESS OTHERWISE NOTED
6. ● = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 1498
7. Δ = DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. C.L. = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (n) = GRID EASTING
21. F.D. = FOUND
22. FRAC = FRACTION
23. I.E. = IRRIGATION EASEMENT
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N (n) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON RADIAL
37. NGS = NATIONAL GEODETIC SURVEY
38. N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
39. O.R. = OFFICIAL RECORDS
40. PI = PLAT
41. P.B. = PLAT BOOK
42. P.D.E. = PRIMARY DRAINAGE EASEMENT
43. PG. = PAGE
44. P.L.C. = PARKER LANGE
45. PROP. = PROPERTY
46. P.T. = POINT OF TANGENCY
47. P.U.E. = PUBLIC UTILITY EASEMENT
48. R = RADIUS
49. R.W. = RIGHT OF WAY
50. SEC. = SECTION
51. S.F. = SQUARE FEET
52. W = WITH

DOS2005-00182 / PLT 2020-00036

INSTRUMENT NUMBER 2023000001185

SHEET 11 OF 12

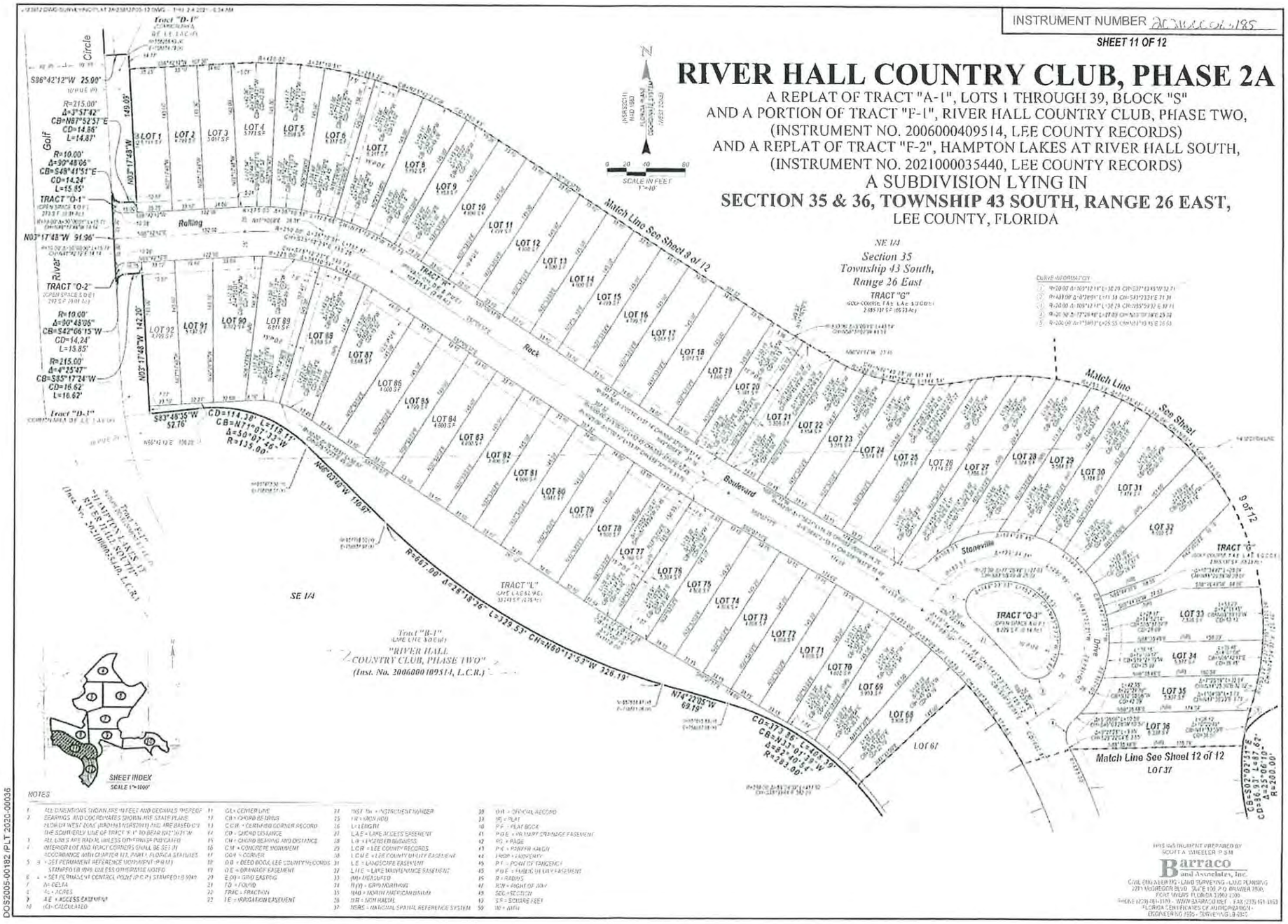
RIVER HALL COUNTRY CLUB, PHASE 2A

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

A SUBDIVISION LYING IN

SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,

LEE COUNTY, FLORIDA



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/HARN/2011) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT "F-1" TO BEAR N87°16'31"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 1049, UNLESS OTHERWISE NOTED
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 1049
7. Δ = DELTA
8. AC. = ACRES
9. ▶ = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E.O.G. = GRID EASTING
21. F.D. = FOUND
22. FRAC. = FRACTION
23. I.E. = IRRIGATION EASEMENT
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NGVD = NATIONAL GEODETIC VERTICAL DATUM
37. NGRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. PG. = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER-KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W = WITH

DOS2005-00182 /PLT 2020-00036

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGREGOR BLVD. SUITE 100 P.O. BROWER BOX
FORT MYERS, FLORIDA 33901-3499
PHONE (239) 461-3170 · WWW.BARRACO.NET · FAX (239) 461-3183
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 2996 · SURVEYING LB 1049

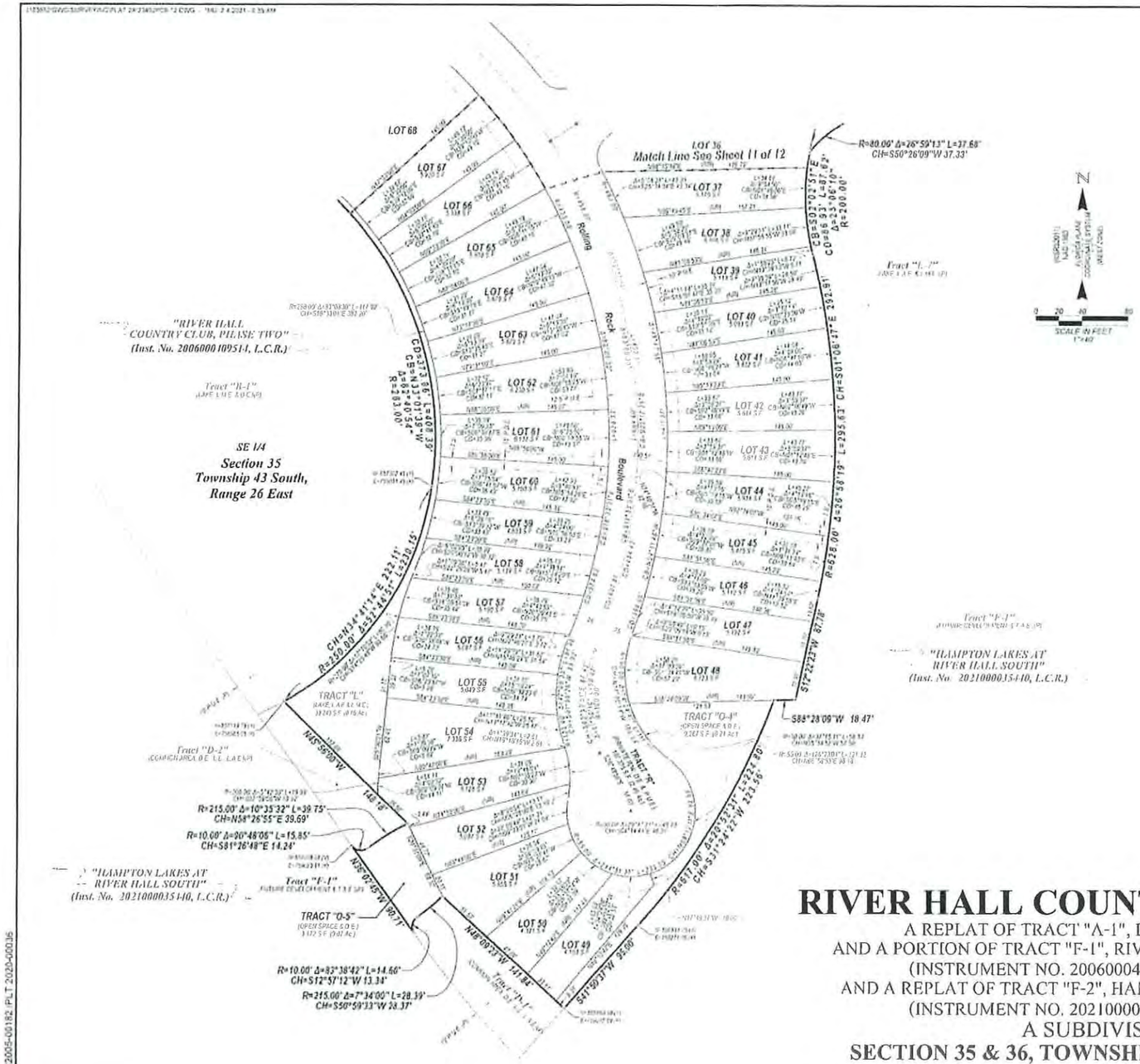
INSTRUMENT NUMBER 2021000083185

SHEET 12 OF 12

THIS INSTRUMENT PREPARED BY
SCOTT A. WHESLER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
3271 VIA RENZO BLVD. SUITE 100 P.O. DRAWER 2800
FORT MYERS, FLORIDA 33916-2800
PHONE (239) 561-3178 · WWW.BARRACO.NET · FAX (239) 561-3189
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 7995 · SURVEYING LB-4349

NOTES

1. ALL DIMENSIONS SHOWN ARE FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/1990 ADJ.) AND ARE BASED ON THE SOUTHERLY LINE OF TRACT "F" AS BEAR S87°30'21"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 4349 UNLESS OTHERWISE NOTED.
6. ● = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 4349.
7. Δ = DELTA
8. AC = ACRES
9. AE = ACCESS EASEMENT
10. CALC = CALCULATED
11. CL = CENTERLINE
12. CH = CHORD BEARING
13. C.C.P. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. CM = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. L.C.U.E. = GRID EASEMENT
21. FD = FOUND
22. FRAC = FRACTION
23. I.E. = IRRIGATION EASEMENT
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N.G.V.D. = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. P.B. = PLAT
40. P.B.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W.C.W. = WITH



RIVER HALL COUNTRY CLUB, PHASE 2A

A REPLAT OF TRACT "A-1", LOTS 1 THROUGH 39, BLOCK "S"
AND A PORTION OF TRACT "F-1", RIVER HALL COUNTRY CLUB, PHASE TWO,
(INSTRUMENT NO. 2006000409514, LEE COUNTY RECORDS)
AND A REPLAT OF TRACT "F-2", HAMPTON LAKES AT RIVER HALL SOUTH,
(INSTRUMENT NO. 2021000035440, LEE COUNTY RECORDS)
A SUBDIVISION LYING IN
SECTION 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

DOS2005-00182: PLT 2020-00036

Linda Doggett, Lee County Clerk of Circuit Court
INSTR # 2021000035440, Doc Type SPLT, Pages 25, Recorded 03/23/2021 at 1:50 PM, Deputy Clerk JMILLER
Rec Fee: $206.00

INSTRUMENT NUMBER 2021000035440

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGREGOR BLVD., SUITE 100 P.O. DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 · WWW.BARRACO.NET · FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION - ENGINEERING 2666 · SURVEYING 6360

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A, (INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS) AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A, (INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS) TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, A SUBDIVISION LYING IN

SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,

LEE COUNTY, FLORIDA

NOTE (COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS)(NOT PLOTTABLE):

1. EASEMENTS FOR USE, ACCESS AND ENJOYMENT OF THE COMMON AREAS, FOR INGRESS AND EGRESS OVER IMPROVEMENTS SHOWN ON THE PLAT, FOR DRAINAGE, NON ACCESS OVER THE SURFACE WATER MANAGEMENT SYSTEM IN ORDER TO OPERATE, MAINTAIN OR REPAIR THE SYSTEM AND FOR DRAINAGE OVER THE SURFACE WATER MANAGEMENT SYSTEM, FOR INGRESS AND EGRESS OVER ALL STREETS, ROADWAYS, COMMON AREAS, SIDEWALKS AND WALKWAYS IN FAVOR OF THE COMMUNITY DEVELOPMENT DISTRICT, AND FOR ACCESS TO F.C.C. RECREATIONAL FACILITIES, AS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR HAMPTON LAKES RECORDED IN INST. NO. 2020000097130, AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN INST. NO. 2020000097131, AND FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION RECORDED IN INST. NO. 2020000097132, AND AS AFFECTED BY THE ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN INST. NO. 2020000097133.
2. EASEMENTS FOR USE, ACCESS AND ENJOYMENT OF THE COMMON AREAS, FOR INGRESS AND EGRESS OVER IMPROVEMENTS SHOWN ON THE PLAT, FOR MAINTENANCE, OTHER OBLIGATIONS AND DUTIES TO ENSURE PERFORMANCE OF THE ASSOCIATION, ACCESS OVER THE SURFACE WATER MANAGEMENT SYSTEM, FOR DRAINAGE OVER THE SURFACE WATER MANAGEMENT SYSTEM, FOR MAINTENANCE, MAINTENANCE OF DRAINAGE SWALES, PIPES OR OTHER DRAINAGE FACILITIES, FOR ACCESS OVER THE SURFACE WATER MANAGEMENT SYSTEM IN ORDER TO OPERATE, MAINTAIN OR REPAIR THE SYSTEM AND THE RIGHT TO ENTER UPON AND REMOVE OR AND LIST UNDESIRABLE OR OBJECTIONABLE PLANT MATERIAL OR OBSTRUCTIONS, FOR DRAINAGE OVER THE SURFACE WATER MANAGEMENT SYSTEM, FOR INGRESS AND EGRESS OVER ALL STREETS, ROADWAYS, COMMON AREAS, SIDEWALKS AND WALKWAYS IN FAVOR OF THE COMMUNITY DEVELOPMENT DISTRICT, FOR THE LOCATION OF THE PROPERTY BOUNDARY FENCE, INCLUDING MAINTENANCE, REPAIR, REPLACEMENT AND LANDSCAPING, FOR DRAINAGE THROUGH THE LAKES, MARSHES AND OTHER WATERS AND OVER THE PROPERTY PRIOR TO IT BEING ACCEPTED FOR MAINTENANCE BY THE COUNTY, FOR THE SURFACE WATER MANAGEMENT SYSTEM, FOR ACCESS TO OPERATE AND MAINTAIN OR REPAIR THE SYSTEM, INCLUDING BUT NOT LIMITED TO, WORK WITHIN THE RETENTION AREAS, DRAINAGE STRUCTURES, AND DRAINAGE EASEMENTS, FOR THE INSTALLATION, USE, MAINTENANCE, REPAIR AND REPLACEMENT OF STORMWATER POLLUTION AND RETENTION SYSTEMS AND RELATED FACILITIES INCLUDING, BUT NOT LIMITED TO, INGRESS AND EGRESS TO THE LAKES FOR THE PURPOSES OF EXERCISING AND RIGHT OF FEE DRAINAGE ANY OBLIGATION, AS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR HAMPTON LAKES AT RIVER HALL RECORDED IN INST. NO. 2020000097130, AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN INST. NO. 2020000097131, SUPPLEMENTED AND AMENDED BY SUPPLEMENTAL DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN INST. NO. 2020000097134, AND FURTHER AMENDED BY SECOND AMENDMENT TO DECLARATION RECORDED IN INST. NO. 2020000097132, AND AS AFFECTED BY THE ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN INST. NO. 2020000097133, AND AFFECTED BY ASSIGNMENT OF COMMON AREAS FROM HAMPTON LAKES AT RIVER HALL RECORDED IN INSTRUMENT NO. 2020000125345.
4. EASEMENT FOR ENTRY AND TO CONSTRUCT, INSTALL, MAINTAIN, OR EXPAND ANY IMPROVEMENTS FOR PURPOSES OF COMPLETING DEVELOPMENT AS RESERVED IN SPECIAL WARRANTY DEED RECORDED IN INST. NO. 2011000142559.
5. EASEMENT FOR CABLE TELEVISION AND COMMUNICATIONS SERVICE RECORDED IN INST. NO. 2020000125166.

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE:
PER SECTION 177.101 (2), FLORIDA STATUES – THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT.

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE, OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

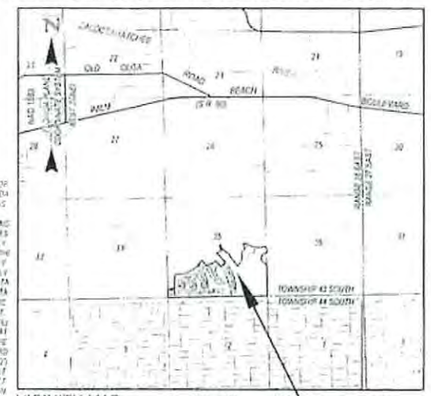
DESCRIPTION

PARCEL IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

A TRACT OR PARCEL OF LAND BEING ALL OF TRACTS "F-1" AND "F-2" OF THE RECORD PLAT "HAMPTON LAKES AT RIVER HALL, PHASE 1A" RECORDED IN INSTRUMENT NO. 2020000097130 AND ALL OF TRACTS "F-1" AND "F-2" OF THE RECORD PLAT "HAMPTON LAKES AT RIVER HALL, PHASE 2A" RECORDED IN INSTRUMENT NO. 2020000096963 BOTH OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND A TRACT OR PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 35 RUN N00°31'24"W ALONG THE WEST LINE OF SAID SECTION 35 FOR 1811.67 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID TRACT "F-1" OF SAID RECORD PLAT OF "HAMPTON LAKES AT RIVER HALL, PHASE 1A"; THENCE RUN ALONG THE NORTHERLY AND EASTERLY LINE OF SAID TRACT "F-1" THE FOLLOWING TWO (2) COURSES: N89°28'36"E FOR 48.14 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID RECORD PLAT; THENCE RUN ALONG SAID SOUTHEASTERLY LINE FOR 53.31 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF TRACT "F-2" OF SAID RECORD PLAT; THENCE RUN ALONG THE WESTERLY AND NORTHERLY LINE OF SAID TRACT "F-2" THE FOLLOWING FOUR (4) COURSES: N00°30'12"W FOR 73.93 FEET; S89°54'48"E FOR 131.00 FEET; N00°30'12"W FOR 50.28 FEET; AND N87°16'16"W FOR 30.06 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE RECORD PLAT OF "HAMPTON LAKES AT RIVER HALL, PHASE ONE" RECORDED IN INSTRUMENT NUMBER 2020000053006, LEE COUNTY PUBLIC RECORDS; THENCE RUN ALONG THE EASTERLY AND SOUTHERLY LINE OF SAID RECORD PLAT THE FOLLOWING NINE (9) COURSES: N00°30'12"W FOR 184.75 FEET; NORTHERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 224.00 FEET, DELTA 27°18'53", CHORD BEARING N13°39'15"E, CHORD 105.32 FEET FOR 106.77 FEET; TO A POINT OF REVERSE CURVATURE; NORTHERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 576.00 FEET, DELTA 07°35'37", CHORD BEARING N03°53'15"E, CHORD 76.33 FEET FOR 76.39 FEET; N00°30'46"E ALONG A NON TANGENT LINE FOR 126.08 FEET TO A POINT OF CURVATURE; NORTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 1,424.00 FEET, DELTA 43°35'30", CHORD BEARING N21°13'33"E, CHORD 1,058.73 FEET FOR 1,084.08 FEET; N41°31'18"E FOR 49.14 FEET; TO A POINT ON A NON TANGENT CURVE; NORTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 1,424.00 FEET, DELTA 12°12'21", CHORD BEARING N67°36'19"E, CHORD 302.34 FEET FOR 303.24 FEET; N61°29'58"E ALONG A NON TANGENT LINE FOR 55.19 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE RECORD PLAT OF "HAMPTON LAKES AT RIVER HALL, PHASE TWO" RECORDED IN INSTRUMENT NUMBER 2020000125166, LEE COUNTY PUBLIC RECORDS; THENCE RUN ALONG THE SOUTHERLY AND SOUTHEASTERLY LINE OF SAID RECORD PLAT THE FOLLOWING FOUR (4) COURSES: S31°30'14"E FOR 102.41 FEET TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 1,040.00 FEET, DELTA 12°32'21", CHORD BEARING S37°46'24"E, CHORD 226.14 FEET FOR 226.59 FEET; TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 1,030.00 FEET, DELTA 09°46'25", CHORD BEARING S43°39'13"E, CHORD 175.26 FEET FOR 175.41 FEET; TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID RECORD PLAT; THENCE RUN ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO (2) COURSES: S47°52'15"E FOR 145.15 FEET AND S49°54'41"E FOR 50.00 FEET TO THE SOUTHERLY MOST CORNER OF LOT 20 OF SAID RECORD PLAT OF "HAMPTON LAKES AT RIVER HALL, PHASE TWO"; THENCE RUN ALONG THE SOUTHEASTERLY AND NORTHEASTERLY LINE OF SAID RECORD PLAT THE FOLLOWING TWO (2) COURSES: N47°32'15"E FOR 145.15 FEET AND N42°05'19"W FOR 172.01 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE RECORD PLAT OF "RIVER HALL COUNTRY CLUB, PHASE ONA" RECORDED IN INSTRUMENT NUMBER 2020000125008, LEE COUNTY PUBLIC RECORDS; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING THIRTEEN (13) COURSES: N65°41'55"E FOR 304.38 FEET TO A POINT ON A NON TANGENT CURVE; NORTHWESTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 440.00 FEET, DELTA 14°37'50", CHORD BEARING N37°18'38"W, CHORD 107.32 FEET FOR 107.54 FEET; AND N44°42'16"E ALONG A NON TANGENT LINE FOR 200.00 FEET TO A POINT ON A NON TANGENT CURVE AND AN INTERSECTION WITH THE SOUTHERLY LINE OF THE RECORD PLAT OF "RIVER HALL COUNTRY CLUB, PHASE TWO" RECORDED IN INSTRUMENT NUMBER 2020000053004, LEE COUNTY PUBLIC RECORDS; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING THIRTEEN (13) COURSES: SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 560.00 FEET, DELTA 56°56'55", CHORD BEARING S48°16'43"E, CHORD 534.14 FEET FOR 556.43 FEET; TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 640.00 FEET, DELTA 28°46'01", CHORD BEARING S48°16'43"E, CHORD 317.48 FEET FOR 321.43 FEET; TO A POINT OF TANGENCY; S33°53'42"E FOR 58.54 FEET; TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 340.00 FEET, DELTA 28°46'01", CHORD BEARING S48°16'43"E, CHORD 168.91 FEET FOR 170.67 FEET; TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 1,030.00 FEET, DELTA 09°46'25", CHORD BEARING S43°39'13"E, CHORD 175.26 FEET FOR 175.41 FEET; TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID RECORD PLAT; THENCE RUN ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO (2) COURSES: S47°52'15"E FOR 145.15 FEET AND S49°54'41"E FOR 50.00 FEET TO THE SOUTHERLY MOST CORNER OF LOT 19 OF SAID RECORD PLAT OF "HAMPTON LAKES AT RIVER HALL, PHASE TWO"; THENCE RUN ALONG THE SOUTHEASTERLY AND NORTHEASTERLY LINE OF SAID RECORD PLAT THE FOLLOWING TWO (2) COURSES: N47°32'15"E FOR 145.15 FEET AND N42°05'19"W FOR 172.01 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE RECORD PLAT OF "RIVER HALL COUNTRY CLUB, PHASE ONA" RECORDED IN INSTRUMENT NUMBER 2020000125008, LEE COUNTY PUBLIC RECORDS; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: N65°41'55"E FOR 304.38 FEET TO A POINT ON A NON TANGENT CURVE; NORTHWESTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 440.00 FEET, DELTA 14°37'50", CHORD BEARING N37°18'38"W, CHORD 107.32 FEET FOR 107.54 FEET; AND N44°42'16"E ALONG A NON TANGENT LINE FOR 200.00 FEET TO A POINT ON A NON TANGENT CURVE AND AN INTERSECTION WITH THE SOUTHERLY LINE OF THE RECORD PLAT OF "RIVER HALL COUNTRY CLUB, PHASE TWO" RECORDED IN INSTRUMENT NUMBER 2020000053004, LEE COUNTY PUBLIC RECORDS; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING THIRTEEN (13) COURSES: SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 560.00 FEET, DELTA 56°56'55", CHORD BEARING S48°16'43"E, CHORD 534.14 FEET FOR 556.43 FEET; TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 640.00 FEET, DELTA 28°46'01", CHORD BEARING S48°16'43"E, CHORD 317.48 FEET FOR 321.43 FEET; TO A POINT OF TANGENCY; S33°53'42"E FOR 58.54 FEET; TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 340.00 FEET, DELTA 28°46'01", CHORD BEARING S48°16'43"E, CHORD 168.91 FEET FOR 170.67 FEET; TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 1,030.00 FEET, DELTA 09°46'25", CHORD BEARING S43°39'13"E, CHORD 175.26 FEET FOR 175.41 FEET; TO AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID RECORD PLAT; THENCE RUN ALONG SAID SOUTHEASTERLY LINE THE FOLLOWING TWO (2) COURSES: S47°52'15"E FOR 145.15 FEET AND S49°54'41"E FOR 50.00 FEET TO THE SOUTHERLY MOST CORNER OF LOT 20 OF SAID RECORD PLAT OF "HAMPTON LAKES AT RIVER HALL, PHASE TWO"; THENCE RUN ALONG THE SOUTHEASTERLY AND NORTHEASTERLY LINE OF SAID RECORD PLAT THE FOLLOWING TWO (2) COURSES: N47°32'15"E FOR 145.15 FEET AND N42°05'19"W FOR 172.01 FEET TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THE RECORD PLAT OF "RIVER HALL COUNTRY CLUB, PHASE ONA" RECORDED IN INSTRUMENT NUMBER 2020000125008, LEE COUNTY PUBLIC RECORDS; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING THREE (3) COURSES: N65°41'55"E FOR 304.38 FEET TO A POINT ON A NON TANGENT CURVE; NORTHWESTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 440.00 FEET, DELTA 14°37'50", CHORD BEARING N37°18'38"W, CHORD 107.32 FEET FOR 107.54 FEET; AND N44°42'16"E ALONG A NON TANGENT LINE FOR 200.00 FEET TO A POINT ON A NON TANGENT CURVE AND AN INTERSECTION WITH THE SOUTHERLY LINE OF THE RECORD PLAT OF "RIVER HALL COUNTRY CLUB, PHASE TWO" RECORDED IN INSTRUMENT NUMBER 2020000053004, LEE COUNTY PUBLIC RECORDS; THENCE RUN ALONG SAID SOUTHERLY LINE THE FOLLOWING FOUR (4) COURSES: SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 560.00 FEET, DELTA 56°56'55", CHORD BEARING S48°16'43"E, CHORD 534.14 FEET FOR 556.43 FEET; TO A POINT OF REVERSE CURVATURE; SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE RIGHT OF RADIUS 640.00 FEET, DELTA 28°46'01", CHORD BEARING S48°16'43"E, CHORD 317.48 FEET FOR 321.43 FEET; TO A POINT OF TANGENCY; S33°53'42"E FOR 110.54 FEET; TO A POINT OF CURVATURE; SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 253.00 FEET, DELTA 37°24'51", CHORD BEARING S52°16'08"E, CHORD 325.25 FEET; TO A POINT OF COMPOUND CURVATURE; SOUTHEASTERLY ALONG AN ARC OF CURVE TO THE LEFT OF RADIUS 150.00 FEET, DELTA 21°16'51", CHORD BEARING S47°31'30"E, CHORD 55.31 FEET FOR 55.69 FEET; TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 35; THENCE RUN S00°31'24"E ALONG SAID EAST LINE FOR 1,883.10 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE RUN S89°54'11"W ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 35 FOR 2,643.12 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE RUN S89°54'11"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 35 FOR 2,643.12 FEET TO THE POINT OF BEGINNING.
CONTAINING 200.14 ACRES, MORE OR LESS.

BEARINGS HEREIN ABOVE MENTIONED ARE STATE PLANE FOR THE FLORIDA WEST ZONE (NAD83/96) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S89°54'11"W.



VICINITY MAP — PROJECT LOCATION

APPROVALS

THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 3RD DAY OF FEBRUARY 2021

KEVIN RUSH
BOARD CLERK

LINDA DOGGETT
CLERK OF COURT

DAVID W. WILSON
ASSISTANT COUNTY ATTORNEY

DAVID SELLER
DIRECTOR, DEVELOPMENT SERVICES

DAN DELANDLAND
DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

REVIEW BY THE UNDERSIGNED SURVEYOR DETERMINED THAT THIS PLAT COMPLIES TO THE REQUIREMENTS OF CHAPTER 177, PART I OF THE FLORIDA STATUTES

GARY WOODFORD, PSM
LEE COUNTY DESIGNATED PSM

CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "HAMPTON LAKES AT RIVER HALL SOUTH, A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A" RECORDED IN INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS, AND TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A" RECORDED IN INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS, TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES.
I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) SHOWN HEREIN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT WITHIN 1 YEAR FROM THE DATE HEREOF.
DONE THIS 2nd DAY OF February 2021

SCOTT A. WHEELER, P.S.M. (LB 6360)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5947

BARRACO AND ASSOCIATES, INC.
2271 McGREGOR BLVD., SUITE 100, FORT MYERS, FLORIDA 33901
FLORIDA CERTIFICATE OF AUTHORIZATION - LB-2666

CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF "HAMPTON LAKES AT RIVER HALL SOUTH, A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A" RECORDED IN INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS, AND TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A" RECORDED IN INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS, TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA WAS FILED FOR RECORD AT 1:50 P.M. THIS 3RD DAY OF FEB 2021 AND DULY RECORDED IN INSTRUMENT NUMBER 2021000035440 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

LINDA DOGGETT
CLERK OF COURT
LEE COUNTY

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, VENTURE I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS AND DEVELOPERS OF THE LANDS HEREIN DESCRIBED, HAS CAUSED THIS PLAT OF HAMPTON LAKES AT RIVER HALL SOUTH, A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A, RECORDED IN INSTRUMENT NO. 2020000097130, LEE COUNTY PUBLIC RECORDS, AND TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A, RECORDED IN INSTRUMENT NO. 2020000096963, LEE COUNTY PUBLIC RECORDS, TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, A SUBDIVISION LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST, TO BE MADE AND DEDICATE AS FOLLOWS:

1. RESERVE TO OWNER, ITS SUCCESSORS AND ASSIGNS:
   A) TRACTS "F-1" AND "F-2" FOR FUTURE DEVELOPMENT
   B) ALL NON-EXCLUSIVE ACCESS EASEMENTS (A.E.), WHICH SHALL TERMINATE AUTOMATICALLY UPON VESTING OF PERMANENT ACCESS TO TRACT "F-2" BEING RECORDED IN THE LEE COUNTY PUBLIC RECORDS BY PLAT OR OTHER INSTRUMENT
2. DEDICATE TO THE HAMPTON LAKES AT RIVER HALL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITH RESPONSIBILITY FOR MAINTENANCE:
   A) TRACTS "R-1" AND "R-2" FOR PRIVATE ROAD RIGHT OF WAY, SUBJECT TO THE EASEMENTS SHOWN HEREON AND RESERVING TO OWNER FOR THE BENEFIT OF itself AND ALL SUCCESSOR OWNERS OF LOTS SHOWN ON THIS PLAT NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OVER AND THROUGH TRACTS "R-1" AND "R-2"
   B) TRACTS "O-1", "O-2", "O-3", "O-4" AND "O-5" FOR OPEN SPACE, RESERVING UNTO OWNER, ITS SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE EASEMENTS IN AND TO SUCH TRACTS FOR THE FOREGOING PURPOSES
   C) ALL DRAINAGE EASEMENTS (D.E.)
3. DEDICATE TO THE RIVER HALL COMMUNITY DEVELOPMENT DISTRICT (RIVER HALL CDD) WITH RESPONSIBILITY FOR MAINTENANCE:
   A) TRACTS "L-1", "L-2", "L-3", "L-4", "L-5" AND "L-6" FOR LAKE PURPOSES
   B) ALL LAKE ACCESS EASEMENTS (L.A.E.), LAKE MAINTENANCE EASEMENTS (L.M.E.) AND ALL PRIMARY DRAINAGE EASEMENTS (P.D.E.)
4. RESERVE TO OWNER, ITS SUCCESSORS AND ASSIGNS, WITH THE RESPONSIBILITY FOR MAINTENANCE DEDICATED TO THE RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS:
   A) TRACTS FOR GOLF COURSE PURPOSES, RESERVING UNTO OWNER, ITS SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE EASEMENTS IN AND TO SUCH TRACTS FOR THE FOREGOING PURPOSES
5. DEDICATE TO THE RIVER HALL COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS WITH RESPONSIBILITY FOR MAINTENANCE:
   A) ALL GOLF COURSE DRAINAGE EASEMENTS (G.D.E.), RESERVING UNTO OWNER, ITS SUCCESSORS AND ASSIGNS, NON-EXCLUSIVE EASEMENTS IN AND TO SUCH EASEMENT FOR THE FOREGOING PURPOSES
6. DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENT AGENCIES AND DEPARTMENTS AND RIVER HALL CDD AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS FOR HOLDING UTILITY AND OTHER GOVERNMENTAL SERVICES, INCLUDING INGRESS AND EGRESS BY POLICE, FIRE AND OTHER EMERGENCY SERVICES
   A) A NON-EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT (P.U.E.) OVER UNDER AND ACROSS TRACTS "R-1" AND "R-2"
   B) ALL PUBLIC UTILITY EASEMENTS SHOWN ON PLAT

THE PUBLIC UTILITY EASEMENT DESCRIBED IN (A) AND (B) ABOVE MAY NOT BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY AND SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, THE CABLE TELEVISION COMPANY SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

EASEMENTS COLLOCATED WITHIN PLATTED UTILITY EASEMENTS SHALL BE SUBORDINATE TO THE PUBLIC UTILITY EASEMENT.

7. DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA (LEE COUNTY):
   A) THOSE NON-EXCLUSIVE LEE COUNTY UTILITY EASEMENTS (L.C.U.E.) AS SHOWN AND/OR NOTED HEREIN FOR THE PURPOSES OF PERFORMING AND DISCHARGING ITS DUTIES AND OBLIGATIONS TO PROVIDE POTABLE WATER DISTRIBUTION SERVICES AND SANITARY SEWER COLLECTION SERVICES
8. DEDICATE TO RIVER HALL CDD, WITHOUT RESPONSIBILITY FOR MAINTENANCE, A PERPETUAL USE OF AND RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "R-1" AND "R-2"

IN WITNESS WHEREOF, GRAYDON E. HAINES, ITS VICE PRESIDENT, OF VENTURE I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE MADE AND SIGNED THIS 2 DAY OF Feb 2021

WITNESS: Colleen M. Harris
PRINT NAME: Colleen M. Harris

WITNESS: Nancy VanBuskirk
PRINT NAME: Nancy VanBuskirk

VENTURE I, LLC, A FLORIDA LIMITED LIABILITY COMPANY

GRAYDON E. HAINES
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 2 DAY OF FEB 2021 BY GRAYDON E. HAINES AS VICE PRESIDENT OF VENTURE I, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. HE/SHE ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Amy Hughes
COMMISSION #: GG 350701
EXPIRATION DATE: Aug 15, 2023

AMY HUGHES
MY COMMISSION # GG 350701
EXPIRES: August 15, 2023
Bonded Th

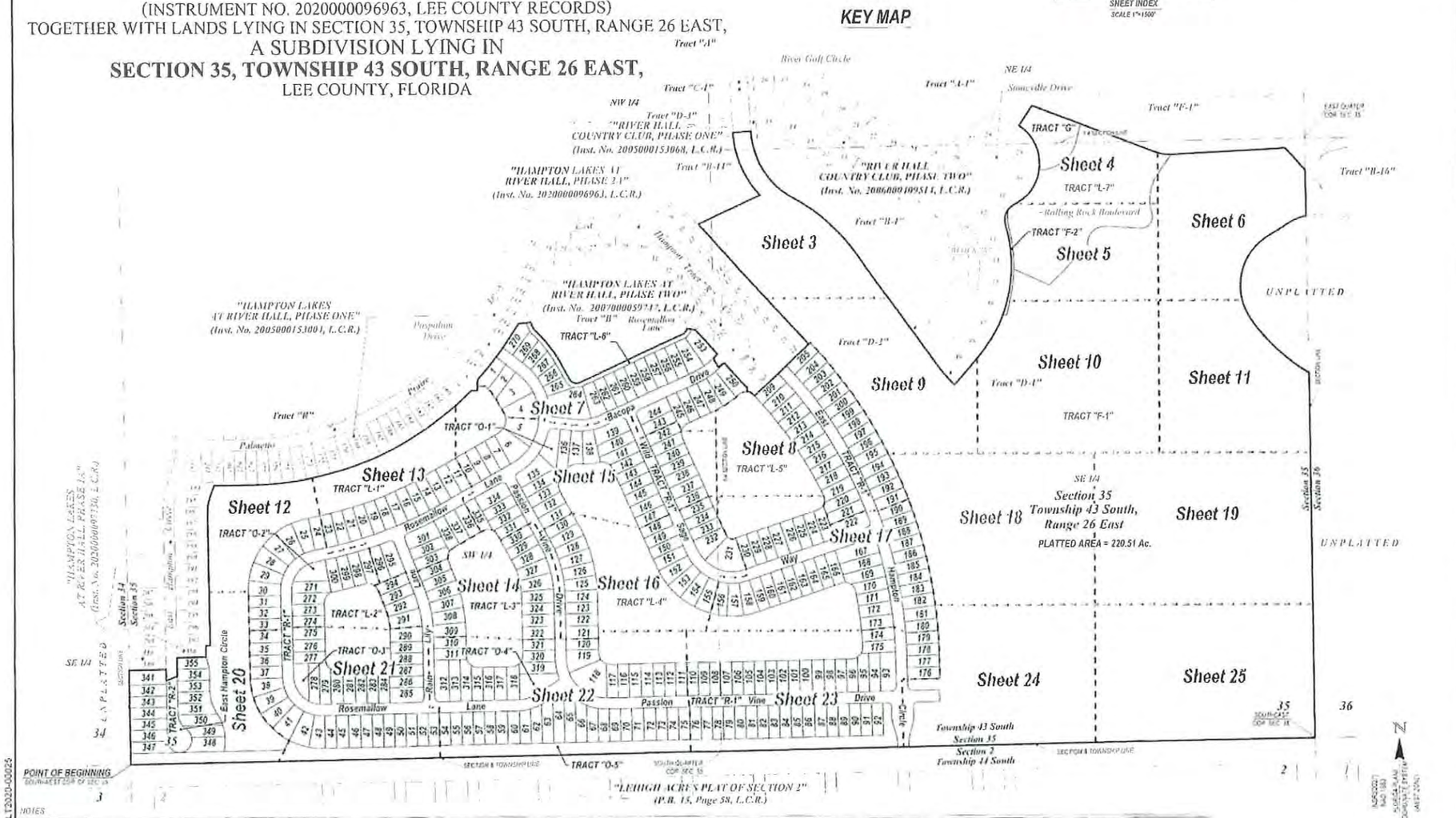
INSTRUMENT NUMBER 2021000035440

SHEET 2 OF 25

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, PSM
Barraco and Associates, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
2271 McGREGOR BLVD., SUITE 100 • FORT MYERS, FLORIDA 33901
PHONE (239) 461-3170 • WWW.BARRACO.NET • FAX (239) 461-4159
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 2595 • SURVEYING LB 2595



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 1983) NAVD 1988 ADJUSTMENT AND ARE BASED ON THE LINE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SECTION 35 TO BE ASSUMED.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.

1 ⊕ = SET PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB 2595 UNLESS OTHERWISE NOTED
2 ● = SET PERMANENT CONTROL POINT (PCP) STAMPED LB 2595
3 Δ = DELTA
4 AC = ACRES
5 A.E. = ACCESS EASEMENT
6 (C) = CALCULATED
7 CL = CENTERLINE
8 CB = CHORD BEARING
9 C.C.R. = CERTIFIED CORNER RECORD
10 CD = CHORD DISTANCE
11 CH = CHORD BEARING AND DISTANCE
12 C.M. = CONCRETE MONUMENT
13 COR = CORNER
14 D.B. = DEED BOOK, LEE COUNTY RECORDS
15 D.E. = DRAINAGE EASEMENT
16 B.M. = GRID BEARING
17 E.C.R. = CERTIFIED CORNER RECORD
18 F.D. = FOUND
19 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
20 FND = FOUND
21 INST. NO. = INSTRUMENT NUMBER
22 L.A.E. = LANDSCAPE EASEMENT
23 L.C.R. = LEE COUNTY RECORDS
24 L.D.E. = LAKE DRAINAGE EASEMENT
25 L.E. = LENGTH
26 L.A.E. = LAKE ACCESS EASEMENT
27 L.B. = LICENSED BUSINESS
28 L.C.U.E. = LEE COUNTY UTILITY EASEMENT
29 L.E. = LANDSCAPE EASEMENT
30 L.M.E. = LAKE MAINTENANCE EASEMENT
31 M = MEASURED
32 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
33 N.R. = NON RADIAL
34 NGS = NATIONAL GEODETIC REFERENCE SYSTEM
35 O.R. = OFFICIAL RECORD
36 PL = PLAT
37 P.B. = PLAT BOOK
38 P.D.E. = PRIMARY DRAINAGE EASEMENT
39 PG. = PAGE
40 P.K. = PARKER KALON
41 PROP. = PROPERTY
42 P.T. = POINT OF TANGENCY
43 P.U.E. = PUBLIC UTILITY EASEMENT
44 R = RADIUS
45 R/W = RIGHT OF WAY
46 SEC = SECTION
47 S.F. = SQUARE FEET
48 W/ = WITH

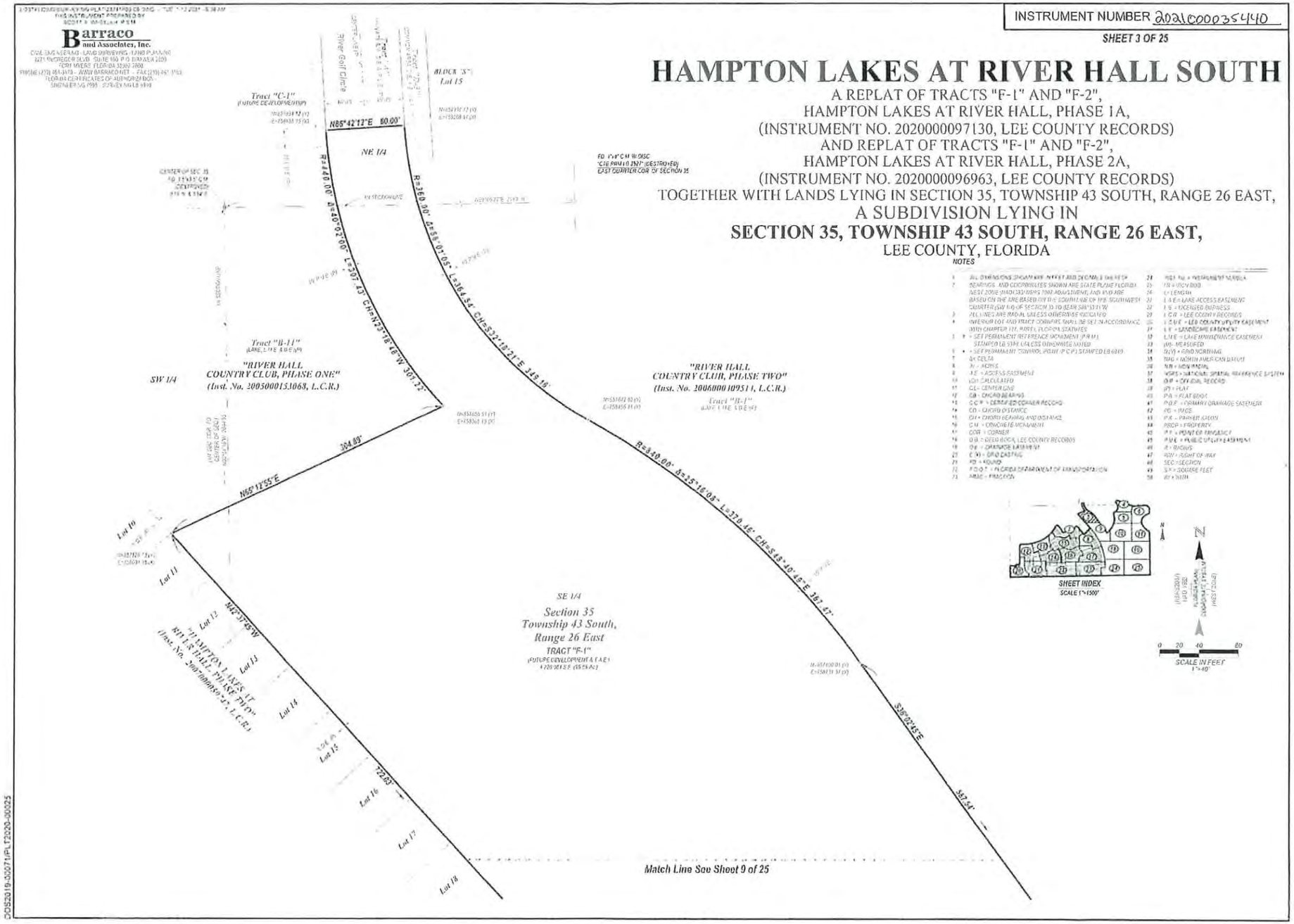
DOS2018-00071/PL T2020-00025

INSTRUMENT NUMBER 2021000035440

Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
8211 McGREGOR BLVD · SUITE 100 · P.O. BOX 06209
FORT MYERS, FLORIDA 33906-2008
PHONE (239) 481-1970 · WWW.BARRACO.NET · FAX (239) 481-1953
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 1995 · SURVEYING LB 6919

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



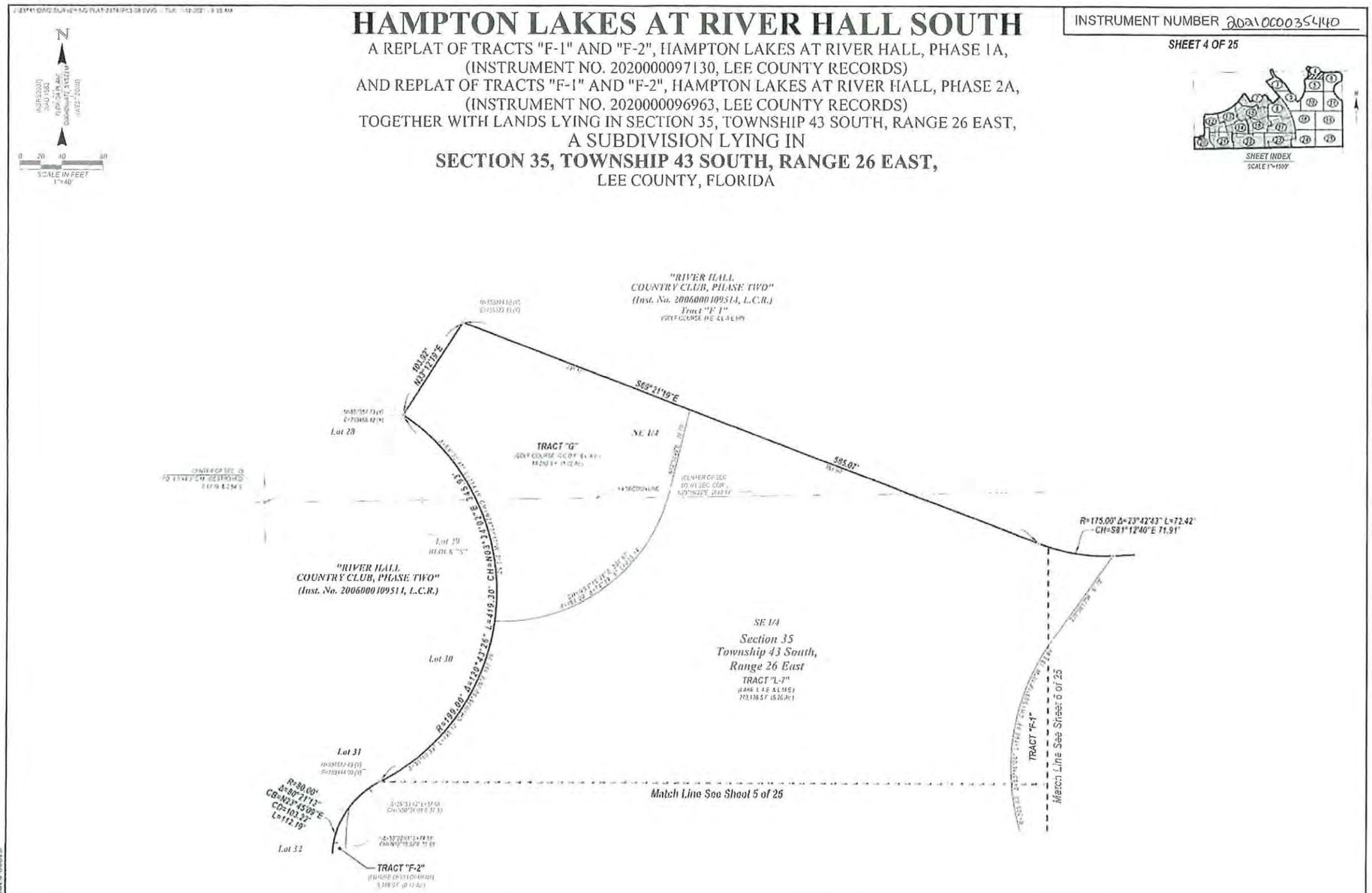
NOTES

1. ALL DIMENSIONS SHOWN ARE NEAREST 100 DECIMAL OF THE FOOT
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 1983/1990 ADJUSTMENT) AND ARE BASED ON THE LINE BETWEEN THE EQUATION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S89°33'11"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6919 UNLESS OTHERWISE NOTED
6. ○ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6919
7. Δ= DELTA
8. R = RADIUS
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. C.L. = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. O.R. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. C.M.= CAP AS STATED
21. FD = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. MEAS = MEASURED
24. NGS = NATIONAL GEODETIC SURVEY
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. P.B. = PLATTED BUFFER
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. (N,E) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON RADIAL
37. NGRS = NATIONAL GEODETIC REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. PT = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG = PAGE
43. P.K. = PARKER KALON
44. PROP = PROPERTY
45. P.R. = PERMANENT REFERENCE
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W = WITH

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440



NOTES

1. ALL DIMENSIONS IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE NAD83 (1990) ADJUSTMENT AND ARE BASED ON THE ARC BASIS OF THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S89°51'11"W
3. ALL ARCS ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERPOLATION AND FIELD CHECKS SHALL BE DONE IN ACCORDANCE WITH CHAPTER 177 PART I FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB 6746 UNLESS OTHERWISE NOTED
6. ● = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6746
7. Δ = DELTA
8. Ac = ACRES
9. A.E. = ACCESS EASEMENT
10. ±CR = CALCULATED
11. C/L = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = PAGE BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. S (R) = GRID BEARING
21. FD = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N(G) = GRID NORTH
35. NGVD = NORTH AMERICAN DATUM
36. N.R. = NON RADIAL
37. NAD83 = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. P.U.E. = PUBLIC UTILITY EASEMENT
40. PLAT = PLAT BOOK
41. P.B.K. = PLAT BOOK
42. P.D.E. = PRIVATE DRAINAGE EASEMENT
43. PG. = PAGE
44. P.K. = PARKER KALON
45. PROP. = PROPERTY
46. P.T. = POINT OF TANGENCY
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W = WITH

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

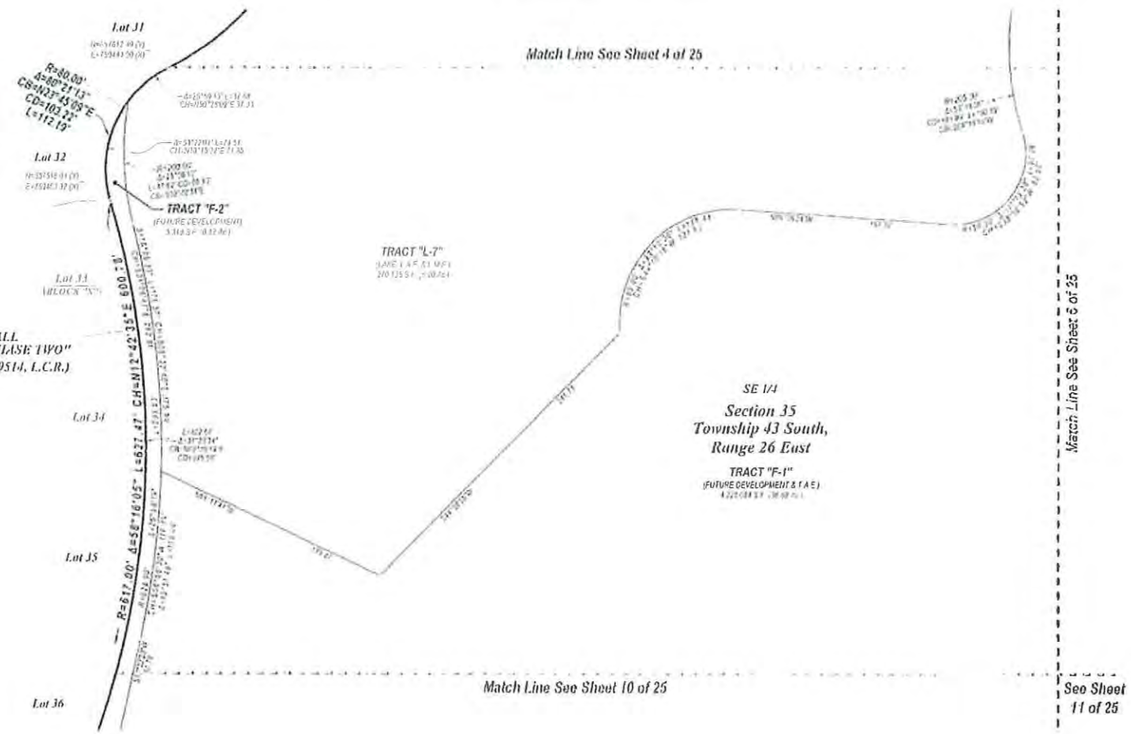
Barraco and Associates, Inc.
CIVIL ENGINEERS · LAND SURVEYORS · LAND PLANNERS
2271 VANDERBILT BLVD., SUITE 100, P.O. BOX 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 337-2275 · WWW.BARRACO.NET · FAX (239) 337-2502
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 2666 · SURVEYING 6-1001

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

SHEET 5 OF 25



NOTES

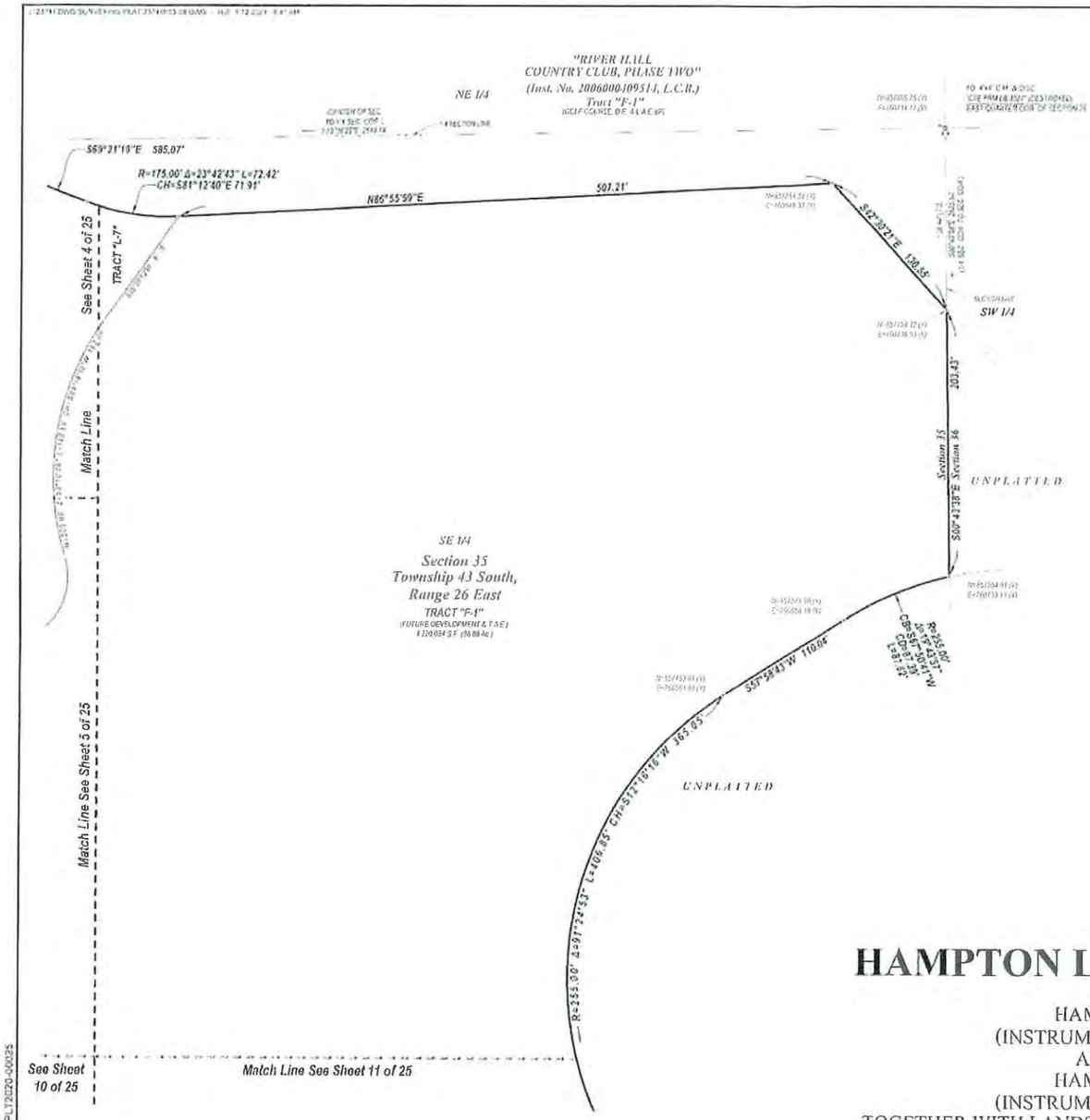
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA, WEST ZONE (NAD 1983/1990 ADJUSTMENT) AND ARE BASED ON THE ARC BASIS ON THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S12°51'41"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES.
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6761 UNLESS OTHERWISE NOTED
6. ■ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6761
7. ± = PLUS OR MINUS
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. C.L. = CENTERLINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED COURT RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E.W. = GRID EASEMENT
21. FG = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC = FRACTION
24. INST No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. (+) = EASTING
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N(Y) = GRID NORTHING
35. NGVD = NORTH GEODETIC DATUM
36. N.R. = NON RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (R) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.R. = PARKER KALON
44. PROP = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W/ = WITH

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
7979 INTERNATIONAL BLVD., SUITE 102 · P.O. BOX 06-2063
FORT MYERS, FLORIDA 33912-2063
PHONE (239) 418-1670 · WWW.BARRACO.NET · LB# 2278 · LB# 6761
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 2278 · SURVEYING: 6761

0CS2019-00371/PL T2020-00025

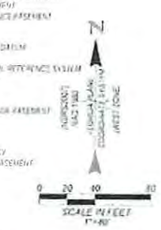
INSTRUMENT NUMBER 2021000035410

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGREGOR BLVD. SUITE 100, P.O. DRAWER 869,
FORT MYERS, FLORIDA 33902-2966
PHONE (239) 461-3193 · WWW.BARRACO.NET · FAX (239) 461-3165
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1995 · SURVEYING 6819



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/1989 2007 ADJUSTMENT) AND ARE BASED ON THE ARC BASIS ON THE SOUTH LINE OF THE SOUTHEAST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S89°13'41"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 7087, UNLESS OTHERWISE NOTED.
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 7087.
7. AC = ACTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. C.D. = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E.(D) = GRID EASTING
21. F.D. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC. = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N(Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NR = NON RADIAL
37. NGS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORDS
39. PL = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG = PAGE
43. P.K. = PARKER KALON
44. PNCP = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W = WIDTH



HAMPTON LAKES AT RIVER HALL SOUTH

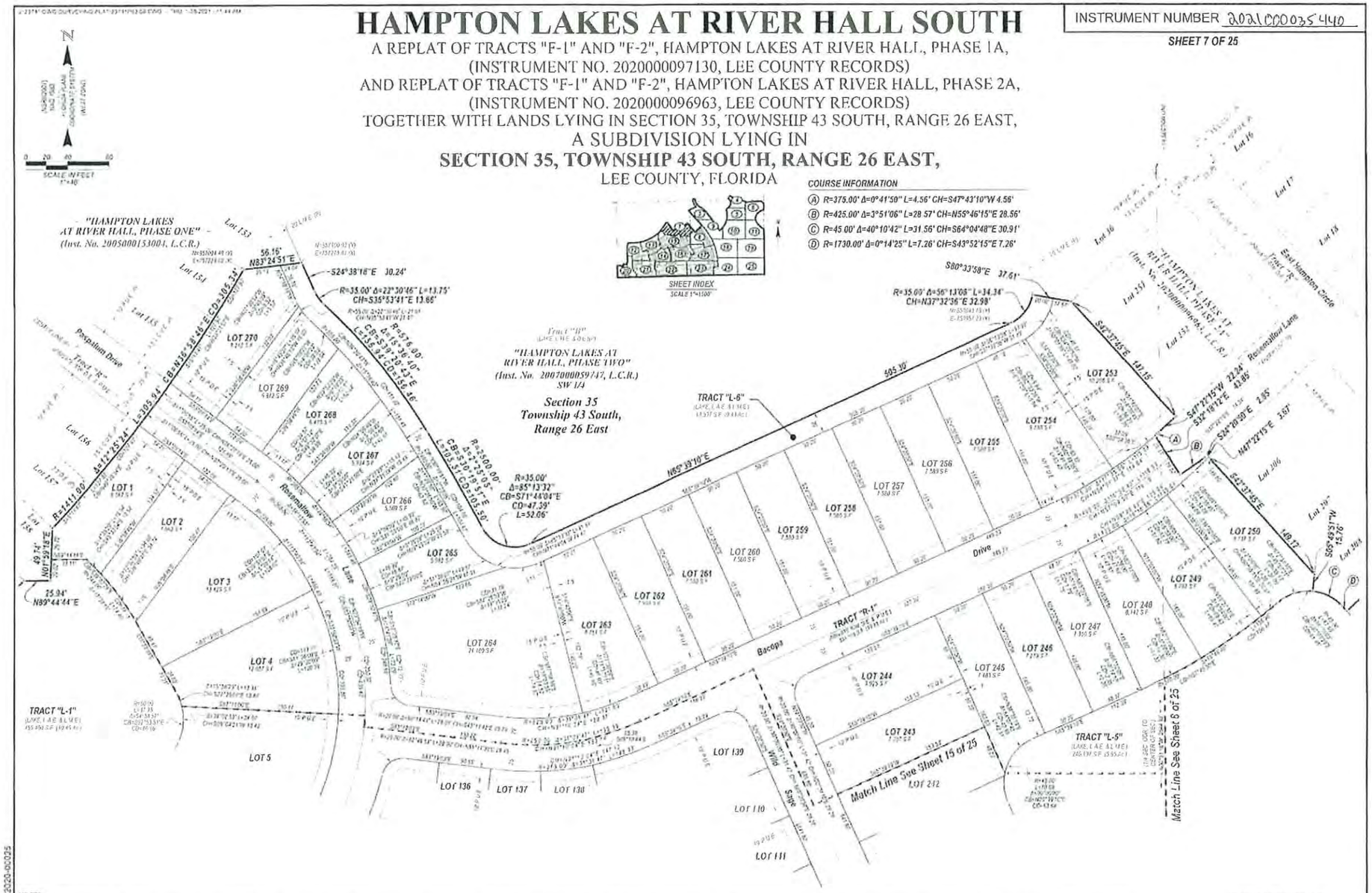
A REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

DOS2019-00071/PLT2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE NAD83 (1990 ADJUSTMENT) AND ARE BASED ON THE ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S89°50'14"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES

5. ○ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 1010, UNLESS OTHERWISE NOTED
6. ● = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 1010
7. Δ= DELTA
8. Ac= ACRES
9. A.E. = ACCESS EASEMENT
10. (C)= CALCULATED
11. C/L= CENTER LINE
12. CH = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E(M) = GRID BASING
21. F.D. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. F.M.C. = FASCHIN
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N(G) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIVATE DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. (R) = RADIAL
48. R.O.W. = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W.M. = WITH

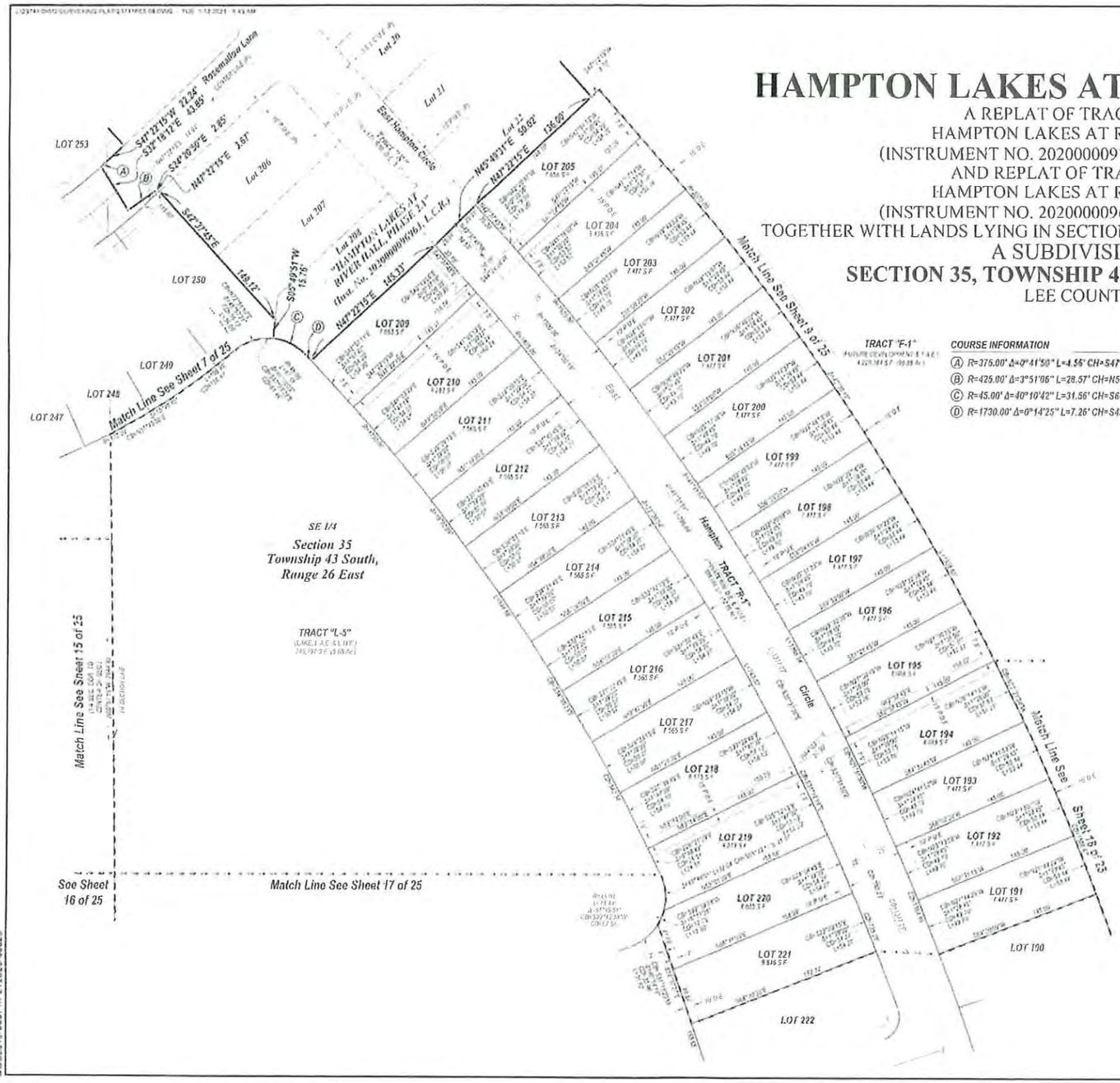
THIS INSTRUMENT PREPARED BY
SCOTT A. DANIELS P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGREGOR BLVD. SUITE 100 P.O. DRAWER 2000
FORT MYERS, FLORIDA 33902-2000
PHONE (239) 337-2550 · WWW.BARRACO.NET · FAX (239) 337-2561
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 2561 · SURVEYING 6986

DOS2019-00071/PL T2020-00025

INSTRUMENT NUMBER 2021000035440

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



TRACT "F-1"

COURSE INFORMATION

(A) R=375.00' Δ=0°41'50" L=4.56' CH=S47°43'10"W 4.56'
(B) R=425.00' Δ=3°51'06" L=28.57' CH=N55°46'15"E 28.56'
(C) R=45.00' Δ=40°10'42" L=31.56' CH=S64°04'48"E 30.91'
(D) R=1730.00' Δ=0°14'25" L=7.26' CH=S43°52'15"E 7.26'

SHEET INDEX
SCALE 1"=1500'

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 83), NORTH AMERICAN DATUM 1983 (2011) ADJUSTMENT AND ARE BASED ON THE ARC BASED ON THE SOUTHLINE OF THE SOUTHWEST QUARTER OF SECTION 35 TO HAVE BEAR S87°43'10"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. NON-RADIAL LINES AND OBJECT DIMENSIONS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. P = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6513 UNLESS OTHERWISE NOTED
6. ● = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6513
7. Δ = DELTA
8. Ac = ACRES
9. A.E. = ACCESS EASEMENT
10. ACP = ACCELERATED
11. C.L. = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. O.R. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (M) = GRID EASTING
21. FD = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. M = MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON-RADIAL
37. NGS = NATIONAL GEODETIC SURVEY
38. O.A.E. = OPEN AREA EASEMENT
39. PG = PAGE
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W = WITH

N

SCALE IN FEET
1" = 40'

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

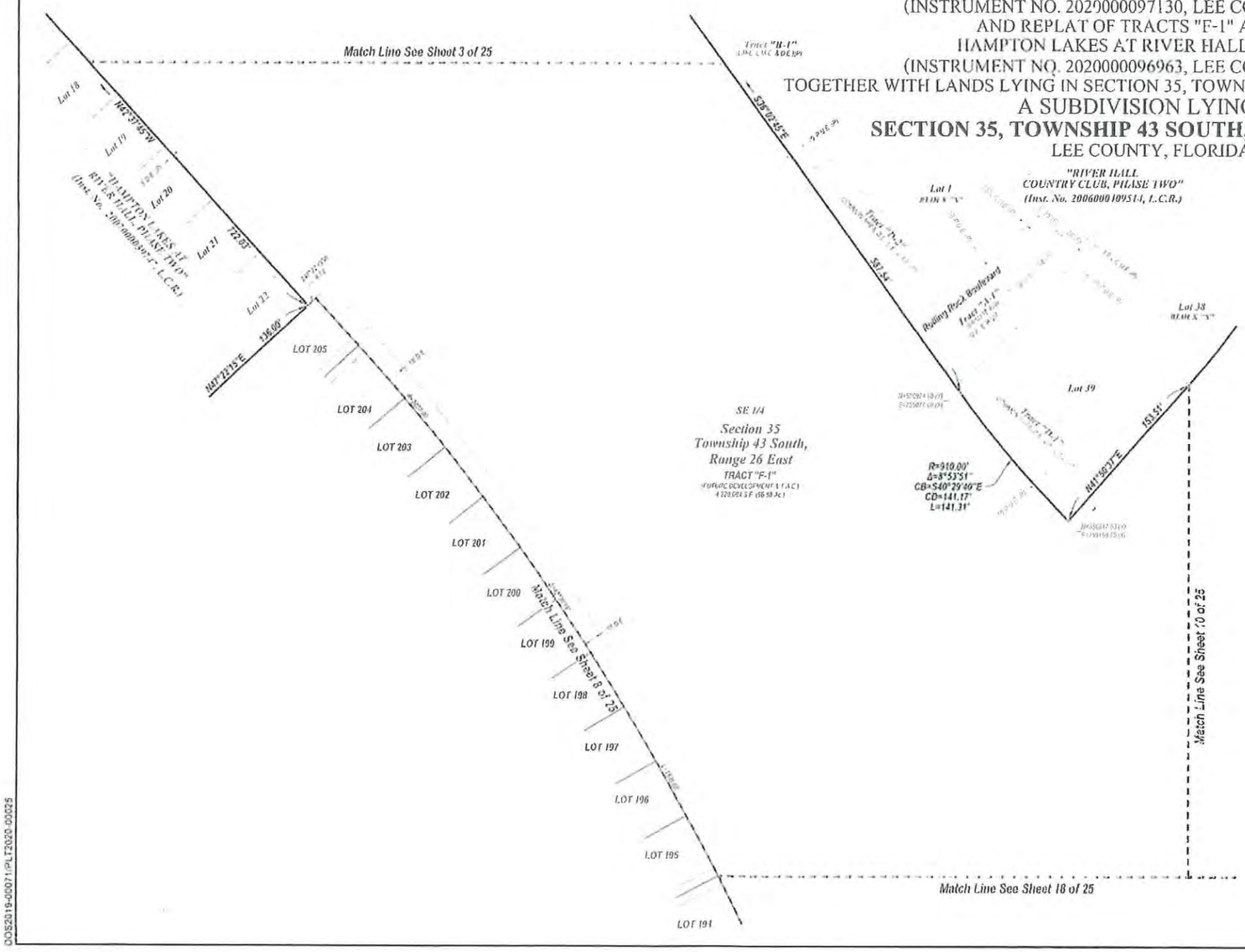
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
3271 McGREGOR BLVD. SUITE 100, P.O. DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-1070 · WWW.BARRACO.NET · FAX (239) 481-3193
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 1895 · SURVEYING L6300

DOB2019-00071-PL T2020-00025

INSTRUMENT NUMBER 2021000035440

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 1983 2007 ADJUSTMENT) AND ARE BASED ON THE ARC BASED ON THE SOUTHLINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S89°53'41"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INGRESS/EGRESS AND ACCESS DUALS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6840 UNLESS OTHERWISE NOTED
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6840
7. Δ = DELTA
8. Ac = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTERLINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. C.L.F. = CLEAR
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (N) = GRID EASTING
21. F.D. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. F.H.C. = FIRE HYDRANT
24. F.N.P. No. = FIELD NOTE NUMBER
25. I.D. = IDENTIFICATION
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N (S) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W (E) = WEST (EAST)

N
WEST ZONE
NAD 1983 2007 ADJUSTMENT
GRID NORTH
PLANE COORDINATES
NAD 1983 (2011)
0 20 40 80
SCALE IN FEET
1"=40'

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERS · LAND SURVEYORS · LAND PLANNERS
2271 VANDERBILT BLVD · SUITE 100 · P.O. DRAWER 1658
FORT MYERS, FLORIDA 33902-1658
PHONE (239) 337-1515 · WWW.BARRACO.NET · FAX (239) 337-1516
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1899 · SURVEYING LB 6840

HAMPTON LAKES AT RIVER HALL SOUTH

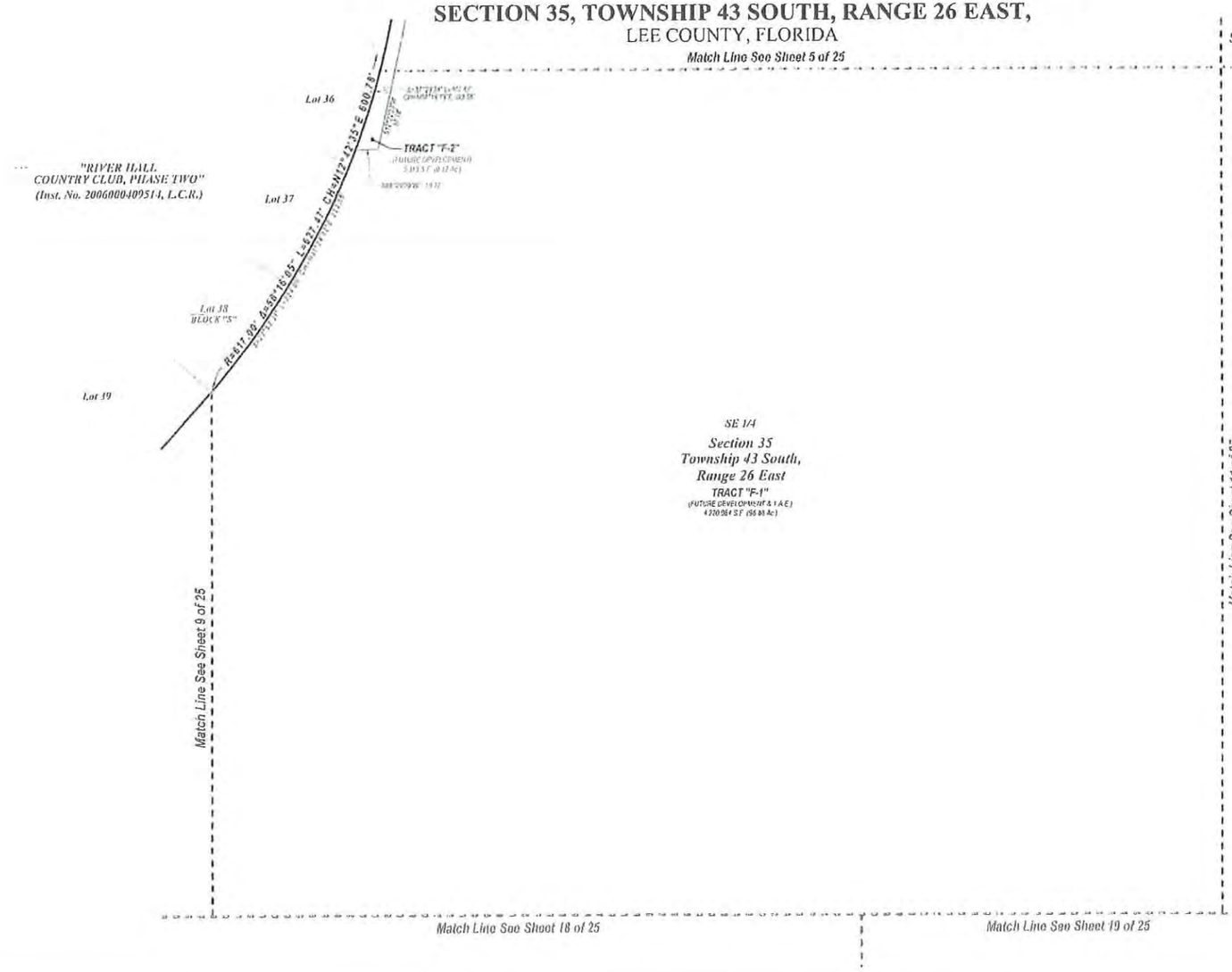
A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN

SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,

LEE COUNTY, FLORIDA

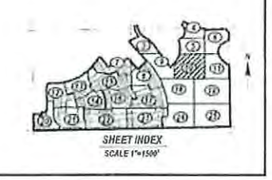
INSTRUMENT NUMBER 2021000035440

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGREGOR BLVD. SUITE 100 · P.O. DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE: (239) 332-2096 · WWW.BARRACO.NET · FAX (239) 332-2789
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 2985 · SURVEYING · 6-2940



NOTES:

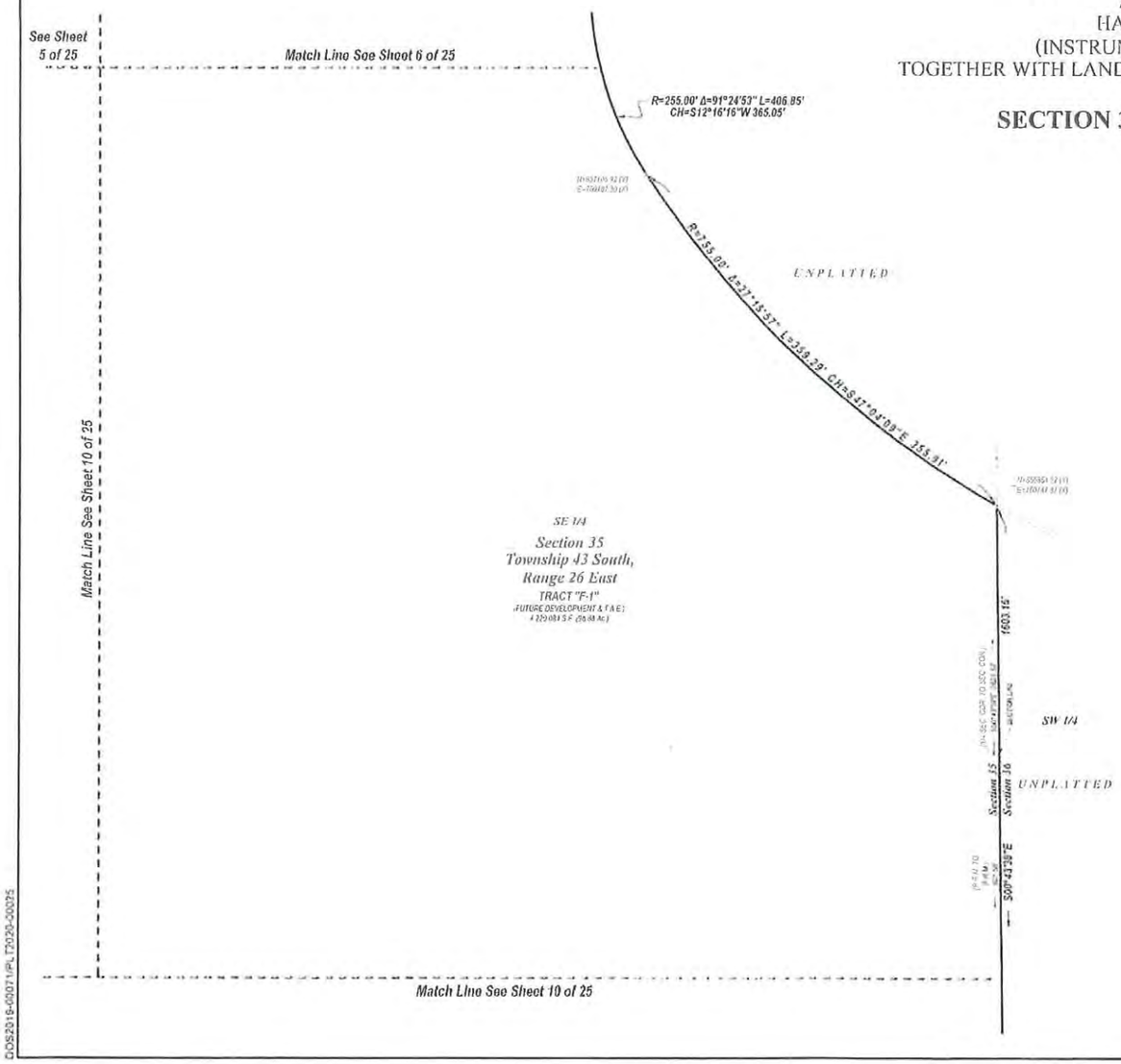
1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/1990 ADJUSTMENT) AND ARE BASED ON THE ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 35 TO BEAR S88°55'11"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9), FLORIDA STATUTES.
5. ○ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 3946 UNLESS OTHERWISE NOTED
6. ● = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 3946
7. Δ = DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (R) = GRID EASTING
21. F.D. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FND = FOUND
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = ARC LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. MEAS. = MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NGVD = NGS DATUM
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORDS
39. PL = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W = WIDTH

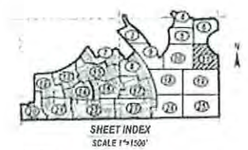


INSTRUMENT NUMBER 2021000035410

HAMPTON LAKES AT RIVER HALL SOUTH

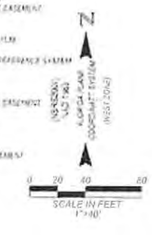
A REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA





NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/1990 ADJUSTMENT) AND ARE BASED ON THE ARC BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. WHERE LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6910 UNLESS OTHERWISE NOTED
6. ● = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6910
7. Δ= DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.O.R. = CERTIFIED COPY OF RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. ELEV = ELEVATION
21. FD = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FREC = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. IP = IRON PIPE
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. LB = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. M = MEASURED
34. N/G = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.M. = NON RADIAL
37. NGS = NATIONAL GEODETIC REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. PL = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG = PAGE
43. P.K. = PARKER KALON
44. PROP = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W = WIDTH



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

Barraco and Associates, Inc.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
2271 PROFESSIONAL BLVD. SUITE 100, AND DRIVE INC.
FORT MYERS, FLORIDA 33913-2579
PHONE: (239) 481-3115 WWW.BARRACO.NET FAX (239) 481-3119
FLORIDA CERTIFICATE OF AUTHORIZATION
ENGINEERING (3655) - SURVEYING (LB 6910)

DIOS2016-00071/PL D2020-00025

INSTRUMENT NUMBER 2021000035440

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (901073) NAD83 2011 (0.0000000) AND ARE BASED ON THE LINE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W
3. ALL USES ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 4783 UNLESS OTHERWISE NOTED
6. ● = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 4783
7. Δ = DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. CLN = CLEANING
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. O.R. = OFFICIAL RECORDS (LEE COUNTY RECORDS)
19. D.E. = DRAINAGE EASEMENT
20. E (U) = OVHD (UNDERGROUND)
21. FD = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC = FRACTION
24. INST NO. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. LG = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. MR = MEASURED
34. N (H) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NGVD = NATIONAL GEODETIC VERTICAL DATUM
37. NGRS = NATIONAL GEODETIC REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. PL = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG = PAGE
43. P.K. = PARKER KALON
44. PROP = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W = WITH

N
(BASED ON NAD 83 (2011) STATE PLANE COORDINATE SYSTEM WEST ZONE)
0 20 40 80
SCALE IN FEET
1"=40'

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 VANDERBILT BLVD., SUITE 100 · NAPLES, FL
FORT MYERS, FLORIDA
PHONE (239) 481-1115 · WWW.BARRACO.NET · FAX (239) 481-1119
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 1795 · SURVEYING LB 4783

DCIS2015-00071/PL T2020-00025

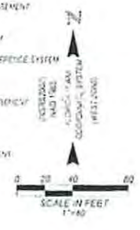
INSTRUMENT NUMBER 2021000035440

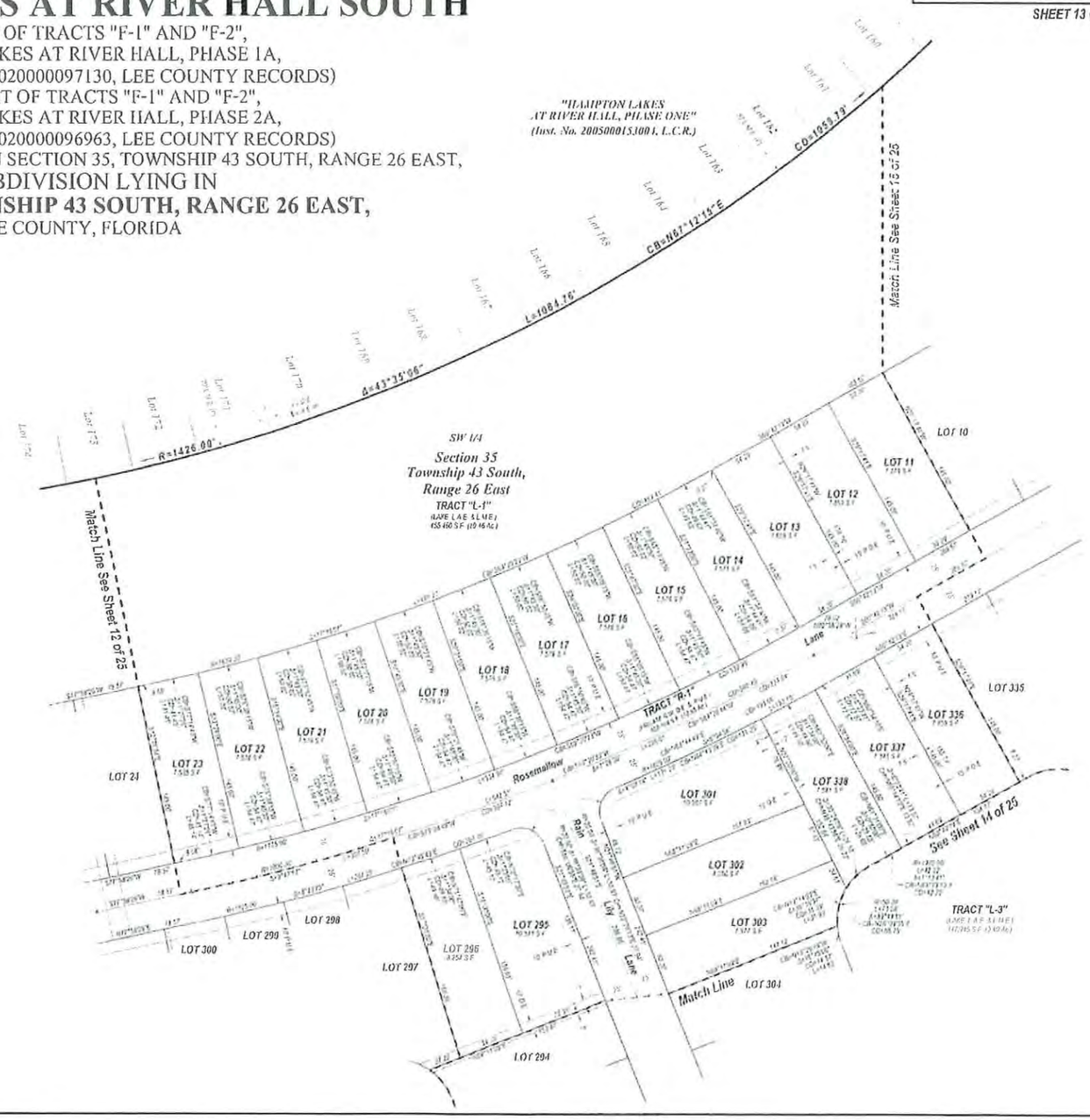
HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

NOTES

1 ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2 BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/1990 ADJUSTMENT) AND ARE BASED ON THE ARC BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W
3 ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED
4 INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (1) FLORIDA STATUTES
5 ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 2916 UNLESS OTHERWISE NOTED
6 ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 2916
7 Δ = DELTA
8 AC = ACRES
9 A.E. = ACCESS EASEMENT
10 C = CALCULATED
11 CL = CENTERLINE
12 CB = CHORD BEARING
13 C.E.R. = CERTIFIED CORNER RECORD
14 CD = CHORD DISTANCE
15 CH = CHORD BEARING AND DISTANCE
16 C.M. = CONCRETE MONUMENT
17 COR = CORNER
18 D.B. = DEED BOOK, LEE COUNTY RECORDS
19 D.E. = DRAINAGE EASEMENT
20 D.M.S. = DMS BASTAG
21 FD = FOUND
22 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23 FRAC = FRACTION
24 INST. NO. = INSTRUMENT NUMBER
25 I.R. = IRON ROD
26 L = LENGTH
27 L.A.E. = LAKE ACCESS EASEMENT
28 L.B. = LICENSED BUSINESS
29 L.C.R. = LEE COUNTY RECORDS
30 L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31 L.E. = LANDSCAPE EASEMENT
32 L.M.E. = LAKE MAINTENANCE EASEMENT
33 M = MEASURED
34 N.A.V.D. = NATIONAL GEODETIC VERTICAL DATUM
35 N.G.V.D. = NORTH AMERICAN DATUM
36 N.R. = NON RADIAL
37 NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38 O.R. = OFFICIAL RECORD
39 PL = PLAT
40 P.B. = PLAT BOOK
41 P.D.E. = PRIVATE DRAINAGE EASEMENT
42 PG. = PAGE
43 P.K. = PARKER KALON
44 PROP. = PROPERTY
45 P.T. = POINT OF TANGENCY
46 P.U.E. = PUBLIC UTILITY EASEMENT
47 R = RADIUS
48 R/W = RIGHT OF WAY
49 SEC = SECTION
50 S.F. = SQUARE FEET
51 W.D. = WIDTH





THIS INSTRUMENT PREPARED BY
SCOTT A. WEFLER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
7201 MCGREGOR BLVD. · SUITE 10 · P.O. DRAWER 2550
FORT MYERS, FLORIDA 33908-2550
PHONE (239) 481-3170 · WWW.BARRACO.NET · FAX (239) 481-3151
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 7925 · SURVEYING LB-6911

DGS2016-00071-PL-T2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

SHEET 14 OF 25

THIS INSTRUMENT PREPARED BY
SCOTT A. WIEDELER P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 VANDERBILT BLVD. SUITE 100 P.O. DRAWER 1805
FORT MYERS, FLORIDA 33902-2500
PHONE (239) 461-3170 · INFO@BARRACO.NET · FAX (239) 461-3179
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7505 · SURVEYING LB 6310

NOTES:

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (1983/2011) NSRS 2011 ADJUSTMENT NAD AND ARE BASED ON THE ARC BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S84°54'41"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ⊙ = SET PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB 6310, UNLESS OTHERWISE NOTED.
6. ⊕ = SET PERMANENT CONTROL POINT (PCP) STAMPED LB 6310.
7. Δ = DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CLERK OF COURT RECORDS
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. CONC = CONCRETE
18. D.B. = DATA BOOK (LEE COUNTY RECORDS)
19. D.E. = DRAINAGE EASEMENT
20. E.O.R. = END OF RADIUS
21. F.D. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC. = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N(Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORDS
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.R.M. = PERMANENT REFERENCE MONUMENT
44. PRM# = PRM NUMBER
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W = WIDTH

N

SCALE IN FEET
1"=40'

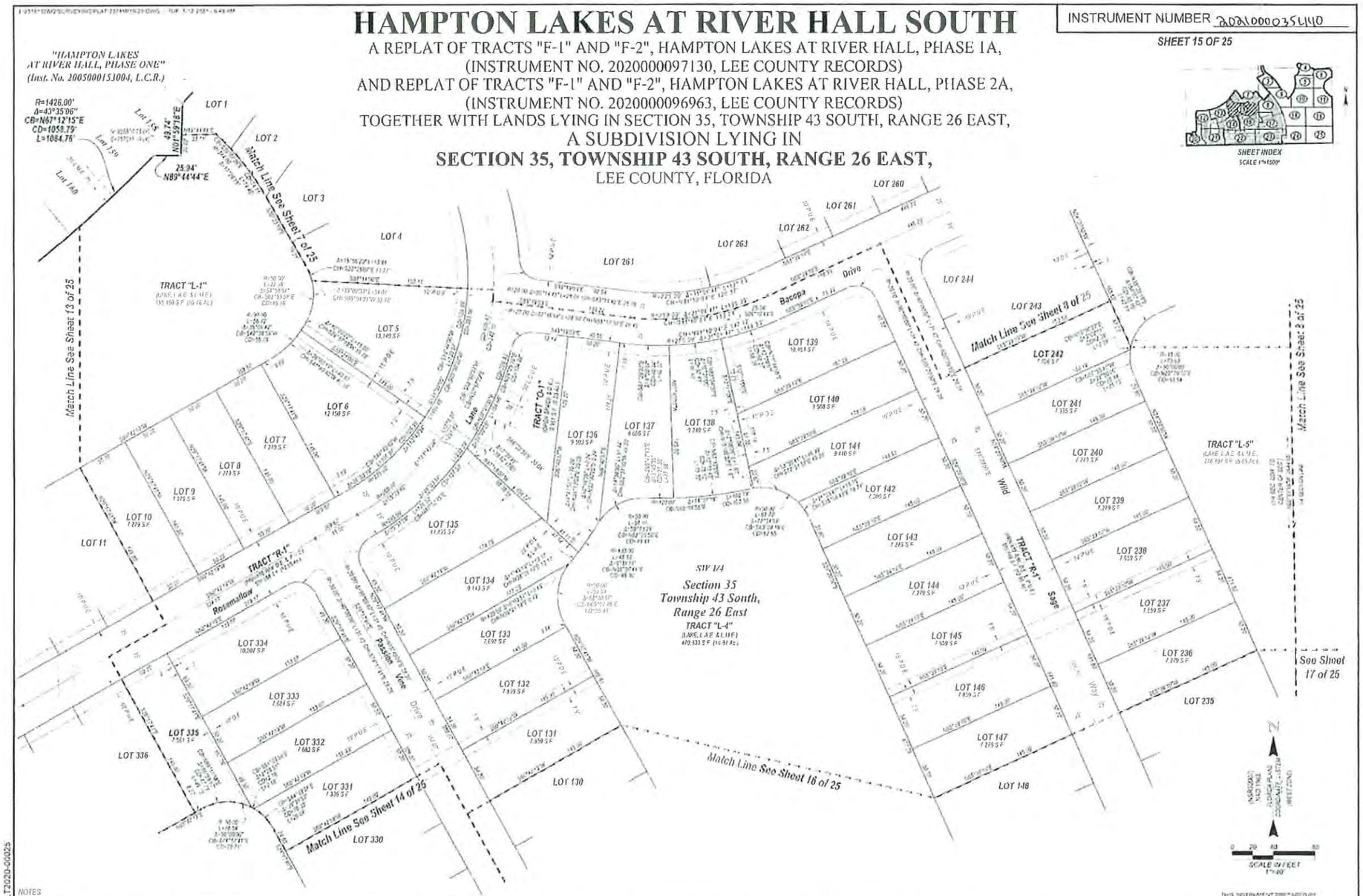
SHEET INDEX
SCALE 1"=1500'

DOS2019-00371/PLT2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035140



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983 NSRS NOT ADJUSTMENT) AND ARE BASED ON THE ARC BASED ON THE SOUTH LINE OF THE SOUTH WEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S89°53'41"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6943, UNLESS OTHERWISE NOTED
6. ⊕ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6943
7. Δ = DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. UG = UNCLAIMED
11. CL = CENTER LINE
12. C.B. = CHORD BEARING
13. C.O.R. = CLERK OF CORTEN RECORDS
14. CD = CHORD DISTANCE
15. CB = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. O.R. = CLERK OF COURT, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (R) = GRID BASTING
21. FD = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. I.P. = IRON PIPE
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N (G) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (R) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. P.G. = PAGE
43. P.R. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. SQ. = SQUARE

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

Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGREGOR BLVD. SUITE 100, P.O. DRAWER 2660
FORT MYERS, FLORIDA 33902-2660
PHONE (239) 461-3170 · WWW.BARRACO.NET · FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEER No. 7995 · SURVEYING LB 6943

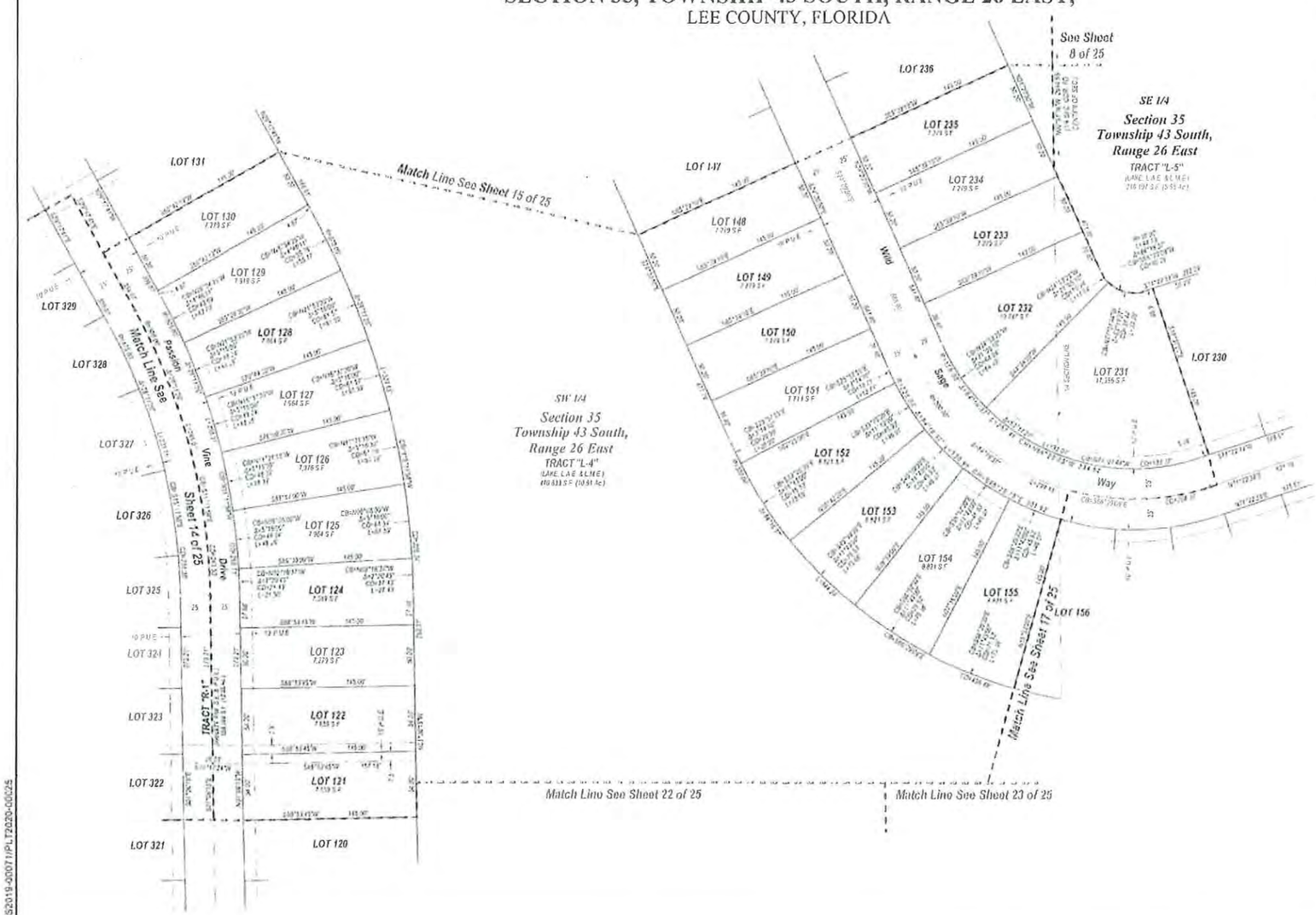
HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

SHEET 16 OF 25

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2817 McGREGOR BLVD. · SUITE 105 · P.O. DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3110 · WWW.BARRACO.NET · FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 2985 · SURVEYING 6118



NOTES

1. ALL DIMENSIONS SHOWN ARE IN U.S. FOOT DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983) NSRS 1987 ADJUSTMENT AND AND ARE BASED ON THE ARC BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. OTHER LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6118 UNLESS OTHERWISE NOTED.
6. ■ = SET PERMANENT CONTROL POINT (P.C.P.), STAMPED LB 6118.
7. Δ = DELTA
8. R = RADIUS
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CD = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. O.R. = OFFICIAL RECORDS, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (D) = FIELD EASTING
21. F.D. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC. = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.W.E. = LAKE WATER SERVICE EASEMENT
33. M = MEASURED
34. N (S) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. NAR = NON RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W = WITH

DCS2019-00071/PLT2020-00025

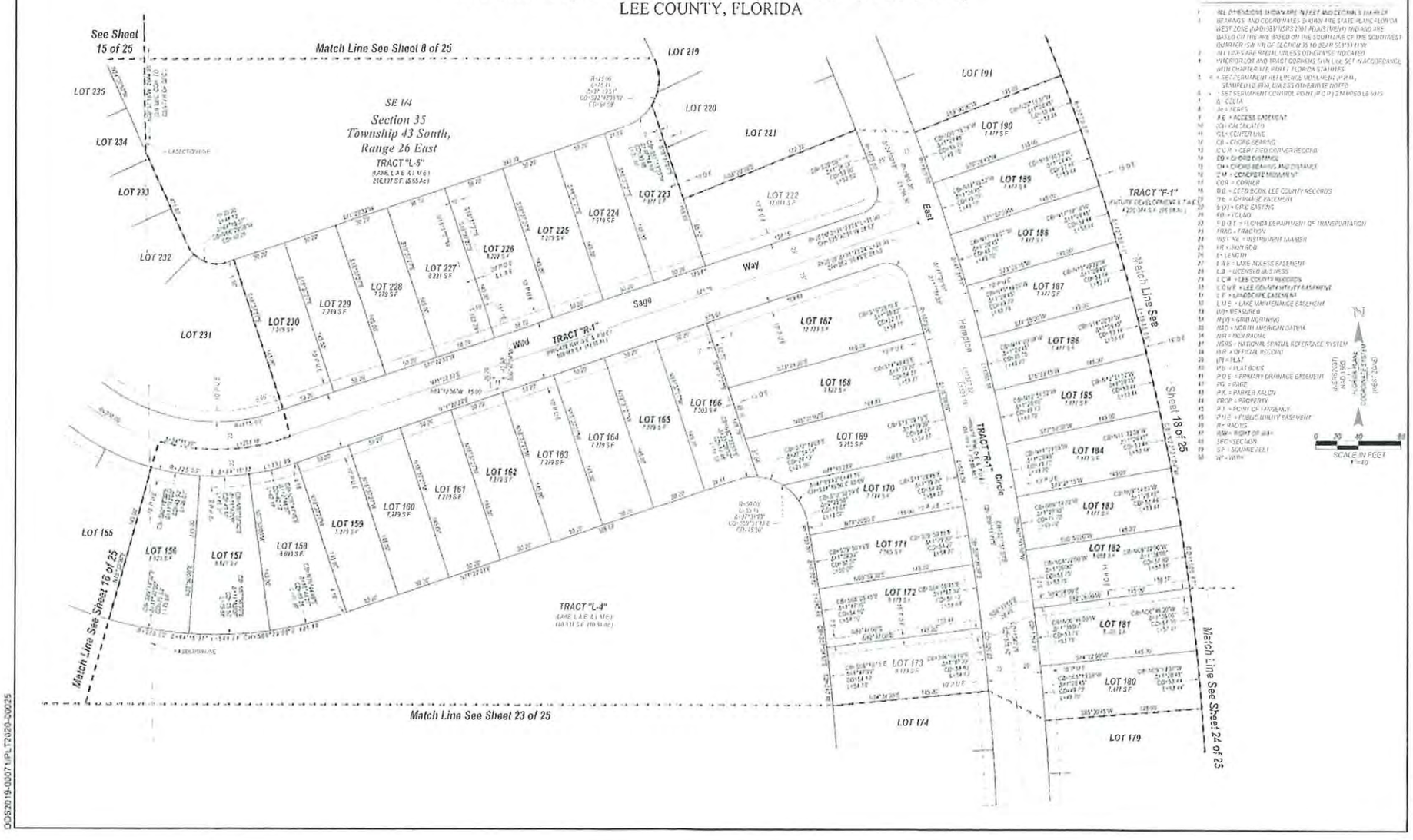
HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGREGOR BLVD., SUITE 100 P.O. DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 · WWW.BARRACO.NET · FAX (239) 461-3179
FLORIDA SOUTH CERTIFICATE OF AUTHORIZATION
ENGINEERING 1955 · SURVEYING LB 3140

SHEET INDEX
SCALE 1"=1500



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/1990 ADJUSTMENT) NAD AND ARE BASED ON THE ARE BASED ON THE SOUTHLINE OF THE SOUTHWEST QUARTER OF THE SECTION 35 TO BEAR S87°51'41"W
3. ALL LOTS ARE RADIAL UNLESS OTHERWISE INDICATED
4. PHYSICAL LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (PRM), STAMPED LB 3140, UNLESS OTHERWISE NOTED
6. ○ = SET PERMANENT CONTROL POINT (PCP) STAMPED LB 3140
7. Δ = DELTA
8. # = NUMBER
9. AE = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C&M = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. DE = DRAINAGE EASEMENT
20. E (D) = GRID EASTING
21. FD = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC. = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N (Y) = GRID NORTHING
35. NGVD = NGVD 1929 DATUM
36. NR = NON RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W = WITH

DOS2019-00071-PLT2020-00025

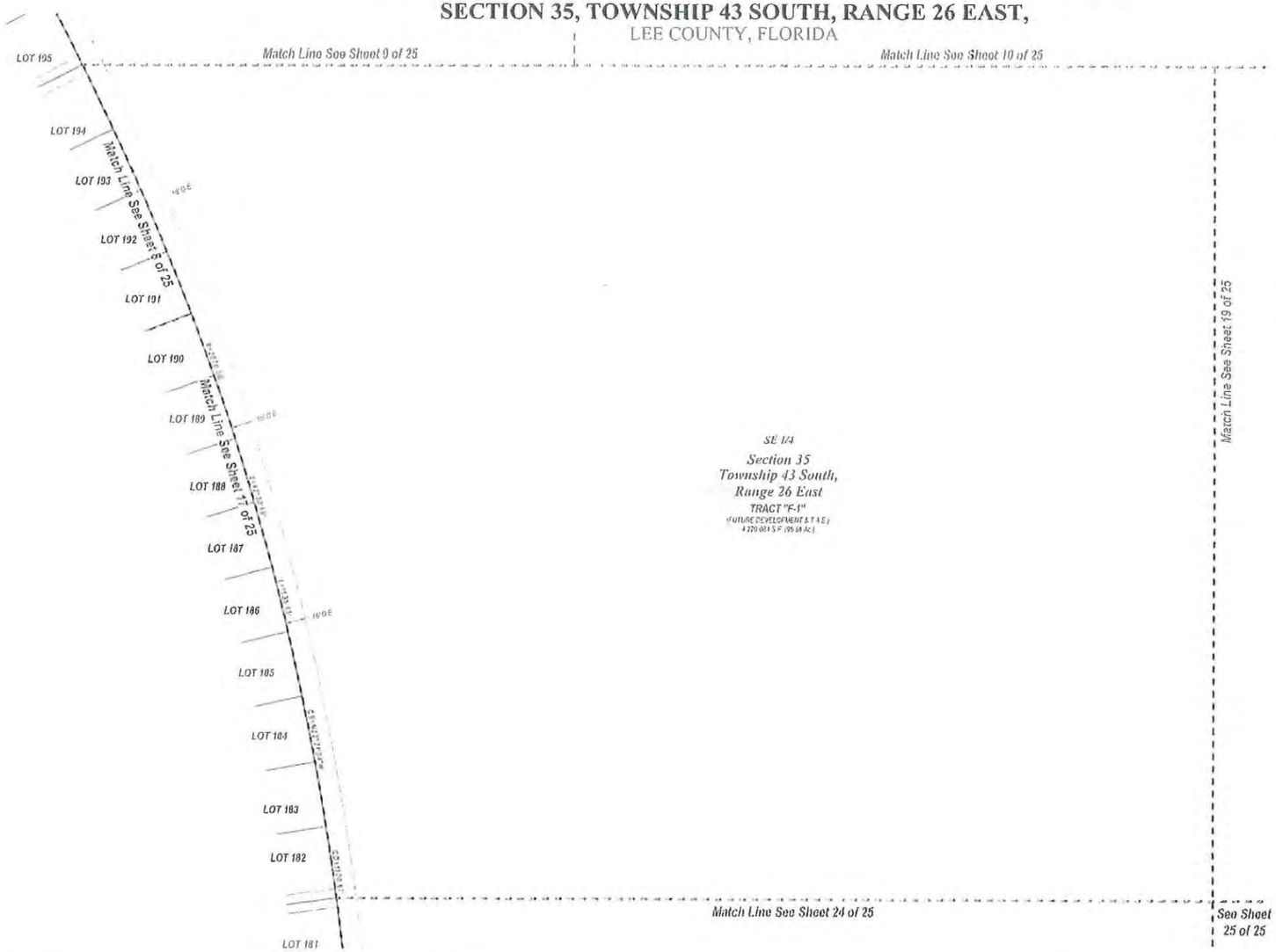
HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

SHEET 18 OF 25

THIS INSTRUMENT PREPARED BY:
ROBERT A. WHEELER P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
3271 McGREGOR BLVD., SUITE 100 P.O. ORDER 2600
FORT MYERS, FLORIDA 33901-2600
PHONE (239) 337-3110 · WWW.BARRACO.NET · FAX (239) 337-1154
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 2952 · SURVEYING LB 6990



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/HARN 2007 ADJUSTMENT) AND ARE BASED ON THE ARC BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S89°33'31"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ● = SET PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB 7143, UNLESS OTHERWISE NOTED.
6. ○ = SET PERMANENT CONTROL POINT (PCP) STAMPED LB 7143.
7. Δ = DELTA
8. Ac = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. D.E.R. = DEED BOOK LINE OF RECORD
14. CD = CHORD DISTANCE
15. CB = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. D.B. = DEED BOOK LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. F.(X) = GRAVE FASTING
21. FD = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC. = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. MEAS. = MEASURED
34. M.H.W. = MEAN HIGH WATER
35. NAD = NORTH AMERICAN DATUM
36. N.T.S. = NOT TO SCALE
37. NGVD = NATIONAL GEODETIC VERTICAL DATUM
38. O.R. = OFFICIAL RECORD
39. PL = PLAT
40. P.B. = PLAT BOOK
41. P.O.C. = PERMANENT CONTROL POINT
42. PG = PAGE
43. P.R. = PARKING RESERVATION
44. PROP. = PROPERTY
45. R.T. = RIGHT OF EMPLACEMENT
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W. = WITH

N
NORTH (GRID) BASED ON STATE PLANE COORDINATE SYSTEM NAD 83 (2011)
0 20 40 80
SCALE IN FEET
1"=40'

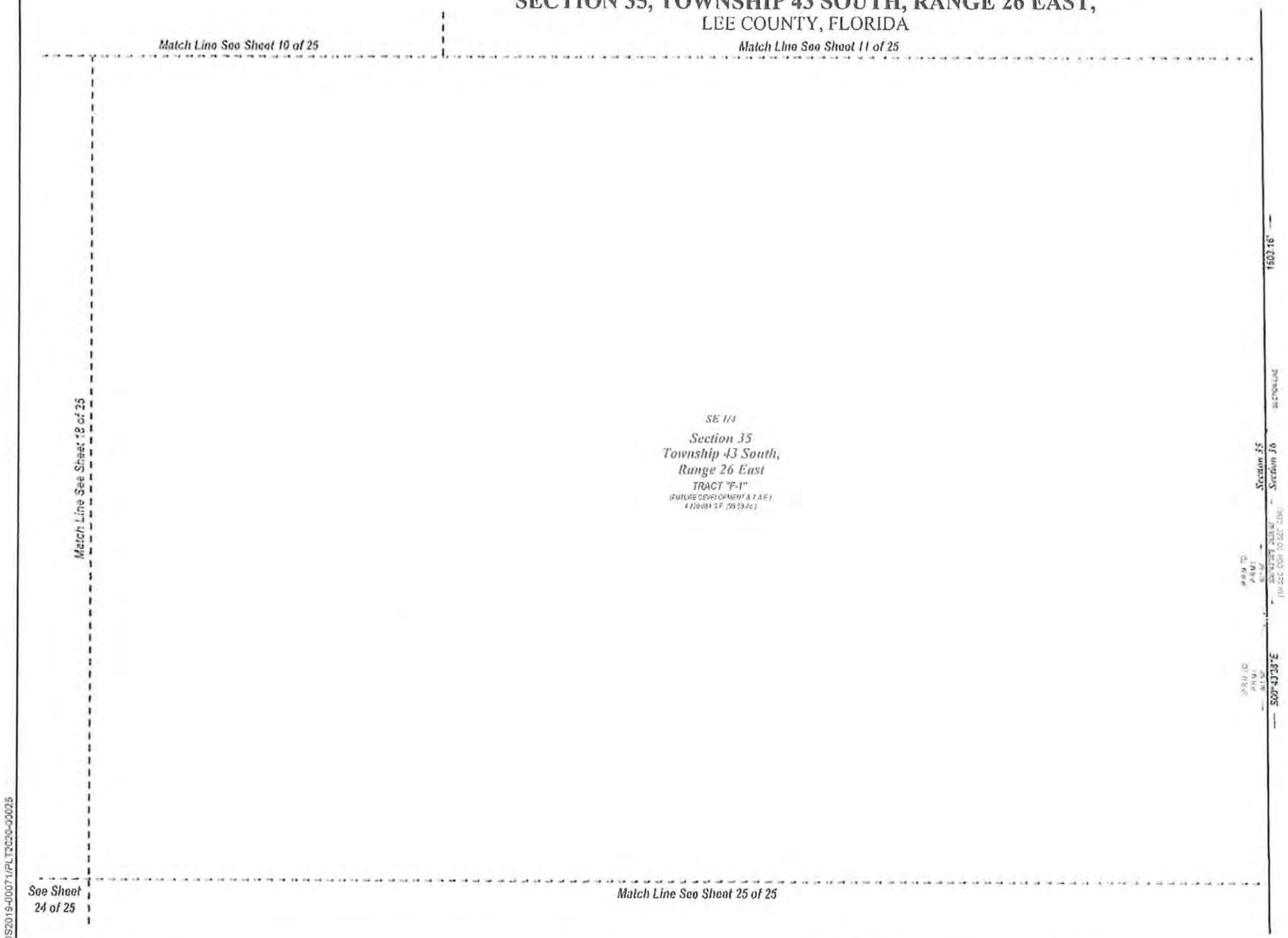
HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

SHEET 19 OF 25

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 PROFESSIONAL BLVD. SUITE 100, P.O. DRAWER 1369
FORT MYERS, FLORIDA 33902-2109
PHONE (239) 461-3170 WWW.BARRACO.NET FAX (239) 461-3163
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING (EB-0000970) SURVEYING (LB-6860)



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 1983/1990 NSRS 2007 ADJUSTMENT) AND AND ARE BASED ON THE ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 (S00°43'38"E N.G.V.D.)
3. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (PRM) STAMPED LB 1896 UNLESS OTHERWISE NOTED
6. ○ = SET PERMANENT CONTROL POINT (PCP) STAMPED LB 1896
7. Δ = DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTERLINE
12. CB = CHORD BEARING
13. C.G.N. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. O.R. = OFFICIAL RECORDS, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E.O. = GRID BEARING
21. RD. = ROAD
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC. = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. M = MEASURED
34. N.G.V.D. = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON-RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. PL = PLAT
40. P.B. = PLAT BOOK
41. P.C.P. = PERMANENT CONTROL POINT
42. PG. = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W = WIDTH

INSTRUMENT NUMBER 2021000035440

SHEET 20 OF 25

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2",
HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

SHEET INDEX
SCALE 1"=1000'

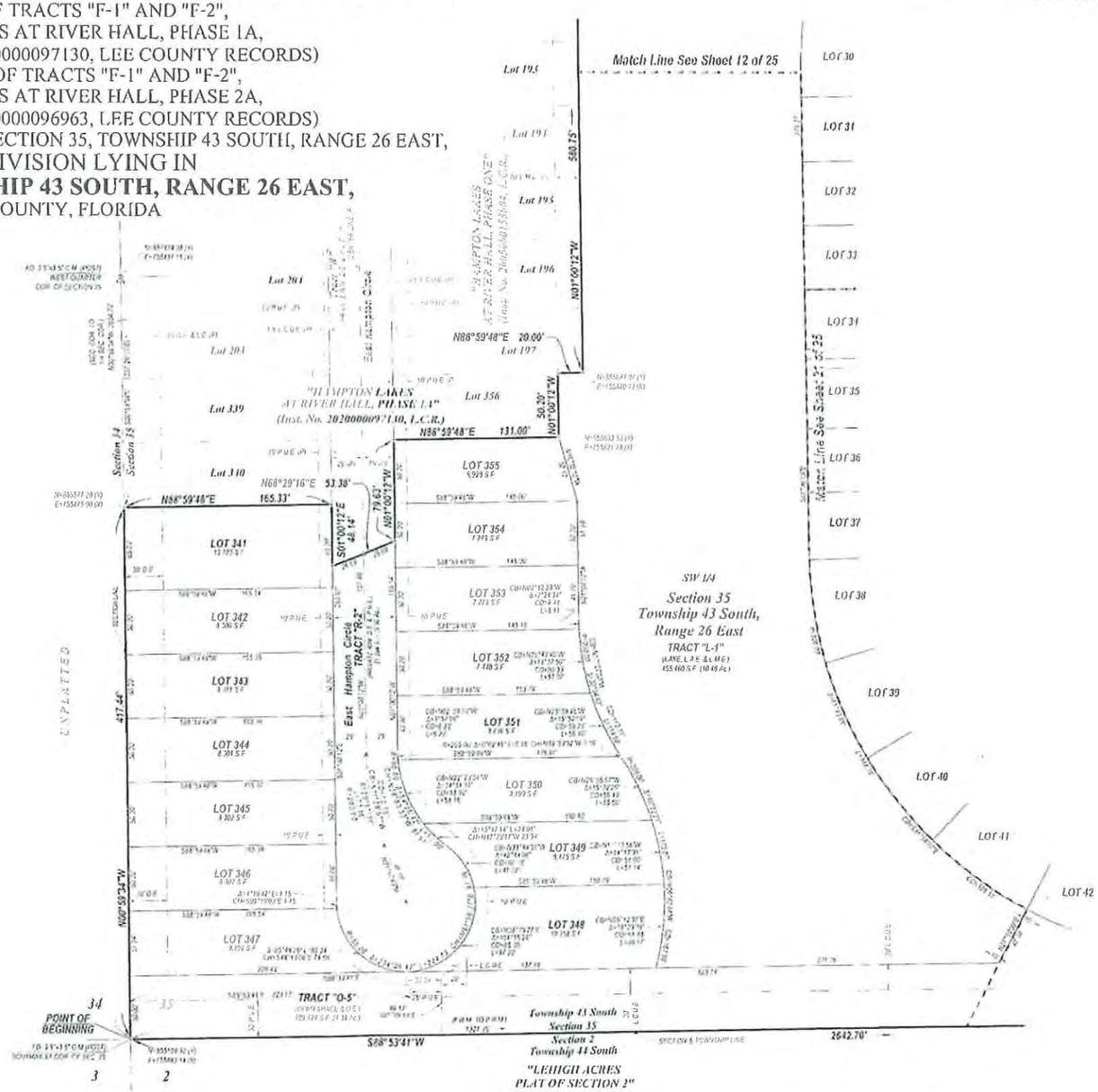
NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/1990 ADJUST) AND ARE BASED ON THE ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6910 UNLESS OTHERWISE NOTED
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6910
7. Δ = DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. C.L. = CENTERLINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CB = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. CGR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E.(G) = GRID EASTING
21. FD = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. BRG = BEARING
24. INST No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N.(G) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON RADIAL
37. NGRS = NATIONAL GEODETIC REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.O. = PLAT COORD
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG = PAGE
43. P.R.M. = PERMANENT REFERENCE MONUMENT
44. PROP = PROPERTY
45. R.E. = RIGHT OF EMERGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W = WIDTH

N
0 20 40 80
SCALE IN FEET
1"=40'

THIS INSTRUMENT PREPARED BY
SCOTT A. WHELER P.S.M.

Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGregor Blvd. Suite 100 P.O. Drawer K-2000
Fort Myers, Florida 33902-2000
PHONE (239) 461-3170 · www.barracoinc.net · FAX (239) 461-3169
Florida Certificates of Authorization
Engineering 7768 · Surveying LB 6910



DOS2019-00071/PLT2020-00025

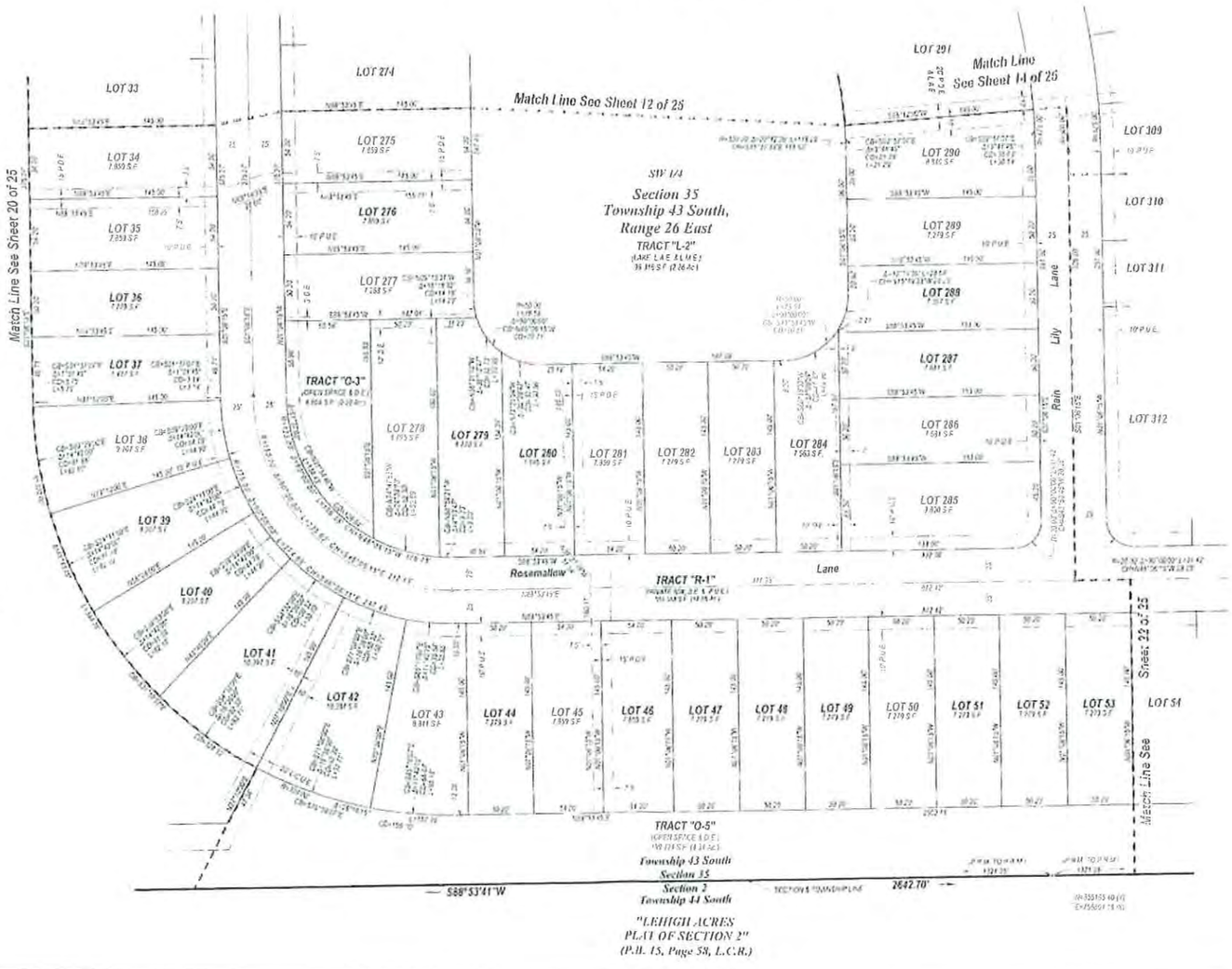
HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

SHEET 21 OF 25

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGAW AVENUE, SUITE 100, P.O. DRAWER 1069
FORT MYERS, FLORIDA 33902-1069
PHONE (239) 461-3170 · WWW.BARRACO.NET · FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 2913 · SURVEYING LB 3591



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/ 1990 ADJUSTMENT) AND ARE BASED ON THE ARC BASED ON THE SOUTHLINE OF THE SOUTHEAST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, 2001 FLORIDA STATUTES.
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 3591 UNLESS OTHERWISE NOTED.
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 3591.
7. Δ = DELTA
8. R = RADIUS
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CH = CHORD DISTANCE
15. CH● = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E.G.D. = GRID EASTING
21. F.O. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FND = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. L = ARC LENGTH
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N/A = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON RADIAL
37. NGS = NATIONAL GEODETIC SURVEY MARKER DATUM
38. O.R. = OFFICIAL RECORD
39. PL = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG = PAGE
43. P.K. = PARKER KALON
44. PROP = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. (R) = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W = WIDE

INDICATES LAKE TRACT
INDICATES PRIVATE DRAINAGE EASEMENT (PALMS ZONE)

N

0 20 40 80
SCALE IN FEET
1"=40'

SHEET INDEX
SCALE 1"=1500'

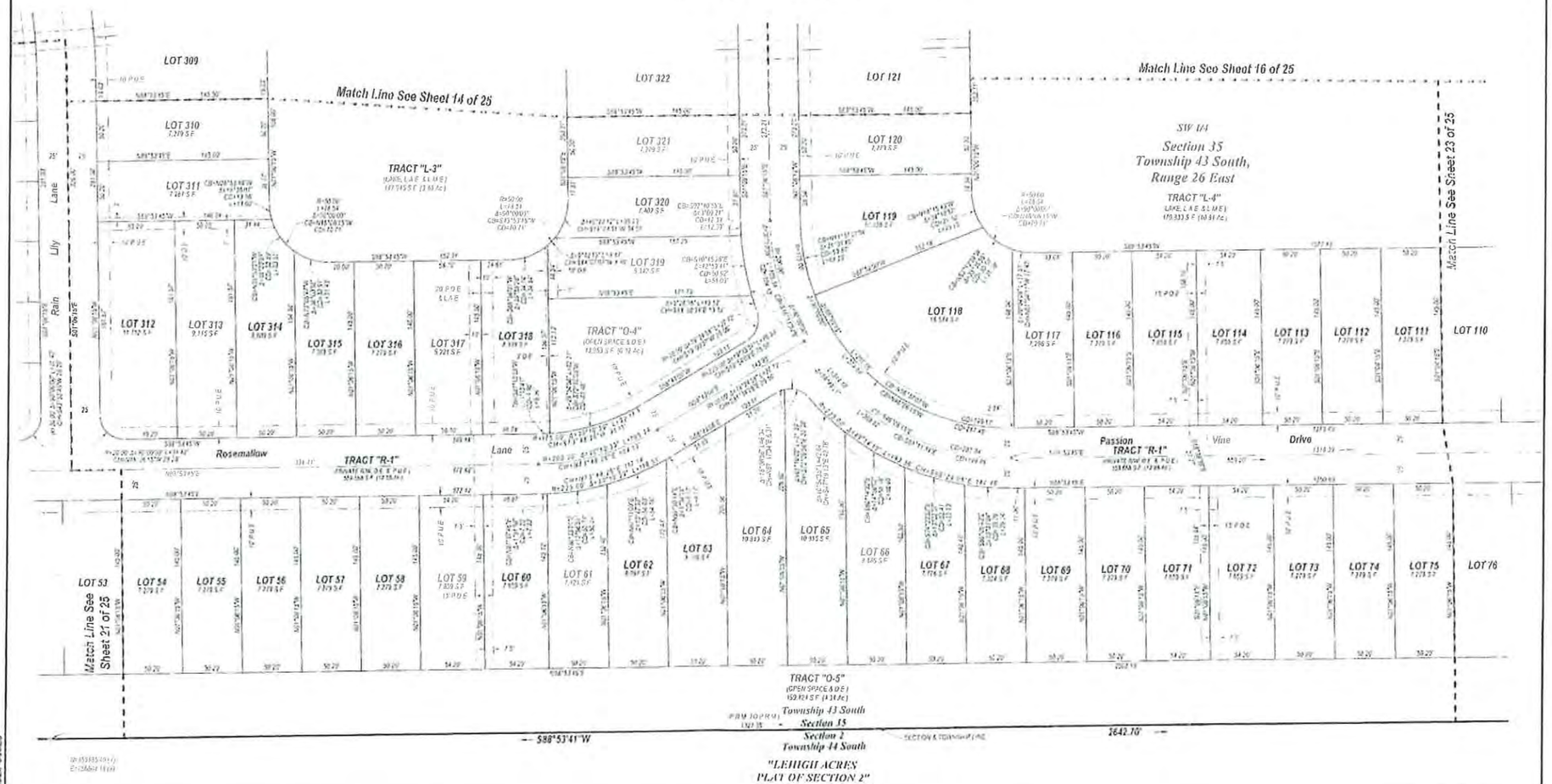
DCS2019-00071/PLT2020-00025

HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

SHEET 22 OF 25



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83 (1990) HARN ADJUSTMENT) AND ARE BASED ON THE ARC BASED ON THE SOUTHLINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6349, UNLESS OTHERWISE NOTED
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6349
7. Δ= DELTA
8. AC= ACRES
9. A.E. = ACCESS EASEMENT
10. (C)= CALCULATED
11. CL= CENTER LINE
12. CB = CHORD BEARING
13. CCR = CERTIFIED COPY RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (R) = FIELD (EXISTING)
21. FD = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC = FRACTION
24. I.D.E. (M) = IDENTIFICATION DATUM
25. I.P. = IRON PIPE
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (N) = FIELD
34. N(Y) = GRID NORTHING
35. NGVD = NORTH AMERICAN DATUM
36. N.R. = NON RADIAL
37. NGRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PERMANENT DRAINAGE EASEMENT
42. PG = PAGE
43. P.K. = PARKER KALON
44. PROP = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W/ = WITH

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 VANDERBILT BLVD., SUITE 100, NAPLES, FLORIDA 34109
FORT MYERS, FLORIDA 33912-2303
PHONE: (239) 461-3170 · WWW.BARRACO.NET · FAX: (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 2795 · SURVEYING LB 6349

DOS2018-00071/PLT2020-00025

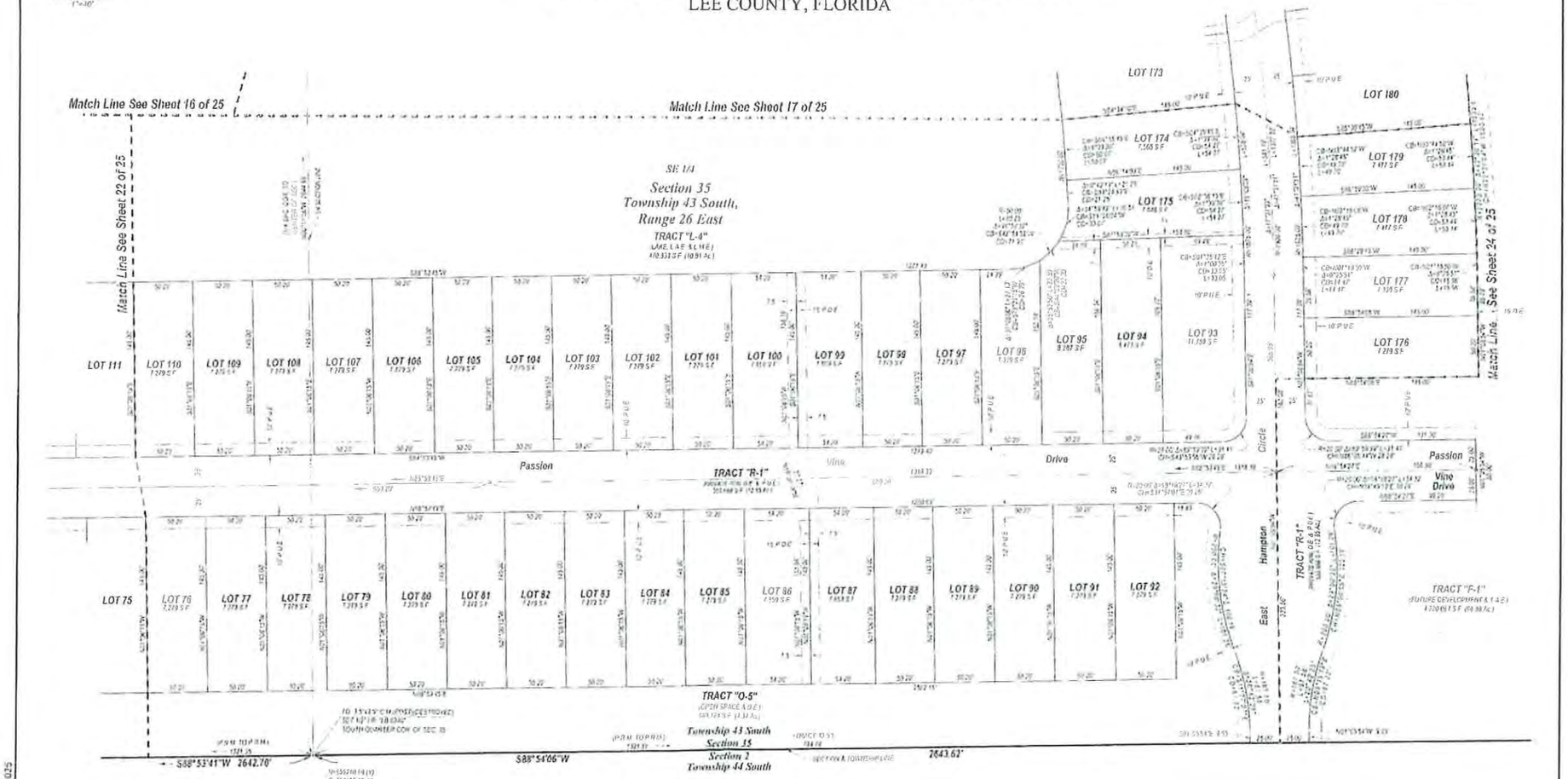
HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

SHEET 23 OF 25

SHEET INDEX
SCALE 1"=1500'



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD 1983/1990 (NA) ADJUSTMENT) AND ARE BASED ON THE ARC BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°53'41"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. OWNERSHIP OF AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 3913, UNLESS OTHERWISE NOTED
6. ■ = SET PERMANENT CONTROL POINT (PCP) STAMPED LB 3913
7. Δ= DELTA
8. Ac = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTERLINE
12. CH = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (X) = GRID CASTING
21. F.D. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N (Y) = GRID NORTHING
35. NAD = NORTH AMERICAN DATUM
36. (NR) = NON RADIAL
37. NGS - NATIONAL GEODETIC REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. P. = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIVATE DRAINAGE EASEMENT
42. PG. = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W = WITH

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, FORT MYERS, FLORIDA 33901
FORT MYERS, FLORIDA 33901 · WWW.BARRACO.NET · FAX (239) 931-1963
FLORIDA CERTIFICATE OF AUTHORIZATION:
ENGINEER NO. 7996 · SURVEYOR NO. LB 3913

DOS2019-00071/PL T2020-00025

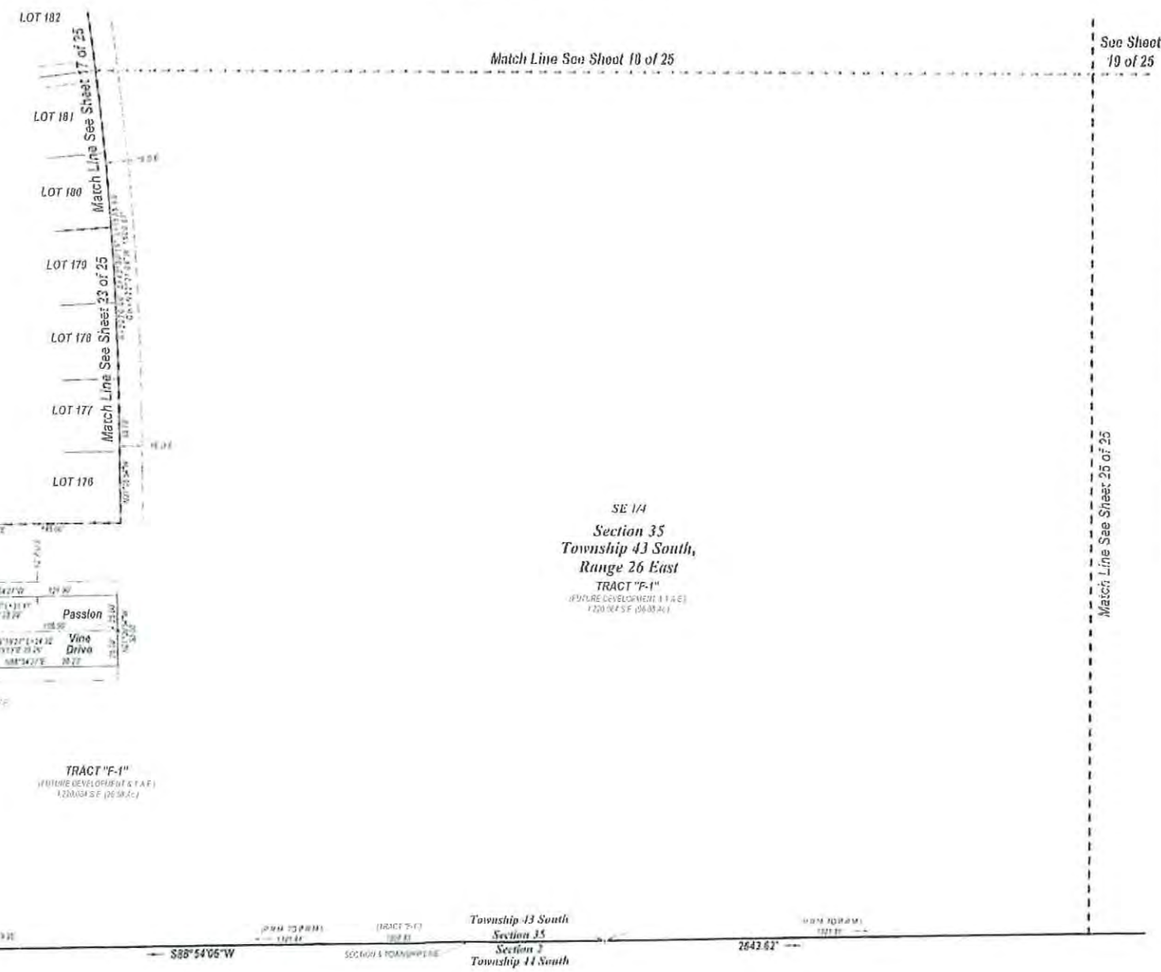
HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

SHEET 24 OF 25

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGREGOR BLVD. SUITE 100 P.O. DRAWER 2000
FORT MYERS, FLORIDA 33902-2000
PHONE (239) 461-3170 · WWW.BARRACO.NET · FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION:
ENGINEERING 1995 · SURVEYING LB4240



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/1990 ADJUSTMENT) AND ARE BASED ON THE ARC BASED ON THE DOWN LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°54'06"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6340, UNLESS OTHERWISE NOTED
6. ○ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6340
7. Δ = DELTA
8. ac = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. C.L. = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (R) = FIELD BASTING
21. F.D. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FND. = FOUNDED
24. INST. No. = INSTRUMENT NUMBER
25. IR = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. (M) = MEASURED
34. N (R) = FIELD BEARING
35. NAD = NORTH AMERICAN DATUM
36. NR = NON RADIAL
37. NGS = NATIONAL GEODETIC SURVEY
38. O.R. = OFFICIAL RECORD
39. PL = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC. = SECTION
50. S.F. = SQUARE FEET
51. W = WIDE

N
BASED ON NAD 1983 (1990 ADJUSTMENT) FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE)
0 20 40 80
SCALE IN FEET
1" = 40'

DQS2019-0007/PL T2320-00325

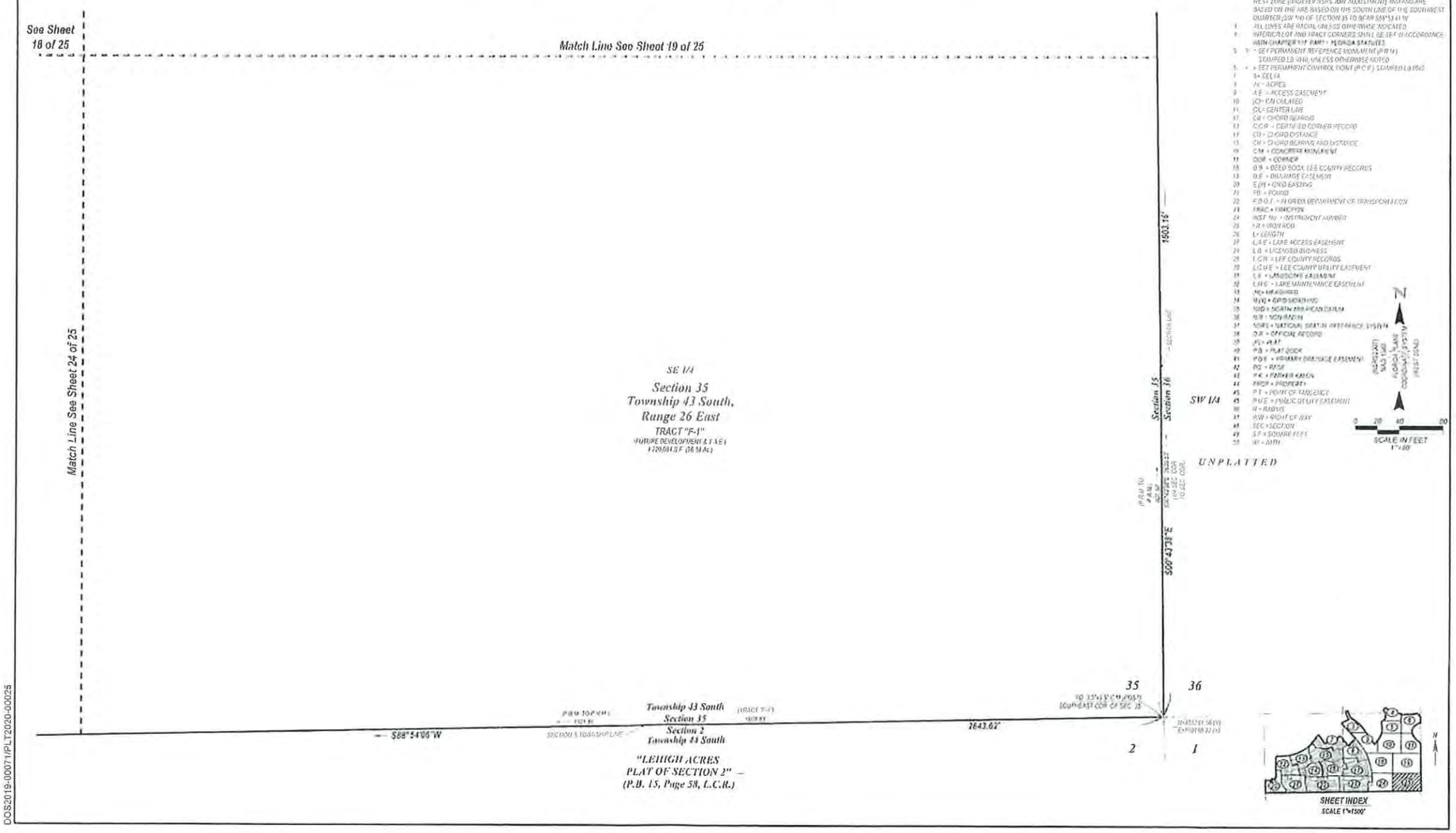
HAMPTON LAKES AT RIVER HALL SOUTH

A REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 1A,
(INSTRUMENT NO. 2020000097130, LEE COUNTY RECORDS)
AND REPLAT OF TRACTS "F-1" AND "F-2", HAMPTON LAKES AT RIVER HALL, PHASE 2A,
(INSTRUMENT NO. 2020000096963, LEE COUNTY RECORDS)
TOGETHER WITH LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
A SUBDIVISION LYING IN
SECTION 35, TOWNSHIP 43 SOUTH, RANGE 26 EAST,
LEE COUNTY, FLORIDA

INSTRUMENT NUMBER 2021000035440

SHEET 25 OF 25

THIS INSTRUMENT PREPARED BY
SCOTT A. WHEELER, PSM
Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 MCGREGOR BLVD. SUITE 100 · P.O. DRAWER 1000
FORT MYERS, FLORIDA 33902-1999
PHONE (239) 481-3199 · WWW.BARRACO.NET · FAX (239) 481-3199
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 1995 · SURVEYING 1868

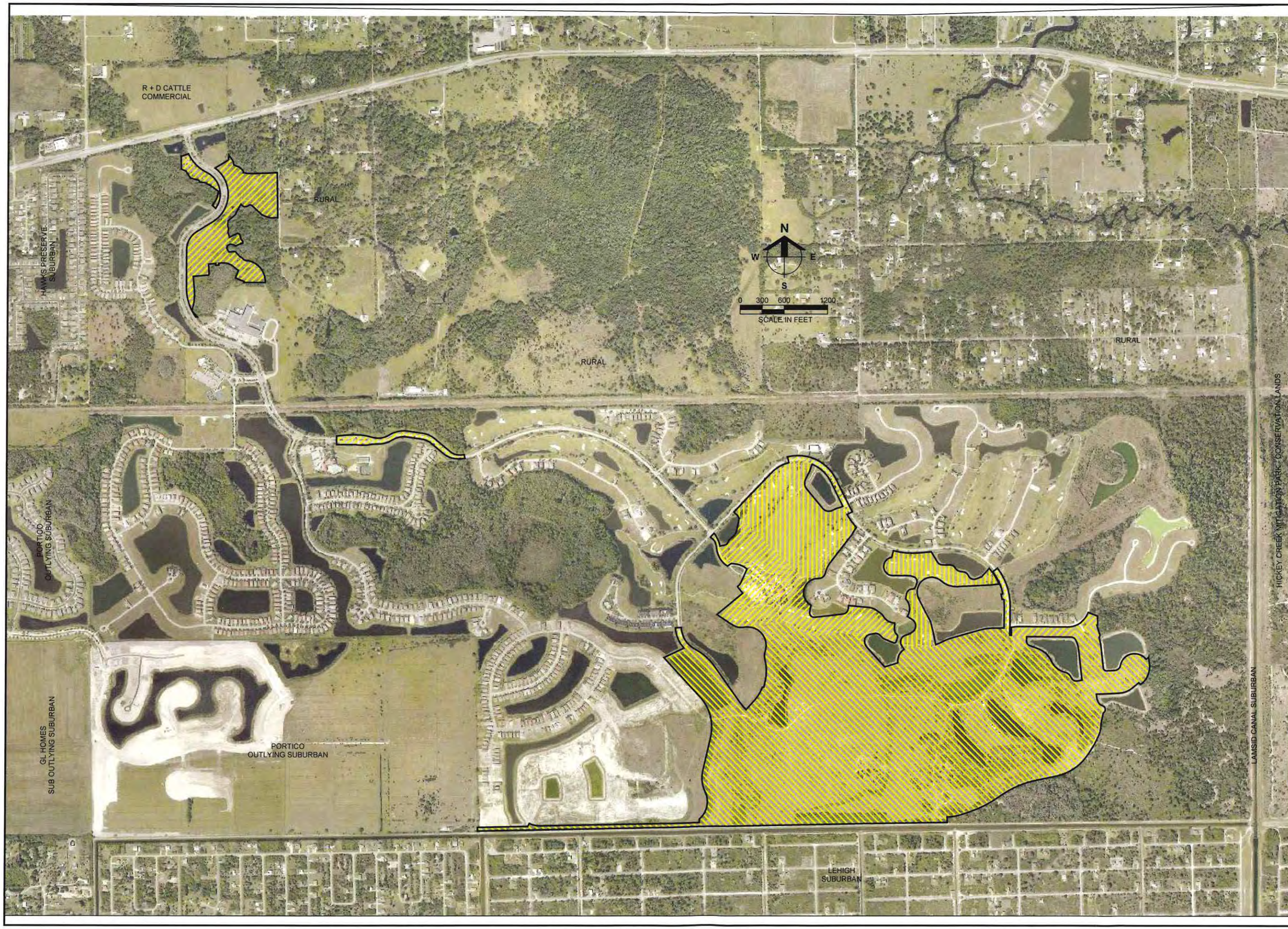


NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD83/NSRS 2011 ADJUSTMENT) AND ARE BASED ON THE ARC BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 35 TO BEAR S88°54'06"W
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177 PART I - FLORIDA STATUTES
5. ● = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 4910, UNLESS OTHERWISE NOTED
6. ○ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 4910
7. Δ = DELTA
8. AC = ACRES
9. A.E. = ACCESS EASEMENT
10. (C) = CALCULATED
11. CL = CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = CERTIFIED CORNER RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR = CORNER
18. D.B. = DEED BOOK, LEE COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E.P.R. = EXISTING PARKING
21. F.D. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC. = FRACTION
24. INST. No. = INSTRUMENT NUMBER
25. I.R. = IRON ROD
26. L = LENGTH
27. L.A.E. = LAKE ACCESS EASEMENT
28. L.B. = LICENSED BUSINESS
29. L.C.R. = LEE COUNTY RECORDS
30. L.C.U.E. = LEE COUNTY UTILITY EASEMENT
31. L.E. = LANDSCAPE EASEMENT
32. L.M.E. = LAKE MAINTENANCE EASEMENT
33. NO = NUMBERED
34. N.G.V.D. = GRID BEARINGS
35. NAD = NORTH AMERICAN DATUM
36. N.R. = NON-RADIAL
37. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
38. O.R. = OFFICIAL RECORD
39. (P) = PLAT
40. P.B. = PLAT BOOK
41. P.D.E. = PRIMARY DRAINAGE EASEMENT
42. PG = PAGE
43. P.K. = PARKER KALON
44. PROP. = PROPERTY
45. P.T. = POINT OF TANGENCY
46. P.U.E. = PUBLIC UTILITY EASEMENT
47. R = RADIUS
48. R/W = RIGHT OF WAY
49. SEC = SECTION
50. S.F. = SQUARE FEET
51. W = WITH

DOS2019-00071/PLT2020-00025

Maps



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

COMPREHENSIVE PLAN AMENDMENT

PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	CPA TO PASSARELLA.DWG
LOCATION	J:\23898\SUPPORT\PASSARELLA\
PLOT DATE	WED. 8-11-2021 - 9:54 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

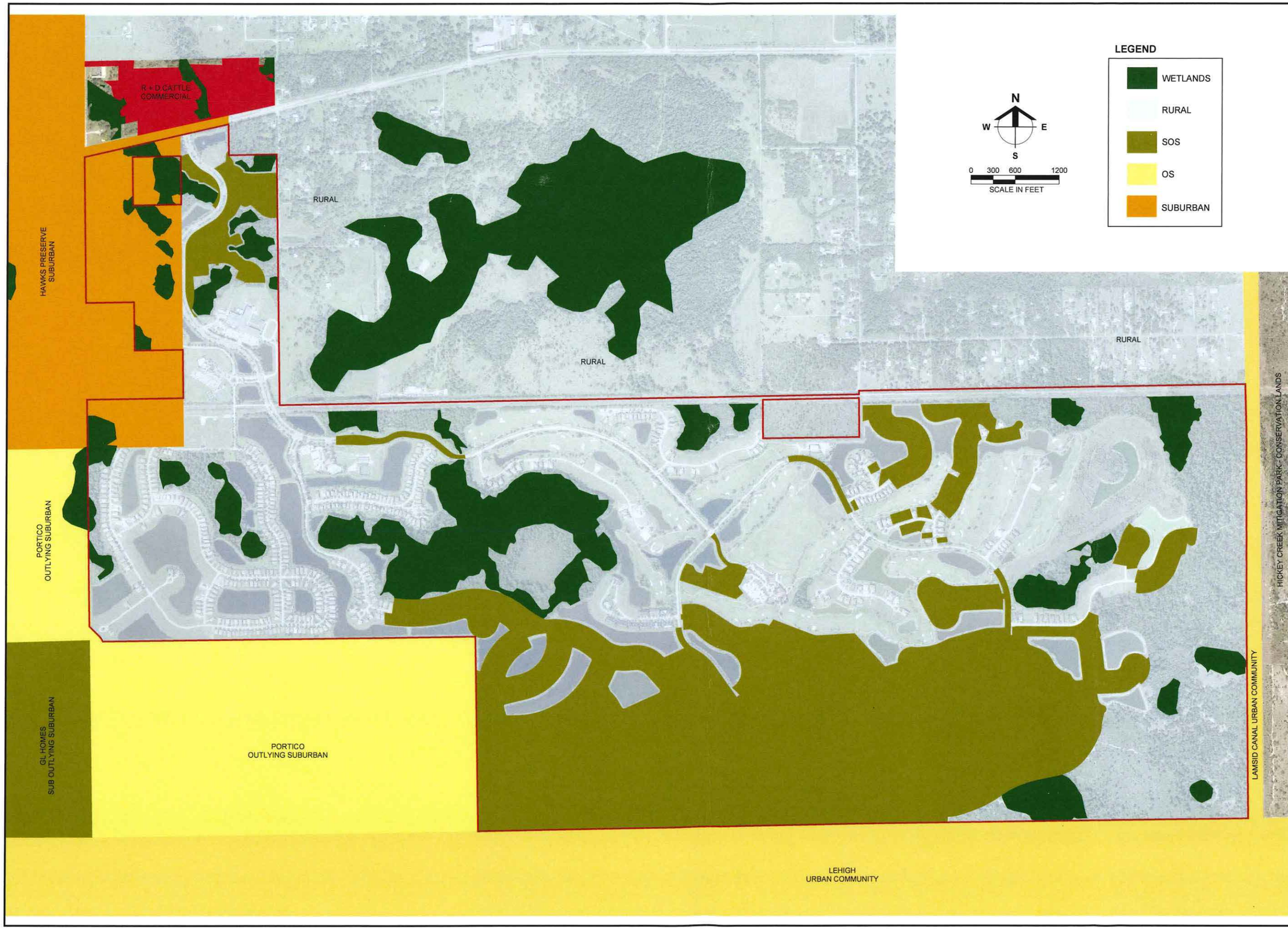
BASEPLAN = 23898CPA00.DWG

PLAN REVISIONS

PLAN STATUS

FUTURE LAND USE MAP AMENDMENT AREAS

PROJECT / FILE NO.	SHEET NUMBER
23898	



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

COMPREHENSIVE PLAN AMENDMENT

PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23898CPA-X03.DWG
LOCATION	J:\23898\DWG\CPA\
PLOT DATE	WED. 12-22-2021 - 4:14 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

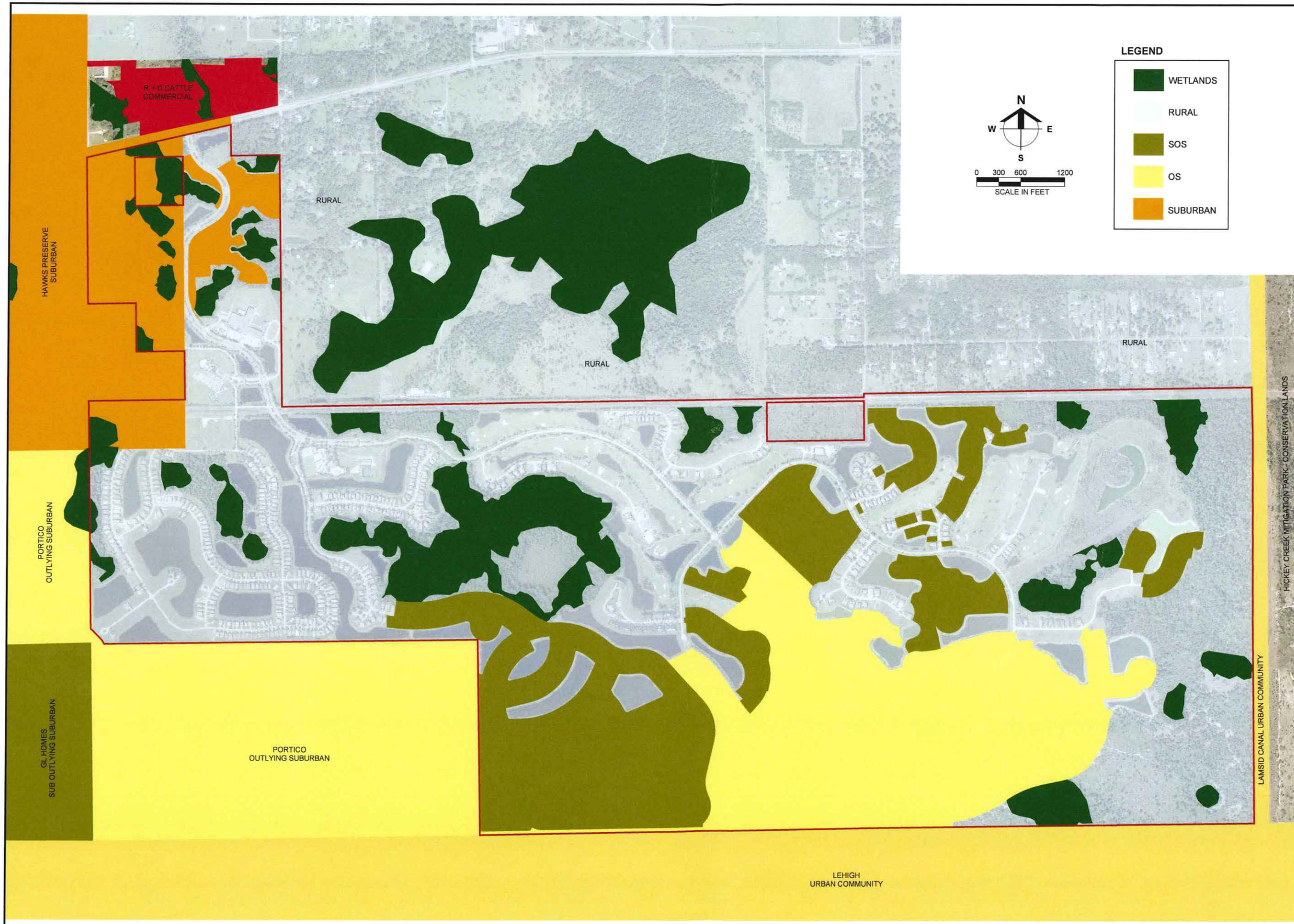
BASEPLAN = 23898CPA00-EXIST.DWG

PLAN REVISIONS

PLAN STATUS

EXISTING FUTURE LAND USE MAP
EXHIBIT M5.1

PROJECT / FILE NO.	SHEET NUMBER
23898	



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

COMPREHENSIVE PLAN AMENDMENT

PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23898CPA-X02.DWG
LOCATION	J:\23898\DWG\CPA\
PLOT DATE	WED. 9-1-2021 - 2:13 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

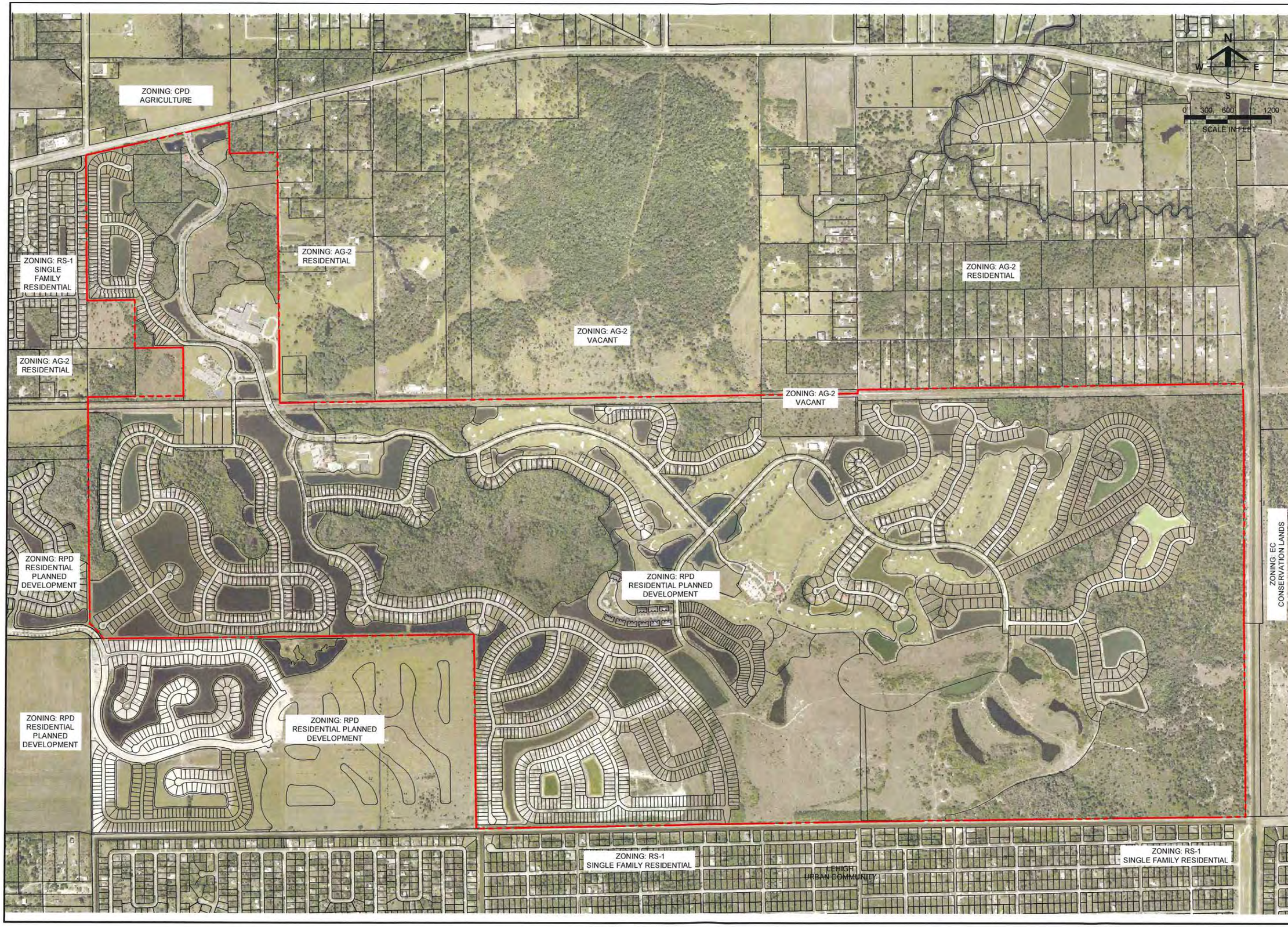
BASEPLAN = 23898CPA00.DWG

PLAN REVISIONS

PLAN STATUS

PROPOSED FUTURE LAND USE MAP
EXHIBIT M5.2

PROJECT / FILE NO.	SHEET NUMBER
23898	



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

COMPREHENSIVE PLAN AMENDMENT

PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23898CPA-X05.DWG
LOCATION	J:\23898\DWG\CPA\
PLOT DATE	MON. 8-30-2021 - 2:59 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

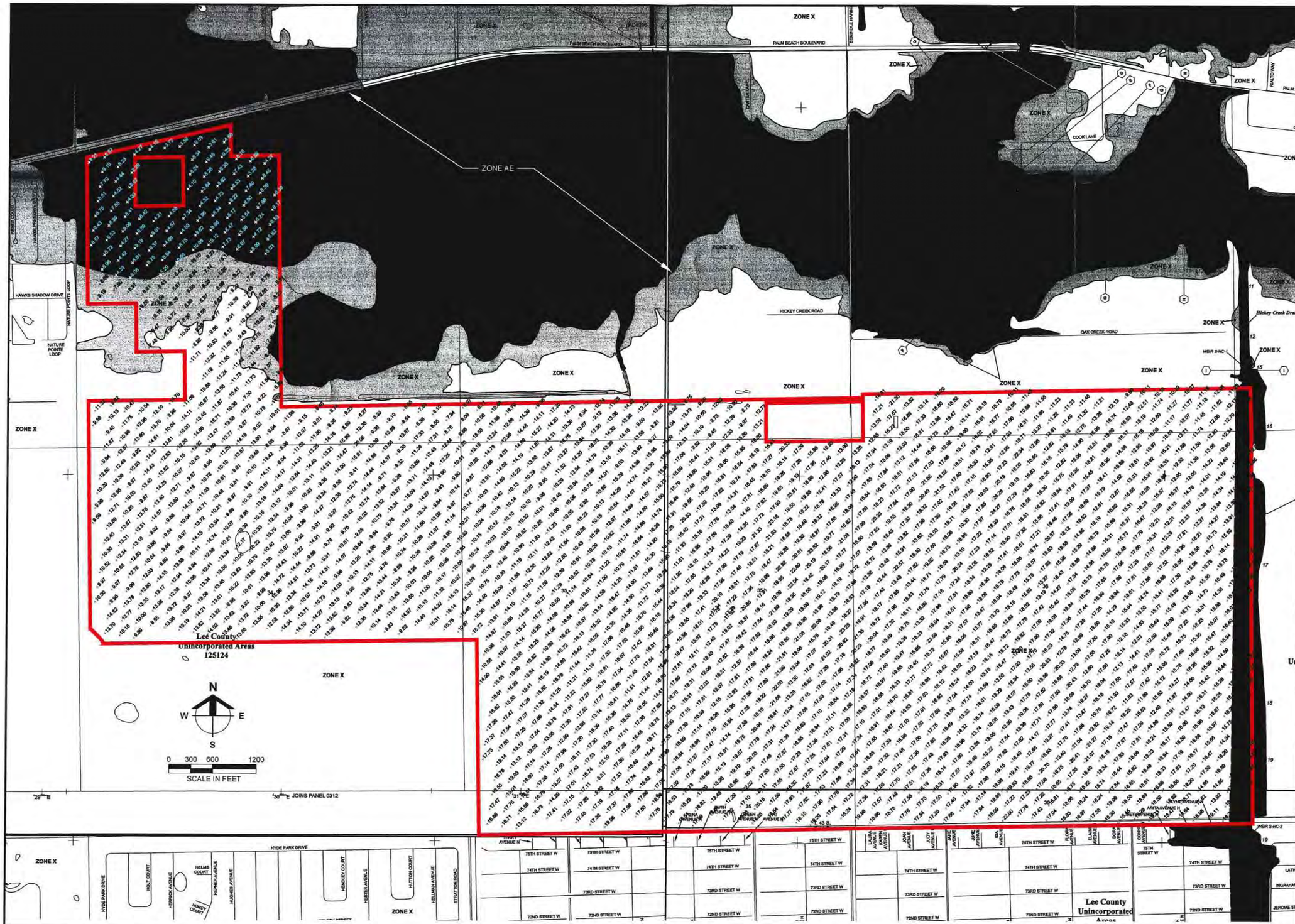
BASEPLAN = 23898CPA00.DWG

PLAN REVISIONS

PLAN STATUS

PROPOSED FUTURE LAND USE MAP
EXHIBIT M6, M7 & M10

PROJECT / FILE NO.	SHEET NUMBER
23898	



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

COMPREHENSIVE PLAN AMENDMENT

PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2022, BARRACO AND ASSOCIATES, INC
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23898CPA-FEMA.DWG
LOCATION	J:\23898\DWG\CPA\
PLOT DATE	TUE. 4-5-2022 - 2:02 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

FEMA AND QUAD MAP

PROJECT / FILE NO.	SHEET NUMBER
23898	

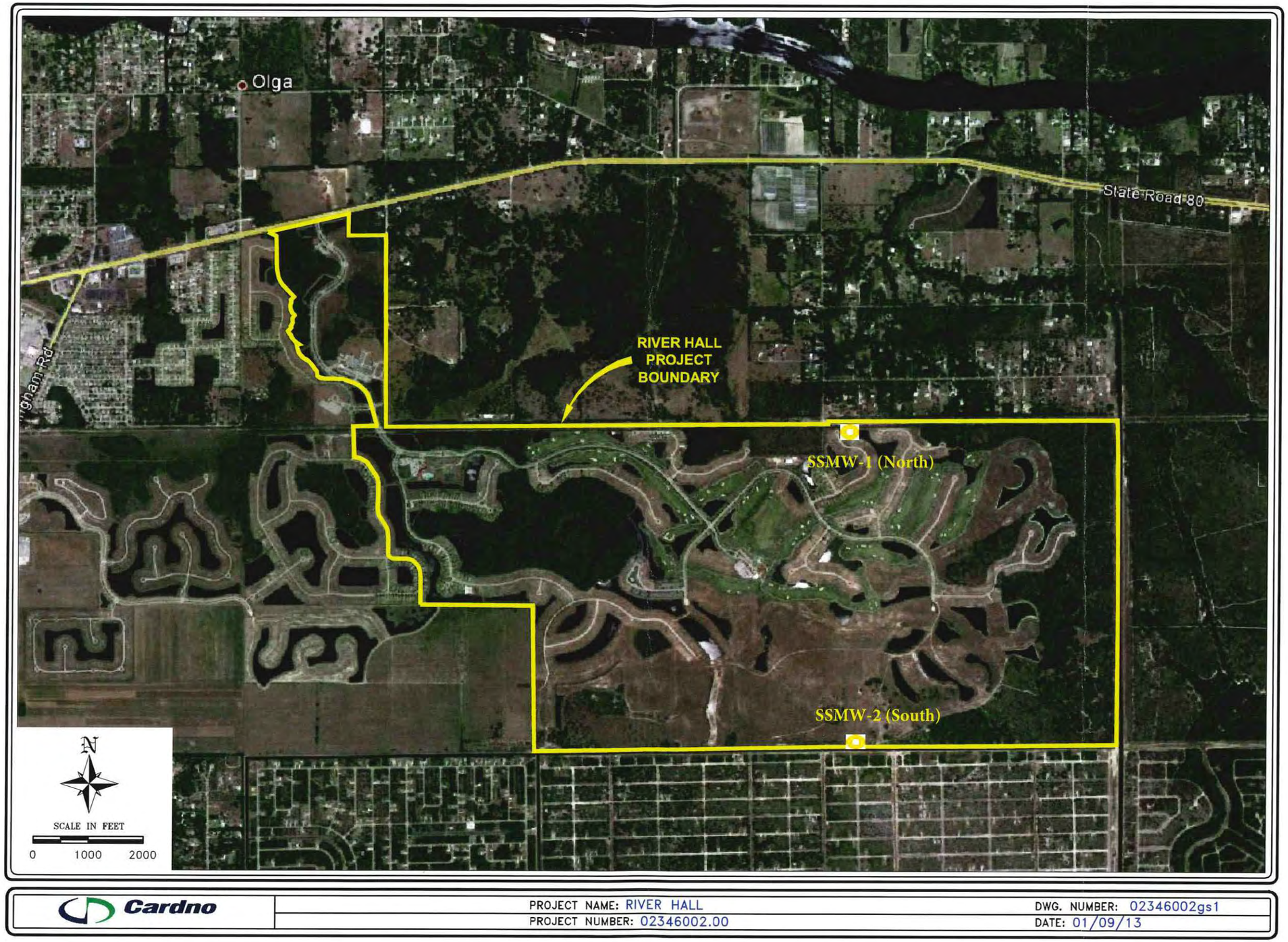


Figure 1. Map Showing Locations of Sandstone Aquifer Monitor Wells.

Reports and Analysis

RIVER HALL RPD

COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M6 & M7

Description of Existing Land Uses & Zoning

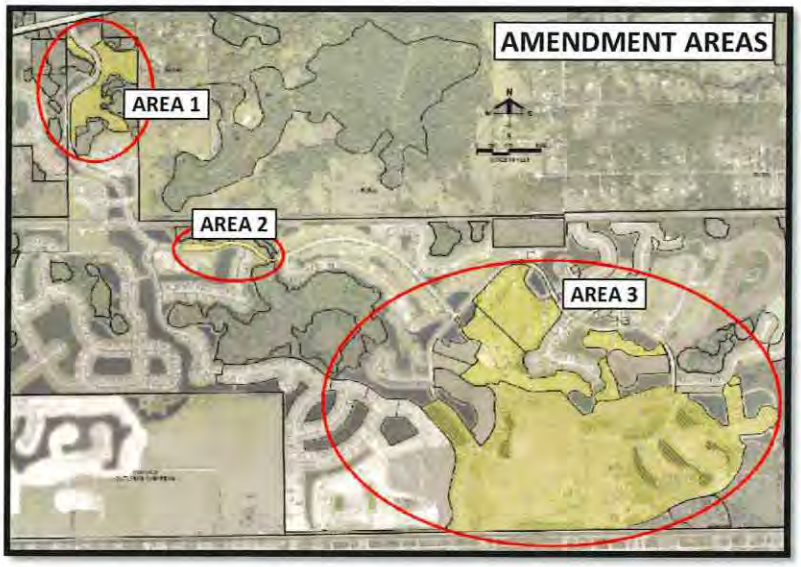
Subject Property

The Subject Property is located within three different areas of the River Hall Project, which is situated south of State Road (SR) 80 (Palm Beach Blvd), approximately ½ a mile east of Buckingham Road and 3.85 miles west of Joel Blvd within an area referred to in the Lee Plan Map 16 as the Fort Myers Shores Planning Community. This area of Lee County is anticipated to see increased change due to proximity to planned commercial expansion located just north of the Community's entrance onto State Road 80 and various other future commercial developments along Palm Beach Blvd (SR 80). Other increased growth factors include proximity to Interstate 75, the availability of public services, and being adjacent to the Sub-Outlying Suburban (SOS), Outlying Suburban (OS), and Suburban FLU categories, all Future Urban and Suburban Areas of Lee County per Objective 1.1 and Map 1 of the Lee Plan.

The Subject Property is broken down into three areas as follows, and shown in the image on the next page, hatched in yellow.

- **Amendment Area 1**
  The northern most portion of land;
- **Amendment Area 2**
  A road right-of-way (ROW) segment;
- **Amendment Area 3**
  The largest and most southern acreage included in this request.

Currently, the Subject Property is within the Rural and Sub-Outlying Suburban Future Land Use (FLU) categories and the RPD/CPD zoning district. The 3 CPA areas (the Subject Property) include sixty-nine (69) parcels of land encompassing 391.85± acres, which consists of cleared and vacant residential & commercial property, platted lots, golf course, amenity areas, road right-of-ways, and an existing sales center.



Amendment Area 1 is located in the commercial portion of the River Hall Project, near the community's lighted entrance onto Palm Beach Blvd. It has a SOS FLU designation and is composed of an older sales center in the northeastern quadrant of the property. The rest of Area 1 remains undeveloped and is currently planned for future commercial/residential uses. The requested change to Suburban FLU for this area, will permit increased density where a logical extension of the current Suburban FLU exists, and where urban services are already available.

Amendment Area 2 is a small portion of road ROW, more centrally located within the River Hall Project at the gated entrance to the River Hall Country Club. The ROW is currently an outlier of the Sub-Outlying Suburban FLU, completely surrounded by Rural FLU. Allowing Area 2 to transition to Rural FLU as requested will both decrease density and improve the existing FLUM by eliminating an outlier FLU area, creating a cleaner Countywide Map.

Amendment Area 3, the largest of the Subject Property's three locations, is comprised of golf course, amenity areas, platted lots, cleared vacant residential land, and road right-of-way. It abuts the southern boundary and a small portion of the western boundary of the River Hall RPD, and has Rural and Sub-Outlying Suburban (SOS) FLU designations. The proposed CPA request allows majority of the Area 3 acreage, about 76%, to transition from SOS to Outlying Suburban (OS), and 13% will go from Rural FLU to OS. About 9% of Area 3 will go from a Rural FLU to SOS and 2% will go from SOS to a Rural FLU. The proposed CPA Map changes will reconnect isolated Rural FLU areas for a cleaner FLUM, decrease density on ROWs, and increase density in an area that would be a logical extension of the Outlying Suburban FLU due to the availability of existing urban services and proximity to compatible residential development.

Surrounding Property

Being located within the River Hall Project, the Subject Property's specified locations mostly abut land within the River Hall RPD/CPD, designated as Suburban, Sub-Outlying Suburban, Rural, and Wetlands on the FLUM. The perimeter of the River Hall Project also abuts Outlying Suburban to the west, Urban Community to the south, and Rural to the east. Please refer to the tables on the next page, which inventory the Subject Property's surrounding Future Land Use categories, zoning and existing land uses. The Subject Property locations are further described in Exhibit M11 - Lee Plan Analysis, under the subtitle Proposed Amendment.

Amendment Area 1 abuts a small area of Suburban and some Wetlands, but is otherwise surrounded by Rural FLU. However, the onsite Rural land has been developed as a large boulevarded entrance, providing access to three communities within River Hall: Cascades, Hampton Lakes, and River Hall Country Club, and as such no longer retains rural characteristics. Serving the community's needs, River Hall Elementary School exists south of Amendment Area 1, and a future fire station is to the north. If approved as requested, small areas of Rural FLU will remain between the Wetland FLU areas and the proposed Suburban lands. These are upland preserve areas, maintained by a CDD, within conservation easements, and not under ownership control of the applicant. Internally within River Hall, only road right of way with associated water management lakes and preservation areas separate the proposed Suburban FLU from existing Suburban FLU.

Beyond the boundaries of River Hall, intense commercial uses are expected on the north side of SR 80 which is currently vacant but has a FLU designation of Commercial and CPD zoning. The land east of River Hall, at Amendment Area 1, consists of 1-50 acre Agriculturally zoned property within the Rural FLU designation.

Amendment Area 2 is surrounded by Rural FLU within the River Hall Project. It is currently developed to the south as an amenity area, lake, and residential. Open Space and preserve exist north of Amendment Area 2, and road ROW are east and west.

Amendment Area 3 abuts land that is being currently developed to the north and west as residential, with open space and conservation easements to the east, within the RPD. To the south, Amendment Area 3 abuts the Urban Community FLU within the Lehigh Acres Planning Community, which has higher densities permitted than proposed by this amendment. To the west, Amendment Area 3 also abuts a portion of Outlying Suburban FLU within the adjacent Portico RPD.

Adjacent Land Use and Zoning Tables

TABLE 1.a – Amendment Area 1			
	Existing Future Land Use	Zoning District	Existing Uses/Notes
NORTH	Rural	RPD:CPD (RH)	Vacant Commercial, indigenous open space, lake
SOUTH	Rural	RPD:CPD (RH)	Elementary School, indigenous open space
EAST	Rural	RPD:CPD (RH) /AG-2 (OFF)	Residential, indigenous open space
WEST	Suburban, Rural, & Wetlands	RPD:CPD (RH) /AG-2 (OFF)	ROW, indigenous open space, vacant land

(RH) – River Hall RPD/CPD
(OFF) – Offsite

TABLE 1.b - Amendment Area 2			
	Existing Future Land Use	Zoning District	Existing Uses/Notes
NORTH	Rural	RPD (RH)	Open space
SOUTH	Rural	RPD (RH)	Amenity site, lake, residential, open space
EAST	Rural	RPD (RH)	ROW
WEST	Rural	RPD (RH)	ROW

(RH) – River Hall RPD/CPD
(OFF) – Offsite

TABLE 1.c – Amendment Area 3			
	Existing Future Land Use	Zoning District	Existing Uses/Notes
NORTH	Rural	RPD (RH)	ROW, residential, lake
SOUTH	Urban Community	RS:1 (OFF)	Vacant residential, residential
EAST	Rural, Wetlands	RPD (RH)	Conservation easements, ROW, residential
WEST	Outlying Suburban, Sub-Outlying Suburban, Rural	RPD (RH) /RPD	Residential, Portico residential development, lake, ROW

(RH) – River Hall RPD/CPD
(OFF) – Offsite

Within the vicinity of the River Hall Project exists a variety of existing residential uses and development. To the north, between SR 80 and the River Hall Project, is within the Rural Future Land Use (FLU) category and AG-2 zoning district, and consists of vacant land and some scattered single family residential. Also to the north, directly across from

the River Hall Project's entrance on S.R. 80, is an intense Commercial FLU within a CPD zoning district, allowing up to 371,240 sf of commercial, which abuts another Commercial FLU area to the east. The abundant amount of future commercial development promotes compatibility with the proposed Suburban FLU and increased density in Amendment Area 1.

To the south lies the Lehigh Acres Planning Community, with an Urban Community FLU and RS-1 zoning district. Platted Lehigh lots are south of the River Hall Project, separated by a ±60 foot wide canal that runs the entire length of the southern boundary line. Most of the platted Lehigh lots near the River Hall Project are vacant, and allow a standard density up to 6 du/ac.

The land to the east is separated from the River Hall Project by a ±200 foot wide LAMSID Canal, which has an Urban Community FLU and AG-2 zoning district. East of the Canal is Hickey Creek Mitigation Park, with a Conservation Lands - Upland FLU and EC zoning district.

Land to the west of the River Hall Project is within the Outlying Suburban and Suburban FLU categories and RPD/AG-2/RS-1/RM-2 zoning districts. Two RPDs, Portico and Buckingham 320, are located to the west, designated as Outlying Suburban on the FLU Map, which allows up to 3 du/ac. The Portico RPD is currently under construction, and was recently fully platted with single family lots. Also to the west is AG-2 zoned land with an Outlying Suburban FLU, followed by AG-2, RS-1 and RM-2 zoned land with a Suburban FLU, separated from the amendment areas by Cascades at River Hall, which allows a standard density up to 6 du/ac.

RIVER HALL RPD

COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M20

Justification of Proposed Amendment

Sound planning principals and best management practices are demonstrated throughout the proposed Comprehensive Plan Amendment. The proposed Plan provides clustered development, consistency with the Lee Plan and surrounding land development patterns, and compatibility with surrounding uses, and an abundance of open space and preserve, promoting compact development and preventing costly and destructive urban sprawl in an area with existing adequate public facilities and services.

The following benefits will be provided by the proposed plan amendment and companion Planned Development (PD):

- The proposed amendment locations, near Suburban, Outlying Suburban, and Sub-Outlying Suburban classified lands, represent a logical extension of existing development patterns and densities.
- The proposed amendment locations are served by urban services and will connect to centralized water and sewer services; thus, eliminating negative impacts from individual wells and septic systems.
- Consistent with the Caloosahatchee Shores Community Plan, which envisions substantial growth, with majority of the of the land designated as Suburban, Outlying Suburban, Rural or Urban Community.
- Promotes/provides clustered development allowing for enhanced common open space, preservation of native habitat, enhanced surface water management, water quality, and efficient utilization of surrounding urban services.
- Allows for the continued provision of a unified water management system for the Subject Property, opposed to unmanaged and untreated runoff.
- Provides a unified development theme for the River Hall Project, which includes perimeter buffering, common open space, shared recreation and amenity areas encouraging cost effective principles and maximizing the use of existing infrastructure.
- Will continue to provide a centralized and controlled access point along State Road 80, which provides access management benefits.
- Is located in an area supported by existing and planned future commercial uses resulting in reduced vehicular miles traveled.

- Proposed amendment is compatible with existing and proposed land use patterns along State Road 80 to the north where existing and future commercial development is located and along Buckingham Road to the east where infrastructure improvements and increased density residential development is occurring.

Clustered Development:

The use of clustered development is promoted by sound planning principles and best management practices to minimize sprawl, promote efficient use of public infrastructure and to reduce development footprints. This results in greater open space and the protection of environmentally sensitive lands.

The proposed amendment promotes contiguous and compact growth and the efficient delivery of public facilities and services, consistent with Lee Plan directives. The proposed plan amendment will provide the required open space and preservation requirements of the LDC under the concurrent zoning application for the River Hall Project. Other benefits provided by the proposed clustered development include reducing costs of unnecessary roadway construction and other infrastructure typically associated with typical sprawl development patterns. Additionally, the proposed amendment locations are in an area where utilities and urban services already exist. This promotes economic and environmental efficiencies in delivering water and sewer services to this area, by allowing increased utility connections, while eliminating negative impacts from individual wells and septic systems.

Consistency with the Caloosahatchee Shores Community Plan:

The Caloosahatchee Shores Community Plan calls for the protection of "the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments."

The intent of the proposed project is to allocate density where a logical extension of existing development patterns and an efficient use of public infrastructure can occur, promoting new development within an existing residential planned development.

The proposed project will be in the form of a Planned Development allowing up to 489 additional dwelling units within the concurrent RPD zoning application, which will allow for efficient use of existing urban services while providing housing opportunities within the Community, as well as Unincorporated Lee County. The proposed project will also provide buffers, open space, and recreational amenities to further strengthen its compatibility with the surrounding uses.

Compatibility with Existing Development Patterns and Surrounding Uses:

The River Hall Project is surrounded by planned residential developments, residential, vacant residential, County lands, and canals along the southern and eastern property boundary. The general area is primarily designated Suburban, Outlying Suburban, Sub-Outlying Suburban and Rural. The maximum standard density allowed within those categories range from 6 dwelling units per acre to 1 dwelling unit per acre. As outlined in the community plan, new development should be promoted in planned locations for future residential uses. Consistent with the expressed vision and character of this area the proposed amendment will increase new development in an area already planned for residential development that abuts compatible Future Land Uses on adjacent properties and follows the existing pattern of development in the Caloosahatchee Shores Planning Community.

RIVER HALL

COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M12

Lee Plan Analysis

BACKGROUND AND REQUEST

The Subject Property is located in Alva, FL, (Unincorporated Lee County) southeast of the intersection of Buckingham Rd and State Road 80 (See Figure 1.) and consists of ±391.85 acres encompassing sixty-nine (69) parcels, further referenced as the Subject Property.

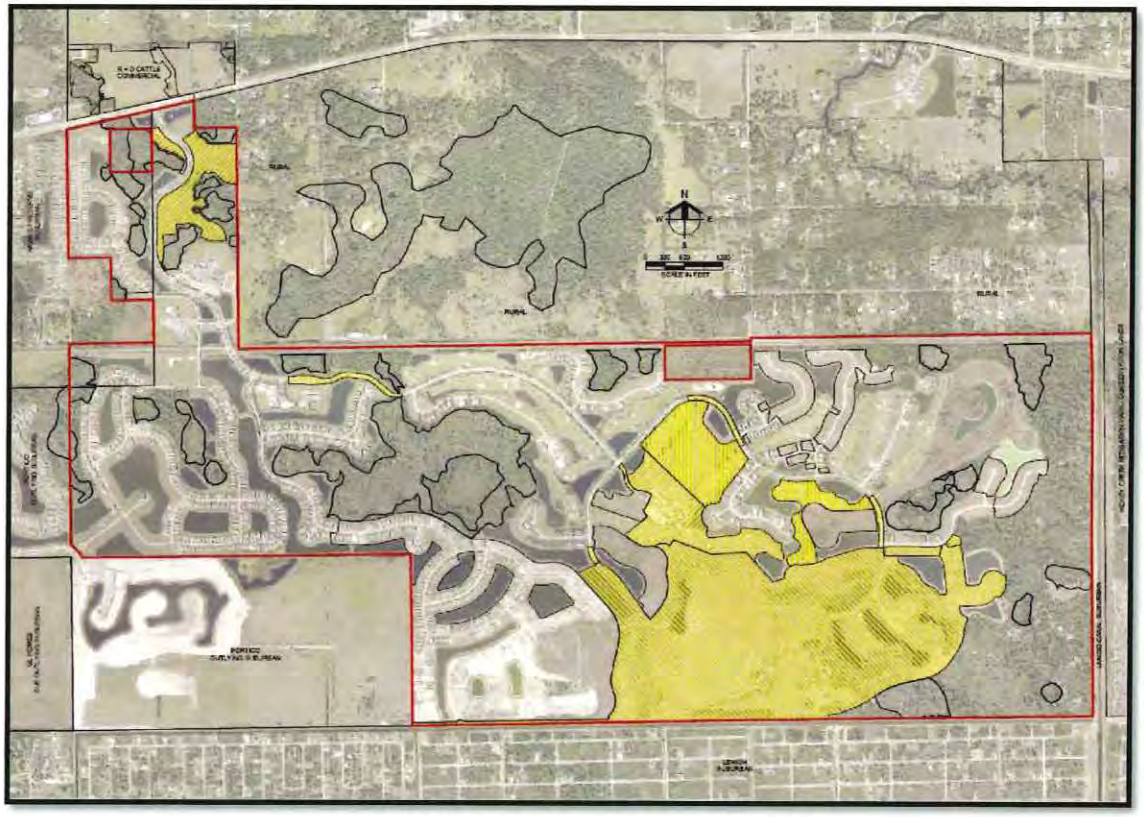


Figure 1. Subject Property Location Map

History of River Hall

The River Hall Project, which refers to the 1,798 acres that makes up the entire development, was rezoned from AG-2 to RPD to allow 1,598 units through zoning resolution Z-99-056.

- Project size: 1,797 acres
- All land Rural FLU

Followed by a rezone from AG-2/RPD to RPD/CPD to allow 1,999 units, on 1,978 acres, through zoning resolution Z-05-2015.

- Project size: 1,978 acres
- All land Rural FLU

The project then underwent a rezoning and Comprehensive Plan Amendment (CPA) to increase density to allow 2,695 units through Z-15-003 and CPA2012-00001.

- Project size unchanged at 1,978 acres
- 1,064 acres of Rural and 223 acres of Wetlands converted to 153 acres of Conservation Lands Wetlands, 264 acres of Conservation Lands Uplands, and 870 acres of Sub-Outlying Suburban (SOS)
- Created irregular, isolated SOS shapes in the Future Land Use Map (FLUM)

Proposed Amendment

The proposed FLUM amendment is located in three areas of the River Hall Project, totaling 391.85 acres, A.K.A the Subject Property.

Amendment Area 1 – Near Entrance of River Hall Project – ±25.2 Acres

- Located on both sides of River Parkway, undeveloped on the east side, old sales center on the west side.
- Current FLU: SOS / Proposed FLU: Suburban
- Current zoning: CPD for all but the old sales building which is RPD
- Proposed density increase of 101 units
- Companion RPD/CPD will stipulate that all units will be allocated to only the Suburban area.

Amendment Area 2 – At the Country Club Entry Gate – ±3.87 acres

- Developed property within right of way
- Current FLU: SOS / Proposed FLU: Rural
- Proposed density decrease of 4 units
- Will eliminate an isolated SOS area

Amendment Area 3 – Southwestern portion of River Hall – ±362.78 acres

- Consists of undeveloped property, golf course, golf clubhouse, 14 platted lots in Block K, and road right of way
- Current FLU: SOS and Rural / Proposed FLU: Rural, SOS, and Outlying Suburban (OS)
    - Reducing density (SOS to Rural) through 4 road segments and 14 platted lots in Block K
        - Will reconnect Rural FLU to Rural FLU, eliminating isolated areas for a cleaner FLUM
        - Proposed density decrease of 8 units

- Increasing density from SOS and Rural to OS through portions of the golf course, golf course clubhouse, undeveloped tracts, 43 lots in Block K, and road right of way
    - Proposed density increase of 368 units
- Increasing density from Rural to SOS through portions of the golf course
    - Proposed density increase of 32 units

The proposed comprehensive plan map amendment seeks to change the FLUM category from Sub-Outlying Suburban and Rural to Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural. This amendment will allow 489 additional units within a clustered residential development, along with surface water management, and continued preservation of the site's environmentally sensitive areas as regulated by existing USACOE and SFWMD permits. A companion rezoning application will be filed along with the proposed Comprehensive Plan Amendment to the FLUM.

The FLU Density Tables below show the maximum units allowed per the current and proposed FLU categories for the River Hall Project and the Subject Property. Please note that the proposed FLU changes only occur on the 391.85 acres (Subject Property) included in this request, defined by Exhibit M8 - Legal Description and Sketch.

FLU Density Table 1 – River Hall Project

FLU	Current Acreage	Proposed Acreage	Allowed Density	Current Density	Proposed Density
Suburban	71.5	96.7	6 du/ac	429 units	580 units
Outlying Suburban	-	322.3	3 du/ac	-	967 units
Sub-Outlying Suburban	585.6	304.2	2 du/ac	1,171 units	608 units
Rural	1,140.3	1,074.2	1 du/ac	1,140 units	1,074 units
Wetlands	181	181	0.5 du/ac	9 units	9 units
TOTAL	1,978.4	1,978.4	-	2,749 units	3,238 units

FLU Density Table 2 – Subject Property (391.85 Acres)

FLU	Current Acreage	Proposed Acreage	Allowed Density	Current Density	Proposed Density
Suburban	-	25.2	6 du/ac		151 units
Outlying Suburban	-	322.31	3 du/ac	-	967 units
Sub-Outlying Suburban	313.77	32.4	2 du/ac	627 units	64 units
Rural	78.08	11.94	1 du/ac	78 units	12 units
TOTAL	391.85	391.85	-	705 units	1,194 units

LEE PLAN – VISION STATEMENT

The Fort Myers Shores vision statement provides an overview of the existing conditions and unique characteristics of the Fort Myers Shores Community. Although encompassed by residential single-family homes in a more rural character, the community is anticipated to grow substantially, with majority of the land designated as Suburban, Outlying Suburban, Rural or Urban Community, and planned commercial nodes for higher intensity development. The vision for this plan is to allow the Fort Myers Shores Community to continue to develop a commercial/employment center for the adjacent communities.

The Subject Property is located within the Fort Myers Shores Community, as shown on Lee Plan Map 16. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to "protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of the future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments." The requested CPA will reinforce this goal by promoting an increase in new residential development in a location already planned for future residential.

In line with the Fort Myers Shores Community's intent to support continued development of a commercial/employment center, the additional rooftops proposed by this request will help aide future commercial development. Viability of future commercial development is often dependent on the availability of surrounding residential homesites. As such, the proposed additional dwelling units may play a vital role in the timing associated with the future commercial development within the Fort Myers Shores Planning Community. The proposed FLUM changes from the Sub-Outlying Suburban and Rural categories to the Suburban, Outlying Suburban, Sub-Outlying Suburban, and Rural categories are

consistent with this vision and represent a location where slightly greater density is compatible with the surrounding uses and where existing infrastructure can support the proposed project.

Although some portions of the Subject Property are within a Rural FLU category, adequate urban services exist to justify and support future development under the proposed request without negatively impacting the surrounding natural resources or burdening the surrounding infrastructure and public services. Under the concurrent zoning application for the River Hall Project, the intended development plan will create a residential community consisting of 489 units more than the currently approved River Hall RPD. Buffering, open space/preserve areas, environmental stewardship, and recreational areas are incorporated within the current development and can be modified, if necessary, to accommodate the additional density, providing sufficient facilities and ensuring compatibility with the surrounding properties and consistency with the objectives provided in the Fort Myers Shores Community vision.

FUTURE LAND USE ELEMENT

As shown in FLU Density Table 2 for the Subject Property above, the ±391.85 acre Subject Property, within the River Hall Project, is currently within the Sub-Outlying Suburban and Rural FLUM categories. Under Policy 1.4.1, the maximum density allowed in the Rural category is 1 dwelling unit (du) per acre, which would be applied to approximately 78.08 acres of upland area allowing for up to 78 dwelling units. Under Policy 1.1.11, the maximum density allowed in the Sub-Outlying Suburban category is 2 dwelling unit (du) per acre, which would be applied to approximately 313.77 acres of upland area allowing for up to 627 dwelling units. Thus, the Subject Property's overall maximum dwelling units allowed under the existing FLUM categories totals 705.

The adjacent properties to the north, south, east, and west of the three Subject Property locations are all within the Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, and Wetlands FLUM categories, as shown on Tables 1.a, 1.b, and 1.c on Exhibit M6 & M7. The adjacent FLU designations listed below abut the River Hall Project, which encompasses the Subject Property.

North

To the north of the River Hall Project, and abutting the Subject Property, are properties within the Rural FLU category. The River Hall Project also abuts Commercial FLU just north of Palm Beach Blvd, at the entrance to the River Hall Community.

South

To the south of the River Hall Project, including the canal, are properties within the Urban Community category, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.4. The Urban Community FLU also allows a maximum total density of 10 du/ac, as well as the potential to increase to 15 du/ac utilizing Greater Pine Island Transfer of Development Units. In addition to the River Hall Project, the Urban Community FLU also abuts the southern boundary of Amendment Area 3.

East

To the east of the River Hall Project are the Rural and Urban Community FLU categories. A LAMSID canal abuts the southern portion of the River Hall Project's eastern boundary, designated as Urban Community, followed by Hickey Creek Mitigation Park (Conservation lands). The northern portion of the eastern boundary abuts a Rural FLU, including a portion of the Subject Property in Amendment Area 1.

West

To the west of the River Hall Project, along the northern portion of the western boundary line, are lands designated Suburban, which allows a standard density range of 1 du/ac to 6 du/ac under Policy 1.1.5, as well as the potential to increase to 8 du/ac utilizing Greater Pine Island Transfer of Development Units. The southern portion of the western boundary line abuts two RPD developments under the Outlying Suburban FLUM Category, which allows up to 3 du/ac.

Please see Exhibit M5 to see the proximity of the Outlying Suburban category in relation to the Subject Property. Both adjacent RPD projects underwent Future Land Use amendments back in 2020 and 2018 to change the FLU from Sub-Outlying Suburban to Outlying Suburban to increase density, as a result of the planned and anticipated growth in this area and the existence of urban infrastructure and services. These same growth elements carry over to the Subject Property east of these developments, influencing residential development patterns in the Fort Myers Shores Community and justifying the appropriateness of the proposed map amendment.

The proposed CPA will be consistent with Objective 1.1 (Future Urban and Suburban Areas) and corresponding Policies 1.1.5, 1.1.6, and 1.1.11, for the Suburban, Outlying Suburban, and Sub-Outlying Suburban future land use categories based on the approval of the proposed map amendment to the Lee Plan. The concurrent River Hall rezoning application will ensure the Subject Property is developed at the density approved by this CPA request. The proposed increase of 489 dwelling units will allow for buffers, open space, recreational/amenities, and increased flexibility to allow for the protection of environmentally sensitive lands. The CPA's proposed density is compatible and consistent with the existing densities found in residential developments adjacent to the Subject Property east of Buckingham Road.

Under the proposed Suburban, Outlying Suburban (OS), Sub-Outlying Suburban (SOS), and Rural categories, the maximum number of dwelling units that could be developed on the Subject Property is 1,194 dwelling units, as shown on FLU Density Table 2. Based on the existing FLU designations, the River Hall Project could have up to 2,749 dwelling units, as shown on FLU Density Table 1, but is capped by the approved River Hall RPD to 2,695 dwelling units, per resolution number Z-15-003. The proposed FLU designations would allow up to 3,238 dwelling units within the River Hall Project, as shown on FLU Density Table 1 above. However, the companion rezoning application will cap density to a maximum of 3,184 (2,695 + 489) dwelling units for the River Hall RPD.

Growth Management

The request is consistent with Goal 2, Objective 2.1 (DEVELOPMENT LOCATION), and the corresponding applicable Policies 2.1.1 and 2.1.2, which outline the intent to promote contiguous and compact growth patterns, contain urban sprawl, and prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. While the acreage included in this request is within the Rural and Sub-Outlying Suburban FLU categories, adequate urban services not only exist, but are in place for development to proceed without negatively affecting natural resources or requiring additional infrastructure.

The existing urban services support the appropriateness for densities allowed by the Sub-Outlying Suburban, Outlying Suburban and Suburban categories in this location, and indicate the residential development intensification in this region, supported by the approved CPAs to increase density on adjacent properties, as a logical extension of existing development patterns and an efficient use of public infrastructure. The developments that have recently went through a CPA, located to the west of the River Hall Project, were converted from the Sub-Outlying Suburban FLU designation to the Outlying Suburban designation.

The northern portion of the acreage included in this request (Amendment Area 1) abuts land within the Suburban FLU designation to the west. Its location adjacent to the Suburban FLU, access to urban services, and proximity to State Road 80 and future commercial substantiates the appropriateness of the Suburban category in this area. As such, both the existing Suburban and Outlying Suburban Future Land Uses that abut the River Hall Project's western boundary promote the increased density proposed by this request.

The proposed amendment will not result in urban sprawl, which is defined in the Lee Plan as "The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into out-lying, non-urban areas." Conversely, the proposed amendment will help to prevent leap-frogging of density into out-lying non-urban areas by permitting the additional density in a logical location as an extension of existing development patterns within the Community. The availability and current existence of urban services provides supporting evidence for development to take place in the proposed amendment areas, which will utilize and adhere to the strict regulations associated with the planned development process to deliver a quality product, which closely aligns with the needs and desires of the Fort Myers Shores Community.

The request is consistent with Objective 2.2 (DEVELOPMENT TIMING), which outlines the intent to direct new growth to future urban areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. The existing and future residential uses surrounding the property, and adequate urban services justify the timing of this map amendment, which will allow for medium to low-density development that will help fulfill housing needs in Lee County. A separate attached Public Facilities Impacts Analysis (Exhibit M15) and letters of determination of existing support facilities (Fire, EMS, Law Enforcement, Solid Waste, Mass Transit,

Schools) further emphasize the adequacy of timing and support in place for the purposed development.

The project will comply with Objective 2.7 (HISTORIC RESOURCES). A Historical Resources Impact Analysis included with this submittal (Exhibit M14) delineating the location of the property regarding historical and culturally sensitive areas in Lee County. The Subject Property was found to be clear of any cultural or historical resources.

General Development Standards

The request is consistent with Standard 4.1.1 (WATER), AND 4.1.2 (SEWER), and 4.1.4 (ENIRONMENTAL FACTORS).

The River Hall Project's existing and proposed density does not and will not exceed 2 dwellings units per acre. However, the Subject Property is located within the LCU future water service area, according to Map 6 of the Lee Plan, and as a result is required to connect to a public water system, in accordance with Standard 4.1.1. The project intends to tap into LCU for potable water service. A letter of availability from LCU is included with this submittal, demonstrating sufficient capacity within the Olga Water Treatment Plant.

Due to the development's location within the LCU future sewer service area, as shown on Map 7 of the Lee Plan, it must connect to sewer utility if there is existing infrastructure adequate to accept the effluents of the development within ¼ mile from any part of the development, as required by Standard 4.1.2. The project intends to tap into City of Fort Myers Utilities for sewer service. A letter of availability from LCU is included with this submittal, demonstrating sufficient treatment capacity within the City of Fort Myers South Water Reclamation Facility.

Consistent with Standard 4.1.4, an Environmental Assessment Report is included with this submittal. The report analyzes environmentally sensitive areas of the site. The concurrent rezoning of the planned development will utilize a clustered development pattern ensuring the development is well-integrated, properly designed, functionally interconnected, and not impacting the natural and most environmentally sensitive areas of the site.

Residential Land Uses

Pursuant to Goal 5 (RESIDENTIAL LAND USES) of the Lee Plan, the County needs "to provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 in attractive and safe neighborhoods with a variety of price ranges and housing types." According to the Bureau of Economic and Business Research (BEBR), the medium range population projection for Lee County anticipates a population increase from 750,493 in 2020 to 904,700 by 2030. This influx of an additional 154,207 residents further emphasizes the need to provide housing to accommodate the projected population growth for the area. Additionally, the Subject Property is located within Unincorporated Lee County (a sub-section of Lee County), which has housed approximately half of the County's total population from 2010 to 2020. As such, Unincorporated Lee County should anticipate

garnering a large percentage of the County's total population increases year after year. The utilization of the Subject Property for some additional housing will assist in achieving this goal. Consistent with Policy 5.1.1, this request will allow for a unique and attractive detached single-family product that will provide "market driven housing" that is undersupplied in the area. Furthermore, in alliance with Policy 5.1.3 – which emphasizes directing residential developments to locations near employment and shopping centers, parks and schools – the proposed development is proximate to SR 80 corridor growth and existing and future commercial nodes within 3 miles, public parks, and public schools to serve its residents.

The request is consistent with Policy 5.1.2, which outlines the intent to prohibit residential development where physical constraints or hazards exist. The Subject Property is outside of any Coastal High Hazard Area as delineated in Map 5 of the Lee Plan. Through the Planned Development process, the proposed cluster development will provide the necessary environmental, historical, water quality, and infrastructure enhancement measures needed to ensure proper functionality and design.

Policy 5.1.6 calls for development regulations requiring high-density, multi-family, cluster, and mixed-use developments to have open space, buffering, landscaping, and recreation areas appropriate for their density and design. The River Hall Project is currently a clustered development plan and the companion rezoning to increase density and development regulations will provide for sufficient open space, preservation areas and recreational areas incorporated within the development.

Policy 5.1.7 requires that community facilities (such as park, recreational, and open space areas) in residential developments to be functionally related to all dwelling units and easily accessible via pedestrian and bicycle pathways. The proposed development has an existing centrally located amenity center facility with multi-access for all residents. Additionally, open space areas will meet or exceed requirements of the LDC, and passive recreational areas will be provided, such as a shared-use pathway network linked to interior sidewalks and any proposed pedestrian/bicycle facilities along State Road 80.

COMMUNITY PLANNING

The Subject Property is identified within Lee Plan Map 16 as being within the Caloosahatchee Shores Planning Community. Listed as Goal 21 within the Lee Plan (Caloosahatchee Shores Community Plan), the intent for the area outlines the need to "Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments." The requested comprehensive plan map amendment will reinforce this goal by promoting new residential development in an ideal location planned for growth. Additionally, and consistent with Policy 21.1.3, a Residential Planned Development (RPD) zoning application will be submitted concurrently with this future land use map amendment request for review. The RPD, through "appropriate conditions of approval," will implement protection from inconsistent and incompatible

urban development and ensure compatibility with the rural character through buffers and open space and a clustered development land use pattern.

TRANSPORTATION ELEMENT

A Traffic Study prepared by David Plummer & Associates is included in this submittal as Exhibit M16. In summary, the study reveals that with or without the proposed Comprehensive Plan Map Amendment the resulting project will not:

- Cause additional needed improvements on the public road network, pursuant to the MPO 2045 (long range) Needs Plan;
- Warrant revisions to the County's five-year CIP of FDOT's five-year work program, based on the year 2026 (short-term) traffic analysis

Objectives 39.2, 39.6, and associated policies of the Transportation Element ensure coordination of land use development with planned transportation facilities appropriate for that area, resulting in increased mobility options and improving all modes of transportation. The concurrent rezone application, will ensure consistency with Policy 39.2.2 by providing connectivity and accessibility via incorporating pedestrian, bicycle, and alternative modes other than motor vehicles, while ensuring connection to the adjacent public right-of-way (Palm Beach Blvd/SR 80).

Consistent with Policies 39.6.1, 39.6.2, and 39.6.3, the proposed River Hall development, at time of Development Order, will ensure all necessary traffic management infrastructure and pedestrian/bicycle connections are in place. Providing proper access both internally as well as externally to the planned shared use path/sidewalk along Palm Beach Blvd per Map3D and connection with the Pine Island – Hendry Trail per Map 22 of the Lee Plan.

COMMUNITY FACILITIES & SERVICES ELEMENT

Potable Water

The Subject Property is currently located within the Lee County Utilities (LCU) service area based on the most recent Lee County Utilities Water Franchise Area Map, dated June of 2020. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that potable water mains are in operation adjacent to the property and presently have sufficient capacity to service the 489 SF dwelling units proposed by this FLUM amendment.

In summary, LCU has sufficient potable water capacity to meet the needs of the requested amendment based on consistency with Policies 53.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented as Exhibit M17.

Sanitary Sewer

The Subject Property is located within the Lee County Utilities future sewer service area based on Lee Plan Map 7. The LCU Potable Water and Wastewater Availability Letter, dated August 31, 2021, indicates that sanitary sewer lines are in operation adjacent to the

property and presently have sufficient capacity to service the 489 SF dwelling units proposed by this FLUM amendment.
In summary, LCU has sufficient sanitary sewer capacity to meet the needs of the requested amendment based on consistency with Policies 56.1.2 and 95.1.3, and pursuant to the LOA and supporting data presented as Exhibit M17.

Surface Water Management

The Subject Property is located within the South Florida Water Management District's (SFWMD) Tidal Caloosahatchee Basin. Lee Plan Map 18 shows the property within the Olga Creek Watershed area. The River Hall RPD has a current surface water management system on site and a surface water management permit on file with the South Florida Water Management District. There are existing wetlands on site. The existing and proposed system meets the applicable County's LOS Standard, which is as follows per Lee Plan Policy 95.1.3.4:

> ***Policy 95.1.3.4:*** *Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding designated evacuation routes (see Map3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.*

A modified storm water management system will be provided for the property and will benefit the public through clearly defining storm water treatment methods, establishing maintenance accountability, and providing runoff attenuation consistent with Objective 60.1 and Policy 60.1.1. Treated runoff from the developed site will discharge to adjacent tidal creeks and rivers. The Lee County Public Facilities 2020 LOS and Concurrency Report (2020 Report) indicates that all watersheds within the county were studied and concluded that no evacuation routes located within these watersheds are expected to be flooded for more than a 24-hour period. Per the 2020 Report, Lee County states that all new developments receiving approval from SFWMD and in compliance with appropriate standards will be deemed concurrent with the Lee Plan's surface water management level-of-service standards.

The proposed development will seek and obtain all applicable South Florida Water Management District approvals, as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3.4 of the Lee Plan. Additionally, through the utilization of clustered development, the proposed development will ensure preservation of existing waterways and wetland habitats consistent with Policy 60.1.2.

Objective 60.4 outlines the intent to Incorporate natural systems into surface water management systems to improve water quality, air quality, water recharge/infiltration, water storage, wildlife habitat, recreational opportunities, and visual relief. The proposed development will provide Florida Friendly Landscaping vegetation, retention/detention lakes, and preserved wetlands and conservation easements. It will also provide a surface water management system that will incorporate natural flow ways through utilization of the existing wetland systems, complying with policies 60.4.1, 60.4.2, and 60.4.3.

PARKS, RECREATION & OPEN SPACE

Pursuant to Section 10-415 of the LDC, the development is required to provide 40% open space with 50% of the required open space provided as indigenous native vegetation preserve areas. The clustered design and site layout of the MCP for the concurrent rezoning application allows a significant amount of land area to be provided for open space, meeting the LDC's requirements. These open spaces will encompass preserve areas, passive recreational areas, lakes, and buffers ensuring consistency with Goal 77 – requiring new development "to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation." Consistent with Policy 77.3.1, the development will provide more than half of the required 40% open space as existing native plant communities. Additionally, the project's clustered design incorporates "large, contiguous open space areas in the development design," consistent with Policy 77.3.4.

CONSERVATION & COASTAL MANAGEMENT ELEMENT

The Subject Property is not within the Coastal High Hazard Area or Coastal Building Zone, based on Lee Plan Map 5.

To ensure consistency with Goal 123 of the Lee Plan, an environmental assessment was conducted and a report by Passarella & Associates, Inc., dated October 2021 is included as part of this submittal (Exhibit M13). Consistent with Policies 123.1.5, 123.1.7, 123.2.2 and 123.2.4, the concurrent River Hall rezoning application's proposed clustered development, provides designated preserve areas and conservation easements. These preserves/conservation easements protect high quality wetlands, plant communities, and indigenous uplands, while addressing restoration and management of non-indigenous/invasive areas of the property. In addition, the preserves/conservation easements located in the eastern portion of the River Hall Project abut a LAMSID Canal followed by Hickey Creek mitigation park (County owned conservation land), supporting "connectivity between public and private conservation and preservation efforts," outlined in Policy 123.1.5.

Consistent with the intent of Policies 123.2.8, 123.2.9, 123.2.10, and 123.2.11, the River Hall Project is subject to a long-term plan, as approved by Lee County, to provide management and maintenance of the preservation areas and be designed to protect the natural character of adjacent nature preserves.

Lee Plan Goal 124 provides language to ensure adequate maintenance and enforcement for any development in wetlands that is cost-effective, complements federal and state permitting processes, and protects the fragile ecological characteristics of wetland systems. No lands with a wetland FLU designation are included in this request. As such, there will be no development related impacts to the River Hall Project's existing wetlands, by the requested FLUM amendment. The Project's provided wetlands and conservation areas will be reviewed for compliance with the Lee Plan during the rezoning process. The use of a cluster development pattern on the urban and rural designated lands, included in this request, permits an increase in the Project's density without impacting the project's

existing wetlands, preservation, and conservation areas. The development, as it moves through the permitting process, will be reviewed by the South Florida Water Management District and as a result will be consistent with overall Goal 124, Objective 124.1, and Policies 124.1.1 and 124.1.2.

The proposed CPA to the River Hall Project will be consistent with Lee Plan Goal 125, Objective 125.1, and Policies 125.1.2 and 125.1.3. The comprehensive plan map amendment and concurrent rezoning application review processes will ensure that water quality is maintained or improved through a comprehensive surface water management system, which will be modified if needed to support the additional 489 dwelling units. The proposed development will reduce nutrient loading and impacts to adjacent waterways; preserve high-quality wetlands; and eliminate the potential for hundreds of individual wells and septic systems by requiring connection to the adjacent potable water and sanitary sewer infrastructure.

HOUSING ELEMENT

Consistent with Goal 135, the proposed amendment will help to provide adequate housing for existing and future residents of Lee County. The County is required to "work with private and public housing providers to ensure that the additional dwellings needed by 2025 are provided in types, costs, and locations to meet the needs of the Lee County population," per Objective 135.1 of the Lee Plan. The county will need an additional 114,927 units by 2025, of which 39,637 will be needed in unincorporated Lee County, according to this Objective. The proposed comprehensive plan amendment and companion rezoning will allow for up to 489 new housing units to help reach Objective 135.1 and is consistent with Policy 135.1.9, which outlines the need to provide "a wide variety of allowable housing densities and types through the planned development process."

PLANNING COMMUNITY ACREAGE ALLOCATION – TABLE 1(b) ANALYSIS & EFFECT ON POPULATION

Lee Plan Policy 1.7.6 outlines, by reference Lee Plan Map 16 and Table 1(b), the "proposed distribution, extent, and location of generalized land uses through the Plan's horizon." This petition proposes an amendment to Table 1(b) to properly reflect the proposed Future Land Use Map (Lee Plan Map 1) change. Please refer to the attached amended Table 1(b) addressing the approximately 78.08 acres of Rural Future Land Use category area being moved to the Sub-Outlying Suburban (32.4 acres) and Outlying Suburban (45.68) categories and the approximately 313.77 acres of Sub-Outlying Suburban FLU category being moved to Rural (11.94 acres), Outlying Suburban (276.63 acres) and Suburban (25.2 acres).

Lee County's population projections will not be impacted negatively by the proposed map amendment. There are 2.64 persons per household and an overall population of 618,754 (2010 Census) in Lee County, as estimated by the United States Census Bureau's Quick Facts database. The Subject Property under the proposed map amendment and concurrent rezoning application, which caps density at 489 additional units, could accommodate approximately 1,291 additional persons (489 units x 2.64 persons per household).

Lee County's 2030 projected population is 904,700 and 1,010,900 in the year 2040, according to the UFCLAS – Bureau of Economic and Business Research. Taking these projections and the previously stated housing needs from Objective 135.1 into consideration, more than 100,000 dwelling units will be needed within the next 5 to 10 years, with over one third of those dwelling units needed in Unincorporated Lee County. The proposed map amendment and concurrent rezoning will provide 489 additional dwelling units that are compatible and complimentary to the surrounding community and support the future population growth in Lee County.

RIVER HALL RPD

COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M17

Existing and Future Conditions Analysis

Sanitary Sewer

The subject property is located within the Lee County Utilities Future Sewer Service Area as shown on Lee Plan Map 7. The Lee County Utilities Potable Water and Wastewater Letter of Availability, dated August 31, 2021, indicates that sanitary sewer lines "are in operation adjacent" to the subject property and that sufficient capacity exits. As such, the subject property will be served by these existing facilities through planned developer funded system enhancements.

The Level of Service (LOS) Standard for sanitary sewer per Lee Plan Policy 95.1.3:

- Current & Projected LOS Standard: 200 Gallons Per Day (GPD) per Equivalent Residential Connection (ERC)

Existing Future Land Use Category and Land Uses:

- Sub-Outlying Suburban & Rural
- Residential land use with access to centralized sewer service connections.
- 705 ERC at 200 GPD = 141,000 GPD

Proposed Future Land Use Category and Land Uses:

- Suburban, Outlying Suburban, Sub-Outlying Suburban & Rural
- Max. 1,194 Dwelling units (ERC), per FAC 64E-6.008
    - 1,194 ERC at 200 GPD = 238,800 GPD
    - TOTAL = 238,800 GPD

Based on the Letter of Availability, dated August 31, 2021, and the data provided above, Lee County Utilities currently has sufficient capacity to treat the increased demand of approximately 97,800 GPD.

The public benefits from the connection of the 489 additional dwelling units, within the River Hall Project, to the existing adjacent sanitary sewer facilities and not septic systems, as septic system discharge can negatively impact surrounding water resources, pursuant to Environmental Protection Agency findings.

Potable Water

The subject property is also located within the Lee County Utilities (LCU) Future Water Service Area based on Lee Plan Map 6, dated June 2020. The Lee County Utilities Potable

Water and Wastewater Letter of Availability, dated August 31, 2021, indicates that potable water mains "are in operation adjacent" to the subject property. Due to the subject property's location within the Future Water Service Area, LCU is able to serve the future development through their Water Treatment Facilities.

The Level of Service (LOS) Standard for potable water per the 2020 Report and Lee Plan Policy 95.1.3:

- Current & Projected LOS Standard: 250 Gallons Per Day (GPD) per Equivalent Residential Connection (ERC)

Existing Future Land Use Category and Land Uses:

- Sub-Outlying Suburban & Rural
- Residential land use with access to potable water service connections.
- 705 ERC at 250 GPD = 176,250 GPD

Proposed Future Land Use Category and Land Uses:

- Suburban, Outlying Suburban, Sub-Outlying Suburban & Rural
- Max. 1,194 Dwelling units (ERC), per FAC 64E-6.008
    - 1,194 ERC at 250 GPD = 298,500 GPD
    - TOTAL = 298,500 GPD

The proposed amendment results in an increased demand of approximately 122,250 GPD. Lee County Utilities (LCU) has sufficient capacity to provide potable water service to the project, as determined by the enclosed LCU Letter of Availabity. Thus, there is no lack of potable water capacity expected from the proposed development. Having the 489 additional dwelling units within the River Hall Project utilize centralized potable water service and water treatment facilities eliminates numerous individual private wells. This benefits the public by helping to plan and control the surrounding water resources within Lee County, by eliminating competing water consumption use from groundwater sources.

Surface Water/Drainage Basins – South Florida Water Management District
The subject property is located within the South Florida Water Management's (SFWMD) Tidal Caloosahatchee Basin. Lee Plan Map 18 shows the property within the Olga Creek Watershed area. There is current surface water management on site and an existing surface water management permit is on file with the South Florida Water Management District. There are no existing wetlands within the acreage included in this request. The modified system, proposed by this request, will meet or exceed the applicable County's LOS Standard, which is as follows per Lee Plan Policy 95.1.3.4:

> *Policy 95.1.3.4: Stormwater Management Facilities LOS: The existing surface water management system in the unincorporated areas of the county will be sufficient to prevent the flooding designated evacuation routes (see Map3J) from the 25-year, 3-day storm event (rainfall) for more than 24 hours.*

The existing storm water management system will be modified for the property and will benefit the public through clearly defining the storm water treatment methods, maintenance accountability, and runoff attenuation. Runoff from the developed site will continue to discharge to tidal creeks and rivers. The Lee County Public Facilities 2020 LOS and Concurrency Report (2020 Report) indicates all watersheds within the county were studied and found no evacuation routes located within these watersheds are expected to be flooded for more than a 24-hour period. Per the 2020 Report, Lee County states that all new developments receiving approval from SFWMD and comply with appropriate standards will be deemed concurrent with the Lee Plan's surface water management level-of-service standards.

The proposed development will seek and obtain all applicable South Florida Water Management District approvals as well as comply with all Florida Administrative Code Chapter 62-330 standards to ensure consistency with the stated LOS standards per Policy 95.1.3.4 of the Lee Plan for surface water management.

Parks, Recreation, and Open Space

Regional Parks and Community Parks are the two non-regulatory standards utilized for measuring the minimum acceptable level of service for parks, recreation, and open space, pursuant to the Lee Plan. The Lee County 2020 Public Facilities and Level of Service and Concurrency Report states there are over 3,500 acres of developed regional and local park lands. Cumulatively, there are over several thousand acres of recreational options to the community, when including the State and Federal recreational areas.

Per Policy 95.1.3 of the Lee Plan, the County's adopted Level of Service for parks – Non-Regulatory Standards of the Capital Improvements Element is as follows:

- Regional Parks: 6 acres per 1,000 total seasonal county population for all of Lee County
- Community Parks: 0.8 acres per 1,000 unincorporated Lee County permanent population

Existing Future Land Use Category and Land Uses:

- RURAL & SUB-OUTLYING SUBURBAN
- Residential land use with parks, amenities, recreation, and required open space approved by zoning resolution Z-15-003

Proposed Future Land Use Category and applicable Land Uses:

- SUBURBAN, OUTLYING SUBURBAN, SUB-OUTLYING SUBURBAN & RURAL with single-family dwellings
- 489 Dwelling units at 2.34 estimated persons per household (Lee County, Florida) (The Bureau of Economic and Business Research – University of Florida; April 1, 2020) = 1,144.3 persons projected
    - Regional Park at 6 acres per 1,000 residents = 6.87 acres required

- Community Park at 0.8 acres per 1,000 residents = 0.92 acres required

The proposed map amendment to allow up to 489 additional dwelling units within the acreage included in this request results in an added demand of 6.87 acres of Regional Park land and 0.92 acres of Community Park land.

As reported by the Lee County 2020 Public Facilities Level of Service and Concurrency Report, the existing inventory of regional parks (consisting of local, state and federal lands) in operation totals 7,051 acres. As such, the existing regional park inventory exceeds the adopted LOS standard by 1,723 acres, based on Table 3 of the Concurrency Report's estimated 2020 population projections for Lee County (888,000 [Seasonal] x (6 acres/1,000 population) = 5,328 acres). In addition, according to Lee County's 2020 Public Facilities Level of Service and Concurrency Report, there are currently 723 acres of existing local regional parklands in operation. As such, the existing local regional parklands exceed the adopted LOS standard by 430 acres, based on Table 3 of the Concurrency Report's estimated 2020 population projections for Unincorporated Lee County (367,000 [Unincorporated Population] x (0.8 acres/1,000 population) = 293 acres).

The requested 489 dwelling units will not negatively impact the regional or community parks level of service. The current non-regulatory level of service standard for both regional and community parks far exceed the targeted levels. There is adequate acreage within the existing parks to meet the needs of the proposed maximum 489 dwelling units.

A concurrent rezone application will be filed to seek proper zoning approval for the additional dwelling units. The rezone application will modify the current River Hall RPD's required open space and preserve area to support native habitat as well as areas to provide recreational activities, such as, integrated and shared use trails/greenways, amenity recreational areas for the residents and their guests, if needed.

Public Schools

The School District of Lee County is split into Choice Zones and Sub Zones. The subject property is located within the East Choice Zone, E2, according to the School District of Lee County's 2020-2021 Student Enrollment Zones Map and enclosed concurrency analysis provided by the School District.

Per Section 2-45 of the LDC, school concurrency "means public school facilities needed to serve new development must be in place or under actual construction within three years after the local government approves a development permit, or its functional equivalent, that results in a generation of students."

Level of service (LOS) standards for public schools are based upon Permanent Florida Inventory School Houses (FISH) capacity, pursuant to Lee Plan Policy 68.1.1. The regulatory LOS standards adopted for Elementary, Middle, High, and Special Purpose Facilities, provided in Policy 95.1.3 Regulatory Standards (5) of the Lee Plan, account for measurable programmatic changes are as follows:

- 100% of Permanent FISH Capacity as adjusted by the School Board annually.

The 2020 Concurrency Report shows the following for the East Choice Zone Totals:

- Elementary Schools: 65 seat total available capacity
- Middle Schools: 1,108 seat deficit in available capacity
- High Schools: 469 seat deficit in available capacity

The deficit in Middle Schools will be addressed in two ways: (1) by adding portable seats (2) by Middle School "MM," scheduled to open in school year 2021-2022, which will add 1,210 seats of permanent capacity. The deficit in High Schools is also being addressed by Gateway High School, scheduled to open this school year (2021), which will create 525 seats followed by an additional 1,475 seats coming in 2021-2022.

Proposed Future Land Use Category:

- SUBURBAN, OUTLYING SUBURBAN, SUB-OUTLYING SUBURBAN & RURAL
- 489 proposed maximum dwelling units associated with the requested amendment at 0.297 students per household = approximately 146 potential students
- The total number of potential students can be further broken down by grade level:
    - Elementary at 0.149 x 489 dwelling units = 73 students
    - Middle School at 0.071 x 489 dwelling units = 35 students
    - High School at 0.077 x 489 dwelling units = 38 students

The proposed comprehensive plan map amendment would result in 146 additional students within the East Choice Zone, E2. Based on the Concurrency Analysis Report and letter of availability provided by The School District of Lee County included with this submittal, there is capacity currently available at all educational levels within East Choice Zone, E2 to handle the proposed amendment for up to 490 dwelling units.

Solid Waste

Solid waste services for the property will be handled at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

The 2020 Concurrency Report details the level of service regulatory standards for solid waste disposal are as follows:

- Required Capacity: 7 pounds per day per capita
- Available Capacity: 7.9 pounds per day per capita

<u>Existing Development Potential: 705 maximum dwelling units</u>

705 dwelling units x 2.34 person per household = 1,650 persons
1,650 persons x 7 lbs/day = 11,550 lbs

<u>Proposed Development Potential: 1,194 maximum dwelling units (489 additional)</u>
1,194 dwelling units x 2.34 person per household = 2,794 persons
2,794 persons x 7 lbs/day = 19,558 lbs/day

The 489 additional units account for 8,015 lbs/day

The 2020 Concurrency Report states that all unincorporated areas of Lee County are concurrent with the level of service standard set forth in the Lee Plan for solid waste. Additionally, the report states that at the total system capacity of 1,134,667 tons per year, the Lee County Integrated Waste Management System (IWMS) would be capable of providing a 7.0 pounds-per-capita-per-day level of service to a full-time combined Lee and Hendry County population of 888,000.

The proposed increase in density will result in an additional 8,015 pounds per day. The Lee County Resources Facility and the Lee-Hendry Regional Landfill has available capacity to accommodate the proposed increase in density. Further evidence of adequate capacity is outlined in letter of availability provided by the Lee County Solid Waste Department for the proposed development included with this submittal.

Conclusions

The analysis above confirms that there are sufficient public facilities to support the proposed comprehensive plan amendment, with a potential maximum number of 489 additional dwelling units. The amendment will be adequately supported and will not cause adverse impacts or insufficiencies to the surrounding public facilities; alternatively, it will benefit the public to increase density in an area where public facilities are in place, promoting contiguous and compact growth patterns and preventing urban sprawl.

RIVER HALL

COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M14

Historic Resources Impact Analysis

The following analysis is provided to list all historic resources, including structures, districts, and/or archeologically sensitive areas and determine if the proposed changes to the Subject Property impact any identified resources.

According to LDC Section 22-3. Definitions, "Historic district" and "Historic resources" are defined as:

> "...a geographically definable area designated pursuant to this chapter possessing a significant concentration, linkage or continuity of sites, buildings, structures or objects united by past events or aesthetically by plan or physical development. A district may also be comprised of individual elements separated geographically but linked by association or history. To qualify as a historic district, an area may contain both contributing and noncontributing properties."
>
> "...any prehistoric or historic district, site, building, structure, object or other real or personal property of historical, architectural or archaeological value. Historic resources may include but are not limited to monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government or culture of the county, the state or the United States."

LDC Section 22-3 also defines an "Area of archaeological sensitivity" as:

> "...an area identified in the survey entitled 'An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida' (Piper Archaeological Research, Inc., 1987), as known or being likely to yield information on the history and prehistory of the county based on prehistoric settlement patterns and existing topographical features. Areas of archaeological sensitivity are divided into the following categories:
>
> > (1) Sensitivity Level 1: Those areas containing known archaeological sites that are considered to be significant or potentially significant historic resources. These areas include sites listed on the National Register of Historic Places and those considered eligible or potentially eligible for listing on the National Register of Historic Places or local historic resource designation.

(2) Sensitivity Level 2: Those areas containing known archaeological sites that have not been assessed for significance but are likely to conform to the criteria for local designation, or areas where there is a high likelihood that unrecorded sites of potential significance are present.

The Florida Master Site File lists the nature and location of any known or recorded historical or archeological sites within the state. A formal inquiry was made with the Florida Department of State, Division of Historic Resources identifying the River Hall Project and requesting any applicable historic districts and/or sites listed on the Florida Master Site File. Mr. Eman Vovsi responded via email dated August 17, 2021, (See attached) confirming that the property lists one resource group recorded for the designated property. Upon further review of the map provided for the specified resource, it is clearly located outside of the subject property. Based on this information, the subject property contains no historic resources and thus, the proposed comprehensive plan map amendment request to amend the FLUM designations of Rural and Sub-outlying Suburban to Rural, Sub-outlying Suburban, Outlying Suburban and Suburban will not have an adverse impact.

As part of this analysis, the following documents received from the Florida Department of State, Division of Historic Resources are attached:

- Historic Resource Letter
- Cultural Resource Roster
- Location Map

This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at CompliancePermits@dos.MyFlorida.com for project review information.

August 16, 2021

Melissa Dial
Planning Administrative Assistant
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901

In response to your request on August 16, 2021, the Florida Master Site File lists one resource group recorded for a designated property in River Hall Community, Florida.

When interpreting the results of our search, please consider the following information:
#

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at** CompliancePermits@dos.MyFlorida.com

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Eman M. Vovsi

Eman M. Vovsi, Ph.D.
Florida Master Site File
Eman.Vovsi@DOS.MyFlorida.com

RIVER HALL

COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M15

Public Facilities Impacts Analysis

The data and information provided in the 2020 Lee County Public Facilities Level of Service and Concurrency Report was utilized for the following overall Public Facilities Impact Analysis.

The Subject Property is located on the south side of State Road 80 (Palm Beach Blvd) approximately 1 mile east of the intersection of Buckingham Road and S.R. 80 within the River Hall Project and the Fort Myers Shores Planning Community. The comprehensive plan map amendment seeks to remove portions of the property from the existing Future Land Use Map (FLUM) designations of Rural and Sub-Outlying Suburban and adopt the Rural, Sub-Outlying Suburban, Outlying Suburban, and Suburban FLUM categories, as shown on the proposed FLUM Exhibit M5 and the following density calculation:

FLU	Current Acreage	Proposed Acreage	Allowed Density	Current Density	Proposed Density
Suburban	-	24.6	6 du/ac		147 units
Outlying Suburban	-	323.5	3 du/ac	-	970 units
Sub-Outlying	326.2	46.1	2 du/ac	652 units	92 units
Rural	79.9	11.9	1 du/ac	80 units	12 units
TOTAL	406.1	406.1	-	732 units	1,221 units

The resultant density for the Subject Property will be a maximum of 1,221 single-family dwelling units. This is an increase of 489 dwelling units over what could be developed under the existing Sub-Outlying Suburban and Rural FLUM categories. A concurrent Residential Planned Development rezone application will be filed to seek proper zoning approval.

Exhibit M17 (Existing and Future Conditions Analysis), included with this submittal, verifies the proposed plan amendment will not negatively impact the public services and Exhibit M18 contains the Letters of Determination indicating the availability of services from those providers.

RIVER HALL RPD

COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M19

State Policy Plan and Regional Policy Plan

State Comprehensive Plan

The consistency requirement between local comprehensive plans and the state comprehensive plan was eliminated due to changes in Florida's growth management laws, which ordained a refocus on matters of critical state concern, in terms of Growth Management and Land Use regulation. The State's Comprehensive Plan Goals, Strategies, Action, and Policies that are relevant to the proposed plan amendment are listed below.

(4) HOUSING.
(a) *Goal.*—The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.
(b) *Policies.*—

1. Eliminate public policies which result in housing discrimination, and develop policies which encourage housing opportunities for all Florida's citizens.
3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.
4. Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

(7) WATER RESOURCES
(a) Goal. Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.
(b)Policies.—

5. Ensure that new development is compatible with existing local and regional water supplies.

8. Encourage the development of a strict floodplain management program by state and local governments designed to preserve hydrologically significant wetlands and other natural floodplain features.
9. Protect aquifers from depletion and contamination through appropriate regulatory programs and through incentives.
10. Protect surface and groundwater quality and quantity in the state.
11. Promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.
12. Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the waters of the state.

(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE
(a) Goal. All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.

(14) PROPERTY RIGHTS.
(a) Goal. Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

(15) LAND USE.
(a) Goal. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.
(b) Policies.—

1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.
2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

(17) PUBLIC FACILITIES
(a) Goal. - Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.
(b) Policies.—

1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.
2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.
3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.

Southwest Florida Regional Planning Council Strategic Regional Policy Plan (SRPP)

The following Goals and Strategies of the SRPP are supported or promoted by the proposed Plan amendment.

Economic Development Element

Strategy: Maintain the physical infrastructure to meet growth demands

Livable Communities - Natural Resources

Goal 2: Livable communities designed to improve quality of life and to provide for the sustainability of our natural resources.

Strategy: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life ... support implementation where possible development concepts put forth by Cross Streets, Low Impact Design, Fit-Friendly Southwest Florida, Climate Prosperity, Food Systems Planning, and other initiatives consistent with the mission of the SWFRPC.

Livable Communities - Affordable Housing

Goal 4: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

Strategy: Development livable, integrated communities that offer residents a high quality of life.

Created: 8/17/2021

AR=0
SS=0
CM=0
RG=1
BR=0
Total=1

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
LL01898	RG	SEABOARD AIR LINE RAILROAD GRADE	North Fort Myers	Linear Resource	Not Eligible	

LL02338
LL00750
LL00022
LL00023
LL01893
LL00735
LL01891
LL01890
LL00771
LL01896
LL01892
LL01900
LL01889
SEABOARD AIR LINE RAILROAD GRADE
LL00780
LL02325
LL02329
River Hall Community
LL01894
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

RIVER HALL

COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M15

Public Facilities Impacts Analysis

The data and information provided in the 2020 Lee County Public Facilities Level of Service and Concurrency Report was utilized for the following overall Public Facilities Impact Analysis.

The Subject Property is located on the south side of State Road 80 (Palm Beach Blvd) approximately 1 mile east of the intersection of Buckingham Road and S.R. 80 within the River Hall Project and the Fort Myers Shores Planning Community. The comprehensive plan map amendment seeks to remove portions of the property from the existing Future Land Use Map (FLUM) designations of Rural and Sub-Outlying Suburban and adopt the Rural, Sub-Outlying Suburban, Outlying Suburban, and Suburban FLUM categories, as shown on the proposed FLUM Exhibit M5 and the following density calculation:

FLU	Current Acreage	Proposed Acreage	Allowed Density	Current Density	Proposed Density
Suburban	-	24.6	6 du/ac		147 units
Outlying Suburban	-	323.5	3 du/ac	-	970 units
Sub-Outlying	326.2	46.1	2 du/ac	652 units	92 units
Rural	79.9	11.9	1 du/ac	80 units	12 units
TOTAL	406.1	406.1	-	732 units	1,221 units

The resultant density for the Subject Property will be a maximum of 1,221 single-family dwelling units. This is an increase of 489 dwelling units over what could be developed under the existing Sub-Outlying Suburban and Rural FLUM categories. A concurrent Residential Planned Development rezone application will be filed to seek proper zoning approval.

Exhibit M17 (Existing and Future Conditions Analysis), included with this submittal, verifies the proposed plan amendment will not negatively impact the public services and Exhibit M18 contains the Letters of Determination indicating the availability of services from those providers.

RIVER HALL RPD

COMPREHENSIVE PLAN MAP AMENDMENT

EXHIBIT M19

State Policy Plan and Regional Policy Plan

State Comprehensive Plan

The consistency requirement between local comprehensive plans and the state comprehensive plan was eliminated due to changes in Florida's growth management laws, which ordained a refocus on matters of critical state concern, in terms of Growth Management and Land Use regulation. The State's Comprehensive Plan Goals, Strategies, Action, and Policies that are relevant to the proposed plan amendment are listed below.

(4) HOUSING.
(a) *Goal.*—The public and private sectors shall increase the affordability and availability of housing for low-income and moderate-income persons, including citizens in rural areas, while at the same time encouraging self-sufficiency of the individual and assuring environmental and structural quality and cost-effective operations.
(b) *Policies.*—

1. Eliminate public policies which result in housing discrimination, and develop policies which encourage housing opportunities for all Florida's citizens.
3. Increase the supply of safe, affordable, and sanitary housing for low-income and moderate-income persons and elderly persons by alleviating housing shortages, recycling older houses and redeveloping residential neighborhoods, identifying housing needs, providing incentives to the private sector to build affordable housing, encouraging public-private partnerships to maximize the creation of affordable housing, and encouraging research into low-cost housing construction techniques, considering life-cycle operating costs.
4. Reduce the cost of housing construction by eliminating unnecessary regulatory practices which add to the cost of housing.

(7) WATER RESOURCES
(a) Goal. Florida shall assure the availability of an adequate supply of water for all competing uses deemed reasonable and beneficial and shall maintain the functions of natural systems and the overall present level of surface and ground water quality. Florida shall improve and restore the quality of waters not presently meeting water quality standards.
(b)Policies.—

5. Ensure that new development is compatible with existing local and regional water supplies.

8. Encourage the development of a strict floodplain management program by state and local governments designed to preserve hydrologically significant wetlands and other natural floodplain features.
9. Protect aquifers from depletion and contamination through appropriate regulatory programs and through incentives.
10. Protect surface and groundwater quality and quantity in the state.
11. Promote water conservation as an integral part of water management programs as well as the use and reuse of water of the lowest acceptable quality for the purposes intended.
12. Eliminate the discharge of inadequately treated wastewater and stormwater runoff into the waters of the state.

(12) HAZARDOUS AND NONHAZARDOUS MATERIALS AND WASTE
(a) Goal. All solid waste, including hazardous waste, wastewater, and all hazardous materials, shall be properly managed, and the use of landfills shall be eventually eliminated.

(14) PROPERTY RIGHTS.
(a) Goal. Florida shall protect private property rights and recognize the existence of legitimate and often competing public and private interests in land use regulations and other government action.

(15) LAND USE.
(a) Goal. In recognition of the importance of preserving the natural resources and enhancing the quality of life of the state, development shall be directed to those areas which have in place, or have agreements to provide, the land and water resources, fiscal abilities, and service capacity to accommodate growth in an environmentally acceptable manner.
(b) Policies.—
1. Promote state programs, investments, and development and redevelopment activities which encourage efficient development and occur in areas which will have the capacity to service new population and commerce.
2. Develop a system of incentives and disincentives which encourages a separation of urban and rural land uses while protecting water supplies, resource development, and fish and wildlife habitats.

(17) PUBLIC FACILITIES
(a) Goal. - Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.
(b) Policies.—
1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.
2. Promote rehabilitation and reuse of existing facilities, structures, and buildings as an alternative to new construction.
3. Allocate the costs of new public facilities on the basis of the benefits received by existing and future residents.

Southwest Florida Regional Planning Council Strategic Regional Policy Plan (SRPP)

The following Goals and Strategies of the SRPP are supported or promoted by the proposed Plan amendment.

Economic Development Element

Strategy: Maintain the physical infrastructure to meet growth demands

Livable Communities - Natural Resources

Goal 2: Livable communities designed to improve quality of life and to provide for the sustainability of our natural resources.

Strategy: Promote through the Council's review roles community design and development principles that protect the Region's natural resources and provide for an improved quality of life ... support implementation where possible development concepts put forth by Cross Streets, Low Impact Design, Fit-Friendly Southwest Florida, Climate Prosperity, Food Systems Planning, and other initiatives consistent with the mission of the SWFRPC.

Livable Communities - Affordable Housing

Goal 4: Southwest Florida will develop (or redevelop) communities that are livable and offer residents a wide range of housing and employment opportunities.

Strategy: Development livable, integrated communities that offer residents a high quality of life.

Letters of Availability

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
Chief Hearing Examiner

July 16, 2021 Via E-Mail

Gary Susdorf
Cardno
5670 Zip Drive
Fort Myers, FL 33905

RE: Reuse Water Availability
River Hall

Dear Mr. Susdorf:

The subject project is located within Lee County Utilities Future Service Area as depicted on Map 7 of the Lee County Comprehensive Land Use Plan. Effluent reuse lines are not in operation in this area. Lee County does not have the capability of providing service at this time.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Further, this letter of availability of reuse water service is to be utilized for permitting with the SFWMD only.

Sincerely,

Nathan Beals, PMP
Utilities Planning Manager
(239) 533-8157
LEE COUNTY UTILITIES

THE SCHOOL DISTRICT OF LEE COUNTY

Donna Ellis
Planning Specialist
2855 Colonial Boulevard, Fort Myers, FL 33966 | **O:** 239.335.1494

August 31, 2021

Melissa Dial
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901

RE: River Hall RPD

Dear Ms. Dial:

This letter is in response to your request for Letter of Availability and Concurrency dated August 16, 2021 for the River Hall RPD density Change in regard to educational impact. The project is located in the East Choice Zone, E2.

This development is a request for 490 single family homes. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single-family homes, the generation rate is .297 and further broken down by grade level into the following, .149 for elementary, .071 for middle and .077 for high. A total of 146 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development.

The Concurrency Analysis attached, displays the impact of this development. Capacity is not an issue within the Concurrency Service Area (CSA).

Sincerely,

Donna Ellis, Planning Specialist

BOARD MEMBERS: **DEBBIE JORDAN,** CHAIR, DISTRICT 4| **BETSY VAUGHN,** VICE CHAIR, DISTRICT 6 | **MARY FISCHER,** DISTRICT 1
MELISA W. GIOVANNELLI, DISTRICT 2 | **CHRIS N. PATRICCA,** DISTRICT 3 | **GWYNETTA S. GITTENS,** DISTRICT 5
CATHLEEN O'DANIEL MORGAN, DISTRICT 7 | **KENNETH A. SAVAGE, Ed.D.**, SUPERINTENDENT | **KATHY DUPUY-BRUNO, ESQ.,** BOARD ATTORNEY

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

NAME/CASE NUMBER	River Hall CPA
OWNER/AGENT	Barraco
ITEM DESCRIPTION	RPD increase to show impacts in East CSA, sub area E2
LOCATION	3500 River Hall Parkway Alva, FL
ACRES	misc
CURRENT FLU	Sub-Outlying Suburban
CURRENT ZONING	RPD

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
490	0	0

	Student Generation Rates			
STUDENT GENERATION	**SF**	**MF**	**MH**	**Projected Students**
Elementary School	0.149	0.058		73.01
Middle School	0.071	0.028		34.79
High School	0.077	0.03		37.73

Source: Lee County School District, September 7, 2018 letter

CSA SCHOOL NAME 2023/24	**CSA Capacity (1)**	**CSA Projected Enrollment (2)**	**CSA Available Capacity**	**Projected Impact of Project**	**Available Capacity W/Impact**	**LOS is 100% Perm FISH Capacity**	**Adjacent CSA Available Capacity w/Impact**
East CSA, Elementary	14,234	14,026	208	73	135	99%	
East CSA, Middle	7,293	6,912	381	35	346	95%	
East CSA, High	9,536	8,492	1,044	38	1006	89%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan

(2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

(3) Available Adjacent CSA capacity is subject to adjacency criteria as outlined in the Interlocal Agreement and the School District's School Concurrency Manual

Prepared by: Donna Ellis, Planning Specialist

F.M.S.F.D.

Ft. Myers Shores Fire Protection and Rescue Service District
Fire Prevention Division
12345 Palm Beach Blvd S.E. Ft. Myers Fl. 33905
Phone (239) 694-2833
Fax (239) 694-3355

September 15, 2021

Melissa Dial
Barraco and Associates, Inc.
2271 McGregor Blvd.
Fort Myers, Fl. 33901

Ms. Dial,

The Fort Myers Shores Fire Protection & Rescue Service District has received your request of availability for the River Hall community located in Alva, Florida within the Fort Myers Shores Fire Protection & Rescue Service District.

The Fort Myers Shores Fire Protection & Rescue Service District provides fire, rescue, emergency medical response, public education, fire prevention, and other needs for the community. It is understood that there is an comprehensive plan amendment to the future land use map designations with a change in density of 490 single family units. This change does not affect our ability to provide fire and rescue services to the residents and visitors of River Hall. Therefore, we do not object to the proposed land use designation change.

At this time response will continue from Station 1 located at 12345 Palm Beach Blvd. Fort Myers, Fl. 33905 but in a couple of years will be serviced from our planned new Station 2 located at the entrance of River Hall located at 2404 River Hall Pkwy. Alva, Fl. 33920. If you have any questions or concerns, please contact the Fire Prevention Division at (239) 694-2833 Ext. 3

Respectfully,

Deputy Chief – Fire Marshal
Fort Myers Shores Fire Protection
& Rescue Service District

Carmine Marceno
Sheriff

"Proud to Serve"

State of Florida
County of Lee

August 24, 2021

Melissa Dial
Barraco and Associates, Inc.
2271 McGregor Blvd.
Fort Myers, Florida 33901

Ms. Dial,

The Lee County Sheriff's Office has reviewed your Letter of Availability request for the River Hall community, 3500 River Hall Parkway in Alva, Florida.

The Comprehensive Plan Amendment request would change the project's Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.9 acres; Rural to Sub-Outlying Suburban on 46.1 acres; Sub-Outlying Suburban to Outlying Suburban on 289.7 acres; Rural to Outlying Suburban on 33.8 acres; and Sub-Outlying Suburban to Suburban on 24.6 acres.

This request does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. Therefore, we do not object to proposed land use designation changes that would result in increased density of 490 single family units.

This agency will provide law enforcement services from our Central District substation in Fort Myers. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Crime Prevention Practitioner Beth Schell at (239) 477-1677 with any questions regarding the CPTED study.

Respectfully,

Mark Shelly
Commander, Patrol Bureau

Lee County
Southwest Florida

BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One

Cecil L Pendergrass
District Two

Raymond Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm Wesch
County Attorney

Donna Marie Collins
County Chief Hearing Examiner

August 31, 2021 Via E-Mail

Melissa Dial
Barraco and Associates, Inc.
2271 McGregor Blvd, Suite 100
Fort Myers, FL 33901

RE: **Potable Water and Wastewater Availability**
River Hall
STRAP #s 36-43-26-03-0000K.0010 thru 0570, 36-43-26-03-00A07.00CE, 36-43-26-00-00001.0000, 35-43-26-L3-080F1.0000, 36-43-26-L4-U3239.5209, 35-43-26-L4-080O5.00CE, 35-43-26-L4-080R1.00CE, 35-43-26-03-00F01.0000, 35-43-26-L2-0900G.0000, 27-43-26-00-00003.0100, 35-43-26-02-0000A.00CE, 27-43-26-00-00003.0110, 27-43-26-00-00003.0120, 27-43-26-00-00003.0020

Dear Ms. Dial:

The subject property is located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan.
Potable water and sanitary sewer lines are in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 490 Single Family units with an estimated flow demand of approximately 122,500 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our Olga Water Treatment Plant.

Sanitary sewer service will be provided by the City of Ft Myers South Water Reclamation Facility. The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.

There are no reuse mains in the vicinity of these parcels.

Prior to beginning design work on this project, please meet with LCU Staff to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic

Mary McCormic
Technician Senior
239-533-8532
UTILITIES ENGINEERING

Lee County
Southwest Florida
BOARD OF COUNTY COMMISSIONERS

3401 Metro Parkway
Fort Myers, FL 33901
Phone: (239) 533-0340

Kevin Ruane
District One

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

August 25, 2020

Melissa Dial
Barraco and Associates, INC.

RE: **Request for Letter of Availability**
River Hall

Ms. Dial,

LeeTran has reviewed your request for service availability in regards to a proposed Comprehensive Plan Amendment to the Future Land Use Map. After reviewing the site and comparing the location with our existing and planned route locations according to the 2016 Transit Development Plan (TDP), the following has been determined:

- Subject area is not within one-quarter mile of a fixed-route corridor
- Closest fixed-route corridor is the route 100 along Palm Beach Blvd going westbound
- The 2016 TDP does not identify the need for enhanced or additional transit services in the area

Proposed future development does not currently meet applicability outlined in Sec. 10-442 and Sec. 10-443. Developer will not be required to connect to and improve transit facilities because project area is not adjacent to the bus route.

If transit services have been modified within one-quarter mile of the subject parcels at time of a DO or LDO type D submittal, necessary improvements will be determined at that time.

If you have any questions or require further information, please do not hesitate to contact me at (239) 533-0340 or jpuente@leegov.com.

Sincerely,

Jorge J Puente

Jorge J Puente, Transit Service Planner
Lee County Transit

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

September 17, 2021

Barraco and Associates
Attn: Ms. Dial, Planning Administrative Assistant
2271 McGregor Boulevard
Fort Myers, FL 33901

RE: Request for Letter of Availability: River Hall – 3500 River Hall Parkway, Alva, FL

Dear Ms. Dial:

The Lee County Solid Waste Department is capable of providing solid waste collection service for the planned 490 residential units for the River Hall Community in Alva, FL through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Please review Lee County Land Development Code, Chapter 10, Section 261, with requirements for on-site space for placement and servicing of solid waste containers. Solid Waste Ordinance (11-27) defines those residential dwelling units that are eligible to receive curbside residential collection service and requirements for those as multi-family and/or commercial dwellings. It further establishes that Property Owners will be responsible for all future applicable solid waste assessments and fees.

If you have any questions, please call me at (239) 533-8007.

Sincerely,

Justin Lighthall

Justin Lighthall
Manager, Public Utilities
Lee County Solid Waste Department

Lee County
Southwest Florida

Board of County Commissioners

Kevin Ruane
District One

Cecil L Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing Examiner

January 28, 2022

Dawn Russell
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901

Re: Letter of Service Availability – River Hall added units

Ms. Russell,

I am in receipt of your letter requesting a Letter of Service Availability for property in the River Hall community. This property consists of 71 STRAP numbers located south of the existing area under development.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we evaluated response times in this vicinity to simulate the anticipated demand and response.

The locations currently available to respond to the area are not projected to be able to meet existing service standards, as required in County Ordinance 08-16. However, the following remedies have been idenitified:

1. Construction of the access point in the southwest corner of the development to connect to Portico (see DOS2019-00071-M02)

2. Construction of the proposed southerly access point from 75th St. West.

It is our opinion that the service availability for the proposed development of this property will be adequate contingent on the remedies above. Should the plans change, especially the future land use or a change in the emergency access points, a new analysis of this impact would be required.

Sincerely,

Benjamin Abes
Director, Public Safety

Environmental Reports and Maps

RIVER HALL CPA AREAS
ENVIRONMENTAL ASSESSMENT

October 2021

Prepared For:

Greenpointe Communities
2401 River Hall Parkway
Alva, Florida 33920
(239) 274-0321

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

Project No. 18GPC2956

TABLE OF CONTENTS

Page

Introduction 1

Land Uses and Vegetation Associations 1

Soils 3

Jurisdictional Wetlands 3

Listed Species 3

Summary 6

References 7

LIST OF FIGURES

Page

Figure 1. Project Location Map.....2

LIST OF TABLES

Page

Table 1. SFWMD OSW Acreage by FLUCFCS Code 3

Table 2. Listed Wildlife Species That Could Potentially Occur Within the Project 3

Table 3. Listed Plant Species That Could Potentially Occur Within the Project 4

Table 4. Listed Wildlife Species Observed 6

LIST OF EXHIBITS

Page

Exhibit 1. Aerial with Boundaries E1-1

Exhibit 2. FLUCFCS and OSW Map E2-1

Exhibit 3. Aerial with FLUCFCS and OSW Map E3-1

Exhibit 4. Existing Land Use and Cover Summary Table and FLUCFCS Descriptions E4-1

Exhibit 5. Soils Map E5-1

Exhibit 6. Soils Summary Table and Descriptions E6-1

Exhibit 7. Quad Sheet E7-1

Exhibit 8. Documented Occurrences of Listed Species E8-1

Exhibit 9. Aerial with FLUCFCS, Survey Transects, and Listed Species Locations Map E9-1

INTRODUCTION

An environmental assessment was conducted on the River Hall Comprehensive Plan Amendment (CPA) Areas (Project) to document existing land uses and vegetative cover; document the presence of state jurisdictional wetlands; research potential utilization by wildlife and plant species listed by the Florida Fish and Wildlife Conservation Commission (FWCC), the Florida Department of Agriculture and Consumer Services (FDACS), and the U.S. Fish and Wildlife Service (USFWS) as threatened, endangered, or species of special concern; and document listed species utilization within the Project site. The assessment included field surveys to map vegetation communities, an office review of agency records for documented occurrences of listed species on the property, and field surveys for the presence of listed species on the Project. This report summarizes the results of the environmental assessment.

The Project totals 406.16± acres and is located in Sections 27, 34, 35, and 36; Township 43 South; Range 26 East; Lee County (Figure 1). More specifically, the subject property includes areas within the existing River Hall development, which is located on the south side of State Road 80, approximately six miles east of Interstate 75. The surrounding land uses include single-family residences and undeveloped land to the north, Lehigh Acres to the south, Lee County Hickey's Creek Mitigation Park to the east, and the Portico residential community to the south and west (Exhibit 1).

The Project area consists primarily of disturbed land and golf course.

LAND USES AND VEGETATION ASSOCIATIONS

The vegetation associations for the Project were originally mapped by Passarella & Associates, Inc. (PAI) in August 2003 for the overall River Hall development using 2002 Lee County rectified color aerial photographs. PAI updated the Florida Land Use, Cover and Forms Classification System (FLUCFCS) map for the Project area on August 24 and 25, 2021 to reflect current site conditions. Groundtruthing to map the vegetative communities was conducted utilizing FLUCFCS Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance. "E" codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map (Exhibit 2). An aerial photograph of the property with FLUCFCS overlay is provided as Exhibit 3.

A total of nine vegetative and land cover types (i.e., FLUCFCS codes) were identified within the Project site. Disturbed land occupies 291.00± acres, or 71.6 percent of the site. No rare or unique uplands were identified within the Project site. The remaining vegetative associations included golf course support facilities, golf course, community recreational facilities, open land, pine, lakes, road, and water pumping station. A summary of the FLUCFCS codes with acreage breakdown and description of each FLUCFCS code is presented in Exhibit 4.

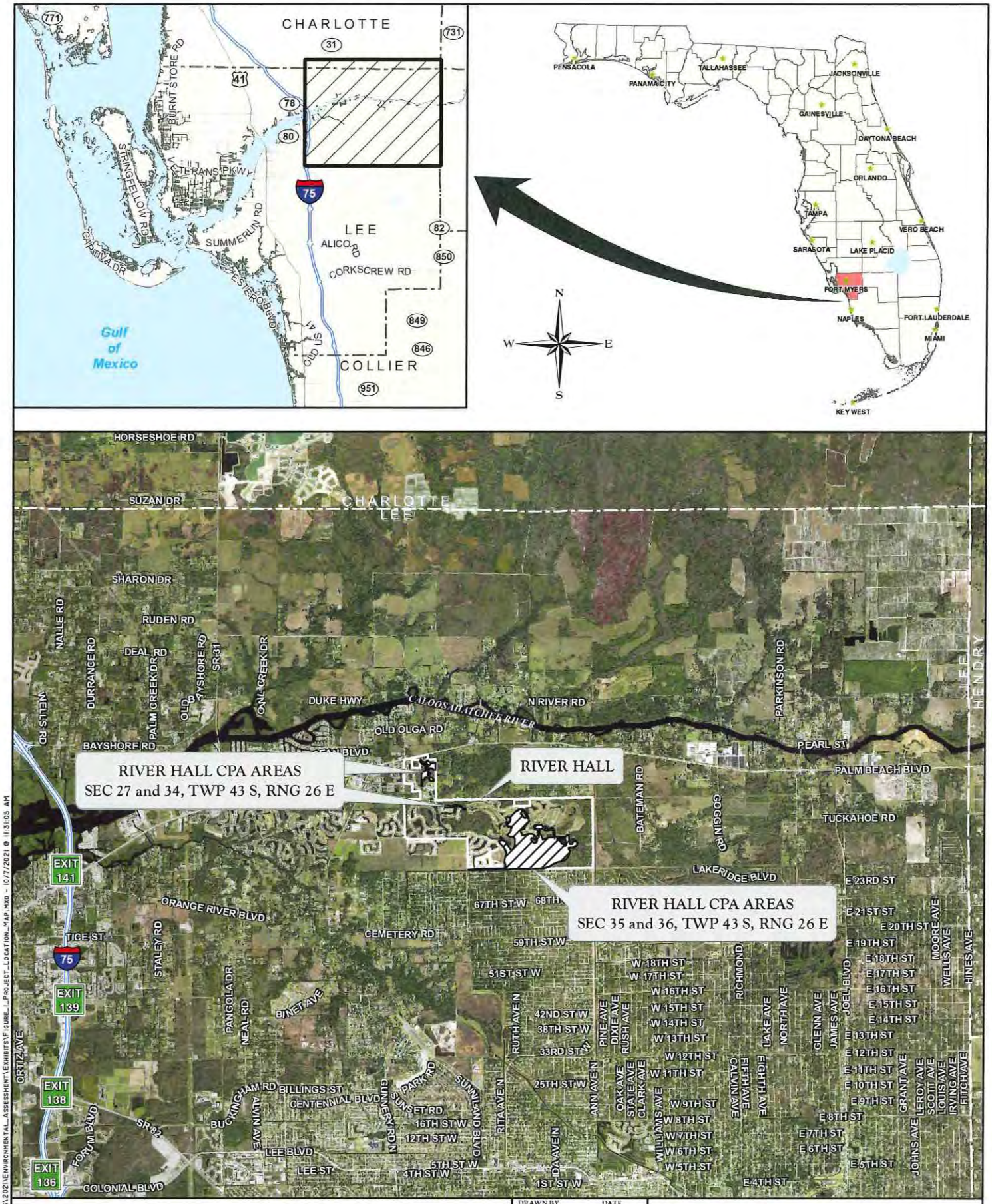


FIGURE 1. PROJECT LOCATION MAP
RIVER HALL CPA AREAS

DRAWN BY	DATE
P.F.	8/25/21
REVIEWED BY	DATE
B.T.	8/25/21
REVISED	DATE

Consulting Ecologists
PASSARELLA & ASSOCIATES INC

J:\2018\18-pe2956\GIS\2021\ENVIRONMENTAL_ASSESSMENT\EXHIBITS\FIGURE_1_PROJECT_LOCATION_MAP.MXD - 10/7/2021 @ 11:31:05 AM

SOILS

The soils for the property, per the Natural Resources Conservation Service (formerly the Soil Conservation Service), are shown on Exhibit 5. A brief description for each soil type per the Soil Survey of Lee County, Florida (U.S. Department of Agriculture 1984 and 2020) is presented in Exhibit 6.

JURISDICTIONAL WETLANDS

There are no wetlands on the Project site. The SFWMD jurisdictional "other surface waters" (OSW) by FLUCFCS code are summarized in Table 1. South Florida Water Management (SFWMD) jurisdictional OSW constitute a total of 26.97± acres, or approximately 6.6 percent of the Project site, and are comprised of man-made lakes.

Table 1. SFWMD OSW Acreage by FLUCFCS Code

FLUCFCS Code	Description	Acreage
	OSW	
524	Man-Made Lake	26.97
	OSW Total	**26.97**

A U.S. Geological Survey quadrangle map is provided as Exhibit 7.

LISTED SPECIES

Wildlife species as listed by the FWCC and the USFWS that have the potential to occur on the Project site are listed in Table 2 (FWCC 2021). Plant species as listed by the FDACS and the USFWS (FDACS Chapter 5B-40) that have the potential to occur on the Project site are listed in Table 3. Information used in assessing the potential occurrence of these species included the Lee County Land Development Code (LDC), Field Guide to the Rare Plants of Florida (Chafin 2000), Atlas of Florida Vascular Plants (Wunderlin 2004), and professional experience and knowledge of the geographic region. In addition, FWCC and USFWS records for documented listed species were reviewed for listed species records on or adjacent to the property (Exhibit 8).

Table 2. Listed Wildlife Species That Could Potentially Occur Within the Project

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
		FWCC	USFWS	
	Reptiles			
American alligator	*Alligator mississippiensis*	FT(S/A)	FT(S/A)	524
Eastern indigo snake	*Drymarchon corais couperi*	FT	FT	190, 4159, 740
Gopher tortoise	*Gopherus polyphemus*	ST	*	190, 4159, 740

Table 2. (Continued)

Common Name	Scientific Name	Designated Status		Potential Habitats (FLUCFCS Code)
Birds				
Everglade snail kite	*Rostrhamus sociabilis plumbeus*	FE	FE	524
Florida burrowing owl	*Athene cunicularia floridana*	ST	-	182, 190, 740
Florida sandhill crane	*Grus canadensis pratensis*	ST	-	182, 190, 740
Little blue heron	*Egretta caerulea*	ST	-	524
Red-cockaded woodpecker	*Picoides borealis*	FE	FE	4159
Roseate spoonbill	*Ajaia ajaja*	ST	-	524
Southeastern American kestrel	*Falco sparverius paulus*	ST	-	4159
Tri-colored heron	*Egretta tricolor*	ST	-	524
Wood stork	*Mycteria americana*	FT	FT	
Mammals				
Big cypress fox squirrel	*Sciurus niger avicennia*	ST	-	4159
Florida black bear	*Ursus americanus floridanus*	**	-	4159
Florida bonneted bat	*Eumops floridanus*	FE	FE	4159, 524

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
FE – Federally Endangered
FT – Federally Threatened
FT(S/A) – Federally Threatened due to similarity of appearance
ST – State Threatened
*The gopher tortoise is currently listed as a candidate species by the USFWS.
**No longer listed by the FWCC; however, certain protection measures still apply.

Table 3. Listed Plant Species That Could Potentially Occur Within the Project

Common Name	Scientific Name	Designated Status		Potential Location (FLUCFCS Code)
		FDACS	USFWS	
Cardinal airplant	*Tillandsia fasciculata*	E	-	4159
Giant wild pine	*Tillandsia utriculata*	E	-	4159
Twisted airplant	*Tillandsia flexuosa*	T	-	4159
Butterfly orchid	*Encyclia tampensis*	CE	-	4159
Beautiful pawpaw	*Deeringothamnus pulchellus*	E	E	4159

FDACS – Florida Department of Agriculture and Consumer Services
USFWS – U.S. Fish and Wildlife Service
CE – Commercially Exploited
E – Endangered
T – Threatened

American Alligator (*Alligator mississippiensis*)
The American alligator could potentially occur within the lakes on the site.

Eastern Indigo Snake (*Drymarchon corais couperi*)
The Eastern indigo snake could potentially occur within the pine habitat, open land, and disturbed land within the site.

Gopher Tortoise (*Gopherus polyphemus*)
Potential habitat for the gopher tortoise on the Project site includes the pine, open land, and disturbed land.

Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)
Potential foraging habitat for the Everglade snail kite includes the lakes on the Project site.

Florida Burrowing Owl (*Athene cunicularia floridana*)
Potential Florida burrowing owl habitat exists within the disturbed land, open land, and golf course on the Project site.

Florida Sandhill Crane (*Grus canadensis pratensis*)
Potential foraging habitat for the Florida sandhill crane may exist within the Project's disturbed land, open land, and golf course. Preferred sandhill crane habitat includes prairies and shallow marshes dominated by pickerelweed (*Pontederia cordata*) and maidencane (*Panicum hemitomon*).

Little Blue Heron (*Egretta caerulea*) and Tri-Colored Heron (*Egretta tricolor*)
Potential foraging habitat for state-listed wading birds within the Project site includes the lakes.

Red-Cockaded Woodpecker (*Picoides borealis*)
Potential habitat for the red-cockaded woodpecker on the Project site includes the pine habitats.

Roseate Spoonbill (*Ajaia ajaja*)
Potential habitat for the roseate spoonbill on the Project site includes the lakes.

Southeastern American Kestrel (*Falco sparverius paulus*)
Potential foraging habitat for the Southeastern American kestrel on the Project site may exist within the pine habitat. Since 1980, observations of Southeastern American kestrel in Florida have occurred primarily in sandhill or sand pine (*Pinus clausa*) scrub areas of North and Central Florida (Rodgers *et al.* 1996).

Wood Stork (*Mycteria americana*)
Potential wood stork foraging habitat within the Project site includes the lakes. Almost any wetland depression where fish tend to become concentrated, either through local reproduction by fish or as a consequence of area drying, may be good for feeding habitat (Rodgers *et al.* 1996).

Big Cypress Fox Squirrel (*Sciurus niger avicennia*)
Potential nesting and foraging habitat on the Project site for the Big Cypress fox squirrel includes the pine habitat. Dense interiors of mixed cypress-hardwood strands seem to be avoided by fox squirrels (Moler 1992).

Florida Black Bear (*Ursus americanus floridanus*)
Potential habitat for the Florida black bear includes the pine habitats on the Project site.

Florida Bonneted Bat (*Eumops floridanus*)
Florida bonneted bats could potentially roost within the pine habitats on the Project site, and/or forage over the lakes. The Florida bonneted bat is known to occur in cities and forested areas on both the east and west coasts of South Florida from Charlotte County to Palm Beach County (Marks and Marks 2006; Humphrey 1992).

A Lee County protected species survey was conducted on the Project site on August 24 and 25, 2021. A total of 57 gopher tortoise burrows, three little blue herons, and two Florida sandhill cranes were observed on the Project site during the protected species survey. The gopher tortoise, little blue heron, and Florida sandhill crane are listed as threatened by the FWCC.

No Lee County protected plant species were observed on the property during the protected species survey.

A summary of the listed wildlife species documented within the Project are provided in Table 4. The locations of the observed listed species are depicted in Exhibit 9.

Table 4. Listed Wildlife Species Observed

Common Name	Scientific Name	Designated Status		Observed Location (FLUCFCS Code)
		FWCC	USFWS	
Gopher tortoise (burrows)	*Gopherus polyphemus*	ST	*	740
Florida sandhill crane	*Grus canadensis pratensis*	ST	-	182
Little blue heron	*Egretta caerulea*	ST	-	182, 524

FWCC – Florida Fish and Wildlife Conservation Commission
USFWS – U.S. Fish and Wildlife Service
FT – Federally Threatened
ST – State Threatened
*The gopher tortoise is currently listed as a candidate species by the USFWS.

SUMMARY

A total of nine vegetative and land use cover types (i.e., FLUCFCS codes) were identified within the Project site. No rare and unique uplands exist on the Project site. Additionally, no SFWMD jurisdictional wetlands occur on-site. SFWMD jurisdictional OSW (i.e., man-made lakes) constitute a total of 26.97± acres, or 6.6 percent of the Project site.

A Lee County protected species survey was conducted on the Project site on August 24 and 25, 2021. A total of 57 gopher tortoise burrows, three little blue herons, and two Florida sandhill cranes were observed on the Project site during the protected species survey. The gopher tortoise, little blue heron, and Florida sandhill crane are listed as threatened by the FWCC. No listed species nests or nesting activity were observed on the property during the protected species survey.

No Lee County protected plant species were observed on the property during the protected species survey.

REFERENCES

Chafin, Linda G. 2000. Field Guide to the Rare Plants of Florida. Florida Natural Areas Inventory. Tallahassee, Florida.

Florida Department of Agriculture and Consumer Services. Florida's Federally Listed Plant Species. Chapter 5B-40, F.A.C.

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

Florida Fish and Wildlife Conservation Commission. 2021. Florida's Endangered and Threatened Species (Updated June 2021). Tallahassee, Florida.

Humphrey, Stephen R. 1992. Rare and Endangered Biota of Florida; Volume I. Mammals. University Press of Florida, Gainesville, Florida. 392 pages.

Marks, C.S. and G.E. Marks. 2006. Bats of Florida. University Press of Florida, Gainesville, Florida.

Moler, P.E. 1992. Rare and Endangered Biota of Florida. Volume III. Amphibians and Reptiles. University Press of Florida, Gainesville, Florida.

Rodgers, J.A, H.W. Kale, and H.T. Smith. 1996. Rare and Endangered Biota of Florida. Volume V. Birds. University Press of Florida, Gainesville, Florida.

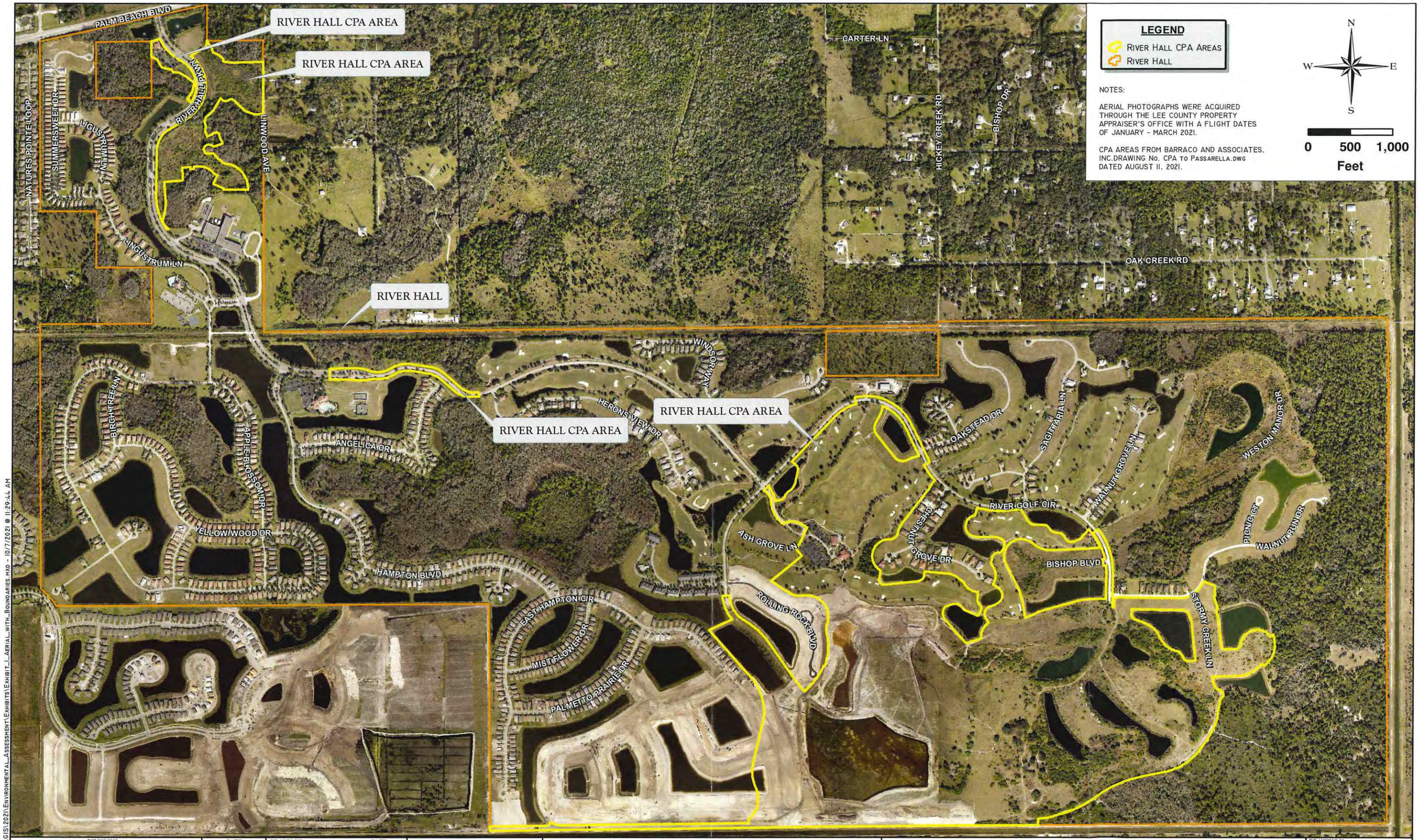
U.S. Department of Agriculture, Soil Conservation Service. 1984. Soil Survey of Lee County, Florida.

U.S. Department of Agriculture, Soil Conservation Service. 2020. Soil Survey of Lee County, Florida.

Wunderlin, R. P., and B. F. Hansen. 2004. *Atlas of Florida Vascular Plants*. (http://www.plantatlas.usf.edu/).] Institute for Systematic Botany, University of South Florida, Tampa.

EXHIBIT 1

AERIAL WITH BOUNDARIES



J:\2018\18GPC2956\GIS\2021\ENVIRONMENTAL_ASSESSMENT\EXHIBITS\EXHIBIT_1_AERIAL_WITH_BOUNDARIES.MXD - 10/7/2021 @ 11:29:44 AM

REVISIONS	DATE	DRAWN BY	DATE
		P.F.	8/25/21
		DESIGNED BY	DATE
		B.T.	8/25/21
		REVIEWED BY	DATE
		S.J.	8/25/21

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069

Consulting Ecologists
PASSARELLA & ASSOCIATES INC.

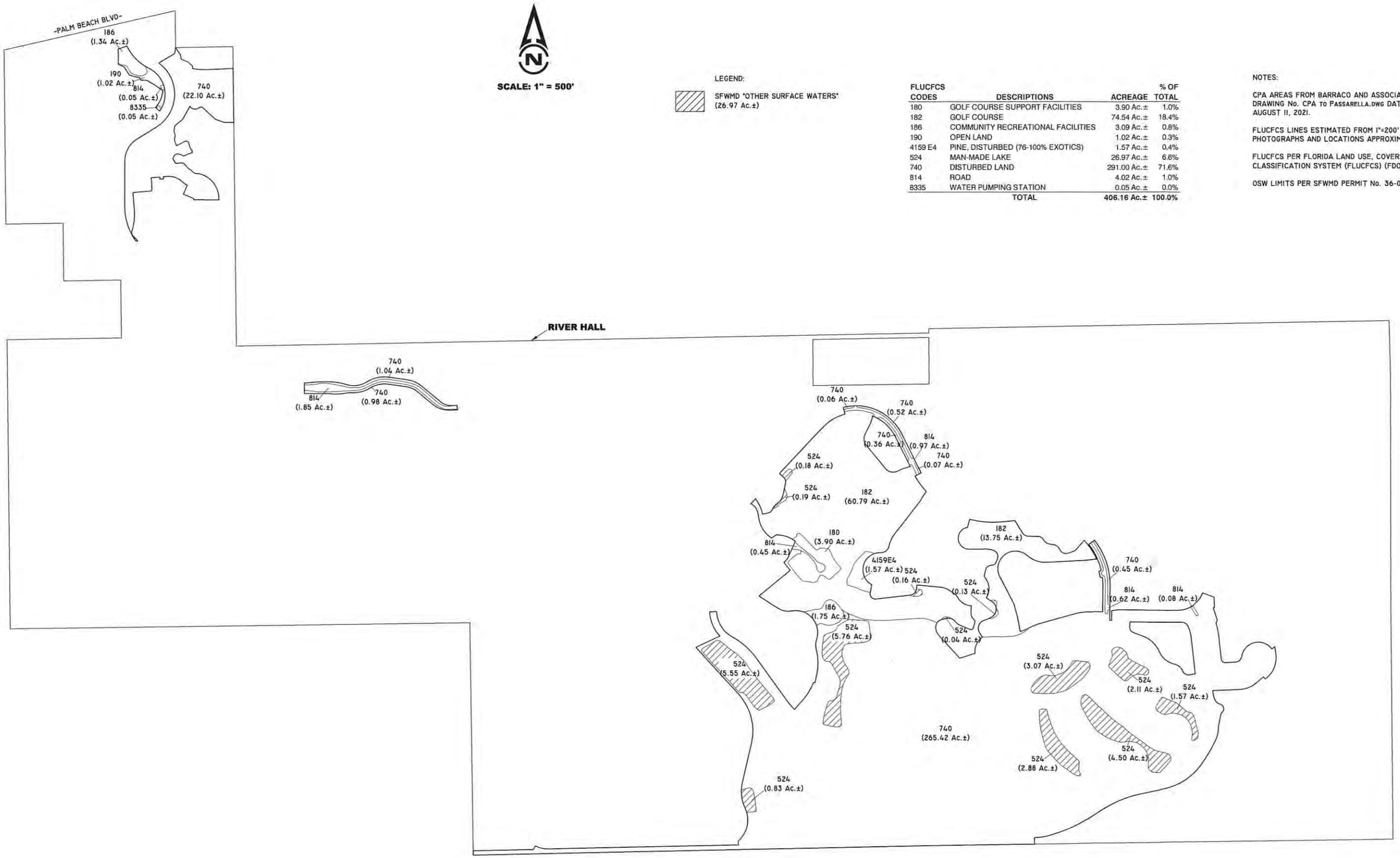
RIVER HALL CPA AREAS
AERIAL WITH BOUNDARIES

DRAWING No. 18GPC2956

SHEET No. EXHIBIT 1

EXHIBIT 2

FLUCFCS AND OSW MAP



SCALE: 1" = 500'

LEGEND:

SFWMD "OTHER SURFACE WATERS" (26.97 Ac.±)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
180	GOLF COURSE SUPPORT FACILITIES	3.90 Ac.±	1.0%
182	GOLF COURSE	74.54 Ac.±	18.4%
186	COMMUNITY RECREATIONAL FACILITIES	3.09 Ac.±	0.8%
190	OPEN LAND	1.02 Ac.±	0.3%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	1.57 Ac.±	0.4%
524	MAN-MADE LAKE	26.97 Ac.±	6.6%
740	DISTURBED LAND	291.00 Ac.±	71.6%
814	ROAD	4.02 Ac.±	1.0%
8335	WATER PUMPING STATION	0.05 Ac.±	0.0%
	TOTAL	406.16 Ac.±	100.0%

NOTES:

CPA AREAS FROM BARRACO AND ASSOCIATES, INC. DRAWING No. CPA TO PASSARELLA.DWG DATED AUGUST 11, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

OSW LIMITS PER SFWMD PERMIT No. 36-04006-P.

J:\2018\18GPC2956\202\ENVIRONMENTAL ASSESSMENT\EXHIBIT 2 FLUCFCS AND OSW MAP.DWG TAB: 36X24-M OCT 07, 2021 - 11:29AM PLOTTED BY: PAULF

REVISIONS	DATE	DRAWN BY	DATE
		P.F.	8/27/21
		DESIGNED BY	DATE
		C.C.	8/27/21
		REVIEWED BY	DATE
		S.J.	8/27/21

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

RIVER HALL CPA AREAS

FLUCFCS AND OSW MAP

DRAWING No. 18GPC2956

SHEET No. EXHIBIT 2

EXHIBIT 3

AERIAL WITH FLUCFCS AND OSW MAP

SCALE: 1" = 500'

LEGEND:

SFWMD "OTHER SURFACE WATERS" (26.97 Ac.±)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
180	GOLF COURSE SUPPORT FACILITIES	3.90 Ac.±	1.0%
182	GOLF COURSE	74.54 Ac.±	18.4%
186	COMMUNITY RECREATIONAL FACILITIES	3.09 Ac.±	0.8%
190	OPEN LAND	1.02 Ac.±	0.3%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	1.57 Ac.±	0.4%
524	MAN-MADE LAKE	26.97 Ac.±	6.6%
740	DISTURBED LAND	291.00 Ac.±	71.6%
814	ROAD	4.02 Ac.±	1.0%
8335	WATER PUMPING STATION	0.05 Ac.±	0.0%
	TOTAL	406.16 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

CPA AREAS FROM BARRACO AND ASSOCIATES, INC. DRAWING No. CPA to PASSARELLA.DWG DATED AUGUST 11, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

OSW LIMITS PER SFWMD PERMIT No. 36-04006-P.

J:\2018\18gpc2956\2021\ENVIRONMENTAL ASSESSMENT\EXHIBIT 3 AERIAL WITH FLUCFCS AND OSW MAP.DWG TAB: 36X24-C OCT 07, 2021 - 11:27AM PLOTTED BY: PAULF

REVISIONS	DATE	DRAWN BY	DATE
		P.F.	8/27/21
		DESIGNED BY	DATE
		C.C.	8/27/21
		REVIEWED BY	DATE
		S.J.	8/27/21

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

RIVER HALL CPA AREAS

AERIAL WITH FLUCFCS AND OSW MAP

DRAWING No. 18GPC2956

SHEET No. EXHIBIT 3

EXHIBIT 4

EXISTING LAND USE AND COVER SUMMARY TABLE AND FLUCFCS DESCRIPTIONS

RIVER HALL CPA AREAS
EXISTING LAND USE AND COVER SUMMARY TABLE
AND FLUCFCS DESCRIPTIONS

October 2021

Table 1 provides a summary and an acreage breakdown of the existing land use and habitat cover types (i.e., Florida Land Use, Cover and Forms Classification System (FLUCFCS) codes) found on the Project site, and a description of each of the FLUCFCS classifications follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
180	Golf Course Support Facilities	3.90	1.0
182	Golf Course	74.54	18.4
186	Community Recreational Facilities	3.09	0.8
190	Open Land	1.02	0.3
4159 E4	Pine, Disturbed (76-100% Exotics)	1.57	0.4
524	Man-Made Lake	26.97	6.6
740	Disturbed Land	291.00	71.6
814	Road	4.02	1.0
8335	Water Pumping Station	0.05	0.0
Total		**406.16**	**100.0**

Golf Course Support Facilities (FLUCFCS Code 180)
This land use occupies 3.90± acres or 1.0 percent of the property and is comprised of a parking lot area and a maintenance building located within the Project site.

Golf Course (FLUCFCS Code 182)
This land use occupies 74.54± acres or 18.4 percent of the property and is comprised of a golf course and associated facilities. The canopy consists of scattered live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), and silver thatch palm (*Coccothrinax argentata*).

Community Recreational Facilities (FLUCFCS Code 186)
This land use occupies 3.09± acres or 0.8 percent of the property and is comprised of a welcome center building within the Project site. The canopy is comprised of scattered live oak and cabbage palm (*Sabal palmetto*). The sub-canopy contains Southern magnolia (*Magnolia grandiflora*), myrsine (*Myrsine cubana*), star jasmine (*Jasminum multiflorum*), cocoplum (*Chrysobalanus icaco*), pitchapple (*Clusia rosea*), and wax myrtle (*Morella cerifera*). The ground cover included St. Augustine grass (*Stenotaphrum secundatum*), Eastern gama grass (*Tripsacum dactyloides*), and wiregrass (*Aristida stricta*).

Open Land (FLUCFCS Code 190)
This land use occupies 1.02± acres or 0.3 percent of the property and is comprised of undeveloped land within urban areas and inactive land with street patterns, but without structures.

Pine, Disturbed (76-100% Exotics) (FLUCFCS Code 4159 E4)
This land use occupies 1.57± acres or 0.4 percent of the property. The canopy is comprised of slash pine, cabbage palm, and Brazilian pepper (*Schinus terebinthifolia*). The sub-canopy contains Brazilian pepper, scattered saw palmetto (*Serenoa repens*), shortleaf wild coffee (*Psychotria tenuifolia*), cabbage palm, and muscadine grapevine (*Vitis rotundifolia*). The ground cover included shortleaf wild coffee, Virginia creeper (*Parthenocissus quinquefolia*), caesarweed (*Urena lobata*), cabbage palm, and cassia (*Senna pendula* var. *glabrata*).

Man-Made Lake (FLUCFCS Code 524)
This land cover occupies 26.97± acres or 6.6 percent of the property and consists of excavated lakes. The sub-canopy contains Carolina willow (*Salix caroliniana*) along the edges. The ground cover included torpedograss (*Panicum repens*), cattail (*Typha* sp.), dog fennel (*Eupatorium capillifolium*), and spikerush (*Eleocharis cellulosa*).

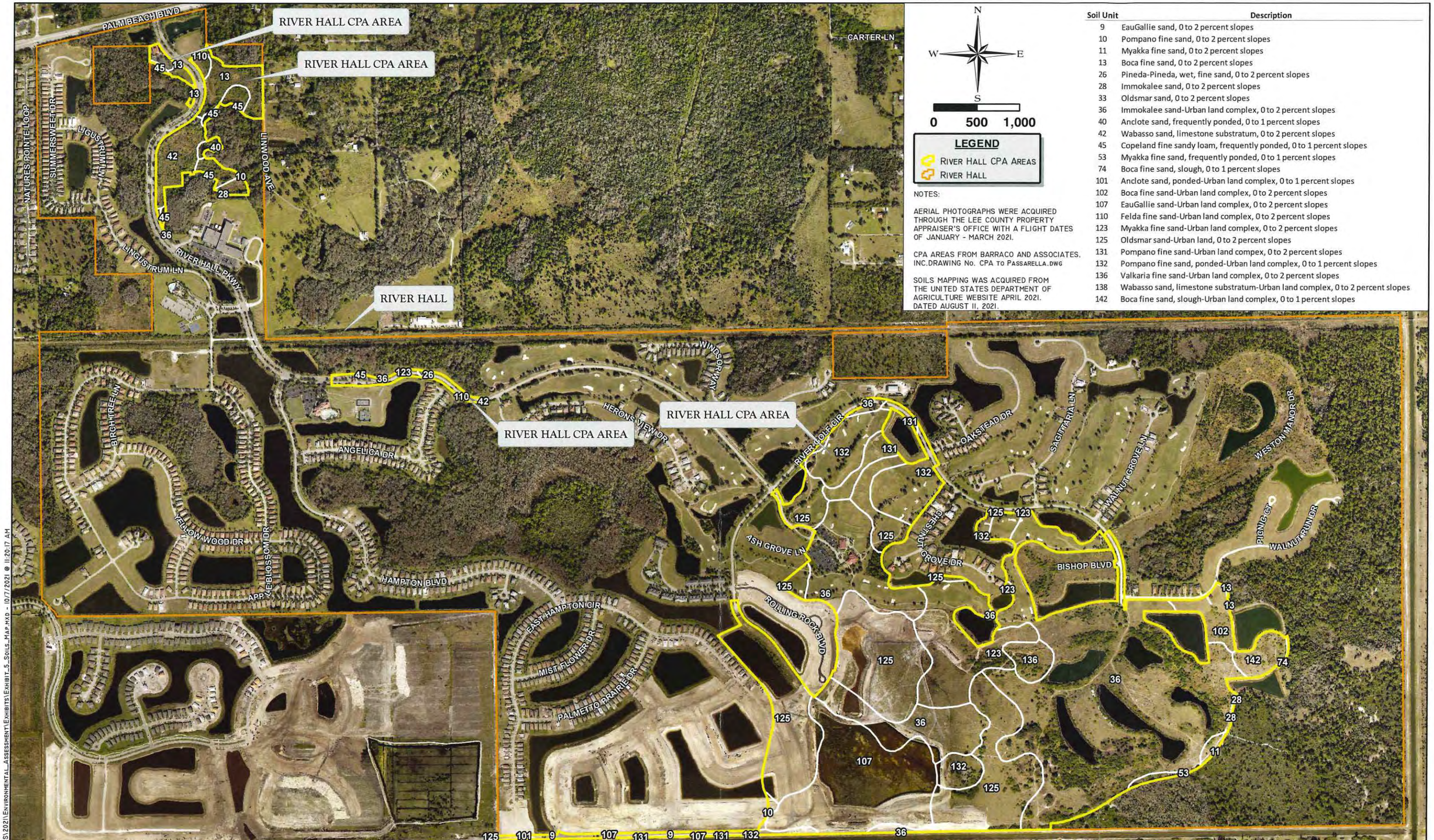
Disturbed Land (FLUCFCS Code 740)
This land use occupies 291.00± acres or 71.6 percent of the property. The canopy is comprised of scattered cabbage palm and live oak. The sub-canopy contains scattered saltbush (*Baccharis halimifolia*), Brazilian pepper, slash pine, earleaf acacia (*Acacia auriculiformis*), cabbage palm, poison ivy (*Toxicodendron radicans*), myrsine, hog plum (*Prunus umbellata*), red cedar (*Juniperus virginiana*), Carolina willow, winged sumac (*Rhus copallinum*), and wax myrtle. The ground cover included common ragweed (*Ambrosia artemisiifolia*), bushy bluestem (*Andropogon glomeratus*), caesarweed, knotroot foxtail (*Setaria parviflora*), false buttonweed (*Spermacoce verticillata*), primrose willow (*Ludwigia octovalvis*), Guinea grass (*Panicum maximum*), limpograss (*Hemarthria altissima*), thalia lovegrass (*Eragrostis atrovirens*), St. Augustine grass, cogon grass (*Imperata cylindrica*), torpedograss, and beggar-ticks (*Bidens alba*).

Road (FLUCFCS Code 814)
This land use occupies 4.02± acres or 1.0 percent of the property and consists of a paved road through the property.

Water Pumping Station (FLUCFCS 8335)
This land use occupies 0.05± acre or less than 0.1 percent of the property and is comprised of a fenced-in water pumping station located within the Project site.

EXHIBIT 5

SOILS MAP



N
W E
S

0 500 1,000

LEGEND

- RIVER HALL CPA AREAS
- RIVER HALL

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATES OF JANUARY - MARCH 2021.

CPA AREAS FROM BARRACO AND ASSOCIATES, INC.DRAWING No. CPA TO PASSARELLA.DWG

SOILS MAPPING WAS ACQUIRED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE WEBSITE APRIL 2021. DATED AUGUST 11, 2021.

Soil Unit	Description
9	EauGallie sand, 0 to 2 percent slopes
10	Pompano fine sand, 0 to 2 percent slopes
11	Myakka fine sand, 0 to 2 percent slopes
13	Boca fine sand, 0 to 2 percent slopes
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes
28	Immokalee sand, 0 to 2 percent slopes
33	Oldsmar sand, 0 to 2 percent slopes
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes
40	Anclote sand, frequently ponded, 0 to 1 percent slopes
42	Wabasso sand, limestone substratum, 0 to 2 percent slopes
45	Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes
53	Myakka fine sand, frequently ponded, 0 to 1 percent slopes
74	Boca fine sand, slough, 0 to 1 percent slopes
101	Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes
102	Boca fine sand-Urban land complex, 0 to 2 percent slopes
107	EauGallie sand-Urban land complex, 0 to 2 percent slopes
110	Felda fine sand-Urban land complex, 0 to 2 percent slopes
123	Myakka fine sand-Urban land complex, 0 to 2 percent slopes
125	Oldsmar sand-Urban land, 0 to 2 percent slopes
131	Pompano fine sand-Urban land compex, 0 to 2 percent slopes
132	Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes
136	Valkaria fine sand-Urban land complex, 0 to 2 percent slopes
138	Wabasso sand, limestone substratum-Urban land complex, 0 to 2 percent slopes
142	Boca fine sand, slough-Urban land complex, 0 to 1 percent slopes

J:\2018\18gpc2956\GIS\2021\ENVIRONMENTAL_ASSESSMENT\EXHIBITS\EXHIBIT_5_SOILS_MAP.MXD - 10/7/2021 @ 11:20:17 AM

REVISIONS	DATE

DRAWN BY	DATE
P.F.	8/25/21
DESIGNED BY	DATE
B.T.	8/25/21
REVIEWED BY	DATE
S.J.	8/25/21

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069

Consulting Ecologists
PASSARELLA & ASSOCIATES INC

RIVER HALL CPA AREAS
SOILS MAP

DRAWING No. 18GPC2956

SHEET No. EXHIBIT 5

EXHIBIT 6

SOILS SUMMARY TABLE AND DESCRIPTIONS

RIVER HALL CPA AREAS
SOILS SUMMARY TABLE AND DESCRIPTIONS

October 2021

Table 1. Soils Listed by the Natural Resource Conservation Service on the Project

Mapping Unit	Description
9	EauGallie sand, 0 to 2 percent slopes
10	Pompano fine sand, 0 to 2 percent slopes
11	Myakka fine sand, 0 to 2 percent slopes
13	Boca fine sand, 0 to 2 percent slopes
26	Pineda-Pineda, wet, fine sand, 0 to 2 percent slopes
28	Immokalee sand, 0 to 2 percent slopes
33	Oldsmar sand, 0 to 2 percent slopes
36	Immokalee sand-Urban land complex, 0 to 2 percent slopes
40	Anclote sand, frequently ponded, 0 to 1 percent slopes
42	Wabasso sand, limestone substratum, 0 to 2 percent slopes
45	Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes
53	Myakka fine sand, frequently ponded, 0 to 1 percent slopes
74	Boca fine sand, slough, 0 to 1 percent slopes
101	Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes
102	Boca fine sand-Urban land complex, 0 to 2 percent slopes
107	EauGallie sand-Urban land complex, 0 to 2 percent slopes
110	Felda fine sand- Urban land complex, 0 to 2 percent slopes
123	Myakka fine sand-Urban land complex, 0 to 2 percent slopes
125	Oldsmar sand-Urban land, 0 to 2 percent slopes
131	Pompano fine sand-Urban land complex, 0 to 2 percent slopes
132	Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes
136	Valkaria fine sand-Urban land complex, 0 to 2 percent slopes
138	Wabasso sand, limestone substratum-Urban land complex, 0 to 2 percent slopes
142	Boca fine sand, slough-Urban land complex, 0 to 1 percent slopes

9 – EauGallie sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and 0 to 2 percent. Typically, the surface layer is dark gray sand about 4 inches thick. The subsurface layer is sand that is gray in the upper 5 inches and light gray in the lower 13 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months.

10 – Pompano fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is about 4 inches thick and composed of dark gray fine

sand. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. The water table recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

11 – Myakka fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwood areas. Slopes are smoother and range from 0 to 2 percent. Typically, the subsurface layer is very dark gray fine sand extending about 3 inches. The subsurface layer is fine sand about 23 inches thick. The upper 3 inches of the subsurface later is gray while the remaining 20 inches is light gray. The subsoil is a fine sand that reaches depths of 80 inches or greater. The upper 4 inches of the subsoil is black and firm. The following 5 inches is a dark reddish-brown color and is friable. The next 17 inches of the subsoil is black and firm with the following 11 inches being dark reddish-brown. The lower 17 inches of the subsoil is a mixture of black and dark reddish-brown and is friable.

13 - Boca fine sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured limestone. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

26 - Pineda-Pineda, Wet, Fine Sand, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to slightly concave and range from 0 to 2 percent. Typically, the surface layer is about 1 inch thick and composed of black fine sand. The subsurface layer is very pale brown fine sand and about 4 inches thick. The upper portion of the subsoil is brownish yellow fine sand and about 8 inches thick. The next 10 inches is strong brown fine sand. The following 6 inches is a yellowish-brown fine sand. The next 7 inches is light gray fine sand with brownish yellow mottles. The lower portion of the subsoil is approximately 18 inches thick and light brownish gray fine sandy loam with light gray sandy intrusions. The substratum is light gray fine sand reaching a depth of 80 inches or more. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months and it recedes to more than 40 inches below the surface during extended dry periods. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

28 – Immokalee Sand, 0 to 2 percent slope

This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very pale brown sand to a depth of 80 inches or more. In most years, under natural conditions, the

water table is within 10 inches of the surface for 1 to 3 months and 10 to 40 inches below the surface for 2 to 6 months. It recedes to a depth of more than 40 inches during extended dry periods.

33 – Oldsmar Sand, 0 to 2 percent slope

This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

36 – Immokalee Sand – Urban Land Complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth and range from 0 to 2 percent. Typically, the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer is light gray fine sand about 31 inches thick. The subsoil is fine sand about 33 inches thick. The upper 4 inches is black and friable, the next 6 inches is dark reddish brown, and the lower 23 inches is dark brown. The substratum is brown fine sand that extends to a depth of more than 80 inches. In undrained areas, the water table is within 10 inches of the surface for 1 to 4 months in most years. It recedes to more than 40 inches below the surface during the dry season.

40 – Anclote Sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, very poorly drained soil in isolated depressions. Slopes are smooth to concave and less than 1 percent. Typically, the surface layer is about 22 inches thick. The upper 8 inches is black sand, and the lower 14 inches is black sand with common light gray pockets and streaks throughout. The substratum is sand to a depth of 80 inches or more. The upper 18 inches is light brownish gray, and the lower 40 inches is light gray. Included with this soil in mapping are small areas of Pompano and Floridana soils. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the soil is ponded for more than 6 months.

42 – Wabasso sand, limestone substratum, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on broad flatwoods. Slopes range from 0 to 2 percent. Typically, the surface layer is black sand about 6 inches thick. The subsurface layer is sand about 16 inches thick. The upper 10 inches is gray, and the lower 6 inches is light gray. The subsoil is about 32 inches thick. The upper 2 inches is dark brown sand that is well coated with organic matter. The next 2 inches is dark reddish brown friable sand. The next 14 inches is brown loose sand with dark brown streaks along root channels. The lower 14 inches is light brownish gray, firm fine sandy loam with light olive brown mottles. A hard, fractured limestone ledge and boulders are at a depth of 45 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months. It is 10 to 40 inches below the surface for 2 to 4 months. It is below the limestone during extended dry periods.

45 – Copeland fine sandy loam, frequently ponded, 0 to 1 percent slopes

This is a low, nearly level, very poorly drained soil in depressions. Slopes are concave and less than 1 percent. Typically, the surface layer is about 8 inches of very dark gray sandy loam. The subsoil is very dark gray sandy loam about 12 inches thick. It is underlain by 8 inches of light brownish gray sandy clay loam with soft calcium carbonate throughout. Fractured limestone bedrock is at a depth of 28 inches. Under natural conditions, the water table is above the surface for 3 to 6 months. It is 10 to 40 inches below the surface for about 3 to 6 months.

53 – Myakka fine sand, frequently ponded, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in depressions. Slopes are smooth to concave and are less than 1 percent. Typically, the surface layer is black fine sand about 5 inches thick. The subsurface layer is fine sand about 26 inches thick. The upper 4 inches is light gray, and the lower 22 inches is light brownish gray. The subsoil is fine sand about 17 inches thick. The upper 6 inches is dark brown with grayish brown streaks, and the sand grains are well coated with organic matter. The lower 11 inches is very brown with many well coated sand grains. Below this, extending to a depth of 80 inches or more is brown fine sand. In most years, under natural conditions, the soil is ponded for about 3 to 6 months. The water table is 10 to 40 inches below the surface for about 3 to 6 months

74 – Boca fine sand, slough, 0 to 1 percent slopes

This is a nearly level, poorly drained soil in sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is grayish brown fine sand about 3 inches thick. The subsurface layer is light gray and very pale brown fine sand about 30 inches thick. The subsoil, about 5 inches thick, is gray sandy clay loam with yellowish brown and brownish yellow mottles. At a depth of about 38 inches is hard, fractured limestone bedrock with solution holes extending to 46 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 4 months and recedes to a depth of more than high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 days to 1 month or more.

101 – Anclote sand, ponded-Urban land complex, 0 to 1 percent slopes

This is a nearly level, very poorly drained soil in isolated depressions and flatwoods. Slopes are smooth to concave and less than 1 percent. Typically, the surface layer is about 8 inches thick. The upper 8 inches is black sand, and the lower 14 inches is black sand with common light gray pockets and streaks throughout. The substratum is sand to a depth of 80 inches or more. The upper 18 inches is light brownish gray, and the lower 40 inches is light gray. Included with this soil in mapping are small areas of Pompano and Floridana soils. Included soils make up about 10 to 15 percent of any mapped area. In most years, under natural conditions, the soil is ponded for more than 6 months.

102 – Boca fine sand-Urban land complex, 0 to 2 percent slopes

This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. Typically, the surface layer is gray fine sand about 3 inches thick. The subsurface layer is fine sand about 22 inches thick. The upper 11 inches is light gray and the lower 11 inches is very pale brown. The subsoil, about 5 inches thick, is gray fine sandy loam with brownish yellow mottles and calcareous nodules. At a depth of 30 inches is a layer of fractured

limestone. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

107 – EauGallie sand-Urban land complex, 0 to 2 percent slopes
This is a nearly level, poorly drained soil on flatwoods. Slopes are smooth to convex and 0 to 2 percent. Typically, the surface layer is dark gray sand about 4 inches thick. The subsurface layer is sand that is gray in the upper 5 inches and light gray in the lower 13 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months.

110 – Felda fine sand-Urban land complex, 0 to 2 percent slopes
This is a nearly level, poorly drained soil on broad, nearly level sloughs and flatwoods. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is dark gray fine sand about 4 inches thick. The subsurface layer is light gray and light brownish gray fine sand about 14 inches thick. The subsoil is light gray loamy fine sand about 16 inches thick and is underlain by gray and light gray fine sand that extends to a depth of 80 inches or more. In most years, under natural conditions, the soil has a water table within 10 inches of the surface for 2 to 4 months. The water table is 10 to 40 inches below the surface for about 6 months. It is more than 40 inches below the surface for about 2 months. During periods of high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 to 30 days.

123 – Myakka fine sand-Urban land complex, 0 to 2 percent slopes
This is a nearly level, poorly drained soil on broad flatwood areas. Slopes are smoother and range from 0 to 2 percent. Typically, the subsurface layer is very dark gray fine sand extending about 3 inches. The subsurface layer is fine sand about 23 inches thick. The upper 3 inches of the subsurface later is gray while the remaining 20 inches is light gray. The subsoil is a fine sand that reaches depths of 80 inches or greater. The upper 4 inches of the subsoil is black and firm. The following 5 inches is a dark reddish-brown color and is friable. The next 17 inches of the subsoil is black and firm with the following 11 inches being dark reddish-brown. The lower 17 inches of the subsoil is a mixture of black and dark reddish-brown and is friable.

125 – Oldsmar sand-Urban land, 0 to 2 percent slopes
This is a nearly level, poorly drained soil on low, broad flatwoods areas. Slopes are smooth to slightly convex and range from 0 to 2 percent. Typically, the surface layer is black sand about 3 inches thick. The subsurface layer is gray and light gray sand about 39 inches thick. The upper part of the subsoil is very dark gray sand about 5 inches thick. The lower part of the subsoil is yellowish brown and mixed light brownish gray and brown fine sandy loam about 11 inches thick. Pale brown sand extends to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for more than 6 months, and it recedes to a depth of more than 40 inches during extended dry periods.

131 – Pompano fine sand-Urban land complex, 0 to 2 percent slopes
This is a nearly level, poorly drained soil on sloughs. Slopes are smooth to concave and range from 0 to 2 percent. Typically, the surface layer is about 4 inches thick and composed of dark gray fine sand. The underlying layers are light gray, very pale brown, or white fine sand and extend to a

depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. The water table recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

132 – Pompano fine sand, ponded-Urban land complex, 0 to 1 percent slopes
This is a nearly level, poorly drained soil on sloughs. Slopes are concave and less than 1 percent. Typically, the surface layer is about 12 inches thick and composed of dark gray fine sand. The underlying layers are light gray, very pale brown, or white fine sand and extend to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 2 to 4 months and at a depth of 10 to 40 inches for about 6 months. The water table recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

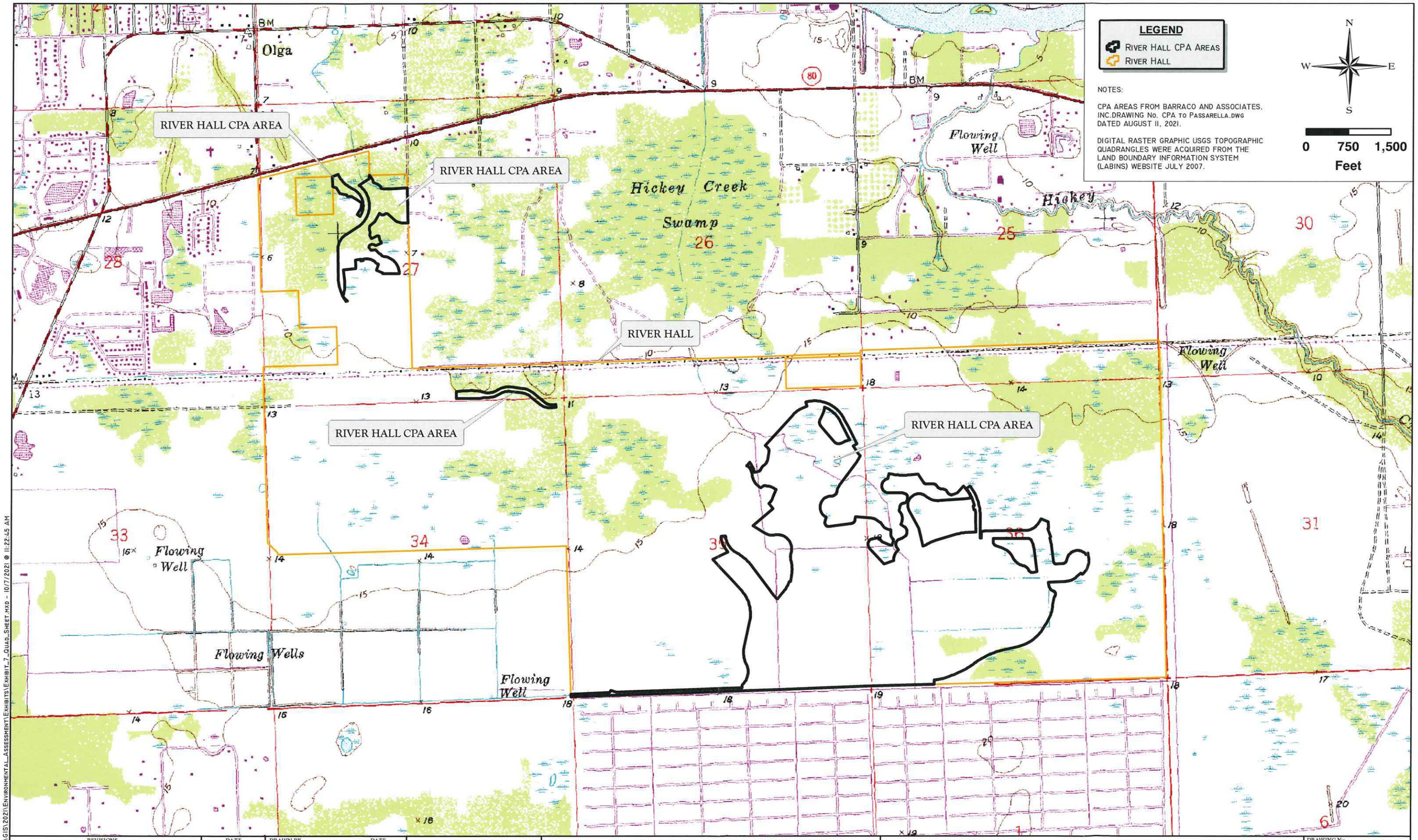
136 – Valkaria fine sand-Urban land complex, 0 to 2 percent slopes
This is a nearly level, poorly drained soil on sloughs and flatwoods. Slopes are smooth to concave with 0 to 2 percent slopes. Typically, the surface layer is about 5 inches thick of dark grayish brown fine sand. The subsurface layer is 10 inches of very pale brown fine sand. The subsoil is loose fine sand to a depth of 80 inches or more. In most years, under natural conditions, the water table is at a depth of less than 10 inches for 1 to 3 months. It is at a depth of 10 to 40 inches for about 6 months then recedes to a depth of more than 40 inches for about 3 months. During periods of high rainfall, the soil is covered by slowly moving water for periods of about 7 to 30 days or more.

138 – Wabasso sand, limestone substratum-Urban land complex, 0 to 2 percent slopes
This is a nearly level, poorly drained soil on broad flatwoods. Slopes range from 0 to 2 percent. Typically, the surface layer is black sand about 6 inches thick. The subsurface layer is sand about 16 inches thick. The upper 10 inches is gray, and the lower 6 inches is light gray. The subsoil is about 32 inches thick. The upper 2 inches is dark brown sand that is well coated with organic matter. The next 2 inches is dark reddish brown friable sand. The next 14 inches is brown loose sand with dark brown streaks along root channels. The lower 14 inches is light brownish gray, firm fine sandy loam with light olive brown mottles. A hard, fractured limestone ledge and boulders are at a depth of 45 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 1 to 3 months. It is 10 to 40 inches below the surface for 2 to 4 months. It is below the limestone during extended dry periods.

142 – Boca fine sand, slough-Urban land complex, 0 to 1 percent slopes
This is a nearly level, poorly drained soil in sloughs. Slopes are smooth to slightly concave and range from 0 to 1 percent. Typically, the surface layer is grayish brown fine sand about 3 inches thick. The subsurface layer is light gray and very pale brown fine sand about 30 inches thick. The subsoil, about 5 inches thick, is gray sandy clay loam with yellowish brown and brownish yellow mottles. At a depth of about 38 inches is hard, fractured limestone bedrock with solution holes extending to 46 inches. In most years, under natural conditions, the water table is within 10 inches of the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 4 months and recedes to a depth of more than high rainfall, the soil is covered by a shallow layer of slowly moving water for periods of about 7 days to 1 month or more.

EXHIBIT 7

QUAD SHEET

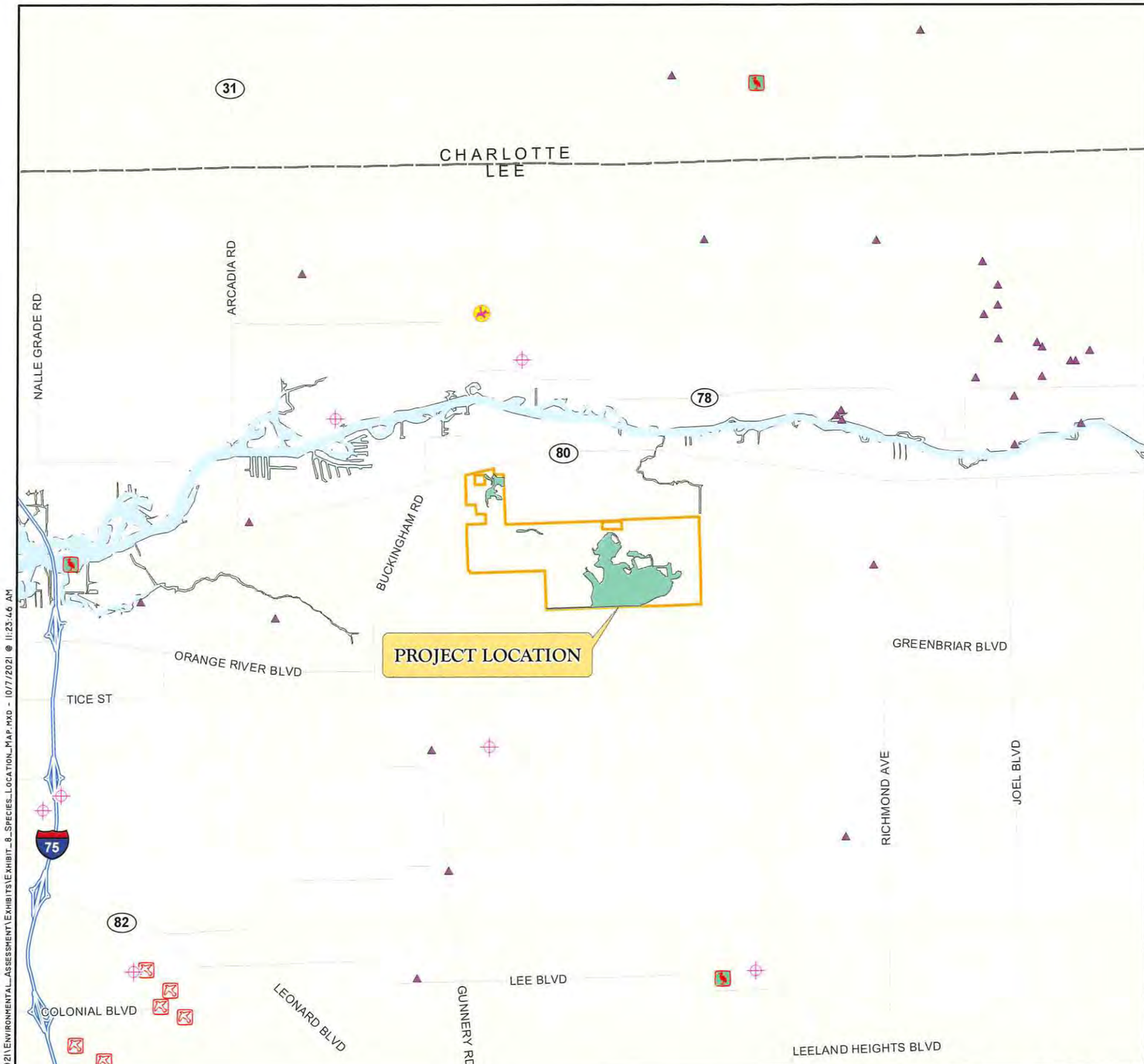


REVISIONS	DATE	DRAWN BY P.F.	DATE 8/25/21	13620 Metropolis Avenue Suite 200 Fort Myers, Florida 33912 Phone (239) 274-0067 Fax (239) 274-0069	PASSARELLA & ASSOCIATES INC. Consulting Ecologists	RIVER HALL CPA AREAS QUAD SHEET	DRAWING No. 18GPC2956
		DESIGNED BY B.T.	DATE 8/25/21				SHEET No. EXHIBIT 7
		REVIEWED BY S.J.	DATE 8/25/21				

J:\2018\18gpc2956\GIS\2021\ENVIRONMENTAL_ASSESSMENT\EXHIBITS\EXHIBIT_7_QUAD_SHEET.MXD - 10/7/2021 @ 11:22:45 AM

EXHIBIT 8

DOCUMENTED OCCURRENCES OF LISTED SPECIES



LEGEND

- River Hall CPA Areas
- River Hall
- Bald Eagle Nest Location
- Crested Caracara Location
- Florida Panther Telemetry
- Black Bear Location
- Red Cockaded Woodpecker Location
- Wading Bird Location
- Scrub Jay Location

N
W E
S

0 1 2
Miles

NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE FWCC AND AUDUBON EAGLEWATCH ON NOVEMBER 2020 AND ARE CURRENT TO 2020.

BLACK BEAR LOCATIONS WERE ACQUIRED FROM THE FWCC ON DECEMBER 2020 AND ARE CURRENT TO 2007.

CRESTED CARACARA LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2017 AND ARE CURRENT TO 2016.

PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC ON MAY 2021 AND IS CURRENT TO JUNE 2020.

RED COCKADED WOODPECKER LOCATIONS WERE ACQUIRED FROM THE FWCC ON DECEMBER 2020.

SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS FTP SITE ON OCTOBER 2019.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC DECEMBER 2020 AND ARE CURRENT TO 1999.

J:\2018\186PC2956\GIS\2021\ENVIRONMENTAL_ASSESSMENT\EXHIBITS\EXHIBIT_8_SPECIES_LOCATION_MAP.MXD - 10/7/2021 @ 11:23:46 AM

EXHIBIT 8. DOCUMENTED OCCURRENCES OF LISTED SPECIES
RIVER HALL CPA AREAS

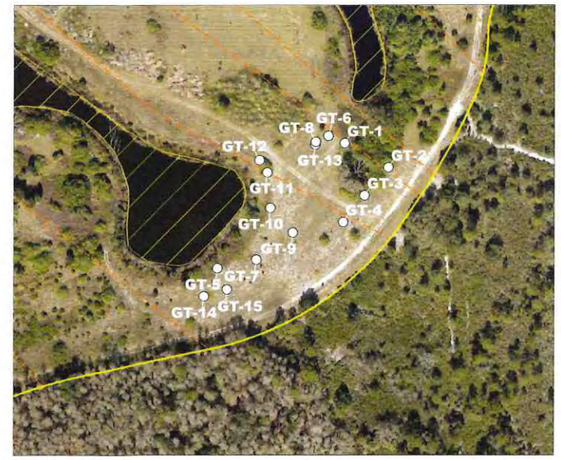
DRAWN BY	DATE
P.F.	8/25/21
REVIEWED BY	DATE
B.T.	8/25/21
REVISED	DATE

Consulting Ecologists
PASSARELLA & ASSOCIATES INC

EXHIBIT 9

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS MAP

INSET 1
SCALE: 1" = 150'



INSET 2
SCALE: 1" = 150'

LEGEND:

- SFWMD "OTHER SURFACE WATERS" (26.97 Ac.±)
- APPROXIMATE LOCATION OF SURVEY TRANSECTS
- **BO-1** BURROWING OWL BURROW
- **GT-1** GOPHER TORTOISE BURROW (TYP.)
- **LBHE** LITTLE BLUE HERON
- **SACR** SANDHILL CRANE

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

CPA AREAS FROM BARRACO AND ASSOCIATES, INC. DRAWING No. CPA TO PASSARELLA.DWG DATED AUGUST 11, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

OSW LIMITS PER SFWMD PERMIT No. 36-04006-P.

N

SCALE: 1" = 500'

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
180	GOLF COURSE SUPPORT FACILITIES	3.90 Ac.±	1.0%
182	GOLF COURSE	74.54 Ac.±	18.4%
186	COMMUNITY RECREATIONAL FACILITIES	3.09 Ac.±	0.8%
190	OPEN LAND	1.02 Ac.±	0.3%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	1.57 Ac.±	0.4%
524	MAN-MADE LAKE	26.97 Ac.±	6.6%
740	DISTURBED LAND	291.00 Ac.±	71.6%
814	ROAD	4.02 Ac.±	1.0%
8335	WATER PUMPING STATION	0.05 Ac.±	0.0%
	TOTAL	406.16 Ac.±	100.0%

REVISIONS	DATE	DRAWN BY	DATE
		P.F.	8/27/21
		DESIGNED BY	DATE
		C.C.	8/27/21
		REVIEWED BY	DATE
		S.J.	8/27/21

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

RIVER HALL CPA AREAS
AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS MAP

DRAWING No. 18GPC2956

SHEET No. EXHIBIT 9

J:\2018\18gpc2956\202\ENVIRONMENTAL ASSESSMENT\EXHIBIT 9 AERIAL WITH FLUCFCS SURVEY TRANSECTS AND LSS MAP.DWG TAB: 36X24-C OCT 07, 2021 - 11:26AM PLOTTED BY: PAULF

RIVER HALL CPA AREAS
LEE COUNTY PROTECTED SPECIES SURVEY

October 2021

Prepared For:

Greenpointe Communities
2401 River Hall Parkway
Alva, Florida 33920
(239) 274-0321

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

Project No. 18GPC2956

TABLE OF CONTENTS

Page

1.0 Introduction 1

2.0 Land Uses and Vegetation Associations 1

3.0 Methodology and Discussion 4

4.0 Survey Results 6

5.0 Abundance of Protected Species Observed 6

6.0 Management Activities 9

7.0 References 9

LIST OF FIGURES

Page

Figure 1. Project Location Map 2

LIST OF TABLES

Page

Table 1. Existing Land Use and Cover Summary 1

Table 2. Potential Lee County Protected Species by Habitat Type 4

Table 3. Summary of Habitat Coverage 5

Table 4. Lee County Protected Species Abundance Calculations 6

Table 5. Lee County Protected Species Survey Summary 7

LIST OF APPENDICES

Page

Appendix A. Aerial with FLUCFCS and OSW Map A-1

Appendix B. Aerial with FLUCFCS, Survey Transects,
and Protected Species Locations Map B-1

1.0 INTRODUCTION

Passarella & Associates, Inc. (PAI) conducted a protected species survey on River Hall CPA Areas (Project) on August 24 and 25, 2021. The survey was conducted to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project totals 406.16± acres and is located in Section 35, Township 43 South, Range 26 East, Lee County (Figure 1). More specifically, the Project site is located within River Hall, which is located on the south side of State Road 80, approximately six miles east of Interstate 75. The surrounding land uses include single-family residences and undeveloped land to the north, Lehigh Acres to the south, Lee County Hickey's Creek Mitigation Park to the east, and the Portico residential community to the south and west.

The following information details the land uses, survey methodology, and survey results.

2.0 LAND USES AND VEGETATION ASSOCIATIONS

The vegetation associations for the Project were originally mapped by PAI in August 2003 for the overall River Hall development using 2002 Lee County rectified aerial photographs. PAI updated the Florida Land Use, Cover and Forms Classification System (FLUCFCS) map for the Project area on August 24 and 25, 2021 to reflect current site conditions. Groundtruthing to map the vegetative communities was conducted utilizing FLUCFCS Level III (Florida Department of Transportation 1999). Level IV FLUCFCS was utilized to denote disturbance. "E" codes were used to identify levels of exotic and invasive vegetation (e.g., Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map. An aerial photograph of the property with FLUCFCS overlay is provided as Appendix A.

A total of nine vegetative associations and land uses (i.e., FLUCFCS codes) were identified within the Project site. Disturbed land occupies 291.00± acres or 71.6 percent of the site. Table 1 provides a breakdown of the FLUCFCS codes by acreage, followed by a brief description of each of the classifications.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
180	Golf Course Support Facilities	3.90	1.0
182	Golf Course	74.54	18.4
186	Community Recreational Facilities	3.09	0.8
190	Open Land	1.02	0.3
4159 E4	Pine, Disturbed (76-100% Exotics)	1.57	0.4
520	Man-Made Lake	26.97	6.6
740	Disturbed Land	291.00	71.6

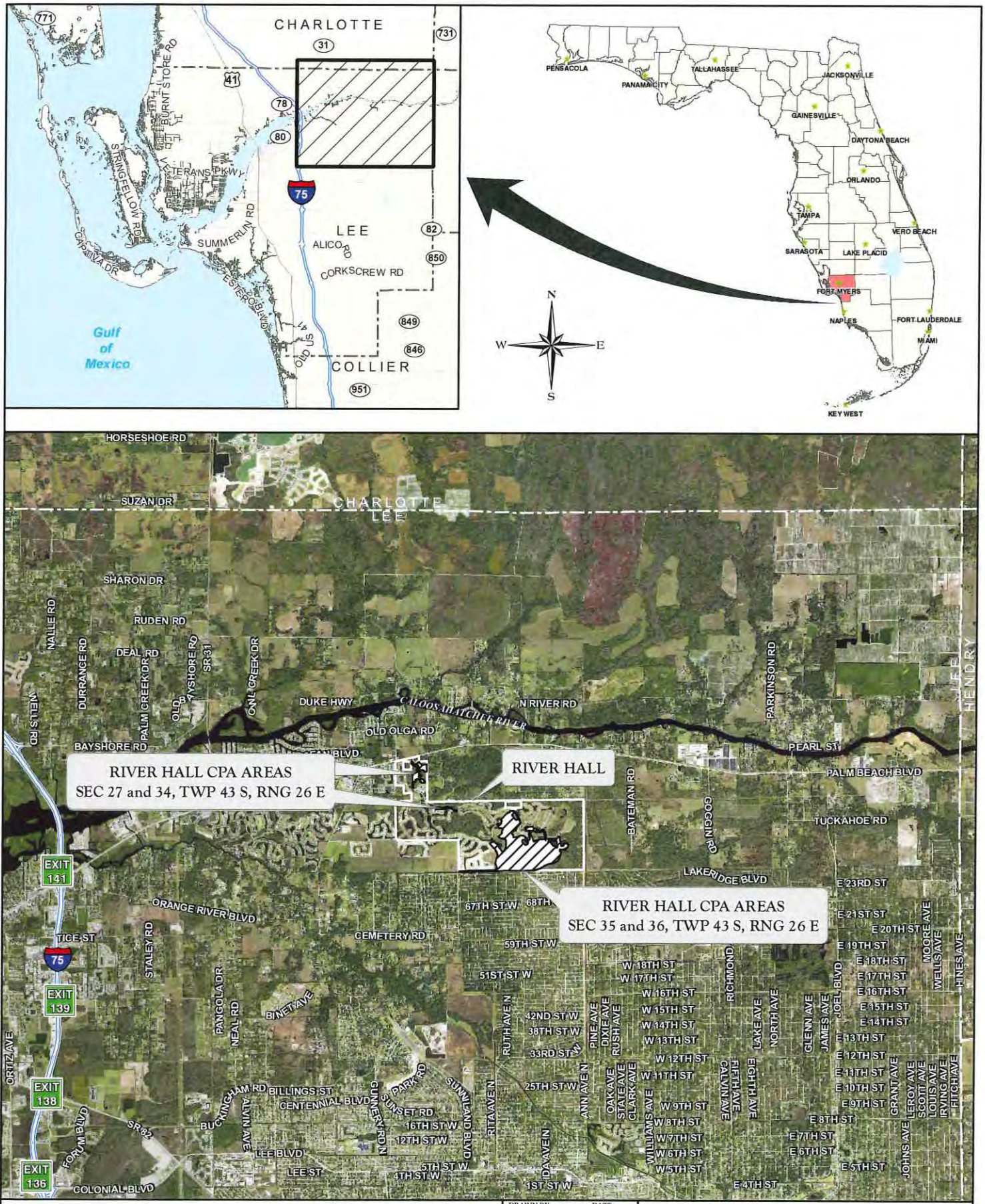


FIGURE 1. PROJECT LOCATION MAP
RIVER HALL CPA AREAS

DRAWN BY	DATE
P.F.	8/25/21
REVIEWED BY	DATE
B.T.	8/25/21
REVISED	DATE

PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

J:\2018\18PE2956\GIS\2021\PSS\EXHIBITS\FIGURE_1_PROJECT_LOCATION_MAP.MXD - 10/7/2021 @ 11:39:19 AM

Table 1. (Continued)

FLUCFCS Code	Description	Acreage	Percent of Total
814	Road	4.02	1.0
8335	Water Pumping Station	0.05	0.0
Total		**406.16**	**100.0**

Golf Course Support Facilities (FLUCFCS Code 180)
This land use occupies 3.90± acres or 1.0 percent of the property and is comprised of a parking lot area and a maintenance building located within the Project site.

Golf Course (FLUCFCS Code 182)
This land use occupies 74.54± acres or 18.4 percent of the property and is comprised of a golf course and associated facilities. The canopy consists of scattered live oak (*Quercus virginiana*), slash pine (*Pinus elliottii*), and silver thatch palm (*Coccothrinax argentata*).

Community Recreational Facilities (FLUCFCS Code 186)
This land use occupies 3.09± acres or 0.8 percent of the property and is comprised of a welcome center building within the Project site. The canopy is comprised of scattered live oak and cabbage palm (*Sabal palmetto*). The sub-canopy contains Southern magnolia (*Magnolia grandiflora*), myrsine (*Myrsine cubana*), star jasmine (*Jasminum multiflorum*), cocoplum (*Chrysobalanus icaco*), pitchapple (*Clusia rosea*), and wax myrtle (*Morella cerifera*). The ground cover included St. Augustine grass (*Stenotaphrum secundatum*), Eastern gama grass (*Tripsacum dactyloides*), and wiregrass (*Aristida stricta*).

Open Land (FLUCFCS Code 190)
This land use occupies 1.02± acres or 0.3 percent of the property and is comprised of undeveloped land within urban areas and inactive land with street patterns, but without structures.

Pine, Disturbed (76-100% Exotics) (FLUCFCS Code 4159 E4)
This land use occupies 1.57± acres or 0.4 percent of the property. The canopy is comprised of slash pine, cabbage palm, and Brazilian pepper. The sub-canopy contains Brazilian pepper, scattered saw palmetto (*Serenoa repens*), shortleaf wild coffee (*Psychotria tenuifolia*), cabbage palm, and muscadine grapevine (*Vitis rotundifolia*). The ground cover included shortleaf wild coffee, Virginia creeper (*Parthenocissus quinquefolia*), caesarweed (*Urena lobata*), cabbage palm, and cassia (*Senna pendula* var. *glabrata*).

Man-Made Lake (FLUCFCS Code 524)
This land cover occupies 26.97± acres or 6.6 percent of the property and consists of excavated lakes. The sub-canopy contains Carolina willow (*Salix caroliniana*) along the edges. The ground cover included torpedograss (*Panicum repens*), cattail (*Typha* sp.), dog fennel (*Eupatorium capillifolium*), and spikerush (*Eleocharis cellulosa*).

Disturbed Land (FLUCFCS Code 740)
This land use occupies 291.00± acres or 71.6 percent of the property. The canopy is comprised of scattered cabbage palm and live oak. The sub-canopy contains scattered saltbush (*Baccharis*

halimifolia), Brazilian pepper, slash pine, earleaf acacia (*Acacia auriculiformis*), cabbage palm, poison ivy (*Toxicodendron radicans*), myrsine, hog plum (*Prunus umbellata*), red cedar (*Juniperus virginiana*), Carolina willow, winged sumac (*Rhus copallinum*), and wax myrtle. The ground cover included common ragweed (*Ambrosia artemisiifolia*), bushy bluestem (*Andropogon glomeratus*), caesarweed, knotroot foxtail (*Setaria parviflora*), false buttonweed (*Spermacoce verticillata*), primrose willow (*Ludwigia octovalvis*), Guinea grass (*Panicum maximum*), limpograss (*Hemarthria altissima*), thalia lovegrass (*Eragrostis atrovirens*), St. Augustine grass, cogon grass (*Imperata cylindrica*), torpedograss, and beggar-ticks (*Bidens alba*).

Road (FLUCFCS Code 814)
This land use occupies 4.02± acres or 1.0 percent of the property and consists of a paved road through the property.

Water Pumping Station (FLUCFCS 8335)
This land use occupies 0.05± acre or less than 0.1 percent of the property and is comprised of a fenced-in water pumping station located within the Project site.

3.0 METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types, as outlined in the LDC. The frequency of transects performed in these habitats was designed to meet the 80 percent minimum coverage requirement, per the LDC. Table 2 outlines those protected species that may inhabit or utilize a particular vegetation association and land cover type.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code	Description	Potential Protected Species
180*	Golf Course Support Facilities	Florida burrowing owl (*Athene cunicularia floridana*)
		Gopher tortoise (*Gopherus polyphemus*)
		Florida sandhill crane (*Grus canadensis pratensis*)
182*	Golf Course	Florida burrowing owl (*Athene cunicularia floridana*)
		Gopher tortoise (*Gopherus polyphemus*)
		Florida sandhill crane (*Grus canadensis pratensis*)
186*	Community Recreational Facilities	Florida burrowing owl (*Athene cunicularia floridana*)
		Gopher tortoise (*Gopherus polyphemus*)
		Florida sandhill crane (*Grus canadensis pratensis*)
4159 E4	Pine, Disturbed (76-100% Exotics)	Eastern indigo snake (*Drymarchon corais couperi*)
		Gopher tortoise (*Gopherus polyphemus*)
		Gopher frog (*Lithobates capito*)
		Red-cockaded woodpecker (*Picoides borealis*)
		Florida panther (*Puma concolor coryi*)
		Southeastern American kestrel (*Falco sparverius paulus*)
		Florida scrub jay (*Aphelocoma coerulescens*)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
4159 E4 (Continued)	Pine, Disturbed (76-100% Exotics)	Audobon's crested caracara (*Polyborus plancus audubonii*)
		Big Cypress fox squirrel (*Sciurus niger avicennia*)
		Florida black bear (*Ursus americanus floridanus*)
524*	Man-Made Lake	American alligator (*Alligator mississippiensis*)
		Everglade snail kite (*Rostrhamus sociabilis plumbeus*)
		Limpkin (*Aramus guarauna*)
		Little blue heron (*Egretta caerulea*)
		Reddish egret (*Egretta rufescens*)
		Roseate spoonbill (*Ajaia ajaja*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Everglades mink (*Mustela vison evergladensis*)
740*	Disturbed Land	Eastern indigo snake (*Drymarchon corais couperi*)
		Gopher tortoise (*Gopherus polyphemus*)
		Crested caracara (*Caracara cheriway*)
		Florida burrowing owl (*Athene cunicularia floridana*)
		Florida sandhill crane (*Grus canadensis pratensis*)
		Southeastern American kestrel (*Falco sparverius paulus*)

*Habitat surveyed for the species noted, although not required per the LDC.

PAI conducted the protected species survey on August 24 and 25, 2021. Weather conditions during the survey period included temperatures in the low 70s to low 90s, cloud cover ranging from 0 to 60 percent, and zero to five mile per hour winds. The survey utilized linear belt and meandering pedestrian transects per the WilsonMiller, Inc. methodology.

Visibility on the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, total length of transects walked, and percent coverage by habitat type is provided in Table 3. An aerial with the FLUCFCS overlay and approximate locations of walked transects is provided as Appendix B.

Table 3. Summary of Habitat Coverage

FLUCFCS Code	Description	Total Area (Acres)	Average Visibility (Feet)*	Percent Coverage	Transect Length (Feet)
180	Golf Course Support Facilities	3.90	50	80	1,359
182	Golf Course	74.54	100	90	14,611
186	Community Recreational Facilities	3.09	50	80	1,076
190	Open	1.02	60	85	315
4159 E4	Pine, Disturbed (76-100% Exotics)	1.57	20	80	1,367
524	Man-Made Lake	26.97	75	90	7,049

Table 3. (Continued)

FLUCFCS Code	Description	Total Area (Acres)	Average Visibility (Feet)*	Percent Coverage	Transect Length (Feet)
740	Disturbed Land	291.00	50	80	101,408
814	Road	4.02	40	90	1,970
8335	Water Pumping Station	0.05	20	95	52

*Average visibility to each side of transect

4.0 SURVEY RESULTS

A total of 57 gopher tortoise (*Gopherus polyphemus*) burrows, three little blue herons (*Egretta caerulea*), and two Florida sandhill cranes (*Grus canadensis pratensis*) were observed on the Project during the protected species survey. The gopher tortoise, little blue heron, and Florida sandhill crane are listed as threatened by the Florida Fish and Wildlife Conservation Commission (FWCC) (2021). The locations of the gopher tortoise burrows, little blue herons, and Florida sandhill cranes observed are depicted on Appendix B. No Lee County protected plant species were documented on-site.

5.0 ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for wildlife species are only provided for Lee County protected species.

The Lee County protected species abundance calculations are provided in Table 4, while Table 5 summarizes the protected species survey findings.

Table 4. Lee County Protected Species Abundance Calculations

Protected Species Density = $\{n\ (C)/[L\ (W1+W2)]\}\ (43{,}560\ ft^2/ac)$

Where n = number of individuals observed or active plus inactive gopher tortoise burrows
L = length of transect
W1= distance of visibility to the right of transect
W2= distance of visibility to the left of transect
C = gopher tortoise conversion factor (0.5)*

*Used for gopher tortoise calculation only

Gopher Tortoise (Burrow)

FLUCFCS Code 740

= {57 GT (0.5)/ [101,408 ft (50 ft + 50 ft)]} (43,560 ft^2/ac)
= {28.5 GT/10,140,800 ft^2} (43,560 ft^2/ac)
= {2.8×10^{-6} GT/ft^2} (43,560 ft^2/ac)
= 0.12 Gopher Tortoise burrows / acre

Florida Sandhill Crane (SACR)

FLUCFCS Code 182

= {2 SACR /[14,611 ft (100 ft + 100 ft)]} (43,560 ft^2/ac)
= {2 SACR/2,922,200 ft^2} (43,560 ft^2/ac)
= {6.0×10^{-7} GT/ft^2} (43,560 ft^2/ac)
= 0.03 Florida sandhill cranes / acre

Little Blue Heron (LBHE)

FLUCFCS Code 182

= {1 LBHE /[14,611 ft (100 ft + 100 ft)]} (43,560 ft^2/ac)
= {1 LBHE/2,922,200 ft^2} (43,560 ft^2/ac)
= {3.0×10^{-7} GT/ft^2} (43,560 ft^2/ac)
= 0.01 Little blue heron / acre

FLUCFCS Code 524
= {2 LBHE /[7,049 ft (75 ft + 75 ft)]} (43,560 ft^2/ac)
= {2 LBHE/1,057,350 ft^2} (43,560 ft^2/ac)
= {1.8×10^{-6} GT/ft^2} (43,560 ft^2/ac)
= 0.08 Little blue heron / acre

Table 5. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles					
American alligator (*Alligator mississippiensis*)	524	90		X	
Eastern indigo snake (*Drymarchon corais couperi*)	4159 E4	80		X	
	740	80		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles (Continued)					
Gopher tortoise (burrows) (*Gopherus polyphemus*)	180	80		X	
	182	90		X	
	186	80		X	
	4159 E4	80		X	
	740	80	X		0.12
Gopher frog (*Lithobates capito*)	4159 E4	80		X	
Birds					
Crested caracara (*Caracara cheriway*)	4159 E4	80		X	
	740	80		X	
Everglade snail kite (*Rostrhamus sociabilis plumbeus*)	524	90		X	
Florida burrowing owl (burrows) (*Athene cunicularia floridana*)	180	80		X	
	182	90		X	
	186	80		X	
	740	80		X	
Florida sandhill crane (*Grus canadensis pratensis*)	180	80		X	
	182	90	X		0.03
	186	80		X	
	740	80		X	
Florida scrub jay (*Aphelocoma coerulescens*)	4159 E4	80		X	
Limpkin (*Aramus guarauna*)	524	90		X	
Little blue heron (*Egretta caerulea*)	182	90	X		0.01
	524	90	X		0.08
Reddish egret (*Egretta rufescens*)	524	90		X	
Red-cockaded woodpecker (*Picoides borealis*)	4159 E4	80		X	
Roseate spoonbill (*Ajaia ajaja*)	524	90		X	
Southeastern American kestrel (*Falco sparverius paulus*)	4159 E4	80		X	
	740	80		X	
Snowy egret (*Egretta thula*)	524	90		X	
Tri-colored heron (*Egretta tricolor*)	524	90		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Mammals					
Everglades mink (*Mustela vison evergladensis*)	524	85		X	
Florida panther (*Puma concolor coryi*)	4159 E4	80		X	
Florida black bear (*Ursus americanus floridanus*)	4159 E4	80		X	
Big Cypress fox squirrel (*Sciurus niger avicennia*)	4159 E4	80		X	

6.0 MANAGEMENT ACTIVITIES

A detailed management plan will be prepared for the protected species observed and submitted to the County as part of the development order review process. FWCC Gopher Tortoise Incidental Take Permit (ITP) No. LEE-58 was issued for the overall River Hall project on September 6, 2000. Prior to initiating construction activities on the Project, the applicant will relocate gopher tortoises to the designated on-site preserve in accordance with the ITP. The details of ITP No. LEE-58 and gopher tortoise relocation activities will be incorporated into the protected species management plan, accordingly.

7.0 REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

Florida Fish and Wildlife Conservation Commission. 2021. Florida's Endangered Species, Threatened Species and Species of Special Concern. Official Lists. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.

APPENDIX A

AERIAL WITH FLUCFCS AND OSW MAP

LEGEND:

SFWMD "OTHER SURFACE WATERS" (5.37 Ac.±)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
514	DITCH	0.14 Ac.±	0.3%
520	LAKE	5.23 Ac.±	10.7%
740	DISTURBED LAND	43.35 Ac.±	89.0%
	TOTAL	48.72 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MAY 2020.

PARCEL J BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. BOUNDARY LINE.DWG DATED MAY 17,2021.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS	DATE	DRAWN BY	DATE
		P.F.	5/25/21
		DESIGNED BY	DATE
		C.R.	5/25/21
		REVIEWED BY	DATE
		S.J.	5/25/21

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

Consulting Ecologists
PASSARELLA & ASSOCIATES INC.

RIVER HALL PARCEL J

AERIAL WITH FLUCFCS MAP

DRAWING No. 18GPC2956

SHEET No. APPENDIX A

J:\2018\18gpc2956\0-PARCEL J\2021\PSS\APPENDIX A AERIAL WITH FLUCFCS MAP.DWG TAB: 17XII-C OCT 07, 2021 - 11:15AM PLOTTED BY: PAULF

APPENDIX B

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS

LEGEND:

- APPROXIMATE LOCATION OF WALKED TRANSECTS
- SFWMD "OTHER SURFACE WATERS" (5.37 Ac.±)
- **GOPH** GOPHER TORTOISE
- **LBHE** LITTLE BLUE HERON

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
514	DITCH	0.14 Ac.±	0.3%
520	LAKE	5.23 Ac.±	10.7%
740	DISTURBED LAND	43.35 Ac.±	89.0%
	TOTAL	48.72 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MAY 2020.

PARCEL J BOUNDARY PER BARRACO AND ASSOCIATES, INC. DRAWING No. BOUNDARY LINE.DWG DATED MAY 17,2021.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS
CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2018\18gpc2956\0-PARCEL J\2021\PSS\APPENDIX B AERIAL WITH FLUCFCS TRANSECTS AND LISTED SPECIES LOCATIONS.DWG TAB: 17X11-C OCT 07, 2021 - 11:15AM PLOTTED BY: PAULF

REVISIONS	DATE

DRAWN BY P.F.	DATE 5/25/21
DESIGNED BY C.R.	DATE 5/25/21
REVIEWED BY S.J.	DATE 5/25/21

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

RIVER HALL PARCEL J

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND LISTED SPECIES LOCATIONS

DRAWING No. 18GPC2956

SHEET No. APPENDIX B

RIVER HALL PARCEL J
LEE COUNTY PROTECTED SPECIES SURVEY

October 2021

Prepared For:

Greenpointe Communities
2401 River Hall Parkway
Alva, Florida 33920
(239) 274-0321

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

Project No. 18GPC2956

TABLE OF CONTENTS

Page

Introduction 1

Land Uses and Vegetation Associations 1

Methodology and Discussion 3

Survey Results 4

Abundance of Protected Species Observed 5

Management Activities 7

References 7

LIST OF FIGURES

Page

Figure 1. Project Location Map 2

LIST OF TABLES

Page

Table 1. Existing Land Use and Cover Summary 1

Table 2. Potential Lee County Protected Species by Habitat Type 3

Table 3. Summary of Habitat Coverage 4

Table 4. Lee County Protected Species Abundance Calculations 5

Table 5. Lee County Protected Species Survey Summary 6

LIST OF APPENDICES

Page

Appendix A. Aerial with FLUCFCS Map A-1

Appendix B. Aerial with FLUCFCS, Survey Transects, and Listed Species Locations B-1

INTRODUCTION

Passarella & Associates, Inc. (PAI) conducted a protected species survey (PSS) at River Hall Parcel J (Project) on May 19, 2021. The survey was conducted to meet the requirements of the Lee County Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat) Standards.

The Project totals 48.72± acres and is located in Section 25 and 36, Township 43 South, Range 26 East, Lee County (Figure 1). More specifically, the site is located in the northeast portion of River Hall, which is located on the south side of State Road 80, approximately six miles east of Interstate 75. The surrounding land uses include single-family residences and undeveloped land to the north, Lehigh Acres to the south, Lee County Hickey's Creek Mitigation Park to the east, and the Portico residential community to the south and west.

LAND USES AND VEGETATION ASSOCIATIONS

The vegetation associations for the Project were originally mapped by PAI in August 2003 for the overall River Hall development using 2002 Lee County rectified color aerial photographs. PAI updated the Florida Land Use, Cover and Forms Classification System (FLUCFCS) map for the Project area on May 19, 2021 to reflect current site conditions. Groundtruthing to map the vegetative communities was conducted utilizing the FLUCFCS Level III (Florida Department of Transportation 1999). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapping area, produce summaries, and generate the FLUCFCS map. An aerial photograph of the property with FLUCFCS overlay is provided as Appendix A. Three land uses (i.e., FLUCFCS Codes) were identified within the Project area. Table 1 provides the breakdown of the FLUCFCS codes by acreage for the Project, while a description of each of the classifications follow.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage	Percent of Total
514	Ditch	0.14	0.3
520	Lake	5.23	10.7
740	Disturbed Land	43.35	89.0
Total		**48.72**	**100.0**

Ditch (FLUCFCS Code 514)

This land use occupies 0.14± acre or 0.3 percent of the property. The canopy is open. The sub-canopy is comprised of scattered willow (*Salix caroliniana*), wax myrtle (*Morella cerifera*), and Brazilian pepper (*Schinus terebinthifolia*) along the edges. The ground cover is comprised of spikerush (*Eleocharis cellulosa*), lovegrass (*Eragrostis* sp.), torpedograss (*Panicum repens*), yellow-eyed grass (*Xyris* sp.), broomsedge (*Andropogon virginicus*), cattail (*Typha* sp.), and cogongrass (*Imperata cylindrica*) around the edges.

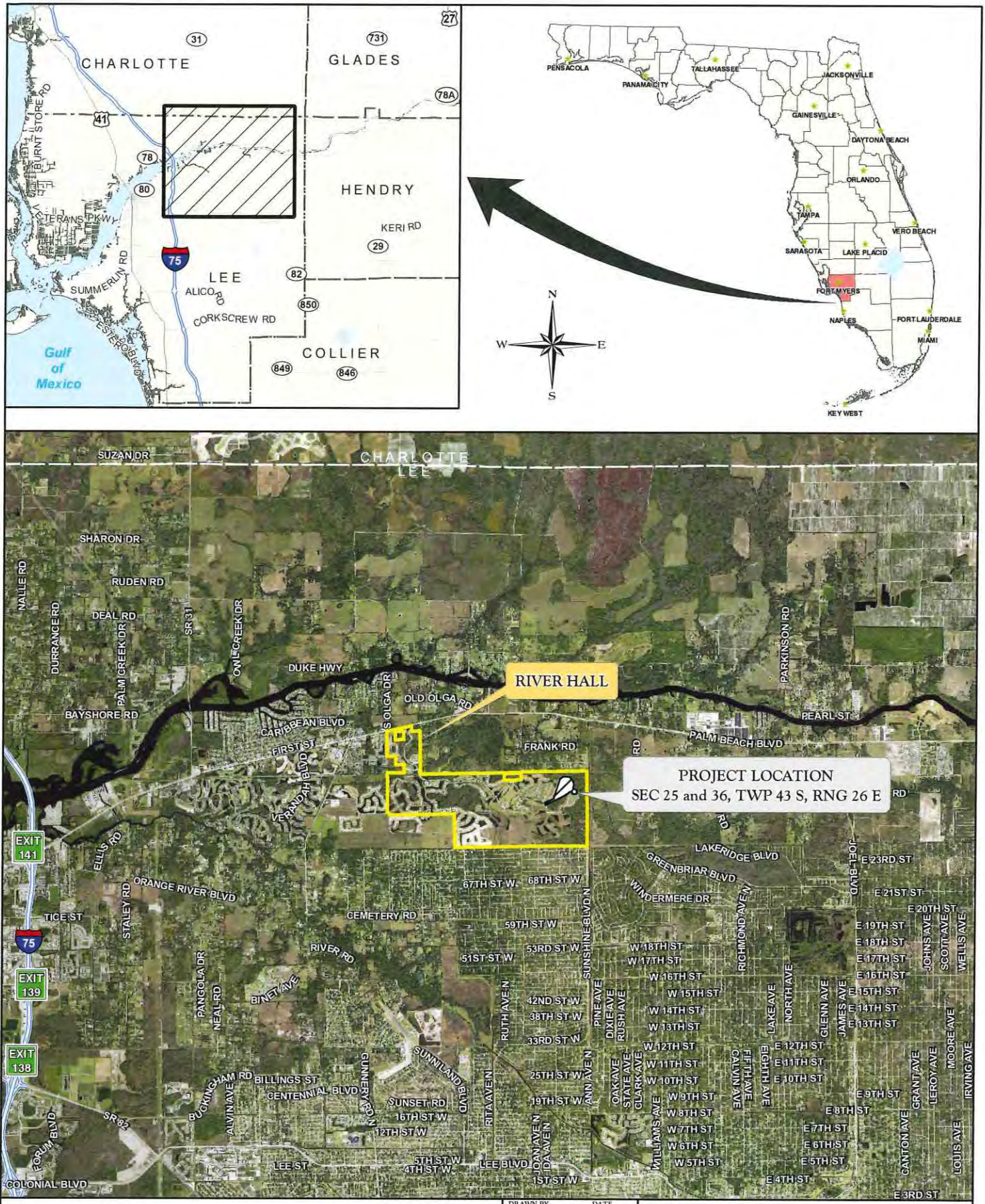


FIGURE 1. PROJECT LOCATION MAP
RIVER HALL - PARCEL J

DRAWN BY	DATE
P.F.	5/17/21
REVIEWED BY	DATE
C.R.	5/17/21
REVISED	DATE

PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

J:\2018\18PC2956\0-PARCEL_J\GIS\2021\PSS_REPORT\FIGURES\FIGURE_1_PROJECT_LOCATION_MAP.MXD - 10/7/2021 @ 11:10:27 AM

Lake (FLUCFCS Code 520)
This land use occupies 5.23± acres or 10.7 percent of the property. The canopy is open. The sub-canopy is comprised of scattered willow, wax myrtle, and widely scattered Brazilian pepper along the edges. The ground cover is comprised of spikerush, lovegrass, torpedograss, purple mecardonia (*Mecardonia acuminata*), yellow-eyed grass, cattail, and broomsedge around the edge of the lake.

Disturbed Land (FLUCFCS Code 740)
This land use occupies 43.35± acres or 89.0 percent of the property. The canopy is open. The sub-canopy consists of scattered wax myrtle, Brazilian pepper, saltbush (*Baccharis halimifolia*), willow, lead tree (*Leucaena leucocephala*), and widely scattered slash pine (*Pinus elliottii*) and saw palmetto (*Serenoa repens*). The ground cover is comprised largely of cogongrass.

METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types, as outlined in the LDC. The frequency of transects performed in these habitats was designed to meet the 80 percent minimum coverage requirement, per the LDC. Table 2 outlines those protected species that may inhabit or utilize particular vegetation associations according to the LDC.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code	Description	Potential Protected Species
514	Ditch	American alligator (*Alligator mississippiensis*)
		Least tern (*Sterna antillarum*)
		Limpkin (*Aramus guarauna*)
		Little blue heron (*Egretta caerulea*)
		Reddish egret (*Egretta rufescens*)
		Roseate spoonbill (*Ajaia ajaja*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)
		Wood stork (*Mycteria americana*)
		Everglades mink (*Mustela vison evergladensis*)
520	Lake	American alligator (*Alligator mississippiensis*)
		Least tern (*Sterna antillarum*)
		Limpkin (*Aramus guarauna*)
		Little blue heron (*Egretta caerulea*)
		Reddish egret (*Egretta rufescens*)
		Roseate spoonbill (*Ajaia ajaja*)
		Snail kite (*Rostrhamus sociabilis*)
		Snowy egret (*Egretta thula*)
		Tri-colored heron (*Egretta tricolor*)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
520	Lake (Continued)	Wood stork (*Mycteria americana*)
		Everglades mink (*Mustela vison evergladensis*)
740*	Disturbed Land	Eastern indigo snake (*Drymarchon corais couperi*)
		Gopher tortoise (*Gopherus polyphemus*)
		Crested caracara (*Caracara cheriway*)
		Florida burrowing owl (*Athene cunicularia floridana*)
		Florida sandhill crane (*Grus canadensis pratensis*)
		Southeastern American kestrel (*Falco sparverius paulus*)

*Habitat surveyed for the species noted, although not required per the LDC.

PAI conducted the PSS on May 19, 2021. Weather conditions during the survey period included temperatures in the low to mid-80s, 70 to 80 percent cloud cover, and 10 to 15 mph winds. The survey was conducted between 9:00 a.m. and 4:00 p.m. The survey utilized linear belt and meandering pedestrian transects per the WilsonMiller, Inc. methodology.

Visibility on the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, total length of transects walked, and percent coverage by habitat type is provided in Table 3. An aerial with approximate locations of walked transects and species locations is provided as Appendix B.

Table 3. Summary of Habitat Coverage

FLUCFCS Code	Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet)*	Percent Coverage
514	Ditch	0.14	122	20	80
520	Lake	5.23	2,050	50	90
740	Disturbed Land	43.35	37,767	20	80

*Average visibility to each side of transect

SURVEY RESULTS

One gopher tortoise (*Gopherus polyphemus*) burrow and one little blue heron (*Egretta caerulea*) were observed on the Project site during the May 19, 2021 PSS. The gopher tortoise and little blue heron are listed as threatened by the Florida Fish and Wildlife Conservation Commission (2018). The locations of the gopher tortoise burrow and little blue heron are depicted on Appendix B. No Lee County protected plant species were documented on-site.

ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations are provided for each Lee County protected species documented within each habitat type. Separate calculations will be provided if more than one of the same protected species is observed within different habitat types. Please note that density estimates for wildlife species are only provided for Lee County protected species.

The Lee County protected species abundance calculations are provided in Table 4, while Table 5 summarizes the PSS findings.

Table 4. Lee County Protected Species Abundance Calculations

Protected Species Density = $\{n\ (C)/[L\ (W_1+W_2)]\}\ (43{,}560\ ft^2/ac)$

Where n = number of individuals observed or active plus inactive gopher tortoise burrows
L = length of transect
W_1 = distance of visibility to the right of transect
W_2 = distance of visibility to the left of transect
C = gopher tortoise conversion factor (0.5)*

*Used for gopher tortoise calculation only

Gopher Tortoise (GT)

FLUCFCS Code 740
$=\{1\ GT\ burrow\ (0.5)/[(37{,}767)(20\ ft + 20\ ft)]\}\ (43{,}560\ ft^2/ac)$
$= (0.5/1{,}510{,}680)(43560)$
$= (3.3 \times 10^{-6})(43{,}560)$
= 0.01 Gopher tortoise (burrow) / acre

Little Blue Heron (LBHE)

FLUCFCS Code 520
$= \{1\ LBHE/[2{,}050\ ft\ (20\ ft + 20\ ft)]\}\ (43{,}560\ ft^2/ac)$
$= (1/82{,}000)(43{,}560)$
$= (4.88 \times 10^{-6})(43560)$
= 0.53 Little blue herons / acre

Table 5. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles					
American alligator (*Alligator mississippiensis*)	514	80		X	
	520	90		X	
Eastern indigo snake (*Drymarchon corais couperi*)	740	80		X	
Gopher tortoise (burrows) (*Gopherus polyphemus*)	740	80	X		0.01
Birds					
Crested caracara (*Caracara cheriway*)	740	80		X	
Florida burrowing owl (burrows) (*Athene cunicularia floridana*)	740	80		X	
Florida sandhill crane (*Grus canadensis pratensis*)	740	80		X	
Least tern (*Sterna antillarum*)	514	80		X	
	520	90		X	
Limpkin (*Aramus guarauna*)	514	80		X	
	520	90		X	
Little blue heron (*Egretta caerulea*)	514	80		X	
	520	90	X		0.53
Reddish egret (*Egretta rufescens*)	514	80		X	
	520	90		X	
Roseate spoonbill (*Ajaia ajaja*)	514	80		X	
	520	90		X	
Snail kite (*Rostrhamus sociabilis*)	520	90		X	
Snowy egret (*Egretta thula*)	514	80		X	
	520	90		X	
Southeastern American Kestrel (*Falco sparverius paulus*)	740	80		X	
Tri-colored heron (*Egretta tricolor*)	514	80		X	
	520	90		X	
Wood stork (*Mycteria americana*)	514	80		X	
	520	90		X	
Mammals					
Everglades mink (*Mustela vison evergladensis*)	514	80		X	
	520	90		X	

MANAGEMENT ACTIVITIES

Prior to the issuance of a development order, a protected species management plan per LDC 10-474 will be prepared and submitted to the Department of Community Development as part of the Lee County review process for the Project, as applicable. The protected species management plan will outline protection measures for the protected species documented on the Project site.

REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System (FLUCFCS). Procedure No. 550-010-001-a. Third Edition.

Florida Fish and Wildlife Conservation Commission. 2018. Florida's Endangered Species, Threatened Species and Species of Special Concern. Official Lists. Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida.

APPENDIX A

AERIAL WITH FLUCFCS MAP

LEGEND:

SFWMD "OTHER SURFACE WATERS" (26.97 Ac.±)

SCALE: 1" = 500'

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
180	GOLF COURSE SUPPORT FACILITIES	3.90 Ac.±	1.0%
182	GOLF COURSE	74.54 Ac.±	18.4%
186	COMMUNITY RECREATIONAL FACILITIES	3.09 Ac.±	0.8%
190	OPEN LAND	1.02 Ac.±	0.3%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	1.57 Ac.±	0.4%
524	MAN-MADE LAKE	26.97 Ac.±	6.6%
740	DISTURBED LAND	291.00 Ac.±	71.6%
814	ROAD	4.02 Ac.±	1.0%
8335	WATER PUMPING STATION	0.05 Ac.±	0.0%
	TOTAL	406.16 Ac.±	100.0%

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

CPA AREAS FROM BARRACO AND ASSOCIATES, INC. DRAWING No. CPA TO PASSARELLA.DWG DATED AUGUST 11, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

OSW LIMITS PER SFWMD PERMIT No. 36-04006-P.

J:\2018\18gpc2956\2021\PSS\APPENDIX A AERIAL WITH FLUCFCS AND OSW MAP.DWG TAB: 36X24-C OCT 07, 2021 - 11:43AM PLOTTED BY: PAULF

REVISIONS	DATE

DRAWN BY P.F.	DATE 8/27/21	
DESIGNED BY C.C.	DATE 8/27/21	
REVIEWED BY S.J.	DATE 8/27/21	

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

RIVER HALL CPA AREAS

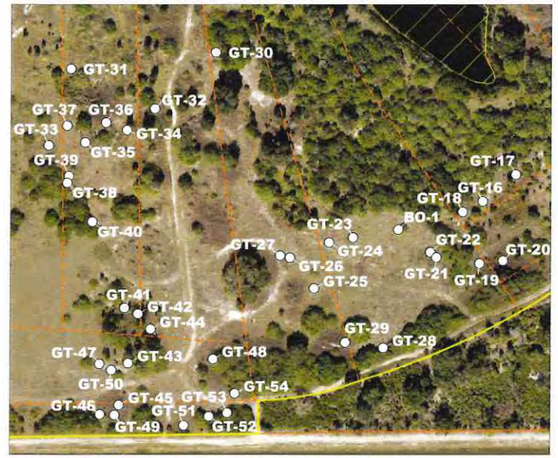
AERIAL WITH FLUCFCS AND OSW MAP

DRAWING No. 18GPC2956

SHEET No. APPENDIX A

APPENDIX B

AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS MAP



INSET 1
SCALE: 1" = 150'

INSET 2
SCALE: 1" = 150'

LEGEND:

- SFWMD "OTHER SURFACE WATERS" (26.97 Ac.±)
- APPROXIMATE LOCATION OF SURVEY TRANSECTS
- **BO-1** BURROWING OWL BURROW
- **GT-1** GOPHER TORTOISE BURROW (TYP.)
- **LBHE** LITTLE BLUE HERON
- **SACR** SANDHILL CRANE

NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY - MARCH 2021.

CPA AREAS FROM BARRACO AND ASSOCIATES, INC. DRAWING No. CPA TO PASSARELLA.DWG DATED AUGUST 11, 2021.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

OSW LIMITS PER SFWMD PERMIT No. 36-04006-P.

SCALE: 1" = 500'

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
180	GOLF COURSE SUPPORT FACILITIES	3.90 Ac.±	1.0%
182	GOLF COURSE	74.54 Ac.±	18.4%
186	COMMUNITY RECREATIONAL FACILITIES	3.09 Ac.±	0.8%
190	OPEN LAND	1.02 Ac.±	0.3%
4159 E4	PINE, DISTURBED (76-100% EXOTICS)	1.57 Ac.±	0.4%
524	MAN-MADE LAKE	26.97 Ac.±	6.6%
740	DISTURBED LAND	291.00 Ac.±	71.6%
814	ROAD	4.02 Ac.±	1.0%
8335	WATER PUMPING STATION	0.05 Ac.±	0.0%
	TOTAL	406.16 Ac.±	100.0%

REVISIONS	DATE

DRAWN BY	DATE
P.F.	8/27/21
DESIGNED BY	DATE
C.C.	8/27/21
REVIEWED BY	DATE
S.J.	8/27/21

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

RIVER HALL CPA AREAS
AERIAL WITH FLUCFCS, SURVEY TRANSECTS, AND PROTECTED SPECIES LOCATIONS MAP

DRAWING No. 18GPC2956

SHEET No. APPENDIX B

J:\2018\18GPC2956\2021\PSS\APPENDIX B AERIAL WITH FLUCFCS SURVEY TRANSECTS AND PSS MAP.DWG TAB: 36X24-C OCT 07, 2021 - 11:44AM PLOTTED BY: PAULF

Traffic Report and Maps

RIVER HALL
COMPREHENSIVE PLAN AMENDMENT

TRAFFIC STUDY

January 17, 2022

dpe

Since 1978

Prepared By:
David Plummer & Associates

Prepared For:
GreenPointe Communities, LLC

Date Prepared:
August 27, 2021
January 17, 2022 - Revised

DPA Job #:
20512

RIVER HALL
COMPREHENSIVE PLAN AMENDMENT
TRAFFIC STUDY

Introduction

River Hall, hereafter referred to as the Project, is an existing mixed-use development located in east Lee County, Florida. The Project site is located on SR 80, approximately three-fourths of a mile east of Buckingham Road at River Hall Parkway (Exhibit 1).

The existing FLUM and zoning for the River Hall community allows 2,695 residential dwelling units (and supporting amenities), 30,000 square feet of retail, and 15,000 square feet of office.

The applicant is requesting a comprehensive plan amendment (CPA) to allow a maximum residential density of 3,184 residential units. The purpose of this report is to provide a traffic analysis in support of the proposed CPA application.

Revised Traffic Study

The original traffic study dated August 27, 2021 was submitted to Lee County as part of the comprehensive plan amendment application. The traffic study has been revised in response to discussions with Lee County development review staff. Revisions to the study are limited to Exhibits 7 and 8 which have been updated for consistency with FDOT traffic data; the revisions do not affect the results of the original analysis.

Executive Summary

The results of this CPA transportation assessment are as follows.

- The Long Range – 20-year horizon analysis identified the following changes to the MPO 2045 Needs Plan are recommended to address the level of service deficiencies anticipated "without" and "with" the proposed CPA.
    - Widen Buckingham Road to 4 lanes from Gunnery Road to Orange River Boulevard.
    - Widen Cemetery Road to 4 lanes from Buckingham Road to Higgens Avenue.
    - Widen Orange River Boulevard to 4 lanes from Staley Road to Buckingham Road.
- The year 2045 needed improvements to support the proposed CPA are the same improvements that have been identified to support future conditions "without" the CPA. Therefore, the proposed CPA does not cause additional needed improvements on the public road network per Chapter 163.3180, F.S.

dpa Since 1978

- The year 2026 (Short-Term) traffic analysis indicates that no revisions to the County's five-year CIP or FDOT's five-year work program are warranted as a result of the proposed CPA per Chapter 163.3180, F.S.

- The proposed CPA is anticipated to mitigate its traffic impacts through the payment of road impact fees at the time of permitting, as required by Lee County. The road impact fees generated by the proposed CPA will help fund future roadway improvements.

Transportation Methodology

The traffic study has been prepared in accordance with requirements included in the Lee County Application for a Comprehensive Plan Amendment, Appendix A.

Study Area

As required by Section III, Part B of Lee County's Application for a Comprehensive Plan Amendment, the traffic impacts of the proposed CPA are analyzed for major roadways within a three-mile radius of the subject property, as shown in Exhibit 2.

Existing Road Network

The existing roadway network in the vicinity of the Project is depicted in Exhibit 2. There are several major roadways in the vicinity of the Project including the following.

- Buckingham Road – County-maintained, two-lane arterial roadway.
- Cemetery Road – County-maintained, two-lane collector roadway.
- North River Road – County-maintained, two-lane arterial roadway.
- Olga Road – County-maintained, two-lane collector roadway.
- Orange River Boulevard – County maintained, two-lane arterial roadway.
- SR 80 – State maintained, arterial roadway. Four-lane roadway east of SR 31.

Planned Roadway Improvements

The Lee County MPO 2045 LRTP consists of two highway transportation plans: 1) the 2045 Highway Needs Plan; and 2) the 2045 Highway Cost Feasible Plan, Appendix B. The two highway plans are the subject of this CPA traffic analysis and described below.

2045 Highway Needs Plan

The MPO 2045 LRTP Highway Needs Plan identifies improvements that are considered to be

the future roadway "needs" to support the anticipated county-wide demands. The adopted 2045 LRTP Highway Needs Plan roadway improvements in the study area include the following.

- Buckingham Road from Orange River Boulevard to SR 80 – 2 to 4 Lanes
- SR 80 from SR 31 to Buckingham Road – 4 to 6 Lanes

2045 Highway Cost Feasible Plan

The MPO 2045 LRTP Highway Cost Feasible Plan identifies the needed improvements listed above that are considered to be financially feasible for construction, based on anticipated priorities and future revenues. The adopted 2045 LRTP Highway Cost Feasible Plan roadway improvements in the study area included the following.

- Buckingham Road from Orange River Boulevard to SR 80 – 2 to 4 Lanes

Scheduled Roadway Improvements

The scheduled road improvements in Lee County are shown on Lee County's Capital Improvement Program and FDOT's Five-Year Work Program. No roadway capacity improvements are currently scheduled for construction within the study area.

CPA Land Use Parameters

The proposed CPA increases the maximum allowable development of River Hall to a total of 3,184 residential units. Accessory/ancillary uses (amenities located behind community gated entrances) are not considered for this transportation assessment and are conservatively assumed to have no effect on the Project's net new external trip generation (no intrazonal capture). For purposes of this traffic assessment, the River Hall development parameters are summarized as follows.

River Hall Development Parameters				
Land Use	**Constructed/Occupied**	**Without CPA**	**With CPA**	**Net Change**
Residential Units	950	2,695	3,184	+489
Office (sq. ft.)	0	15,000	15,000	No change
Retail (sq. ft.)	0	30,000	30,000	No change

Travel Model

The Lee County Metropolitan Planning Organization (MPO) travel model is relied on for a CPA traffic analysis. The MPO 2045 traffic analysis zone (TAZ) structure was modified to reflect the River Hall community in the travel model as 4 separate TAZs as summarized in the following.

River Hall TAZ Development Parameters			
TAZ / Land Use	**Without CPA**	**With CPA**	**Net Change**
TAZ #4500 (School)	1,500 students	1,500 students	No change
TAZ #4501 (Town Center)	Office: 15,000 sq. ft. Retail: 30,000 sq. ft.	Office: 15,000 sq. ft. Retail: 30,000 sq. ft.	No change
TAZ #4502 (Approved Residential)	2,695 SF units	2,695 SF units	No change
TAZ #4502 (Proposed Residential)	0 SF units	489 SF units	+ 489 SF units

Buildout of River Hall is assumed to occur within a five-year period (2026). For traffic analysis purposes, the River Hall development parameters were converted to socioeconomic data for the TAZs representing the River Hall community in the travel model, Appendix C.

Adjustments to the MPO 2045 road structure were made to reflect a secondary entrance connecting River Hall and Lehigh Acres. This planned entrance will allow Lehigh school traffic to directly access the River Hall Elementary School.

Level of Service Standards

Roadway level of service (LOS) standards generally vary depending on the jurisdiction. The Florida DOT LOS targets will apply to State-maintained facilities. For County roads, the LOS standards adopted in the Lee Plan will apply. The applicable roadway LOS targets/standards are as follows.

- State Roads in Urbanized Areas – LOS D
- State Roads outside Urbanized Areas – LOS C
- Lee County Roads – LOS E

Long Range – 20-Year Horizon (Year 2045) Analysis

The 2045 D1RPM (FSUTMS) travel model was used to run comparative travel model assignments both "without" and "with" the proposed CPA under the adopted Lee County MPO 2045 Cost Feasible Plan. For these assignments, the future year 2045 Cost Feasible road network and the MPO's 2045 socioeconomic data projections were used.

Year 2045 Traffic Conditions Without CPA

The study area included roadway segments within a three-mile radius of the Project. Exhibit 3 provides the results of the year 2045 travel model assignment for "without" the proposed CPA. For each road segment, the most representative link volumes from the travel model assignment were used in the segment analysis. Traffic data used for the segment analysis is provided in Appendix D.

Based on the travel model, River Hall (not including the school) generates 22,276 annual average daily traffic (AADT) without the CPA. As shown in Exhibit 3, the following segments are projected to be deficient in year 2045 without the proposed CPA.

Deficient Roadway Segments – 2045 Needs, Without CPA					
Roadway	**From**	**To**	**Needed # of Lanes**	**Adopted # of Lanes (1)**	**Consistent With Needs Plan?**
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	4	2	No
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	4	2	No
Orange River Blvd.	Staley Rd.	Buckingham Rd.	4	2	No
SR 80	SR 31	Buckingham Rd.	6	6	Yes

Footnote:
(1) As reflected in the Lee County 2045 LRTP Needs Plan.

Without the proposed CPA, three of the deficient roadway segments shown above are not consistent with the adopted Lee County MPO 2045 LRTP Needs Plan. The remaining deficient roadway is identified in the Needs Plan (please refer to Appendix B).

Year 2045 Traffic Conditions With CPA

The study area included roadway segments within a three-mile radius of the Project. Exhibit 4 provides the results of the year 2045 travel model assignment for the analysis "with" the proposed CPA. For each road segment, the most representative link volumes from the travel model assignment were used in the segment analysis. Traffic data used for the segment analysis is provided in Appendix D.

Based on the travel model, River Hall (not including the school) generates 26,274 annual average daily traffic (AADT) with the CPA. As shown in Exhibit 4, the following segments were projected to be deficient in year 2045 with the proposed CPA.

Deficient Roadway Segments – 2045 Needs, With CPA					
Roadway	**From**	**To**	**Needed # of Lanes**	**Adopted # of Lanes (1)**	**Consistent With Needs Plan?**
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	4	2	No
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	4	2	No
Orange River Blvd.	Staley Rd.	Buckingham Rd.	4	2	No
SR 80	SR 31	Buckingham Rd.	6	6	Yes

Footnote:
(1) As reflected in the Lee County 2045 LRTP Needs Plan.

Summary Comparison of Year 2045 Traffic Conditions

A comparison of the roadway segment "needs" without and with the CPA, along with the MPO needs and financially feasible lanes, is provided in Exhibits 5 and 6 and summarized below.

2045 Roadway Needs Comparison								
Roadway	**From**	**To**	**Existing**	**MPO Cost Feasible**	**MPO Needs**	**Needs Without CPA**	**Needs With CPA**	**Difference With CPA**
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	2	2	2	4	4	0
	Orange River Blvd.	SR 80	2	4	4	4	4	0
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	2	2	2	4	4	0
North River Rd.	SR 31	Franklin Lock Rd.	2	2	2	2	2	0
	Franklin Lock Rd.	Broadway Rd.	2	2	2	2	2	0
Olga Rd.	SR 80 W	SR 80 E	2	2	2	2	2	0
Orange River Blvd.	Staley Rd.	Buckingham Rd.	2	2	2	4	4	0
SR 80	SR 31	Buckingham Rd	4	4	6	6	6	0
	Buckingham Rd	River Hall Pkwy.	4	4	4	4	4	0
	River Hall Pkwy.	W. of Werner Drive	4	4	4	4	4	0
	W. of Werner Drive	Hickey Creek Rd.	4	4	4	4	4	0
	Hickey Creek Rd.	Broadway St./CR 78	4	4	4	4	4	0

The complete FSUTMS-Cube travel model run for all CPA scenarios are available for download from: ftp://ftpfm.dplummer.com/Public/20512_RiverHall_CPA.

Based on the long range 20-year horizon comparative model analysis, the following conclusions are derived.

- Deficient roadway segments on Buckingham Road, Cemetery Road, Orange River Boulevard, and SR 80 have been identified without the proposed CPA in the study area.
- The deficient roadway segments and the corresponding needed improvements have already been identified in the Lee County MPO 2045 LRTP for the following.
    - SR 80 from SR 31 to Buckingham Road.
    - The Needs Plan does not address the remaining road segments that are deficient as a result of current traffic projections without the CPA.
- The roadway improvements needed to correct the deficient roadways for "without" and "with" the CPA are identical. Therefore, the proposed CPA does not warrant any additional updates to the Needs Plan.

Year 2045 Recommendations

To address the anticipated 2045 needs without the CPA identified in this study, it is recommended that the Lee County MPO further evaluate the following roadway segments for consideration to be added to the Needs Plan in the next LRTP plan update effort.

- Widen Buckingham Road to 4 lanes from Gunnery Road to Orange River Boulevard.
- Widen Cemetery Road to 4 lanes from Buckingham Road to Higgens Avenue.
- Widen Orange River Boulevard to 4 lanes from Staley Road to Buckingham Road.

The proposed CPA does not warrant any additional updates to the Needs Plan.

Short Range Five-Year CIP (Year 2026) Analysis

The traffic projections for the short-term analysis are based on growth trend analysis and ITE trip generation estimates rather than relying on the travel model.

Growth trends were established from historical AADT data from FDOT's Florida Traffic Online Web Application (2020 data), Appendix D. Future background traffic was estimated by applying growth rates derived from the trend analysis to the existing peak hour directional volumes reported by Lee County (2020 Concurrency Report) and FDOT (District 1 LOS Report), Appendix D.

The select zone assignments from the 2045 model runs are the basis for Project trip distribution.

Year 2026 Traffic Conditions Without CPA

The trip generation estimate for the approved development was estimated based on trip generation rates and equations from the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition. The trip generation is reflective of future unbuilt units (45,000 sq. ft. of commercial uses and 1,745 residential units) approved under the current zoning. The trips associated with the existing (occupied) 950 residential units are presumed to be accounted for as part of the field measured segment volumes reported by Lee County and FDOT. The calculated trip generation for the future unbuilt development without the CPA is summarized below and documented in Appendix E.

River Hall Without CPA Trip Generation Summary							
	AM Peak Hour			PM Peak Hour			Daily
	In	Out	Total	In	Out	Total	Total
Net New External	450	1,002	1,452	1,106	717	1,823	17,253

Percent distributions derived from the daily (AADT) select zone model assignments were applied to the ITE PM peak hour volumes. Therefore, traffic volumes without the CPA are reflective of future background traffic volumes plus the ITE PM peak hour trip assignment associated with the unbuilt development without the CPA.

Exhibit 7 provides the results of the year 2026 analysis "without" the proposed CPA. As shown in Exhibit 7, the following segments are projected to be deficient in year 2026 without the proposed CPA.

Deficient Roadway Segments – 2026 Needs, Without CPA					
Roadway	**From**	**To**	**Needed # of Lanes**	**E+C # of Lanes (1)**	**Consistent With E+C?**
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	4	2	No
SR 80	SR 31	Buckingham Rd.	6	4	No

Footnote:
(1) As reflected in the MPO E+C road network.

Year 2026 Traffic Conditions With CPA

The trip generation estimate for the proposed development was estimated based on trip generation rates and equations from the Institute of Transportation Engineers (ITE), Trip Generation, 10th Edition. The trip generation is reflective of future unbuilt units (45,000 sq. ft. of commercial uses and 2,234 residential units) allowed with the CPA. The trips associated with the existing (occupied) 950 residential units are presumed to be accounted for as part of the field measured segment volumes reported by Lee County and FDOT. The calculated trip generation for the future unbuilt development with the CPA is summarized below and documented in Appendix E.

River Hall With CPA Trip Generation Summary							
	AM Peak Hour			**PM Peak Hour**			**Daily**
	In	**Out**	**Total**	**In**	**Out**	**Total**	**Total**
Net New External	537	1,262	1,799	1,373	873	2,246	20,936

Percent distributions derived from the daily (AADT) select zone model assignments were applied to the ITE PM peak hour volumes. Therefore, traffic volumes with the CPA are reflective of future background traffic volumes plus the ITE PM peak hour trip assignment associated with the unbuilt development with the CPA.

Exhibit 8 provides the results of the year 2026 analysis "with" the proposed CPA. As shown in Exhibit 8, the following segments are projected to be deficient in year 2026 without the proposed CPA.

Deficient Roadway Segments – 2026 Needs, Without CPA					
Roadway	**From**	**To**	**Needed # of Lanes**	**E+C # of Lanes (1)**	**Consistent With E+C?**
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	4	2	No
SR 80	SR 31	Buckingham Rd.	6	4	No

Footnote:
(1) As reflected in the MPO E+C road network.

dpa Since 1978

Summary Comparison of Year 2026 Traffic Conditions

A comparison of the roadway segment "needs" without and with the CPA, along with the existing and E+C number of lanes, is provided in Exhibits 9 and 10 and summarized below.

2026 Roadway Needs Comparison							
Roadway	**From**	**To**	**Existing**	**E+C**	**Needs Without CPA**	**Needs With CPA**	**Difference With CPA**
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	2	2	2	2	0
	Orange River Blvd.	SR 80	2	2	4	4	0
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	2	2	2	2	0
North River Rd.	SR 31	Franklin Lock Rd.	2	2	2	2	0
	Franklin Lock Rd.	Broadway Rd.	2	2	2	2	0
Olga Rd.	SR 80 W	SR 80 E	2	2	2	2	0
Orange River Blvd.	Staley Rd.	Buckingham Rd.	2	2	2	2	0
SR 80	SR 31	Buckingham Rd	4	4	6	6	0
	Buckingham Rd	River Hall Pkwy.	4	4	4	4	0
	River Hall Pkwy.	W. of Werner Drive	4	4	4	4	0
	W. of Werner Drive	Hickey Creek Rd.	4	4	4	4	0
	Hickey Creek Rd.	Broadway St./CR 78	4	4	4	4	0

Based on the short-term (year 2026) comparative analysis, the following conclusions are derived.

- Deficient roadway segments on Buckingham Road and SR 80 have been identified without the proposed CPA in the study area. The improvements needed to address these deficiencies are not identified in Lee County's CIP for FDOT's five-year work program.
- The roadway improvements needed to correct the deficient roadways for "without" and "with" the CPA are identical. Therefore, no additional changes to the County's five-year CIP or FDOT's five-year work program are warranted as a result of the proposed CPA.

Year 2026 Recommendations

To address the anticipated short-term needs without the CPA identified in this study, it is recommended that the Lee County MPO further evaluate the following roadway segments for consideration to be added to the Cost Feasible Plan and/or prioritized for programming.

- Widen Buckingham Road to 4 lanes from Orange River Boulevard to SR 80.
- Widen SR 80 to 6 lanes from SR 31 to Buckingham Road.

No revisions to the County's five-year CIP or FDOT's five-year work program are warranted as a result of the proposed CPA.

Traffic Mitigation

The payment of road impact fees represents the full mitigation requirements to accommodate the proposed CPA. The CPA will also generate ad valorem taxes, gas taxes, and other revenues that

may be used to further assist with the funding of the Lee County MPO LRTP improvements needed without and with the CPA.

Conclusions

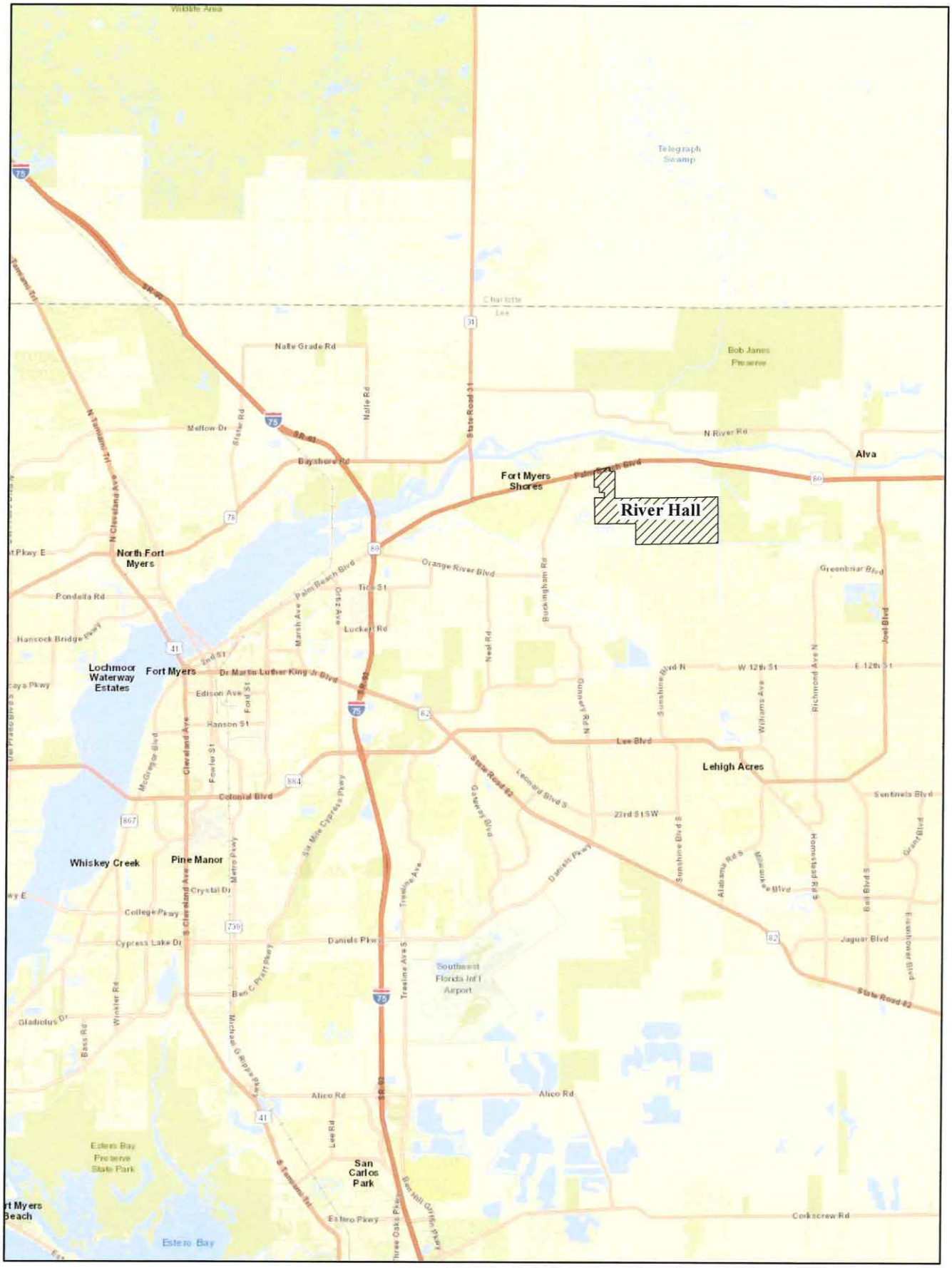
The results of this CPA transportation assessment are as follows.

- The Long Range – 20-year horizon analysis identified the following changes to the MPO 2045 Needs Plan are recommended to address the level of service deficiencies anticipated "without" and "with" the proposed CPA.
    - Widen Buckingham Road to 4 lanes from Gunnery Road to Orange River Boulevard.
    - Widen Cemetery Road to 4 lanes from Buckingham Road to Higgens Avenue.
    - Widen Orange River Boulevard to 4 lanes from Staley Road to Buckingham Road.

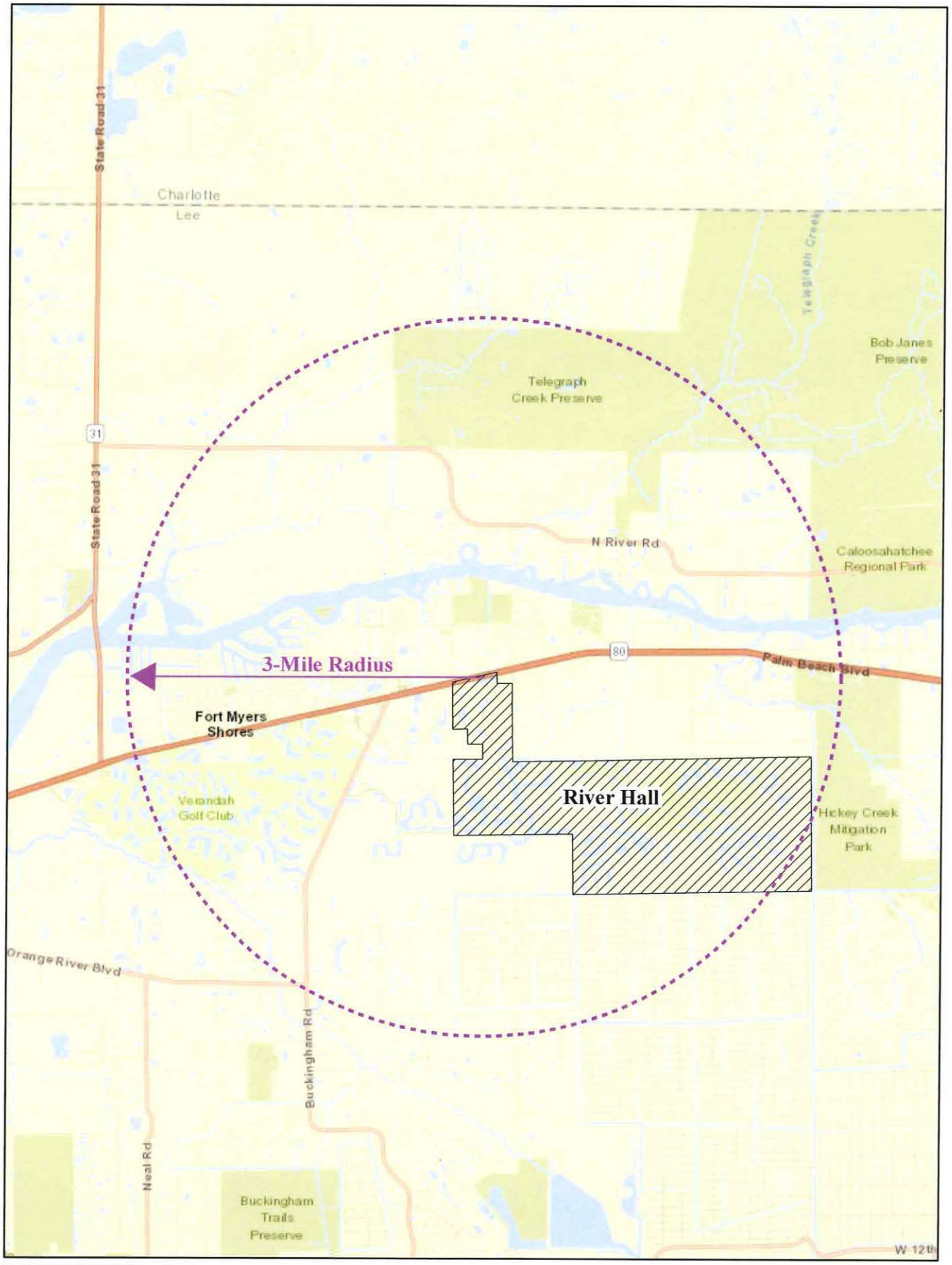
- The year 2045 needed improvements to support the proposed CPA are the same improvements that have been identified to support future conditions "without" the CPA. Therefore, the proposed CPA does not cause additional needed improvements on the public road network per Chapter 163.3180, F.S.

- The year 2026 (Short-Term) traffic analysis indicates that no revisions to the County's five-year CIP or FDOT's five-year work program are warranted as a result of the proposed CPA per Chapter 163.3180, F.S.

- The proposed CPA is anticipated to mitigate its traffic impacts through the payment of road impact fees at the time of permitting, as required by Lee County. The road impact fees generated by the proposed CPA will help fund future roadway improvements.



			DATE	PROJECT NO.	FILE NO.	EXHIBIT
dpa	RIVER HALL CPA	PROJECT LOCATION	08/21	20512	01/0821	1



dpa	RIVER HALL CPA	STUDY AREA	DATE	PROJECT NO.	FILE NO.	EXHIBIT
			08/21	20512	01/0821	2

EXHIBIT 3

RIVER HALL COMPREHENSIVE PLAN AMENDMENT
LONG RANGE 20-YEAR HORIZON (2045) - WITHOUT CPA
DIRECTIONAL PEAK HOUR, PEAK SEASON

ROADWAY	FROM	TO	D1RPM Node Numbers A_1	B_1	A_2	B_2	# of Lanes[1]	State/ County Roadway	Cost Feasible LOS Facility Type	LOS Std.[2]	FDOT Station[3]	2045 AADT[4]	2045 Project AADT[4]	% Project Distribution	K Factor[5]	Two-way Peak Hour Volume	D Factor[5] Dir1	D Factor[5] Dir2	Directional Peak Hr. Vol. Dir1	Dir2	Directional Service Volumes[6] LOS A	LOS B	LOS C	LOS D	LOS E	LOS Std.	LOS V/C Dir1	LOS V/C Dir2	2045 LOS Dir1	2045 LOS Dir2	Directional Service Volumes[6] 1 Lane	2 Lanes	3 Lanes	4 Lanes	Lanes Needed	Additional Lanes Needed
													22276																							
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	26412	26417			2	LC	LC_ClassIArterial_2L	E	126011	27649	2204	9.9%	0.090	2,488	0.534	0.466	1,329	1,159	0	140	800	860	860	860	1.55	1.35	F	F	860	1,960	2,940	3,940	4	Add 2 L
	Orange River Blvd.	SR 80	26567	26607			4	LC	LC_ClassIArterial_4L	E	124656	28875	4892	22.0%	0.095	2,743	0.538	0.462	1,476	1,267	0	250	1,840	1,960	1,960	1,960	0.75	0.65	C	C	860	1,960	2,940	3,940	4	Add 0 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	26417	26703			2	LC	LC_Collector_2LU	E	124656	15397	612	2.7%	0.095	1,463	0.538	0.462	787	676	0	0	310	660	740	740	1.06	0.91	F	E	740	1,520	2,280	3,040	4	Add 2 L
North River Rd.	SR 31	Franklin Lock Rd.	25796	26100			2	LC	LC_ClassIArterial_2L	E	124650	12710	13	0.1%	0.095	1,207	0.538	0.462	649	558	0	140	800	860	860	860	0.75	0.65	C	C	860	1,960	2,940	3,940	2	Add 0 L
	Franklin Lock Rd.	Broadway Rd.	27309	27426			2	LC	LC_ClassIArterial_2L	E	124650	10925	7	0.0%	0.095	1,038	0.538	0.462	558	480	0	140	800	860	860	860	0.65	0.56	C	C	860	1,960	2,940	3,940	2	Add 0 L
Olga Rd.	SR 80 W	SR 80 E	26607	26626			2	LC	LC_Collector_2LU	E	126011	4350	560	2.5%	0.090	392	0.534	0.466	209	183	0	0	310	660	740	740	0.28	0.25	C	C	740	1,520	2,280	3,040	2	Add 0 L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	26263	26412			2	LC	LC_Collector_2LU	E	124202	18736	453	2.0%	0.095	1,780	0.538	0.462	958	822	0	0	310	660	740	740	1.29	1.11	F	F	740	1,520	2,280	3,040	4	Add 2 L
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Ol	26393	26607			4	FDOT	UA_S2WAC1_2W_4L_D_WL_WR	D	120085	44560	11669	52.4%	0.090	4,010	0.537	0.463	2,153	1,857	0	0	2,006	2,100	2,100	2,100	1.03	0.88	F	C	970	2,100	3,171	4,242	6	Add 2 L
	CR 80A/Buckingham Rd/Old Ol	River Hall Pkwy.	26783	89956			4	FDOT	UA_UFH_2W_4L_D_WL_WR	D	120012	44822	17670	79.3%	0.090	4,034	0.537	0.463	2,166	1,868	0	1,800	2,600	3,280	3,730	3,280	0.66	0.57	C	C	1,260	3,280	4,920	7,380	4	Add 0 L
	River Hall Pkwy.	W. of Werner Drive	89956	26949			4	FDOT	UA_UFH_2W_4L_D_WL_WR	D	120012	29842	3276	14.7%	0.090	2,686	0.537	0.463	1,442	1,244	0	1,800	2,600	3,280	3,730	3,280	0.44	0.38	B	B	1,260	3,280	4,920	7,380	4	Add 0 L
	W. of Werner Drive	Hickey Creek Rd.	27174	26290			4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120012	28367	2549	11.4%	0.090	2,553	0.537	0.463	1,371	1,182	0	1,530	2,210	2,820	3,220	2,210	0.62	0.53	B	B	861	2,210	3,320	4,980	4	Add 0 L
	Hickey Creek Rd.	Broadway St./CR 78	27290	27356			4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120006	28075	2498	11.2%	0.090	2,527	0.537	0.463	1,357	1,170	0	1,530	2,210	2,820	3,220	2,210	0.61	0.53	B	B	861	2,210	3,320	4,980	4	Add 0 L

FOOTNOTES:

(1) Lee County MPO 2045 Long Range Transportation Plan Highway Cost Feasible Plan number of lanes.
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for urbanized and LOS C for non-urbanized).
(3) FDOT count station from FDOT Traffic Online.
(4) AADT from 2045 travel model assignment on MPO 2045 Cost Feasible road network.
(5) Adjustment factors per FDOT Traffic Online.
(6) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

EXHIBIT 4

RIVER HALL COMPREHENSIVE PLAN AMENDMENT
LONG RANGE 20-YEAR HORIZON (2045) - WITH CPA
DIRECTIONAL PEAK HOUR, PEAK SEASON

ROADWAY	FROM	TO	D1RPM Node Numbers A_1	B_1	A_2	B_2	# of Lanes[1]	State/ County Roadway	Cost Feasible LOS Facility Type	LOS Std.[2]	FDOT Station[3]	2045 AADT[4]	2045 Project AADT[4]	% Project Distribution K Factor[5]	Two-way Peak Hour Volume	D Factor[5] Dir1	D Factor[5] Dir2	Directional Peak Hr. Vol. Dir1	Directional Peak Hr. Vol. Dir2	Directional Service Volumes[6] LOS A	LOS B	LOS C	LOS D	LOS E	LOS Std.	LOS V/C Dir1	LOS V/C Dir2	2045 LOS Dir1	2045 LOS Dir2	Directional Service Volumes[6] 1 Lane	2 Lanes	3 Lanes	4 Lanes	Lanes Needed	Additional Lanes Needed
													26274																						
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	26412	26417			2	LC	LC_ClassIArterial_2L	E	126011	27510	2448	9.3%	0.090	2,476	0.534	0.466	1,322	1,154	0	140	800	860	860	860	1.54	1.34	F	F	860	1,960	2,940	3,940	4	Add 2 L
	Orange River Blvd.	SR 80	26567	26607			4	LC	LC_ClassIArterial_4L	E	124656	28968	5441	20.7%	0.095	2,752	0.538	0.462	1,481	1,271	0	250	1,840	1,960	1,960	1,960	0.76	0.65	C	C	860	1,960	2,940	3,940	4	Add 0 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	26417	26703			2	LC	LC_Collector_2LU	E	124656	15262	590	2.2%	0.095	1,450	0.538	0.462	780	670	0	0	310	660	740	740	1.05	0.91	F	E	740	1,520	2,280	3,040	4	Add 2 L
North River Rd.	SR 31	Franklin Lock Rd.	25796	26100			2	LC	LC_ClassIArterial_2L	E	124650	12699	13	0.0%	0.095	1,206	0.538	0.462	649	557	0	140	800	860	860	860	0.75	0.65	C	C	860	1,960	2,940	3,940	2	Add 0 L
	Franklin Lock Rd.	Broadway Rd.	27309	27426			2	LC	LC_ClassIArterial_2L	E	124650	10926	7	0.0%	0.095	1,038	0.538	0.462	558	480	0	140	800	860	860	860	0.65	0.56	C	C	860	1,960	2,940	3,940	2	Add 0 L
Olga Rd.	SR 80 W	SR 80 E	26607	26626			2	LC	LC_Collector_2LU	E	126011	4362	619	2.4%	0.090	393	0.534	0.466	210	183	0	0	310	660	740	740	0.28	0.25	C	C	740	1,520	2,280	3,040	2	Add 0 L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	26263	26412			2	LC	LC_Collector_2LU	E	124202	18763	528	2.0%	0.095	1,782	0.538	0.462	959	823	0	0	310	660	740	740	1.30	1.11	F	F	740	1,520	2,280	3,040	4	Add 2 L
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Ol	26393	26607			4	FDOT	UA_S2WAC1_2W_4L_D_WL_WR	D	120085	46028	13516	51.4%	0.090	4,143	0.537	0.463	2,225	1,918	0	0	2,006	2,100	2,100	2,100	1.06	0.91	F	C	970	2,100	3,171	4,242	6	Add 2 L
	CR 80A/Buckingham Rd/Old Ol	River Hall Pkwy.	26783	89956			4	FDOT	UA_UFH_2W_4L_D_WL_WR	D	120012	47066	20213	76.9%	0.090	4,236	0.537	0.463	2,275	1,961	0	1,800	2,600	3,280	3,730	3,280	0.69	0.60	C	C	1,260	3,280	4,920	7,380	4	Add 0 L
	River Hall Pkwy.	W. of Werner Drive	89956	26949			4	FDOT	UA_UFH_2W_4L_D_WL_WR	D	120012	29985	3653	13.9%	0.090	2,699	0.537	0.463	1,449	1,250	0	1,800	2,600	3,280	3,730	3,280	0.44	0.38	B	B	1,260	3,280	4,920	7,380	4	Add 0 L
	W. of Werner Drive	Hickey Creek Rd.	27174	26290			4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120012	28351	2811	10.7%	0.090	2,552	0.537	0.463	1,370	1,182	0	1,530	2,210	2,820	3,220	2,210	0.62	0.53	B	B	861	2,210	3,320	4,980	4	Add 0 L
	Hickey Creek Rd.	Broadway St./CR 78	27290	27356			4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120006	28056	2755	10.5%	0.090	2,525	0.537	0.463	1,356	1,169	0	1,530	2,210	2,820	3,220	2,210	0.61	0.53	B	B	861	2,210	3,320	4,980	4	Add 0 L

FOOTNOTES:

(1) Lee County MPO 2045 Long Range Transportation Plan Highway Cost Feasible Plan number of lanes.
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for urbanized and LOS C for non-urbanized).
(3) FDOT count station from FDOT Traffic Online.
(4) AADT from 2045 travel model assignment on MPO 2045 Cost Feasible road network.
(5) Adjustment factors per FDOT Traffic Online.
(6) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

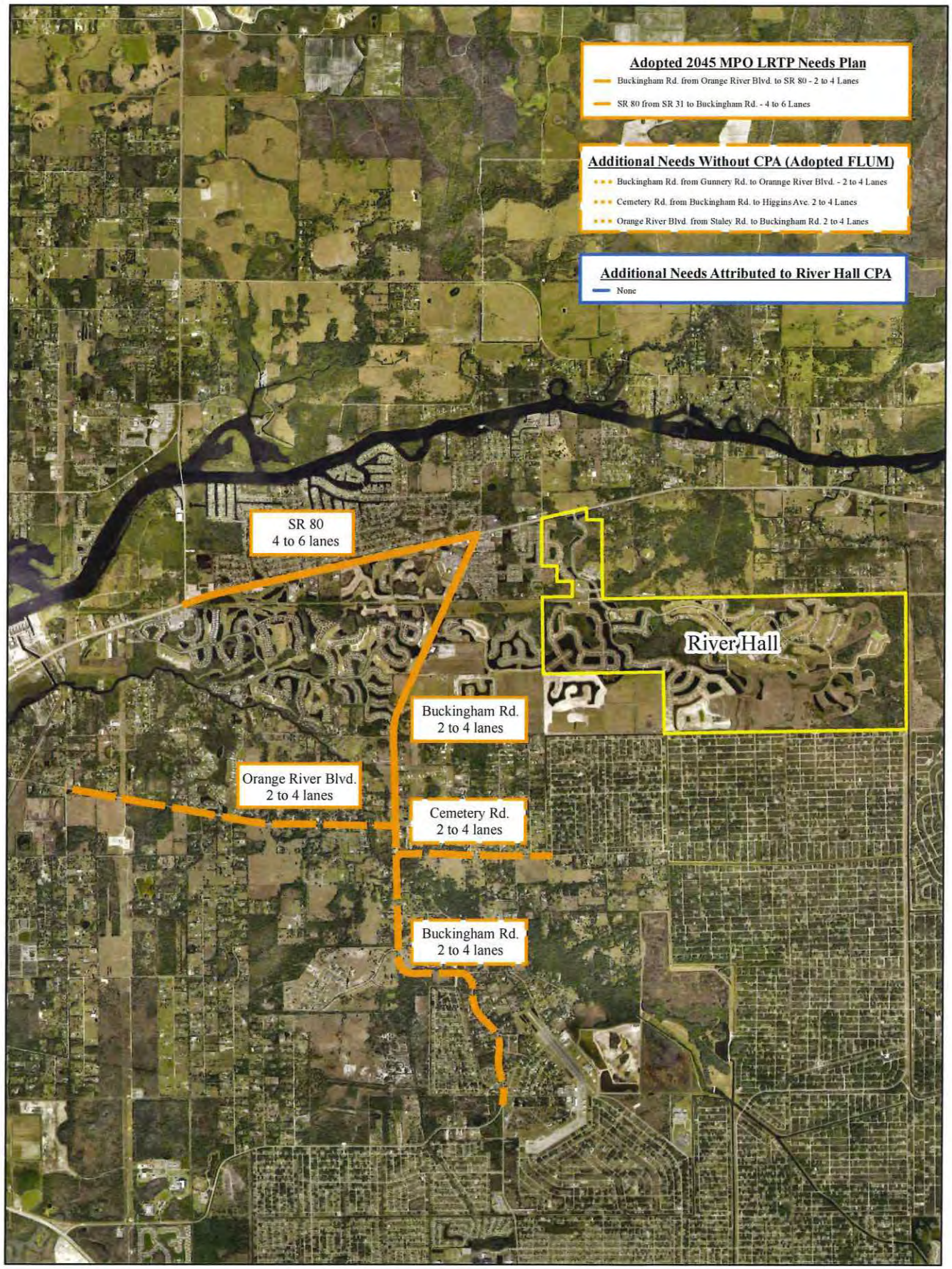
EXHIBIT 5

RIVER HALL COMPREHENSIVE PLAN AMENDMENT
LONG RANGE 20-YEAR HORIZON (2045) - NEEDS COMPARISON

			Number of Lanes								
				Adopted 2045 MPO LRTP		CPA Analysis					
						Without CPA (Current)			With CPA (Proposed)		
ROADWAY	FROM	TO	Existing[1]	Needs Plan[2]	Cost Feasible Plan[3]	Needs[4]	Consistent w/ MPO Needs[5]		Needs[6]	Consistent w/ MPO Needs[7]	Consistent w/ Without CPA[8]
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	2	2	2	4	No		4	No	Yes
	Orange River Blvd.	SR 80	2	4	4	4	Yes		4	Yes	Yes
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	2	2	2	4	No		4	No	Yes
North River Rd.	SR 31	Franklin Lock Rd.	2	2	2	2	Yes		2	Yes	Yes
	Franklin Lock Rd.	Broadway Rd.	2	2	2	2	Yes		2	Yes	Yes
Olga Rd.	SR 80 W	SR 80 E	2	2	2	2	Yes		2	Yes	Yes
Orange River Blvd.	Staley Rd.	Buckingham Rd.	2	2	2	4	No		4	No	Yes
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olga Rd.	4	6	4	6	Yes		6	Yes	Yes
	CR 80A/Buckingham Rd/Old Olga Rd.	River Hall Pkwy.	4	4	4	4	Yes		4	Yes	Yes
	River Hall Pkwy.	W. of Werner Drive	4	4	4	4	Yes		4	Yes	Yes
	W. of Werner Drive	Hickey Creek Rd.	4	4	4	4	Yes		4	Yes	Yes
	Hickey Creek Rd.	Broadway St./CR 78	4	4	4	4	Yes		4	Yes	Yes

FOOTNOTES:

(1) Existing 2021 conditions.
(2) Adopted MPO 2045 LRTP - Highway Needs Plan.
(3) Adopted MPO 2045 LRTP - Highway Cost Feasible Plan.
(4) CPA Traffic Analysis - Needed number of lanes without the CPA.
(5) Comparison between (4) and (2) - Are the needed improvements without the CPA the same or less than those adopted by the MPO?
(6) CPA Traffic Analysis - Needed number of lanes with the CPA.
(7) Comparison between (6) and (2) - Are the needed improvements with the CPA the same or less than those adopted by the MPO?
(8) Comparison between (6) and (4) - Are the needed improvements with the CPA the same or less than those needed without the CPA?



dpa	RIVER HALL CPA	LONG RANGE 20-YEAR HORIZON YEAR 2045 ANALYSIS ROADWAY NEEDS COMPARISON	DATE	PROJECT NO.	FILE NO.	EXHIBIT
			08/21	20512	01/0821	6

EXHIBIT 7 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT
SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITHOUT CPA
DIRECTIONAL PEAK HOUR, PEAK SEASON

ROADWAY	FROM	TO	D1RPM Node Numbers A_1	B_1	A_2	B_2	# of Lanes[1]	State/ County Roadway	E+C LOS Facility Type	LOS Std.[2]	FDOT Station[3]	2020 AADT	K Factor	D Factor	Existing Directional Peak Hr. Vol.[4]	Annual Growth % [5]	Growth Factor[6]	Future 2026 Background Directional Peak Hr. Vol.[7]	2045 Project AADT[8]	% Project Project Directional Distribution Peak Hr. Vol.[9]	Future 2026 Total Directional Peak Hr. Vol.[10]	Directional Service Volumes[11] LOS A	LOS B	LOS C	LOS D	LOS E	LOS Std.	V/C	LOS	Directional Service Volumes[11] 1 Lane	2 Lanes	3 Lanes	4 Lanes	Lanes Needed	Additional Lanes Needed
																			22276		1196														
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	26412	26417			2	LC	LC_ClassIArterial_2L	E	120011	-	-	-	423	1.9%	1.13	479	2204	9.9%	588	0	140	800	860	860	860	0.68	C	860	1,960	2,940	3,940	2	Add 0 L
	Orange River Blvd.	SR 80	26567	26607			2	LC	LC_ClassIArterial_2L	E	124656	-	-	-	538	2.4%	1.17	628	4892	22.0%	871	0	140	800	860	860	860	1.01	F	860	1,960	2,940	3,940	4	Add 2 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	26417	26703			2	LC	LC_Collector_2U	E	124656	-	-	-	242	2.4%	1.17	283	612	2.7%	30	313	0	0	310	660	740	740	0.42	D	740	1,520	2,280	3,040	2	Add 0 L
North River Rd.	SR 31	Franklin Lock Rd.	25796	26103			2	LC	LC_ClassIArterial_2L	E	124650	-	-	-	156	8.8%	1.62	252	13	0.1%	1	253	0	140	800	860	860	860	0.29	C	860	1,960	2,940	3,940	2	Add 0 L
	Franklin Lock Rd.	Broadway Rd.	27309	27426			2	LC	LC_ClassIArterial_2L	E	124650	-	-	-	156	8.8%	1.62	252	7	0.0%	0	252	0	140	800	860	860	860	0.29	C	860	1,960	2,940	3,940	2	Add 0 L
Olga Rd.	SR 80 W	SR 80 E	26603	26626			2	LC	LC_Collector_2U	E	126011	-	-	-	82	1.9%	1.13	93	560	2.5%	28	121	0	0	310	660	740	740	0.16	C	740	1,520	2,280	3,040	2	Add 0 L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	26263	26412			2	LC	LC_Collector_2U	E	124202	-	-	-	427	5.0%	1.35	576	453	2.0%	22	598	0	0	310	660	740	740	0.81	D	740	1,520	2,280	3,040	2	Add 0 L
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olga	26933	26607			4	FDOT	1UA_S2WAC1_2W_4L_D_WL_WR	D	120085	36,500	0.09	0.537	1,764	1.0%	1.06	1,870	11669	52.4%	579	2,449	0	0	2,006	2,100	2,100	2,100	1.17	F	970	2,100	3,171	4,242	6	Add 2 L
	CR 80A/Buckingham Rd/Old Olga	River Hall Pkwy.	26783	89956			4	FDOT	1UA_UFH_2W_4L_D_WL_WR	D	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	17670	79.3%	877	2,414	0	1,800	2,600	3,280	3,730	3,280	0.74	C	1,260	3,280	4,920	7,380	4	Add 0 L
	River Hall Pkwy.	W. of Werner Drive	89956	26949			4	FDOT	1UA_UFH_2W_4L_D_WL_WR	D	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	3276	14.7%	163	1,700	0	1,800	2,600	3,280	3,730	3,280	0.52	B	1,260	3,280	4,920	7,380	4	Add 0 L
	W. of Werner Drive	Hickey Creek Rd.	27174	26290			4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	2549	11.4%	127	1,664	0	1,530	2,210	2,820	3,220	2,210	0.75	C	861	2,210	3,320	4,980	4	Add 0 L
	Hickey Creek Rd.	Broadway St./CR 78	27290	27356			4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120006	24,000	0.095	0.537	1,224	2.0%	1.12	1,371	2498	11.2%	124	1,495	0	1,530	2,210	2,820	3,220	2,210	0.68	B	861	2,210	3,320	4,980	4	Add 0 L

FOOTNOTES:

(1) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitioning).
(3) FDOT count station from FDOT Traffic Online.
(4) For Lee County Roads: directional peak hour volumes sourced from 2020 Public Facilities Level of Service and Concurrency Report. For State Roads: directional peak hour volumes fereived from traffic data sourced from FDOT Traffic Online (2020).
(5) Linear growth rate. Growth rate developed from FDOT Traffic Online (2020 data).
(6) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads..
(7) Year 2026 directional volume equals existing directional volume multiplied by growth factor.
(8) Distribution based on 2045 model run select zone assignment (TAZs #4501, #4502, and #4503).
(9) Project directional peak hour volume equals Project distribution multiplied by ITE PM peak hour trip generation estimate (peak direction).
(10) Future 2026 peak hour directional volume equals future background traffic plus Project traffic.
(11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

EXHIBIT 8 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT
SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITH CPA
DIRECTIONAL PEAK HOUR, PEAK SEASON

ROADWAY	FROM	TO	D1RPM Node Numbers A_1	B_1	A_2	B_2	# of Lanes[1]	State/ County Roadway	E+C LOS Facility Type	LOS Std.[2]	FDOT Station[3]	2020 AADT	K Factor	D Factor	Existing Directional Peak Hr. Vol. [4]	Annual Growth % [5]	Growth Factor [6]	Future 2026 Background Directional Peak Hr. Vol. [7]	2045 Project AADT[8]	% Project Project Directional Distribution Peak Hr. Vol.[9]	Future 2026 Total Directional Peak Hr. Vol.[10]	Directional Service Volumes[11] LOS A	LOS B	LOS C	LOS D	LOS E	LOS Std.	V/C	LOS	Directional Service Volumes[11] 1 Lane	2 Lanes	3 Lanes	4 Lanes	Lanes Needed	Additional Lanes Needed
																			26274		1373														
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	26412	26417			2	LC	LC_ClassIArterial_2L	E	126011	-	-	-	423	1.9%	1.13	479	2448	9.3%	607	0	140	800	860	860	860	0.71	C	860	1,960	2,940	3,940	2	Add 0 L
	Orange River Blvd.	SR 80	26567	26607			2	LC	LC_ClassIArterial_2L	E	124656	-	-	-	538	2.4%	1.17	628	5441	20.7%	284	0	140	800	860	860	860	1.06	F	860	1,960	2,940	3,940	4	Add 2 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	26417	26703			2	LC	LC_Collector_2LU	E	124656	-	-	-	242	2.4%	1.17	283	590	2.2%	31	314	0	0	310	660	740	740	0.42	D	740	1,520	2,280	3,040	2	Add 0 L
North River Rd.	SR 31	Franklin Lock Rd.	25706	26100			2	LC	LC_ClassIArterial_2L	E	124650	-	-	-	156	8.8%	1.62	252	13	0.0%	1	253	0	140	800	860	860	860	0.29	C	860	1,960	2,940	3,940	2	Add 0 L
	Franklin Lock Rd.	Broadway Rd.	27309	27426			2	LC	LC_ClassIArterial_2L	E	124650	-	-	-	156	8.8%	1.62	252	7	0.0%	0	252	0	140	800	860	860	860	0.29	C	860	1,960	2,940	3,940	2	Add 0 L
Olga Rd.	SR 80 W	SR 80 E	26603	26626			2	LC	LC_Collector_2LU	E	126011	-	-	-	82	1.9%	1.13	93	619	2.4%	32	125	0	0	310	660	740	740	0.17	C	740	1,520	2,280	3,040	2	Add 0 L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	26263	26412			2	LC	LC_Collector_2LU	E	124202	-	-	-	427	5.0%	1.35	576	528	2.0%	28	604	0	0	310	660	740	740	0.82	D	740	1,520	2,280	3,040	2	Add 0 L
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olg	26393	26607			4	FDOT	UA_S2WAC1_2W_4L_D_WL_WR	D	120085	36,500	0.09	0.537	1,764	1.0%	1.16	1,870	13516	51.4%	706	2,576	0	0	2,006	2,100	2,100	2,100	1.23	F	970	2,100	3,171	4,242	6	Add 2 L
	CR 80A/Buckingham Rd/Old Olg	River Hall Pkwy.	26783	89956			4	FDOT	UA_UFH_2W_4L_D_WL_WR	D	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	20213	76.9%	1056	2,593	0	1,800	2,600	3,280	3,730	3,280	0.79	C	1,260	3,280	4,920	7,380	4	Add 0 L
	River Hall Pkwy.	W. of Werner Drive	89956	26949			4	FDOT	UA_UFH_2W_4L_D_WL_WR	D	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	3653	13.9%	191	1,728	0	1,800	2,600	3,280	3,730	3,280	0.53	B	1,260	3,280	4,920	7,380	4	Add 0 L
	W. of Werner Drive	Hickey Creek Rd.	27174	26290			4	FDOT	RDA_UFH_2W_4L_D_WL_OR	C	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	2811	10.7%	147	1,684	0	1,530	2,210	2,820	3,220	2,210	0.76	C	861	2,210	3,320	4,980	4	Add 0 L
	Hickey Creek Rd.	Broadway St./CR 78	27290	27356			4	FDOT	RDA_UFH_2W_4L_D_WL_OR	C	120006	34,000	0.095	0.537	1,224	2.0%	1.12	1,371	2755	10.5%	144	1,515	0	1,530	2,210	2,820	3,220	2,210	0.69	B	861	2,210	3,320	4,980	4	Add 0 L

FOOTNOTES:

(1) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitioning).
(3) FDOT count station from FDOT Traffic Online.
(4) For Lee County Roads: directional peak hour volumes sourced from 2020 Public Facilities Level of Service and Concurrency Report. For State Roads: directional peak hour volumes fereived from traffic data sourced from FDOT Traffic Online (2020).
(5) Linear growth rate. Growth rate developed from FDOT Traffic Online (2020 data).
(6) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads..
(7) Year 2026 directional volume equals existing directional volume multiplied by growth factor.
(8) Distribution based on 2045 model run select zone assignment (TAZs #4501, #4502, and #4503).
(9) Project directional peak hour volume equals Project distribution multiplied by ITE PM peak hour trip generation estimate (peak direction).
(10) Future 2026 peak hour directional volume equals future background traffic plus Project traffic.
(11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

Revised 12/02/2021

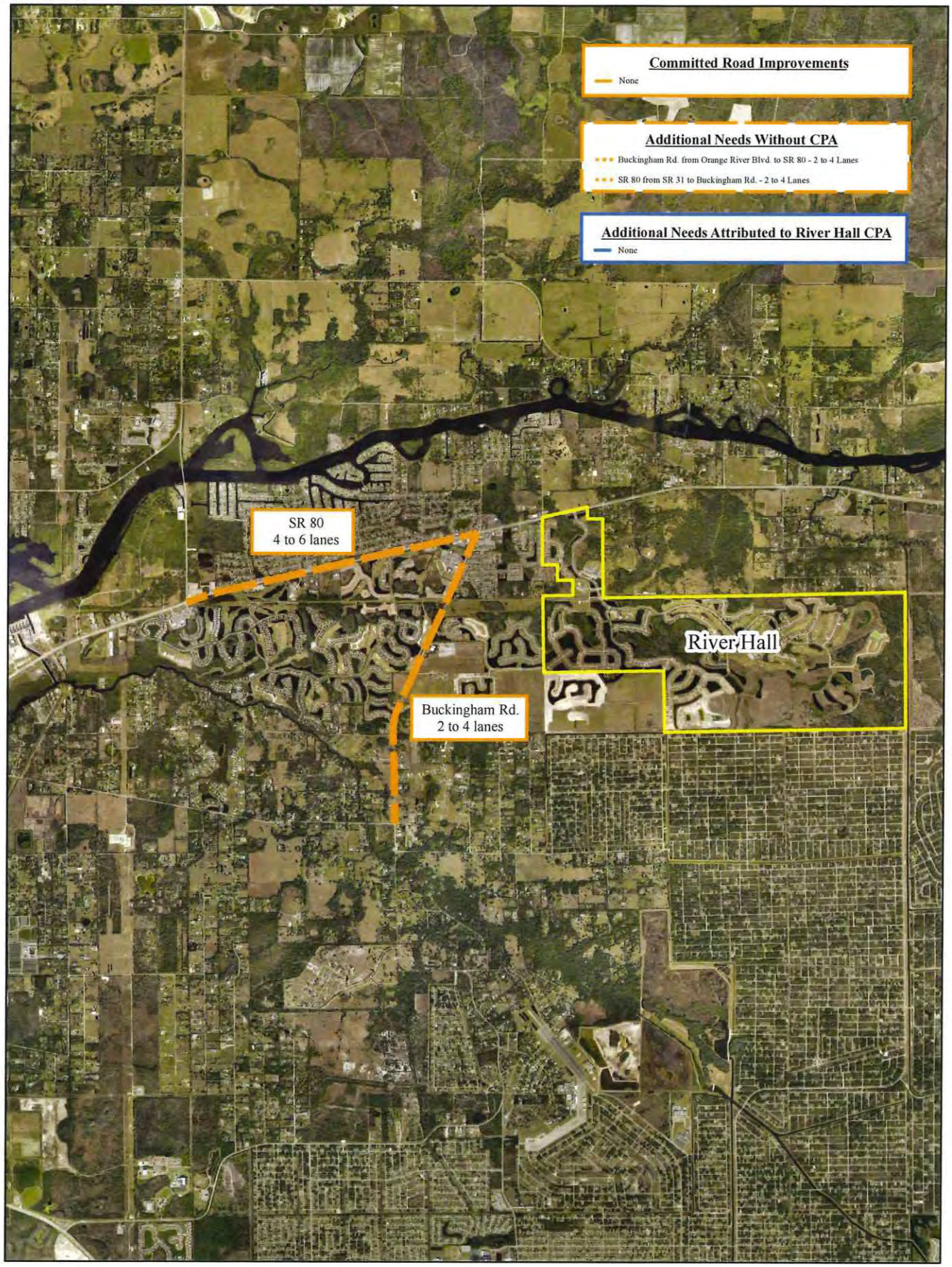
EXHIBIT 9

RIVER HALL COMPREHENSIVE PLAN AMENDMENT
SHORT RANGE 5-YEAR CIP HORIZON (2026) - NEEDS COMPARISON

			Number of Lanes						
					CPA Analysis				
					Without CPA (Current)		With CPA (Proposed)		
ROADWAY	FROM	TO	Existing(1)	E+C(2)	Needs(3)	Consistent w/ E+C(4)	Needs(5)	Consistent w/ E+C(6)	Consistent w/ Without CPA(7)
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	2	2	2	Yes	2	Yes	Yes
	Orange River Blvd.	SR 80	2	2	4	No	4	No	Yes
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	2	2	2	Yes	2	Yes	Yes
North River Rd.	SR 31	Franklin Lock Rd.	2	2	2	Yes	2	Yes	Yes
	Franklin Lock Rd.	Broadway Rd.	2	2	2	Yes	2	Yes	Yes
Olga Rd.	SR 80 W	SR 80 E	2	2	2	Yes	2	Yes	Yes
Orange River Blvd.	Staley Rd.	Buckingham Rd.	2	2	2	Yes	2	Yes	Yes
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olga Rd.	2	2	6	No	6	No	Yes
	CR 80A/Buckingham Rd/Old Olga Rd.	River Hall Pkwy.	2	2	4	No	4	No	Yes
	River Hall Pkwy.	W. of Werner Drive	4	4	4	Yes	4	Yes	Yes
	W. of Werner Drive	Hickey Creek Rd.	4	4	4	Yes	4	Yes	Yes
	Hickey Creek Rd.	Broadway St./CR 78	2	2	4	No	4	No	Yes

FOOTNOTES:

(1) Existing 2021 conditions.
(2) Existing plus commited number of lanes.
(3) CPA Traffic Analysis - Needed number of lanes without the CPA.
(4) Comparison between (3) and (2) - Are the needed improvements without the CPA the same or less than those adopted by the MPO?
(5) CPA Traffic Analysis - Needed number of lanes with the CPA.
(6) Comparison between (5) and (2) - Are the needed improvements with the CPA the same or less than those adopted by the MPO?
(7) Comparison between (6) and (4) - Are the needed improvements with the CPA the same or less than those needed without the CPA?



dpa	RIVER HALL CPA	SHORT RANGE 5-YEAR CIP YEAR 2026 ANALYSIS ROADWAY NEEDS COMPARISON	DATE	PROJECT NO.	FILE NO.	EXHIBIT
			08/21	20512	01/0821	10

APPENDIX A

LEE COUNTY CPA APPLICATION
(TRAFFIC CIRCULATION ANALYSIS)

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: _____

PROJECT SUMMARY:

_____
_____
_____
_____

Plan Amendment Type: ☐ Normal ☐ Small Scale ☐ DRI

APPLICANT – PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **3** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning.

Once staff has determined that the application is sufficient for review, 15 complete copies will be required to be submitted to staff. These copies will be used for Local Planning Agency, Board of County Commissioners hearings, and State Reviewing Agencies. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

_____ _____
Signature of Owner or Authorized Representative Date

_____
Printed Name of Owner or Authorized Representative

I. APPLICANT/AGENT/OWNER INFORMATION (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

Applicant: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

Agent*: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

Owner(s) of Record: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE

A. TYPE: (Check appropriate type)

☐ Text Amendment
☐ Future Land Use Map Series Amendment (Maps 1 thru 24)
List Number(s) of Map(s) to be amended: _____

1. Future Land Use Map amendments require the submittal of a complete list, map, and one set of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

   At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:
   1. Site Address: _____
   2. STRAP(s): _____

B. Property Information:
   Total Acreage of Property: _____
   Total Acreage included in Request: _____
   Total Uplands: _____
   Total Wetlands: _____
   Current Zoning: _____
   Current Future Land Use Designation: _____
   Area of each Existing Future Land Use Category: _____
   Existing Land Use: _____

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:
   Lehigh Acres Commercial Overlay: _____
   Airport Noise Zone 2 or 3: _____
   Acquisition Area: _____
   Joint Planning Agreement Area (adjoining other jurisdictional lands): _____
   Community Redevelopment Area: _____

D. Proposed change for the subject property:

   _____

E. Potential development of the subject property:
   1. Calculation of maximum allowable development under existing FLUM:
      Residential Units/Density _____
      Commercial intensity _____
      Industrial intensity _____

   2. Calculation of maximum allowable development under proposed FLUM:
      Residential Units/Density _____
      Commercial intensity _____
      Industrial intensity _____

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps
NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.

2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

5. Map and describe existing zoning of the subject property and surrounding properties.

6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

7. A copy of the deed(s) for the property subject to the requested change.

8. An aerial map showing the subject property and surrounding properties.

9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
   Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space
   e. Public Schools.

   Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):
   - Franchise Area, Basin, or District in which the property is located;
   - Current LOS, and LOS standard of facilities serving the site;
   - Projected 2030 LOS under existing designation;
   - Projected 2030 LOS under proposed designation;
   - Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
   - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
   - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
   - Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

   In addition to the above analysis for Potable Water:
   - Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
   - Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
   - Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
   - Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
   a. Fire protection with adequate response times;
   b. Emergency medical service (EMS) provisions;
   c. Law enforcement;
   d. Solid Waste;
   e. Mass Transit; and
   f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts
   Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).

2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.

5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.

2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
   a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
   b. Provide data and analysis required by Policy 2.4.4,
   c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles
Be sure to support all conclusions made in this justification with adequate data and analysis.

H. Planning Communities/Community Plan Area Requirements
If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- ☐ Not Applicable
- ☐ Alva Community Plan area [Lee Plan Objective 26.7]
- ☐ Buckingham Planning Community [Lee Plan Objective 17.7]
- ☐ Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- ☐ Captiva Planning Community [Lee Plan Policy 13.1.8]
- ☐ North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- ☐ Estero Planning Community [Lee Plan Objective 19.5]
- ☐ Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- ☐ Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- ☐ North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- ☐ North Olga Community Plan area [Lee Plan Objective 35.10]
- ☐ Page Park Community Plan area [Lee Plan Policy 27.10.1]
- ☐ Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- ☐ Pine Island Planning Community [Lee Plan Objective 14.7]

AFFIDAVIT

I, _____, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

_____ _____

Signature of Applicant Date

_____

Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on _____ (date) by _____ (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

_____

Signature of Notary Public

_____

(Name typed, printed or stamped)

APPENDIX B

PLANNED AND SCHEDULED ROADWAY IMPROVEMENTS

Lee County Metropolitan Planning Organization
2045 Long Range Transportation Plan – Needs Plan

Map 4-3: Roadway Capacity Needs Plan, 2020–2045

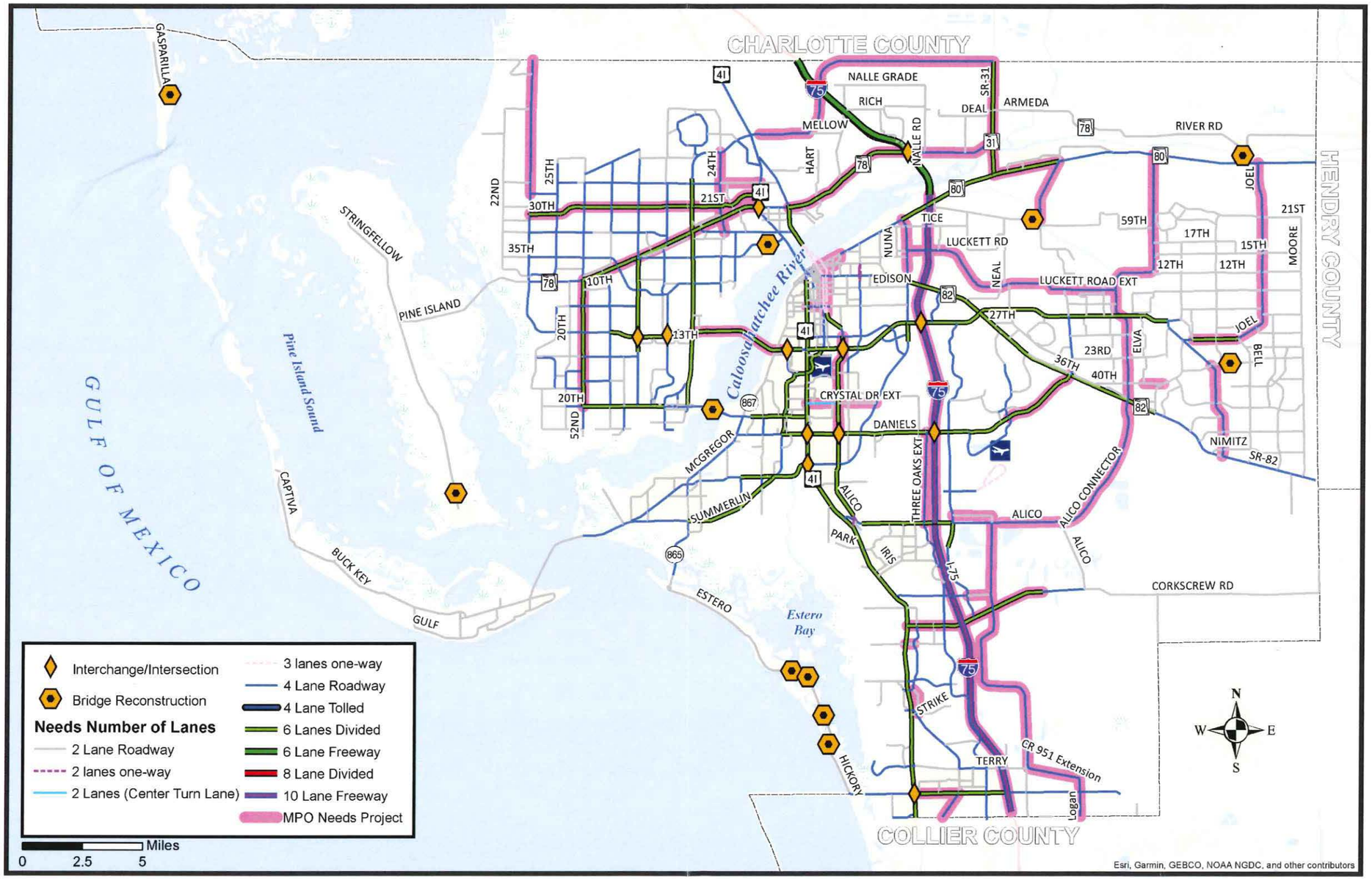


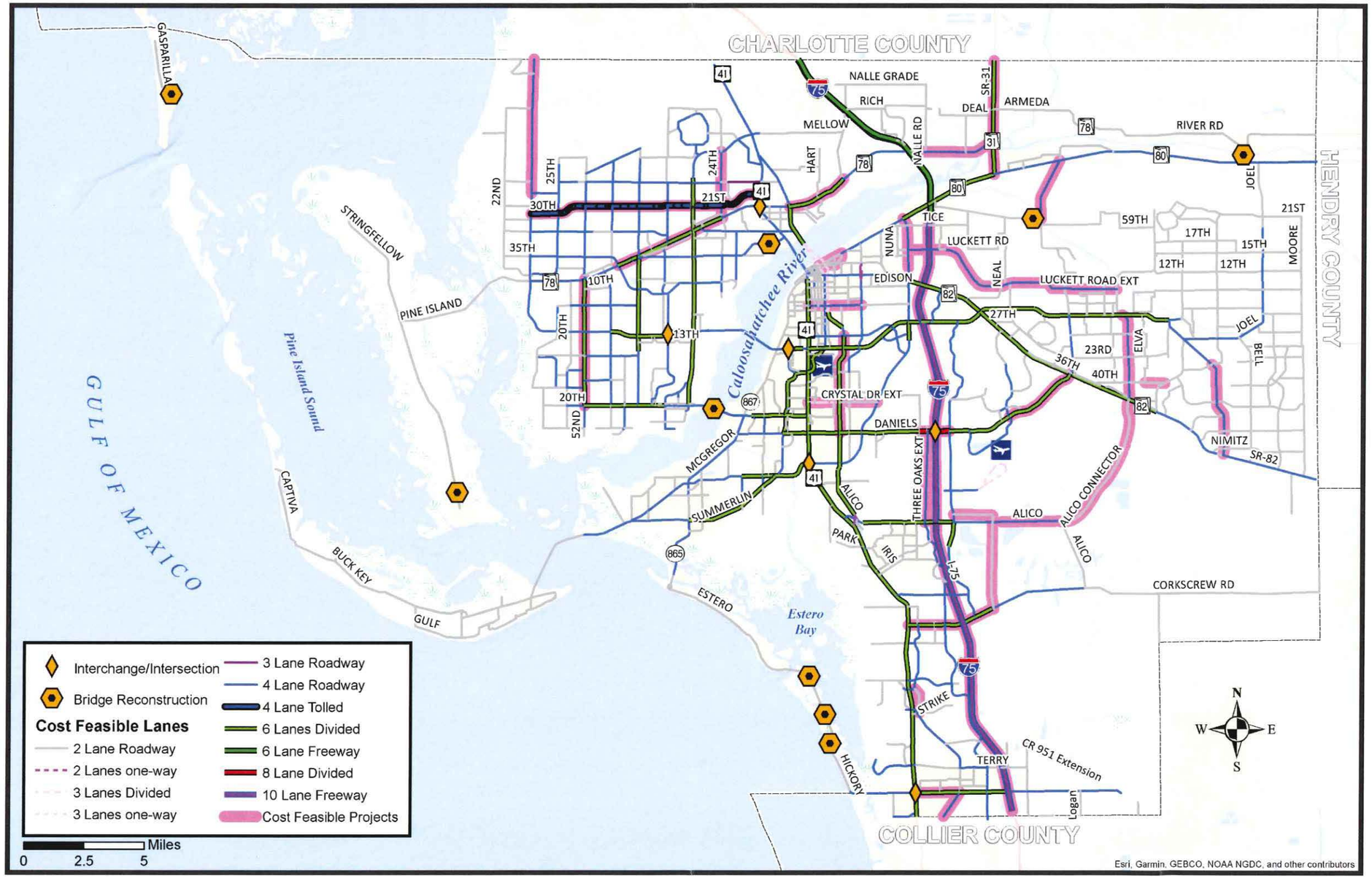
Table 4-1: Roadway Needs List ($ Millions, 2020 Present Day Cost)

Project #	Rank	Facility	From	To	Jurisdiction	Improvement	Unweighted Score	Weighted Score	Cost	Length (miles)
1	18	1st Street	Fowler St	Palm Beach Blvd	Fort Myers	Two way	40	3.7	**$ 2.50**	**1.00**
2	47	2ndStreet	Fowler St	Palm Beach Blvd	Fort Myers	Two way	30	2.28	**$ 2.50**	**1.00**
3	54	40th Street	End of 40th Street	Alabama	County	New 2L	10	1.6	**$ 4.51**	**0.20**
4	56	Airport Haul Rd Ext	Corkscrew Road	Alico Road	County	New 4 lanes	24	1.33	**$ 93.60**	**3.70**
5	53	Alico Road/Alico Road Connector	Airport Haul Road	SR 82	County	2 to 4 lanes/New 4 L.	29	1.68	**$ 96.88**	**9.20**
6	24	Bonita Beach Rd	US 41	Old US 41	County	4 to 6 lanes	32	3.23	**$ 27.70**	**1.70**
7	30	Buckingham Road	Orange River Blvd.	SR 80	County	2 to 4 lanes	30	3	**$ 50.30**	**2.60**
8	14	Burnt Store Road	Van Buren Parkway	Charlotte Co. Line	County	2 to 4 lanes	45	3.9	**$ 57.09**	**5.50**
9	39	Chiquita Blvd.	Cape Coral Parkway	Pine Island Road	Cape Coral	4 to 6 lanes	31	2.75	**$ 98.50**	**5.50**
10	1	Colonial	McGregor	US 41	County	Intersections	50	5.28	**$ 44.45**	**1.20**
11	5	Corkscrew Road	US 41	Three Oaks Pkwy	County	4 to 6 lanes	48	4.68	**$ 18.20**	**1.30**
12	7	Corkscrew Road	Three Oaks	I-75	County	4 to 6 lanes	50	4.58	**$ 7.70**	**1.00**
13	63	CR 951 Extension	Lee Co/L.	Corkscrew Road	County	New 4 lanes	10	0.85	**$ 426.00**	**11.80**
14	36	Crystal Drive	US 41	Metro Pkwy	County	2 to 3 lanes	30	2.83	**$ 10.25**	**1.20**
15	61	Crystal Drive Ext.	Plantation	Six Mile Cypress	County	New 2L	15	1.03	**$ 8.10**	**1.00**
16	23	Daniels Parkway	Gateway Blvd	SR 82	County	4 to 6 lanes	30	3.28	**$ 38.00**	**2.80**
17	71	Del Prado Extension	e/o US 41	e/o Prairie Pines	County	2 to 4 lanes	7	0.55		**3.00**
18	65	Del Prado Extension	e/o Prairie Pines	I-75	County	New 4 lanes	12	0.73		**1.30**
19	60	Del Prado Extension	I-75	SR 31	County	New 4 lanes	17	1.05	**$ 263.20**	**6.80**
20	51	Diplomat Parkway	Burnt Store Road	US 41	Cape Coral	4 to 6 lanes	18	1.98	**$ 49.11**	**8.80**
21	72	East West	Ben Hill Griffin	Airport Haul Road	Developer	New 2 lane	7	0.48	**$ 46.90**	**2.60**
56	50	Edison Ave Extension	Arcadia Street	Ortiz Avenue	Fort Myers	New 2 lanes	32	2.03		
22	73	Estero Ext.	Ben Hill Griffin	Airport Haul Ext	County	New 2 lanes	7	0.48	**$ 34.50**	**1.20**
23	10	Fowler Street	Metro/Fowler	SR 82	State	Reconstruct 3/2	43	4.08		
24	57	Hanson Street	US 41	Fowler St	Fort Myers	2 to 4 lanes	20	1.28	**$ 13.60**	**0.60**
25	49	Homestead Road	SR 82	Milwaukee	County	2 to 4 lanes	20	2.1	**$ 36.41**	**2.30**
26	48	Homestead Road	Milwaukee	Sunrise	County	2 to 4 lanes	20	2.1	**$ 21.30**	**1.60**
27	37	I-75	Collier Co. Line	SR80	State	Managed Lanes	29	2.8	**$1,534.00**	
28	28	I-75	at Daniels Parkway		State	Interchange	32	3.1	**$ 19.30**	**0.50**
29	34	I-75	SR 78		State	Interchange	37	2.85	**$ 40.00**	**1.00**
30	46	Joel Blvd	17th St	Palm Beach Blvd	County	2 to 4 lanes	25	2.35	**$ 60.30**	**3.25**
61	Not Ranked	Joel Blvd	Leeland Heights	East 17th Street	County	Reconstruction			**$33.69**	**4.5**
31	33	Leeland Heights Boulevard	Lee Blvd	Bell Blvd	County	4 to 6 lanes	38	2.88	**$ 39.40**	**1.70**
32	68	Luckett Road ext.	e/o I-75	Buckingham Rd	County	New 4 lanes	12	0.73	**$ 124.90**	**3.90**
33	66	Luckett Road ext.	Buckingham Rd	Gunnery Rd	County	New 4 lanes	12	0.73	**$ 67.20**	**2.10**
34	67	Luckett Road ext.	Gunnery Rd	Sunshine Blvd	County	2 to 4 lanes	12	0.73	**$ 34.00**	**1.90**
35	26	Metro Parkway	Daniels Parkway	South of Winkler Avenue	State	4 to 6 lanes	42	3.18	**$ 101.10**	**4.10**
36	27	MidPoint Bridge	Del Prado	W. of Summerlin	County	4 to 6 lanes	34	3.18	**$ 106.00**	**3.30**
37	52	NE 24th Avenue	Pondella Road	NE 28th Street	Cape Coral	2 to 4 lanes	21	1.78	**$ 53.10**	**2.50**
38	44	NE 24th Avenue	NE 28th Street	Del Prado Boulevard	Cape Coral	New 4 lanes	28	2.48	**$ 32.10**	**0.80**

Project #	Rank	Facility	From	To	Jurisdiction	Improvement	Unweighted Score	Weighted Score	Cost	Length (miles)
39	38	Old US 41	Bonita Beach Road	Collier Co. Line	Bonita	2 to 4 lanes	30	2.8	**$ 21.00**	**1.20**
40	42	Ortiz Avenue/Luckett Rd	Martin Luther King	I-75	County	2 to 4 lanes	31	2.63	**$ 22.04**	**1.30**
41	19	Ortiz Avenue	Luckett Road	SR 80	County	2 to 4 lanes	43	3.68	**$ 16.86**	**1.30**
42	41	Pine Island Road	Del Pine Dr	Hancock Creek Blvd (NE 24th Ave)	State	4 to 6 lanes	28	2.68	**$ 12.90**	**0.90**
43	55	Sandy Lane Extension	Strike Lane	Pelican Colony	Bonita	New 2 lane	14	1.38	**$ 28.80**	**1.00**
44	2	SR 31	SR 80	SR 78	State	2 to 6 lanes	57	4.85	**$ 100.00**	**1.40**
45	11	SR 31	SR 78	Charlotte Co. Line	State	2 to 6 lanes	45	4	**$ 67.00**	**3.30**
46	25	SR 78	Chiquita Boulevard	w/o Santa Barbara	State	4 to 6 lanes	38	3.23	**$ 28.40**	**2.00**
47	20	SR 78	W. of Santa Barbara	East of Pondella	State	4 to 6 lanes	34	3.58	**$ 41.10**	**2.90**
48	31	SR 78	24th Ave	US 41	State	4 to 6 lanes	31	2.98	**$ 21.40**	**1.50**
49	13	SR 78	Business 41	I-75	State	4 to 6 lanes	41	3.98	**$ 73.70**	**5.20**
50	4	SR 78	I-75	SR 31	State	2 to 4 lanes	55	4.73	**$ 24.60**	**1.40**
51	12	SR 80	SR 31	Buckingham Rd	State	4 to 6 lanes	39	4	**$ 35.40**	**2.50**
59	Not Ranked	Sunshine Blvd	Lee Blvd	75th Street West	County	2L to 4L			**Included with total below**	**6**
60	Not Ranked	Sunshine Blvd	75th Street West	SR 80	County	New 4L			**$96.50**	**1.9**
52	59	Sunshine Blvd	SR 82	Lee Blvd	County	2 to 4 lanes	13	1.15	**$ 48.50**	**3.60**
53	15	US 41	Bonita Beach Road		State	Intersection	45	3.9	**$ 22.00**	**0.50**
54	16	US 41	Six Mile Cypress		State	Intersection	46	3.8	**$ 30.00**	**0.50**
55	22	US 41	SR 78		State	Intersection	39	3.35	**$ 3.30**	**0.50**
57	Not Ranked	Veterans Parkway	Santa Barbara Blvd		Cape Coral	Intersection			**$ 30.00**	
58	Not Ranked	US 41	Daniels Parkway		State	Intersection			**$ 30.00**	
b1	40	Alva Drawbridge			County	Reconstruct Bridge	31	2.73	**$ 17.89**	
b2	17	Big Carlos Bridge	Bridge Replacement		County	Reconstruct Bridge	47	3.78	**$ 25.00**	
b3	3	Cape Coral Bridge			County	Reconstruct Bridge	53	4.78	**$ 99.10**	**0.80**
b4	6	Hancock Bridge Parkway Bridge			County	Reconstruct Bridge	53	4.63	**$ 3.92**	
b5	58	Harbor Drive Bridge	Over Boca Grande Canal		County	Reconstruct Bridge	14	1.18	**$ 2.04**	
b6	32	Little Carlos Pass, New Pass & Big Hickory Bridges			County	Reconstruct Bridge	32	2.93	**$ 46.72**	
b7	9	Orange River Road Bridge			County	Reconstruct Bridge	50	4.46	**$ 2.42**	
b8	8	Stringfellow Road Bridge	Over Monroe Canal		County	Reconstruct Bridge	51	4.51	**$ 1.75**	
b9	Not Ranked	Sunrise Blvd	Bridge Connection		County	Reconstruct Bridge			**$4.11**	**0.1**
other	62	Intermodal Freight Terminal	Rail/Truck at Hanson/Veronica Shoemaker		State		20	0.93	**$ 3.00**	
other	74	ATMS Last Phase			State		0	0	**$ 9.20**	
other	75	Intersection and AV/CV Box			State		0	0		
other	76	Traffic Operations Center			County		0	0	**$ 0.92**	
Other	77	Transportation Enhancement Box	Bike/Ped/CMP/Transit		State		0	0	**$ 89.10**	

Lee County Metropolitan Planning Organization
2045 Long Range Transportation Plan – Cost Feasible Plan

Map 5-2: 2045 Cost Feasible Roadway Projects



Road Name	From	To	Improvement	Phase	2021-2025	2026-2030	2031-2035	2036-2045	Total Cost (YOE)	Total Cost (PDC)
Buckingham Road	Orange River	Palm Beach Blvd	Widen 2L to 4L	PE		$0	$7,420	$0	$7,420	$5,250
Buckingham Road	Orange River	Palm Beach Blvd	Widen 2L to 4L	ROW		$0	$15,120	$0	$15,120	$10,000
Buckingham Road	Orange River	Palm Beach Blvd	Widen 2L to 4L	CST		$0	$0	$64,930	$64,930	$35,000
Corkscrew Road	Three Oaks Pkwy	I-75	Widen 4L to 6L	PE		$1,010	$0	$0	$1,010	$810
Corkscrew Road	Three Oaks Pkwy	I-75	Widen 4L to 6L	ROW		$0	$3,020	$0	$3,020	$2,000
Corkscrew Road	Three Oaks Pkwy	I-75	Widen 4L to 6L	CST		$0	$7,100	$0	$7,100	$4,500
Crystal Drive	US 41	Metro Parkway	Reconstruct/3L	PE/ROW/CST		$0	$16,160	$0	$16,160	$10,250
Crystal Drive Extension	Plantation Road	Six Mile Cypress Pkwy	New 2L	PE/ROW/CST		$0	$12,730	$0	$12,730	$8,075
Homestead Road	Milwaukee Boulevard	Sunrise Boulevard	Widen 2L to 4L	PE		$2,810	$0	$0	$2,810	$2,250
Homestead Road	Milwaukee Boulevard	Sunrise Boulevard	Widen 2L to 4L	ROW		$0	$6,050	$0	$6,050	$4,000
Homestead Road	Milwaukee Boulevard	Sunrise Boulevard	Widen 2L to 4L	CST		$0	$23,660	$0	$23,660	$15,030
Homestead Road	Milwaukee Boulevard	SR 82	Widen 2L to 4L	PE		$0	$5,520	$0	$5,520	$3,900
Homestead Road	Milwaukee Boulevard	SR 82	Widen 2L to 4L	ROW		$0	$9,830	$0	$9,830	$6,500
Homestead Road	Milwaukee Boulevard	SR 82	Widen 2L to 4L	CST		$0	$0	$48,230	$48,230	$26,000
Littleton Road	Corbett Road	US 41	Widen 2L to 3L	CST	$12,000	$0	$0	$0	$12,000	$12,000
Daniels Parkway	Gateway Boulevard	SR 82	Widen 4L to 6L	PE		$0	$4,960	$0	$4,960	$4,960
Daniels Parkway	Gateway Boulevard	SR 82	Widen 4L to 6L	CST		$0	$0	$61,360	$61,360	$33,080
Ortiz Avenue	Dr Martin Luther King Jr Blvd	Luckett Road & Luckett to I-75	Widen 2L to 4L	PE	$1,450	$0	$0	$0	$1,450	$1,450
Ortiz Avenue	Dr Martin Luther King Jr Blvd	Luckett Road & Luckett to I-75	Widen 2L to 4L	CST		$25,200	$0	$0	$25,570	$19,400
Ortiz Avenue	Luckett Road	Palm Beach Blvd	Widen 2L to 4L	CST		$0	$26,590	$0	$26,590	$16,860
Ortiz Avenue	Colonial Boulevard	Dr Martin Luther King Jr Blvd	Widen 2L to 4L	CST	$20,025	$0	$0	$0	$20,025	$20,025
Three Oaks Extension North	North of Alico Road	Daniels Parkway	New 4L	CST	$73,550	$0	$0	$0	$73,550	$73,550
Veterans Parkway	at Santa Barbara Boulevard		Intersection	PE		$0	$5,480	$0	$5,480	$3,970
Veterans Parkway	at Santa Barbara Boulevard		Intersection	CST		$0	$39,730	$0	$39,730	$26,480
Colonial Boulevard	McGregor Boulevard	US 41	Major Intersections/TBD	CST		$0	$70,100	$0	$70,100	$44,450
Major Intersection Improvements			Operational & Safety Improvements	PE/ROW/CST			$40,000	$100,000	$140,000	$74,600
40th Street Extension	East end of 4th Street	Alabama Road	New 2L	PE		$0	$440	$0	$440	$320
40th Street Extension	East end of 4th Street	Alabama Road	New 2L	ROW		$0	$0	$4,850	$4,850	$2,070
40th Street Extension	East end of 4th Street	Alabama Road	New 2L	CST		$0	$0	$4,050	$4,050	$2,120

Project Phases - PD&E: Project Development and Environment; PE: Project Engineering and Design; ROW: Right-of-way Acquisition; CST: Project Construction

APPENDIX C

FSUTMS SOCIOECONOMIC DATA

RIVER HALL
COMPREHENSIVE PLAN AMMENDMENT
D1RPM ZONAL DATA BY TAZ
WITHOUT CPA

APPROVED DEVELOPMENT SUMMARY

	Unit	COUNTY > Lee TYPE > School TAZ No. > 4500	Commercial 4501	Approved Residential 4502	Proposed Residential 4503	Total
Residential						
Single-Family	d.u.	0	0	2,695	0	2,695
Multifamily	d.u.	0	0	0	0	0
Senior Adult (Def)	d.u.	0	0	0	0	0
	Subtotal	0	0	2,695	0	2,695
Hotel	rooms	0	0	0	0	0
Industrial	sq. ft.	0	0	0	0	0
Retail	sq. ft.	0	30,000	0	0	30,000
Office						
General	sq. ft.	0	15,000	0	0	15,000
Medical	sq. ft.	0	0	0	0	0
Civic	sq. ft.	0	0	0	0	0
	Subtotal	0	15,000	0	0	15,000
Other						
Hospital	beds	0	0	0	0	0
Assisted Living	beds	0	0	0	0	0
Community - Ancillary [1]						
Golf	holes	0	36	0	0	36
Public Park	acres	0.00	0.00	0.00	0.00	0
Civic/Recreation Center	sq. ft.	0	0	0	0	0
Library	sq. ft.	0	0	0	0	0
Churches	sq. ft.	0	0	0	0	0
Elementary School	students	1,500	0	0	0	1,500
Middle School	students	0	0	0	0	0
High School	students	0	0	0	0	0

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

		TYPE > School TAZ No. > 4500	Commercial 4501	Approved Residential 4502	Proposed Residential 4503	Total
Single-Family	per/d.u. 2.50	Tot. Pop	0	0	6,738	0	6,738
	0%	PCTVAC					
	20%	PCTVNP					
	2.50	Single-Family Pop	0	0	6,738	0	6,738
Multifamily	per/d.u. 2.00	Tot. Pop	0	0	0	0	0
	0%	PCTVAC					
	40%	PCTVNP					
	2.00	Multifamily Pop	0	0	0	0	0
Senior Adult	per/d.u. 1.50	Tot. Pop	0	0	0	0	0
	0%	PCTVAC					
	25%	PCTVNP					
	1.50	Retire. Pop.	0	0	0	0	0
Hotel	occp/rm 2.00	Occupants	0	0	0	0	0
		Total Pop	0	0	6,738	0	6,738
		Pop/HH	0.00	0.00	2.50	0.00	2.50

	Unit	TYPE > School TAZ No. > 4500	Commercial 4501	Approved Residential 4502	Proposed Residential 4503	Total
Industrial	emp/1k 2.00	Emplys	0	0	0	0	0
Commercial						
General Retail	emp/1k 2.50	Emplys	0	75	0	0	75
Golf [1]	emp/hole 1.74	Emplys	0	63	0	0	63
	Subtotal	Emplys	0	138	0	0	138
Service / Other							
Hotel	emp/rm 0.90	Emplys	0	0	0	0	0
General Office	emp/1k 4.50	Emplys	0	68	0	0	68
Medical Office	emp/1k 4.10	Emplys	0	0	0	0	0
Government Office	emp/1k 4.50	Emplys	0	0	0	0	0
Hospital	emp/bed 2.28	Emplys	0	0	0	0	0
Assisted Living	emp/unit 0.65	Emplys	0	0	0	0	0
	Sub Total	Emplys	0	68	0	0	68
Community - Ancillary							
Public Park	emp/acre 0.27	Emplys	0	0	0	0	0
Civic/Recreation Center	emp/1k 2.00	Emplys	0	0	0	0	0
Library	emp/1k 1.10	Emplys	0	0	0	0	0
Church	emp/1k 1.00	Emplys	0	0	0	0	0
Elementary School	emp/student 0.10	Emplys	150	0	0	0	150
Middle School	emp/student 0.18	Emplys	0	0	0	0	0
High School	emp/student 0.19	Emplys	0	0	0	0	0
	Sub Total	Emplys	150	0	0	0	150
	Total Service		150	68	0	0	218
Total Employment	Total	Emplys	150	206	0	0	356
Students							
Elementary School		Students	1,500	0	0	0	1,500
Middle School		Students	0	0	0	0	0
High School		Students	0	0	0	0	0
	Total	Students	1,500	0	0	0	1,500

RIVER HALL
COMPREHENSIVE PLAN AMMENDMENT
D1RPM ZONAL DATA BY TAZ
WITH CPA

PROPOSED DEVELOPMENT SUMMARY

	Unit	COUNTY >	Lee									
		TYPE >	School	Commercial	Approved Residential	Proposed Residential						
		TAZ No. >	4500	4501	4502	4503						Total
Residential												
Single-Family	d.u.		0	0	2,695	489						3,184
Multifamily	d.u.		0	0	0	0						0
Senior Adult (Det)	d.u.		0	0	0	0						0
	Subtotal		0	0	2,695	489						3,184
Hotel	rooms		0	0	0	0						0
Industrial	sq. ft.		0	0	0	0						0
Retail	sq. ft.		0	30,000	0	0						30,000
Office												
General	sq. ft.		0	15,000	0	0						15,000
Medical	sq. ft.		0	0	0	0						0
Civic	sq. ft.		0	0	0	0						0
	Subtotal		0	15,000	0	0						15,000
Other												
Hospital	beds		0	0	0	0						0
Assisted Living	beds		0	0	0	0						0
Community - Ancillary [1]												
Golf	holes		0	36	0	0						36
Public Park	acres		0.00	0.00	0.00	0.00						0
Civic/Recreation Center	sq. ft.		0	0	0	0						0
Library	sq. ft.		0	0	0	0						0
Churches	sq. ft.		0	0	0	0						0
Elementary School	students		1,500	0	0	0						1,500
Middle School	students		0	0	0	0						0
High School	students		0	0	0	0						0

ZDATA (FSUTMS) POPULATION & EMPLOYMENT ESTIMATE

			TYPE >	School	Commercial	Approved Residential	Proposed Residential						
			TAZ No. >	4500	4501	4502	4503						Total
Single-Family	per/d.u.												
	2.50	Tot. Pop.		0	0	6,738	1,223						7,961
	0%	PCTVAC											
	20%	PCTVNP											
	2.50	Single-Family Pop.		0	0	6,738	1,223						7,961
Multifamily	per/d.u.												
	2.00	Tot. Pop.		0	0	0	0						0
	0%	PCTVAC											
	40%	PCTVNP											
	2.00	Multifamily Pop.		0	0	0	0						0
Senior Adult	per/d.u.												
	1.50	Tot. Pop.		0	0	0	0						0
	0%	PCTVAC											
	25%	PCTVNP											
	1.50	Retire. Pop.		0	0	0	0						0
Hotel	occp/rm												
	2.00	Occupants		0	0	0	0						0
		Total Pop.		0	0	6,738	1,223						7,961
		Pop/HH		0.00	0.00	2.50	0.00						2.50

	Unit	TYPE >	School	Commercial	Approved Residential	Proposed Residential						
		TAZ No. >	4500	4501	4502	4503						Total
Industrial	emp/1k 2.00	Emplys	0	0	0	0						0
Commercial												
General Retail	emp/1k 2.50	Emplys	0	75	0	0						75
Golf [1]	emp/hole 1.74	Emplys	0	63	0	0						63
Subtotal		Emplys	0	138	0	0						138
Service / Other												
Hotel	emp/rm 0.90	Emplys	0	0	0	0						0
General Office	emp/1k 4.50	Emplys	0	68	0	0						68
Medical Office	emp/1k 4.10	Emplys	0	0	0	0						0
Government Office	emp/1k 4.50	Emplys	0	0	0	0						0
Hospital	emp/bed 2.28	Emplys	0	0	0	0						0
Assisted Living	emp/unit 0.65	Emplys	0	0	0	0						0
Sub Total		Emplys	0	68	0	0						68
Community - Ancillary												
Public Park	emp/acre 0.27	Emplys	0	0	0	0						0
Civic/Recreation Center	emp/1k 2.00	Emplys	0	0	0	0						0
Library	emp/1k 1.10	Emplys	0	0	0	0						0
Church	emp/1k 1.00	Emplys	0	0	0	0						0
Elementary School	emp/student 0.10	Emplys	150	0	0	0						150
Middle School	emp/student 0.19	Emplys	0	0	0	0						0
High School	emp/student 0.19	Emplys	0	0	0	0						0
Sub Total		Emplys	150	0	0	0						150
	Total Service		150	68	0	0						218
Total Employment	Total	Emplys	150	206	0	0						356
Students												
Elementary School		Students	1,500	0	0	0						1,500
Middle School		Students	0	0	0	0						0
High School		Students	0	0	0	0						0
	Total	Students	1,500	0	0	0						1,500

APPENDIX D

TRAFFIC DATA

FDOT TRAFFIC DATA

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0006 - SR 80 W OF HERZOG ROAD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	24000 C	E 12000	W 12000	9.50	53.70	13.00
2019	23000 C	E 11500	W 11500	9.50	54.00	13.10
2018	22000 C	E 11000	W 11000	9.50	55.20	12.40
2017	20000 C	E 10000	W 10000	9.50	54.40	14.00
2016	20000 C	E 10000	W 10000	9.00	57.70	12.40
2015	17700 C	E 8900	W 8800	9.00	57.50	13.30
2014	15600 S	E 7800	W 7800	9.00	56.80	10.90
2013	15200 F	E 7600	W 7600	9.00	56.50	10.90
2012	15200 C	E 7600	W 7600	9.00	54.20	10.90
2011	15200 F	E 7500	W 7700	9.00	56.20	14.10
2010	15200 C	E 7500	W 7700	9.91	56.34	14.10
2009	15600 C	E 7600	W 8000	9.98	55.90	15.90
2008	15500 C	E 7700	W 7800	10.16	57.01	13.40
2007	18000 C	E 8900	W 9100	10.16	54.76	17.50
2006	18600 C	E 9300	W 9300	10.23	54.38	19.40
2005	17500 F	E 8900	W 8600	10.30	54.10	17.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0012 - SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	29000 C	E 14500	W 14500	9.00	53.70	12.40
2019	28000 C	E 14000	W 14000	9.00	54.00	12.40
2018	26000 C	E 13000	W 13000	9.00	55.20	12.40
2017	24000 C	E 12000	W 12000	9.00	54.40	11.80
2016	23500 C	E 11500	W 12000	9.00	57.70	10.30
2015	21000 C	E 10500	W 10500	9.00	57.50	10.20
2014	18200 S	E 9100	W 9100	9.00	56.80	12.00
2013	17800 F	E 8900	W 8900	9.00	56.50	12.00
2012	17800 C	E 8900	W 8900	9.00	54.20	12.00
2011	21000 F	E 10500	W 10500	9.00	56.20	12.50
2010	21000 C	E 10500	W 10500	9.91	56.34	12.50
2009	21000 C	E 10500	W 10500	9.98	55.90	13.70
2008	21000 C	E 10500	W 10500	10.16	57.01	11.20
2007	23000 C	E 11500	W 11500	10.16	54.76	15.60
2006	21000 C	E 10500	W 10500	10.23	54.38	14.00
2005	21500 C	E 10500	W 11000	10.30	54.10	14.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 0085 - SR 80/PALM BEACH BLVD, EAST OF SR 31 LC360

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	36500 C	E 18000	W 18500	9.00	53.70	8.30
2019	36500 C	E 18000	W 18500	9.00	54.00	9.00
2018	33500 C	E 16500	W 17000	9.00	55.20	9.30
2017	33500 C	E 16500	W 17000	9.00	54.40	8.50
2016	35000 C	E 17500	W 17500	9.00	57.70	8.20
2015	32000 C	E 16000	W 16000	9.00	57.50	9.00
2014	29500 S	E 15000	W 14500	9.00	56.80	9.20
2013	28500 F	E 14500	W 14000	9.00	56.50	9.20
2012	28500 C	E 14500	W 14000	9.00	54.20	9.20
2011	29500 F	E 14500	W 15000	9.00	56.20	9.40
2010	29500 C	E 14500	W 15000	9.91	56.34	9.40
2009	29500 C	E 14500	W 15000	9.98	55.90	9.50
2008	30000 C	E 15000	W 15000	10.16	57.01	8.10
2007	34000 C	E 17000	W 17000	10.16	54.76	8.50
2006	36000 C	E 18000	W 18000	10.23	54.38	11.00
2005	31500 C	E 15500	W 16000	10.30	54.10	12.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4202 - ORANGE RIVER BLVD, W OF BUCKINGHAM RD

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	9800 C	E 4800	W 5000	9.50	53.80	6.90
2019	8800 F	E 4400	W 4400	9.50	54.90	7.70
2018	8400 C	E 4200	W 4200	9.50	55.20	8.00
2017	7500 S	E 3700	W 3800	9.50	54.90	7.40
2016	7100 F	E 3500	W 3600	9.50	54.80	7.00
2015	6700 C	E 3300	W 3400	9.50	55.50	5.90
2014	6400 S			9.50	55.20	15.60
2013	6300 F	0	0	9.50	55.00	5.10
2012	6300 C	E 0	W 0	9.50	55.30	5.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4650 - NORTH RIVER ROAD, EAST OF S.R. 31

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	3400 S	E 1700	W 1700	9.50	53.80	12.50
2019	3400 F	E 1700	W 1700	9.50	54.90	12.50
2018	3200 C	E 1600	W 1600	9.50	55.20	12.50
2017	3200 T	E 1600	W 1600	9.50	54.90	12.20
2016	3000 S	E 1500	W 1500	9.50	54.80	15.00
2015	2800 F	E 1400	W 1400	9.50	55.50	15.00
2014	2600 C	E 1300	W 1300	9.50	55.20	15.00
2013	1000 S	0	0	9.50	55.00	12.20
2012	1000 F	0	0	9.50	55.30	11.50
2011	1000 C	E 0	W 0	9.50	55.20	11.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 4656 - BUCKINGHAM / ORANGE ROAD, NORTH OF ASTORIA AVENUE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	10200 S	N 5000	S 5200	9.50	53.80	13.90
2019	10200 F	N 5000	S 5200	9.50	54.90	13.90
2018	9800 C	N 4800	S 5000	9.50	55.20	13.90
2017	9400 T	N 4700	S 4700	9.50	54.90	11.10
2016	9000 S	N 4500	S 4500	9.50	54.80	8.30
2015	8400 F	N 4200	S 4200	9.50	55.50	8.30
2014	8000 C	N 4000	S 4000	9.50	55.20	8.30
2013	8400 S	0	0	9.50	55.00	14.20
2012	8400 F	0	0	9.50	55.30	10.80
2011	8500 C	N 0	S 0	9.50	55.20	12.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 12 - LEE

SITE: 6011 - BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LCPR 11

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	10000 S	0	0	9.00	53.40	13.00
2019	10500 F	0	0	9.00	53.80	12.70
2018	10538 C	0	0	9.00	53.30	12.30
2017	9800 F	0	0	9.00	55.40	12.20
2016	9856 C	N 4913	S 4943	9.00	63.90	11.20
2015	9348 C	N 4665	S 4683	9.00	51.70	11.50
2014	9120 C	N 4581	S 4539	9.00	51.70	11.80
2013	8793 C	N 4369	S 4424	9.00	51.70	12.20
2012	8700 C	N 4290	S 4410	9.00	52.30	11.50
2011	8444 C	N 4178	S 4266	9.00	52.80	11.70
2010	8378 C	N 4156	S 4222	10.47	55.10	13.30
2009	8500 C	N 0	S 0	9.27	57.21	14.80
2008	8212 C	N 4103	S 4109	9.21	58.32	9.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

LEE COUNTY TRAFFIC DATA

5/25/2020

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	CAPACITY	2019 100TH HIGHEST HOUR LOS	VOLUME	FORECAST FUTURE LOS	VOLUME	NOTES
00100	A & W BULB RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	380	C	399	
00200	ALABAMA RD	SR 82	MILWAUKEE BLVD	2LN	E	990	C	270	C	284	
00300	ALABAMA RD	MILWAUKEE BLVD	HOMESTEAD RD	2LN	E	990	D	481	D	506	
00400	ALEXANDER BELL	SR 82	MILWAUKEE BLVD	2LN	E	990	D	553	D	581	
00500	ALEXANDER BELL	MILWAUKEE BLVD	LEELAND HEIGHTS	2LN	E	990	D	553	D	626	Shadow Lakes
00590	ALICO RD	US 41	DUSTY RD	4LD	E	1,980	B	1,107	B	1,163	
00600	ALICO RD	DUSTY RD	LEE RD	6LD	E	2,960	B	1,107	B	1,468	Alico Business Park
00700	ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,960	B	1,107	B	1,355	Three Oaks Regional Center
00800	ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,960	B	2,438	B	2,563	EEPCO Study
00900	ALICO RD	I-75	BEN HILL GRIFFIN BLVD	6LD	E	2,960	B	1,246	B	1,393	EEPCO Study
01000	ALICO RD	BEN HILL GRIFFIN BLVD	GREEN MEADOW DR	2LN	E	1,100/1,840	C	385	E	789	4 Ln constr 2018, EEPCO Study*
01050	ALICO RD	GREEN MEADOW DR	CORKSCREW RD	2LN	E	1,100	B	131	B	224	EEPCO Study
01200	BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	162	old count
01400	BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	116	old count projection(2009)
01500	BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LN	E	1,790	C	612	C	870	
01600	BAYSHORE RD (SR 78)	BUS 41	NEW POST RD/HART RD	4LD	D	2,100	C	1,690	C	1,750	
01700	BAYSHORE RD (SR 78)	HART RD	SLATER RD	4LD	D	2,100	C	1,703	C	1,831	
01800	BAYSHORE RD (SR 78)	SLATER RD	I-75	4LD	D	2,100	C	1,285	C	1,683	
01900	BAYSHORE RD (SR 78)	I-75	NALLE RD	2LN	D	924	C	710	C	678	
02000	BAYSHORE RD (SR 78)	NALLE RD	SR 31	2LN	D	924	C	515	C	520	
02100	BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	2,000	B	1,402	B	1,474	
02200	BEN HILL GRIFFIN PKWY	FGCU BOULEVARD S	COLLEGE CLUB DR	4LD	E	2,000	B	1,402	B	1,505	
02250	BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	3,000	B	1,127	B	1,219	
26950	BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,980	A	1,017	A	1,069	
02300	BETH STACEY BLVD	23RD ST	HOMESTEAD RD	2LN	E	860	C	346	C	548	
02400	BONITA BEACH RD	HICKORY BLVD	VANDERBILT DR	4LD	E	1,900	C	581	C	611	Constrained In City Plan *
02500	BONITA BEACH RD	VANDERBILT DR	US 41	4LD	E	1,900	C	1,530	C	1,608	Constrained In City Plan
02600	BONITA BEACH RD	US 41	OLD 41	4LD	E	1,860	C	1,167	C	1,318	Constrained, old count projection(2010)
02700	BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,800	C	1,864	C	1,959	Constrained In City Plan(2010)
02800	BONITA BEACH RD	IMPERIAL ST	W OF I-75	6LD	E	2,800	C	2,132	C	2,241	Constrained In City Plan
02900	BONITA BEACH RD	E OF I-75	BONITA GRAND DR	4LD	E	2,020	B	671	B	705	Constrained In City Plan
02950	BONITA BEACH RD	BONITA GRANDE DR	END OF CO. MAINTAINED	4LD	E	2,020	B	671	B	705	Constrained In City Plan
03100	BONITA GRANDE DR	BONITA BEACH RD	E TERRY ST	2LN	E	860	D	692	E	782	old count projection(2009)
03200	BOYSCOUT RD	SUMMERLIN RD	US 41	6LN	E	2,520	E	1,776	E	1,866	
03300	BRANTLEY RD	SUMMERLIN RD	US 41	2LN	E	860	C	276	C	290	
03400	BRIARCLIFF RD	US 41	TRIPLE CROWN CT	2LN	E	860	C	197	C	218	
03500	BROADWAY RD (ALVA)	SR 80	N. RIVER RD	2LN	E	860	C	269	C	304	old count projection(2009)
03700	BUCKINGHAM RD	SR 82	GUNNERY RD	2LN	E	990	C	405	C	426	
03730	BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BLVD	2LN	E	990	C	423	D	445	
03800	BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80	2LN	E	990	D	538	F	1,207	Buckingham 345 & Portico
03900	BURNT STORE RD	SR 78	VAN BUREN PKWY	4LD	E	2,950	B	942	B	990	
04000	BURNT STORE RD	VAN BUREN PKWY	COUNTY LINE	2LN	E	1,140	C	465	C	563	
04200	BUS 41 (N TAMIAMI TR, SR 7	CITY LIMITS (N END EDIS	PONDELLA RD	6LD	D	3,171	C	1,471	C	1,673	
04300	BUS 41 (N TAMIAMI TR, SR 7	PONDELLA RD	SR 78	6LD	D	3,171	C	1,471	C	1,673	
04400	BUS 41 (N TAMIAMI TR, SR 7	SR 78	LITTLETON RD	4LD	D	2,100	C	959	C	1,003	
04500	BUS 41 (N TAMIAMI TR, SR 7	LITTLETON RD	US 41	4LD	D	2,100	C	552	C	575	
04600	CAPE CORAL BRIDGE	DEL PRADO BLVD	McGREGOR BLVD	4LB	E	4,000	D	3,074	D	3,231	
04700	CAPTIVA DR	BLIND PASS	SOUTH SEAS	2LN	E	860	C	267	C	302	Constrained, old count(2010)
04800	CEMETERY RD	BUCKINGHAM RD	HIGGINS AVE	2LN	E	860	C	242	C	255	
04900	CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LN	E	1,790	C	105	C	150	Port Authority maintained
05000	COCONUT RD	WEST END	VIA VENETTO BLVD	2LN	E	860	C	268	C	420	Estero maintains to east
05100	COLLEGE PKWY	McGREGOR BLVD	WINKLER RD	6LD	E	2,980	D	2,292	D	2,409	
05200	COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	2,059	D	2,164	
05300	COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,059	D	2,164	
05400	COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,825	D	1,918	
05500	COLONIAL BLVD	McGREGOR BLVD	SUMMERLIN RD	6LD	E	2,840	F	3,049	F	3,204	
05600	COLONIAL BLVD	SUMMERLIN RD	US 41	6LD	E	2,840	F	2,882	F	3,028	
06200	COLONIAL BLVD	DYNASTY DR	SR 82	6LD	D	3,040	B	2,117	C	2,225	*
06300	COLUMBUS BLVD	SR 82	MILWAUKEE BLVD	2LN	E	860	C	100	C	105	
06400	CONSTITUTION BLVD	US 41	CONSTITUTION CIR	2LN	E	860	C	217	C	245	old count projection(2010)
06500	CORBETT RD	SR 78 (PINE ISLAND RD)	LITTLETON RD	2LN	E	860	C	22	C	226	old count, added VA clinic(2009)
06600	CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	1,007	C	1,272	Galleria at Corkscrew
06700	CORKSCREW RD	THREE OAKS PKWY	W OF I-75	4LD	E	1,900	F	2,129	F	2,386	Estero Crossing
06800	CORKSCREW RD	E OF I-75	BEN HILL GRIFFIN BLVD	4LD	E	1,900	C	1,194	C	1,255	
06900	CORKSCREW RD	BEN HILL GRIFFIN BLVD	ALICO RD	4LD	E	1,960	C	466	C	678	
07000	CORKSCREW RD	ALICO RD	COUNTY LINE	2LN	E	1,140	C	466	D	793	EEPCO Study, The Place
07100	COUNTRY LAKES BLVD	LUCKETT RD	TICE ST	2LN	E	860	C	143	C	293	old count projection(2010)
07200	CRYSTAL DR	US 41	METRO PKWY	2LN	E	860	C	496	C	521	
07300	CRYSTAL DR	METRO PKWY	PLANTATION RD	2LN	E	860	C	324	C	340	

5/25/2020

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	CAPACITY	2019 100TH HIGHEST HOUR LOS	VOLUME	FORECAST FUTURE LOS	VOLUME	NOTES
07400	CYPRESS LAKE DR	McGREGOR BLVD	SOUTH POINT BLVD	4LD	E	1,940	D	1,170	D	1,230	
07500	CYPRESS LAKE DR	SOUTH POINT BLVD	WINKLER RD	4LD	E	1,940	D	1,472	D	1,547	
07600	CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,472	D	1,547	
07700	CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	2,198	D	2,310	
07800	DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,341	D	2,461	
07900	DANIELS PKWY	METRO PKWY	SIX MILE PKWY	6LD	E	2,680	D	2,109	E	2,520	Constrained
08000	DANIELS PKWY	SIX MILE PKWY	PALOMINO LN	6LD	E	3,040	F	3,094	F	3,121	Constrained
08100	DANIELS PKWY	PALOMINO LN	I-75	6LD	E	3,040	F	3,094	F	3,142	Constrained
08200	DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,260	B	2,698	B	2,835	
08300	DANIELS PKWY	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,260	B	2,698	B	2,835	
08400	DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BLVD	6LD	E	3,260	B	2,412	B	2,535	
08500	DANIELS PKWY	GATEWAY BLVD	SR 82	4LD	E	2,160	B	1,726	B	1,870	SKY Walk *
08600	DANLEY DR	US 41	METRO PKWY	2LN	E	860	C	378	C	409	
08700	DAVIS RD	McGREGOR BLVD	IONA RD	2LN	E	860	C	15	C	29	old count projection(2010)
08800	DEL PRADO BLVD	CAPE CORAL PKWY	SE 46TH ST	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
08900	DEL PRADO BLVD	SE 46TH ST	CORONADO PKWY	6LD	E	2,660	C	1,404	C	1,586	old count projection(2009)
09000	DEL PRADO BLVD	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,660	D	2,000	D	2,102	
09100	DEL PRADO BLVD	CORNWALLIS PKWY	CORAL POINT DR	6LD	E	2,660	D	2,520	D	2,649	*
09200	DEL PRADO BLVD	CORAL POINT DR	HANCOCK B. PKWY	6LD	E	2,800	C	2,111	D	2,218	
09300	DEL PRADO BLVD	HANCOCK B. PKWY	SR 78	6LD	E	2,800	C	1,613	C	1,695	*
09400	DEL PRADO BLVD	US 41	SLATER RD	2LN	E	860	C	386	F	892	Crane Landing
09700	EAST 21ST ST	JOEL BLVD	GRANT AVE	2LN	E	860	C	30	C	31	*
09800	ESTERO BLVD	BIG CARLOS PASS BRIDGE	PESCADORA AVE	2LN	E	726	A	339	A	356	Constrained*
09900	ESTERO BLVD	PESCADORA AVE	VOORHIS ST	2LN	E	726	C	629	D	662	Constrained*
10000	ESTERO BLVD	VOORHIS ST	TROPICAL SHORES WAY	2LN	E	726	C	629	D	662	Constrained*
10100	ESTERO BLVD	TROPICAL SHORES WAY	CENTER ST	2LN	E	671	F	716	F	809	Constrained, old count(2010)
14400	ESTERO PKWY	US 41	THREE OAKS PKWY	4LD	E	2,000	B	790	B	1,083	East & West Cypress View*
14450	ESTERO PKWY	THREE OAKS PKWY	BEN HILL GRIFFIN PKWY	4LD	E	2,000	B	876	B	921	*
10200	EVERGREEN RD	US 41	BUS 41	2LN	E	860	C	100	C	116	old count projection
10300	FIDDLESTICKS BLVD	GUARDHOUSE	DANIELS PKWY	2LN	E	860	C	346	C	379	
10400	FOWLER ST	US 41	N AIRPORT RD	6LD	E	2,300	D	1,258	D	1,322	
10500	FOWLER ST	N AIRPORT RD	COLONIAL BLVD	6LD	E	2,300	D	1,504	D	1,581	
10800	GASPARILLA BLVD	FIFTH ST	COUNTY LINE	2LN	E	860	C	241	C	269	Constrained*
	GATEWAY BLVD	DANIELS PKWY	GATEWAY LAKES BLVD	4LD	E	1,790	C	1,208	C	1,269	
	GATEWAY BLVD	GATEWAY LAKES BLVD	SR82	2LN	E	860	C	505	C	531	
10900	GLADIOLUS DR	McGREGOR BLVD	PINE RIDGE RD	4LD	E	1,840	C	470	C	494	
11000	GLADIOLUS DR	PINE RIDGE RD	BASS RD	4LD	E	1,840	C	1,230	C	1,365	
11100	GLADIOLUS DR	BASS RD	WINKLER RD	6LD	E	2,780	C	1,230	C	1,292	
11200	GLADIOLUS DR	WINKLER RD	SUMMERLIN RD	6LD	E	2,780	C	1,230	C	1,292	
11300	GLADIOLUS DR	SUMMERLIN RD	US 41	6LD	E	2,780	B	1,977	C	2,078	
11400	GREENBRIAR BLVD	RICHMOND AVE	JOEL BLVD	2LN	E	860	C	75	C	80	*
11500	GUNNERY RD	SR 82	LEE BLVD	4LD	E	1,920	B	965	B	1,014	*
11600	GUNNERY RD	LEE BLVD	BUCKINGHAM RD	2LN	E	1,020	C	773	C	908	
11700	HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	4LD	E	1,880	B	1,017	B	1,069	*
11800	HANCOCK BRIDGE PKWY	NE 24TH AVE	ORANGE GROVE BLVD	4LD	E	1,880	B	1,478	B	1,554	
11900	HANCOCK BRIDGE PKWY	ORANGE GROVE BLVD	MOODY RD	4LD	E	1,880	B	1,529	B	1,607	
12000	HANCOCK BRIDGE PKWY	MOODY RD	US 41	4LD	E	1,880	B	1,529	B	1,607	
12100	HART RD	SR 78	TUCKER LANE	2LN	E	860	C	357	C	375	*
12200	HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	2LN	E	890	E	533	E	560	Constrained*
12300	HICKORY BLVD	McLAUGHLIN BLVD	MELODY LANE	2LN	E	890	E	533	E	560	Constrained*
12400	HICKORY BLVD	MELODY LANE	ESTERO BLVD	2LN	E	890	E	533	E	560	Constrained*
12480	HOMESTEAD RD	SR 82	MILWAUKEE BLVD	2LN	E	1,010	D	649	E	820	*
12490	HOMESTEAD RD	MILWAUKEE BLVD	SUNRISE BLVD	2LN	E	1,010	D	649	E	682	*
12500	HOMESTEAD RD	SUNRISE BLVD	LEELAND HEIGHTS	4LN	E	2,960	C	649	C	682	4 lane under construction
12600	HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	4LN	E	2,960	D	1,257	D	1,353	
31800	I-75	BONITA BEACH RD	CORKSCREW RD	6LF	D	5,620	E	5,811	E	5,967	
31900	I-75	CORKSCREW RD	ALICO RD	6LF	D	5,620	E	5,758	E	5,981	
32000	I-75	ALICO RD	DANIELS PKWY	6LF	D	6,620	D	5,730	D	6,139	
32100	I-75	DANIELS PKWY	COLONIAL BLVD	6LF	D	5,620	D	5,309	D	5,499	
32300	I-75	M.L.K.(SR 82)	LUCKETT RD	6LF	D	5,620	D	5,072	D	5,204	
32400	I-75	LUCKETT RD	SR 80	6LF	D	6,620	C	4,940	C	4,933	
32500	I-75	SR 80	SR 78	6LF	D	6,620	B	3,804	B	3,791	
32600	I-75	SR 78	COUNTY LINE	6LF	C	4,670	B	3,082	B	2,726	
12700	IDLEWILD ST	METRO PKWY	RANCHETTE RD	2LN	E	860	C	201	C	212	*
13000	IMMOKALEE RD (SR 82)	E OF COLONIAL BLVD	GATEWAY BLVD	6LD	D	3,171	C	1,737	C	1,971	
13100	IMMOKALEE RD (SR 82)	GATEWAY BLVD	GUNNERY RD	6LD	D	3,171	C	1,166	C	1,245	
13200	IMMOKALEE RD (SR 82)	GUNNERY RD	ALABAMA RD	6LD	D	4,860	B	1,635	B	1,747	
13300	IMMOKALEE RD (SR 82)	ALABAMA RD	BELL BLVD	4LD	D	3,240	B	612	B	658	
13400	IMMOKALEE RD (SR 82)	BELL BLVD	COUNTY LINE	4LD	D	3,240	B	617	B	648	

5/25/2020

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	CAPACITY	2019 100TH HIGHEST HOUR LOS	VOLUME	FORECAST FUTURE LOS	VOLUME	NOTES
13500	IMPERIAL PKWY	COUNTY LINE	BONITA BEACH RD	4LD	E	1,920	B	1,017	B	1,069	*
13550	IMPERIAL PKWY	E TERRY ST	COCONUT RD	4LD	E	1,920	B	1,015	B	1,067	
13600	IONA RD	DAVIS RD	McGREGOR BLVD	2LN	E	860	C	381	C	460	
13700	ISLAND PARK RD	PARK RD	US 41	2LN	E	860	C	79	C	251	
13800	JOEL BLVD	BELL BLVD	18TH ST	4LN	E	2,120	B	660	B	876	Joel Blvd CPD
13900	JOEL BLVD	18TH ST	SR 80	2LN	E	1,010	D	495	D	520	
14000	JOHN MORRIS RD	BUNCHE BEACH	SUMMERLIN RD	2LN	E	860	C	62	C	72	old count projection
14100	JOHN MORRIS RD	SUMMERLIN RD	IONA RD	2LN	E	860	C	256	C	267	
14200	KELLY RD	McGREGOR BLVD	SAN CARLOS BLVD	2LN	E	860	C	277	C	291	
14300	KELLY RD	SAN CARLOS BLVD	PINE RIDGE RD	2LN	E	860	C	106	C	120	old count projection(2010)
14500	LAUREL DR	BUS 41	BREEZE DR	2LN	E	860	C	324	C	340	*
14600	LEE BLVD	SR 82	ALVIN AVE	6LD	E	2,840	B	2,202	B	2,318	
14700	LEE BLVD	ALVIN AVE	GUNNERY RD	6LD	E	2,840	B	2,161	B	2,340	
14800	LEE BLVD	GUNNERY RD	HOMESTEAD RD	6LD	E	2,840	B	2,131	B	2,240	
14900	LEE BLVD	HOMESTEAD RD	WILLIAMS AVE	4LD	E	1,980	B	630	B	662	
14930	LEE BLVD	WILLIAMS AVE	LEELAND HEIGHTS	2LN	E	1,020	B	630	B	665	
15000	LEE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	544	D	614	old count projection(2015)
15100	LEELAND HEIGHTS	HOMESTEAD RD	JOEL BLVD	4LN	E	1,800	B	832	B	867	*
15200	LEONARD BLVD	GUNNERY RD	WESTGATE BLVD	2LN	E	860	D	650	D	706	
15300	LITTLETON RD	CORBETT RD	US 41	2LN	E	860	C	470	C	494	
15400	LITTLETON RD	US 41	BUS 41	2LN	E	860	C	417	C	439	*
15500	LUCKETT RD	ORTIZ AVE	I-75	2LN	E	880	B	326	B	401	4 Ln design & ROW
15600	LUCKETT RD	I-75	COUNTRY LAKES DR	2LN	E	860	C	273	C	287	
15700	MAPLE DR*	SUMMERLIN RD	2ND AVE	2LN	E	860	C	77	C	89	old count projection
15800	McGREGOR BLVD	SANIBEL T PLAZA	HARBOR DR	4LD	E	1,960	B	1,153	B	1,212	
15900	McGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4LD	E	1,960	B	1,114	B	1,170	
16000	McGREGOR BLVD	SUMMERLIN RD	KELLY RD	4LD	E	1,960	A	964	B	1,022	
16100	McGREGOR BLVD	KELLY RD	GLADIOLUS DR	4LD	E	1,960	A	964	A	1,013	
16200	McGREGOR BLVD (SR 867)	OLD McGREGOR BLVD/GI	IONA LOOP RD	4LD	D	2,100	C	1,594	C	1,731	
16300	McGREGOR BLVD (SR 867)	IONA LOOP RD	PINE RIDGE RD	4LD	D	2,100	C	1,594	C	1,731	
16400	McGREGOR BLVD (SR 867)	PINE RIDGE RD	CYPRESS LAKE DR	4LD	D	2,100	C	1,832	D	2,082	
16500	McGREGOR BLVD (SR 867)	CYPRESS LAKE DR	COLLEGE PKWY	4LD	D	2,100	C	1,832	D	2,082	
16600	McGREGOR BLVD (SR 867)	COLLEGE PKWY	WINKLER RD	2LN	D	924	C	792	C	861	Constrained
16700	McGREGOR BLVD (SR 867)	WINKLER RD	TANGLEWOOD BLVD	2LN	D	970	F	1,187	F	1,260	Constrained
16800	McGREGOR BLVD (SR 867)	TANGLEWOOD BLVD	COLONIAL BLVD	2LN	D	970	F	1,187	F	1,260	Constrained
16900	METRO PKWY (SR 739)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	1,123	C	1,391	
17000	METRO PKWY (SR 739)	DANIELS PKWY	CRYSTAL DR	4LD	D	2,100	C	1,193	C	1,441	
17100	METRO PKWY (SR 739)	CRYSTAL DR	DANLEY DR	4LD	D	2,100	C	1,544	C	1,764	
17200	METRO PKWY (SR 739)	DANLEY DR	COLONIAL BLVD	4LD	D	2,100	C	1,615	C	1,845	
	MICHAEL RIPPE PKWY	US41	SIX MILES PKWY	6LD	D	3,171	C	1,381	C	1,945	
17600	MILWAUKEE BLVD	ALABAMA BLVD	BELL BLVD	2LN	E	860	C	171	C	180	
17700	MILWAUKEE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	171	C	183	
17800	MOODY RD	HANCOCK B. PKWY	PONDELLA RD	2LN	E	860	C	182	C	206	old count projection(2009)
17900	NALLE GRADE RD	SLATER RD	NALLE RD	2LN	E	860	C	68	C	71	
18000	NALLE RD	SR 78	NALLE GRADE RD	2LN	E	860	C	114	C	134	
18100	NEAL RD	ORANGE RIVER BLVD	BUCKINGHAM RD	2LN	E	860	C	120	C	126	
18200	NO RIVER RD	SR 31	FRANKLIN LOCK RD	2LN	E	1,140	A	156	B	275	
18300	NO RIVER RD	FRANKLIN LOCK RD	BROADWAY RD	2LN	E	1,140	A	156	B	301	
18400	NO RIVER RD	BROADWAY RD	COUNTY LINE	2LN	E	1,140	A	108	A	141	
18900	OLGA RD*	SR 80 W	SR 80 E	2LN	E	860	C	82	C	95	old count projection
19100	ORANGE GROVE BLVD	CLUB ENTR.	HANCOCK B. PKWY	2LN	E	860	C	393	C	488	old count(2009)
19200	ORANGE GROVE BLVD	HANCOCK B. PKWY	PONDELLA RD	4LN	E	1,790	C	590	C	620	
19300	ORANGE RIVER BLVD	SR 80	STALEY RD	2LN	E	1,000	C	427	C	449	
19400	ORANGE RIVER BLVD	STALEY RD	BUCKINGHAM RD	2LN	E	1,000	C	427	C	461	
19500	ORIOLE RD	SAN CARLOS BLVD	ALICO RD	2LN	E	860	C	130	C	136	
19600	ORTIZ AVE	COLONIAL BLVD	SR 82	2LN	E	900	B	764	C	803	
19700	ORTIZ AVE	SR 82	LUCKETT RD	2LN	E	900	B	749	C	788	4 Ln design & ROW
19800	ORTIZ AVE	LUCKETT RD	SR 80	2LN	E	900	B	382	B	402	4 Ln design & ROW
19900	PALM BEACH BLVD (SR 80)	PROSPECT AVE	ORTIZ AVE	4LD	D	2,100	C	1,175	C	1,310	
20000	PALM BEACH BLVD (SR 80)	ORTIZ AVE	I-75	6LD	D	3,171	C	1,199	C	1,310	
20100	PALM BEACH BLVD (SR 80)	I-75	SR 31	6LD	D	3,171	C	1,701	C	2,056	
20200	PALM BEACH BLVD (SR 80)	SR 31	BUCKINGHAM RD	4LD	D	2,100	C	1,774	C	1,824	
20300	PALM BEACH BLVD (SR 80)	BUCKINGHAM RD	WERNER DR	4LD	D	3,280	B	1,361	B	1,421	
20330	PALM BEACH BLVD (SR 80)	WERNER DR	JOEL BLVD	4LD	C	1,607	C	1,180	C	1,254	
20400	PALM BEACH BLVD (SR 80)	JOEL BLVD	HENDRY CO. LINE	4LD	C	2,210	B	954	B	1,006	
20500	PALOMINO LN	DANIELS PKWY	PENZANCE BLVD	2LN	E	860	C	395	C	418	
20600	PARK MEADOWS DR	SUMMERLIN RD	US 41	2LN	E	860	C	197	C	207	
20800	PENZANCE BLVD	RANCHETTE RD	SIX MILE PKWY	2LN	E	860	C	173	C	185	
20900	PINE ISLAND RD	STRINGFELLOW RD	BURNT STORE RD	2LN	E	950	E	607	E	657	Constrained

5/25/2020

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	CAPACITY	2019 100TH HIGHEST HOUR LOS	VOLUME	FORECAST FUTURE LOS	VOLUME	NOTES
21400	PINE ISLAND RD (SR 78)	CITY LIMITS E OF BARRETT RD	US 41	4LD	D	2,100	C	1,696	C	1,843	
21500	PINE ISLAND RD (SR 78)	US 41	BUS 41	4LD	D	2,100	C	1,690	C	1,750	
21600	PINE RIDGE RD	SAN CARLOS BLVD	SUMMERLIN RD	2LN	E	860	C	499	C	545	*
21700	PINE RIDGE RD	SUMMERLIN RD	GLADIOLUS DR	2LN	E	860	C	286	C	545	Heritage Isle*
21800	PINE RIDGE RD	GLADIOLUS DR	McGREGOR BLVD	2LN	E	860	C	286	C	301	
21900	PLANTATION RD	SIX MILE PKWY	DANIELS PKWY	2LN	E	860	C	288	C	417	Intermed Park
22000	PLANTATION RD	DANIELS PKWY	IDLEWILD ST	2LN	E	860	D	672	D	706	FDOT Metro Pkwy 6-laning
22050	PLANTATION RD	IDLEWILD ST	COLONIAL BLVD	4LN	E	1,790	C	841	C	884	
22100	PONDELLA RD	SR 78	ORANGE GROVE BLVD	4LD	E	1,890	B	736	B	774	*
22200	PONDELLA RD	ORANGE GROVE BLVD	US 41	4LD	E	1,890	B	1,164	B	1,239	
22300	PONDELLA RD	US 41	BUS 41	4LD	E	1,890	B	953	B	1,002	
22400	PRITCHETT PKWY	SR 78	RICH RD	2LN	E	860	C	73	C	541	old count, Stoneybrook North(2009)
22500	RANCHETTE RD	PENZANCE BLVD	IDLEWILD ST	2LN	E	860	C	93	C	98	
22600	RICH RD	SLATER RD	PRITCHETT PKWY	2LN	E	860	C	55	C	62	old count projection(2009)
22700	RICHMOND AVE	LEELAND HEIGHTS	E 12TH ST	2LN	E	860	C	79	C	91	*
22800	RICHMOND AVE	E 12TH ST	GREENBRIAR BLVD	2LN	E	860	C	79	C	83	*
23000	SAN CARLOS BLVD (SR 865)	MANTANZAS PASS B.	MAIN ST	2LD	D	970	F	1,055	F	1,176	Constrained
23100	SAN CARLOS BLVD (SR 865)	MAIN ST	SUMMERLIN RD	4LD	D	2,100	C	1,055	C	1,176	PD&E Study
23180	SAN CARLOS BLVD (SR 865)	SUMMERLIN RD	KELLY RD	2LD	D	970	C	744	C	847	
23200	SAN CARLOS BLVD (SR 865)	KELLY RD	GLADIOLUS DR	4LD	D	2,100	C	744	C	847	
23230	SAN CARLOS BLVD	US 41	THREE OAKS PKWY	2LN	E	860	C	427	C	449	*
23260	SANIBEL BLVD	US 41	LEE RD	2LN	E	860	C	484	C	508	
23300	SANIBEL CAUSEWAY	SANIBEL SHORELINE	TOLL PLAZA	2LN	E	1,140	E	944	E	992	
23400	SHELL POINT BLVD	McGREGOR BLVD	PALM ACRES	2LN	E	860	C	290	C	304	*
23500	SIX MILE PKWY (SR 739)	US 41	METRO PKWY	4LD	D	2,100	C	1,778	C	1,950	
23600	SIX MILE CYPRESS	METRO PKWY	DANIELS PKWY	4LD	E	2,000	B	1,398	B	1,469	
23700	SIX MILE CYPRESS	DANIELS PKWY	WINKLER EXT.	4LD	E	1,900	B	1,149	B	1,352	
23800	SIX MILE CYPRESS	WINKLER EXT.	CHALLENGER BLVD	4LD	E	1,900	B	1,050	B	1,104	
23900	SIX MILE CYPRESS	CHALLENGER BLVD	COLONIAL BLVD	6LD	E	2,860	A	1,050	A	1,104	
24000	SLATER RD	SR 78	NALLE GRADE RD	2LN	E	1,010	C	402	C	423	*
24100	SOUTH POINTE BLVD	CYPRESS LAKE DR	COLLEGE PKWY	2LD	E	910	D	644	D	677	*
24200	SR 31 (ARCADIA RD)	SR 80	SR 78	2LN	D	970	C	643	C	610	PD&E/SEIR Study
24300	SR 31 (ARCADIA RD)	SR 78	COUNTY LINE	2LN	C	820	C	564	C	460	PD&E/SEIR Study
24400	STALEY RD	TICE	ORANGE RIVER BLVD	2LN	E	860	C	189	C	215	*
24500	STRINGFELLOW RD	1ST AVE	BERKSHIRE RD	2LN	E	1,060	B	315	D	672	Constrained
24600	STRINGFELLOW RD	BERKSHIRE RD	PINE ISLAND RD	2LN	E	1,060	B	315	C	448	Constrained
24700	STRINGFELLOW RD	PINE ISLAND RD	PINELAND RD	2LN	E	1,060	C	551	D	652	Constrained
24800	STRINGFELLOW RD	PINELAND RD	MAIN ST	2LN	E	1,060	C	551	D	648	
24900	SUMMERLIN RD	McGREGOR BLVD	KELLY COVE RD	4LD	E	1,980	A	1,243	A	1,306	
25000	SUMMERLIN RD	KELLY COVE RD	SAN CARLOS BLVD	4LD	E	1,980	A	1,243	A	1,306	
25100	SUMMERLIN RD	SAN CARLOS BLVD	PINE RIDGE RD	6LD	E	3,000	A	1,919	A	2,149	
25200	SUMMERLIN RD	PINE RIDGE RD	BASS RD	6LD	E	3,000	A	1,919	A	2,016	
25300	SUMMERLIN RD	BASS RD	GLADIOLUS DR	6LD	E	3,000	A	1,919	A	2,016	
25400	SUMMERLIN RD	GLADIOLUS DR	CYPRESS LAKE DR	4LD	E	1,900	C	1,454	C	1,552	
25500	SUMMERLIN RD	CYPRESS LAKE DR	COLLEGE PKWY	6LD	E	2,880	B	1,783	B	1,874	
25600	SUMMERLIN RD	COLLEGE PKWY	PARK MEADOW DR	6LD	E	2,880	B	1,916	B	2,014	
25700	SUMMERLIN RD	PARK MEADOW DR	BOY SCOUT	6LD	E	2,880	B	1,916	B	2,014	
25800	SUMMERLIN RD	BOY SCOUT	MATHEWS DR	4LD	E	1,820	D	1,260	D	1,324	
25900	SUMMERLIN RD	MATHEWS DR	COLONIAL BLVD	4LD	E	1,820	D	1,260	D	1,324	
26000	SUNRISE BLVD	BELL BLVD	COLUMBUS BLVD	2LN	E	860	C	42	C	53	
26100	SUNSHINE BLVD	SR 82	23RD ST SW	2LN	E	1,010	C	369	C	388	*
26150	SUNSHINE BLVD	23RD ST SW	LEE BLVD	2LN	E	1,010	C	369	C	388	*
26200	SUNSHINE BLVD	LEE BLVD	W 12TH ST	2LN	E	1,010	D	596	D	626	*
26300	SUNSHINE BLVD	W 12TH ST	W 75TH ST	2LN	E	860	D	623	D	655	
26400	SW 23RD ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	D	650	D	683	
26500	THREE OAKS PKWY	COCONUT RD	ESTERO PKWY	4LD	E	1,940	B	1,230	B	1,413	
26600	THREE OAKS PKWY	ESTERO PKWY	SAN CARLOS BLVD	4LD	E	1,940	A	623	B	724	
26700	THREE OAKS PKWY	SAN CARLOS BLVD	ALICO RD	4LD	E	1,940	A	633	B	976	
26800	TICE ST	SR 80	ORTIZ AVE	2LN	E	860	C	163	C	171	old count(2010)
26900	TICE ST	ORTIZ AVE	STALEY RD	2LN	E	860	C	203	D	716	Elementry U.
27000	TREELINE AVE	TERMIMAL ACCESS RD	DANIELS PKWY	4LD	E	1,980	A	1,272	A	1,510	Harley Davidson
27030	TREELINE AVE	DANIELS PKWY	AMBERWOOD RD	4LD	E	1,980	A	880	A	924	
27070	TREELINE AVE	AMBERWOOD RD	COLONIAL BLVD	4LD	E	1,980	A	880	A	924	
29800	US 41 (S TAMIAMI TR)	OLD 41	CORKSCREW RD	6LD	D	3,171	C	2,662	C	2,712	
29900	US 41 (S TAMIAMI TR)	CORKSCREW RD	SANIBEL BLVD	6LD	D	3,171	C	2,422	C	2,485	
30000	US 41 (S TAMIAMI TR)	SANIBEL BLVD	ALICO RD	6LD	D	3,171	C	2,623	C	2,686	
30100	US 41 (S TAMIAMI TR)	ALICO RD	ISLAND PARK RD	6LD	D	3,171	C	2,623	C	2,730	
30200	US 41 (S TAMIAMI TR)	ISLAND PARK RD	BRIARCLIFF RD	6LD	D	3,171	C	2,905	D	3,092	

5/25/2020

LEE COUNTY Road Link Volumes (County- and State-Maintained Roadways)

LINK NO.	NAME	ROADWAY LINK FROM	TO	ROAD TYPE	PERFORMANCE STANDARD LOS	CAPACITY	2019 100TH HIGHEST HOUR LOS	VOLUME	FORECAST FUTURE LOS	VOLUME	NOTES
30300	US 41 (S TAMIAMI TR)	BRIARCLIFF RD	SIX MILE PKWY	6LD	D	3,171	C	2,905	D	3,092	
30400	US 41 (S TAMIAMI TR)	SIX MILE PKWY	DANIELS PKWY	6LD	D	3,171	C	2,518	C	2,752	
30500	US 41 (CLEVELAND AVE)	DANIELS PKWY	COLLEGE PKWY	6LD	D	3,171	C	2,615	C	2,924	SR 739 6 laning Design & ROW
30600	US 41 (CLEVELAND AVE)	COLLEGE PKWY	SOUTH RD	6LD	D	3,171	C	2,615	D	3,100	SR 739 6 laning Design & ROW programmed
30700	US 41 (CLEVELAND AVE)	SOUTH RD	BOY SCOUT RD	6LD	D	3,171	C	2,734	D	3,100	SR 739 6 laning Design & ROW programmed
30800	US 41 (CLEVELAND AVE)	BOY SCOUT RD	NORTH AIRPORT RD	6LD	D	3,171	C	2,395	C	2,744	SR 739 6 laning Design & ROW programmed
30810	US 41 (CLEVELAND AVE)	NORTH AIRPORT RD	COLONIAL BLVD	6LD	D	3,171	C	2,395	C	2,744	
30900	US 41 (CLEVELAND AVE)	CITY LIMITS	N. KEY DR	4LD	D	2,100	D	2,068	F	2,347	
31000	US 41 (CLEVELAND AVE)	N. KEY DR	HANCOCK B. PKWY	4LD	D	2,100	D	2,068	F	2,347	
31100	US 41 (CLEVELAND AVE)	HANCOCK B. PKWY	PONDELLA RD	4LD	D	2,100	D	2,068	F	2,347	
31200	US 41 (CLEVELAND AVE)	PONDELLA RD	SR 78	4LD	D	2,100	C	1,439	C	1,556	
31300	US 41 (CLEVELAND AVE)	SR 78	LITTLETON RD	4LD	D	2,100	C	1,439	C	1,556	
31400	US 41 (N TAMIAMI TR)	LITTLETON RD	BUS 41	4LD	D	2,100	C	1,157	C	1,374	
31500	US 41 (N TAMIAMI TR)	BUS 41	DEL PRADO BLVD	4LD	D	2,100	C	1,157	C	1,374	
31600	US 41 (N TAMIAMI TR)	DEL PRADO BLVD	CHARLOTTE CO. LINE	4LD	D	2,100	C	1,847	C	2,001	
27200	VETERANS MEM. PKWY	SR 78	CHIQUITA	4LD	D	2,040	A	818	A	860	
27300	VETERANS MEM. PKWY	CHIQUITA	SKYLINE	4LD	D	2,040	F	2,159	F	2,269	old count projection(2010)
27400	VETERANS MEM. PKWY	SKYLINE	SANTA BARBARA BLVD	6LD	D	3,080	A	2,179	B	2,290	*
27500	VETERANS MEM. PKWY	SANTA BARBARA BLVD	COUNTRY CLUB BLVD	6LD	D	3,080	B	2,764	B	2,905	
27600	VETERANS MEM. PKWY	COUNTRY CLUB BLVD	MIDPOINT BRDG TOLL P	6LD	D	3,080	B	2,830	B	2,975	
27700	VETERANS MEM. PKWY	MIDPOINT BRDG TOLL P	McGREGOR BLVD	4LB	D	4,000	D	3,149	D	3,310	
29000	W. 6TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	196	C	206	
29100	W. 12TH ST	GUNNERY RD	SUNSHINE BLVD	2LN	E	860	C	234	C	246	
29200	W. 12TH ST	SUNSHINE BLVD	WILLIAMS AVE	2LN	E	860	C	76	C	168	old count projection(2010)
29300	W. 12TH ST	WILLIAMS AVE	JOEL BLVD	2LN	E	860	C	92	C	104	old count projection(2010)
29400	W. 14TH ST	SUNSHINE BLVD	RICHMOND AVE	2LN	E	860	C	48	C	54	old count projection(2010)
15200	WESTGATE BLVD	GUNNERY RD	LEE BLVD	2LN	E	860	D	724	D	780	
27900	WHISKEY CREEK DR	COLLEGE PKWY	SAUTERN DR	2LD	E	910	C	326	C	342	
28000	WHISKEY CREEK DR	SAUTERN DR	McGREGOR BLVD	2LD	E	910	C	326	C	342	
28200	WILLIAMS AVE	LEE BLVD	W. 6TH ST	2LN	E	860	D	589	D	627	
28300	WINKLER RD	STOCKBRIDGE DR	SUMMERLIN RD	2LN	E	860	C	461	C	537	old count(2010)
28400	WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,520	C	316	C	332	
28500	WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	880	B	593	B	625	Year 2010 data
28600	WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	880	B	592	B	622	
28700	WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,780	D	778	D	817	
28800	WINKLER RD	COLLEGE PKWY	McGREGOR BLVD	2LN	E	800	B	350	B	395	old count projection(Year 2010)
28900	WOODLAND BLVD	US 41	AUSTIN ST	2LN	E	860	C	266	C	300	old count projection(2010)

* Previous Year Data

County-Maintained Collector Roadway - Unincorporated Lee County

County-Maintained Arterial Roadway - Unincorporated Lee County

County-Maintained Arterial/Collector Roadway - Incorporated Lee County

State-Maintained Arterial Roadway - Unincorporated Lee County

GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

*** Cannot be achieved using table input value defaults.**

**** Not applicable for that level of service letter grade.** For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TABLE 7
(continued)

Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INPUT VALUE ASSUMPTIONS	Uninterrupted Flow Facilities				Interrupted Flow Facilities					
					State Arterials				Class I	
	Freeways	Core Freeways	Highways		Class I		Class II		Bicycle	Pedestrian
ROADWAY CHARACTERISTICS										
Area type (urban, rural)	urban	urban								
Number of through lanes (both dir.)	4-10	4-12	2	4-6	2	4-8	2	4-8	4	4
Posted speed (mph)	70	65	50	50	45	50	30	30	45	45
Free flow speed (mph)	75	70	55	55	50	55	35	35	50	50
Auxiliary Lanes (n,y)	n	n								
Median (d, twlt, n, nr, r)				d	n	r	n	r	r	r
Terrain (l,r)	l	l	l	l	l	l	l	l	l	l
% no passing zone			80							
Exclusive left turn lane impact (n, y)			[n]	y	y	y	y	y	y	y
Exclusive right turn lanes (n, y)					n	n	n	n	n	n
Facility length (mi)	3	3	5	5	2	2	1.9	1.8	2	2
TRAFFIC CHARACTERISTICS										
Planning analysis hour factor (K)	0.090	0.085	0.090	0.090	0.090	0.090	0.090	0.090	0.090	0.090
Directional distribution factor (D)	0.55	0.55	0.55	0.55	0.550	0.560	0.565	0.560	0.565	0.565
Peak hour factor (PHF)	0.95	0.95	0.95	0.95	1.000	1.000	1.000	1.000	1.000	1.000
Base saturation flow rate (pcphpl)	2,400	2,400	1,700	2,200	1,950	1,950	1,950	1,950	1,950	1,950
Heavy vehicle percent	4.0	4.0	2.0	2.0	1.0	1.0	1.0	1.0	2.5	2.0
Speed Adjustment Factor (SAF)	0.975	0.975		0.975						
Capacity Adjustment Factor (CAF)	0.968	0.968		0.968						
% left turns					12	12	12	12	12	12
% right turns					12	12	12	12	12	12
CONTROL CHARACTERISTICS										
Number of signals					4	4	10	10	4	6
Arrival type (1-6)					3	3	4	4	4	4
Signal type (a, c, p)					c	c	c	c	c	c
Cycle length (C)					120	150	120	120	120	120
Effective green ratio (g/C)					0.44	0.45	0.44	0.44	0.44	0.44
MULTIMODAL CHARACTERISTICS										
Paved shoulder/bicycle lane (n, y)									n, 50%, y	n
Outside lane width (n, t, w)									t	t
Pavement condition (d, t, u)									t	
On-street parking (n, y)										
Sidewalk (n, y)										n, 50%, y
Sidewalk/roadway separation(a, t, w)										t
Sidewalk protective barrier (n, y)										n

LEVEL OF SERVICE THRESHOLDS

Level of Service	Freeways	Highways		Arterials		Bicycle	Ped	Bus
	Density	Two-Lane %ffs	Multilane Density	Class I ats	Class II ats	Score	Score	Buses/hr.
B	≤ 17	> 83.3	≤ 17	> 31 mph	> 22 mph	≤ 2.75	≤ 2.75	≤ 6
C	≤ 24	> 75.0	≤ 24	> 23 mph	> 17 mph	≤ 3.50	≤ 3.50	≤ 4
D	≤ 31	> 66.7	≤ 31	> 18 mph	> 13 mph	≤ 4.25	≤ 4.25	< 3
E	≤ 39	> 58.3	≤ 35	> 15 mph	> 10 mph	≤ 5.00	≤ 5.00	< 2

% ffs = Percent free flow speed ats = Average travel speed

TABLE 8

Generalized **Peak Hour Directional** Volumes for Florida's Transitioning Areas **and** Areas Over 5,000 Not In Urbanized Areas[1]

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	710	800	**
2	Divided	*	1,740	1,820	**
3	Divided	*	2,670	2,740	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	330	680	720
2	Divided	*	500	1,460	1,600
3	Divided	*	810	2,280	2,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	140	320	1,000
50-84%	100	280	940	>1,000
85-100%	380	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,430	3,180	3,790	3,910
3	3,520	4,670	5,610	5,870
4	4,630	6,170	7,440	7,830
5	5,480	7,310	8,730	9,800

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	560	860	1,160	1,560
2	Divided	1,710	2,470	3,120	3,550
3	Divided	2,560	3,700	4,680	5,320

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

*** Cannot be achieved using table input value defaults.**

**** Not applicable for that level of service letter grade.** For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TABLE 8
(continued)

Generalized **Peak Hour Directional** Volumes for Florida's Transitioning Areas **and** Areas Over 5,000 Not In Urbanized Areas

January 2020

INPUT VALUE ASSUMPTIONS	Uninterrupted Flow Facilities			Interrupted Flow Facilities					
				State Arterials				Class I	
	Freeways	Highways		Class I		Class II		Bicycle	Pedestrian
ROADWAY CHARACTERISTICS									
Area type (urban, rural)	urban								
Number of through lanes (both dir.)	4-10	2	4-6	2	4-6	2	4-6	4	4
Posted speed (mph)	70	50	50	45	50	30	30	45	45
Free flow speed (mph)	75	55	55	50	55	35	35	50	50
Auxiliary lanes (n,y)	n								
Median (d, n, nr, r)			d	n	y	n	y	r	r
Terrain (l,r)	l	l	l	l	l	l	l	l	l
% no passing zone		60							
Exclusive left turn lane impact (n, y)		[n]	y	y	y	y	y	y	y
Exclusive right turn lanes (n, y)				n	n	n	n	n	n
Facility length (mi)	6	5	5	1.8	2	2	2	2	2
TRAFFIC CHARACTERISTICS									
Planning analysis hour factor (K)	0.098	0.090	0.090	0.090	0.090	0.090	0.090	0.090	0.090
Directional distribution factor (D)	0.55	0.55	0.55	0.550	0.570	0.570	0.565	0.570	0.570
Peak hour factor (PHF)	0.92	0.92	0.92	1.000	1.000	1.000	1.000	1.000	1.000
Base saturation flow rate (pcphpl)	2,400	1,700	2,200	1,950	1,950	1,950	1,950	1,950	1,950
Heavy vehicle percent	9.0	4.0	4.0	2.0	3.0	2.0	3.0	3.0	3.0
Speed Adjustment Factor (SAF)	0.975		0.975						
Capacity Adjustment Factor (CAF)	0.968		0.968						
% left turns				12	12	12	12	12	12
% right turns				12	12	12	12	12	12
CONTROL CHARACTERISTICS									
Number of signals				5	4	10	10	4	6
Arrival type (1-6)				4	3	4	4	4	4
Signal type (a, c, p)				c	c	c	c	c	c
Cycle length (C)				120	150	120	150	120	120
Effective green ratio (g/C)				0.44	0.45	0.44	0.45	0.44	0.44
MULTIMODAL CHARACTERISTICS									
Paved shoulder/bicycle lane (n, y)								n, 50%, y	n
Outside lane width (n, t, w)								t	t
Pavement condition (d, t, u)								t	
On-street parking (n, y)								n	n
Sidewalk (n, y)									n, 50%, y
Sidewalk/roadway separation (a, t, w)									t
Sidewalk protective barrier (n, y)									n

LEVEL OF SERVICE THRESHOLDS

Level of Service	Freeways	Highways		Arterials		Bicycle	Ped	Bus
	Density	Two-Lane %ffs	Multilane Density	Class I ats	Class II ats	Score	Score	Buses/hr.
B	≤ 17	> 83.3	≤ 17	> 31 mph	> 22 mph	≤ 2.75	≤ 2.75	≤ 6
C	≤ 24	> 75.0	≤ 24	> 23 mph	> 17 mph	≤ 3.50	≤ 3.50	≤ 4
D	≤ 31	> 66.7	≤ 31	> 18 mph	> 13 mph	≤ 4.25	≤ 4.25	< 3
E	≤ 39	> 58.3	≤ 35	> 15 mph	> 10 mph	≤ 5.00	≤ 5.00	< 2

% ffs = Percent free flow speed ats = Average travel speed

TABLE 9

Generalized **Peak Hour Directional** Volumes for Florida's Rural Undeveloped Areas **and** Developed Areas Less Than 5,000 Population[1]

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Lanes	Median	B	C	D	E
1	Undivided	*	670	740	**
2	Divided	*	1,530	1,580	**
3	Divided	*	2,360	2,400	**

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Rural Undeveloped

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	70	110	170
50-84%	60	120	180	580
85-100%	140	210	1,000	>1,000

Developed Areas

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	120	260	840
50-84%	100	240	720	1,000
85-100%	320	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	120	460
50-84%	*	80	430	770
85-100%	180	520	860	>1,000

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
2	2,010	2,770	3,270	3,650
3	2,820	3,990	4,770	5,470
4	3,630	5,220	6,260	7,300

Freeway Adjustments

Auxiliary Lane
+ 1,000

UNINTERRUPTED FLOW HIGHWAYS

Rural Undeveloped

Lanes	Median	B	C	D	E
1	Undivided	240	450	730	1,490
2	Divided	1,630	2,350	2,910	3,280
3	Divided	2,450	3,530	4,360	4,920

Developed Areas

Lanes	Median	B	C	D	E
1	Undivided	540	820	1,110	1,490
2	Divided	1,530	2,210	2,820	3,220
3	Divided	2,300	3,320	4,240	4,830

Passing Lane Adjustments

Alter LOS B-D volumes in proportion to the passing lane length to the highway segment length

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1]Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

*** Cannot be achieved using table input value defaults.**

**** Not applicable for that level of service letter grade.** For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

TABLE 9
(continued)

Generalized **Peak Hour Directional** Volumes for Florida's Rural Undeveloped Areas **and** Developed Areas Less Than 5,000 Population

January 2020

INPUT VALUE ASSUMPTIONS	Uninterrupted Flow Facilities					Interrupted Flow Facilities				
	Freeways	Highways				Arterials		Bicycle		Pedestrian
		Undeveloped		Developed						
ROADWAY CHARACTERISTICS										
Area type (urban, rural)	rural									
Number of through lanes (both dir.)	4-8	2	4-6	2	4-6	2	4-6	4	4	2
Posted speed (mph)	70	55	55	50	50	45	45	55	45	45
Free flow speed (mph)	75	60	60	55	55	50	50	60	50	50
Auxiliary lanes (n,y)	n									
Median (d, n, nr, r)			d		d	n	r	r	r	n
Terrain (l,r)	l	l	l	l	l	l	l	l	l	l
% no passing zone		20		60						
Exclusive left turn lanes (n, y)		[n]	y	[n]	y	y	y	y	y	y
Exclusive right turn lanes (n, y)						n	n	n	n	n
Facility length (mi)	18	10	10	5	5	1.9	2.2	4	2	2
TRAFFIC CHARACTERISTICS										
Planning analysis hour factor (K)	0.105	0.095	0.095	0.095	0.095	0.095	0.095	0.095	0.095	0.095
Directional distribution factor (D)	0.55	0.55	0.55	0.55	0.55	0.550	0.550	0.570	0.570	0.550
Peak hour factor (PHF)	0.88	0.88	0.88	0.88	0.88	1.000	1.000	1.000	1.000	1.000
Base saturation flow rate (pcphpl)	2,400	1,700	2,200	1,700	2,200	1,950	1,950	1,950	1,950	1,950
Heavy vehicle percent	12.0	5.0	12.0	5.0	8.0	3.0	3.0	6.0	3.5	3.0
Speed Adjustment Factor (SAF)	0.975		0.975		0.975					
Capacity Adjustment Factor (CAF)	0.968		0.968		0.968					
% left turns						12	12		12	12
% right turns						12	12		12	12
CONTROL CHARACTERISTICS										
Number of signals						5	6	2	4	4
Arrival type (1-6)						3	3	3	3	3
Signal type (a, c, p)						c	c	a	a	a
Cycle length (C)						90	90	60	90	90
Effective green ratio (g/C)						0.44	0.44	0.37	0.44	0.44
MULTIMODAL CHARACTERISTICS										
Paved shoulder/bicycle lane (n, y)								n,50%,y	n,50%,y	n
Outside lane width (n, t, w)								t	t	t
Pavement condition (d, t, u)								t	t	
Sidewalk (n, y)										n,50%,y
Sidewalk/roadway separation(a, t,w)										t
Sidewalk protective barrier (n, y)										n

LEVEL OF SERVICE THRESHOLDS

Level of Service	Freeways	Highways				
		Two-Lane ru		Two-Lane rd	Multilane ru	Multilane rd
	Density	%tsf	ats	%ffs	Density	Density
B	≤ 14	≤ 50	≤ 55	> 83.3	≤ 14	≤ 14
C	≤ 22	≤ 65	≤ 50	> 75.0	≤ 22	≤ 22
D	≤ 29	≤ 80	≤ 45	> 66.7	≤ 29	≤ 29
E	≤ 36	> 80	≤ 40	> 58.3	≤ 34	≤ 34

Level of Service	Arterials	Bicycle	Pedestrian
	Major City/Co.(ats)	Score	Score
B	> 31 mph	≤ 2.75	≤ 2.75
C	> 23 mph	≤ 3.50	≤ 3.50
D	> 18 mph	≤ 4.25	≤ 4.25
E	> 15 mph	≤ 5.00	≤ 5.00

%tsf = Percent time spent following %ffs = Percent of free flow speed ats = Average travel speed ru = Rural undeveloped rd = Rural developed

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

April 2016 c:\input5

Uninterrupted Flow Highway

		Level of Service				
Lane	Divided	A	B	C	D	E
1	Undivided	130	420	850	1,210	1,640
2	Divided	1,060	1,810	2,560	3,240	3,590
3	Divided	1,600	2,720	3,840	4,860	5,380

Arterials

Class I (40 mph or higher posted speed limit)

		Level of Service				
Lane	Divided	A	B	C	D	E
1	Undivided	*	140	800	860	860
2	Divided	*	250	1,840	1,960	1,960
3	Divided	*	400	2,840	2,940	2,940
4	Divided	*	540	3,830	3,940	3,940

Class II (35 mph or slower posted speed limit)

		Level of Service				
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	330	710	780
2	Divided	*	*	710	1,590	1,660
3	Divided	*	*	1,150	2,450	2,500
4	Divided	*	*	1,580	3,310	3,340

Controlled Access Facilities

		Level of Service				
Lane	Divided	A	B	C	D	E
1	Undivided	*	160	880	940	940
2	Divided	*	270	1,970	2,100	2,100
3	Divided	*	430	3,050	3,180	3,180

Collectors

		Level of Service				
Lane	Divided	A	B	C	D	E
1	Undivided	*	*	310	660	740
1	Divided	*	*	330	700	780
2	Undivided	*	*	730	1,440	1,520
2	Divided	*	*	770	1,510	1,600

Note: the service volumes for I-75 (freeway), bicycle mode, pedestrian mode, and bus mode should be from FDOT's most current version of LOS Handbook.

GROWTH TREND ANALYSIS

FDOT SITE: 120006
SR 80 W OF HERZOG ROAD

Year	AADT [1]
2020	24,000
2019	23,000
2018	22,000
2017	20,000
2016	20,000
2015	17,700
2014	15,600
2013	15,200
2012	15,200
2011	15,200
2010	15,200
2009	15,600
2008	15,500
2007	18,000
2006	18,600
2005	17,500

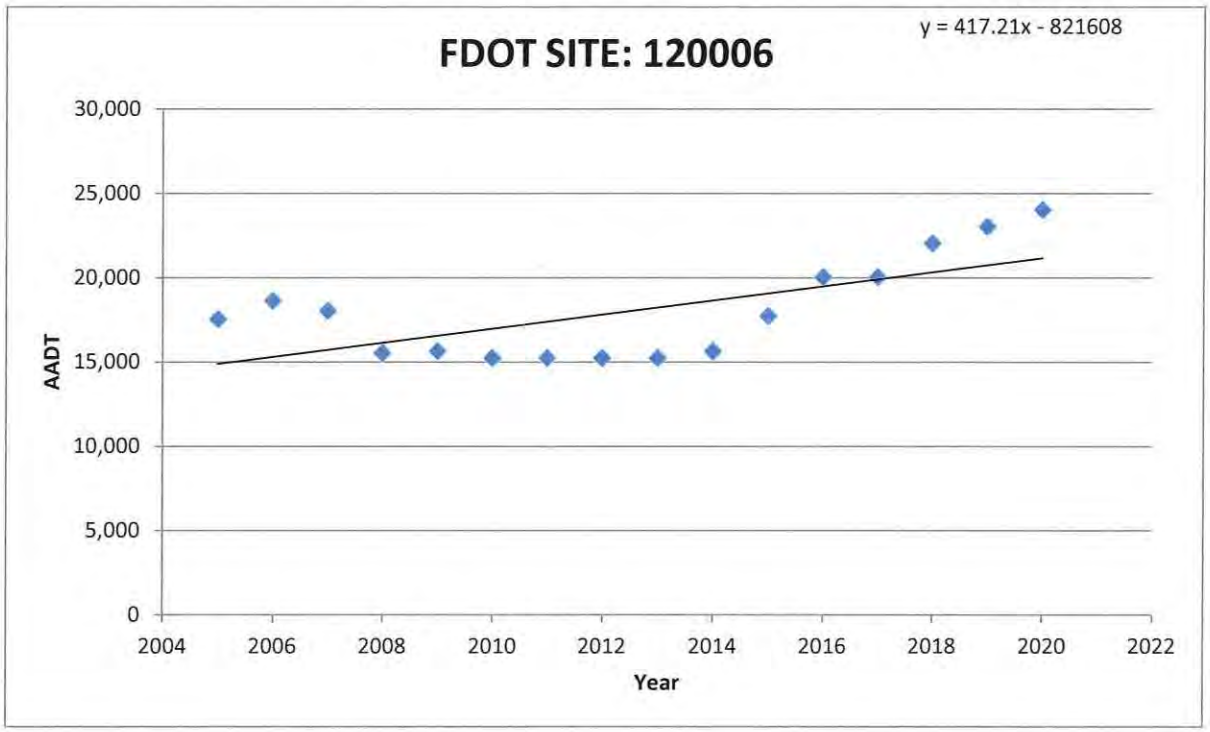
Equation

y_1	x_1
21,148	2020

y_2	x_2
23,651	2026

Growth

2.0% per year



Footnotes:
(1) FDOT Traffic Online (2020 Data)

FDOT SITE: 120012
SR 80, EAST OF OLD OLGA ROAD/BUCKINGHAM ROAD LC362

Year	AADT [1]
2020	29,000
2019	28,000
2018	26,000
2017	24,000
2016	23,500
2015	21,000
2014	18,200
2013	17,800
2012	17,800
2011	21,000
2010	21,000
2009	21,000
2008	21,000
2007	23,000
2006	21,000
2005	21,500

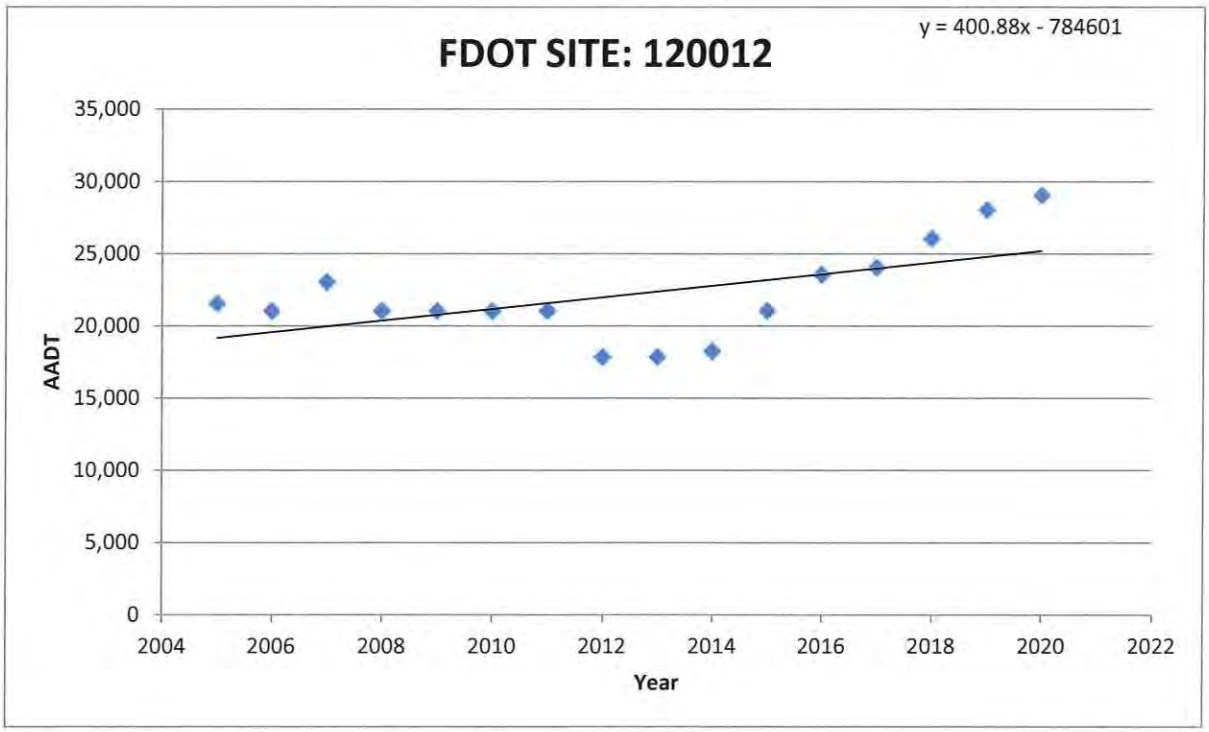
Equation

y_1	x_1
25,182	2020

y_2	x_2
27,587	2026

Growth

1.6% per year



Footnotes:
(1) FDOT Traffic Online (2020 Data)

FDOT SITE: 120085
SR 80/PALM BEACH BLVD, EAST OF SR 31

Year	AADT [1]
2020	36,500
2019	36,500
2018	33,500
2017	33,500
2016	35,000
2015	32,000
2014	29,500
2013	28,500
2012	28,500
2011	29,500
2010	29,500
2009	29,500
2008	30,000
2007	34,000
2006	36,000
2005	31,500

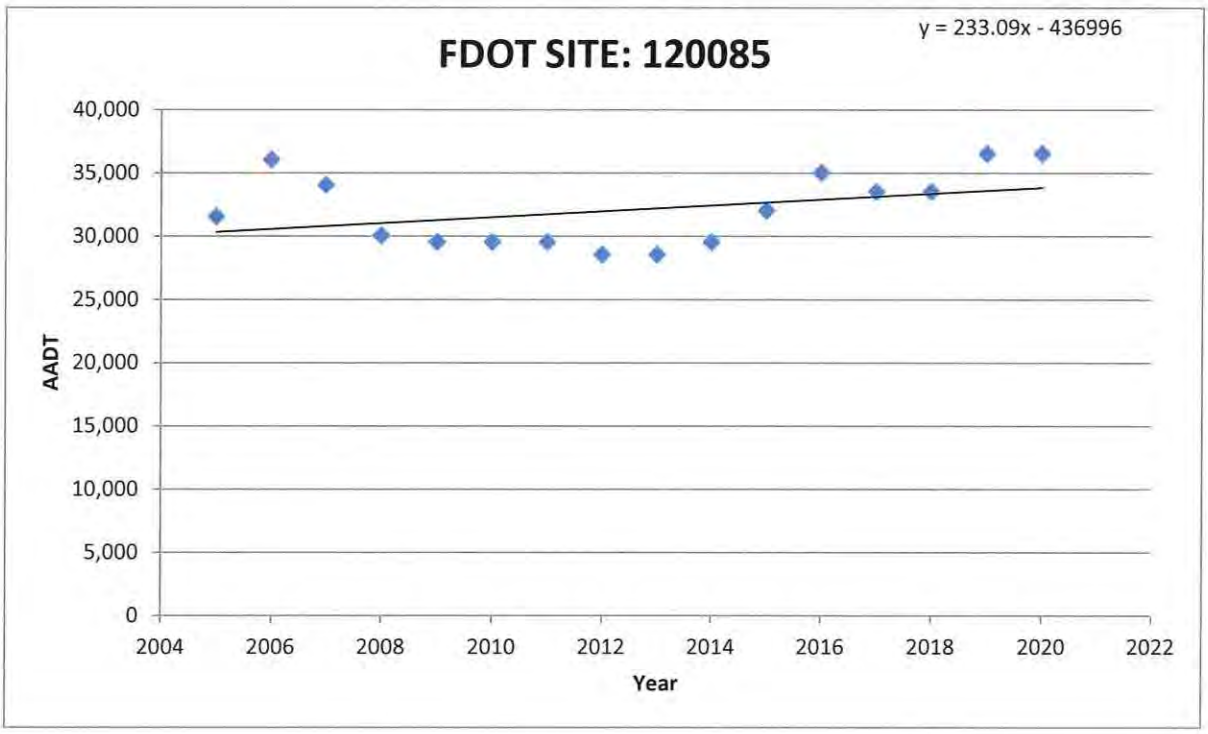
Equation

y_1	x_1
33,842	2020

y_2	x_2
35,240	2026

Growth

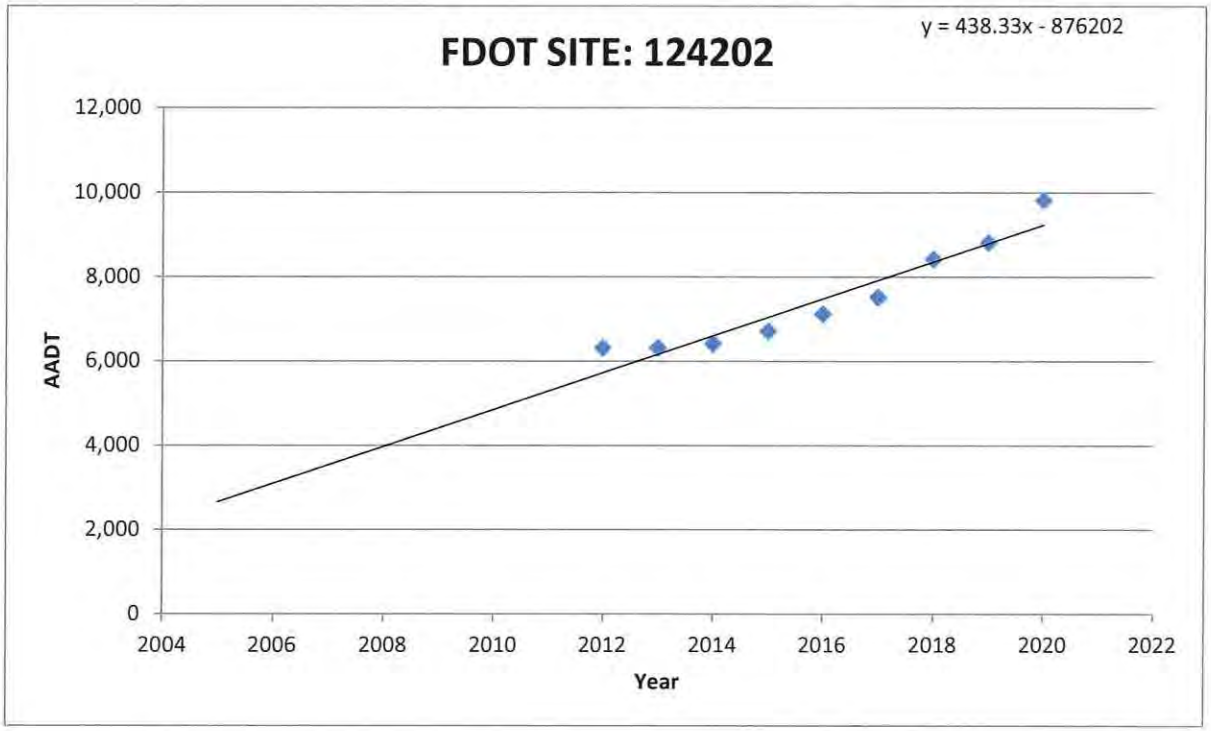
0.7% per year



Footnotes:
(1) FDOT Traffic Online (2020 Data)

FDOT SITE: 124202
ORANGE RIVER BLVD, W OF BUCKINGHAM RD

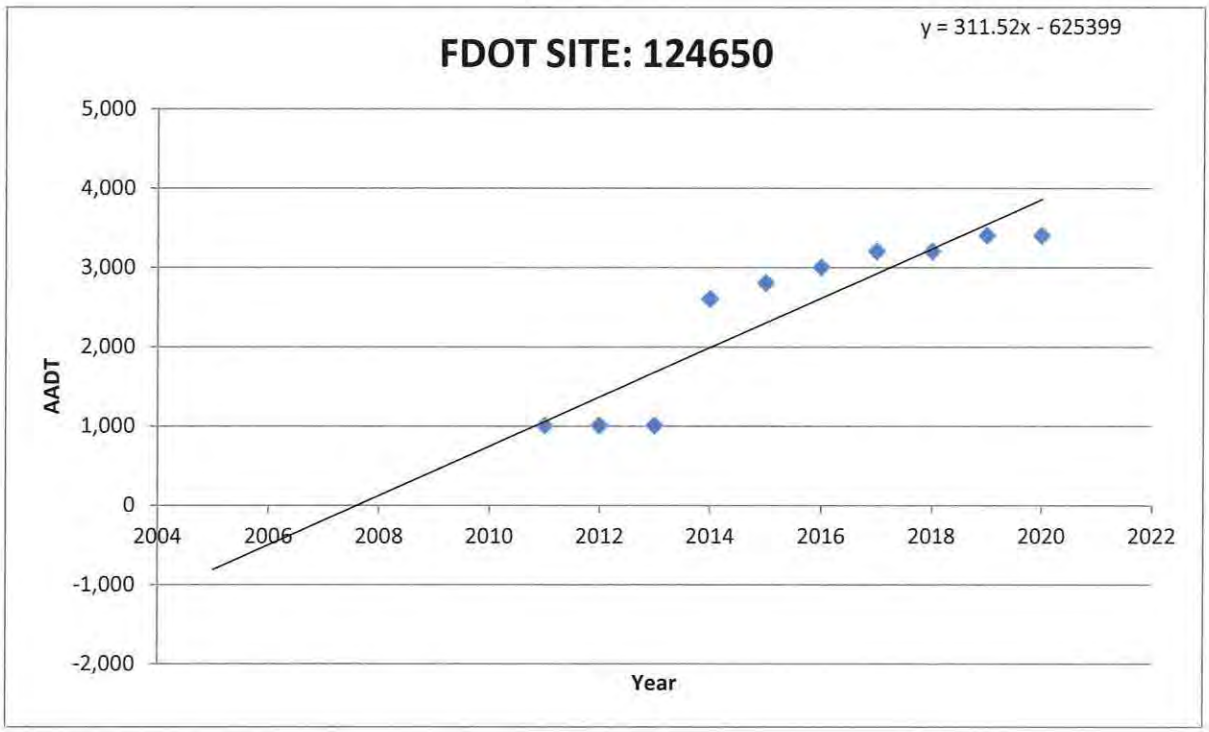
Year		Equation		Growth
2020	9,800	y_1	x_1	5.0% per year
2019	8,800	8,793	2019	
2018	8,400			
2017	7,500	y_2	x_2	
2016	7,100	11,861	2026	
2015	6,700			
2014	6,400			
2013	6,300			
2012	6,300			
2011				
2010				
2009				
2008				
2007				
2006				
2005				



Footnotes:
(1) FDOT Traffic Online (2020 Data)

FDOT SITE: 124650
NORTH RIVER ROAD, EAST OF S.R. 31

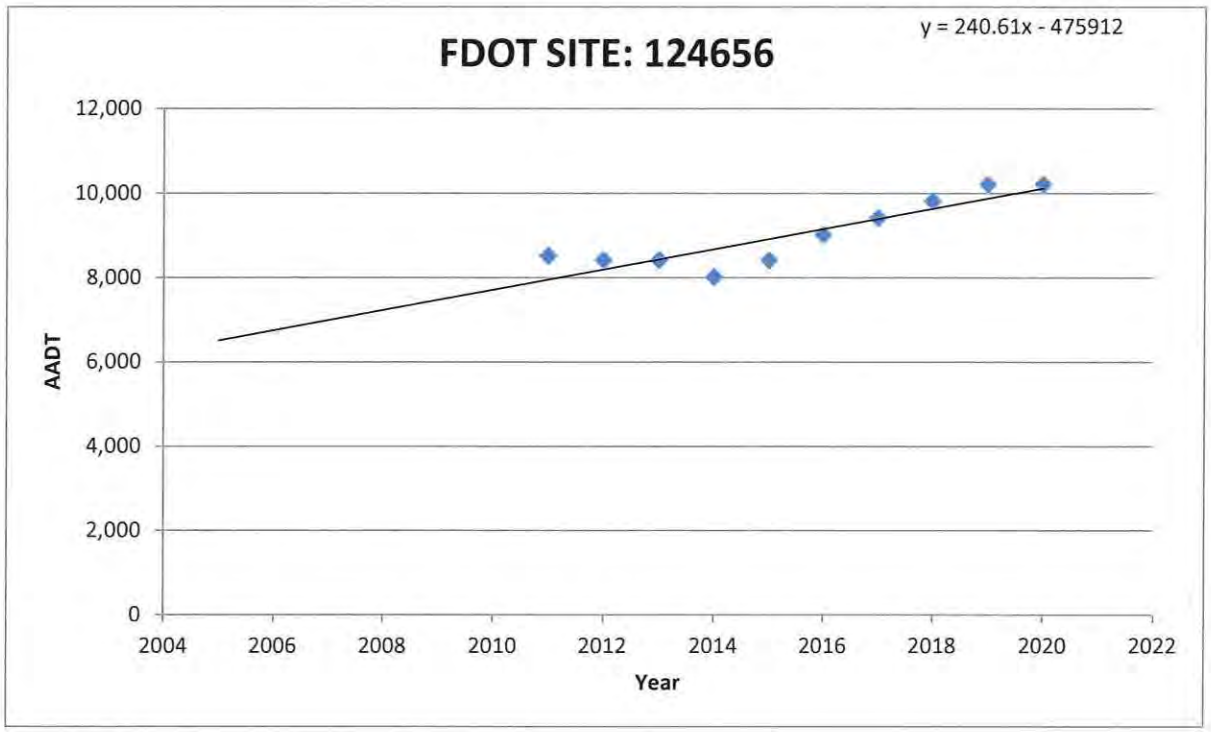
Year		Equation		Growth
2020	3,400	y_1	x_1	8.8% per year
2019	3,400	3,550	2019	
2018	3,200			
2017	3,200	y_2	x_2	
2016	3,000	5,731	2026	
2015	2,800			
2014	2,600			
2013	1,000			
2012	1,000			
2011	1,000			
2010				
2009				
2008				
2007				
2006				
2005				



Footnotes:
(1) FDOT Traffic Online (2020 Data)

FDOT SITE: 124656
BUCKINGHAM/ORANGE RIVER ROAD, NORTH OF ASTORIA AVENUE

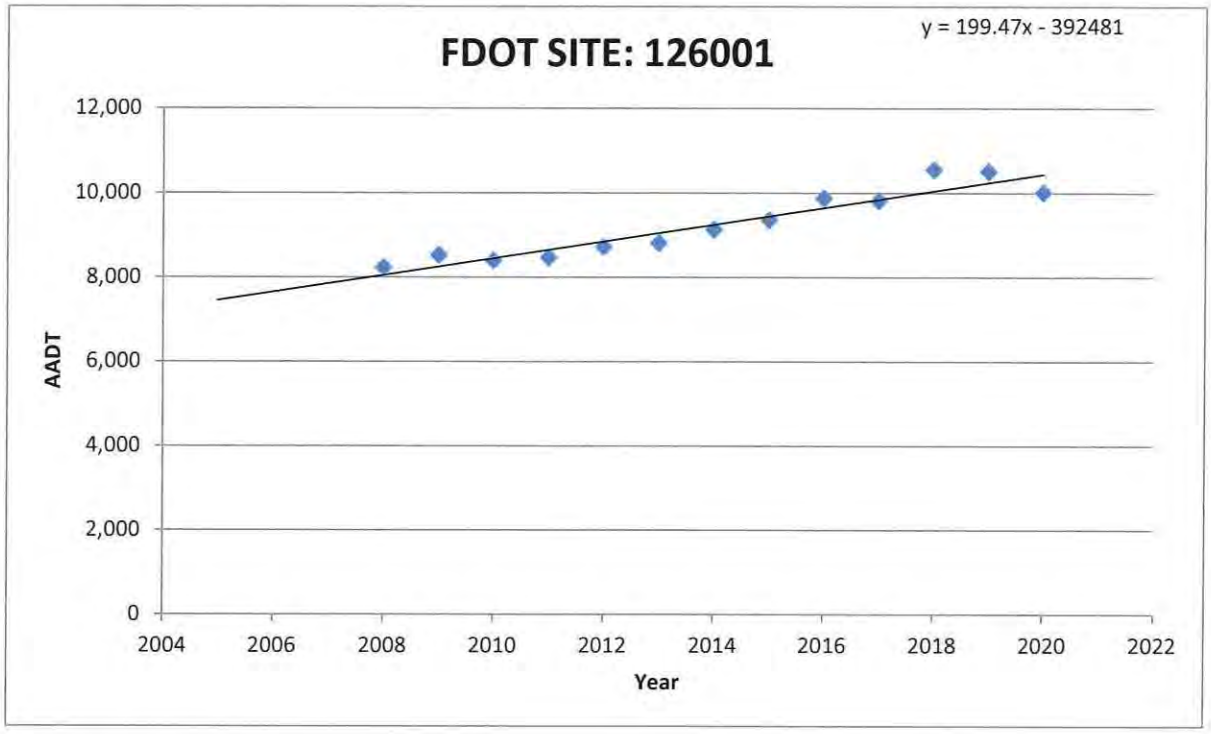
Year		Equation		Growth
2020	10,200	y_1	x_1	2.4% per year
2019	10,200	9,872	2019	
2018	9,800			
2017	9,400	y_2	x_2	
2016	9,000	11,556	2026	
2015	8,400			
2014	8,000			
2013	8,400			
2012	8,400			
2011	8,500			
2010				
2009				
2008				
2007				
2006				
2005				



Footnotes:
(1) FDOT Traffic Online (2020 Data)

FDOT SITE: 126001
BUCKINGHAM RD, 0.5 MI S OF SR 80/PALM BEACH BLVD, PTMS 2011, LCPR 11

Year		Equation		Growth
2020	10,000	y_1	x_1	1.9% per year
2019	10,500	10,243	2019	
2018	10,538			
2017	9,800	y_2	x_2	
2016	9,856	11,639	2026	
2015	9,348			
2014	9,120			
2013	8,793			
2012	8,700			
2011	8,444			
2010	8,378			
2009	8,500			
2008	8,212			
2007				
2006				
2005				



Footnotes:
(1) FDOT Traffic Online (2020 Data)

APPENDIX E

ITE TRIP GENERATION DATA

RIVER HALL
COMPREHENSIVE PLAN AMENDMENT

TRIP GENERATION WITHOUT CPA - APPROVED DEVELOPMENT PROGRAM (MINUS 950 OCCUPIED RESDIENTIAL D.U.)[1]

LAND USE	LUC	SIZE	UNITS	AM PEAK HOUR Rate/Equation	In		Out		Total	PM PEAK HOUR Rate/Equation	In		Out		Total	DAILY Rate/Equation	In		Out		Total
Single-Family Detached Housing (General Urban/Suburban)	210	1.745	Dwelling Units	Fitted Curve	25%	311	75%	933	1,244	Fitted Curve	63%	996	37%	585	1,581	Fitted Curve	50%	7,217	50%	7,217	14,434
General Office Bulding (General Urban/Suburban)	710	15.000	1000 Sq. Ft. GFA	Fitted Curve	86%	35	14%	6	41	Fitted Curve	16%	3	84%	16	19	Fitted Curve	50%	84	50%	84	168
Shopping Center (General Urban/Suburban)	820	30.000	1000 Sq. Ft. GLA	Fitted Curve	62%	104	38%	63	167	Fitted Curve	48%	107	52%	116	223	Fitted Curve	50%	1,326	50%	1,325	2,651
						In		**Out**	**Total**			**In**		**Out**	**Total**			**In**		**Out**	**Total**
TOTAL						450		1,002	1,452			1,106		717	1,823			8,627		8,626	17,253

Footnote:
(1). Trip generation estimate based on ITE Trip Generation (10th Edition). A fitted curve equation used if available and applicable per ITE guidelines.

RIVER HALL
COMPREHENSIVE PLAN AMENDMENT

TRIP GENERATION WITH CPA - PROPOSED DEVELOPMENT PROGRAM (MINUS 950 OCCUPIED RESDIENTIAL D.U.)[1]

LAND USE	LUC	SIZE	UNITS	AM PEAK HOUR Rate/Equation	In		Out		Total	PM PEAK HOUR Rate/Equation	In		Out		Total	DAILY Rate/Equation	In		Out		Total
Single-Family Detached Housing (General Urban/Suburban)	210	2.234	Dwelling Units	Fitted Curve	25%	398	75%	1,193	1,591	Fitted Curve	63%	1,263	37%	741	2,004	Fitted Curve	50%	9,059	50%	9,058	18,117
General Office Bulding (General Urban/Suburban)	710	15.000	1000 Sq. Ft. GFA	Fitted Curve	86%	35	14%	6	41	Fitted Curve	16%	3	84%	16	19	Fitted Curve	50%	84	50%	84	168
Shopping Center (General Urban/Suburban)	820	30.000	1000 Sq. Ft. GLA	Fitted Curve	62%	104	38%	63	167	Fitted Curve	48%	107	52%	116	223	Fitted Curve	50%	1,326	50%	1,325	2,651
TOTAL						**In** 537		**Out** 1,262	**Total** 1,799			**In** 1,373		**Out** 873	**Total** 2,246			**In** 10,469		**Out** 10,467	**Total** 20,936

Footnote:
(1) Trip generation estimate based on ITE Trip Generation (10th Edition). A fitted curve equation used if available and applicable per ITE guidelines.

Land Use: 210
Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses; and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

Single-Family Detached Housing
(210)

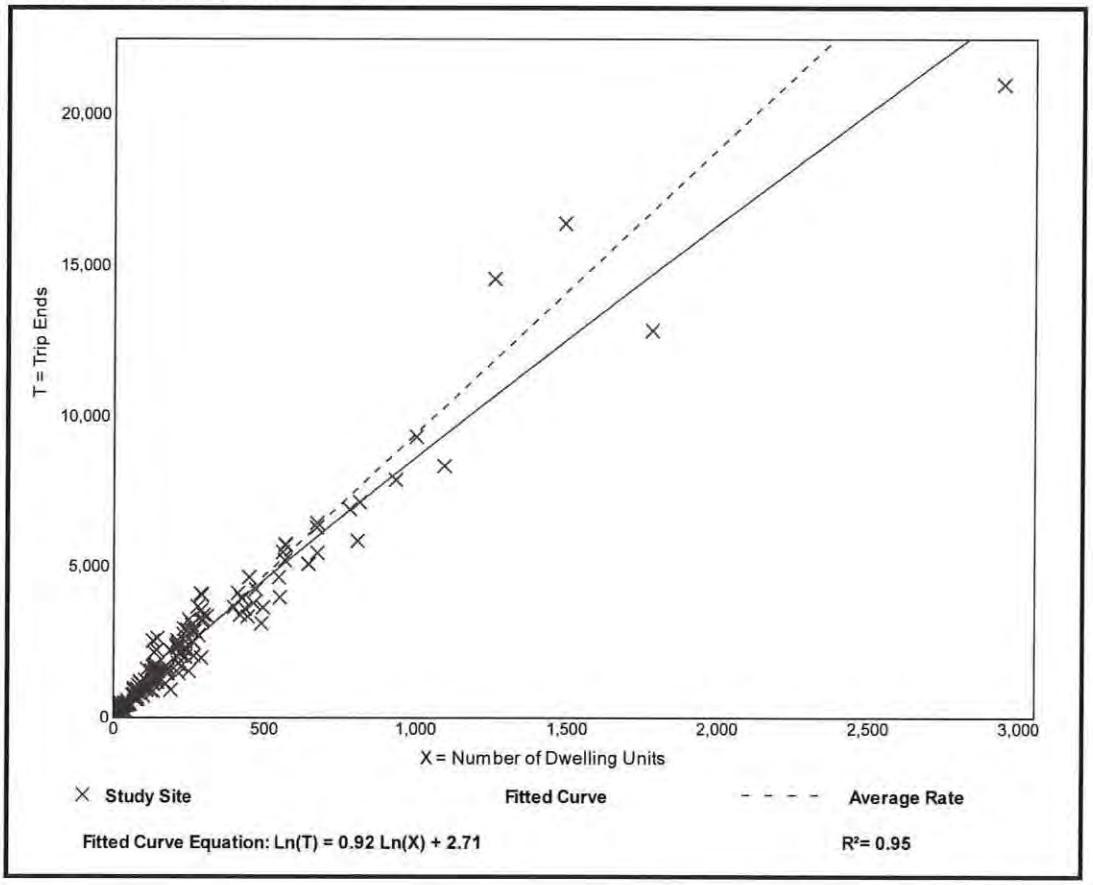
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



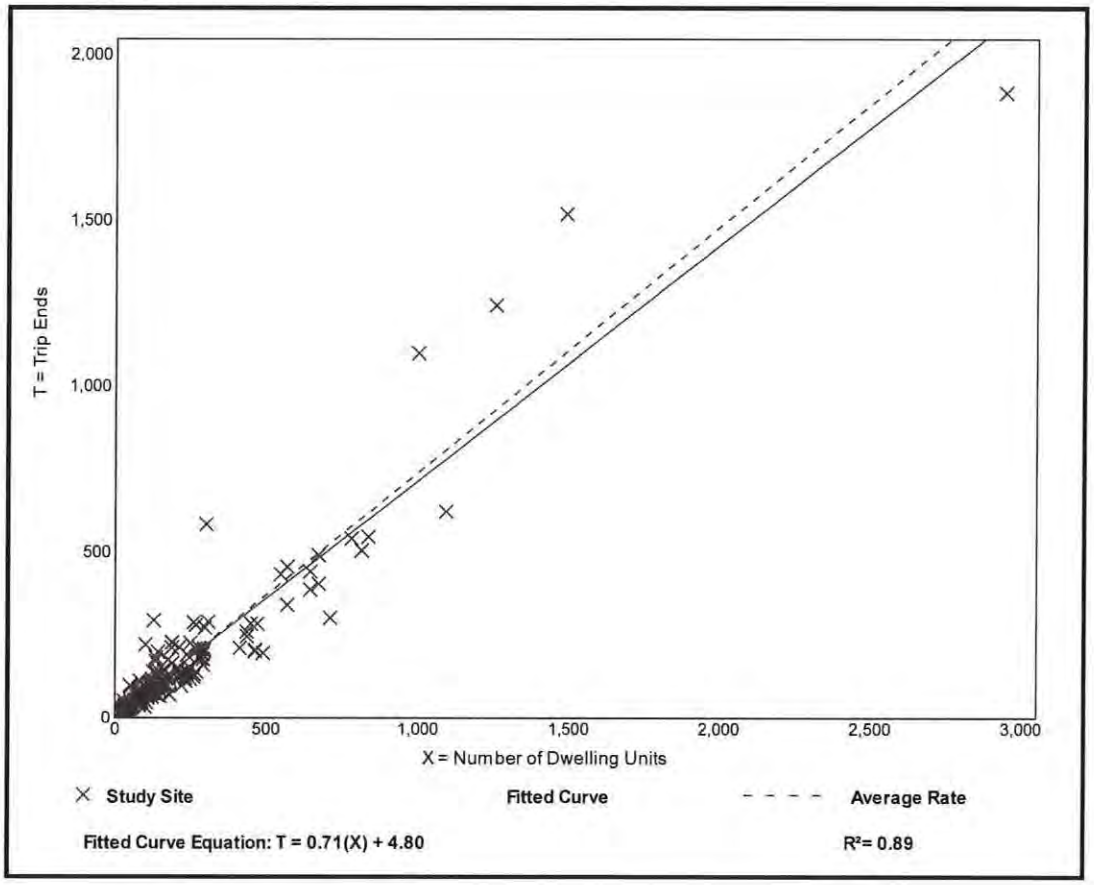
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 173
Avg. Num. of Dwelling Units: 219
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



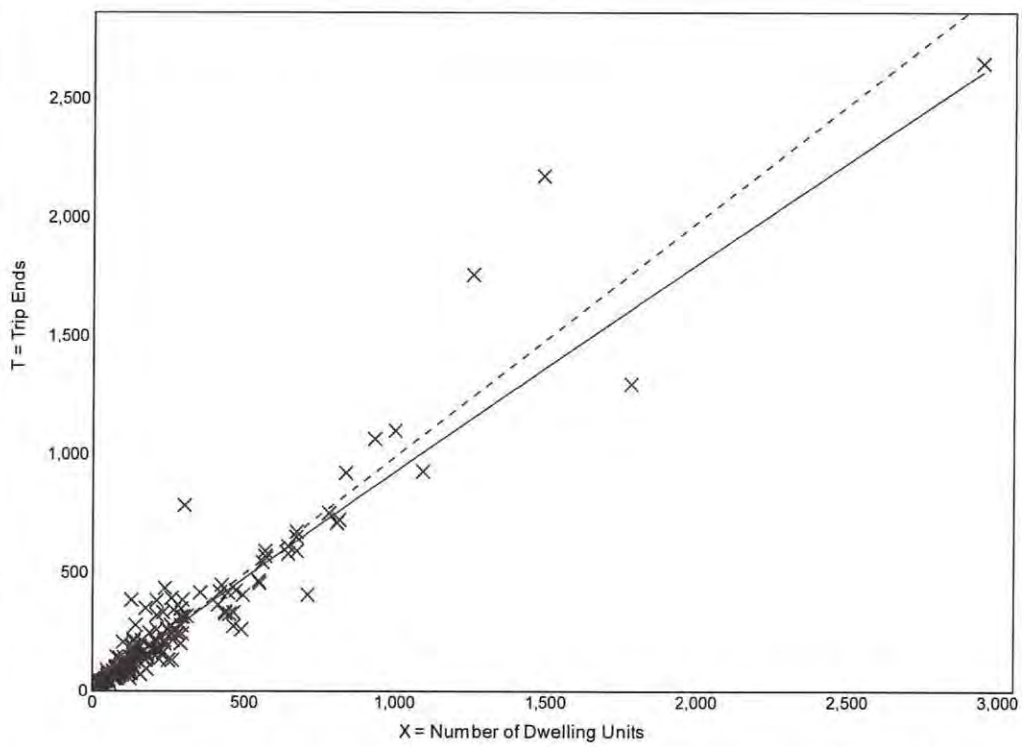
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Dwelling Units**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 190
Avg. Num. of Dwelling Units: 242
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



× **Study Site** **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: Ln(T) = 0.96 Ln(X) + 0.20 **R^2= 0.92**

Land Use: 710
General Office Building

Description

A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers, and tenant services, such as a bank or savings and loan institution, a restaurant, or cafeteria and service retail facilities. A general office building with a gross floor area of 5,000 square feet or less is classified as a small office building (Land Use 712). Corporate headquarters building (Land Use 714), single tenant office building (Land Use 715), office park (Land Use 750), research and development center (Land Use 760), and business park (Land Use 770) are additional related uses.

If information is known about individual buildings, it is suggested that the general office building category be used rather than office parks when estimating trip generation for one or more office buildings in a single development. The office park category is more general and should be used when a breakdown of individual or different uses is not known. If the general office building category is used and if additional buildings, such as banks, restaurants, or retail stores are included in the development, the development should be treated as a multiuse project. On the other hand, if the office park category is used, internal trips are already reflected in the data and do not need to be considered.

When the buildings are interrelated (defined by shared parking facilities or the ability to easily walk between buildings) or house one tenant, it is suggested that the total area or employment of all the buildings be used for calculating the trip generation. When the individual buildings are isolated and not related to one another, it is suggested that trip generation be calculated for each building separately and then summed.

Additional Data

The average building occupancy varied considerably within the studies for which occupancy data were provided. The reported occupied gross floor area was 88 for general urban/suburban sites and 96 percent for the center city core and dense multi-use urban sites.

Time-of-day distribution data for this land use for a weekday, Saturday, and Sunday are presented in Appendix A. For the 16 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:30 and 8:30 a.m. and 4:30 and 5:30 p.m., respectively.

For the three general urban/suburban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:45 and 9:45 a.m. and 12:45 and 1:45 p.m., respectively. For the three dense multi-use urban sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 8:30 and 9:30 a.m. and 4:45 and 5:45 p.m., respectively. For the four center city core sites with person trip data, the overall highest volumes during the AM and PM on a weekday were counted between 9:00 and 10:00 a.m. and 12:45 and 1:45 p.m., respectively.

The average numbers of person trips per vehicle trip at the eight center city core sites at which both person trip and vehicle trip data were collected were as follows:

- 2.76 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 2.90 during Weekday, AM Peak Hour of Generator
- 2.91 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 3.02 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 18 dense multi-use urban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.47 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.47 during Weekday, AM Peak Hour of Generator
- 1.46 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.53 during Weekday, PM Peak Hour of Generator

The average numbers of person trips per vehicle trip at the 23 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.30 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.34 during Weekday, AM Peak Hour of Generator
- 1.32 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.41 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Georgia, Illinois, Indiana, Kansas, Kentucky, Maine, Maryland, Michigan, Minnesota, Missouri, Montana, New Hampshire, New Jersey, New York, Pennsylvania, Texas, Utah, Virginia, and Washington.

Source Numbers

161, 175, 183, 184, 185, 207, 212, 217, 247, 253, 257, 260, 262, 273, 279, 297, 298, 300, 301, 302, 303, 304, 321, 322, 323, 324, 327, 404, 407, 408, 418, 419, 423, 562, 734, 850, 859, 862, 867, 869, 883, 884, 890, 891, 904, 940, 944, 946, 964, 965, 972

General Office Building
(710)

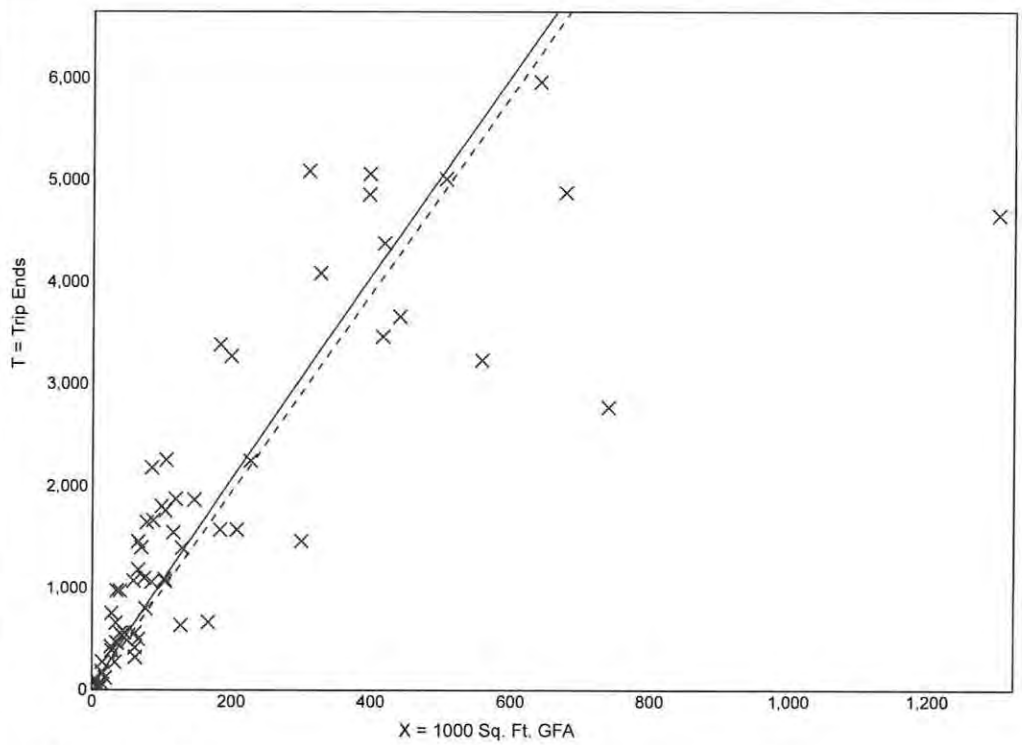
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 66
1000 Sq. Ft. GFA: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.74	2.71 - 27.56	5.15

Data Plot and Equation



× **Study Site** **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: Ln(T) = 0.97 Ln(X) + 2.50 **R^2= 0.83**

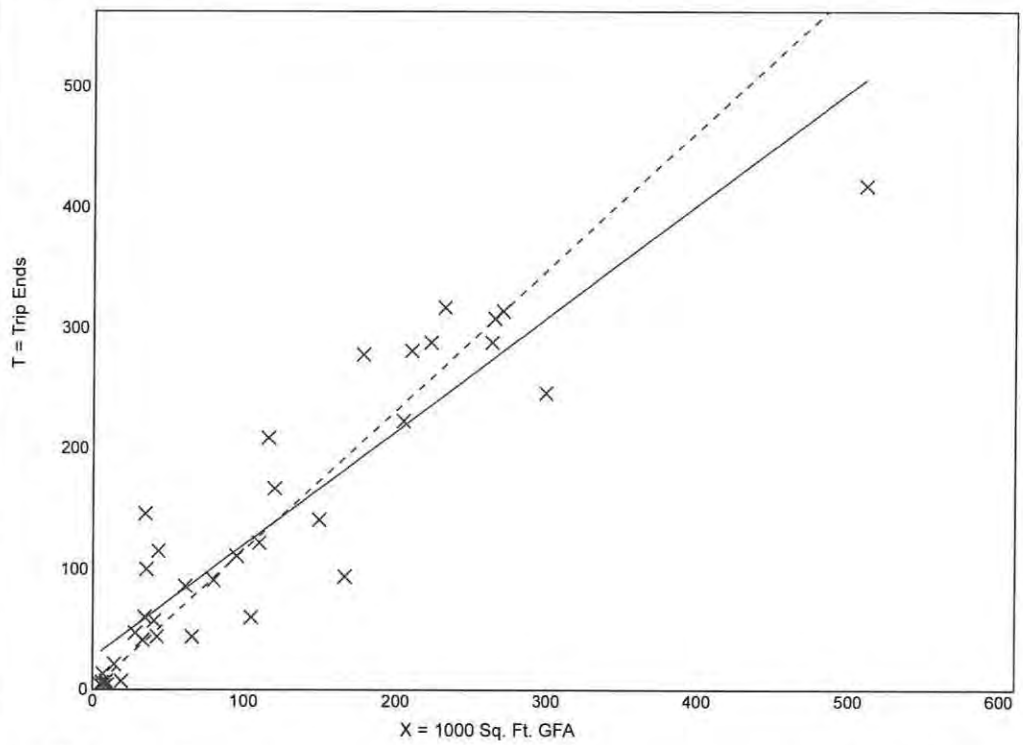
General Office Building
(710)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GFA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	35
1000 Sq. Ft. GFA:	117
Directional Distribution:	86% entering, 14% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.16	0.37 - 4.23	0.47

Data Plot and Equation



× **Study Site** **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: T = 0.94(X) + 26.49 **R^2= 0.85**

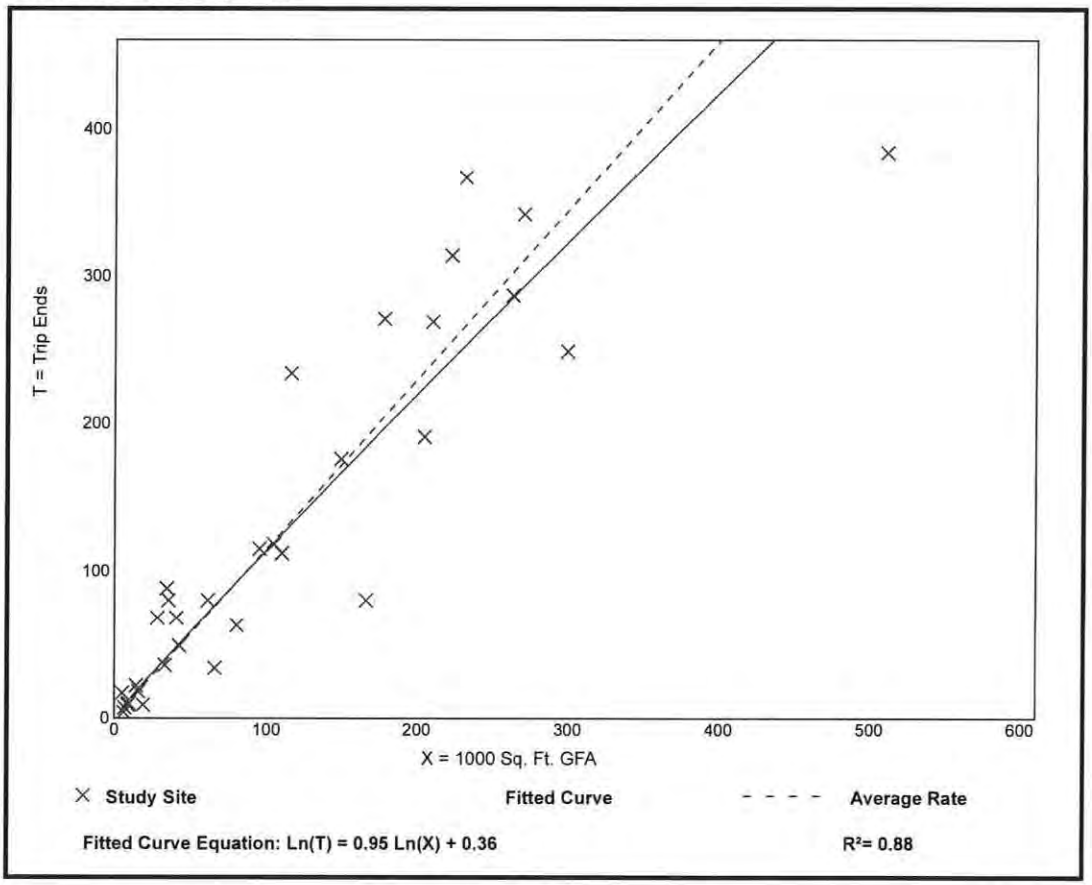
General Office Building
(710)

Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 32
1000 Sq. Ft. GFA: 114
Directional Distribution: 16% entering, 84% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.15	0.47 - 3.23	0.42

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.95 Ln(X) + 0.36 **R^2= 0.88**

Land Use: 820
Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

Shopping Center
(820)

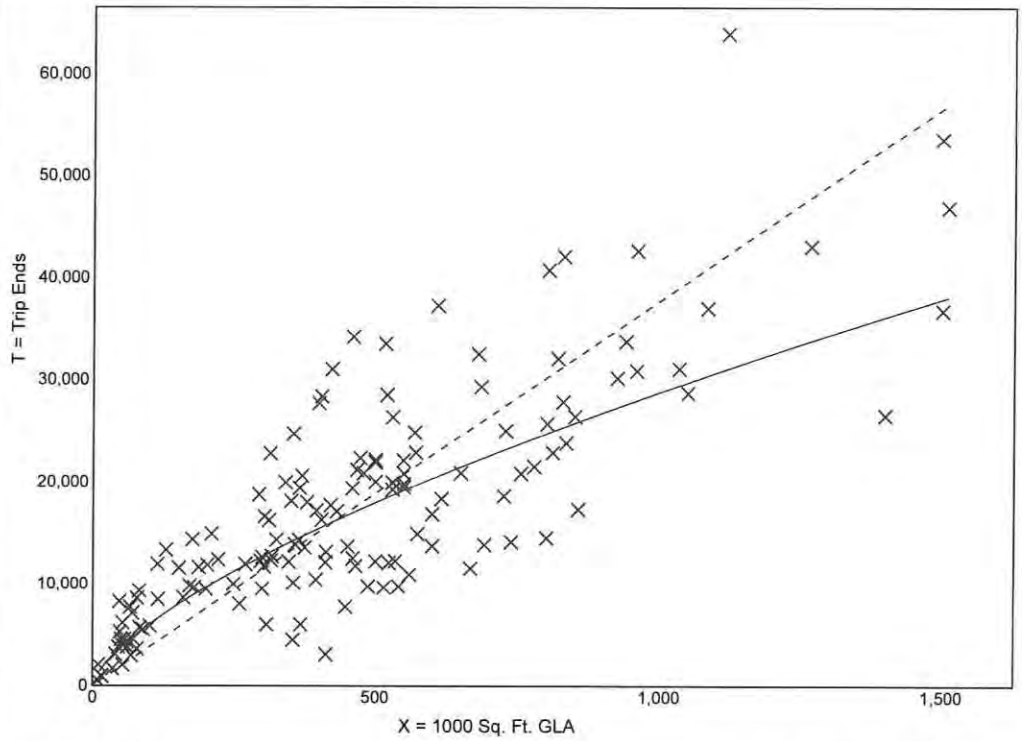
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



× **Study Site** **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: Ln(T) = 0.68 Ln(X) + 5.57 **R^2= 0.76**

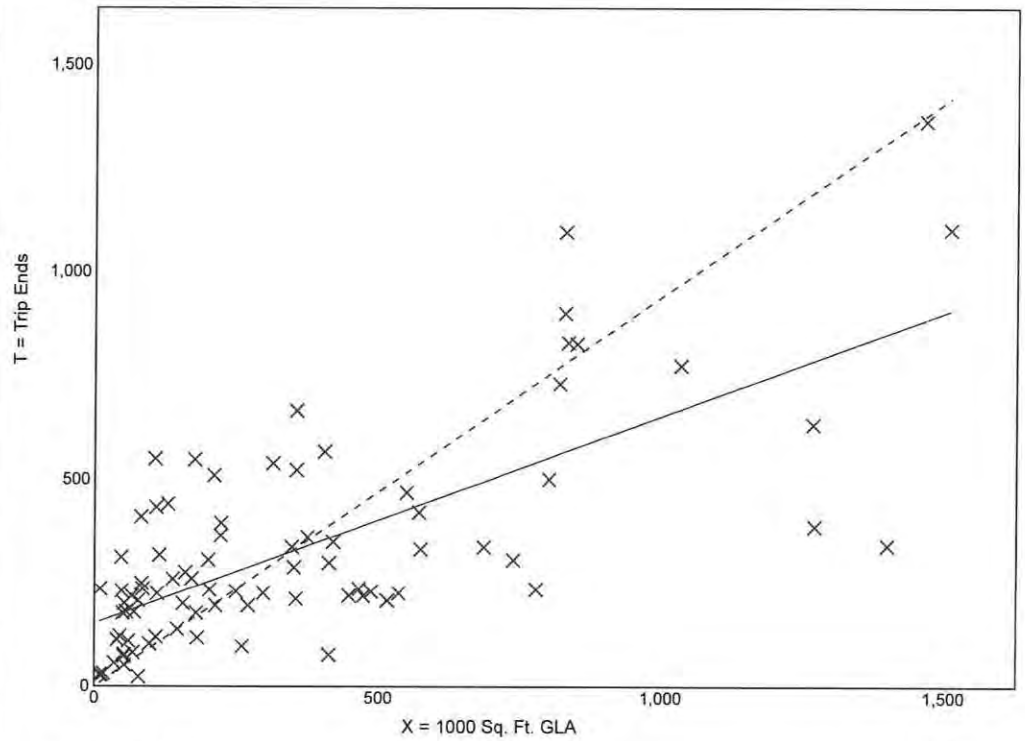
Shopping Center
(820)

Vehicle Trip Ends vs: **1000 Sq. Ft. GLA**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 84
1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



× **Study Site** **Fitted Curve** - - - - **Average Rate**

Fitted Curve Equation: T = 0.50(X) + 151.78 **R^2= 0.50**

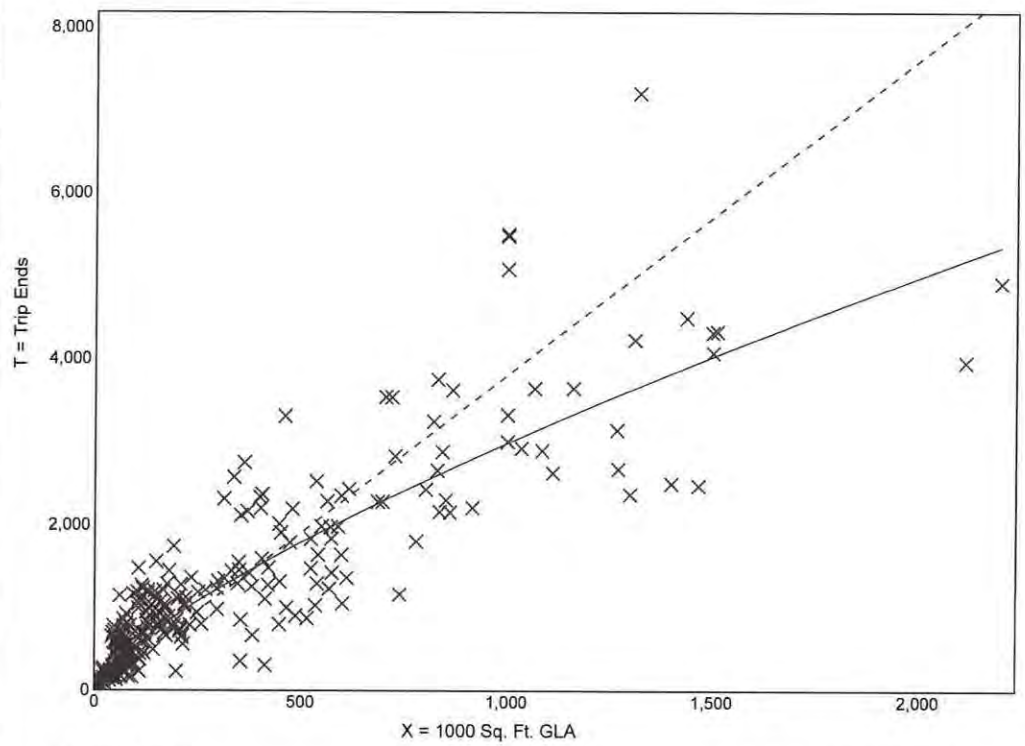
Shopping Center
(820)

Vehicle Trip Ends vs:	**1000 Sq. Ft. GLA**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	261
1000 Sq. Ft. GLA:	327
Directional Distribution:	48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 2.89

R^2= 0.82

YEAR 2020 LEE COUNTY LEVEL OF SERVICE SPREADSHEET -PEAK HOUR PEAK DIRECTION

	Section No.	State Road No.	Local Road Name	From	From M.P.	To	To M.P.	Section Length	FIHS	SIS	Functional Classification	Posted Speed	Area Type	Facility Type	FDOT LOS Std.	County LOS Std.	City LOS Std.	Year 2020 Arterial Class	Divided/ UnDivided	One/Two Way	Left Turn Bays	Right Turn Bays	Thru Lanes	Peak Hour Peak Direction Capacity	Volume	LOS	Deficiency Determination
	12017000	SR 739	EVANS AVE	Hanson St	1.060	SR 82 (MLK Jr Blvd)	2.330	1.270	N		Minor Arterial	40	UA	A	D	D	E	1	U	1W	WL	WR	3	3,805	881	C	
	12020000	SR 80	MAIN ST	US 41 (Cleveland Ave)	0.000	SR 82/Monroe St	0.168	0.168	N		Principal Arterial-other	30	UA	A	D	D	E	2	U	2W	WL	WR	3	1,207	423	C	
	12020000	SR 80 WB	1ST ST	SR 739/US 41 Bus (Fowler St)	0.658	SR 80/Seaboard St	1.666	1.008	N		Principal Arterial-other	35	UA	A	D	D	E	2	U	1W	WL	WR	2	2,054	737	C	
	12020000	SR 80	PALM BEACH BLVD	SR 80/Seaboard St	1.666	Veronica Shoemaker Blvd	2.506	0.840	N		Principal Arterial-other	45	UA	A	D	D	E	1	D	2W	WL	0R	4	2,000	855	C	
	12020000	SR 80	PALM BEACH BLVD	Veronica Shoemaker Blvd	2.506	CR 80B (Ortiz Ave)	4.364	1.858	N		Principal Arterial-other	45	UA	A	D	D	E	1	D	2W	WL	WR	4	2,100	1,069	C	
	12020000	SR 80	PALM BEACH BLVD	CR 80B (Ortiz Ave)	4.364	I-75	5.546	1.182	N		Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,069	C	
	12020000	SR 80	PALM BEACH BLVD	I-75	5.546	SR 31 (Arcadia Rd)	8.249	2.703	Y	SIS	Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,619	C	
	12020000	SR 80	PALM BEACH BLVD	SR 31 (Arcadia Rd)	8.249	CR 80A/Buckingham Rd/Old Olga Rd	10.741	2.492	Y	SIS	Principal Arterial-other	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,764	C	
**	12020000	SR 80	PALM BEACH BLVD	CR 80A/Buckingham Rd/Old Olga Rd	10.741	W. of Werner Drive	12.808	2.067	Y	SIS	Principal Arterial-other	55	UA	H	D	D			D	2W	WL	WR	4	3,280	1,402	B	
**	12020000	SR 80	PALM BEACH BLVD	W. of Werner Drive	12.808	Hickey Creek Rd	13.308	0.500	Y	SIS	Principal Arterial-other	55	RDA	H	C	C			D	2W	WL	0R	4	2,210	1,402	B	
	12020000	SR 80	PALM BEACH BLVD	Hickey Creek Rd	13.308	Broadway St/CR 78	17.654	4.346	Y	SIS	Principal Arterial-other	55	RDA	H	C	C			D	2W	WL	0R	4	2,210	1,224	B	
	12020000	SR 80	PALM BEACH BLVD	Broadway St/CR 78	17.654	CR 884 (Joel Blvd)	18.227	0.573	Y	SIS	Principal Arterial-other	45	RDA	A	C	C		1	D	2W	WL	WR	4	1,607	1,224	C	
	12020000	SR 80	PALM BEACH BLVD	CR 884 (Joel Blvd)	18.227	Hendry County Line	20.358	2.131	Y	SIS	Principal Arterial-other	60	RDA	H	C	C			D	2W	WL	WR	4	2,210	1,020	B	
	12020102	SR 80 EB	SR 80/2ND ST	SR 739 (Fowler St)	0.397	SR 739 (Park Ave)	0.634	0.237	N		Principal Arterial-other	35	UA	A	D	D	E	2	U	1W	WL	0R	3	3,024	818	C	
	12020102	SR 80 EB	SR 80/2ND ST/SEABOARD ST	SR 739 (Park Ave)	0.634	SR 80 (Palm Beach Blvd)	1.560	0.926	N		Principal Arterial-other	35	UA	A	D	D	E	2	U	1W	WL	0R	2	1,956	1,033	D	
	12040000	SR 867	MCGREGOR BLVD	Old McGregor Blvd	0.000	A & W Bulb Rd	1.993	1.993	N		Minor Arterial	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,451	C	
	12040000	SR 867	MCGREGOR BLVD	A & W Bulb Rd	1.993	College Pkwy	3.465	1.472	N		Minor Arterial	45	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,599	C	
	12040000	SR 867	MCGREGOR BLVD	College Pkwy	3.465	Winkler Rd	4.896	1.431	N		Minor Arterial	40	UA	A	D	D		1	U	2W	WL	WR	2	924	727	C	
**	12040000	SR 867	MCGREGOR BLVD	Winkler Rd	4.896	CR 884/Colonial Blvd	6.485	1.589	N		Minor Arterial	40	UA	A	D	D	E	1	D	2W	WL	WR	2	970	1,057	F	Over Capacity
	12060000	SR 78	PINE ISLAND RD	CR 765/CR 884/Burnt Store Rd	5.467	Chiquita Blvd	7.514	2.047	Y		Principal Arterial-other	50	UA	A	D	D	C	1	D	2W	WL	WR	4	2,100	870	C	
	12060000	SR 78	PINE ISLAND RD	Chiquita Blvd	7.514	Santa Barbara Blvd	9.757	2.243	Y		Principal Arterial-other	50	UA	A	D	D	C	1	D	2W	WL	WR	4	2,100	1,701	C	
	12060000	SR 78	PINE ISLAND RD	Santa Barbara Blvd	9.757	Del Prado Blvd	12.061	2.304	N		Principal Arterial-other	55	UA	A	D	D	C	1	D	2W	WL	WR	4	2,100	2,236	F	Over Capacity
	12060000	SR 78	PINE ISLAND RD	Del Prado Blvd	12.061	W of CR 78A/Pondella Rd	12.284	0.223	N		Principal Arterial-other	55	UA	A	D	D	D	1	D	2W	WL	WR	4	2,100	1,385	C	
	12060000	SR 78	PINE ISLAND RD	W of CR 78A/Pondella Rd	12.284	SR 45/US 41 (Cleveland Ave)	14.741	2.457	N		Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,621	C	
**	12060000	SR 78	PINE ISLAND RD	SR 45/US 41 (Cleveland Ave)	14.741	SR 739/US 41 Bus	15.858	1.117	N		Principal Arterial-other	40	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,580	C	
	12060000	SR 78	BAYSHORE RD	SR 739/US 41 Bus	15.858	New Post Rd/Hart Rd	17.015	1.157	N		Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,750	C	
	12060000	SR 78	BAYSHORE RD	New Post Rd/Hart Rd	17.015	Coon Rd/Slater Rd	18.235	1.220	N		Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,774	C	
	12060000	SR 78	BAYSHORE RD	Coon Rd/Slater Rd	18.235	W of Pritchett Pkwy	21.179	2.944	N		Principal Arterial-other	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	1,191	C	
	12060000	SR 78	BAYSHORE RD	W of Pritchett Pkwy	21.179	Pritchett Pkwy	21.400	0.221	N		Minor Arterial	50	UA	A	D	D		1	D	2W	WL	WR	4	2,100	691	C	
	12060000	SR 78	BAYSHORE RD	Pritchett Pkwy	21.400	Old Bayshore Rd	23.758	2.358	N		Minor Arterial	50	UA	H	D	D			U	2W	WL	WR	2	1,200	691	C	
	12060000	SR 78	BAYSHORE RD	Old Bayshore Rd	23.758	SR 31	24.404	0.646	N		Minor Arterial	50	UA	A	D	D		1	U	2W	WL	WR	2	924	532	C	
	12070000	SR 82	DR.M.L.KING JR.BLVD	US 41/SR 45	0.000	SR 82 (Monroe St)	0.200	0.200	N		Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	0R	2	788	385	C	
**	12070000	SR 82	DR.M.L.KING JR.BLVD	SR 82 (Monroe St)	0.200	Jackson St	0.371	0.171	N		Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	0R	2	788	760	D	Near Capacity
	12070000	SR 82	DR.M.L.KING JR.BLVD	Jackson St	0.371	SR 739 (Fowler St)	0.645	0.274	N		Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	WR	2	827	760	D	Near Capacity
	12070000	SR 82	DR.M.L.KING JR.BLVD	SR 739 (Fowler Ave)	0.645	Michigan Link Ave	2.966	2.321	N		Principal Arterial-other	30	UA	A	D	D	E	2	D	2W	WL	WR	4	1,712	1,805	F	Over Capacity
	12070000	SR 82	DR.M.L.KING JR.BLVD	Michigan Link Ave	2.966	CR 865/Ortiz Ave	3.826	0.860	N		Principal Arterial-other	50	UA	A	D	D	E	1	D	2W	WL	WR	5	2,636	2,233	C	
	12070000	SR 82	DR.M.L.KING JR.BLVD	CR 865/Ortiz Ave	3.826	W of Teter Rd/I-75 NB On Ramp	4.507	0.681	N		Principal Arterial-other	50	UA	A	D	D	E	1	D	2W	WL	WR	6	3,171	1,972	C	
	12070000	SR 82	IMMOKALEE ROAD	W of Teter Rd/I-75 NB On Ramp	4.507	Buckingham Rd	6.154	1.647	N	SIS	Principal Arterial-other	50	UA	A	D	D	D	1	D	2W	WL	WR	6	3,171	1,871	C	
	12070000	SR 82	IMMOKALEE ROAD	Buckingham Rd	6.154	CR 884/Colonial Blvd/Lee Blvd	6.874	0.720	N	SIS	Principal Arterial-other	50	UA	A	D	D	D	1	D	2W	WL	WR	6	3,171	1,677	C	
	12070000	SR 82	IMMOKALEE ROAD	CR 884/Colonial Blvd/Lee Blvd	6.874	Gateway Blvd	7.906	1.032	N	SIS	Principal Arterial-other	55	UA	A	D	D	C	1	D	2W	WL	WR	6	3,171	1,701	C	
	12070000	SR 82	IMMOKALEE ROAD	Gateway Blvd	7.906	Griffin Dr/Ray Ave S	9.314	1.408	N	SIS	Principal Arterial-other	55	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,191	C	
	12070000	SR 82	IMMOKALEE ROAD	Griffin Dr/Ray Ave S	9.314	Daniels Pkwy/Gunnery Rd S	11.123	1.809	N	SIS	Principal Arterial-other	60	UA	A	D	D		1	D	2W	WL	WR	6	3,171	1,021	C	
	12070000	SR 82	IMMOKALEE ROAD	Daniels Pkwy/Gunnery Rd S	11.123	Alabama Rd	14.709	3.586	N	SIS	Principal Arterial-other	60	UA	H	D	D			D	2W	WL	WR	6	4,920	1,385	B	
	12070000	SR 82	IMMOKALEE ROAD	Alabama Rd	14.709	Bell Blvd S	18.929	4.220	N	SIS	Principal Arterial-other	60	UA	H	D	D			D	2W	WL	WR	4	3,280	564	B	
	12070000	SR 82	IMMOKALEE ROAD	Bell Blvd S	18.929	Hendry County Line	21.551	2.622	N	SIS	Principal Arterial-other	60	UA	H	D	D			D	2W	WL	0R	4	3,280	569	B	
**	12070001	SR 82	MONROE ST	MLK Jr Blvd	0.000	SR 80 (Main St)	0.148	0.148	N		Minor Arterial	30	UA	A	D	D	E	2	D	2W	WL	0R	2	788	413	D	

Note: LOS Spreadsheet should be used as a planning level analysis tool. A detailed analysis is necessary to validate the actual operating conditions which may vary from this worksheet.

EXHIBIT 7 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT
SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITHOUT CPA
DIRECTIONAL PEAK HOUR, PEAK SEASON

ROADWAY	FROM	TO	D1RPM Node Numbers A_1	B_1	A_2	B_2	# of Lanes[1]	State/ County Roadway	E+C LOS Facility Type	LOS Std.[2]	FDOT Station[3]	2020 AADT	K Factor	D Factor	Existing Directional Peak Hr. Vol.[4]	Annual Growth ℄[5]	Growth Factor[6]	Future 2026 Background Directional Peak Hr. Vol.[7]	2045 Project AADT[8]	% Project Project Directional Distribution	Future 2026 Total Directional Peak Hr. Vol.[10]	Directional Service Volumes[11] LOS A	LOS B	LOS C	LOS D	LOS E	LOS Std.	V/C	LOS	Directional Service Volumes[11] 1 Lane	2 Lanes	3 Lanes	4 Lanes	Lanes Needed	Additional Lanes Needed
																			22276		1106													
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	26412	26417			2	LC	LC_ClassIArterial_2L	E	126011	-	-	-	423	1.9%	1.13	479	2204	9.9%	109	588	0	140	800	860	860	860	0.68	C	860	1,960	2,940	3,940	2	Add 0 L
	Orange River Blvd.	SR 80	26567	26607			2	LC	LC_ClassIArterial_2L	E	124656	-	-	-	538	2.4%	1.17	628	4892	22.0%	243	871	0	140	800	860	860	860	1.01	F	860	1,960	2,940	3,940	4	Add 2 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	26417	26703			2	LC	LC_Collector_2LU	E	124656	-	-	-	242	2.4%	1.17	283	612	2.7%	30	313	0	0	310	660	740	740	0.42	D	740	1,520	2,280	3,040	2	Add 0 L
North River Rd.	SR 31	Franklin Lock Rd.	25796	26100			2	LC	LC_ClassIArterial_2L	E	124650	-	-	-	156	8.8%	1.62	252	13	0.1%	1	253	0	140	800	860	860	860	0.29	C	860	1,960	2,940	3,940	2	Add 0 L
	Franklin Lock Rd.	Broadway Rd.	27309	27426			2	LC	LC_ClassIArterial_2L	E	124650	-	-	-	156	8.8%	1.62	252	7	0.0%	0	252	0	140	800	860	860	860	0.29	C	860	1,960	2,940	3,940	2	Add 0 L
Olga Rd.	SR 80 W	SR 80 E	26607	26626			2	LC	LC_Collector_2LU	E	126011	-	-	-	82	1.9%	1.13	93	560	2.5%	28	121	0	0	310	660	740	740	0.16	C	740	1,520	2,280	3,040	2	Add 0 L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	26263	26412			2	LC	LC_Collector_2LU	E	124502	-	-	-	427	5.0%	1.35	576	453	2.0%	22	598	0	0	310	660	740	740	0.81	D	740	1,520	2,280	3,040	2	Add 0 L
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olga	26393	26607			4	FDOT	UA_S2WACT_2W_4L_D_WL_WR	D	120088	36,500	0.09	0.537	1,764	1.0%	1.10	1,870	11669	52.4%	579	2,449	0	0	2,006	2,100	2,100	2,100	1.17	F	970	2,100	3,171	4,242	6	Add 2 L
	CR 80A/Buckingham Rd/Old Olga	River Hall Pkwy.	26783	89956			4	FDOT	UA_UFH_2W_4L_D_WL_WR	D	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	17670	79.3%	877	2,414	0	1,800	2,600	3,280	3,730	3,280	0.74	C	1,260	3,280	4,920	7,380	4	Add 0 L
	River Hall Pkwy.	W. of Werner Drive	89956	26949			4	FDOT	UA_UFH_2W_4L_D_WL_WR	D	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	3276	14.7%	163	1,700	0	1,800	2,600	3,280	3,730	3,280	0.52	B	1,260	3,280	4,920	7,380	4	Add 0 L
	W. of Werner Drive	Hickey Creek Rd.	27174	26290			4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	2549	11.4%	127	1,664	0	1,530	2,210	2,820	3,220	2,210	0.75	C	861	2,210	3,320	4,980	4	Add 0 L
	Hickey Creek Rd.	Broadway St./CR 78	27290	27356			4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120006	24,000	0.095	0.537	1,224	2.0%	1.12	1,371	2498	11.2%	124	1,495	0	1,530	2,210	2,820	3,220	2,210	0.68	B	861	2,210	3,320	4,980	4	Add 0 L

FOOTNOTES:

(1) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitioning).
(3) FDOT count station from FDOT Traffic Online.
(4) For Lee County Roads: directional peak hour volumes sourced from 2020 Public Facilities Level of Service and Concurrency Report. For State Roads: directional peak hour volumes fereived from traffic data sourced from FDOT Traffic Online (2020).
(5) Linear growth rate. Growth rate developed from FDOT Traffic Online (2020 data).
(6) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads..
(7) Year 2026 directional volume equals existing directional volume multiplied by growth factor.
(8) Distribution based on 2045 model run select zone assignment (TAZs #4501, #4502, and #4503).
(9) Project directional peak hour volume equals Project distribution multiplied by ITE PM peak hour trip generation estimate (peak direction).
(10) Future 2026 peak hour directional volume equals future background traffic plus Project traffic.
(11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

EXHIBIT 8 (Revised 12/02/2021)

RIVER HALL COMPREHENSIVE PLAN AMENDMENT
SHORT RANGE 5-YEAR CIP HORIZON (2026) - WITH CPA
DIRECTIONAL PEAK HOUR, PEAK SEASON

ROADWAY	FROM	TO	D1RPM Node Numbers A_1	B_1	A_2	B_2	# of Lanes(1)	State/ County Roadway	E+C LOS Facility Type	LOS Std.(2)	FDOT Station(3)	2020 AADT	K Factor	D Factor	Existing Directional Peak Hr. Vol. (4)	Annual Growth % (5)	Growth Factor (6)	Future 2026 Background Directional Peak Hr. Vol. (7)	2045 Project AADT(8)	% Project Project Directional Distribution	Future 2026 Total Directional Peak Hr. Vol. (10)	Directional Service Volumes(11) LOS A	LOS B	LOS C	LOS D	LOS E	LOS Std.	V/C	LOS	Directional Service Volumes(11) 1 Lane	2 Lanes	3 Lanes	4 Lanes	Lanes Needed	Additional Lanes Needed
																			26274		(137)														
Buckingham Rd.	Gunnery Rd.	Orange River Blvd.	26412	26417			2	LC	LC_ClassIArterial_2L	E	126011	-	-	-	423	1.9%	1.13	479	2448	9.3%	128	607	0	140	800	860	860	860	0.71	C	860	1,960	2,940	3,940	2	Add 0 L
	Orange River Blvd.	SR 80	26567	26607			2	LC	LC_ClassIArterial_2L	E	124656	-	-	-	538	2.4%	1.17	628	5441	20.7%	284	912	0	140	800	860	860	860	1.06	F	860	1,960	2,940	3,940	4	Add 2 L
Cemetery Rd.	Buckingham Rd.	Higgens Ave.	26417	26703			2	LC	LC_Collector_2LU	E	124656	-	-	-	242	2.4%	1.17	283	590	2.2%	31	314	0	0	310	660	740	740	0.42	D	740	1,520	2,280	3,040	2	Add 0 L
North River Rd.	SR 31	Franklin Lock Rd.	25796	26100			2	LC	LC_ClassIArterial_2L	E	124650	-	-	-	156	8.8%	1.62	252	13	0.0%	1	253	0	140	800	860	860	860	0.29	C	860	1,960	2,940	3,940	2	Add 0 L
	Franklin Lock Rd.	Broadway Rd.	27309	27426			2	LC	LC_ClassIArterial_2L	E	124650	-	-	-	156	8.8%	1.62	252	7	0.0%	0	252	0	140	800	860	860	860	0.29	C	860	1,960	2,940	3,940	2	Add 0 L
Olga Rd.	SR 80 W	SR 80 E	26607	26626			2	LC	LC_Collector_2LU	E	126011	-	-	-	82	1.0%	1.13	93	619	2.4%	32	125	0	0	310	660	740	740	0.17	C	740	1,520	2,280	3,040	2	Add 0 L
Orange River Blvd.	Staley Rd.	Buckingham Rd.	26263	26412			2	LC	LC_Collector_2LU	E	124502	-	-	-	427	5.0%	1.35	576	528	2.0%	28	604	0	0	310	660	740	740	0.82	D	740	1,520	2,280	3,040	2	Add 0 L
SR 80 (Palm Beach Blvd.)	SR 31 (Babcock Ranch Rd.)	CR 80A/Buckingham Rd/Old Olga	26393	26607			4	FDOT	UA_S2WAC1_2W_4L_D_WL_WR	D	120085	36,500	0.09	0.537	1,764	1.0%	1.06	1,870	13516	51.4%	706	2,576	0	0	2,006	2,100	2,100	2,100	1.23	F	970	2,100	3,171	4,242	6	Add 2 L
	CR 80A/Buckingham Rd/Old Olga	River Hall Pkwy.	26783	89956			4	FDOT	UA_UFH_2W_4L_D_WL_WR	D	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	20213	76.9%	1056	2,593	0	1,800	2,600	3,280	3,730	3,280	0.79	C	1,260	3,280	4,920	7,380	4	Add 0 L
	River Hall Pkwy.	W. of Werner Drive	89956	26949			4	FDOT	UA_UFH_2W_4L_D_WL_WR	D	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	3653	13.9%	191	1,728	0	1,800	2,600	3,280	3,730	3,280	0.53	B	1,260	3,280	4,920	7,380	4	Add 0 L
	W. of Werner Drive	Hickey Creek Rd.	27174	26290			4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120012	29,000	0.09	0.537	1,402	1.6%	1.10	1,537	2811	10.7%	147	1,684	0	1,530	2,210	2,820	3,220	2,210	0.76	C	861	2,210	3,320	4,980	4	Add 0 L
	Hickey Creek Rd.	Broadway St./CR 78	27290	27356			4	FDOT	RDA_UFH_2W_4L_D_WL_0R	C	120006	34,000	0.095	0.537	1,224	2.0%	1.12	1,371	2755	10.5%	144	1,515	0	1,530	2,210	2,820	3,220	2,210	0.69	B	861	2,210	3,320	4,980	4	Add 0 L

FOOTNOTES:

(1) Lee County MPO 2045 Long Range Transportation Plan E+C number of lanes.
(2) Lee County roadway LOS standard used for county roadways (LOS E). FDOT roadway LOS standard used for state roadways (LOS D for Urban and LOS C for Rural/Transitioning).
(3) FDOT count station from FDOT Traffic Online.
(4) For Lee County Roads: directional peak hour volumes sourced from 2020 Public Facilities Level of Service and Concurrency Report. For State Roads: directional peak hour volumes fereived from traffic data sourced from FDOT Traffic Online (2020).
(5) Linear growth rate. Growth rate developed from FDOT Traffic Online (2020 data).
(6) Linear growth rate multiplied by the number of years from 2019 to 2026 (7 years) for County roads and from 2020 to 2026 (6 years) for State roads..
(7) Year 2026 directional volume equals existing directional volume multiplied by growth factor.
(8) Distribution based on 2045 model run select zone assignment (TAZs #4501, #4502, and #4503).
(9) Project directional peak hour volume equals Project distribution multiplied by ITE PM peak hour trip generation estimate (peak direction).
(10) Future 2026 peak hour directional volume equals future background traffic plus Project traffic.
(11) Lee County Generalized Peak Hour Service Volumes (April 2016) used for County roads. FDOT Generalized Peak Hour Directional Volumes used for State roads.

Community Meeting

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

MEMORANDUM

TO:	FROM:
Lee County Staff	Dawn Russell
COMPANY:	DATE:
Lee County Community Development	February 11, 2022
COPY TO:	PROJECT NUMBER:
	23898

RE:

Fort Myers Shores Planning Community Public Information Meeting for River Hall

Planning and Zoning Actions
River Hall CPA (CPA2021-00016), Rezoning, Administrative Amendment (ADD2021-00197)

Development Orders
Parcel L, Parcels H & Z (DOS2005-00182), Parcel C (DOS2020-00036), and Hampton Lakes South Phase 2

A meeting was held at 6pm on Wednesday, February 9th at the River Hall Town Hall Amenity Center located at 3089 River Hall Pkwy, Alva. The meeting was publicly advertised with the News-Press and a copy of that advertisement and an affidavit of publication is included. The community meeting was well attended, please see enclosed sign-in sheets. Attendees included five of the applicant's representatives.

Below is an outline of the Community Meeting presentation, followed by a summary of concerns raised by attendees. Also enclosed, please find all associated Community Meeting materials, which include all public correspondence received by the applicant, as well as exhibits and a handout distributed to the attendees. Exhibits are provided in an 11" x 17" format, but were printed and mounted at 24" x 36" at the Community Meeting.

Applicant's Community Presentation Outline

- Lee County requirement for community meeting
- Introduce team
  - Russell Schropp; Henderson Franklin
  - Carl Barraco, Jennifer Sapen, and Dawn Russell; Barraco & Associates
  - Grady Miars; Greenpointe
- Meeting process
  - Presentation
  - Email comments received

- Open for comments
- Next steps / public input

- Attendance estimate by hand raising
  - Which Community: Hampton / Country Club / Cascades

- Handout / Maps
  - 4 Development Orders
  - ADD
    - R-1A allows mfam / town / twin villa
    - Second gate for Country Club
    - Second south entry gate at Karen – Alico extension benefit to Gulf Coast Town Center
  - CPA: Increase density by 489 units (=3184 from 2695)
  - Rezone: Add 10 acres

	Application	**Case Number**	
1	DO Parcel H & Z	DOS2005-00182	H: 31 @ 70' lots (from 23 @ 100') Z: 28 twin villa lots (33')
2	DO Parcel C	DOS2020-00036	30 twin villa lots (33')
3	DO South Crossing	DOS2019-00071-A01	
4	DO Parcel L	Not yet submitted	41 @ 70' lots
5	Hampton Lakes South Phase 2	Not yet submitted	
6	Administrative Amendment	ADD2021-00197	
7	Comprehensive Plan Amendment	CPA2021-00016	
8	Rezoning	Not yet submitted	

Public records available at Lee County e-connect by referencing the case number.

- Email comments
  - Additional 9 holes

        - Zoning does not specify number of golf holes, only open space
        - Market will dictate
    - Anticipated community densities
        - Hampton Lakes: approx. 1060-1350
        - Country Club: approx. 1060-1320
    - South entry
        - Route construction traffic through Lehigh
            - 5 -6 turns and, roads to Buckingham Rd.
            - Gate into Lehigh would remain open during the day
        - Two gate system
            - Metal swing gates & arm gates
                - Does not allow second car to sneak through
            - No sidewalks (ADD deviation)
            - Hampton residents full access to south
            - Country Club access once future area constructed
- Next steps – 4 public hearings
    - Staff review / sufficiency / staff report
    - CPA to LPA (local planning agency)
        - When sufficient, courtesy notice mailed within 500'
            - County staff contact
            - How to access public records
        - Onsite sign with date of hearing 15 days prior
        - County website will post hearing date 7 days prior
    - CPA BOCC transmit to state
        - Monitor County website
        - BOCC calendar or case file
    - Rezone Hearing Examiner
        - Letter within 500' within 10 days before with hearing date
        - Onsite sign posted 15 days before
        - News-press ad 10 days before
    - Rezone and CPA at BOCC
        - Scheduled after HEX report issued.

- Monitor website and BOCC calendar
- News-press ad 10 days before

Summary of Attendee Concerns

- Public Comments
  - Development Order Concerns
    - Why reducing lot sizes from 100' to 70'?
    - Why not 85' lots instead of 70'?
  - Administrative Amendment Concerns
    - Were alternative accesses contemplated?
    - How will Hampton Lakes handle all this traffic?
  - Proposed Density Concerns
    - Traffic will increase with increased density.
    - Overcrowding of golf course.
    - More people will have negative impact on quality of life.
    - Will have negative impact on existing irrigation & water pressure.
      - Water pressure issues currently exist.
  - Traffic Concerns
    - Construction traffic
      - Negatively impacts traffic flow, especially Hampton.
      - Makes it difficult to get into community.
      - Trailers block roads.
      - Noise nuisance.
      - Damage to roads.
      - Vibrating homes, and water in pools & lakes.
      - Request all construction traffic to go through south entrance.
      - Negatively impacting quality of life.
    - Vehicular traffic congestion on Hampton Blvd and River Hall Parkway.
    - Additional traffic will have negative impact on quality of life.
    - River Hall Country Club vehicular traffic going through Hampton to use southern access point(s).

- Speeding concern.
- Bottle-necking at @ River Hall Pkwy and SR 80 access point.
- Congestion/bottle-necking @ River Hall Elementary School.
  - Travel lane blocked during elementary pick-up and drop-off times.
  - Safety; requests for school crossing sign.

❖ Proposed Multi-family @ River Hall Entrance Concerns
- Separation from Hampton and RHCC re: amenity use.
- Creates more traffic congestion at River Hall Pkwy & SR 80.
- Will impact wetlands.
- Not what residents were told/shown when buying in community.

❖ Second Access to South Concerns
- Security
  - Do not want gates remaining open.
  - Will become thoroughfare for Lehigh Acres.
- Roads south of access point are poor quality and hard to navigate.
- Accessing Sunshine Blvd difficult.
- Didn't buy into community knowing the County Club would be open to Lehigh Acres.
- Was an alternative access point considered?
  - Suggestion to connect to SR 80 through Hickey Creek Rd to the north.

❖ Water & Irrigation Concerns
- Irrigation infrastructure cannot support proposed density
- If 9 more holes are built how will the golf course be irrigated?
- Issues with offsite neighbor's wells.
- Potable water pressure problems today.

❖ Notification Concerns
- When and how will residents be noticed for upcoming hearings?
- When will we have chances to speak on proposed changes?

❖ Other Concerns
- Was there any consideration of infrastructure & quality of life?
- When will the Fire Station within River Hall be built?

- Where is the proposed density going within Hampton & RHCC?
- Will there be 9 more holes of golf?
- Can HOA purchase 30 acres for Golf?
- Will maintenance costs of 10 acres being purchased be turned over to residents of River Hall?
- No trash picked up two weeks ago

PUBLIC NOTICE

RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, AND DEVELOPMENT ORDER AMENDMENTS
COMMUNITY MEETING

PUBLIC MEETING DATE:
Wednesday, February 9, 2022 at 6:00 p.m.

LOCATION:
River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva, FL 33920

APPLICANT:
Barraco & Associates, Inc.

PROJECT NAMES:
1. River Hall Map Amendment - CPA2021-00016
2. River Hall Rezoning
3. River Hall Administrative Amendment - ADD2021-00197
4. Development Order South Crossing - DOS2019-00071-A01
5. Development Order Parcel L
6. Development Order Parcel H - DOS2005-00182
7. Development Order Parcel C - DOS2020-00036
8. Development Order Parcel Z - DOS2005-00182
9. Hampton Lakes South Phase 2

ACTION REQUESTED:
1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum singe family lot width of 40.5 feet
4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75th Street W.
5. Development Order Parcel L: Proposes ± 73 single family detached lots
6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy foot (70') lots
7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

NOTE:
A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

FOR MORE INFO:

Contact: Jennifer Sapen at Barraco & Associates, Inc. - JenniferS@Barraco.net

0005092937 / 2394613170BARR

The News-Press
media group
news-press.com A GANNETT COMPANY

Attn:
BARRACO AND ASSOCIATES, INC.
2271 MCGREGOR BOULEVARD, SUITE 100
FORT MYERS, FL 33901

STATE OF FLORIDA COUNTY OF LEE:
Before the undersigned authority personally appeared Nicole Jacobs, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

PUBLIC NOTICE RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, / DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETIN PUBLIC MEETING

In the Twentieth Judicial Circuit Court was published in said newspaper editions dated in the issues of or by publication on the newspaper's website, if authorized, on :

01/21/2022

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper editions dated:

Sworn to and Subscribed before me this 21st of January 2022, by legal clerk who is personally known to me.

Nicole Jacobs
Affiant

Notary State of Wisconsin, County of Brown

7/27/25
My commission expires

# of Affidavits 1

This is not an invoice

SARAH BERTELSEN
Notary Public
State of Wisconsin

PUBLIC NOTICE

RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, AND DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETING

PUBLIC MEETING DATE:
Wednesday, February 9, 2022 at 6:00 p.m.

LOCATION:
River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva, FL 33920

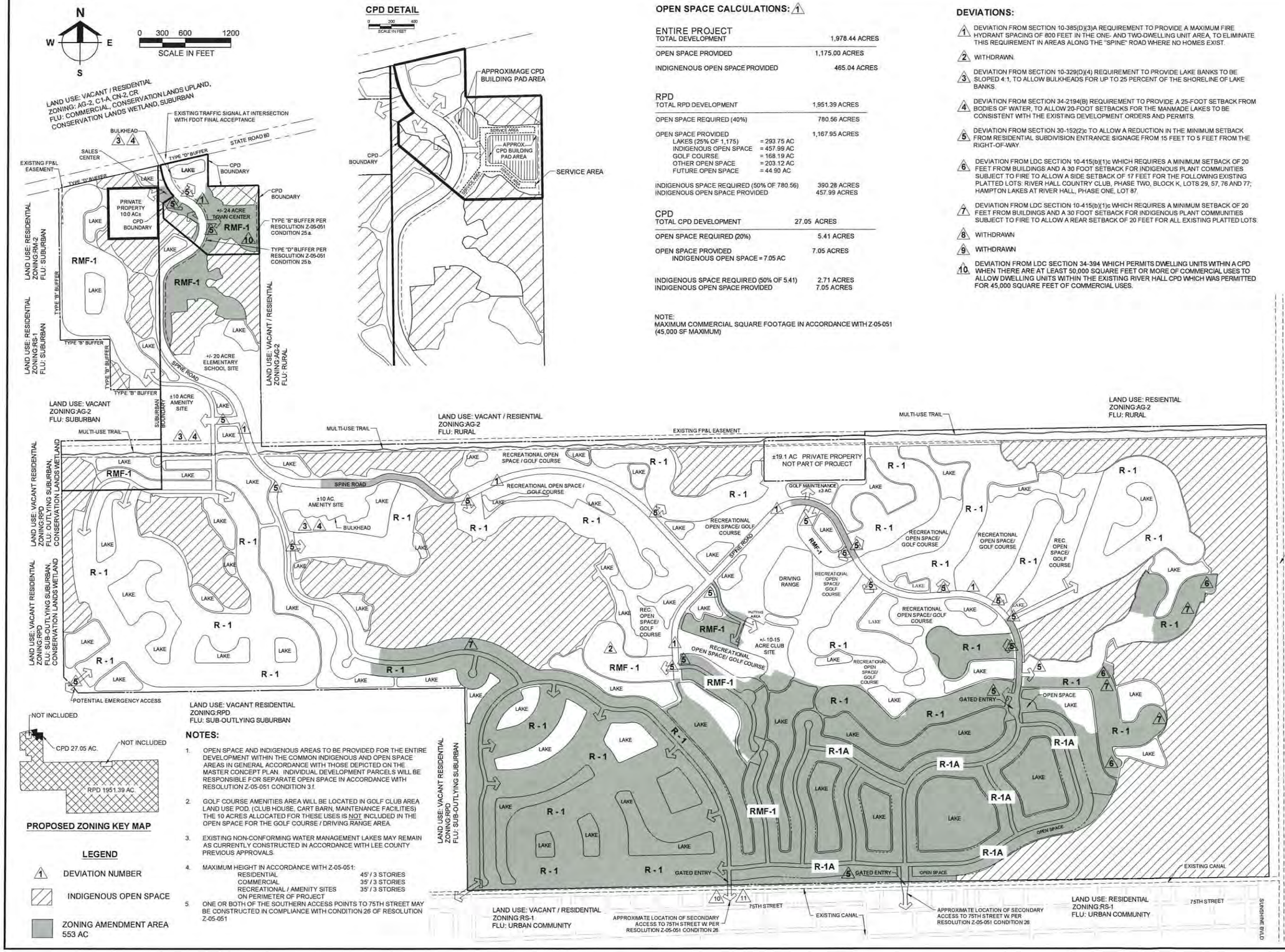
APPLICANT:
Barraco & Associates, Inc.

PROJECT NAMES:
1. River Hall Map Amendment - CPA2021-00016
2. River Hall Rezoning
3. River Hall Administrative Amendment - ADD2021-00197
4. Development Order South Crossing - DOS2019-00071-A01
5. Development Order Parcel L
6. Development Order Parcel H - DOS2005-00182
7. Development Order Parcel C - DOS2020-00036
8. Development Order Parcel Z - DOS2005-00182
9. Hampton Lakes South Phase 2

ACTION REQUESTED:
1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum singe family lot width of 40.5 feet
4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75th Street W.
5. Development Order Parcel L: Proposes ± 73 single family detached lots
6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy foot (70') lots
7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

NOTE:
A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

FOR MORE INFO:
Contact: Jennifer Sapen at Barraco & Associates, Inc. - JenniferS@Barraco.net
AD# 5092937 1/21/22



CPD DETAIL

OPEN SPACE CALCULATIONS: 1

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,978.44 ACRES
OPEN SPACE PROVIDED	1,175.00 ACRES
INDIGNENOUS OPEN SPACE PROVIDED	465.04 ACRES

RPD

TOTAL RPD DEVELOPMENT		1,951.39 ACRES
OPEN SPACE REQUIRED (40%)		780.56 ACRES
OPEN SPACE PROVIDED		1,167.95 ACRES
LAKES (25% OF 1,175)	= 293.75 AC	
INDIGENOUS OPEN SPACE	= 457.99 AC	
GOLF COURSE	= 168.19 AC	
OTHER OPEN SPACE	= 203.12 AC	
FUTURE OPEN SPACE	= 44.90 AC	
INDIGENOUS SPACE REQUIRED (50% OF 780.56)		390.28 ACRES
INDIGENOUS OPEN SPACE PROVIDED		457.99 ACRES

CPD

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

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

DEVIATIONS:

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

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE IN ACCORDANCE WITH RESOLUTION Z-05-051 CONDITION 3.f.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT IN ACCORDANCE WITH Z-05-051:

RESIDENTIAL	45' / 3 STORIES
COMMERCIAL	35' / 3 STORIES
RECREATIONAL / AMENITY SITES ON PERIMETER OF PROJECT	35' / 3 STORIES

5. ONE OR BOTH OF THE SOUTHERN ACCESS POINTS TO 75TH STREET MAY BE CONSTRUCTED IN COMPLIANCE WITH CONDITION 26 OF RESOLUTION Z-05-051

PROPOSED ZONING KEY MAP

LEGEND

- 1 DEVIATION NUMBER
- INDIGENOUS OPEN SPACE
- ZONING AMENDMENT AREA 553 AC

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2022, BARRACO AND ASSOCIATES, INC
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988Z02.DWG
LOCATION	J:\21988\DWG\ZONING\2021\
PLOT DATE	WED. 1-26-2022 - 3:49 PM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

BASEPLAN = 21988Z00.DWG

PLAN REVISIONS

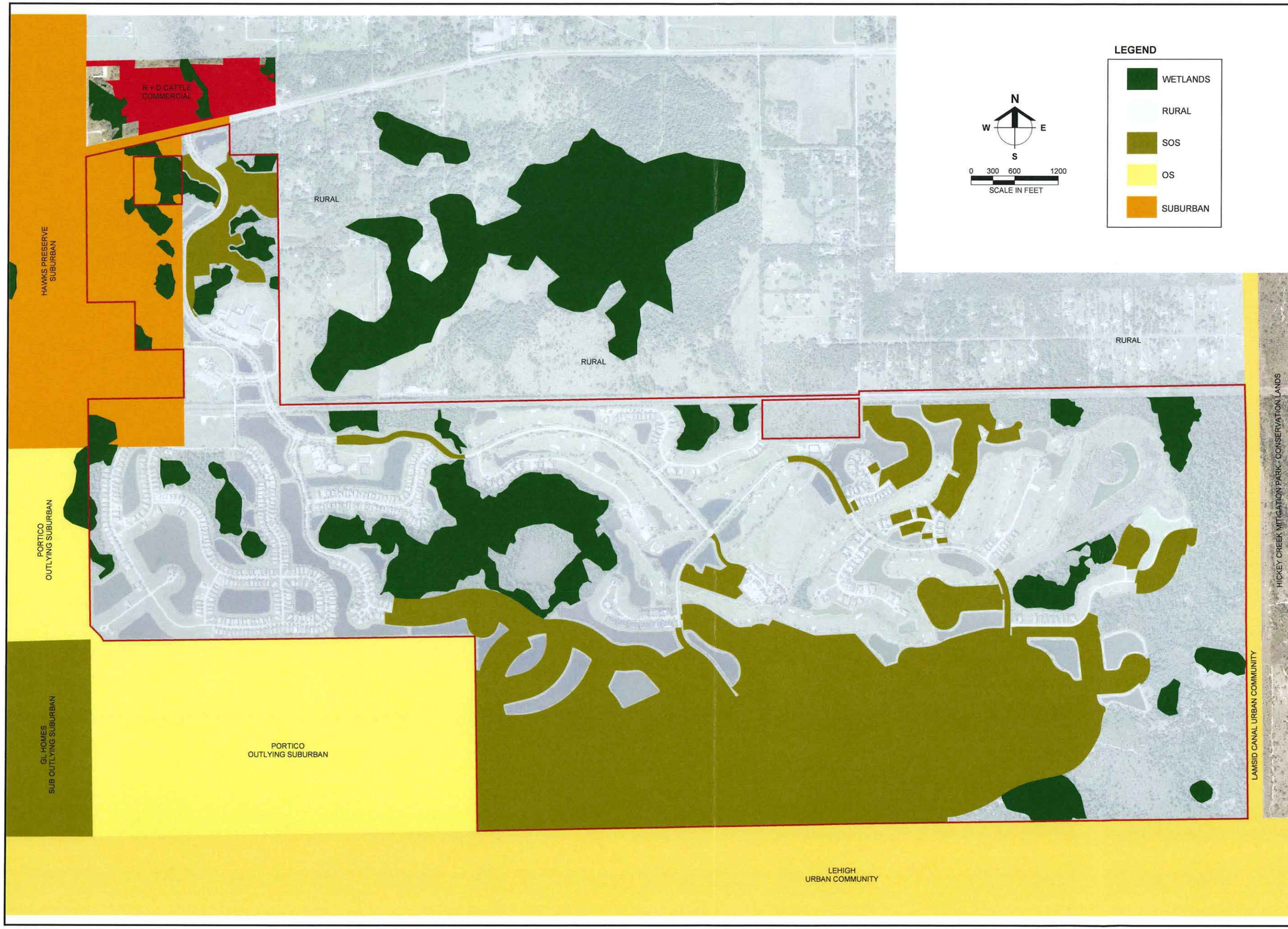
1-23-15	REVISED PER HEX
2-15-18	TRAFFIC SIGNAL ADDED
9-13-19	EXPAND CLUB SITE
11-17-21	REVISE SOUTHEN LAYOUT
1-26-22	ADD DEVIATIONS 11 & 12

PLAN STATUS

FOR EXHIBIT USE ONLY

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
21988	2



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

COMPREHENSIVE PLAN AMENDMENT

PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23898CPA-X03.DWG
LOCATION	J:\23898\DWG\CPA\
PLOT DATE	WED. 12-22-2021 - 4:14 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

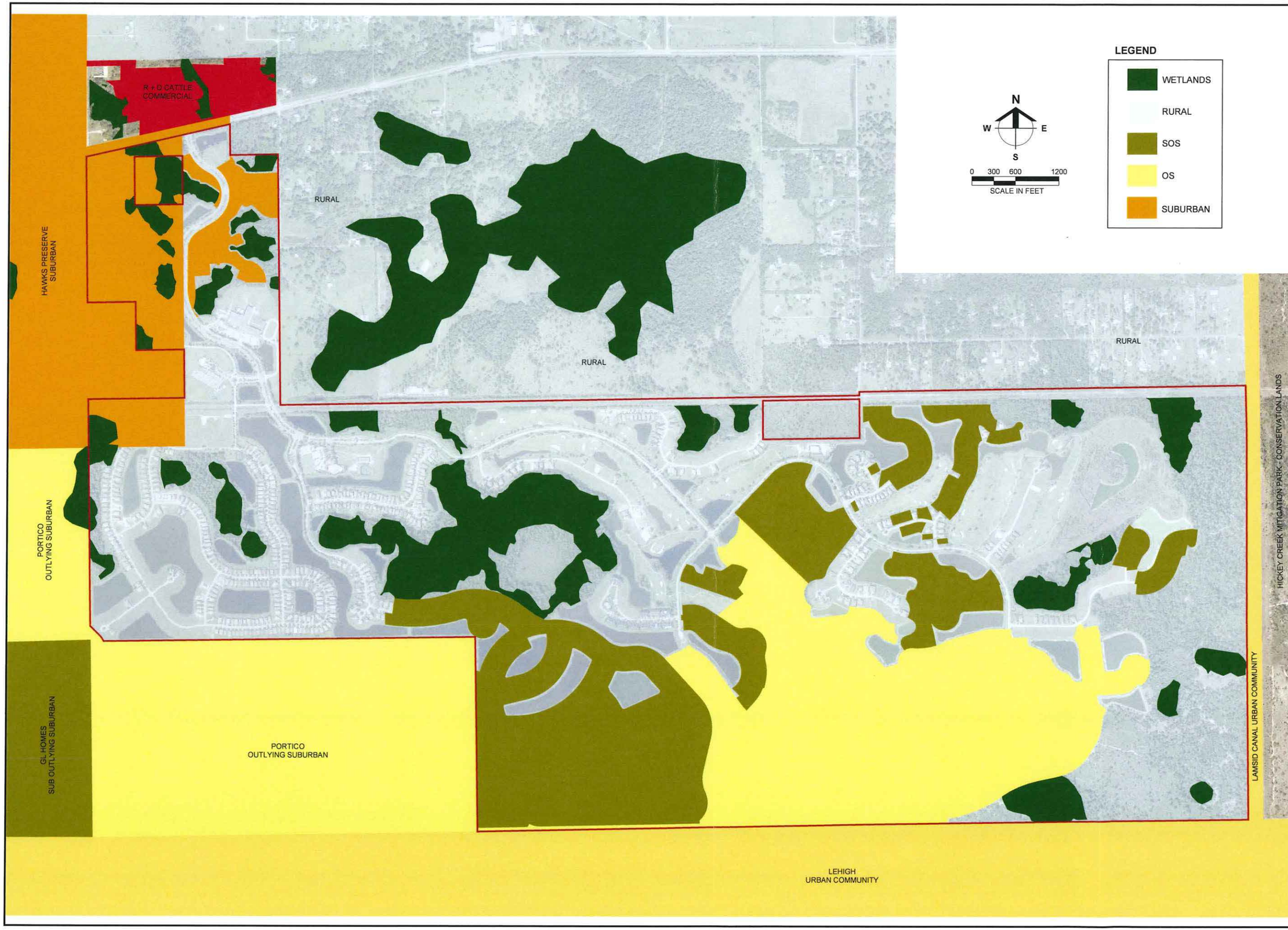
BASEPLAN = 23898CPA00-EXIST.DWG

PLAN REVISIONS

PLAN STATUS

EXISTING FUTURE LAND USE MAP
EXHIBIT M5.1

PROJECT / FILE NO.	SHEET NUMBER
23898	



Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

COMPREHENSIVE PLAN AMENDMENT

PART OF SECTION 36,
TOWNSHIP 43, RANGE 26
LEE COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2021, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	23898CPA-X02.DWG
LOCATION	J:\23898\DWG\CPA\
PLOT DATE	WED. 9-1-2021 - 2:13 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

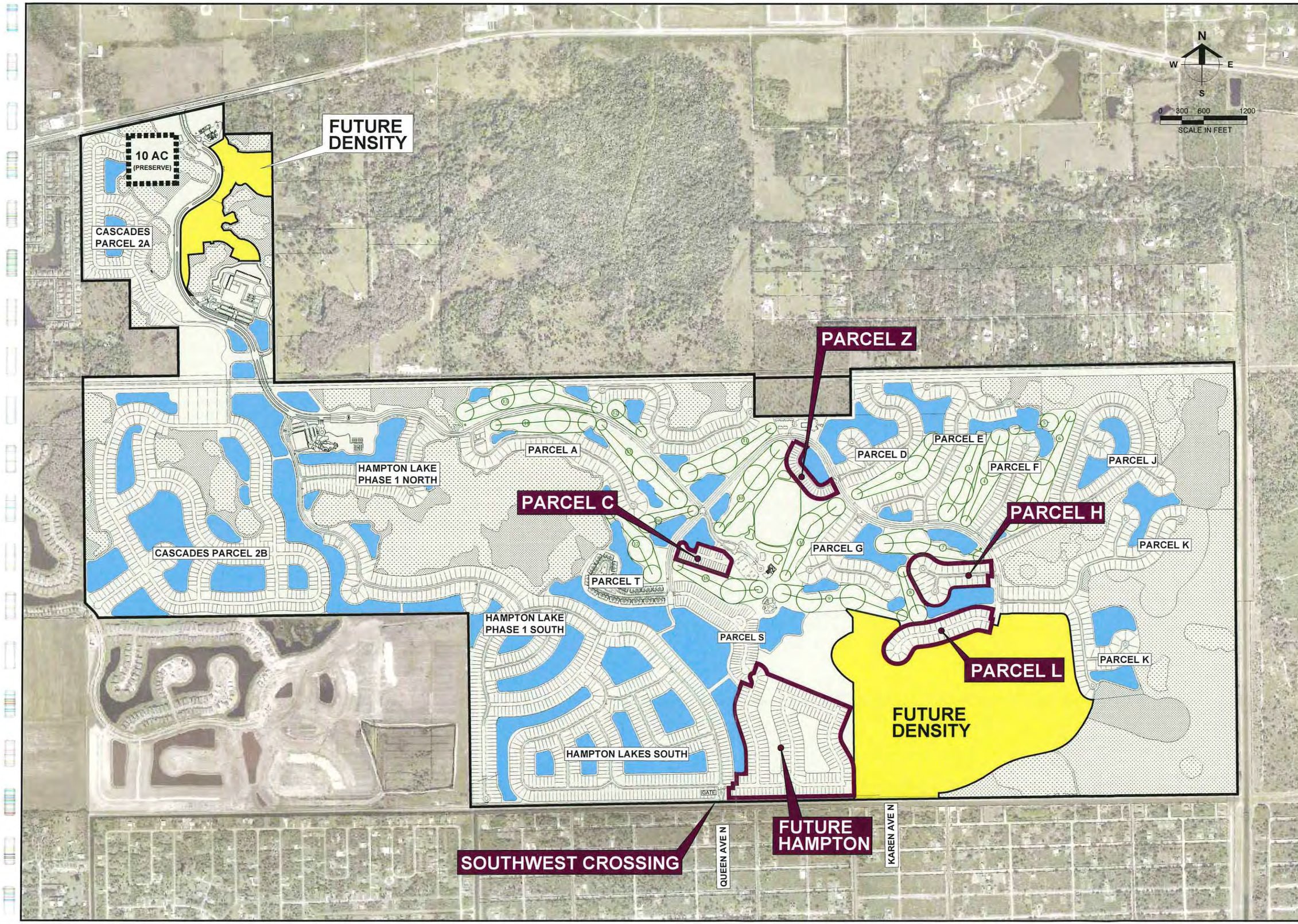
BASEPLAN = 23898CPA00.DWG

PLAN REVISIONS

PLAN STATUS

PROPOSED FUTURE LAND USE MAP
EXHIBIT M5.2

PROJECT / FILE NO.	SHEET NUMBER
23898	



PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND
©COPYRIGHT 2022, BARRACO AND ASSOCIATES, I
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITE

FILE NAME COMMPRESENT(2-8-22).DWG
LOCATION J:\21988\DWG\PRELIM\
PLOT DATE/WED. 2-9-2022 - 10:43 AM
PLOT BY JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

SITE PLAN

PROJECT / FILE NO.	SHEET NUMBER
21988	

River Hall Community Presentation
February 9, 2022

	Application	Case Number	
1	Development Order Parcel H & Z	DOS2005-00182	H – (31) 70' lots Z – (28) twin villa lots (33')
2	Development Order Parcel C	DOS2020-00036	(30) twin villa lots (33')
3	Development Order South Crossing	DOS2019-00071-A01	
4	Development Order Parcel L	Not yet submitted	(41) 70' lots
5	Hampton Lakes South Phase 2	Not yet submitted	
6	Administrative Amendment	ADD2021-00197	
7	Comprehensive Plan Amendment	CPA2021-00016	
8	Rezoning	Not yet submitted	

Public records available at Lee County e-connect by referencing the case number.

Dawn Russell

From: Jennifer Sapen
Sent: Saturday, February 05, 2022 7:49 PM
To: Robert Stark
Subject: RE: Informational meeting - River Hall

Thank you very much Bob. I will forward this email thread to our team.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Robert Stark <stark.808@gmail.com>
Date: 2/5/22 7:41 PM (GMT-05:00)
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: Re: Informational meeting - River Hall

I suspect you've already structured your priorities in a similar fashion.

Feedback that I get is that

C,Z and H are really a low priority as slight changes.
10 acres, if added to preserve low priority.
L is new - interest in max doors in RHCC

Rezone of commercial to residential medium interest as previous conversations indicated a disconnect from amenities.

High priorities are:
max doors in HL
40.5 lot size will have high opposition
Loss of 9 golf holes from older MCP and sales literature also a pain point.

Bridges are a plus for HL but concerns over security. Do you have collateral regarding actual bridge as all renderings stop at RH property line?

HL will complain about RHCC driving through gate at L but they will not have reciprocal privileges. HL is suffering with non stop construction traffic short term. Additional traffic due to density will be long term issue. If construction can be routed through Queen Ave that will ease a lot of pain.

Good luck.
Bob

From: Jennifer Sapen <JenniferS@barraco.net>
Sent: Saturday, February 5, 2022 5:35:48 PM

To: Robert Stark <stark.808@gmail.com>
Subject: RE: Informational meeting - River Hall

If changes were coming near my home I would want information as soon as possible, and weekends aren't really a thing anymore with cell phones. I hope this answers some of your questions and I appreciate the heads up on topics that should be covered at the community meeting.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Robert Stark <stark.808@gmail.com>
Date: 2/5/22 1:05 PM (GMT-05:00)
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: Re: Informational meeting - River Hall

You shouldn't be working weekends! Thank you,
Bob

From: Jennifer Sapen <JenniferS@barraco.net>
Sent: Saturday, February 5, 2022 12:23:26 PM
To: Robert Stark <stark.808@gmail.com>
Subject: RE: Informational meeting - River Hall

Thank you for reaching out Bob. I believe the attached zoomed in area shows the gate you're referring to. This gate would allow the golf course residents to use the south exit into Lehigh but would not allow Hampton residents north into the golf community. For safety reasons Lee County requires communities to have more than one access. Creating a second access to the south for the golf community would meet that requirement.

The southern access across the LAMSID canal would have a second gate that the golf and Hampton residents would go through before entering Lehigh via Karen Ave. Karen is east of a canal system, so that entry creates a more realistic second access for River Hall by way of Sunshine and the future Alico extension. When complete you would be able to go to Gulf Coast Town Center without using the interstate.

Looking forward to seeing you next week.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Robert Stark <stark.808@gmail.com>
Date: 2/5/22 8:37 AM (GMT-05:00)
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: Informational meeting - River Hall

Jennifer:

Looking forward to the meeting on Wednesday evening. I have one question that you might prep for, thus the purpose of this email.

In the SE quadrant of the proposed MCP there is a gate below the section L road and the larger area defined by the R-1A labels. Can you please explain the purpose and rationale of gate?

As an FYI you should expect a lot of questions regarding R-1A from the rest of the community.

See you on Wednesday.

Regards,

Bob Stark - River Hall resident

In order to use electronic files provided by Barraco and Associates, Inc. you must agree to the following.

In accepting and utilizing any drawings or other electronic data provided by Barraco and Associates, Inc., the recipient agrees that all such drawings and data are instruments of service of Barraco and Associates, Inc. who shall be deemed the author of the drawings and data, and shall retain all common law, statutory and other rights, including copyrights. Any inconsistencies the recipient discovers will be reported to Barraco and Associates, Inc. and will be corrected by Barraco and Associates, Inc.

The recipient accepts responsibility for confirming with Barraco and Associates, Inc. that the electronic file is current at the time of use by the recipient. The recipient also agrees to hold Barraco and Associates, Inc. harmless for any cost or damages incurred due to the recipient's use of an outdated electronic file and for any costs associated with updating the recipient's electronic files in the event of future revisions by Barraco and Associates, Inc.

The recipient agrees not to use these drawings and data, in whole or in part, for any purpose or project other than the project which is the subject of this agreement, nor shall the recipient provide that attached data to any other party not indicated as a recipient in the "To" field of this message. The recipient agrees to waive all claims against Barraco and Associates, Inc. resulting in any way from any unauthorized changes or reuse of the drawings and data for any other project by anyone other than Barraco and Associates, Inc.

In addition, the recipient agrees, to the fullest extent permitted by law, to indemnify and hold Barraco and Associates, Inc. harmless from any damage, liability or costs, including reasonable attorney fees and costs of defense, arising from any changes made by anyone other than Barraco and Associates, Inc. or from any reuse of the drawings and data without the prior written consent of Barraco and Associates, Inc.

Dawn Russell

From: Jennifer Sapen
Sent: Monday, February 07, 2022 3:27 PM
To: 'christopher schottel'
Subject: RE: Request for River Hall Rezoning Map
Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Chistopher. Your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.
https://docsearch.leegov.com/Home/Index/customSearch/CompPlan

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.
https://docsearch.leegov.com/Home/Index/customSearch/DevReview

Development Order South Crossing	DOS2019-00071-A01
Development Order Parcel L	Not yet submitted
Development Order Parcel H & Z	DOS2005-00182
Development Order Parcel C	DOS2020-00036
Hampton Lakes South Phase 2	Not yet submitted

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

Jennifer Sapen, AICP
Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

From: christopher schottel [mailto:clschottel@gmail.com]
Sent: Sunday, February 06, 2022 1:43 PM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: Request for River Hall Rezoning Map

Jennifer:

My name is Chris Schottel & I live in River Hall. I would like to request a map (attachment) of the area that is going to be developed & rezoned. Look forward to hearing from you and thank you for the information in advance.

Sincerely,
Chris Schottel

Dawn Russell

From: Jennifer Sapen
Sent: Thursday, February 03, 2022 2:10 PM
To: 'hamiltondl@shaw.ca'
Subject: RE: River Hall Amendments
Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Debra. We are still preparing for the community meeting, but your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.
https://docsearch.leegov.com/Home/Index/customSearch/CompPlan

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.
https://docsearch.leegov.com/Home/Index/customSearch/DevReview

Development Order South Crossing	DOS2019-00071-A01
Development Order Parcel L	Not yet submitted
Development Order Parcel H & Z	DOS2005-00182
Development Order Parcel C	DOS2020-00036
Hampton Lakes South Phase 2	Not yet submitted

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

Jennifer Sapen, AICP
Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

From: Debra Hamilton [mailto:hamiltondl@shaw.ca]
Sent: Tuesday, February 01, 2022 8:17 PM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: River Hall Amendments

Hello Jennifer

I understand there is a public meeting at River Hall on Feb 9th. Could you please advise where I can review the approved comprehensive plan/zoning so that I may review the proposed / different project names. Any information you can send me or direct me to the appropriate links would be appreciated.

Thank you
Debra

Dawn Russell

To: Craig Seibold
Subject: RE: River Hall Corporation - Background Request for Proposals Wednesday, February 9th @ 6:00 PM [REQUEST FOR PRE-WORK INFORMATION]
Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Craig. Your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.
https://docsearch.leegov.com/Home/Index/customSearch/CompPlan

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.
https://docsearch.leegov.com/Home/Index/customSearch/DevReview

Development Order South Crossing	DOS2019-00071-A01
Development Order Parcel L	Not yet submitted
Development Order Parcel H & Z	DOS2005-00182
Development Order Parcel C	DOS2020-00036
Hampton Lakes South Phase 2	Not yet submitted

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

Jennifer Sapen, AICP
Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

From: Craig Seibold [mailto:seiboldcraig@yahoo.com]
Sent: Friday, February 04, 2022 8:20 AM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: River Hall Corporation - Background Request for Proposals Wednesday, February 9th @ 6:00 PM [REQUEST FOR PRE-WORK INFORMATION]

Jennifer:

Can you please forward [email] me the specific details of the [9] Amendment(s) Items to preview prior to next weeks meeting.

Best Regards,

Craig Seibold

seiboldcraig@yahoo.com

Dawn Russell

From: Jennifer Sapen
Sent: Wednesday, February 09, 2022 3:27 PM
To: 'cymkasl@gmail.com'
Subject: FW: [CAUTION SPOOFING] Barraco and Associates, Inc.'s message from Michele Kasl

Good afternoon Mr. and Mrs. Kasl. Yes, this evening's presentation is open to the public. We will be discussing 5 development orders (construction plans) and zoning amendments for additional density in the vacant undeveloped portions of the project.

Thank you,

Jennifer Sapen, AICP
Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

-----Original Message-----
From: Barraco and Associates, Inc. [mailto:info@barraco.net]
Sent: Wednesday, February 09, 2022 3:18 PM
To: Amy Hughes <AmyH@Barraco.net>
Subject: [CAUTION SPOOFING] Barraco and Associates, Inc.'s message from Michele Kasl

Site: Barraco and Associates, Inc. (http://barraco.net)

Name: Michele Kasl

Email: cymkasl@gmail.com

Messages: My husband and I are River Hall residents and I heard there is a meeting scheduled for 6pm at our Town Hall. Is that a public meeting regarding the expansion?

Dawn Russell

From: Jennifer Sapen
Sent: Monday, February 07, 2022 3:27 PM
To: 'ben mickus'
Subject: RE: AD# 5092937
Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Ben. Your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.
https://docsearch.leegov.com/Home/Index/customSearch/CompPlan

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.
https://docsearch.leegov.com/Home/Index/customSearch/DevReview

Development Order South Crossing	DOS2019-00071-A01
Development Order Parcel L	Not yet submitted
Development Order Parcel H & Z	DOS2005-00182
Development Order Parcel C	DOS2020-00036
Hampton Lakes South Phase 2	Not yet submitted

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

Jennifer Sapen, AICP
Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

-----Original Message-----
From: ben mickus [mailto:benmick@comcast.net]
Sent: Sunday, February 06, 2022 7:03 PM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: AD# 5092937

Can I get further information regarding the captioned agenda number.

Thank You

Ben Mickevicius

Dawn Russell

From: Jennifer Sapen
Sent: Thursday, February 03, 2022 2:10 PM
To: 'jasontschetter@gmail.com'
Subject: RE: IMPORTANT INFORMATION
Attachments: SnipImage.jpg; 11. Proposed MCP.PDF

Good afternoon Jason. We are still preparing for the community meeting, but your best resource to get all the details is the County's e-permiting website. The link below will take you to the County's website for the Comprehensive Plan amendment. Just enter in the case number CPA2021-00016 as shown in the attached image.
https://docsearch.leegov.com/Home/Index/customSearch/CompPlan

Same process for the Development Orders (construction plans) by using the link below. Several development orders are under review and two will be submitted soon. All of their case numbers are listed below.
https://docsearch.leegov.com/Home/Index/customSearch/DevReview

Development Order South Crossing	DOS2019-00071-A01
Development Order Parcel L	Not yet submitted
Development Order Parcel H & Z	DOS2005-00182
Development Order Parcel C	DOS2020-00036
Hampton Lakes South Phase 2	Not yet submitted

A zoning amendment is also under review, but the County's website doesn't show any attachments. Attached is the Master Concept Plan being reviewed for the zoning amendment.

River Hall Rezoning	Not Submitted
River Hall Administrative Amendment	ADD2021-00197

Jennifer Sapen, AICP
Vice President of Land Planning
Barraco and Associates, Inc.
Civil Engineers ~ Land Surveyors ~ Land Planners
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901
(239) 461-3170 Phone
(239) 461-3169 Fax

File:

From: Jason Tschetter [mailto:jasontschetter@gmail.com]
Sent: Monday, January 31, 2022 11:41 AM
To: Jennifer Sapen <JenniferS@barraco.net>
Subject: RE: IMPORTANT INFORMATION

Jennifer,

I will not be able to attend the meeting, but am familiar with the zoning and platting that was done. Are you sharing or able to share the materials being presented?

Jason Tschetter
612-802-2599
jasontschetter@gmail.com

From: donotreply@sandcastlecm.com
Sent: Monday, January 31, 2022 10:05 AM
To: Jason Kelly Tschetter Revocable Trust Jason K. & Gina M. Tschetter, Trustees
Subject: IMPORTANT INFORMATION

Good Morning,

I hope you are all surviving this bit of cold weather.
It's almost over. Many of you have reached out to me regarding the meeting below. I am aware of it and making plans to attend. I certainly hope to see many of you there.

Thank You
Elaine Aube

River Hall Corporation Seeking to expand currently accepted amount of high density housing on campus All Alva area residents invited to attend this information gathering meeting.

PUBLIC NOTICE RIVER HALL COMPREHENSIVE MAP AMENDMENT, REZONING, ADMINISTRATIVE AMENDMENT, AND DEVELOPMENT ORDER AMENDMENTS COMMUNITY MEETING PUBLIC MEETING.

DATE: Wednesday, February 9, 2022 at 6:00 p.m.

LOCATION: River Hall Town Hall Amenity Center, 3089 River Hall Parkway, Alva, FL 33920

APPLICANT: Barraco & Associates, Inc. Nine different

PROJECT NAMES:
1. River Hall Map Amendment - CPA2021-00016
2. River Hall Rezoning

3. River Hall Administrative Amendment - ADD2021- 00197
4. Development Order South Crossing - DOS2019-00071- A01
5. Development Order Parcel L
6. Development Order Parcel H - DOS2005-00182
7. Development Order Parcel C - DOS2020-00036
8. Development Order Parcel Z - DOS2005-00182
9.Hampton Lakes South Phase 2

ACTION REQUESTED:
1. River Hall Map Amendment (CPA2021-00016): Amend Future Land Use Map to increase the Suburban and Outlying Suburban designations and decrease the Sub-Outlying Suburban and Rural designations
2. River Hall Rezoning: Rezone to add 489 dwelling units and 10 acres, concurrent with the River Hall Map Amendment
3. River Hall Administrative Amendment (ADD2021-00197): Revise Master Concept Plan with alternate internal layout for un-platted property and minimum singe family lot width of 40.5 feet
4. Development Order South Crossing (DOS2019-00071-A01): Amendment to allow the southern connection across the LAMSID canal and roadway connection to 75th Street W.
5. Development Order Parcel L: Proposes ± 73 single family detached lots
6. Development Order Parcel H (DOS2005-00182): From 23 to 31 seventy-foot (70') lots
7. Development Order Parcel C (DOS2020-00036): From 19 single family lots to 30 twin villa or single family attached lots
8. Development Order Parcel Z (DOS2005-00182): From 36 condominiums to 28 twin villa or single family attached lots
9. Hampton Lakes South Phase 2: Develop remaining density and associated infrastructure

NOTE: A second meeting will be provided at the end of the 6pm meeting if capacity is exceeded.

FOR MORE INFO: Contact: Jennifer Sapen at Barraco & Associates, Inc. - JenniferS@Barraco.net AD# 5092937 1/21/22

Powered by CINC Community Association Management Software

SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

RIVER HALL
Map Amendment - CPA2021 / Rezoning / Administrative Amendment – ADD2021-00197/ Development Order Amendments

River Hall Town Hall Amenity Center
3089 River Hall Parkway, Alva, FL 33920

PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
Bob & Kathy Glandorf	513-675-2676	RiverHall@GLANDORF.ORG
Mr. and Mrs. Perry Lee Mason	954-232-4447	Leemason39@yahoo.com
GEORGE WARE	239-770-2694	Fourwaves@comcast.net
Gail Brockman	413-464-2930	SunriseFPB@AOL.com
Fred Brockman	413-464-2730	" "
Patty Switaj	586-381-8771	pswitaj@yahoo.com
Sid & Deb Zaffron	631-793-6400	dzaffron@mac.com
JOHN KOELLER	6128013701	ROCKNROSLER@COMCAST.NET
CHRIS SCHOTTEL	651-488-2238	CLSCHOTTEL@gmail.com
MIKE ANDALORO	517-879-9997	MPANDALORO@ICLOUD.com
HARRY & TAMMY BULLUCK	410-919-7241	h.bulluck@comcast.net
ERIC & BETTY REWERTSON TONY PEDERSEN	309-267-1277	IdLVER8@GMAIL.com
CRAIG & LAURA SEIBOLD	303-941-6529	LAURA80129@YAHOO.com
Mike & Sue Martin	734 306 2755	stmartin@yahoo.com
Jeff White	614-783-3314	Jeff2263@Hotmail.com
Michael Polychronsky	516 965 4610	POLCAT7@Gmail.com
Nelson Payne	303 587-2379	npayne@gmail.com
DEMARIS MOORE	239-565-7789	DBOOPERS@COMCAST.NET

SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

RIVER HALL
Map Amendment - CPA2021 / Rezoning / Administrative Amendment – ADD2021-00197/ Development Order Amendments

River Hall Town Hall Amenity Center
3089 River Hall Parkway, Alva, FL 33920

PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
LARRY Greenfield		
Robin & Paul Sunward	570 650 7269	bsthwmp@comcast.net
BOB & BONNIE LEIGH	~~3135~~ 214 392 1087	bleigh2@verizon.net
FRANK SMITH & GAIL SMITH	304 677 4805	FSMITH620@AOL.COM
Jedd Savel	631-260-0071	jeddsavel1914@gmail.com
Chris Grey	917-680-1659	CBGiil@aol.com
Ann Clark	740 704 9569	tclark57@columbus.rr.com
PAUL CARAPELLA	309 831 7379	PAULCGOLF@Hotmail.com
Connie Dennis	2397282472	ahlreell28@gmail.com
Roxanne Cause	239 247 0195	Cause-RL@Yahoo.com
Mark Enright	651-248-1802	msugarlake@hotmail.com
Jerome Ladax	732-672-9927	Jerome.ladax@gmail.com
GAIL SULLIVAN	815-703-8136	GSullockport@GMAIL.com
Carol Martello	708-638-5141	ckurucat311@gmail.com
Charles Allen	9046529112	calle20624@yahoo.com
HOLLY SCHWARTZ	239 209-1081	HOLLYSCH31@gmail.com
DOUG MITRO	239 994 6740	doug@themitrofamily.com
Wayne & Lisa Jakiela	412-215-5413	lmjakiela@comcast.net

SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

RIVER HALL
Map Amendment - CPA2021 / Rezoning / Administrative Amendment – ADD2021-00197/ Development Order Amendments

River Hall Town Hall Amenity Center
3089 River Hall Parkway, Alva, FL 33920

PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
Joe Dommenck	586-383-6166	
Cathy Dommenck	586-337-3375	
Robert Stark	508 524 6634	
Ken Hasenei	410-608-6127	
Joe Faust	612-850-7273	
Lucinda Faust	612-760-0245	Lucindafaust@gmail.com
Jerome Hetrick	410 336 2351	awesum2@gmail.com
Lenny Goebhard		
Sonya Mitchell	216-570-7903	
Kenneth Mitchell	216 406 0133	
Fred Rubino	207-450-7874	oguinquitriver@gmail
Robert Fosta	609 790 7499	
Jane Messick	215 284 4107	
MARGE GLEASON		gleason93@ATT.NET
KATHY RUSTAD		
Mr & Mrs Wilson		
RICK & BARB HRACH	314-280-8684	
Tom Olander		

SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

RIVER HALL
Map Amendment - CPA2021 / Rezoning / Administrative Amendment – ADD2021-00197/ Development Order Amendments

River Hall Town Hall Amenity Center
3089 River Hall Parkway, Alva, FL 33920

PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
Joseph Moran		JLM4643@AOL.com
GARY STILWELL	7285815	SEGOAT@EMBARQMAIL.COM
CANDACE KAUFMAN	805-558-5568	candacekaufman@aol.com
Amy Seiler	720-419-6008	parkcourtk8@icloud.com
HARRY OLSON	928-821-2212	PRIMALFOODHARRY@GMAIL.COM
ANTHONY DiVietri	347-210-5615	adivietri@verizon.net
Steve Nokes	919-971-1871	sekon1@hotmail.com
C BRUCE TRIMBLE	609-501-2113	bruce@brucetrimble.net
O'Brien Merrill	513-543-1252	obimerrill@gmail.com
Paul Cerrito	631-805-1861	PaulCCerrito@gmail.com
Nancy Powell	724-884-3677	smithpowell@aol.com
SYLVIA RAMOS	305 519-0022	ramoss04@aol.com
JUAN JIMENEZ	305 684-5799	
LAWRENCE DAMIANI	16988 Oakstead	LDAmiani@Gmail.com
Jim Sickels	910-663-6260	Bwijim@yahoo.com
Samara R. Marin	786-514-7190	samlori227@aol.com

SIGN-IN SHEET

FEBRUARY 9, 2022 AT 6:00PM

RIVER HALL
Map Amendment - CPA2021 / Rezoning / Administrative Amendment – ADD2021-00197/ Development Order Amendments

River Hall Town Hall Amenity Center
3089 River Hall Parkway, Alva, FL 33920

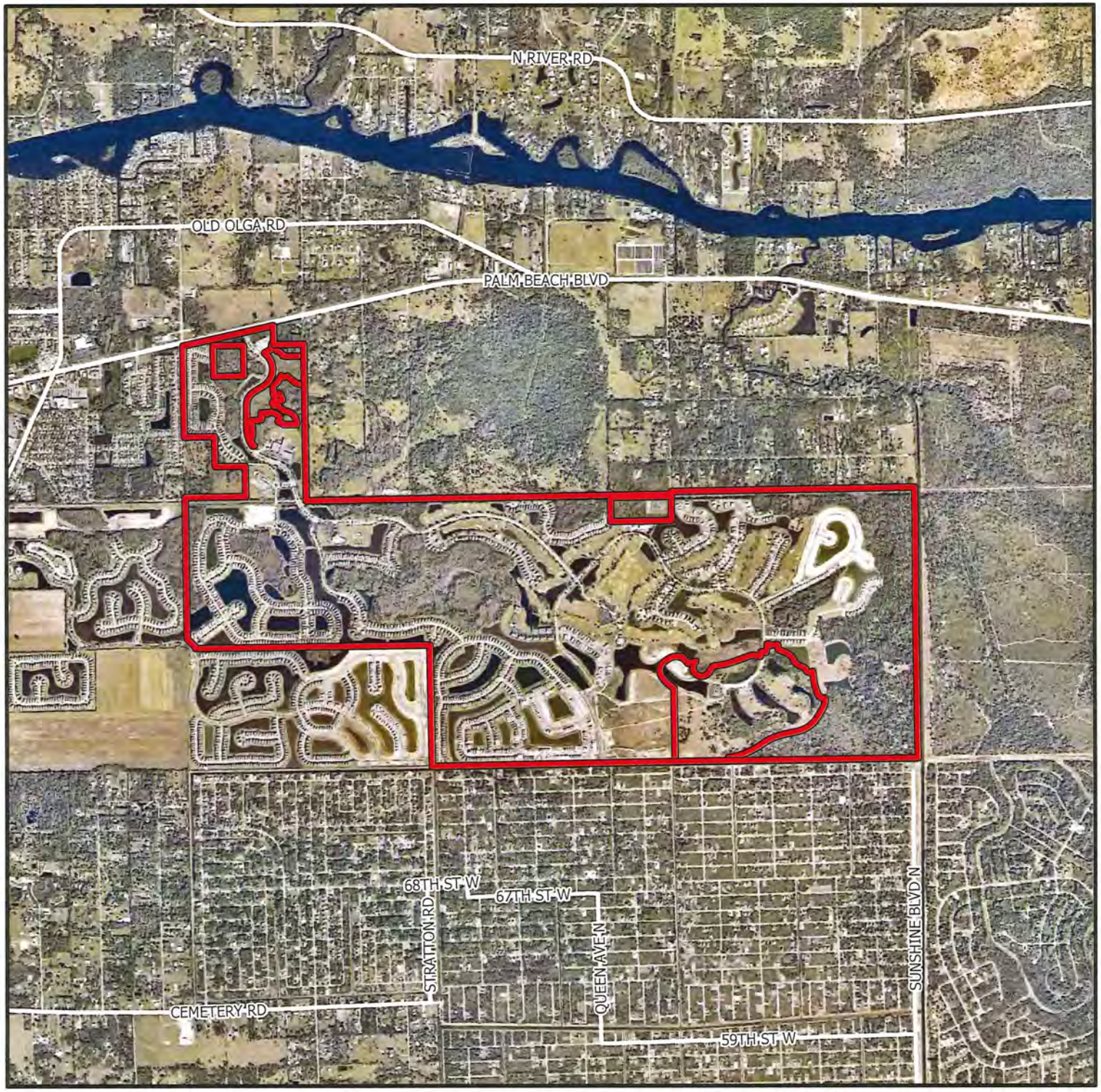
PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
C Bruce Trimble	609-501.2113	cbtrim@aol.com
EDNO MOORE	610-740-4420	mooreew@yahoo.com
Sally Shown	502-554-0762	sshown5@gmail.com
Catherine Berman	203.606 3272	Catherine R berman@gmail
Mark Berman	203 606 3262	Catberm@hotmail.com
Anthony + Tiffany Massocco	239.462.7279	buyandsellwithtiff@gmail
BILL + SHARON ALTIER	740-395-6666	BILLALTIER@YAHOO.COM
Donald L Bevins	515-250-3892	Donaldbevins@gmail.com
PAUL/CINDY GRIFFITH	757-535-0989	PWGRIFFITH@HOTMAIL.COM
Jennifer Sapen	(239)461-3170	JenniferS@Barraco.net
Carl A. Barraco	(239)461-3170	CarlB@Barraco.net
Russell Schropp	(239)344-1280	Russell.Schropp@henlaw.com
Stephen Leung	(239)332-2617	stephen.leung@dplummer.com
Grady Miars	(904)996-2485	gmiars@greenpointellc.com
Dawn Russell	(239)461-3170	DawnR@Barraco.net

DCI2022-00026
River Hall

Staff Summary

CASE NUMBER & NAME:	DCI2022-00026 / River Hall
REQUEST:	Rezone approximately 1,988.42 acres from Residential Planned Development (RPD)/Commercial Planned Development (CPD) and Agricultural (AG-2) to Residential Planned Development (RPD)/Commercial Planned Development (CPD) to allow a maximum of 3,244 dwelling units and 15,000 square feet of commercial uses. This case is companion to a Comprehensive Plan Amendment CPA2021-00016.
RESOLUTION NUMBER:	Z-24-001
LOCATION:	Located at the southeast of the intersection of Buckingham Rd and State Road 80, Fort Myers Shores Planning Community, Lee County, FL
OWNER:	GreenPointe Holdings, LLC
APPLICANT:	GreenPointe Holdings, LLC
AGENT:	Jennifer Sapen, AICP, Vice President of Land Planning Barraco and Associates, Inc. 2271 McGregor Blvd., Suite 100 Fort Myers, FL 33901
HEARING EXAMINER RECOMMENDATION:	Approve, subject to the conditions and deviations set forth in Exhibit B.
PARTICIPANTS (6):	1. Deborah Burman 2. B. Don Burman 3. Thomas Finco 4. James Russell 5. Robert Stark 6. Jolene Tarleton



DCI2022-00026

Aerial

Subject Property

N
W E
S

0 0.5 1
Miles

Lee County
Southwest Florida

Summary of Hearing Examiner Recommendation

RIVER HALL

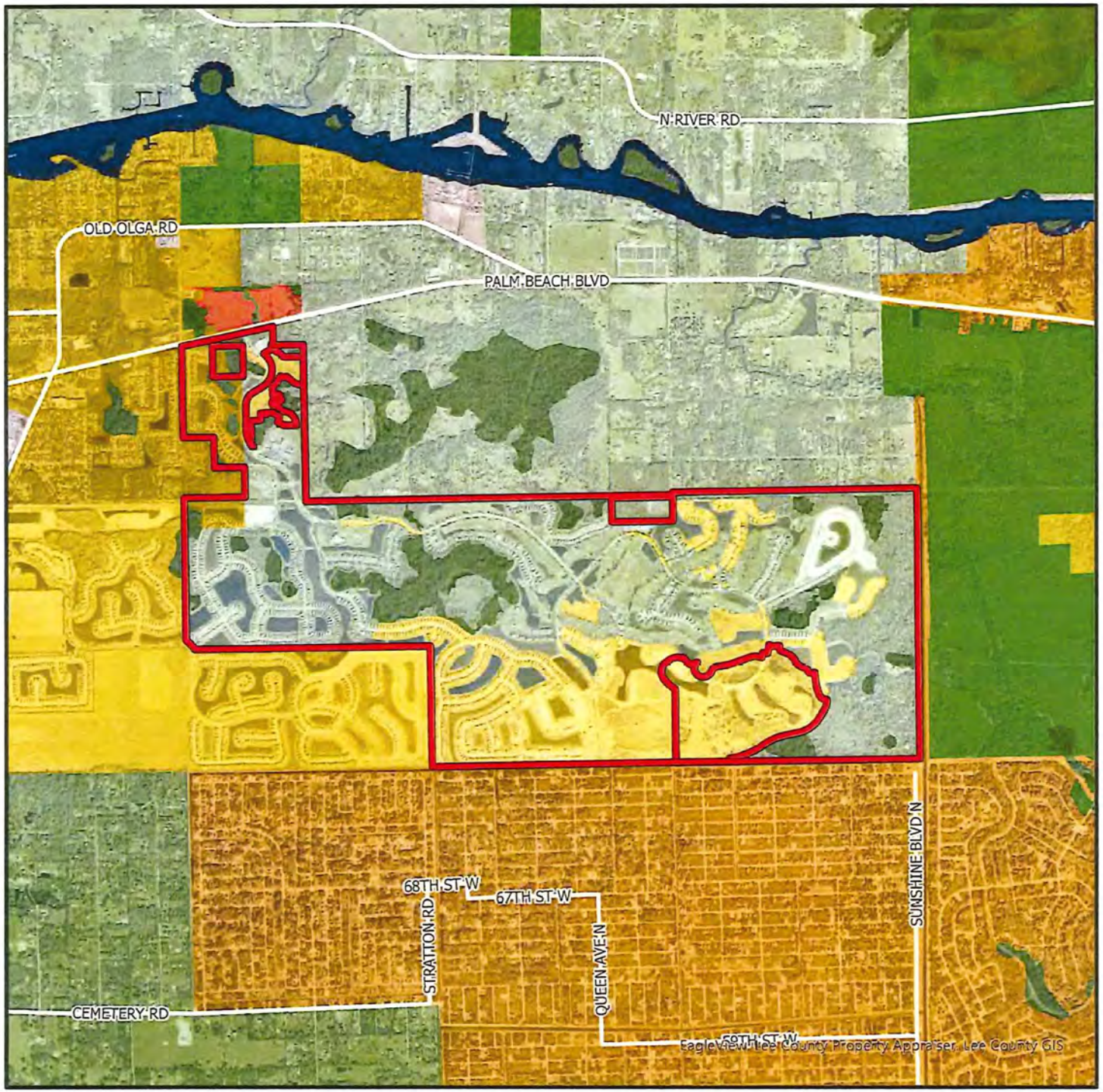
Applicant seeks to alter zoning approvals in the River Hall community to:

- Add 9.98± acres (yielding 1,988± total acres), but increase the development footprint just 0.5± acres;
- Increase density by 549 units (yielding a project density of 1.6 units per acre);
- Reduce the CPD area from 27± acres to 5.55± acres;
- Reduce commercial use from 45,000 square feet to 15,000 square feet; and
- Remove multi-family use on CPD lands.

Newly proposed units are limited to undeveloped property along the project entrance and in the southeast. There is a pending development order for townhomes near the entrance. Existing zoning authorizes multi-family units on these lands.

There is a Lee Plan Map amendment under concurrent review to allow the requested density increase. This Recommendation is predicated on its adoption. If the Board does not adopt the amendment, the request is not consistent with the Lee Plan.

Detailed recommendation follows



DCI2022-00026

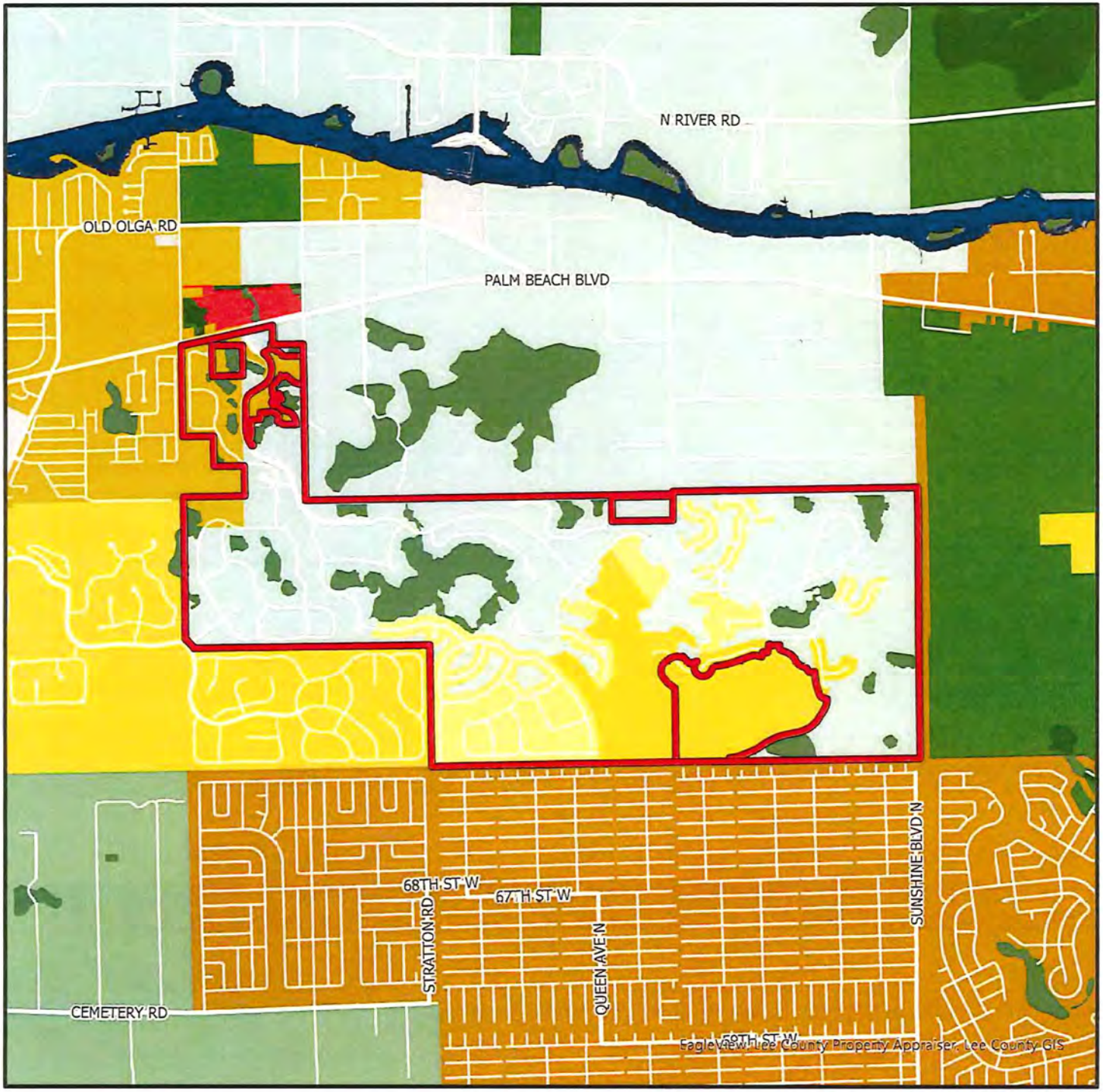
Future Land Use

- Subject Property
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Public Facilities
- Rural
- Rural Community Preserve
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland

N
W E
S

0 0.5 1
Miles

Lee County
Southwest Florida



DCI2022-00026

Proposed Future Land Use

- Subject Property
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Public Facilities
- Rural
- Rural Community Preserve
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland

N
W E
S

0 0.5 1
Miles

Lee County
Southwest Florida

DCI2022-00026

Aerial

Subject Property

N
W
E
S

0 0.5 1
Miles

Lee County

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

HEARING EXAMINER RECOMMENDATION

REZONING: DCI2022-00026

Regarding: **RIVER HALL**

Location: South of the State Road 80/River Hall Intersection
Fort Myers Shores Planning Community
(District 5)

Hearing Date: January 11, 2024
Record Closed: **January 26, 2024**

I. Request

Rezone 1,988.42± acres from Residential Planned Development (RPD), Commercial Planned Development (CPD), and Agricultural (AG-2) to RPD/CPD to allow 3,244 dwelling units and 15,000 square feet of commercial uses.

The property's legal description is set forth in Exhibit A.

II. Hearing Examiner Recommendation

Approval, subject to the conditions and deviations set forth in Exhibit B.

III. Discussion

The Hearing Examiner serves in an advisory capacity to the Board of County Commissioners (Board) on applications to rezone property.[1] In furtherance of this duty, the Hearing Examiner accepted testimony and evidence on the application to rezone 1,988.42± acres to the River Hall RPD/CPD.

In preparing a recommendation for the Board, the Hearing Examiner must apply the Lee County Comprehensive Plan (Lee Plan), the Land Development Code (LDC), and other County regulations to evidence and testimony presented. There must be competent substantial evidence in the record to support the recommendation.

Discussion supporting the Hearing Examiner's recommendation of approval follows below.

---

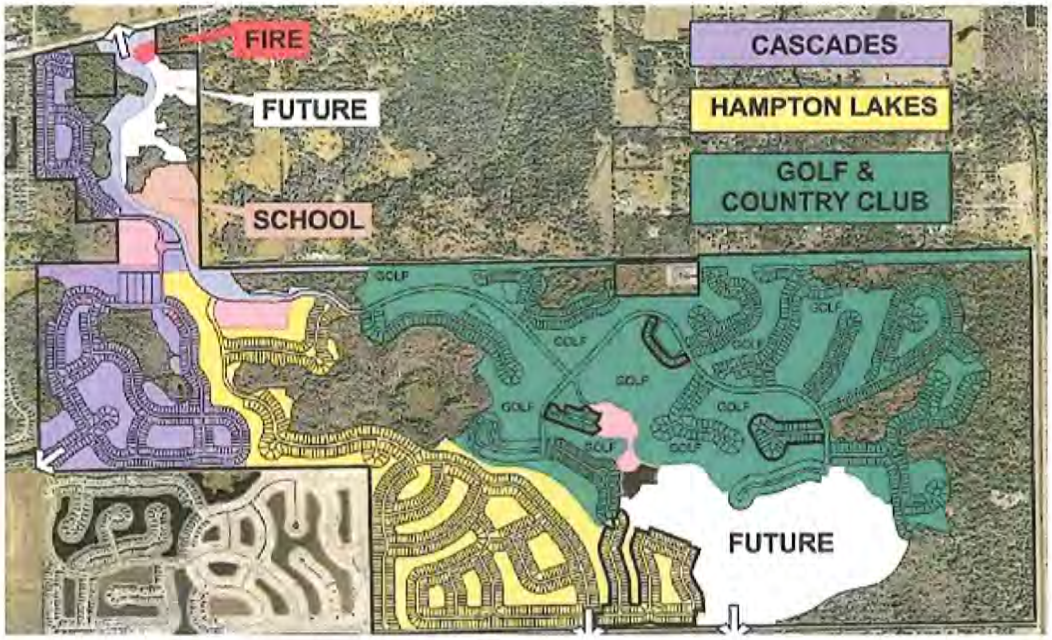
[1] LDC §34-145(d)(4)a.

Request Summary

The River Hall RPD/CPD sits south of S.R. 80 in the Caloosahatchee Shores Planning Community. River Hall is largely developed and undergoing continuing construction. The project is a well-known golf course community hosting a mix of residential products with amenity centers, a public elementary school, and fire station under its development umbrella.

Applicant seeks to alter the project's zoning approvals to increase density on undeveloped lands. Specifically, the request seeks to:

- Add 9.98± acres but increase the development footprint just 0.5± acres;
- Increase density by 549 units (from 1.4 to 1.6 units per acre);
- Reduce CPD acreage from 27± to 5.55± acres; and
- Remove multi-family use on CPD lands.



The illustration denotes affected areas as "Future" in white.[2] The 9.98± acre parcel proposed for addition is outlined in the northwest square. Only 0.5± acres of that parcel may be developed, with the remainder left as preserve/open space.[3] Density associated with the parcel is utilized in areas identified as "Future."[4]

[2] Proposed density is limited to 310 units at the "Future" site near the project entrance and 600 units in the southern "Future" area. *See* MCP. The three affected areas (the square 9.98± acre parcel and the two "Future" areas) total 172.67± acres.

[3] Sapen Testimony (Transcript pg. 25).

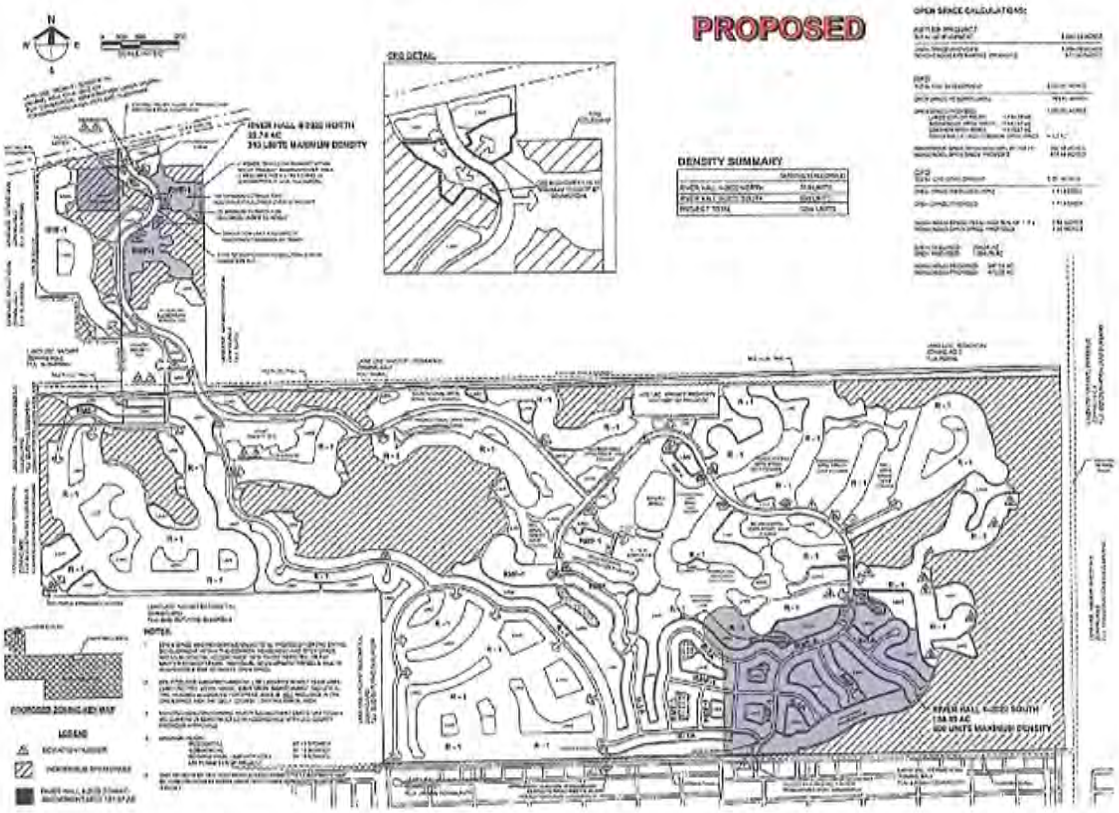
[4] The "Future" area near the entrance is 22.74± acres. The "Future" area in the southeast is 139.95± acres. These areas are shown as "River Hall II-2022" on the MCP.

Requested density yields 1.6 units per acre across 1,988± acres. If approved, the project would allow 3,244 dwelling units and 15,000 square feet of commercial uses.[5]

Applicant seeks a Lee Plan Map Amendment to achieve the proposed density increase.[6] Staff and the Hearing Examiner analyzed the request assuming adoption. If the Board does not adopt the amendment, the request will be inconsistent with the Lee Plan.[7] The Hearing Examiner's Recommendation of Approval is contingent on Board approval of the Lee Plan Amendment.[8]

The proposed Master Concept Plan (MCP) imposes density limits on affected areas. The request poses no changes to access, uses, preserves, or parcel configuration. Building heights remain unchanged. The project retains primary access on S.R. 80 with secondary accesses at the southern boundary. Secondary accesses are gate restricted to residents, school buses, and emergency vehicles.[9]

Staff recommended approval, finding the request satisfies LDC review criteria.



[5] CPD acreage will be 5.55± acres.
[6] CPA2021-00016. The amendment reclassifies 391.85± acres to the Suburban/Outlying Suburban categories. The Board transmitted the amendment on January 18, 2023.
[7] F.S. §163.3194(1)(a); LDC §34-83(a)(3)a, §34-491.
[8] LDC §34-145(d)(4)a.1(a).
[9] Hampton Lakes and Golf Community residents will have access. Sapen Testimony (Transcript pg. 98).

Zoning History

The property has extensive zoning history dating back to 1999:

- Resolution Z-99-056: Rezoned from AG-2 to RPD to allow 1,598 dwelling units on 1,798 acres.[10]
- Resolution Z-05-051: Rezoned from AG-2/RPD to RPD/CPD for 1,999 dwelling units and 45,000 square feet of commercial uses.[11]
- Resolution Z-15-003: Increased density to allow 2,695 dwelling units, 45,000 square feet of commercial uses, and permitted townhouse/multi-family dwelling units in the CPD. [12]

Subsequent administrative amendments followed.[13] Various development orders govern site development, including a pending development order permitting townhomes in the "Future" area near the project entrance.[14] Townhomes are permitted under current zoning approvals.[15]

Zoning Review Criteria

Before recommending approval for rezoning to the Board, the Hearing Examiner must find the request:

A. Complies with the Lee Plan;

B. Meets the LDC and other applicable County regulations or qualifies for deviations;

C. Is compatible with existing and planned uses in the surrounding area;

D. Will provide access sufficient to support the proposed development intensity;

E. The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

---

[10] Staff Report (Attachment H).
[11] Staff Report (Attachment I); Applicant Ex. 1 (slide 20).
[12] Staff Report (Attachment J); Applicant Ex. 1 (slide 21). This resolution notes all areas with proposed changes as "River Hall 2." Changes to the current request reference areas that will be amended as River Hall II-2022, which are wholly within the areas previously considered "River Hall 2".
[13] ADD2017-00091: Remove requirements for engineer certification for lot drainage and grading prior to certificate of occupancy (Staff Report Attachment K1); ADD2018-00058: Amended the Master Concept Plan and conditions regarding TIS requirements, and the timing of the secondary access and EMS requirements (Staff Report Attachment K2); ADD2019-00017: Amended the property development regulations for 15623 Angelica Drive to address site constraints with this site (Staff Report Attachment K3); and ADD2019-00169: Amended the Master Concept Plan to expand the clubhouse amenity area and redesignate a tract from R-1 to RMF-2 (Staff Report Attachment K4).
[14] Sapen Testimony (Transcript pg. 17-18).
[15] Z-15-003; *Id.*

F. Will not adversely affect environmentally critical or sensitive areas and natural resources; and

G. Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.[16]

If the request involves planned development zoning, the Hearing Examiner must also find:

H. The proposed use or mix of uses is appropriate at the proposed location;

I. Recommended conditions provide sufficient safeguards to the public interest and reasonably relate to impacts on the public's interest expected from the proposed development; and

J. Each requested deviation (1) enhances the achievement of the objectives of the planned development, and (2) preserves and promotes the general intent of the LDC to protect the public health, safety, and welfare.[17]

Character of Surrounding Area

The property sits at the signalized intersection of SR 80 and River Hall Parkway. The SR 80 corridor hosts a suburban development pattern west of River Hall, with a mix of commercial and residential uses. Rural land uses characterize the area east of the intersection. Specifically:

- North. Zoned AG-2 in the Rural future land use category with large lot residential development/agricultural uses. The Olga Square CPD sits north across SR 80.[18]
- South. Residential (RS-1) quarter-acre lots designated Urban Community along with vacant lands.
- East. The Hickey Creek Mitigation Park sits to the east, zoned Environmentally Critical in the Conservation Lands future land use category.
- West. Portico, Buckingham 345, and Hemingway Point RPDs in the Outlying Suburban future land use category.[19] Portico and Buckingham 345 RPDs have densities of 3 units per acre.[20]

[16] LDC §34-145(d)(4)(a)(1).
[17] LDC §34-145(d)(4)(a)(2).
[18] *See* Staff Report (Attachment L: Z-14-022).
[19] See Staff Report (Attachment M: Z-05-074, Z-19-006, & Z-06-085).
[20] Applicant Ex. 1 (slide 8); Sapen Testimony (Transcript pg. 14).

Lee Plan Consistency/Compatibility

Planned developments must be consistent with the Lee Plan.[21]

The property is within the Suburban,[22] Outlying Suburban,[23] Sub-Outlying Suburban,[24] Wetlands,[25] and Rural[26] future land use categories in the Caloosahatchee Shores Planning Community.[27]

Applicant's companion Map Amendment redesignates future land use categories for the three affected areas along with housekeeping updates.[28] The Map Amendment received a Letter of No Objection from the State and will be heard by the Board prior to this zoning request.[29] The Hearing Examiner's analysis is contingent upon Board approval of the Map Amendment.

The Map Amendment redesignates affected areas to the Suburban and Outlying Suburban categories.[30] Both categories permit the proposed residential development.[31]

The Lee Plan derives density from all land use categories to aggregate a maximum development density.[32] Applicant seeks 3,244 units, yielding a density of 1.6 units per acre.[33] The requested density is 141 units less than the Lee Plan permits.[34] Existing zoning approvals grant River Hall a density of 1.4 units per acre. Proximate developments are approved for 3 units per acre.[35]

The MCP caps density in "Future" areas and imposes new buffer and setback requirements beyond current approvals.[36] The request does not change the permitted use as multi-family units are currently permitted. Increased setbacks, a

---

[21] Lee Plan Policy 2.1.2; LDC §34-411(a).
[22] Lee Plan Policy 1.1.5.
[23] Lee Plan Policy 1.1.6.
[24] Lee Plan Policy 1.1.11.
[25] Policy 1.5.1.
[26] Lee Plan Policy 1.4.1.
[27] Lee Plan Map 1-A, 1-B, 2-A.
[28] Applicant Ex. 1 (slides 10-14). The CPA affects 391.85± acres to allow an increase of 434 units.
[29] Applicant Ex. 1 (slide 10, *referencing* DEO 23-02ESR).
[30] Applicant Ex. 1 (slide 13-14); Sapen Testimony (Transcript pg. 18-20). The northern affected area is changing from Sub-Outlying Suburban to Suburban while the southern affected area is reclassifying from Rural/Sub-Outlying Suburban to Outlying Suburban. CPA2021-00016; Staff Report (Attachment N).
[31] Lee Plan Policy 1.1.5 and 1.1.6.
[32] Lee Plan Policy 5.1.10.
[33] *See* Staff Report (pg. 5).
[34] The parties calculate total permissible density at 3,385 dwelling units. Applicant's Narrative (pg. 3 & 7, Staff Report Attachment D). *See* Staff Report (pg. 3-4); Sapen Testimony (Transcript pg. 19).
[35] Applicant Ex. 1 (slide 8, referencing Portico RPD & Buckingham 345 RPD).
[36] *See* MCP; Applicant Ex. 1 (slide 25). Density is capped at 310 units on the 22.74± northern acres and 600 units for the 139.95± southern acres.

transition buffer lake, and an 8-foot-high wall with vegetative buffer protect adjacent residents from potential site impacts as indicated on the MCP.[37]

The request does not alter the Board's findings that the RPD/CPD is consistent with the Lee Plan and compatible with the surrounding area.

Traffic/Transportation

Planned developments must have access to roads with sufficient capacity to support proposed intensity.[38] Existing regulations or conditions of approval must address expected impacts on transportation facilities.[39]

Access[40]

The MCP retains a single access on SR 80 and two secondary access points along the southern boundary.[41] Secondary accesses are approved but not constructed. There are two emergency accesses to Portico, both constructed and certified complete in 2022.[42]

Primary access to River Hall is at the signalized intersection of SR 80/River Hall Parkway. The traffic signal has been operational since 2017 in compliance with prior zoning approvals.[43]

The two approved southern access points enter 75th Street West in Lehigh Acres. The southern access points are identified as the westerly and easterly southern accesses. The westerly southern access under construction at Queen Avenue will provide access to Buckingham.[44] Applicant intends to construct the easterly southern access at Karen Avenue to direct traffic to Sunshine Boulevard and ultimately the Alico Extension.[45] Both accesses will be gated to restrict entry to River Hall residents, school buses, and emergency vehicles.[46] Conditions of

---

[37] If heights exceed 35 feet, setbacks increase from 25 feet to 150 feet and a transition lake is required. If roads/drives/parking areas are within 125 feet of the project boundary, Applicant must construct an 8-foot-high wall with vegetation. *See* MCP; Applicant Ex. 1 (slide 27).
[38] LDC §34-145(d)(4)(a)(1)(d); §34-411(d)(1).
[39] LDC §34-145(d)(4)(a)(1)(e); §34-411(d)(2).
[40] Applicant Ex. 1 (slide 31). One emergency exit connects to the Cascades community while the other connects to Hampton Lakes. Sapen Testimony (Transcript pg. 29).
[41] Southern access evolved since 2005: Z-05-051 permitted one southern entrance for the Golf Community; Z-15-003 modified the southern entrance to be a shared roundabout with Hampton Lakes and the Golf Community; ADD2017-00091 removed the roundabout; ADD2021-00197 added a second southern entrance. Applicant Ex. 1 (slides 20-24); Sapen Testimony (Transcript pg. 21-23). Access to S.R. 80 is restricted to a single location given existing improvements/constraints.
[42] Applicant Ex. 1 (slide 31).
[43] *Id.*; Sapen Testimony (Transcript pg. 29).
[44] Sapen Testimony (Transcript pg. 28-29). Ms. Sapen estimates the construction is nearly 90% completed.
[45] *Id.*; Applicant Ex. 1 (slide 32). The Alico Road extension is under design/permitting review. *See* Staff Ex. 3.
[46] The MCP denotes gated entry at each access. Sapen Testimony (Transcript pg. 34, 98, 104).

approval address development thresholds that trigger construction of the easterly southern access and impose reporting requirements on construction activity.[47]

There is sufficient access to support the requested amendment.

Transportation Facility Capacity

The Traffic Impact Statement (TIS) indicates the request does not create transportation facility deficiencies.[48] While the increased density generates more traffic, the additional traffic does not trigger a deficiency beyond what current approvals anticipate.[49] Applicant's transportation expert found that Applicant will fully mitigate transportation impacts through roads impact fees.[50]

LDC Compliance/Deviations

Rezoning requests must meet the LDC and other applicable County regulations or quality for deviations.[51] "Deviations" are departures from land development regulations.[52]

Applicant seeks no new deviations. The RPD/CPD is approved for seven deviations from the LDC. Deviations are carried forward from prior approval without modification. Approved deviations relate to fire hydrant spacing, lake bank sloping, setbacks, and open drainage.[53]

Environmental

Planned development design should reflect creative use of open space.[54] Developers must attempt to protect and preserve natural site features.[55]

The request poses no adverse impacts to environmentally critical areas or natural resources.[56] Established preserve areas are unaffected by the request.[57] Most of the 9.98± acres proposed for addition will be preserved or used as open space.

---

[47] See Conditions 21 and 26.
[48] *See* Staff Report (Attachment P-Q)
[49] Project trip generation increases by less than 18% over current approvals. Staff Report (Attachment P) River Hall CPD/RPD Planned Development Amendment Traffic Impact Statement, Revised Sept. 13, 2023.
[50] *See* LDC §2-261 *et. seq.* Mr. Leung estimates Applicant will contribute roads impact fees of $5.5 million. Applicant Ex. 1 (slide 54)
[51] LDC §34-145(d)(4)a.1(b).
[52] LDC §34-2.
[53] Approved deviations vary from the following LDC requirements: §10-385(d)(3)a, §10-329(d)(4), §34-2194(b), §30-152(2), §10-415(b)(1)c, §10-415(b)(1)c, and §10-296(e)(1)(i)5.
[54] LDC §34-411(h).
[55] LDC §34-411(g).
[56] Johnson Testimony (Transcript pg. 44-50).
[57] *See* Staff Report (Attachment O); Sapen Testimony (Transcript pg. 17).

Applicant's ecologist conducted a protected species survey identifying various species within the proposed area. Applicant must prepare a species management plan for new development areas to address protective measures.[58] Existing conditions protecting the American alligator, Florida scrub jay, and sandhill crane are carried forward.[59]

The property is not within the 100-Year Floodplain or the Coastal High Hazard area.[60] Applicant's expert engineer concluded the request poses no off-site impacts to the existing water management system.[61] Water quality monitoring will continue consistent with State and County permitting requirements.[62]

Urban Services

Public/urban services are the facilities, capital improvements, and infrastructure necessary to support development.[63] The Lee Plan requires an evaluation of available urban services during the rezoning process.[64]

A host of urban services and infrastructure serve the property including roads, potable water, police, fire, and emergency medical services.[65] Fort Myers Shores Fire Protection recently constructed a new station at the River Hall entrance.[66] Applicant submitted Letters of Availability from service providers evidencing sufficient capacity to support the requested development.[67]

Conditions

The County must administer the zoning process so that proposed land uses acceptably minimize adverse impacts to adjacent residential properties.[68] Conditions imposed on the RPD/CPD plausibly relate to impacts anticipated from

---

[58] Johnson Testimony (pg. 44-50).
[59] Condition 3.
[60] Lee Plan Maps 5A-B.
[61] Barraco Testimony (Transcript pg. 37-39); Applicant Ex. 1 (slide 41-42, referencing South Florida Water Management District (SFWMD) permit #36-04006-P).
[62] Barraco Testimony (Transcript pg. 39); Martin Testimony (Transcript pg. 44). Both Lee County and the SFWMD impose monitoring requirements. *Id.*
[63] Lee Plan Glossary: Public services include public water/sewer, paved streets/roads, public transit, parks/recreation facilities, urban levels of police, fire, and emergency services, urban surface water management, schools, employment, industrial, and commercial centers, institutional, public, or administrative facilities, community facilities such as senior citizens centers, libraries, and community centers.
[64] Lee Plan Policy 2.2.1.
[65] *See* Staff Report (pg. 8, Attachment R: Letters of Availability). The site is serviced by Fort Myers Shores Fire Protection & Rescue Service District and the Lee County Sheriff. *Id.*
[66] *See* Applicant Ex. 1 (slide 36).
[67] *See* Staff Report (Attachment R), letters submitted from EMS, Fort Myers Shores Fire District, Lee County Sheriff, Lee County School District, and Lee County Utilities).
[68] Lee Plan Policy 135.9.6.

the proposed development and are pertinent to mitigation of those impacts on public health, safety, and welfare.[69]

Public Participation/Testimony

The LDC requires one meeting for zoning actions within the Caloosahatchee Shores Planning Community.[70] Applicant conducted two community meetings on February 9, 2022, and August 7, 2023.[71]

Several members of the public spoke at hearing.[72] Concerns centered on traffic circulation, overburdening of amenities, flooding, and future development expansion.[73]

Conclusion

The Hearing Examiner recommends approval of the RPD/CPD, subject to conditions set forth in Exhibit B.

IV. Findings and Conclusions

Based on the testimony and evidence presented in the record, the Hearing Examiner makes the following findings and conclusions. The requested rezoning to RPD/CPD, as conditioned:

A. Complies with the Lee Plan. Lee Plan Goals 1, 2, 4, 5, 6, 21, 125, 135, 158, 160; Objectives 1.5, 2.1, 2.2, 4.1, 5.1, 21.3, 125.1; Policies 1.1.5, 1.1.6, 1.1.11, 1.4.1, 1.5.1, 2.1.1, 2.1.2, 2.2.1, 5.1.1, 5.1.2, 5.1.3, 5.1.5, 5.1.10, 6.1.1, 6.1.2, 6.1.4, 124.1.1, 135.1.9, 160.1.3; Lee Plan Maps 1A, 1B.

B. Meets the Land Development Code and other County regulations or qualifies for deviations. LDC §10-474, §34-145(d), §34-341, §34-378, §34-411, §34-491, §34-612(2), §34-932.

C. Is compatible with existing and planned uses. Lee Plan Objectives 2.1, 2.2, Policies 1.1.5, 1.1.6, 5.1.2, 5.1.5, 6.1.1, 6.1.2, 6.1.4, 6.1.7, 135.1.9; LDC §34-411.

D. Provides access sufficient to support the proposed development intensity. Expected impacts to transportation facilities will be addressed by the

[69] LDC §34-932(b).
[70] LDC §33-1482.
[71] Staff Report (Attachment S); Applicant Ex. a: 48-Hour Memorandum dated Jan. 8, 2024.
[72] Transcript pg.
[73] Public Testimony (Transcript pg. 77-95). The Hearing Examiner may only consider criteria established in LDC §34-145(d)(3)-(4).

conditions of approval and County regulations. Lee Plan Policies 61.1, 6.1.4, 39.1.1; LDC §2-261 *et seq.*, §10-287, §34-411(d).

E. Will not adversely affect environmentally critical/sensitive areas and natural resources. Lee Plan Goals 77, 125; Objectives 77.1, 77.3, 126.2; Policies 1.5.1, 5.1.2, 6.1.1, 6.1.6, 124.1.1, 125.1.2, 125.1.3, Standard 4.1.4; and LDC §34-411(h).

F. Will be served by urban services adequate to serve the proposed land use. Lee Plan Glossary, Lee Plan Maps 4A, 4B, Goals 2, 4, Objectives 2.1, 2.2, 4.1, and Standards 4.1.1 and 4.1.2; LDC §34-411(d).

G. The proposed mix of uses is appropriate at the proposed location. Lee Plan Goals 2, 5; Policies 1.1.5, 1.1.6, 2.1.1, 2.2.2, 5.1.2, 5.1.3, 5.1.5, 6.1.1, 6.1.2, 6.1.4, 6.1.7, 135.1.9, 160.1.3.

H. The recommended conditions and applicable regulations provide sufficient safeguards to protect the public interest. Lee Plan Policies: 1.1.5, 1.1.6, 5.1.5, 5.1.6, 126.2.1, 135.9.5, and 135.9.6; LDC §34-411, §34-932.

I. The approved deviations carried forward, as conditioned:

1. Enhance planned development objectives, and
2. Protects public health, safety, and welfare.

Date of Recommendation: March 11, 2024.

Amanda L. Rivera
Deputy Hearing Examiner

Lee County Hearing Examiner
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, FL 33902-0398

Exhibits to Hearing Examiner's Recommendation

Exhibit A Legal Description and Vicinity Map
Exhibit B Recommended Conditions and Deviations
Exhibit C Exhibits Presented at Hearing
Exhibit D Hearing Participants
Exhibit E Information

Exhibit A

LEGAL DESCRIPTION AND VICINITY MAP

Exhibit A

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

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

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

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

Post Office Drawer 2800 · Fort Myers, FL 33902
Phone (239) 461-3170 · Fax (239) 461-3169

REVIEWED
DG2022-00026
Rick Burris, Principal Planner
Lee County DCD/Planning
12/19/2023

DESCRIPTION (Cont.)

thence run S00°16'51"E along the East line of the Northeast Quarter (NE ¼) of said Section 36 for 2,647.36 feet to the East Quarter Corner of said Section 36; thence run S00°45'42"E along the East line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.68 feet to the Southeast Corner of said Section 36; thence run S89°12'27"W along the South line of the Southeast Quarter (SE ¼) of said Section 36 for 2,644.62 feet the South Quarter Corner of said Section 36; thence run S89°11'43"W along the South line of the Southwest Quarter (SW ¼) of said Section 36 for 2,643.63 feet to the Southeast Corner of said Section 35; thence run S88°54'06"W along the South line of the Southeast Quarter (SE 1/4) of said Section 35 for 2643.62 feet to the South Quarter Corner of said Section 35; thence run S88°53'41"W along the South line of the Southwest Quarter (SW ¼) of said Section 35 for 2,642.70 feet to the POINT OF BEGINNING.

LESS and EXCEPT the following described parcel:

From the point designated as POINT "B" run S88°44'46"W along the South line of the Southeast Quarter (SE ¼) of said Section 25 for 2,674.22 feet to the South Quarter Corner of said Section 25; thence run S89°12'44"W along the South line of the Southwest Quarter (SW ¼) of said Section 25 for 2,633.46 feet to the Southeast Corner of said Section 26 and POINT OF BEGINNING.
From said Point of Beginning run S89°14'15"W along the South line of the Southeast Quarter (SE ¼) of said Section 26 for 1,327.50 feet to the Southwest Corner of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE 1/4) of said Section 26; thence run N00°23'46"W along the West line of said Fraction for 526.48 feet to an intersection with the Southerly right of way line of the former Seaboard All Florida Railroad (100 feet wide); thence run N89°00'08"E along said Southerly right of way line for 1,325.98 feet to an intersection with the East line of the Southeast Quarter (SE ¼) of said Section 26; thence run S00°33'55"E along said East line for 531.91 feet to the POINT OF BEGINNING.

Containing a total area of 1,988.42 acres, more or less.

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

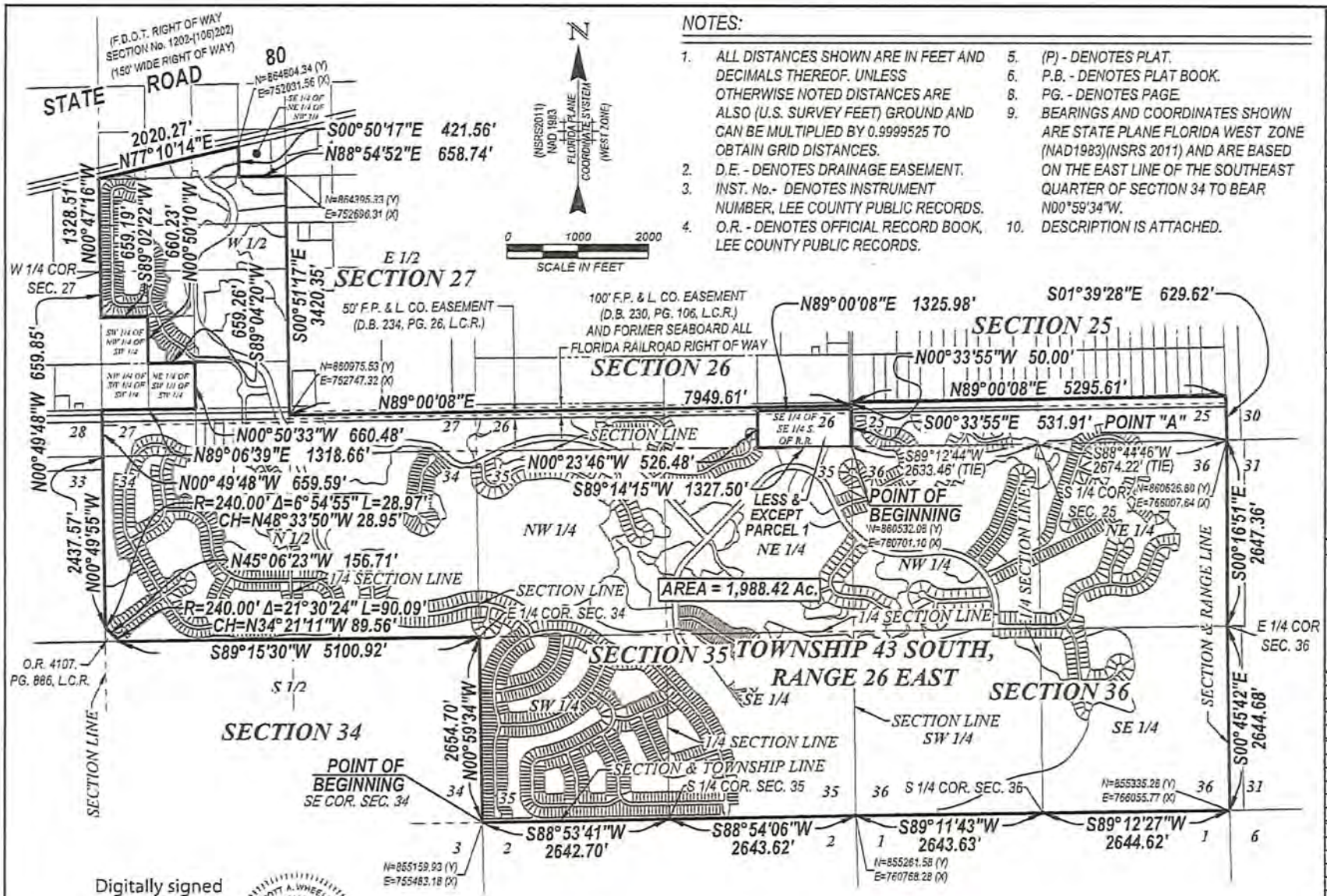
Digitally signed by Scott A. Wheeler, PSM
Date: 2023.12.19 '10:08:38 -05'00

SCOTT A. WHEELER
LICENSE NUMBER 5949
STATE OF FLORIDA
PROFESSIONAL SURVEYOR AND MAPPER

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

L:\21988 - RIVER HALL (fka Hawks Haven)\DESC\21988S02desc_plus 10 ac.doc

REVIEWED
DCI2022-00026
Rick Burris, Principal Planner
Lee County DCD/Planning
12/19/2023



NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 0.9999525 TO OBTAIN GRID DISTANCES.
2. D.E. - DENOTES DRAINAGE EASEMENT.
3. INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 34 TO BEAR N00°59'34"W.
10. DESCRIPTION IS ATTACHED.

Digitally signed by Scott A. Wheeler, PSM
Date: 2023.12.19 '10:08:55 -05'00'

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

DATE SIGNED:

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

REVIEWED
DCI2022-00026
Rick Burris, Principal Planner
Lee County DCD/Planning
12/19/2023

THIS IS NOT A SURVEY

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING
www.barraco.net
3271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33903-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION ENGINEERING 7992 - SURVEYING LB-6940

PREPARED FOR:

GREENPOINTE COMMUNITIES, LLC
7887 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256
PHONE (904) 562-1358
FAX (904) 996-2481

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTIONS 25, 26, 27, 34, 35 & 36, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

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

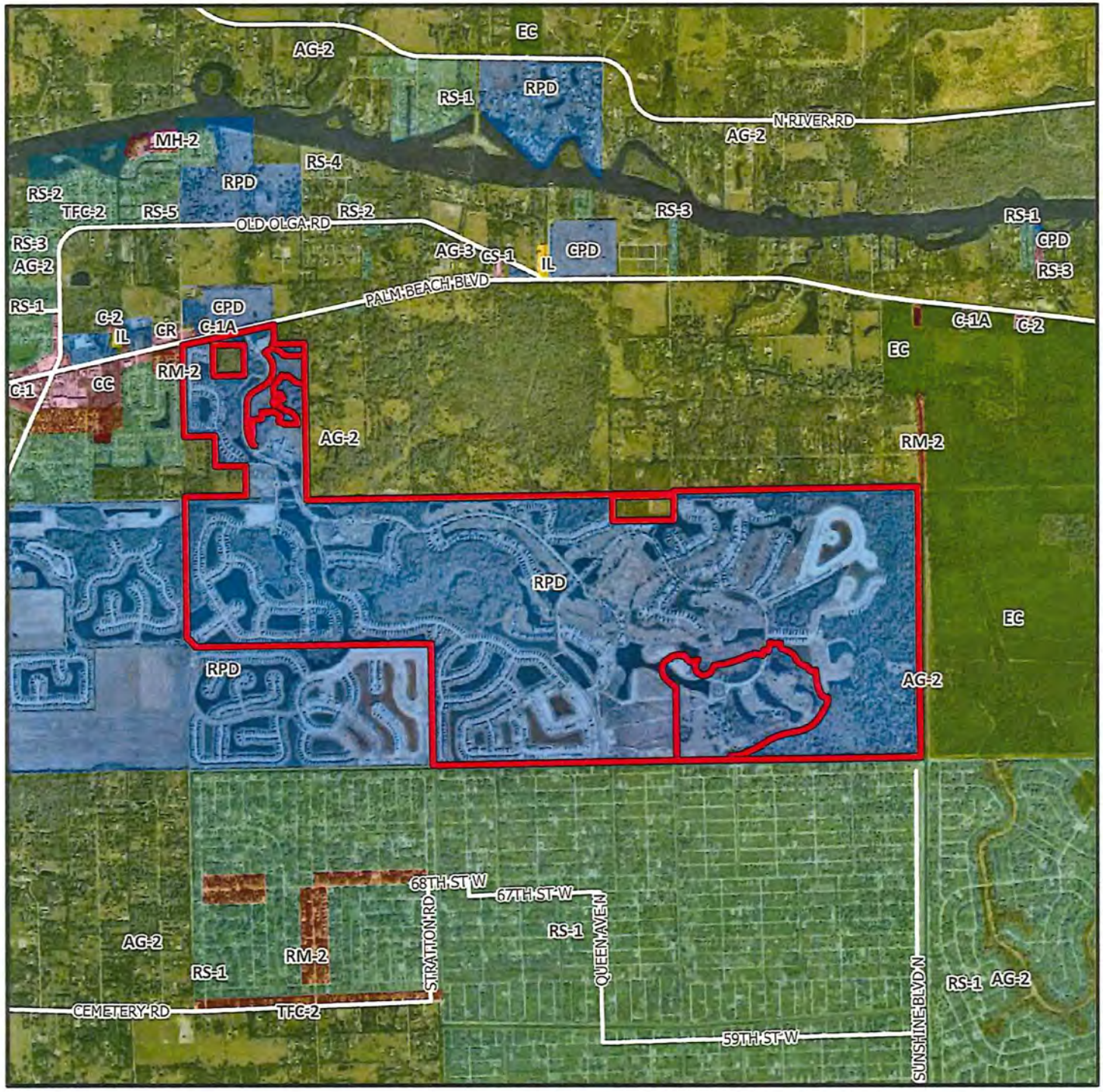
FILE NAME	23089-SKETCH.DWG
LAYOUT	3
LOCATION	J:\23089\SURVEY\AND\SECTION
PLOT DATE	TUE, 12-19-2023 - 10:01 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	12-19-2022
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=2000'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23089 25-43-26	3 OF 3



DCI2022-00026

Zoning

Subject Property

N
W
E
S

0 0.5 1
Miles

Lee County
Southwest Florida

Exhibit B

RECOMMENDED CONDITIONS AND DEVIATIONS

CONDITIONS

References to uses are as defined/listed in the Lee County Land Development Code (LDC).

1. Master Concept Plan (MCP)/Development Parameters

a. MCP. Development must be consistent with the four-page MCP entitled "River Hall," stamped received January 26, 2024 (Exhibit B1), except as modified by the conditions below.

b. Lee Plan and LDC. Development must comply with the Lee Plan and LDC at the time of local development order. Subsequent changes to the MCP or this zoning resolution may require additional zoning approval.

c. Development Parameters. The project is limited to 15,000 square feet of commercial floor area and 3,244 residential units (See Condition 5).

The 549 dwelling units added by this resolution must be in River Hall II-2022 depicted on the MCP. Developer is prohibited from filing re-plat applications to increase density of existing residential lots after January 11, 2024, except in River Hall II-2022 areas. This prohibition does not apply to re-platting of tracts.

2. Uses and Development Regulations

a. **Schedule of Uses**

Residential, Golf, & Amenity Sites

Accessory Uses and Structures
Administrative Office
Club - Country and Private
Consumption on Premises - limited to clubhouse/amenity areas. No outdoor seating unless approved as a special exception.
Dwelling Units single-family (R-1 or RMF-1), two-family attached (RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1)
Entrance Gates and Gatehouse
Essential Services
Essential Services Facilities, Group I
Excavation, Water Retention - No blasting. Removal of excavated material off site is prohibited.

Fences and Walls
Golf Course - 36 holes, golf maintenance facility, cart barn, and related accessory uses to a golf course. (See Condition 6)
Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)
Golf Driving Range
Golf Training Facility
Laundry or Dry Cleaning, Group I
Parking lot, Accessory
Personal Services, Group I
Pharmacy/Drugstore - limited to one within a multi-occupancy complex only and no drive-through
Place of Worship, Religious Facilities
Real Estate Sales Office
Recreational Facilities - Private, On-site only
Repair Shop, Group I
Model Home and Model Unit - must be in compliance with Condition 7
Model Display Center, limited to one located in the sales center area and must only serve this project
Parking Lot, Accessory
Parks, Group I
Real Estate Sales Office - limited to sales of lots, homes/units within the project, and must be located in the clubhouse, amenity, or model unit sites
Recreational Facilities - Private, On-site only
Residential Accessory Uses
Signs (See Deviation 5)
Storage, Open, limited to recreational vehicles, boats and similar items for residents only, limited to locations shown on the MCP (See Condition 19)
Temporary Uses

CPD (Maximum 15,000 square feet of commercial uses)
Accessory Uses and Structures
Administrative Offices
Banks and Financial Establishments, Group I
Business Services, Group I
Consumption on Premises - Indoor only in conjunction with a Restaurant use. No outdoor seating unless approved as a special exception.
Day Care Center, Adult & Child
Drive through in connection with any approved use except drugstore/pharmacy
EMS, Fire, or Sheriff's Station
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - No blasting; Excess spoil removal off-site is prohibited.

Food Stores, Group I Hardware Store
Restaurant, Groups I, II, III
Specialty Retail Shops, Group I
Temporary Uses

Elementary School Site
Public Schools and Related Accessory Uses

b. Site Development Regulations

In Accordance with Exhibit B2.

If the Golf Driving Range is open after daylight, lighting must:
(i) comply with LDC §34-936(9),
(ii) be of the lowest intensity meeting life safety codes, and
(iii) be shielded/directed away from adjacent residential areas.

3. Environmental Requirements

a. Protected Species (see the "Protected Species Management Plan for Schulman Parcel" stamped received May 19, 1999 (Exhibit B3)).

(i) American Alligator Management Plan. American Alligator Management Plan signage must be delineated on development order plans. Warning signs must be placed where there is potential for human/alligator interaction. Signs must discourage feeding/harassment of alligators.

(ii) Gopher Tortoise Management Plan. Revisions are subject to Division of Environmental Sciences approval.

(iii) Florida Burrowing Owl Management Plan. The plan must either commit to preserving existing burrows in place with a buffer consistent with LDC Appendix H, or commit to a detailed relocation management plan. If the developer demonstrates it is necessary to impact the burrows, the management plan must detail where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities.

(iv) Scrub Jay Management Plan. Developer must submit a detailed plan at the time of local development order submittal. The plan must follow the general guidelines of Exhibit B3. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.

(v) Sandhill Crane Management Plan. Developer must submit a detailed plan at the time of local development order submittal.

(vi) Updated Plans. Development must meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. Prior to local development order approval for future development, a Protected Species Management Plan must be submitted revising the Gopher Tortoise and Burrowing Owl Management Plans to address current conditions and update management techniques and required permits; include resident educational materials for the gopher tortoise, listed wading birds, and Florida scrub jay, and incorporate a large mammal management plan to limit potential negative human/wildlife interactions.

b. Open space must be provided in accordance with the MCP. Individual tracts must provide a minimum of ten percent open space within the tract which may be met with private open space.

c. Developer must provide a minimum of 475 acres of indigenous preservation in substantial compliance with the MCP. Preserves must be delineated on local development order plans when within or adjacent to the phase/tract to be developed.

d. Plans for residential units on individual lots that abut a preserve must delineate a preserve boundary sign at every other lot line and provide a detail of the sign for Division of Environmental Sciences approval.

e. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. Developer must schedule an on-site preconstruction meeting with the Division of Environmental Sciences prior to issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements. The meeting must occur prior to initiation of site clearing.

f. Prior to prescribed burn management activities occurring within the on-site preserve or on the adjacent Hickey's Creek Mitigation Park (as notified by the CDD or park staff), the HOA of the development pods located adjacent to the easternmost preserve must notify development pod residents of the

scheduled prescribed burn activities. Developer must provide general education material on prescribed burn management activities. If covenants or deed restrictions are required for the development pods, the documents must include language requiring each deed holder be informed of their purchase of a lot adjacent to an on-site preserve or public preserve land which is managed with prescribed burning. Each deed holder must be presented with educational material on prescribed burn management activities at the time of purchase.

4. Hurricane Preparedness and Mitigation

a. Developer must establish a homeowners/residents association that will provide an annual educational program in conjunction with Emergency Management staff. The association must provide literature, brochures, and speakers for Hurricane Awareness/Preparedness Seminars to describe the risks of natural hazards. The intent is to educate residents concerning actions they should take to mitigate dangers inherent in these hazards.

b. Developer must formulate an emergency hurricane notification and evacuation plan, subject to approval by the Lee County Office of Emergency Management.

c. If vehicular access is through a security gate or similar device that is not manned 24 hours daily, it must be equipped with an override strip installed in a glass covered box to be used by emergency vehicles, consistent with LDC §34-1749.

d. Developer must cooperate with the Division of Public Safety/Office of Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by the Office of Emergency Management that result in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.

5. Lee Plan Consistency

a. River Hall may not exceed 3,244 total dwelling units. In accordance with the Lee Plan, maximum densities per the Future Land Use Categories are provided below:

Allowable Density		
FLU	**Acreage**	**Gross Allowable Density**
Suburban	92.93	557.58
Wetlands (Suburban)	21.14	126.84
Outlying Suburban	308.77	926.31
Sub-Outlying Suburban	275.59	551.18
Rural	1051.80	1051.80
Wetlands (Rural)	168.06	168.06
Impacted Wetlands	64.54	3.23
TOTAL:		**3385.00**

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

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

b. If permitted by Lee Plan Policy 5.1.10, units may be shifted from River Hall 1 to River Hall II-2022. Within River Hall II-2022, a maximum density of 600 units is allowed within the southern 139.95 acres and a maximum density of 310 units is allowed within the northern 22.74 acres.

c. The available Rural allocation must be determined by the Planning Division prior to development order approval for residential use in the Rural portions. No development order will be issued/approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by the Lee Plan Acreage Allocation Table 1(b)(per Lee Plan Policy 1.6.5). The Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1(b) before developing more Rural acreage with residential use. Developer must submit adequate data and analysis to support the amendment to request the Lee Plan amendment. Development exceeding current Table 1(b) allocations is prohibited until Table 1 (b) is amended.

6. Golf Course

a. Developer must use fertilizers with a low leaching potential (slow release). Fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels.

b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan that includes an integrated pest management

(IPM) program and a nutrient management program so that nutrients and pesticides are used only when necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. The chemicals management plan must be approved by Lee County Planning Division prior to development order approval.

c. The golf course manager must coordinate pesticide application with irrigation practices (the timing and application rates of irrigation water) to reduce runoff and leaching of applied pesticides and nutrients.

d. The golf course manager must be licensed by the state to use restricted pesticides and have experience in the principles of IPM. The golf course manager is responsible for ensuring that golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and leaching into the groundwater.

e. The storage, mixing, and loading of fertilizer/pesticides must be designed to prevent/minimize pollution of the natural environment.

f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and requires relatively low fertilizer use.

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. Fairways, greens, and tees must be elevated above the 25-year flood level. Greens must utilize underdrains. Effluent from underdrains must be pre-treated prior to discharge into the project's water management

system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (aquatic) systems.

k. Developer must prepare an annual monitoring report of ground water and surface water quality for the golf course operation. The monitoring program must include: testing to assess whether there are herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. Developer must submit test results with the monitoring report to the Lee County Department of Natural Resources. The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with legal responsibility of managing the golf course. The plan will be evaluated in accordance with Chapter 17-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as defined by rules/ regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, application must cease until Developer submits a revised management plan. If mitigation is necessary to address the pollution, Developer must implement a mitigation plan approved by Lee County.

7. **Model Units**

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.

b. Model sites must be designated on development order plans.

c. Lots where model homes will be constructed must be shown on a preliminary plat filed concurrently with the development order. Model homes must comply with setbacks set forth within the Property Development Regulations (Exhibit B2) or the LDC, whichever applies. The owner/Developer must resolve setback problems arising after construction of a model home.

d. Hours of operation for model units and real estate sales within the model units are limited to 8 a.m. through 8 p.m. daily.

8. **Construction Traffic**
Construction traffic is prohibited on Hickey Creek Road.

9. **Building Separation**
Buildings exceeding 35 feet in height must maintain additional building separation as regulated by the LDC.

10. **Intersection Improvements**
Developer satisfied this condition requiring signalization of the River Hall Parkway/State Road 80 intersection. It remains solely for recitation.

Upon completion of the traffic signal at SR 80 and River Hall Parkway, Developer must provide the Director of Community Development a copy of the FDOT Final Acceptance Letter. This condition does not exempt Developer from complying with the permit as approved by FDOT.

11. **Future Approvals**
Approval of this rezoning does not give Developer an undeniable right to receive local development order approval. Future development order approvals must satisfy requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 1-B and Table 1(b).

12. **Access**
Developer must design the project in a manner that provides internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the property, unless Developer provides a circuit court order indicating that internal outparcels are not legally entitled to access through the property. However, this rezoning does not obviate Developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

13. **Outparcel Buffer**
If Developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wide enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and installed according to the following density and size:

   a. Six trees per 100 linear feet. At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-1/2 inch minimum caliper and a 5-foot minimum canopy. No palm trees/completely deciduous trees may be used to meet this requirement.

b. 33 shrubs per 100 linear feet.

(i) At installation, shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and

(ii) Shrubs used to meet enhanced buffer requirements must reach a mature height in excess of six feet under normal growing conditions. If these "outparcels" come under Developer control prior to construction within the 100-foot-wide area, compliance with this condition is not required.

14. Hickey Creek Road Access

Vehicle access from the northern boundary of the property over/across Hickey Creek Road is prohibited.

15. Accessory Uses

Accessory uses must be located on the same tract/parcel/outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract/parcel/outparcel.

16. Native Vegetation

Required buffers must utilize 100 percent native vegetation.

17. School

The school site is limited to a public school operated by the School District of Lee County.

18. Outdoor Storage

Outdoor storage areas must comply with §34-3001, *et seq*, and must be setback 200 feet with an enhanced buffer.

19. Signage

Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard/S.R. 80.

20. Buffers

a. A Type "C" or "F" buffer must be provided in the River Hall 2 CPD "Town Center" portion bordering agriculturally-zoned property to the east. This buffer does not include existing conservation areas shown on the MCP.

b. A Type "D" buffer must be on the MCP on the "spine" road for the commercial Town Center portion of the property. *This condition has been satisfied.*

21. Southern Access (Connection at Queen Avenue and East Hampton Circle)

a. Within 24 months of the effective date of this Zoning Resolution, Developer must design, permit, and construct the secondary access to 75th Street West shown on the MCP. The design of the second driveway to the River Hall community must be shown as part of the first development order approval for unplatted lands in the southern portion of the project. In the event the secondary access is not constructed within 24 months of the effective date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the development has not exceeded the occupancy of 1,598 dwelling units, and Developer demonstrates good faith progress on the design, permitting, and construction of the access. This requirement is contingent upon approval from the Lehigh Acres Municipal Services Improvement District (LAMSID) to cross the 50-foot-wide canal along the south of River Hall. The County will work with Developer to obtain approval to cross the 50-foot-wide canal.

b. Access through the southern security gates must be provided to Lee County School District buses and emergency vehicles.

c. This access (see DOS2019-00071-A01) must be completed prior to development order approval for additional dwelling units beyond the 2,695 dwelling units approved by Resolution Z-15-003.

22. Wall between River Hall and Portico (ADD2007-00063)

The construction of a wall along a portion of the property boundaries adjacent to the Portico RPD is subject to approval of ADD2007-00084 (Portico). *This condition was satisfied on May 14, 2007.*

23. Groundwater Monitoring

Within ninety (90) days of the effective date of this Resolution, Developer must submit a request to the South Florida Water Management District (SFWMD) for a letter modification to the consumptive use permit to reinstate the groundwater monitoring requirements that were not included in the 2013 permit renewal. These requirements include conditions 31, 32, and 33 of Permit No. 36-04006-W issued in 2006. If the SFWMD approves the requested modification, all monitoring reports filed with SFWMD pursuant to the permit will also be simultaneously filed with the County's Division of Natural Resources. *The requirements of this condition have been met.*

24. Stormwater

Developer must provide the ability for drainage from the LAMSID to pass through the project's surface water management system in order to lower, flood stages within the LAMSID. The intent of this condition is to provide for a stormwater conveyance from the existing LAMSID canal along the southern boundary of River

Hall during major storm events. This condition is not intended to require the construction of any physical improvements to the surface water management system within River Hall, but only to require access to and authority for the LAMSID to utilize the surface water management system within River Hall in accordance with its existing permit. Documentation of compliance with this requirement will be provided by the developer to the County prior to issuance of any residential development orders for River Hall ~~2~~; provided, however, that this will not prohibit the issuance of development orders solely for the infrastructure improvements (including but not limited to sewer, water, and drainage) for the project. *The requirements of this condition have been met.*

25. <u>EMS Station</u>

At the written request of the County if requested by EMS, Developer must provide at its expense a temporary modular unit on the River Hall sales facility parcel for use as a station for Lee County Emergency Medical Services (EMS). The modular unit must at least provide office space, rest/sleeping area, shower/restroom facilities, and 4 dedicated parking spaces for EMS employees. Upon installation, the modular unit and parking spaces will be leased to the County for $10.00 per year. The County will be responsible for costs of operation including, but not limited to, utilities, electricity, telecommunications, furniture, and maintenance. Within thirty (30) days after the effective date of this Resolution, Developer shall be responsible for the initial development order application and certificate of occupancy for the installation of the modular unit upon receipt of the written request from the County. Developer will submit a development order application for the installation of the modular unit and will diligently pursue issuance of the development order and move-on permit for the unit. The modular unit will be installed within ninety (90) days of receipt of necessary permitting. Developer's obligation under this condition will expire upon the earlier of: (1) construction and issuance of a certificate of occupancy for the fire station on the parcel within River Hall owned by the Fort Myers Shores Fire District; or (2) five years after issuance of a certificate of occupancy for the modular unit.

26. <u>Southerly Access</u>

Developer must provide quarterly monitoring reports to the Director of Community Development on the status and progress of the southerly access point (Condition 21). A courtesy copy should be provided to the River Hall CDD and Master Homeowner's Association. The first quarterly monitoring report is due three months after the effective date of this Resolution and must be submitted every three months thereafter until the southerly access receives a certificate of completion from the County. Each monitoring report will identify the status of the improvement through the design, permitting, and construction stages, and will identify any issues that may affect completion of the improvement within the time specified in Condition 21.

27. Development Summary Table

Developer must submit a cumulative land development summary table indicating the Future Land Use classification and the number of residential units, square footage and acreage of commercial retail/office with each development order.

28. Development Permits

County development permits do not create rights to obtain permits from state/federal agencies. Further, County development permits do not create liability on the part of the County if Applicant fails to obtain requisite approvals or fulfill obligations imposed by state/federal agencies or undertakes actions in violation of state/federal law. Applicant must obtain applicable state/federal permits prior to commencing development.

DEVIATIONS

Deviations were approved by prior zoning actions and have been carried forward without modification.

1. Deviation (1) sought relief from the LDC §10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist.

2. Deviation (2) sought relief from the LDC §10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks.

3. Deviation (3) sought relief from the LDC §34-2194(b) requirement to provide a 25-foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits.

4. Deviation (4) (ADD2007-00075) sought relief from LDC §30-152(2)c, to allow a reduction in the minimum required setback for residential subdivision entrance signage from 15 feet to 5 feet from the right-of-way.

   This deviation is subject to the following conditions:

   a. Entrance signs to subdivisions within the River Hall Country Club development must be in compliance with the Signage Exhibit, stamped received on April 11, 2007. A copy of which is attached hereto as Exhibit B. Rear setbacks for accessory structures on lots 302-307 and 344-348 must be at least 6 inches.

b. Either a two-sided sign in a landscaped median OR two one-sided signs on either side of a project entrance within the River Hall Country Club will be allowed at the entrance to each residential development. All signs must be in accordance with Chapter 30 of the LDC.

5. Deviation (5) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30foot building setback from indigenous plant communities subject to fire, to allow a side setback of 17 feet for the following existing platted lots: River Hall Country Club, Phase Two, Block K, Lots 29, 57, 76, and 77, as documented in Instrument No. 2006000409514.

   This deviation is subject to the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

6. Deviation (6) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30-foot building setback from indigenous plant communities subject to fire, to allow a setback of 20 feet for existing platted lots in River Hall Country Club Phase Two, Block K Lots 37-39, 54-57 & 65-77 as documented in Instrument No. 2006000409514, and Hampton Lakes at River Hall Phase One, Lots 102-134, as documented in Instrument No. 2005000153004.

   This deviation is approved subject to the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

7. Deviation (7) seeks relief from the LDC §34-934 requirement that permits dwelling units within a CPD when there are at least 50,000 square feet or more of commercial uses, to allow dwelling units within the existing River Hall CPD which was permitted for 45,000.

<u>Exhibits to Conditions</u>:
B1 Master Concept Plan received January 26, 2024
B2 Site Development Regulations
B3 Protected Species Management Plan for Schulman Parcel received May 19, 1999
B4 Signage Exhibit

EXHIBIT B-1

MASTER CONCEPT PLAN

FOR

RIVER HALL RPD / CPD

(FORMERLY KNOWN AS HAWKS HAVEN RPD)

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

PROJECT DATA

SITE ADDRESS

HAWK'S HAVEN DEVELOPERS, LLC
2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920
(239) 274-0321
(239) 274-0517

PROJECT DATUM

FLORIDA STATE PLANE WEST ZONE (NAD1983/90)
NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

ZONING

HAWK'S HAVEN RPD

RECORD PLAT

APPROVED

FLOOD ZONE

ACCORDING TO F.I.R.M. COMMUNITY PANEL 125124 0250B, EFFECTIVE SEPTEMBER 19, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE A7 (EL. 8) AND ZONE B.

STRAP NUMBERS

PERMIT REQUIREMENTS

AGENCY	STATUS	NOTES
S. FLORIDA WATER MANAGEMENT DISTRICT	APPROVED	PERMIT NO. 36-04006-P
LEE COUNTY DEVELOPMENT ORDER	APPROVED	PERMIT NO. DOS2004-00138
LEE COUNTY DEPARTMENT OF HEALTH	APPROVED	PERMIT NO. 0125120-117 DSGP
FLORIDA DEPT. OF ENVIRONMENTAL PROTECTION	APPROVED	PERMIT NO. 47040-084-DWC
F.D.O.T. CONNECTION PERMIT	N/A	-
F.D.O.T. DRAINAGE CONNECTION PERMIT	N/A	-
F.D.O.T. UTILITY PERMIT	N/A	-
ARMY CORPS OF ENGINEERS	N/A	-
F.D.E.P. NOTICE OF INTENT	ISSUED	PERMIT NO. FLR10Y480

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

DESIGN TEAM

PROJECT ENGINEER
CARL A. BARRACO, P.E.

PROJECT MANAGEMENT
CHRIS VAN BUSKIRK

DESIGN ENGINEER
TIM GAVIN, P.E.

PROJECT SURVEYOR
SCOTT WHEELER, P.S.M.

LEAD DESIGN TECHNICIAN
WES KAYNE, P.E.

SITE PLANNING
JENNIFER SAPEN

DESIGN STAFF
TOM R. HOLMLUND

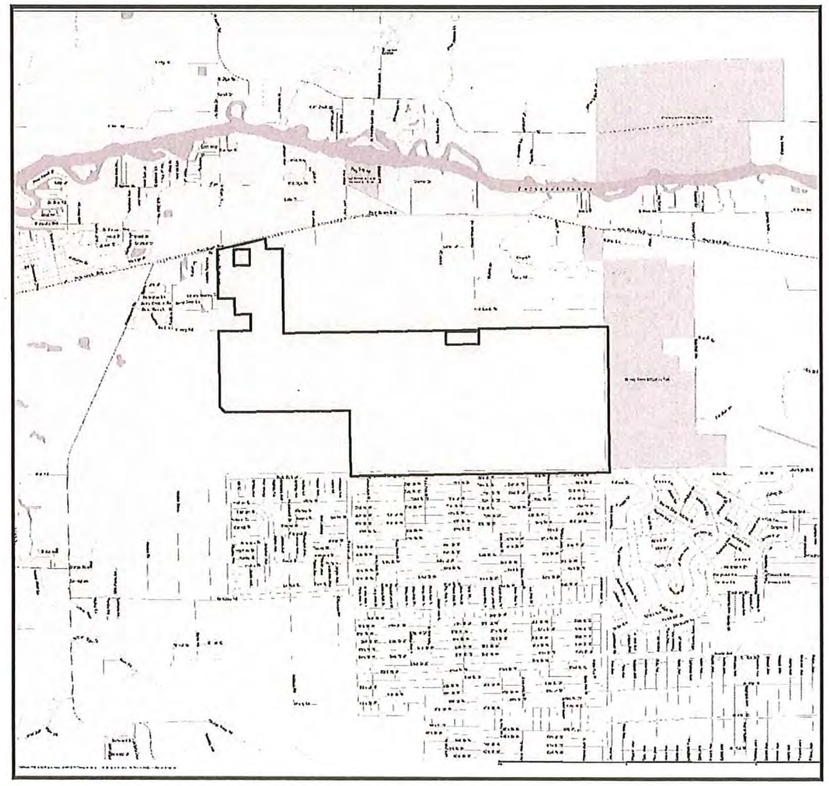
LANDSCAPE DESIGN

QUALITY CONTROL
TOM R. HOLMLUND

RECORD DRAWINGS

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

ALL DIMENSIONS ARE IN FEET.



PROJECT LOCATION

N
W E
S

LOCATION MAP

0 1500 3000 6000
SCALE IN FEET

INDEX OF DRAWINGS

ENGINEER OF RECORDS SIGNATURE AND SEAL APPLY TO THE FOLLOWING PLAN SHEETS, EXCLUDING ANY SUPPLEMENTS:

SHEET	DESCRIPTION	XREF	DRAWING NAME
1	COVER SHEET AND LOCATION MAP	A	21998Z01.DWG
2	MASTER CONCEPT PLAN	B	23898Z02.DWG
3	TYPICAL SECTIONS	-	21998Z02B.DWG
4	DETAILS	-	21998Z03.DWG

CROSS-REFERENCED DRAWINGS:

XREF NO.	DESCRIPTION	DRAWING NAME
A	LOCATION MAP - LEE COUNTY 43-26	LEEMAP.DWG
B	BASE LINEWORK PLAN	23898A00.DWG

2024 JAN 26 AM 7:48
LEE COUNTY
HEARING EXAMINER

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC
REPRODUCTION, CHANGES OR ALTERATIONS ARE PROHIBITED

FILE NAME	23898Z01.DWG
LOCATION	J:\23898\DWG\ZONING\
PLOT DATE	WED, 1-24-2024 - 4:06 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

MASTER = BAI-COVER-1.DWG

PLAN REVISIONS

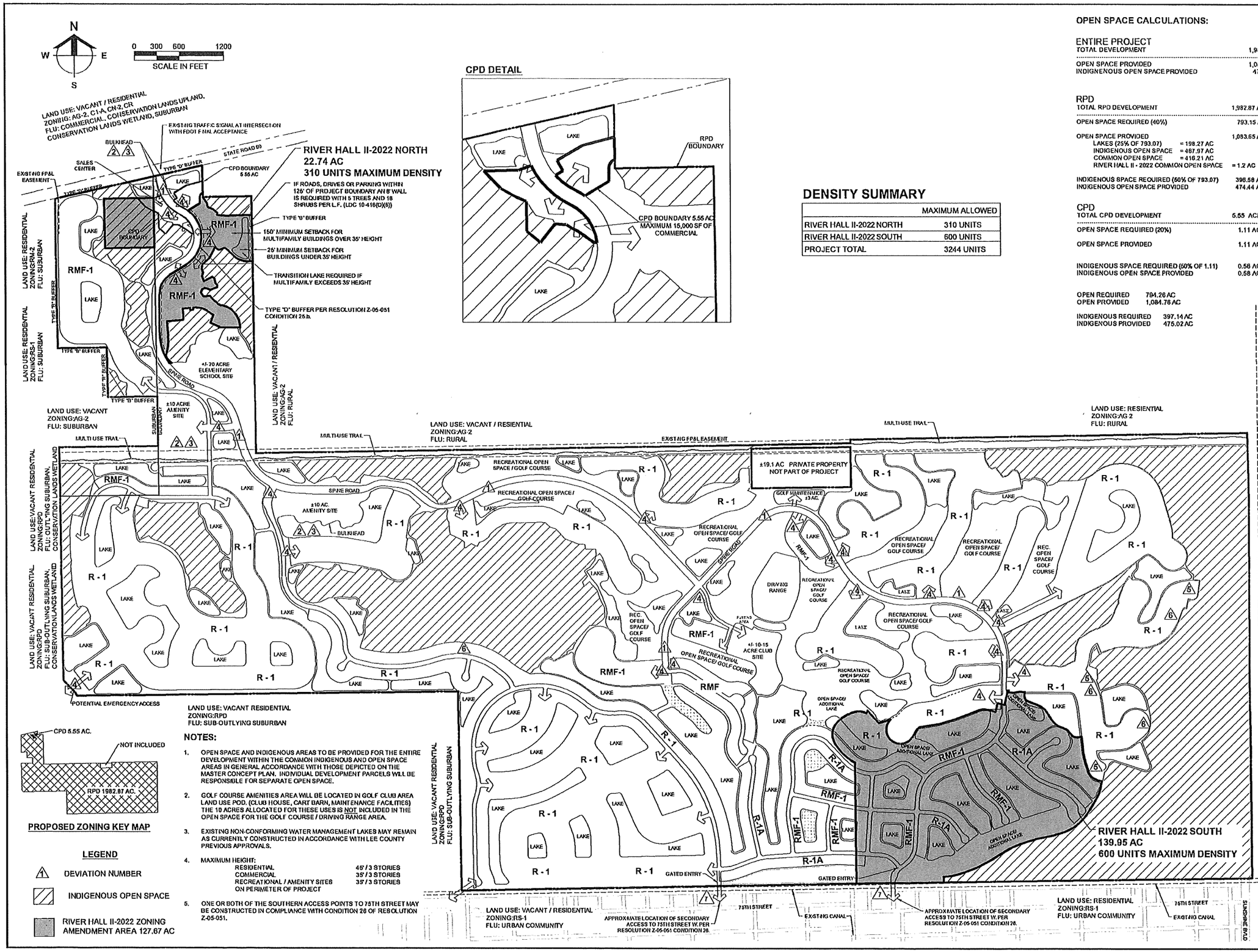
4-17-07	AMEND MCP
1-23-15	REVISED PER HEX.SPG (Z-15-003)
5-29-18	AMEND MCP & COND (ADD2018-00058)
2-13-20	EXPAND CLUB

PLAN STATUS

FOR EXHIBIT USE ONLY

COVER SHEET AND LOCATION MAP

PROJECT / FILE NO.	SHEET NUMBER
21988	1



CPD DETAIL

DENSITY SUMMARY

	MAXIMUM ALLOWED
RIVER HALL II-2022 NORTH	310 UNITS
RIVER HALL II-2022 SOUTH	600 UNITS
PROJECT TOTAL	3244 UNITS

OPEN SPACE CALCULATIONS:

ENTIRE PROJECT

TOTAL DEVELOPMENT	1,988.42 ACRES
OPEN SPACE PROVIDED	1,084.80 ACRES
INDIGENOUS OPEN SPACE PROVIDED	475.02 ACRES

RPD

TOTAL RPD DEVELOPMENT	1,982.87 ACRES
OPEN SPACE REQUIRED (40%)	793.15 ACRES
OPEN SPACE PROVIDED	1,083.65 ACRES
LAKES (25% OF 793.07) = 198.27 AC	
INDIGENOUS OPEN SPACE = 467.97 AC	
COMMON OPEN SPACE = 416.21 AC	
RIVER HALL II - 2022 COMMON OPEN SPACE = 1.2 AC	
INDIGENOUS SPACE REQUIRED (50% OF 793.07)	396.58 ACRES
INDIGENOUS OPEN SPACE PROVIDED	474.44 ACRES

CPD

TOTAL CPD DEVELOPMENT	5.55 ACRES
OPEN SPACE REQUIRED (20%)	1.11 ACRES
OPEN SPACE PROVIDED	1.11 ACRES
INDIGENOUS SPACE REQUIRED (50% OF 1.11)	0.56 ACRES
INDIGENOUS OPEN SPACE PROVIDED	0.58 ACRES

OPEN REQUIRED 794.26 AC
OPEN PROVIDED 1,084.76 AC

INDIGENOUS REQUIRED 397.14 AC
INDIGENOUS PROVIDED 475.02 AC

NOTES:

1. OPEN SPACE AND INDIGENOUS AREAS TO BE PROVIDED FOR THE ENTIRE DEVELOPMENT WITHIN THE COMMON INDIGENOUS AND OPEN SPACE AREAS IN GENERAL ACCORDANCE WITH THOSE DEPICTED ON THE MASTER CONCEPT PLAN. INDIVIDUAL DEVELOPMENT PARCELS WILL BE RESPONSIBLE FOR SEPARATE OPEN SPACE.
2. GOLF COURSE AMENITIES AREA WILL BE LOCATED IN GOLF CLUB AREA LAND USE POD. (CLUB HOUSE, CART BARN, MAINTENANCE FACILITIES) THE 10 ACRES ALLOCATED FOR THESE USES IS NOT INCLUDED IN THE OPEN SPACE FOR THE GOLF COURSE / DRIVING RANGE AREA.
3. EXISTING NON-CONFORMING WATER MANAGEMENT LAKES MAY REMAIN AS CURRENTLY CONSTRUCTED IN ACCORDANCE WITH LEE COUNTY PREVIOUS APPROVALS.
4. MAXIMUM HEIGHT:
   - RESIDENTIAL 45' / 3 STORIES
   - COMMERCIAL 35' / 3 STORIES
   - RECREATIONAL / AMENITY SITES 35' / 3 STORIES
   - ON PERIMETER OF PROJECT
5. ONE OR BOTH OF THE SOUTHERN ACCESS POINTS TO 75TH STREET MAY BE CONSTRUCTED IN COMPLIANCE WITH CONDITION 26 OF RESOLUTION Z-05-051.

Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7007 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32258

PHONE (904) 562-1358
FAX (904) 998-2481

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ALTERATIONS ARE PROHIBITED

FILE NAME	23898Z02_4-11-23.DWG
LOCATION	J:\23898\DWG\ZONING\
PLOT DATE	MON. 1-22-2024 - 10:49 AM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

BASE PLAN = 23898Z00_4-11-23.DWG

PLAN REVISIONS	
1-23-15	REVISED PER HEX
2-15-18	TRAFFIC SIGNAL ADDED
9-13-19	EXPAND CLUB SITE
11-17-21	REVISE SOUTHERN LAYOUT
1-26-22	ADD DEVIATIONS 11 & 12
4-8-22	NOTE DEVIATION 12
5-26&10-10-2022	RIVER HALL II-2022 DENSITY INCREASE
2-23-23	CPD @ 5.55 AC & MAX DENSITIES
1-22-24	ADD TYPE D BUFFER IN RMF-1

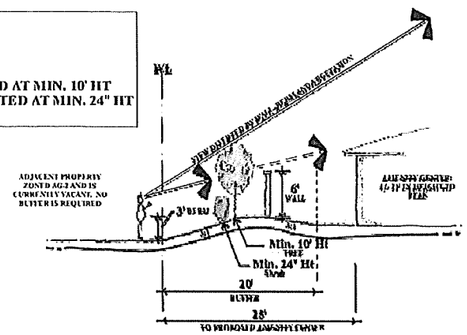
PLAN STATUS

NOT FOR CONSTRUCTION

MASTER CONCEPT PLAN

PROJECT / FILE NO.	SHEET NUMBER
23898	2

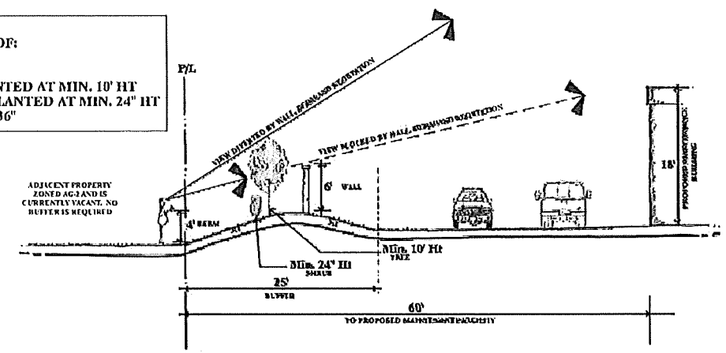
PROPOSED
25' BUFFER CONSISTING OF:
3' BERM +/-
6' WALL
7 TREES PER 100 L.F. PLANTED AT MIN. 10' HT
30 SHRUBS PER 100 L.F. PLANTED AT MIN. 24" HT AND MAINTAINED AT 36"



PROPOSED BUFFER FOR AMENITY CENTER (SECTION A-A)

NTS

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



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

NTS

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING

www.barraco.net

2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC

7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS
HAWKS HAVEN

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2020, BARRACO AND ASSOCIATES, INC
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988Z020.DWG
LOCATION	J:\21988\DWG\ZONING\2019\
PLOT DATE	THU, 2-13-2020 - 3:29 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

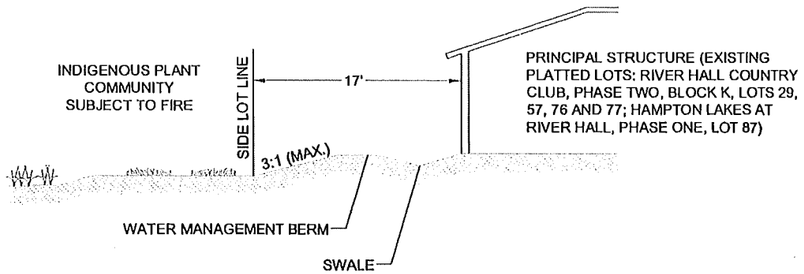
4-17-07	AMEND MCP
1-23-15	REVISED PER HEX,5 PG (Z-15-003)
5-29-18	AMEND MCP & COND (ADD2018-00058)
2-13-20	EXPAND CLUB

PLAN STATUS

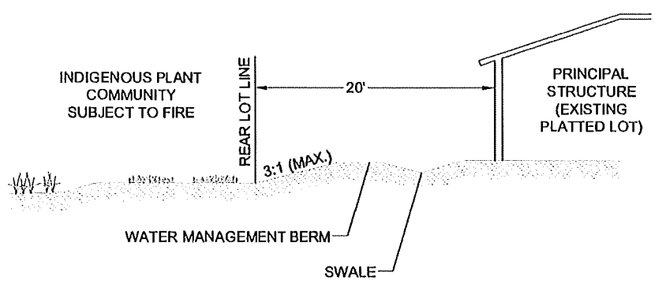
FOR EXHIBIT USE ONLY

PREVIOUSLY APPROVED TYPICAL SECTIONS

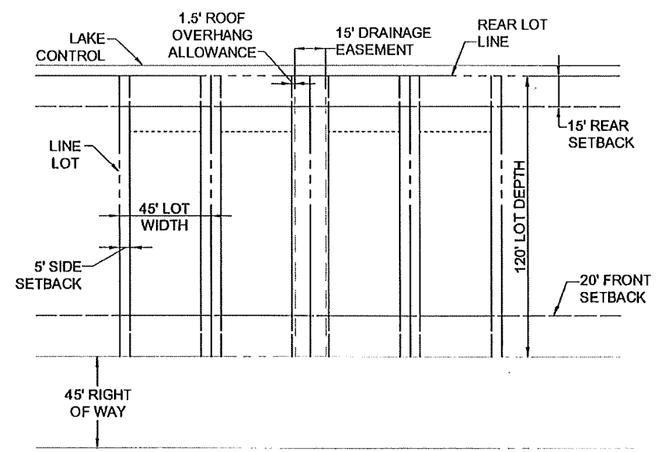
PROJECT / FILE NO.	SHEET NUMBER
21988	3



6 **DEVIATION 6 DETAIL**



7 **DEVIATION 7 DETAIL**



SINGLE FAMILY TYPICAL LOT DETAIL

SITE DEVELOPMENT REGULATIONS

MINIMUM LOT AREA AND DIMENSIONS - SINGLE FAMILY

WIDTH: 45 FEET

DEPTH: 120 FEET

LOT SIZE: 5,400 S.F.

MINIMUM SETBACKS

SINGLE FAMILY

ROAD: PALM BEACH BLVD 25 FEET / PRIVATE ROADS 20 FEET

SIDE: 5 FEET, SEE CONDITION 2.b.i.

REAR: 15 FEET

WATERBODY: 20 FEET

ACCESSORY: 5 FEET

MAXIMUM LOT COVERAGE - 60 PERCENT

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

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

GREENPOINTE COMMUNITIES, LLC
7807 BAYMEADOWS ROAD E
SUITE 205
JACKSONVILLE, FL 32256

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

PROJECT DESCRIPTION

RIVER HALL

FORMERLY KNOWN AS HAWKS HAVEN

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2024, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	21988703.DWG
LOCATION	J:\23698\DWG\ZONING\
PLOT DATE	WED, 1-24-2024 - 4:03 PM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

4-17-07	AMEND MCP
1-23-15	REVISED PER HEX.SPG (Z-15-003)
5-29-18	AMEND MCP & COND (ADD2018-00058)
2-13-20	EXPAND CLUB

PLAN STATUS

FOR EXHIBIT USE ONLY

DETAILS

PROJECT / FILE NO.	SHEET NUMBER
21988	4

EXHIBIT B2

	Min. Lot Area (SF)	Min. Lot Width	Min. Lot Depth	Max. Height	Max. Lot Coverage
Single Family	R-1: 5,400 R-1A: 4,860	R-1: 45' R-1A: 40.5'	120'	45' / 3 stories	60%
Two-Family Attached and Zero Lot Line	3,960	33'	120'	45' / 3 stories	60%
Townhouse	1,800	18'	100'	45' / 3 stories	60%
Multi-family	10,000	75'	100'	45' / 3 stories	60%
Clubhouse, Amenity & Golf Maintenance Buildings	10,000'	100'	100'	Project Perimeter 35' / 3 stories	60%
Commercial	20,000	200'	100'	35' / 3 stories	45%

Minimum:	Road Setback (Palm Beach Blvd / Private Roads)	Side Setback	Rear Setback	Water Setback	Accessory Setback	Building Separation
Single Family	25'/20'	5'	15'	20'	Per LDC	10'
Two-Family Attached and Zero Lot Line	25'/20'	0'/5'	15'	20'		10'
Townhouse	25'/20'	N/A	10'	20'		10'
Multi-family	25'/20'	N/A	15'	20'		10'
Clubhouse, Amenity & Golf Maintenance Buildings	25'/20'	15'	15'	20'		20'
Commercial	25'/20'	15'	20'	20'		20'

Notes:

1. Minimum lot width for Cascades at River Hall, Phase I, Inst. Number 2005000166035, lots 148 and 149 is 44 feet.
2. Minimum lot depth for Cascades at River Hall, Phase I & II, lots 26, 27, 28, 38, 55, 302, 303, 304, 305, 306, 307, 344, 345, 346, 347, and 348 is 110 feet.
3. Minimum lot depth for Hampton Lakes at River Hall, Phase II, Inst. Number 2021000035440, lots 265, 266, 267, and 268 is 100 feet.
4. Minimum rear setback for Cascades at River Hall, Phase I & II, Inst. Numbers 2005000166035 and 2005000166038, lots 302-307 and 344-348 is 5 feet.
5. Minimum rear accessory setback for Cascades at River Hall, Phase I & II, Inst. Numbers 2005000166035 and 2005000166038 lots 302-307 and 344-348 is 6 inches.

6. Minimum building separation for Cascades at River Hall, Phase I, Inst. Number 2005000166035, between lots 117 and 154, 147 and 148, and 148 and 149 is 11 feet.
7. Minimum side setback for Hampton Lakes at River Hall, Phase I, Inst. Number 2005000153004, lot 4 is 4.5 feet.
8. Minimum single family dimensions for parcels 35-43-26-L4-08000.2650, 35-43-26-L4-08000.2660, 35-43-29-L4-08000.2670, and 35-45-26-L4-08000.2680, aka lots 265-268, Inst. Number 2021000035440 is as follows:
    a. Width – 45'
    b. Depth – 100'
    c. Lost size – 5400 sf

EXHIBIT B3

RECEIVED
MAY 19 1999
PERMIT COUNTER

Protected Species Management Plan

For

Schulman Parcel

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

Prepared for:

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

Prepared By:

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

PROJECT # 99 03-066 03 Z 01.01
PROJECT TYPE 12

CONSUL-TECH ENGINEERING, INC.

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

Respond To:

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

Other Offices:

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

Ft. Pierce
(561) 467-9085
FAX (561) 467-9350
E-mail: pierce@consul-t.com

Jacksonville
(904) 276-3100
FAX (904) 276-3102
E-mail: jackson@consul-t.com

Miami
(305) 599-3141
FAX (305) 599-3143
E-mail: mia@consul-t.com

Orlando
(407) 843-0094
FAX (407) 423-0085
E-mail: orl@consul-t.com

Pembroke Pines
(954) 436-5786
FAX (954) 436-7742
E-mail: pines@consul-t.com

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

April 13, 1999

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

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

Dear Ms. Newton & Ms. Trebatoski

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

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

Sincerely,

CONSUL-TECH ENGINEERING, INC.

Matthew Goff
Environmental Scientist

99-03-066.03 Z 01.01

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

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

1) Certain areas are to be preserved onsite in areas where gopher tortoises currently reside. Preserve location and acreage are available on the attached Master Concept plan (MCP). A permanent management commitment for the preserve area will be ensured by the filing of a conservation easement pursuant to F.S. 704.06.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to collect and relocate gopher tortoises from areas to be impacted to the onsite preserve areas. This permit will negate density requirements for preservation areas.

3) Collection and relocation of gopher tortoises from areas to be impacted will occur as per Florida Game and Freshwater Fish Commission guidelines taking into consideration nesting periods or other requirements. Capture of tortoises shall occur via the bucket trapping method, whereupon a five-gallon bucket will be buried at the burrow entrance. The bucket will be covered with a thin piece of paper overlain with soil and shall have a hole of no less than one inch at the bottom to insure proper drainage. Each bucket will be monitored at least once per day for at least 28 days. Buckets will be checked and tortoises/commensals released in the morning to allow for thermal considerations. Captured animals will be immediately released into the preserve area and evenly distributed throughout the site at either inactive or 'starter' burrows.

4) Each burrow will be destroyed after removal of gopher tortoises. Relocation will occur as close to construction dates as possible to prevent repatriation to areas slated for development. During construction, a wire fence shall be set two feet above and below the ground surrounding the preserve area to prevent tortoises from entering construction areas postrelocation. Excavation will be conducted by individuals experienced in such work.

5) Every effort will be made to prevent entombment of gopher tortoises as per Lee County requirements.

6) Land usage abutting preserve acreage shall be designated as golf course / low density housing to the greatest extent practicable (please refer to MCP). Efforts such as informational signing will be utilized to avoid / minimize impacts to the preserve.

99-03-066.03 Z 01.01

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

Consul-Tech Engineering, Inc. (CTE) performed a Protected Species Survey of the above-referenced property from December 1998 through February 1999. Additionally, a scrub jay specific spring survey was conducted between March22 - April 2, 1999 in order to better qualify jay utilization of the subject parcel. The results of these surveys demonstrate the following: 1) there appears to be no scrub jay nesting on-site, however, 2) territorial boundaries from two separate jay families do extend onto the subject parcel.

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

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

1) Establishment of on-site satellite refuge. A refuge of approximately 80 acres is currently being planned in the southeast corner of Section 36 (please refer to Master Concept Plan for specific location). The preserve area is composed primarily of Type I habitat. Smaller areas of Type II habitat and wetlands occur within the preserve area as an artifact of site configuration This area shall serve as an outlying forage zone and dispersal corridor for scrub jays in the vicinity of the subject parcel. Current preserve area is strategically located so as to provide a continuous lanscape with the adjacent Hickey Creek Mitigation Park and maximal distance from major highways and other forms of human disturbance.

2) Commitment to the preserve area shall be demonstrated via the granting of a permanent conservation easement to the State of Florida.

3) Preserve area shall be managed in perpetuity to provide those habitat requirements essential to the well-being of scrub jay families. Final management activities to be provided in the development order submittal will address the following issues; A) financial responsibility, B) fire management program, C) placement of informational signage, D) prohibited property owner activities, E)preserve area fencing, F) appropriate landscaping considerations, G)preserve area monitoring.

99-03-066.03 Z 01.01

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

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

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

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

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

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

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

99-03-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

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

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

1) Several golf course areas are to be developed onsite adjacent to currently active owl burrows and will provide suitable replacement habitat for the Florida burrowing owl.

2) A take permit from the Florida Game and Freshwater Fish Commission will be sought to avoid accidental mortality and mititgate for impacts to burrows during construction in areas where owls are currently located. A take permit will be sought for each active burrow on the subject property.

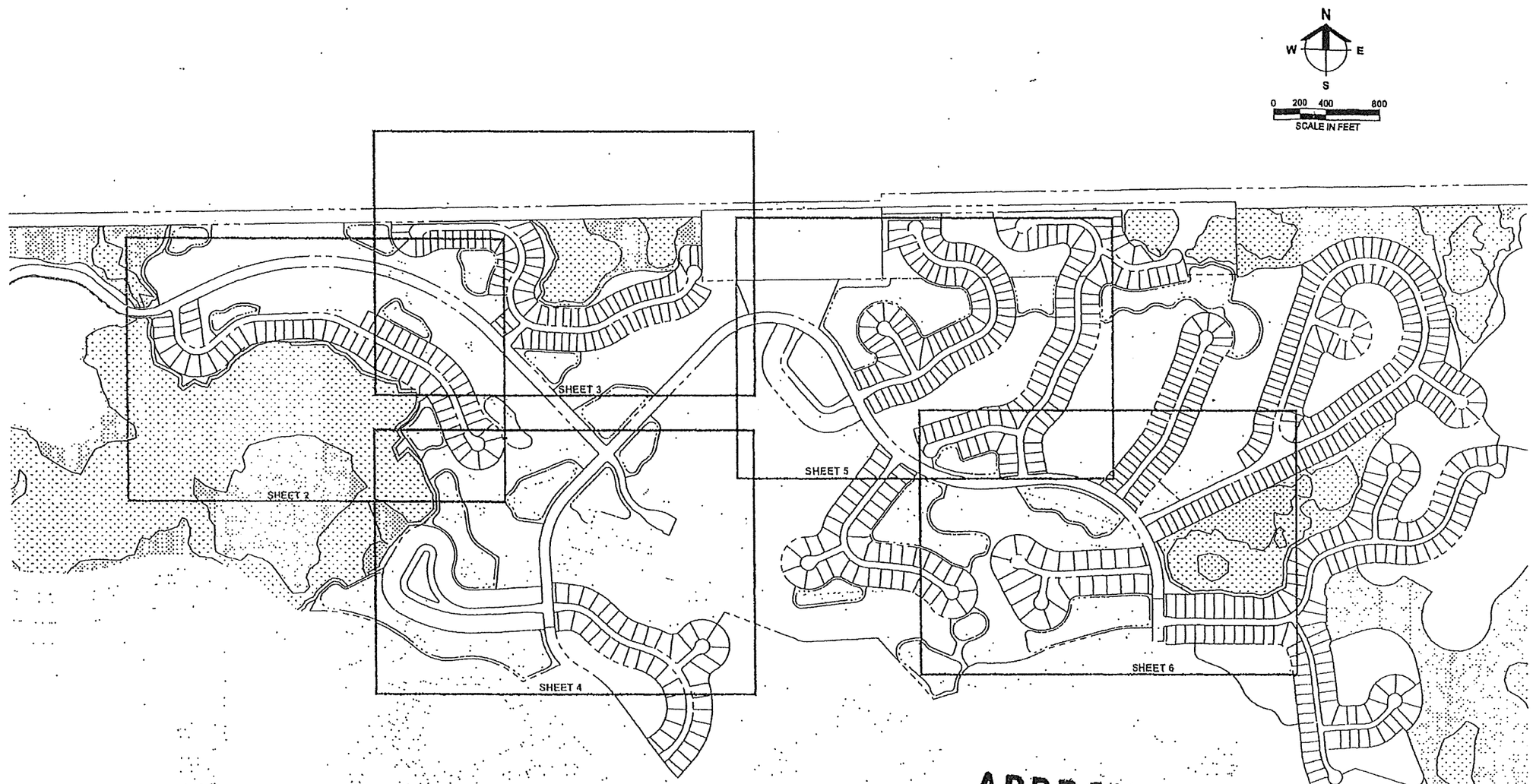
3) No taking of active burrows will occur, i.e., nests with eggs or fledglings. If construction is to occur in the areas of the owl burrows while they are active, buffers of 150 feet in radius will be established and maintained in order to minimize disturbances around the burrows during this period. Buffers will be staked and roped off prior to initiating construction.

4) The burrows will be destroyed during periods when nests are generally considered inactive, that is from July 10 - February 15. Experienced CTE environmental staff will remove burrows by hand shoveling to ensure that no birds are harmed during the process.

99-05-066.03 Z 01.01

CONSUL-TECH ENGINEERING, INC.

EXHIBIT B-4



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

APR 11 2007
ADD 2007-00075

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 1995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

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

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

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

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ALTERATIONS ARE PROHIBITED

FILE NAME	SIGN-EXHIBIT.DWG
LAYOUT	LAYOUT1
LOCATION	J:\2005\DWG\DOGC1\EXHIBITS\
PLOT DATE	T141, 4-9-2007 - 2:35 PM
PLOT BY	TARA HUSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21BBAC0.DWG

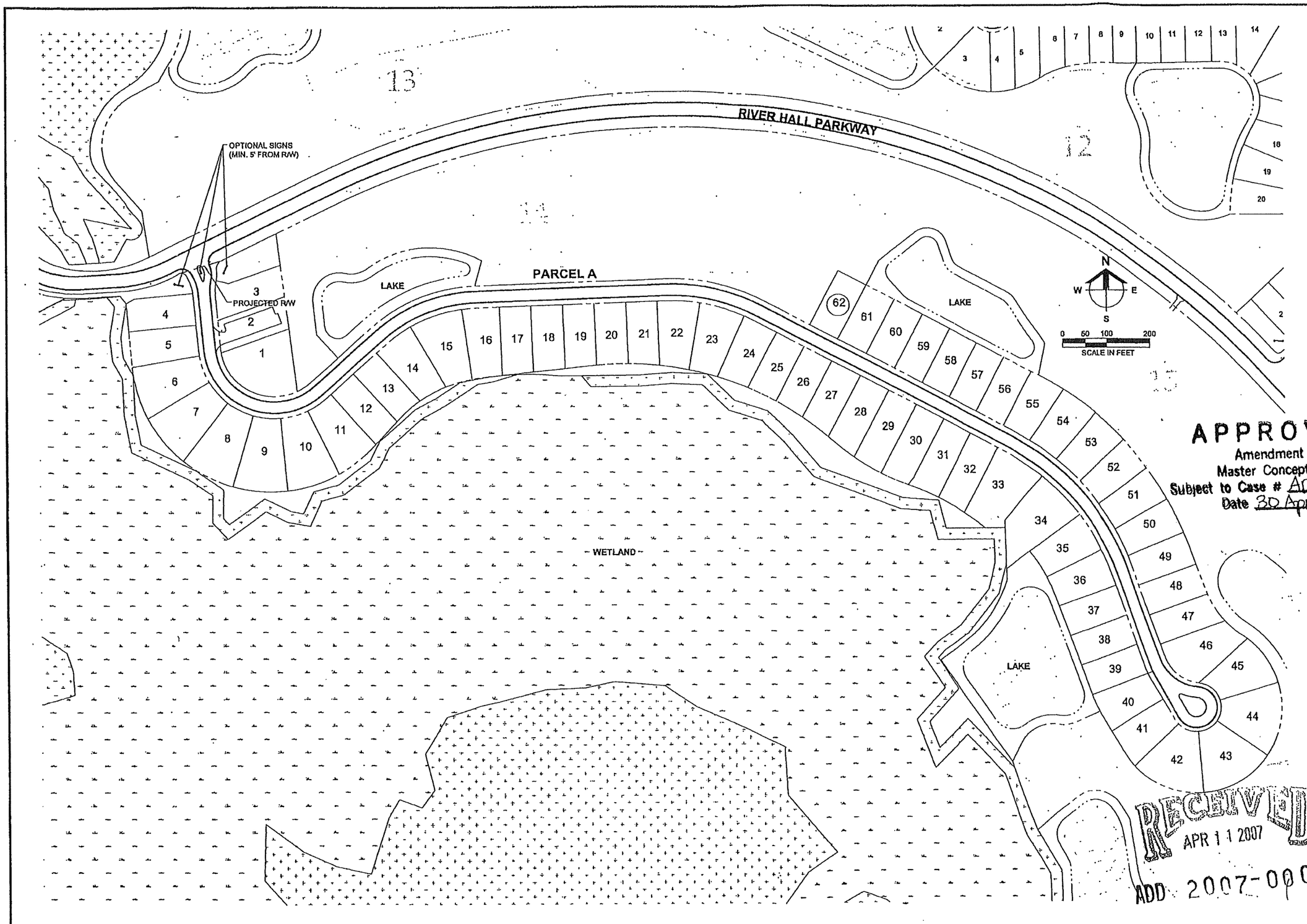
PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
2005	1



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

RECEIVED
APR 11 2007

ADD 2007-00075

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3170
FAX (239) 481-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

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

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

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

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ALTERATIONS ARE PROHIBITED

FILE NAME	SIGN-EXHIBIT_A.DWG
LAYOUT	LAYOUT1
LOCATION	J:\22060\DWG\DOVOC1\EXHIBITS\
PLOT DATE	THU, 4-5-2007 - 2:35 PM
PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21995A00.DWG

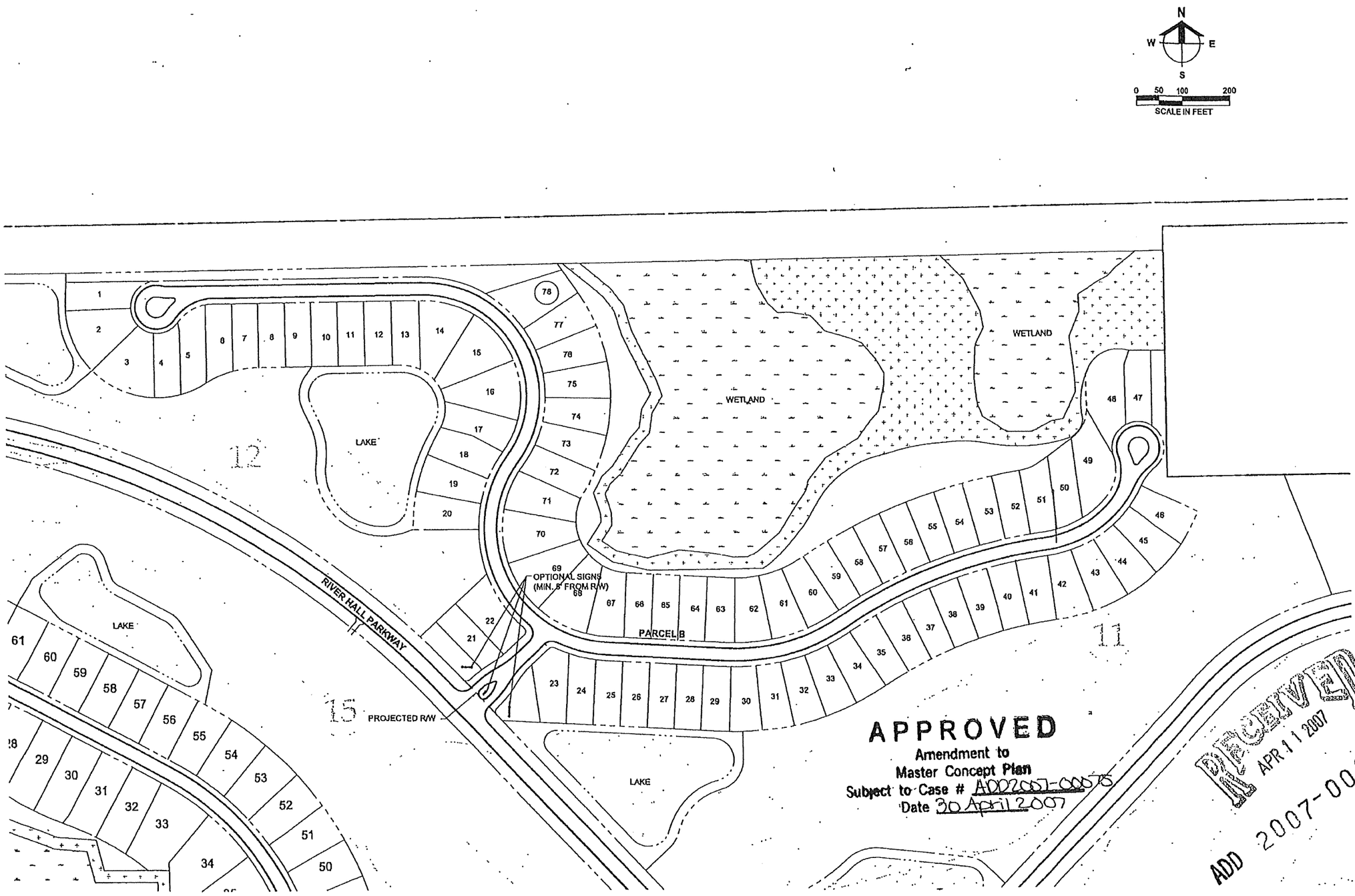
PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	2



Barraco and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

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

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

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

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ABBREVIATIONS ARE PROHIBITED

FILE NAME	SIGN-EXHIBIT_B.DWG
LAYOUT	LAYOUT1
LOCATION	J:\22060\DWG\DOLGC\EXHIBITS\
PLOT DATE	THU, 4-5-2007 - 2:34 PM
PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21956ADD.DWG

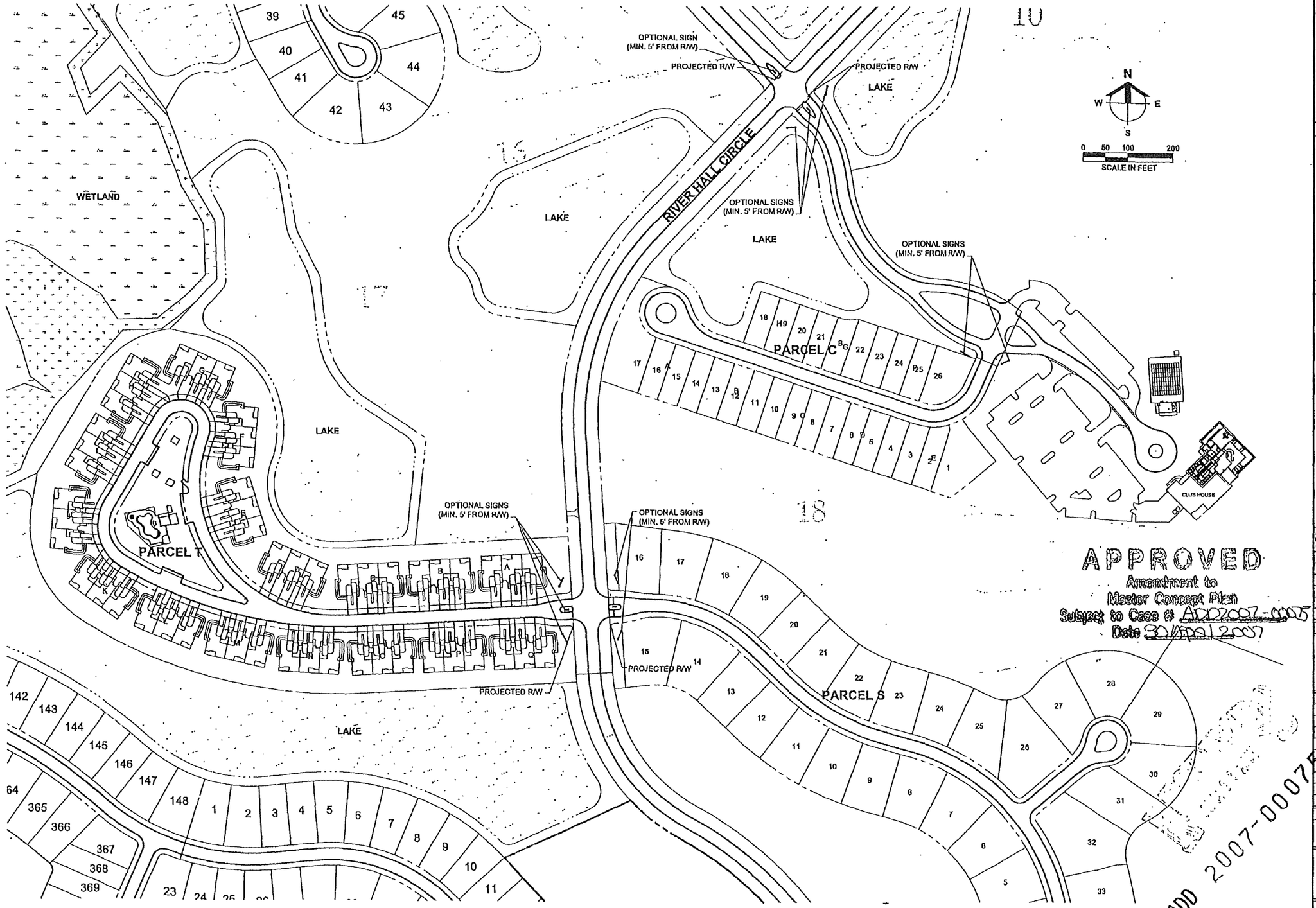
PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	3



Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING
LAND PLANNING · LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7993 · SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

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

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

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

NOT VALID WITHOUT EXPIRED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ALTERATIONS ARE PROHIBITED

FILE NAME	SIGN-EXHIBIT_C.DWG
LAYOUT	LAYOUT1
LOCATION	J:\22060-DWG\DOC\C1\EXHIBITS\
PLOT DATE	THU, 4-5-2007 · 2:36 PM
PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21066A00.DWG

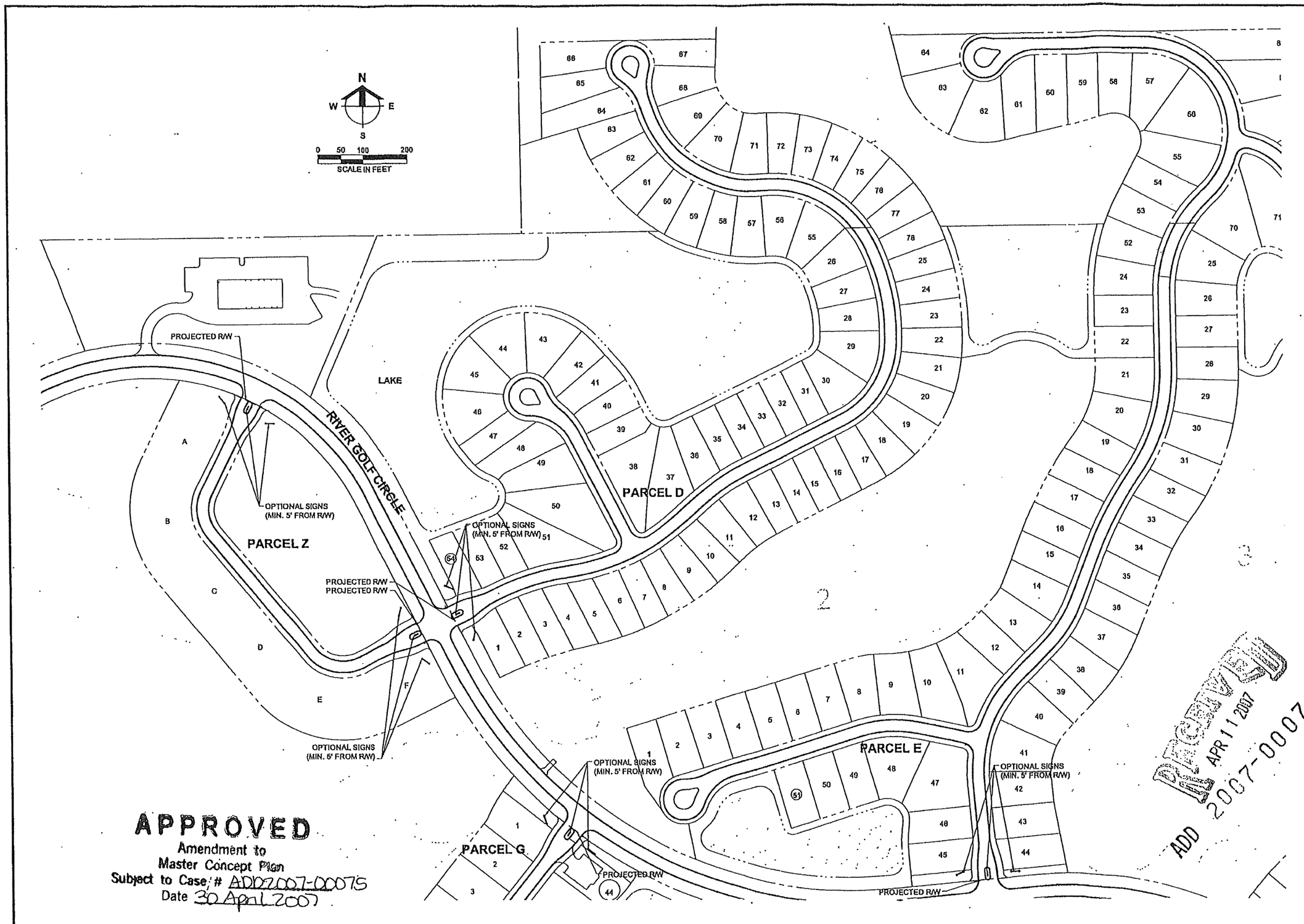
PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	4



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

RECEIVED
APR 11 2007
ADD 2007-00075

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3170
FAX (239) 481-3189
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

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

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

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

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

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	SIGN-EXHIBIT_D.DWG
LAYOUT	LAYOUT1
LOCATION	J:\22060\DWG\DOUGC1\EXHIBITS\
PLOT DATE	THU, 4-5-2007 - 2:36 PM
PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21984A03.DWG

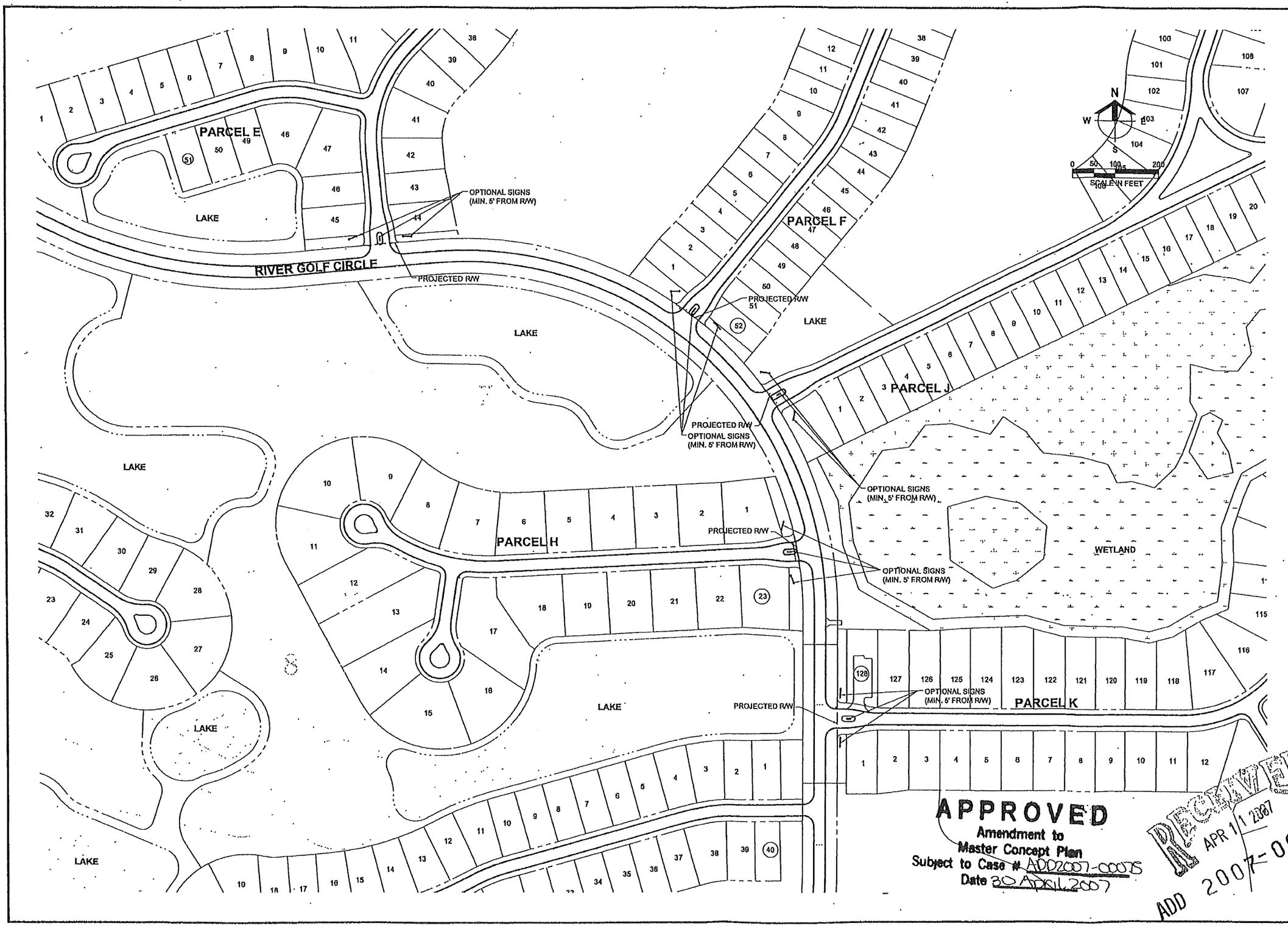
PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	5



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

RECEIVED
APR 11 2007
ADD 2007-00075

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 481-3170
FAX (239) 481-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

HAWK'S HAVEN GOLF DEVELOPERS, LLC

2401 RIVER HALL PARKWAY
ALVA, FLORIDA 33920

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

LandMar GROUP, LLC

PROJECT DESCRIPTION

RIVER HALL COUNTRY CLUB

PHASE 1

FORMERLY KNOWN AS HAWKS HAVEN GOLF COURSE COMMUNITY PHASE 1

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

NOT VALID WITHOUT EMBOSSED SEAL, SIGNATURE AND DATE
© COPYRIGHT 2007, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ALTERATIONS ARE PROHIBITED

FILE NAME	SIGN-EXHIBIT_E.DWG
LAYOUT	LAYOUT1
LOCATION	J:\22060-DWG\DONGC1\EXHIBITS\
PLOT DATE	THU, 4-5-2007 - 2:35 PM - -
PLOT BY	TARA HULSLANDER
DESIGN BY	

CROSS REFERENCED DRAWINGS

BASEPLAN = 21060ADD.DWG

PLAN REVISIONS

PLAN STATUS

FOR EXHIBIT PURPOSES ONLY

SIGNAGE EXHIBIT

PROJECT / FILE NO.	SHEET NUMBER
22060	6

Exhibit C

EXHIBITS PRESENTED AT HEARING

STAFF EXHIBITS

a. *48-Hour Notice:* Email from Dirk Danley, Jr., to Maria Perez, with copies to Tracy Toussaint, Jamie Princing, and Richard Akin, Esq., dated Wednesday, January 10, 2024, 5:11 PM (multiple pages – 8.5"x11" and 11"x17")

1. *DCD Staff Report with attachments for DCI:* Prepared by Dirk Danley, Jr., Principal Planner, date received December 28, 2023 (multiple pages – 8.5"x11" & 11"x14") [black & white, color]

2. *PowerPoint Presentation:* Prepared by Lee County staff for River Hall RPD/CPD Rezoning, DCI2022-00026, dated January 11, 2024 (multiple pages – 8.5"x11")[color]

3. *Alico Road Extension:* From Meadow Road to State Road 82/Sunshine Boulevard (1 page – 8.5"x11")

APPLICANT EXHIBITS

a. *48-Hour Notice:* Email from Richard Akin, Esq., to Hearing Examiner, with copies to Jennifer Sapen, Miars Grady, Carl Barraco, Dirk Danley, Jr., and Kirsten Shultz, dated Monday, January 8, 2024, 5:11 PM (multiple pages – 8.5"x11")

1. *PowerPoint Presentation:* Prepared for River Hall RPD/CPD Rezoning, DCI2022-00026, Presentation to Hearing Examiner, dated January 11, 2024 (multiple pages – 8.5"x11")[color]

2. *Master Concept Plan:* Prepared by Barraco and Associates, Inc., for Greenpointe Communities, LLC, last revised May 23, 2023 (1 page – 11"x17" and 1 page – 24"x36")

3. *Written Submissions:* Email from Richard Akin, Esq., to Hearing Examiner, with copies to Dirk Danley, Jr., Jennifer Sapen, Carl Barraco, Grady Miars, Kirsten Shultz, dated Friday, January 26, 2024, 3:59 PM (multiple pages – 8.5"x11" and 4 pages – 11"x17"){post hearing submission}

Exhibit D

HEARING PARTICIPANTS

County Staff:

1. Dirk Danley, Jr.

Applicant Representatives:

1. Richard Akin, Esq.
2. Carl Barraco, Sr.
3. Shane Johnson
4. Stephen Leung
5. Kirk Martin
6. Jennnifer Sapen

Public Participants:

1. Deborah Burman
2. B. Don Burman
3. Thomas Finco
4. James Russell
5. Robert Stark
6. Jolene Tarleton

Exhibit E

INFORMATION

UNAUTHORIZED COMMUNICATIONS

The LDC prohibits communications with the Hearing Examiner or her staff on the substance of pending zoning actions. There are limited exceptions for written communications requested by the Hearing Examiner, or where the Hearing Examiner seeks advice from a disinterested expert.

HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS

A. The Hearing Examiner will provide a copy of this recommendation to the Board of County Commissioners.

B. The Board will hold a final hearing to consider the Recommendation and record made before the Hearing Examiner. The Department of Community Development will notify hearing participants of the final hearing date. Only Parties and participants may address the Board at the final hearing. Presentation by participants are limited to the substance of testimony presented to the Hearing Examiner, testimony concerning the correctness of Findings of Fact or Conclusions of Law contained in the Recommendation, or allegations of relevant new evidence not known or that could not have been reasonably discovered by the speaker at the time of the Hearing Examiner hearing.

C. Participants may not submit documents to the Board of County Commissioners unless they were marked as Exhibits by the Hearing Examiner. Documents must have the Exhibit number assigned at hearing.

COPIES OF TESTIMONY AND TRANSCRIPTS

A. Every hearing is recorded. Recordings are public records that become part of the case file maintained by the Department of Community Development. The case file and recordings are available for public examination Monday through Friday between 8:00 a.m. and 4:30 p.m.

B. A verbatim transcript may also be available for purchase from the court reporting service.

Attachment C - Conditions

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

1. Development of this project must be consistent with the one-page Master Concept Plan (MCP) for River Hall, last revised May 23, 2023, except as modified by the conditions below.

   The project is limited to a maximum of 15,000 square feet of commercial floor area and 3,244 residential units. See further Condition 5. The 549 dwelling units added by this resolution must be in River Hall II-2022 only as depicted on the Master Concept Plan. No approved plats as of January 11, 2024 within River River Hall II-2022 may be re-platted to increase density.

   This development must comply with all the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development. If changes or modifications are sought, appropriate approvals will be necessary.

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

   a. SCHEDULE OF USES

   RESIDENTIAL, GOLF & AMENITY SITES

   Accessory Uses and Structures
   Administrative Office
   Club - country and private
   Consumption on Premises - limited to the clubhouse/amenity areas. No outdoor seating unless approved as a special exception (public hearing required)
   Dwelling Units single-family (R-1 or RMF-1), two-family attached (RMF-1), townhouse (RMF-1), multiple-family (RMF-1), zero-lot-line units (RMF-1)
   Entrance Gates and Gatehouse
   Essential Services
   Essential Services Facilities, Group I
   Excavation, Water Retention - No blasting and removal of excavated material off site is not permitted
   Fences and Walls
   Golf Course - 36 holes, golf maintenance facility, cart barn and related accessory uses to a golf course. (See Conditions 6 ~~and 20~~ for additional requirements)
   Golf and Tennis Pro Shops (limited to ancillary use in clubhouse)
   Golf Driving Range
   Golf Training Facility
   Laundry or Dry Cleaning, Group I
   Parking lot, accessory
   Personal Services, Group I
   Pharmacy/Drugstore - limited to one within a multi-occupancy complex only and no drive-through

Place of Worship, Religious Facilities
Real Estate Sales Office

Recreational Facilities - Private, On-site only
Repair Shop, Group I
Model Home and Model Unit - must be in compliance with LDC §34-1954
Model Display Center, must be in compliance with LDC §34-1955, limited to one which must be located in the sales center area shown on the MCP and must only serve this project
Parking Lot, Accessory
Parks, Group I
Real Estate Sales Office - limited to sales of lots, homes or units within the development, and must be located in the clubhouse, amenity or model unit sites
Recreational Facilities - Private, On-site only
Residential Accessory Uses
Signs, in compliance with LDC Chapter 30 (See Deviation 5)
Storage, Open, limited to recreational vehicles, boats and similar items for residents only, ~~(River Hall 1 only)~~ limited to locations shown on the MCP ~~attached to Resolution Z-05-051~~, if any, ~~and must be shielded behind a continuous visual screening at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement~~ (See Condition 19 for additional requirements)
Temporary Uses

TOWN CENTER (CPD) - Maximum 15,000 square feet of commercial uses
Accessory Uses and Structures
Administrative Offices
Banks and Financial Establishments, Group I
Business Services, Group I
Consumption on Premises - Indoor only in conjunction with a Restaurant use only. No outdoor seating unless approved as a special exception ~~(public hearing required)~~
Day Care Center, Adult & Child
Drive through in connection with any approved use except drugstore/pharmacy
Dwelling Units, limited to Townhouse and Multi-family~~, only in River Hall 2~~
EMS, Fire or Sheriffs Station
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - No blasting; Excess spoil removal ~~Removal of excavated material~~ off site not permitted
Food Stores, Group I
Hardware Store
Restaurant, Groups I, II, III
Specialty Retail Shops, Group I
Temporary Uses

ELEMENTARY SCHOOL SITE
Public Schools and Related Accessory Uses

b. SITE DEVELOPMENT REGULATIONS

In Accordance with Exhibit C.

Golf Driving Range:

If the Golf Driving Range is open after daylight hours, all lighting must comply with LDC Section 34-936(9) be of the lowest intensity meeting the life safety codes and be shielded and directed away from adjacent residential areas.

3. ~~The following conditions address environmental issues~~Environmental Requirements:

a. The "American Alligator Management Plan" provided as part of the "Protected Species Management Plan for Schulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Prior to local development order approval, the location of the American Alligator Management Plan signage must be delineated on the development order plans for ~~Division of Environmental Sciences'~~Department of Community Development review and approval. Warning signs must be placed where there is potential for human/alligator interaction. These signs must discourage the feeding or harassment of alligators.

b. The "Gopher Tortoise Management Plan" provided as part of the "Protected Species Management Plan For Shulman Parcel" counter stamped May 19, 1999 incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. Any revisions to the Tortoise Management Plan are subject to Environmental Sciences' review and approval.

c. The "Florida Burrowing Owl Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999, must be revised for ~~Division of Environmental Sciences'~~ Department of Community Development review and approval at the time of local development order submittal. This part was previously completed. The plan must either commit to preserving the existing burrowing owl burrows in place with a buffer in accordance with LDC Appendix H, or commit to a detailed relocation management plan. If the developer demonstrates it is necessary to impact the burrows, the management ~~proposal~~ plan must provide details about where appropriate replacement habitat for the owls will be provided, how the owls will be attracted to this area, and how it will be protected during construction activities on the site.

d. The developer must submit a detailed Scrub Jay Management Plan to the ~~Division of Environmental Sciences~~ Department of Community Development for review and approval at the time of local development order submittal. This plan must follow the general guidelines of the "Florida Scrub Jay Management Plan" provided as part of the "Protected Species Management Plan For Schulman Parcel," counter stamped May 19, 1999 and incorporated into the 2005 resolution of approval (Resolution Z-05-051) as Exhibit D. The finalized Scrub Jay Management Plan must be approved by the Florida Fish and Wildlife Conservation Commission (FWC) prior to local development order approval.

e. The developer must submit a detailed Sandhill Crane Management Plan to ~~the Division of Environmental Sciences~~ Department of Community Development for review and approval at the time of local development order submittal.

f. Open space must be provided in accordance with the MCP. All individual tracts must provide a minimum of ten percent open space within the tract and may be met with private open space.

g. The developer must provide a minimum of ~~465~~475 acres of indigenous preservation areas in substantial compliance with the MCP. The preserves must be delineated on the local development order plans when they are within or adjacent to the development phase or tract to be developed.

h. Prior to local development order approval, the plans for any residential units on individual lots that abut a preserve must delineate a preserve boundary sign location at every other lot line and provide a detail of the sign for the Division of Environmental Sciences' Staff review and approval.

i. Every effort must be made in the final design of the golf course and residential tracts to preserve large native trees. The developer must schedule an on-site preconstruction meeting with Division of Environmental Sciences' Staff prior to the issuance of a vegetation removal permit for any phase of development to confirm preservation and barricading requirements prior to the initiation of site clearing.

j. Existing development and ~~River Hall 1~~ future development will meet requirements of the River Hall Lee County Protected Species Management Plan, dated May 2006. Prior to local development order approval for future development of lands ~~within River Hall 2~~, a Protected Species Management Plan must be submitted revising the gopher tortoise and burrowing owl management plans to address the current conditions and update management techniques and required permits; include resident educational materials for the gopher tortoise, listed wading birds, and Florida scrub jay; as well as incorporate a large mammal management plan to limit potential negative human/wildlife interactions.

k. Prior to prescribed burn management activities occurring within the on-site preserve or on the adjacent Hickey's Creek Mitigation park (as notified by the CDD and/or park staff), the HOA of the development pods ~~in River Hall 2~~ located adjacent to the

easternmost preserve must notify these development pods residents of the scheduled prescribed burn activities and general education material on prescribed burn management activities must be provided. If covenants or deed restrictions are required for these development pods, the documents must include language requiring each deed holder ~~will to~~ be informed of their purchase of a lot adjacent to an on-site preserve or public preserve land which is managed with prescribed burning and each deed holder will be presented with education material on prescribed burn management activities at the time of purchase.

4. ~~The following recommendations are presented in order to mitigate future hurricane damage and loss of life, as well as to ensure compliance with Lee Plan objectives.~~Hurricane Preparedness and Mitigation

   a. The developer must establish a homeowners' or residents' association that will provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, who will provide literature, brochures and speakers for Hurricane Awareness/Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

   b. The developer must formulate an emergency hurricane notification and evacuation plan, which will be subject to review and approval by the Lee County Office of Emergency Management.

   c. If access to this development or any portions thereof is through a security gate or similar device that is not manned 24 hours a day, it must be equipped with an override strip installed in a glass covered box to be used by drivers of emergency vehicles to gain entry, consistent with LDC §34-1749.

   d. The developer must cooperate with the Division of Public Safety/ Office of Emergency Management in determining and participating in a means to lessen hurricane shelter impacts on the County's hurricane preparedness process and public safety. Those "means" could include the provision of equipment, monies in lieu of equipment, or such other goods, materials or actions deemed appropriate by the Office of Emergency Management that results in the provision of additional shelters, or improvement of roads for use as additional evacuation routes. The choice of "means" will rest with the developer, so long as the choice adequately mitigates the adverse impacts.

5. ~~The following conditions are included to address~~ Lee Plan Cconsistency ~~issues~~:

   a. The total residential dwelling count within River Hall may not exceed 3,244 dwelling units. In accordance with the Lee Plan, maximum densities per the Future Land Use Categories are provided below:

Table

Future Land Use Category	Acreage	Density	Maximum Units Allowed per Future Land Use Category*
Suburban	86.68	6 du/ac	550
Outlying Suburban	322.04	3 du/ac	966
Sub-Outlying Suburban	304.23	2 du/ac	608
Rural	1074.16	1 du/ac	1074
Wetlands	181.0	0.05 du/ac	9

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

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

~~b. In River Hall 1 - Densities may not be shifted between Future Land Use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.10 of the Lee Plan.~~

c. In River Hall ~~2~~ II-2022 - If permitted by Lee Plan Policy 5.1.10, units may be shifted from River Hall 1 to River Hall ~~2~~II-2022. Densities may not be shifted between Future Land Use categories unless a new public hearing occurs and the allocation of density complies with provisions of Policy 5.1.10 of the Lee Plan.

d. ~~Given the limited existing available Rural 2020 Planning Community Acreage Allocation at the time of rezoning, t~~The available Rural allocation must be determined by the Planning Division prior to any development order approval for residential use in the Rural portions of the site. No development order will be issued or approved if the acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Lee Plan Table 1(b), Acreage Allocation Table (per Lee Plan Policy 1.6.5). In order to develop more Rural acreage with residential uses, the Lee Plan must be amended to change the Rural residential acreage allocation for the Fort Myers Shores planning community in Table 1(b). Adequate data and analysis to support this amendment must be submitted by the applicant at the time of the request for the Lee Plan amendment. Development in excess of the current Table 1(b) allocations will not be permitted until Table 1 (b) is amended accordingly.

6. ~~The following conditions are included to address the g~~Golf ~~c~~Course:

a. The developer of the golf course must use fertilizers with a low leaching potential (slow release). The fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels~~; and~~.

b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management

plan that includes an integrated pest management (IPM) program and a nutrient management program so that nutrients and pesticides are used only when absolutely necessary. The program must address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) within 35 feet of wetlands or preserve areas are prohibited. This chemicals management plan must be submitted to and approved by Lee County Planning Division Staff prior to the development order approval.

c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of applied pesticides and nutrients.

d. The utilization of a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of 1PM is required. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those fertilizers into the groundwater.

e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.

f. The golf course must comply with the "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, as amended.

g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, and that requires relatively low fertilizer use.

h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.

i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from these underdrains must be pre-treated prior to discharge into the balance of the project's water management system.

j. Stormwater run-off must be pre-treated through an acceptable recreated natural

system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.

k. An annual monitoring report of ground water and surface water quality is required for the golf course operation. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identification of the locations for the ground water monitoring and testing on a map(s); testing and recording requirements. The developer must submit the test results with the monitoring report to the Lee County ~~Planning Division~~Department of Natural Resources . The monitoring program will be established and operated at the expense of the developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 17-302, F.A.C., water quality standards.

l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until the developer submits a revised management plan. If mitigation is necessary to address the pollution, the developer must implement a mitigation plan approved by Lee County.

7. Model units and homes are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted; and

b. All model sites must be designated on the development order plans; and

c. Prior to constructing model homes within this project, the lots upon which the model homes will be constructed ~~will have been~~ must be shown on a preliminary plat filed concurrently with the required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for River Hall (f/k/a Hawk's Haven) or the LDC, whichever applies. Should setback problems arise after construction of a model home, it will be the responsibility of the owner/developer to resolve the setback problem.

d. Hours of operation for model units and real estate sales within the model units are limited to Monday through Sunday, 8 a.m. through 8 p.m.

8. Construction traffic is prohibited on Hickey Creek Road.

9. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

10. Based on the intersection improvements identified in the applicant's TIS as being necessary for the project, a traffic signal is required at River Hall Parkway/State Road 80

intersection. ~~Construction of the signal must be completed within 12 months of the date of this Zoning Resolution. In the event the signal is not constructed within 12 months, issuance of local development order approvals (excluding development orders only authorizing construction of infrastructure) or building permits within River Hall 2 development, will not be granted until the signal is constructed. The Director of Community Development may authorize an extension, not to exceed six months, if the applicant demonstrates a good faith effort to complete the construction of the traffic signal.~~ Upon completion of the traffic signal at SR 80 and River Hall Parkway, the applicant will provide the Director of Community Development a copy of the FDOT Final Acceptance Letter. Please note that this condition placed by Lee County as part of this rezoning does not exempt the applicant from having to comply with the permit as approved by FDOT.

11. Approval of this rezoning does not give the developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 1-B and Table 1(b).

12. The developer is required to design the project in a manner that will provide the internal "outparcels" (separate tracts encapsulated by the project property) the ability to obtain reasonable and practicable access through the subject property, unless the developer provides a circuit court order indicating that the internal outparcels are not legally entitled to access through the subject property. However, this rezoning does not obviate the developer's responsibility to provide access to the internal "outparcels" in accordance with Florida law.

13. If the developer constructs structures other than conventional single-family homes within 100 feet of the "outparcels," the developer must provide a 25-foot-wide enhanced vegetative buffer completely around the outparcel. In addition, the enhanced vegetative buffer must utilize native vegetation, indigenous to the plant community in which it is to be planted. The vegetation must be installed prior to vertical construction and it must be installed according to the following density and size:

    a. Six trees per 100 linear feet -At installation, trees must be a minimum of 12 to 14 feet tall, with a 2-1/2 inch minimum caliper and a 5-foot minimum canopy. No palm trees, or completely deciduous trees, may be used to meet the requirements of this enhanced buffer.

    b. 33 shrubs per 100 linear feet - 1) At installation, all shrubs must be 18 to 24 inches in height, 3-gallon pots, and spaced 30 to 36 inches on center; and 2) all shrubs used to meet the enhanced buffer requirements must reach a mature height in excess of six feet under normal growing conditions. If these "outparcels" come under the control of the developer prior to construction within the 100-foot-wide area, then compliance with this condition is not required.

14. Vehicle access from the northern boundary of the subject property over and across Hickey Creek Road is prohibited.

15. Accessory uses must be located on the same tract, parcel or outparcel where a principal

use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

~~16. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.~~

17. All required buffers must utilize 100 percent native vegetation.

18. The school site is limited to a public school operated by the School District of Lee County.

19. Outdoor storage areas must be in compliance with §34-3001, *et seq*, but must be setback ~~including a~~ 200-~~foot~~ feet~~perimeter setback and~~ with an enhanced buffer.

~~20. A plan showing landscaping in accordance with page 2 of 2 of the approved MCP must be submitted and approved prior to the issuance of a development order for the golf course maintenance facility and amenity center.~~

21. Signage referencing the town center is prohibited within 50 feet of the right-of-way of Palm Beach Boulevard (State Road 80).

22. Buffers

    a. A Type "C" or "F" buffer, as described in the LDC, must be provided in the River Hall 2 CPD "Town Center" portion bordering the agriculturally-zoned property to the east. This buffer will not include the existing conservation areas shown on the approved MCP.

    b. A Type "D" buffer must be added to the MCP on the "spine" Road for the commercial Town Center portion of the property, in accordance with the LDC.

23. Second Access

    a. Within 24 months of the effective date of this Zoning Resolution, the applicant will design, permit, and construct the secondary access to 75th Street West shown on Page 4 of the MCP. The design of the second driveway to the River Hall community must be shown as a part of the first local development order approval for any of the unplatted lands in the southern portion of the development. In the event the secondary access is not constructed within 24 months of the effective date of this Resolution, the Director of Community Development may issue a reasonable extension for completion if the development has not exceeded the occupancy of 1,598 dwelling units, and the applicant demonstrates good faith progress on the design, permitting, and construction of the access. This requirement is contingent upon approval from the East County Water Control District (ECWCD) to cross the 50-foot-wide canal along the south side of River Hall. The County will work with the developer to obtain approval to cross the SO-foot-wide canal.

    b. Upon construction of the second access to the River Hall community, access through

the security gates must be provided to Lee County School District buses and to emergency vehicles.

24. Wall between River Hall and Portico (ADD2007-00063)
The construction of a wall along a portion of the southern and western property boundaries adjacent to the Portico Residential Planned Development (RPD) is subject to the following conditions:

~~a. The Development must be in compliance with the amended Master Concept Plan, dated APRIL 17, 2007, Master Concept Plan for ADD2007-00063.~~

b. Approval of this administrative amendment was contingent upon approval of ADD2007-00084 (Portico), which was approved on May 14, 2007.

25. Within ninety (90) days of the effective date of this Resolution, the developer ~~of lands within River Hall 2~~ must submit a request to the South Florida Water Management District (SFWMD) for a letter modification to the consumptive use permit for the project to reinstate the groundwater monitoring requirements that were not included in the 2013 permit renewal. These requirements include conditions 31, 32, and 33 of the original Permit No. 36-04006-W issued in 2006. If the SFWMD approves the requested modification, all monitoring reports filed with the SFWMD pursuant to the permit will also be simultaneously filed with the County's ~~Department~~Division of Natural Resources.

26. The developer of lands within River Hall ~~2~~ must provide the ability for drainage from the LAMSID to pass through the project's surface water management system in order to lower, flood stages within the LAMSID. The intent of this condition is to provide for a stormwater conveyance from the existing LAMSID canal along the southern boundary of River Hall during major storm events. This condition is not intended to require the construction of any physical improvements to the surface water management system within River Hall, but only to require access to and authority for the LAMSID to utilize the surface water management system within River Hall in accordance with its existing permit. Documentation of compliance with this requirement will be provided by the developer to the County prior to issuance of any residential development orders for River Hall ~~2~~; provided, however, that this will not prohibit the issuance of development orders solely for the infrastructure improvements (including but not limited to sewer, water, and drainage) for the project.

27. At the written request of the County, T~~t~~he developer of lands within River Hall ~~2~~ must provide, at developer's expense, a temporary modular unit to be located on the River Hall sales facility parcel for use as a station for Lee County Emergency Medical Services (EMS). At a minimum, the modular unit will provide office space, rest/sleeping area, shower and restroom facilities for EMS, along with a minimum of 4 dedicated parking spaces. Upon installation, the modular unit and parking spaces will be leased to the County for $10.00 per year, whereupon the County will be responsible for all costs of operation including, but not limited to, utilities, electricity, telecommunications, furniture, and maintenance. Within thirty (30) days after the effective date of this resolution, t~~T~~he developer shall be responsible for the initial development order application and certificate of occupancy for the installation

of the modular unit upon receipt of the written request from the County. will submit a development order application for the installation of the modular unit, and will diligently pursue issuance of the development order and move-on permit for the unit. The modular unit will be installed within ninety (90) days of receipt of all necessary permitting. The developer's obligation under this condition will expire upon the earlier of: (1) construction and issuance of a certificate of occupancy for the fire station on the parcel within River Hall owned by the Fort Myers Shores Fire District; or (2) five years after issuance of a certificate of occupancy for the modular unit.

28. The applicant will provide quarterly monitoring reports to the Director of Community Development on the status and progress of ~~the traffic signal (Condition 1O)~~ and the southerly access point (Condition 23). A courtesy copy should be provided to the River Hall CDD and Master Homeowner's Association. The first quarterly monitoring report will be due three months after the effective date of this Resolution and will be submitted every three months thereafter until ~~the signal is placed in operation by FDOT and~~ the southerly access receives a certificate of completion from the County. Each monitoring report will identify the current status of the improvement through the design, permitting, and construction stages, and will identify any issues that may affect completion of the improvement within the time specified in its applicable zoning condition.

29. The developer of land within River Hall ~~2~~ must submit, with each development order, a cumulative land development summary table indicating the Future Land Use classification and the number of residential units, and square footage and acreage of commercial retail and commercial office.

30. Emergency Services Requirements

The following improvements must be completed prior to the approval development order for any of the additional dwelling units beyond the 2,695 dwelling units approved by Resolution Z-15-003:

a. Construction of the access point in the Southwest corner of the development to connection to Portico (see DOS2019-00071-M02)
b. Construction of the proposed southerly access point from 75th St West (see DOS2019-00071-A01).

DEVIATIONS:

1. Deviation (1) sought relief from the LDC §10-385(d)(3)a requirement to provide a maximum fire hydrant spacing of 800 feet in the one- and two-dwelling unit area, to eliminate this requirement in areas along the "spine" road where no homes exist. This deviation was APPROVED.

2. Deviation (2) sought relief from the LDC §10-329(d)(4) requirement to provide lake banks to be sloped at a maximum 4:1 slope, to allow bulkheads for up to 25 percent of the shoreline of lake banks. This deviation was APPROVED.

3. Deviation (3) sought relief from the LDC §34-2194(b) requirement to provide a 25-

foot setback from bodies of water, to allow 20-foot setbacks for the manmade lakes to be consistent with the existing development orders and permits. This deviation was APPROVED.

4. Deviation (4) (ADD2007-00075) sought relief from LDC §30-152(2)c, to allow a reduction in the minimum required setback for residential subdivision entrance signage from 15 feet to 5 feet from the right-of-way. This deviation was APPROVED subject to the following conditions:

   a. Entrance signs to subdivisions within the River Hall Country Club development must be in compliance with the Signage Exhibit, stamped received on April 11, 2007. A copy of which is attached hereto as Exhibit B. Rear setbacks for accessory structures on lots 302-307 and 344-348 must be at least 6 inches.

   b. Either a two-sided sign in a landscaped median OR two one-sided signs on either side of a project entrance within the River Hall Country Club will be allowed at the entrance to each residential development. All signs must be in accordance with Chapter 30 of the LDC.

5. Deviation (5) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30foot building setback from indigenous plant communities subject to fire, to allow a side setback of 17 feet for the following existing platted lots: River Hall Country Club, Phase Two, Block K, Lots 29, 57, 76, and 77, as documented in Instrument No. 2006000409514. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

6. Deviation (6) seeks relief from the LDC §10-415(b)(1)c requirement to provide a minimum building setback of 20 feet from all indigenous preserves and a 30-foot building setback from indigenous plant communities subject to fire, to allow a setback of 20 feet for existing platted lots in River Hall Country Club Phase Two, Block K Lots 37-39, 54-57 & 65-77 as documented in Instrument No. 2006000409514, and Hampton Lakes at River Hall Phase One, Lots 102-134, as documented in Instrument No. 2005000153004. This deviation is APPROVED SUBJECT TO the condition that any re-plat of these lots will require the lots to meet the LDC required structure setback to the preserve.

7. Deviation (7) seeks relief from the LDC §34-934 requirement that permits dwelling units within a CPD when there are at least 50,000 square feet or more of commercial uses, to allow dwelling units within the existing River Hall CPD which was permitted for 45,000. This deviation is APPROVED.

Exhibit A – Protected Species Management Plan for Schulman Parcel (American Alligator Management Plan; Gopher Tortoise Management Plan; and Scrubjay Management Plan

Exhibit B – Signage Exhibit

Exhibit C – Property Development Regulations

Lee County, Florida
DEPARTMENT OF COMMUNITY DEVELOPMENT
ZONING SECTION
STAFF REPORT

CASE NUMBER: DCI2022-00026
CASE NAME: RIVER HALL RPD/CPD
TYPE OF CASE: MAJOR RESIDENTIAL PLANNED DEVELOPMENT
HEARING EXAMINER DATE: JANUARY 11, 2024
SUFFICIENCY DATE: OCTOBER 25, 2023

REQUEST:

An application has been submitted by Jennifer Sapen, AICP of Sapen Site Planning, LLC to rezone approximately 1,988.42 acres from Residential Planned Development (RPD)/Commercial Planned Development (CPD) and Agricultural (AG-2) to Residential Planned Development (RPD)/Commercial Planned Development (CPD) to allow a maximum of 3,244 dwelling units and 15,000 square feet of commercial uses.

The subject property is south of State Road 80 at the intersection of State Road 80 and River Hall Blvd, Caloosahatchee Shores Community Plan Area, Lee County, FL. (District #5), with a Legal Description described in Attachment F.

SUMMARY:

Staff recommends approval of the applicant's request, as conditioned in Attachment C. Previously approved conditions from Resolution (Z-15-003, as amended) are proposed to be carried forward into the new governing resolution including previously approved deviations.

HISTORY OF PARCEL:

The subject property was originally rezoned by Resolution Z-99-056 (Attachment H). This resolution approved a rezoning from Agricultural (AG-2) to Residential Planned Development (RPD) to allow 1,598 dwelling units on 1,798 acres.

The subject property was then rezoned by Resolution Z-05-051 (Attachment I) from Agricultural (AG-2) and Residential Planned Development (RPD) to Residential Planned Development (RPD)/Commercial Planned Development (CPD) with up to 1,999 dwelling units and 45,000 square feet of commercial uses.

The subject was rezoned again by Resolution Z-15-003 (Attachment J) to increase the density to allow a maximum density of 2,695 dwelling units and 45,000 square feet of commercial uses. It should be noted that this rezoning also permitted townhouse and multiple-family dwelling units in the Town Center (CPD) portion of the development, although no plans were specified within the commercial development plan. This resolution notes all areas with proposed changes as "River Hall 2". Changes to the current request reference areas that will be amended as River Hall II-2022, which are wholly within the areas previously considered "River Hall 2".

The following administrative amendments have taken place since the approval of Resolution Z-15-003 (Attachment K):

- ADD2017-00091 – amended the planned development to remove requirements for engineer certification for lot drainage and grading prior to certificate of occupancy.

- ADD2018-00058 – amended the Master Concept Plan and conditions regarding TIS requirements, and the timing of the secondary access and EMS requirements.

- ADD2019-00017 – amended the property development regulations for 15623 Angelica Drive to address site constraints with this site.

- ADD2019-00169 – amended the Master Concept Plan to expand the clubhouse amenity area and redesignate a tract from R-1 to RMF-2.

CHARACTER OF THE AREA:

The subject property consists of approximately 1,988.42 acres located along State Road 80 (SR 80), a State-maintained arterial road. The subject property is within Caloosahatchee Shores Community Plan Area, as described in Goal 21 of the Lee Plan. The development is primarily accessed by River Hall Boulevard at a full access signalized intersection. Along SR 80, the development pattern to the west is more characteristic of suburban development, with a mix of commercial uses and suburban residential development patterns. To the east of this intersection is characteristic of rural land uses.

The following describes the land uses and zoning districts of adjacent property:

North:

Properties to the north are zoned Agricultural (AG-2), are in the Rural future land use category, and are developed with large lot residential development and agricultural uses. Further north, property is separated by State Road 80, is zoned Commercial Planned Development (CPD) approved by Resolution Z-14-022 (Attachment M) and is in the Commercial future land use category. This property is undeveloped.

East:

Properties to the east are zoned Environmentally Critical (EC) and are in the Conservation Lands future land use category. The subject property is part of the Hickey Creek Mitigation Park.

South:

Properties to the south are zoned Residential-Single Family District (RS-1) and are in the Urban Community future land use category. These properties are a mix of quarter-acre residential lots with a mix of developed residential uses and vacant land.

West:

Properties to the west are zoned Residential Planned Development (RPD) and are in the Outlying Suburban future land use category. There are several developments adjacent to the west boundary of River Hall including Buckingham 345, recently approved by Resolution Z-05-074 (Attachment M, Part 1), Portico RPD last approved by Resolution Z-19-006 (Attachment M, Part 2), and Hemmingway Pointe RPD, approved by Resolution Z-06-085 (Attachment M, Part 3).

ANALYSIS

This request seeks to rezone approximately 1,988.42 acres from Residential Planned Development (RPD)/Commercial Planned Development (CPD) and Agricultural (AG-2) to Residential Planned Development (RPD)/Commercial Planned Development (CPD) to allow a maximum of 3,244 dwelling units and 15,000 square feet of commercial uses.

The applicant seeks to increase the total acreage of the development by 9.98 acres and proposes to utilize the additional acreage to increase the density for the project. This area is within the Suburban Future Land Use Category and is surrounded by the existing boundary of River Hall on every side. This land is not proposed to be developed, but rather utilized as preserve and open space. The applicant notes that other areas within River Hall, including a 22.74-acre portion on the east side of River Hall Parkway, and a 139.95-acre portion of the southeast portion of River Hall are proposed to be developed with an increased density if the request is approved. These areas are referenced as River Hall II-2022 on the Master Concept Plan (Attachment T).

There is a companion Comprehensive Plan Amendment (CPA2021-00016) being sought to support the rezoning request (Attachment N). The proposed Comprehensive Plan Amendment encompasses 391.85 acres (sixty-nine parcels) within River Hall, a residential development comprised of 1,978 acres in total. On the 391.85 acres subject to this amendment, the Future Land Use Map designations are proposed to change as follows:

Area	Existing Future Land Use	Proposed Future Land Use
11.94 acres	Sub-Outlying Suburban	Rural
276.63 acres	Sub-Outlying Suburban	Outlying Suburban
25.2 acres	Sub-Outlying Suburban	Suburban
45.68 acres	Rural	Outlying Suburban
32.4 acres	Rural	Sub-Outlying Suburban

The case was heard by the Local Planning Agency (LPA) on October 24, 2022, who recommended that the Board of County Commissioners (BoCC) transmit the amendment to the State for review. This case was heard by the BoCC on January 18, 2023, and was transmitted to the State. The adoption hearing for the Comprehensive Plan Amendment will occur concurrent with the BoCC hearing for this zoning request.

Based on the assumed changes of CPA 2021-00016, the applicant has provided a land use summary table to demonstrate maximum development density. It should be noted that these density calculations are presented only to demonstrate that the maximum number of dwelling units sought by the applicant is less than what is able to be sought based on future land use category considerations.

Allowable Density		
FLU	Acreage	Gross Allowable Density
Suburban	92.93	557.58
Wetlands (Suburban)	21.14	126.84
Outlying Suburban	308.77	926.31
Sub-Outlying Suburban	275.59	551.18
Rural	1051.80	1051.80
Wetlands (Rural)	168.06	168.06
Impacted Wetlands	64.54	3.23
TOTAL:		3385.00

Notwithstanding the proposed increase in density within the areas referenced above, no changes are proposed to the developed portions of River Hall. The applicant notes areas of intensification as River Hall II-2022 on the Master Concept Plan and in proposed conditions to delineate areas where the increased density can be located.

Planned Development Rezoning:

Section 34-612 of the Lee County Land Development Code describes the intent of the utilization of the Planned Development zoning district. The purpose of planned development zoning is to further implement the goals, objectives, and policies of the Lee Plan, while providing some degree of flexibility in the planning and design of proposed developments.

LDC Section 34-145(d) establishes the review criteria for all rezoning requests. Before recommending approval of a rezoning request, the Hearing Examiner must find the request:

a) Complies with the Lee Plan;
b) Meets the Land Development Code and other applicable County regulations or qualifies for deviations;
c) Is compatible with existing and planned uses in the surrounding area;
d) Will provide access sufficient to support the proposed development intensity;
e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;
f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and
g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban Area category.

For Planned Development rezoning requests, the Hearing Examiner must also find:

a) The proposed use or mix of uses is appropriate at the proposed location;
b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and
c) That each requested deviation:

1) Enhances the achievement of the objectives of the planned development; and
2) Preserves and promotes the general intent of this Code to protect the public health, safety and welfare.

The applicant provided a narrative detailing the nature of request and an analysis of how the request is consistent with the provisions of the Lee Plan and complies with the decision-making criteria described above (Attachment D).

Master Concept Plan

The applicant has provided a one-page Master Concept Plan that details the proposed development (Attachment T). The Master Concept Plan notes the development and preserve areas, the boundary of the Commercial Planned Development (CPD), as well as roadways, open space, and deviation references. The plan highlights the development areas that are the focus of the changes to the development (referenced as River Hall II-2022) and designates maximum density for both the 22.74-acres Town Center Parcel and the 139.95-acre parcel on the southeast of the development.

Development Pattern Considerations:

The subject property is in the Suburban, Outlying Suburban, Sub-Outlying Suburban, Wetlands, and Rural future land use categories. Policy 1.1.5 describes the Suburban future land use category as predominantly residential on the fringe of urban areas where it is appropriate to protect existing or emerging residential neighborhoods. Density considered in the Suburban category is up to six units per acre. Policy 1.1.6 describes the Outlying Suburban future land use category as peripheral to urban areas, containing low density development with some requisite infrastructure for higher density development. Density considered for the Outlying Suburban category is up to three units per acre. Policy 1.1.11 describes the Sub-Outlying Suburban future land use category as low-density residential areas that typically do not contain urban levels of infrastructure, with a maximum density of two units per acre. Policy 1.4.1 describes the Rural future land use category as land considered for low density residential or rural development with maximum density of one unit per acre.

Policy 5.1.10 provides that in *"instances where land under single ownership is divided into two or more land use categories by the adoption or revision of the Future Land Use Map, the allowable density under this Plan will be the sum of the allowable densities for each land use category for each portion of the land."* As described in the density analysis above, the density is derived from all land use categories within the development and aggregated into a maximum development density. The analysis provided by the applicant demonstrates that the maximum requested density of 3,244 dwelling units is less than the maximum that could be sought based on the future land use categories alone. The applicant also states that the average density for the development is 1.6 dwelling units per acre. Staff finds the request consistent with Policies 1.1.5, 1.1.6, 1.1.11, 1.4.1, and 5.1.10.

Objective 1.5 describes policies related to the Wetlands future land use category. Policy 1.5.1 states that land uses permitted in the Wetlands category consist of very low residential uses. Goal 124 adds to the protections of Wetland areas by providing regulatory incentives to facilitate protections of wetlands during the development of land. Policy 124.1.1 states that development may transfer dwelling units from preserved freshwater wetlands to developable contiguous uplands under common ownership at the same underlying density as permitted for those uplands. The applicant derives density from approximately 189 acres of preserved wetlands within the development. Staff finds the request consistent with Objective 1.5, Policy 1.5.1, and Policy 124.1.1.

Objectives 2.1 and 2.2 of the Lee Plan intend to direct new growth to future urban areas in compact and contiguous growth patterns where adequate public facilities exist. The subject property is located near an arterial corridor where urban services exist. The applicant has provided a letter of water and wastewater utility availability, as well as service availability from Sheriff, EMS, Fire District, and the Lee County School District (Attachment R). The applicant has also provided a Traffic Impact Statement (Attachment P) to demonstrate that the roadway system can support the proposed uses. Staff finds the rezoning request, as conditioned, consistent with Objective 2.1, Objective 2.2, and Policy 2.2.1.

Policy 5.1.2 prohibits residential development where natural physical constraints or hazards exist, including hurricane and flood hazards, soil or geologic conditions, environmental limitations, or aircraft noise. The subject property is not located in a Coastal High Hazard Area or floodway and is in Flood Insurance Rate Map (FIRM) Zones AE-EL9 and X(Shaded). Regardless of the lack of physical constraints evident on the subject property, the applicant will be required to meet the requirements of Chapter 2, Article XI of the Land Development Code regarding hurricane preparedness and mitigation at the time of application for a local development order. This includes the determination of necessary hurricane sheltering, and mitigation of impacts to state evacuation times. Staff finds the request, as conditioned, consistent with Policy 5.1.2.

Policy 5.1.5 of the Lee Plan intends to protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of residential development. The proposed development includes an intensification of residential development in certain areas within an existing development. Acknowledging the potential impact near the project entry from the proposed multiple-family tract, conditions are proposed to mitigate the potential impacts of higher density residential uses abutting rural lands. If multifamily building height exceeds 35 feet (allowed height of abutting agriculturally zoned land), then the principal building setback must be increased to 150 feet. Additionally, to ensure a parking lot is not constructed proximate to Rural land, a transition lake is required when multifamily buildings exceed 35 feet in height. Notes have been added to the eastern boundary of the CPD outlining these requirements. Staff also notes that existing approved commercial areas will not further encroach into the residential portions of the development. Staff finds the request, as conditioned, consistent with Policy 5.1.5.

Policy 6.1.1 of the Lee Plan requires that applications be reviewed for traffic and access impacts, incorporate landscaping and detailed site planning, screening and buffering, ensure availability of services and facilities, minimize impacts on adjacent uses, be in proximity to other similar centers, and properly mitigate environmental considerations. The applicant has provided the requisite information for a review of these factors for the commercial area at the north of the development. Staff finds the planned development rezoning request consistent with Policy 6.1.1.

Policy 6.1.2 of the Lee Plan limits commercial development in non-urban future land use categories to minor commercial development. Staff notes that all commercial development is proposed along SR 80 and was previously approved in the area. Staff finds the request consistent with Policy 6.1.2.

Policy 6.1.4 of the Lee Plan requires that commercial uses be approved only when compatible with adjacent existing and proposed land uses as well as existing and programmed services and facilities. The areas designated for commercial uses are adjacent to State Road 80, an arterial roadway, and there are sufficient programmed services and facilities to accommodate the proposed development. Staff finds this request consistent with Policy 6.1.4.

Policy 6.1.6 of the Lee Plan requires commercial development to provide adequate and appropriate landscaping, open space, and buffering. Except as deviated from and conditioned herein, the applicant has demonstrated compliance with the landscaping, open space, and buffering requirements of the LDC for the commercial areas of the project. Staff finds the request, as conditioned, consistent with Policy 6.1.6.

Policy 6.1.7 of the Lee Plan prohibits commercial developments from locating in a way that opens new areas to premature, scattered, or strip development. The commercial components of this project were previously considered consistent with this policy. With the exception of the reduction in commercial area, no additional changes to this portion of the development are considered. Staff finds this planned development rezoning request consistent with Policy 6.1.7.

Goal 21 establishes the Caloosahatchee Shores Community Plan which aims to protect the character, natural resources, and quality of life of the area, while promoting new development maintaining a rural identity for the neighborhoods east of I-75. There are not specific Objectives or Policies as it pertains to residential development, except for Objective 21.3 which aims to protect and enhance existing neighborhoods by providing appropriate buffers between residential and non-residential development. The companion Land Development Code regulations found in LDC Sections 33-1480 through 33-1524 establish development standards for development in Caloosahatchee Shores. Architectural features and site design requirements would apply to commercial development and multiple-family development. Also, LDC Section 33-1482 requires a publicly-held information meeting for rezonings and development orders. The applicant has provided information from the public information meeting regarding this request and has been included with this report (Attachment S). Staff finds the request consistent with Goal 21, Objective 21.3, and its companion Land Development Code requirements.

Goal 125 of the Lee Plan establishes objectives and policies to ensure that water quality is maintained or improved for the environment and people of Lee County. Objective 125.1 states that development must maintain high water quality, meeting or exceeding state and federal water quality standards. Policies 125.1.2 and 125.1.3 require new development to not degrade surface and groundwater quality and require the design of drainage systems that minimize nutrient loading and pollution in off-site charges. Based on the applicant's submittal materials and because the established development meets these standards, staff finds the request, as conditioned, consistent with Goal 125, Objective 125.1, and Policies 125.1.2 and 125.1.3.

Goal 135 of the Lee Plan addresses the necessity to meet housing needs as Lee County grows in population. Policy 135.1.9 states that the county will ensure a mix of residential housing types on a county-wide basis through the planned development process. This rezoning request considers up to 3,244 dwelling units that will include a mix of multiple-family and single-family units which assists in meeting the housing needs of the county. Staff finds the proposed rezoning consistent with Goal 135 and Policy 135.1.9.

Goal 158 of the Lee Plan establishes the County's intent to provide a diversified and stable economy by providing a positive business climate and employment opportunities for the residents of Lee County. Staff notes that this rezoning request will provide additional employment opportunities for the area and additional housing adjacent to employment areas. Staff finds this planned development consistent with Goal 158.

Transportation Considerations:

The applicant has provided a Traffic Impact Statement (TIS) that describes the impact that the proposed request will have on the County Roadway system (Attachment P). Infrastructure Planning Staff has reviewed the TIS and has found that the proposed project will impact the roadway system at certain roadway sections, and that at the time of local development order review, the project will be further reviewed to determine the required site-related traffic improvements to nearby roadways. Staff also notes that SR 80 is a State-maintained roadway, and all improvements to intersections and roadway sections must be approved through the Florida Department of Transportation (Attachment Q).

Urban Services:

The subject property is serviced by Fort Myers Shores Fire Protection and Rescue Service District within the subject development, Lee County EMS station approximately 2.3 miles west of the property, and a Sheriff substation 9.72 miles west of the property. The applicant has provided a letter of utility availability in accordance with Standards 4.1.1 and 4.1.2 for water and sanitary sewer service (Attachment R). Lee County School Board provided analysis of the proposed residential density, and notes that there is capacity to accommodate the future student population of the development (Attachment R).

Deviations:

The applicant seeks to carry forward the approved deviations from Resolution Z-15-003 (Attachment J) and does not seek any additional deviations.

CONCLUSION:

Based on the analysis provided above, staff offers the following review of the decision-making criteria for the planned development rezoning request. Staff finds that the proposed request:

a) Complies with the Lee Plan;

   Based on the analysis above, staff finds that the request is consistent with the Lee Plan. The proposed use and density are compatible with existing and proposed uses and meet or exceed the objectives and policies herein.

b) Meets this Code and other applicable County regulations or qualifies for deviations;

   Staff continues to recommend of from the deviations previously approved in Resolution Z-15-003.

c) Is compatible with existing and planned uses in the surrounding area;

   The mix of uses surrounding the subject property includes a mix of residential and commercial development, and rural land. The request, as conditioned, is consistent with surrounding existing and planned uses.

d) Will provide access sufficient to support the proposed development intensity;

Access exists from State Route 80, a State-maintained arterial roadway with a second access onto 75th Street West. Staff finds that there will be sufficient access to support the request.

e) The expected impacts on transportation facilities will be addressed by existing County regulations and conditions of approval;

Staff has reviewed the transportation impacts of the development, and has concluded that the request does not significantly impact the roadway network in the area.

f) Will not adversely affect environmentally critical or sensitive areas and natural resources; and

Staff has reviewed the potential environmental impacts and has determined that the request, as conditioned, meets the requirements of the Land Development Code and Lee Plan and sufficiently protects existing environmentally critical areas and natural resources.

g) Will be served by urban services, defined in the Lee Plan, if located in a Future Urban area category.

Additionally, staff has concluded:

a) The proposed use or mix of uses is appropriate at the proposed location;

The proposed mix of uses is appropriate and compatible to the uses surrounding the subject property.

b) The recommended conditions provide sufficient safeguards to the public interest and are reasonably related to the impacts on the public's interest expected from the proposed development; and

Staff finds the proposed conditions appropriate for approval and sufficiently address the public's interest expected from the proposed development.

c) That each requested deviation enhances the achievement of the objectives of the planned development and reserves and promotes the general intent of the Land Development Code to protect the public health, safety and welfare:

Staff continues to recommend approval from the deviation approved in Resolution Z-15-003.

Residential Planned Development (RPD)/Commercial Planned Development (CPD) and Agricultural (AG-2) to Residential Planned Development (RPD)/Commercial Planned Development (CPD).

ATTACHMENTS:

A. Expert Witness Information
B. Maps: surrounding zoning, future land use and aerial photograph
C. Recommended Conditions and Deviations
D. Request Statement

E. Legal Description
F. Applicant Proposed Conditions
G. Proposed Schedule of Deviations
H. Resolution Z-99-056
I. Resolution Z-05-051
J. Resolution Z-15-003
K. Administrative Approvals
    1. ADD2017-00091
    2. ADD2018-00058
    3. ADD2019-00017
    4. ADD2019-00169
L. Resolution Z-14-022
M. West Zoning Approvals
    1. Resolution Z-05-074
    2. Resolution Z-19-006
    3. Resolution Z-06-085
N. CPA2021-00016 Staff Report
O. Environmental Staff Report
P. Traffic Impact Statement
Q. Infrastructure Planning Memorandum
R. Letters of Availability
    1. EMS Letter of Availability
    2. Fort Myers Shore Fire District
    3. Lee County School District
    4. Sheriff Letter of Availability
    5. Lee County Utilities
S. Public Information Meeting
T. Master Concept Plan