



APPLICATION FOR PLANNED DEVELOPMENT PUBLIC HEARING UNINCORPORATED AREAS ONLY

Project Name: Corkscrew Crossing RPD (f.k.a. Monte Cristo RPD)

Request: Rezone from: RPD To: RPD

Type: Major PD Minor PD DRI w/Rezoning PRFPD
 Major PD Amendment Minor PD Amendment

Summary of Project:

PART 1 APPLICANT/AGENT INFORMATION

A. Name of Applicant: J. Dean Templeton as Trustee of the Templeton Family Trust under the agreement dated May 25, 1984
Address: PO Box 731
City, State, Zip: Traverse City, MI 49685
Phone Number: _____
E-mail Address: _____

- B. Relationship of Applicant to owner (check one) and provide Affidavit of Authorization form:**
- Applicant is the sole owner of the property. [34-201(a)(1)a.1.]
 - Applicant has been authorized by the owner(s) to represent them for this action. [34-202(b)(1)b. & c.]
 - Application is County initiated. Attach BOCC authorization.

C. Authorized Agent: (If different than applicant) Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

1. Company Name: Q. Grady Minor and Associates, P.A.
Contact Person: D. Wayne Arnold, AICP
Address: 3800 Via Del Rey
City, State, Zip: Bonita Springs, FL 34134
Phone Number: 239-947-1144 Email: warnold@gradyminor.com

2. **Additional Agent(s):** Provide the names of other agents that the County may contact concerning this application. [34-202(b)(1)c.]

LEE COUNTY COMMUNITY DEVELOPMENT
PO BOX 398 (1500 MONROE STREET), FORT MYERS, FL 33902
PHONE (239) 533-8585

**PART 2
PROPERTY OWNERSHIP**

A. Property owner(s): If multiple owners (corporation, partnership, trust, association), provide a list with owner interest. [34-201; 34-204]

Name: J. Dean Templeton as Trustee of the Templeton Family Trust under the agreement dated May 25, 1984

Address: PO Box 731

City, State, Zip: Traverse City, MI 49685

Phone Number: _____

Email: _____

B. Disclosure of Interest [34-201; 34-204]:

Attach Disclosure of Interest Form. [34-201; 34-204]

C. Multiple parcels:

Property owners list. [34-202(a)(5)]

Property owners map. [34-202(a)(5)]

D. Certification of Title and Encumbrances [34-202(a)(3)]

1. Title certification document, no greater than 90 days old. [34-202(a)(3)]

2. Date property was acquired by present owner(s): 09/19/2011

**PART 3
PROPERTY INFORMATION**

A. STRAP Number(s): [Attach extra sheets if additional space is needed.]

19-46-26-00-00001.0010

31-46-26-00-00001.2000

30-46-26-00-00001.2000

B. Street Address of Property: 12840 and 12970 CORKSCREW RD

C. Legal Description (must submit) [34-202(a)(1)]:

Legal description (metes and bounds) (8½"x11") and sealed sketch of the legal description.

OR

Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. ([Click here](#) to see an example of a legal description with no metes and bounds.)

AND

Boundary Survey [34-202(a)(2); 34-373(a)(4)a.]:

A Boundary survey, tied to the state plane coordinate system.

OR

Not required if the property is located within a subdivision platted per F.S. Chapter 177.

D. Surrounding property owners (within 500 feet of the perimeter of the subject parcel or portion thereof that is subject of the request):

1. List of surrounding property owners. [34-202(a)(6)]

2. Map of surrounding property owners. [34-202(a)(7)]

3. One set of mailing labels. [34-202(a)(6)]

Note: When the case is found complete/ sufficient, a new list and mailing labels must be submitted.

E. Current Zoning of Property: Monte Cristo RPD

Provide a list of all Zoning Resolutions and Zoning Approvals applicable to the subject property. [34-202(a)(8)]: Z-07-047

F. Use(s) of Property [34-202(a)(8)]:

1. Current uses of property are: Undeveloped Residential

2. Intended uses of property are: Residential

G. Future Land Use Classification (Lee Plan) [34-202(a)(8)]:

Suburban	<u>54</u>	Acres	<u>14</u>	% of Total
Wetlands	<u>341.6</u>	Acres	<u>86</u>	% of Total
		Acres		% of Total

H. Property Dimensions [34-202(a)(8)]:

1. Width (average if irregular parcel):	<u>2,250</u>	Feet		
2. Depth (average if irregular parcel):	<u>10,625</u>	Feet		
3. Total area:	<u>395.6</u>	Acres or square feet		
4. Frontage on road or street:	<u>1,500</u>	Feet on	<u>Corkscrew Road</u>	Street
2 nd Frontage on road or street:		Feet on		Street

I. 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. [34-202(a)(10)]

- Not Applicable
- Estero Planning Community. [33-54(a)&(b); Lee Plan Policy 19.5.3]
- Captiva Planning Community (Captiva Island). [33-1612(a)&(b); Lee Plan Policy 13.1.7]
- North (Upper) Captiva Community Plan area. [33-1711]
- Boca Grande Planning Community. [Lee Plan Policy 22.1.5]
- Caloosahatchee Shores Community Plan area. [33-1482(a)&(b); Lee Plan Policy 21.6.3]
- Page Park Community Plan area. [33-1203(a) & (b); Lee Plan Policy 27.11.2]
- Palm Beach Boulevard Community Plan area. [Lee Plan Policy 23.5.2]
- Buckingham Planning Community. [Lee Plan Policy 17.7.2]
- Pine Island Planning Community. [33-1004(a) & (b); Lee Plan Policy 14.7.1]
- Lehigh Acres Planning Community. [33-1401(a)&(b); Lee Plan Policy 32.12.2]
- North Fort Myers Planning Community. [33-1532(a)&(b)]

J. Waivers from Application Submission Requirements: Attach waivers, if any, approved by the Director of Zoning. [34-202(a)]

**PART 4
TYPES OF LAND AREA ON PROPERTY**

A. Gross Acres (total area within described parcel)		<u>395+/-</u>	Acres
1. Submerged land subject to tidal influence		<u>0</u>	Acres
2. a. Preserved freshwater wetlands	<u>171.52</u>	Acres	
b. Impacted wetlands	<u>169.13</u>	Acres	
c. Preserved saltwater wetlands	<u>0</u>	Acres	
d. Total wetlands (A.2.a. plus A.2.b. plus A.2.c.)		<u>341</u>	Acres
3. R-O-W providing access to non-residential uses		<u>0</u>	Acres
4. Non-residential use areas ^{(1) (2)}		<u>0</u>	Acres
B. Total area not eligible as gross residential acreage (Items A.1. + A.3. + A.4.).		<u>0</u>	Acres
C. Gross residential acres. (A minus B) ⁽³⁾		<u>395+/-</u>	Acres
D. Gross residential acres (by Land Use Category)			
1. a. Intensive Development – upland			Acres
b. Intensive Development – preserved freshwater wetlands			Acres
c. Intensive Development – impacted wetlands			Acres
2. a. Central Urban – upland			Acres
b. Central Urban – preserved freshwater wetlands			Acres
c. Central Urban – impacted wetlands			Acres
3. a. Urban Community or Suburban – upland			Acres
b. Urban Community or Suburban – preserved freshwater wetlands			Acres
c. Urban Community or Suburban – impacted wetlands			Acres

4.	a.	Suburban – upland	<u>54.35</u>	Acres
	b.	Suburban – preserved freshwater wetlands	<u>171.52</u>	Acres
	c.	Suburban – impacted wetlands	<u>169.13</u>	Acres
5.	a.	Outlying Suburban – upland	_____	Acres
	b.	Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Outlying Suburban – impacted wetlands	_____	Acres
6.	a.	Sub-Outlying Suburban – upland	_____	Acres
	b.	Sub-Outlying Suburban – preserved freshwater wetlands	_____	Acres
	c.	Sub-Outlying Suburban – impacted wetlands	_____	Acres
7.	a.	Rural, Outer Island, Rural Community Preserve – upland	_____	Acres
	b.	Rural, Outer Island, Rural Community Preserve – wetlands	_____	Acres
8.	a.	Open Lands – upland	_____	Acres
	b.	Open Lands – wetlands	_____	Acres
9.	a.	Resource – upland	_____	Acres
	b.	Resource – wetlands	_____	Acres
10.	a.	Wetlands	_____	Acres
11.	a.	New Community – upland	_____	Acres
	b.	New Community – wetlands	_____	Acres
12.	a.	University Community – upland	_____	Acres
	b.	University Community – wetlands	_____	Acres
13.	a.	Coastal Rural – upland	_____	Acres
	b.	Coastal Rural – wetlands	_____	Acres
TOTAL (should equal "C" above)			<u>395+/-</u>	Acres

Notes:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included except within the Mixed Use Overlay {see Note (2) below}.
- (2) Within the Mixed Use Overlay, lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses may be included in density calculations {see Lee Plan Objective 4.3}.
- (3) Lands to be used for residential uses including land within the development proposed to be used for streets & street rights of way, utility rights-of-way, public & private parks, recreation & open space, schools, community centers, & facilities such as police, fire & emergency services, sewage & water, drainage, and existing man-made waterbodies.

**PART 5
RESIDENTIAL DEVELOPMENT - PRELIMINARY DENSITY CALCULATIONS**

- i. Complete only if living units are proposed in a Future Land Use Category.
- ii. If more than one classification, calculations for each classification must be submitted. Attach extra sheets as necessary.
- iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Future Land Use Category: Suburban and Wetlands

		Lee Plan Table 1(a)		
		Max. standard density		Units
1. Standard Units				
a.	Total upland acres (from Part 4, D.)	<u>54.35</u>	x <u>6</u> equals	<u>326.1</u>
b.	Total preserved freshwater wetlands acres (from Part 4, D.)	<u>171.52</u>	x <u>6</u> equals	<u>1029.12</u>
c.	Total impacted wetlands acres (from Part 4, D.)	<u>169.13</u>	x <u>1/20</u> equals	<u>8.45</u>
d.	Total Allowed Standard Units ⁽¹⁾			<u>1363.67</u>
2. Bonus Units ^{(2) (3)}				
a.	Low-moderate-housing density			_____
b.	TDR units			_____
c.	Sub-total			_____
3. Total Permitted Units ⁽¹⁾				<u>1363.67</u>

(see notes on next page)

Notes:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
- (2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.
- (3) In Intensive Development, Central Urban, and Urban Community categories only.

**PART 6
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCUATIONS**

A. Commercial	NA	Height	Total Floor Area (Square Feet)
1. Medical		_____	_____
2. General Office		_____	_____
3. Retail		_____	_____
4. Other: _____		_____	_____
5. TOTAL FLOOR AREA		_____	_____
B. Industrial	NA	Height	Total Floor Area (Square Feet)
1. Under Roof		_____	_____
2. Not Under Roof		_____	_____
3. TOTAL FLOOR AREA		_____	_____
C. Mining	NA	Depth	Total Acres
1. Area to be excavated		_____	_____
D. Assisted Living Facilities	NA	Height	Total Beds/Units
1. Dependent Living Units		_____	_____
2. Independent Living Units		_____	_____
3. TOTAL BEDS/UNITS		_____	_____
E. Hotels/Motels (Room Size)	NA	Height	Total Rental Units
1. < 425 sq. ft.		_____	_____
2. 426-725 sq. ft.		_____	_____
3. 725 < sq. ft.		_____	_____
4. TOTAL UNITS		_____	_____

**PART 7
ACTION REQUESTED**

- A. Request Statement:** Provide a single narrative explaining the nature of the request and how the property qualifies for the rezoning to a planned development. This narrative should include how the proposed development complies with the Lee Plan and the Land Development code. This narrative may be utilized by the board of County Commissioners, Hearing Examiner and staff in establishing a factual basis for the granting or denial of the rezoning. **[34-373(a)(5)]**
- B. Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. TIS is not required for an existing development. **[34-373(a)(7)]**
- C. Master Concept Plan:**
 - 1. **Master Concept Plan, Non-PRFPD:** A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a. Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. In addition to the Master Concept Plan, an open space design plan delineating the indigenous preserves and/or native tree preservation areas as required by LDC Section 10-415(b) must be submitted. **[34-373(a)(6)]**

2. **Schedule of Uses:** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**
3. **Schedule of Deviations and Written Justification:** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned development and will not cause a detriment to public interests. The location of each requested deviation must be located/shown on the Master Concept Plan. **[34-373(a)(9)]**

**PART 8
ENVIRONMENTAL REQUIREMENTS**

- A. **Topography:** Describe the range of surface elevations of the property. Attach a county topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)d.iv.]**
See Environmental Assessment by Passarella and Associates.

- B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].
See Environmental Assessment by Passarella and Associates.

- C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 6.B. above will be protected by the completed project:
See Environmental Assessment by Passarella and Associates.

- D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:
NA

- E. **Soils Map:** Attach maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)b.i.]**
- F. **FLUCCS Map:** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)c.]**
- G. **Rare & Unique Upland Habitat Map:** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)b.iii.]**
- H. **Existing and Historic Flow-Ways Map:** Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)b.v.]**

**PART 9
SANITARY SEWER & POTABLE WATER FACILITIES**

- A. **Special Effluent:** If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:
NA

- B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:
 1. Method and degree of treatment:
NA

 2. Quality of the effluent:
NA

 3. Expected life of the facility:
NA

4. Who will operate and maintain the internal collection and treatment facilities:

NA

5. Receiving bodies or other means of effluent disposal:

NA

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

NA

2. Current water table conditions:

NA

3. Proposed rate of application:

NA

4. Back-up system capacity:

NA

**PART 10
ADDITIONAL REQUIREMENTS**

A. Major Planned Developments:

1. **Surface Water Management Plan.** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1). **[34-373(b)(1)]**
2. **Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
3. **Protected Species Survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**

B. Amendments to Built Planned Developments: The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. Attach proof of notice to other property. **[34-373(c)]**

C. Development of Regional Impact: Binding letter of interpretation from DCA or a complete and sufficient ADA. (See also Application for Public Hearing for DRI Form.) **[34-373(d)(2)]**

D. Private Recreational Facility Planned Developments (PRFPDs):

1. **Master Concept Plan, PRFPD.** Master Concept Plan showing and identifying information required by LDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24"x36" and 11"x17", and must be clearly legible and drawn at a scale sufficient to adequately show and identify the required information. **[34-941(g)]**
2. **Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1]**
3. **Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
4. **Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
5. **Environmental Assessment.** An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**

6. **Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**
- E. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property?
 YES (Provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service.) **[34-202(b)(8)]**
 NO (Provide a narrative explaining why the connection is not planned and how the water and sewer needs of the project will be met.) **[34-202(b)(8)]**
- F. **Existing Agricultural Use:** If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval, an Existing Agricultural Use Affidavit must be provided. Entitle as "Existing Agricultural Uses at Time of Zoning Application." **[34-202(b)(7)]** NA
- G. **Flood Hazard: [34-202(a)(8)]**
 Not applicable
 The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.
 The minimum elevation required for the first habitable floor is 21.0 NAVD (MSL)
- H. **Excavations/Blasting: [34-202(b)(6)]**
 No blasting will be used in the excavation of lakes or other site elements.
 If blasting is proposed, provide Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information).
- I. **Bonus Density: [34-202(b)(5)]**
 Not Applicable
 Bonus density will be used. Provide a copy of the Bonus Density application showing calculations.
- J. **Hazardous Materials Emergency Plan for Port Facilities: [34-202(b)(4)]**
 Not Applicable
 Provide a Hazardous materials emergency plan.
- K. **Mobile Home Park: [34-203(d)]**
 Not Applicable
 Request includes rezoning of a Mobile Home Park. Provide facts related to the relocation of dislocated owners that meets the requirements of F.S. § 723.083 (1995).
- L. **Airport Zones & Lee County Port Authority (LCPA) Requirements:**
 Not Applicable
 Property is located within _____ Airport Noise Zone: **[34-1004]**
 Property is located within Airport Protection Zone. Indicate which Zone below. **[34-1005]**
 Property is located within Airport Runway Clear Zone: **[34-1006]**
 Property is located within Airport School Protection Zone: **[34-1007]**
 Property is located within Airport Residential Protection Zone: **[34-1009]**
 Property is located in an Airport Obstruction Notification Zone and subject to LCPA regulations. **[34-1009]**
 A Tall Structures Permit is required. **[34-1010]**

**PART 5
SUBMITTAL REQUIREMENT CHECKLIST**

Clearly label your attachments as noted in bold below

Copies Required	SUBMITTAL ITEMS
13	<input checked="" type="checkbox"/> Completed application for Public Hearing [34-201(b)]
1	<input checked="" type="checkbox"/> Filing Fee - [34-202(a)(9)]
3	<input checked="" type="checkbox"/> Notarized Affidavit of Authorization Form [34-202(b)(1)c]
3	<input checked="" type="checkbox"/> Additional Agents [34-202(b)(1)c.]
3	<input type="checkbox"/> Multiple Owners List (if applicable) [34-201; 34-204]
3	<input checked="" type="checkbox"/> Disclosure of Interest Form (multiple owners) [34-201(b)(2)a]
5	<input checked="" type="checkbox"/> Legal description (must submit) [34-202(a)(1)]
	<input checked="" type="checkbox"/> Legal description (metes and bounds) and sealed sketch of legal description
	OR
	<input type="checkbox"/> Legal description (NO metes and bounds) if the property is located within a subdivision platted per F.S. Chapter 177, and is recorded in the Official Records of Lee County under Instruments or Plat Books. (Click here to see an example of a legal description with no metes and bounds.)
5	<input checked="" type="checkbox"/> Boundary Survey – not required if platted lot (2 originals required) [34-202(a)(2); 34-373(a)(4)a.]
3	<input type="checkbox"/> Property Owners list (if applicable) [34-202(a)(5)]
3	<input type="checkbox"/> Property Owners map (if applicable) [34-202(a)(5)]
3	<input checked="" type="checkbox"/> Confirmation of Ownership/Title Certification [34-202(a)(3)]
3	<input type="checkbox"/> STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
1	<input checked="" type="checkbox"/> List of Surrounding Property Owners [34-202(a)(6)]
1	<input checked="" type="checkbox"/> Map of Surrounding Property Owners [34-202(a)(7)]
1	<input checked="" type="checkbox"/> Mailing labels [34-202(a)(6)]
13	<input checked="" type="checkbox"/> List of Zoning Resolutions and Approvals [34-202(a)(8)]
13	<input type="checkbox"/> Summary of Public Informational Session (if applicable) [34-202(a)(10)]
13	<input type="checkbox"/> Waivers from Application Submission Requirements (if applicable)
13	<input checked="" type="checkbox"/> Preliminary Density Calculations (if applicable)
13	<input checked="" type="checkbox"/> Request Statement
5	<input checked="" type="checkbox"/> Traffic Impact Statement (TIS) (not required for existing development) [34-341(b)(2)d.1.]
13	<input checked="" type="checkbox"/> Master Concept Plan (MCP), Non-PRFPD [34-373(a)(6)]
13	<input checked="" type="checkbox"/> Schedule of Uses [34-373(a)(8)]
13	<input type="checkbox"/> Schedule of Deviations and Written Justification [34-373(a)(9)]
4	<input type="checkbox"/> Topography (if available) [34-373(a)(4)d.iv.]
4	<input checked="" type="checkbox"/> Soils Map [34-373(a)(4)b.v.]
4	<input checked="" type="checkbox"/> FLUCCS Map [34-373(a)(4)c.]
4	<input type="checkbox"/> Rare & Unique Upland Habitat Map [34-373(a)(4)b.iii.]
4	<input type="checkbox"/> Existing and Historic Flow-Ways Map [34-373(a)(4)b.v.]
4	<input checked="" type="checkbox"/> Surface Water Management Plan (if applicable) [34-373(b)(1)]
13	<input type="checkbox"/> Phasing Program (if applicable) [34-373(b)(3)]
4	<input checked="" type="checkbox"/> Protected Species Survey (if applicable) [34-373(b)(2)]
13	<input type="checkbox"/> Proof of Notice (if applicable) [34-373(c)]
13	<input type="checkbox"/> Binding Letter from DCA (if applicable) [34-373(d)(2)]

13	<input type="checkbox"/>	Master Concept Plan (MCP), PRFPD (if applicable) [34-941(g)]
5	<input checked="" type="checkbox"/>	Conceptual Surface Water Management Plan (if applicable) [34-941(d)(3)b.i.1)]
5	<input type="checkbox"/>	Well Drawdown Information (if applicable) [34-941(d)(3)d.]
5	<input type="checkbox"/>	Preliminary Indigenous Restoration Plan (if applicable) [34-941(e)(5)f.iii.]
5	<input checked="" type="checkbox"/>	Environmental Assessment (if applicable) [34-941(g)(2)]
13	<input checked="" type="checkbox"/>	Demonstration of Compatibility (if applicable) [34-941(g)(4)]
4	<input checked="" type="checkbox"/>	Potable Water & Sanitary Sewer . Letter from the appropriate utility entity indicating the utility entity or explanation of how water and sewer needs will be met if connection will not be made. [34-202(b)(8)]
4	<input type="checkbox"/>	Existing Agricultural Use Affidavit (if applicable) [34-202(b)(7)]
4	<input type="checkbox"/>	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
4	<input type="checkbox"/>	Bonus Density Application (if applicable) [34-202(b)(5)]
3	<input type="checkbox"/>	Hazardous Materials Emergency Plan (if applicable) [34-202(b)(4)]
3	<input type="checkbox"/>	Mobile Home Park Dislocated Owners Information (if applicable) [34-203(d)]
3	<input type="checkbox"/>	Tall Structures Permit (if applicable) [34-1001]

Corkscrew Crossing RPD
Resolution Number Z-07-47
Amended Conditions

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the ~~16~~-page Master Concept Plan (MCP) entitled "~~MONTE CRISTO~~CORKSCREW CROSSING MASTER CONCEPT PLAN," stamped "RECEIVED ~~FEB 1 2008~~ COMMUNITY DEVELOPMENT," attached hereto as Exhibit C, except as modified by the conditions below.

This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

Maximum Number of Dwelling Units: ~~724~~625 total.

~~Single-family maximum 130.
Multi-family/townhouse maximum 594.~~

*** *** *** *** *** **Text break** *** *** *** *** ***

9. CONSUMPTION ON PREMISES

A. Consumption on premises (indoor and outdoor) is permitted only in conjunction with an amenity center.

~~B. Outdoor consumption on premises may only be approved by Special Exception. A public hearing is required. The applicant must provide adequate detail of the outdoor seating area consistent with the requirements of the LDC.~~

16. ENVIRONMENTAL SCIENCES CONDITIONS

A. OPEN SPACE

~~Development Note 4(8) on page C-3 of the MCP must be revised as follows:~~

Indigenous Preserve / Enhancement = ~~231.17~~208.77± acres.

Prior to local development order approval, the development order plans must delineate a minimum of ~~50~~14.4 acres of open space within the multiple-family tracts ~~in substantial compliance with the details provided on page C-3 of the MCP,~~ and a minimum of ~~231.17~~208.77± acres of preserve in substantial compliance with the MCP.

The ~~231.17~~208.77-acre preserve area must be placed under a conservation easement dedicated to Lee County and other appropriate agencies to insure the protection of the native habitat. A draft conservation easement must be submitted for review and approval by Lee County Attorney's Office prior to issuance of a development order. A copy of the recorded conservation easement must be submitted to Lee County Development Review prior to the issuance of a Certificate of Compliance for any phase of the project.

Only hand removal of invasive exotic vegetation is allowed within the ~~231.17~~208.77± acre preserve area, unless other means are approved by Lee County Division of Environmental Sciences staff through a field inspection and onsite meeting with the contractor who will be conducting the invasive exotic removal.

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, J. Dean Templeton (name), as Trustee (owner/title) of the Templeton Family Trust under the agreement dated May 25, 1984 (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.

[Handwritten Signature]
Signature

9/26/14
Date

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

STATE OF Michigan
COUNTY OF Chippewa

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 26th of Sept 2014 (date) by Jacob Templeton (name of person providing oath or affirmation), who is personally known to me or who has produced MI Drivers License (type of identification) as identification.

STAMP/SEAL **TAMMY SCHROEDER**
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF CHIPPEWA
MY COMMISSION EXPIRES OCT. 09, 2016
ACTING IN CHIPPEWA COUNTY

[Handwritten Signature]
Signature of Notary Public

Monte Cristo PD Amendment

Additional Agents

Neale Montgomery
Pavese Law Firm
P.O. Drawer 1507
Fort Myers, FL 33902-1507
Tel: 239-336-6235
Fax: 239-332-2243
NealeMontgomery@paveselaw.com

**DISCLOSURE OF INTEREST
AFFIDAVIT**

BEFORE ME this day appeared J. Dean Templeton as Trustee of the Templeton Family Trust under the agreement dated May 25, 1984, 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 12840 and 12970 Corkscrew Road, STRAP Numbers 19-46-26-00-00001.0010 30-46-26-00-00001.2000 and 31-46-26-00-00001.2000 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
N/A	

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.

[Handwritten Signature] Trustee
Property Owner Signature

J. Dean Templeton Trustee
Print Name

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

STATE OF Michigan
COUNTY OF Chippewa

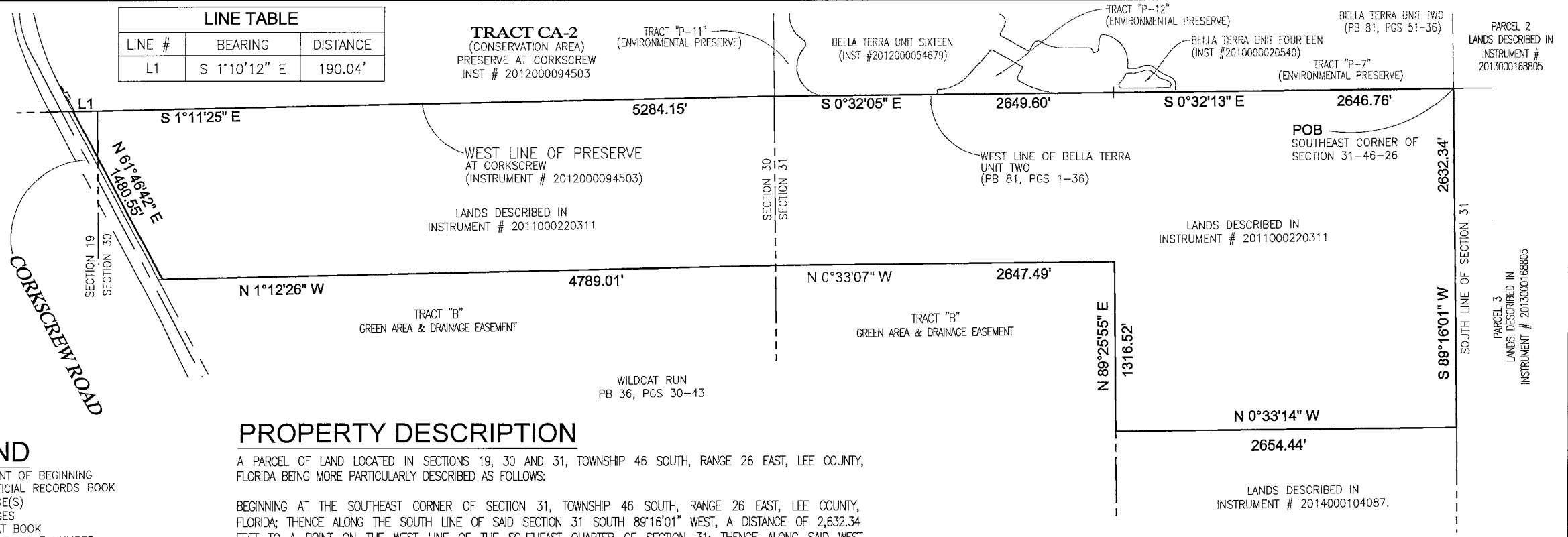
The foregoing instrument was sworn to (or affirmed) and subscribed before me on 9/26/2014 (date) by Jacob Templeton (name of person providing oath or affirmation), who is personally known to me or who has produced MI Drivers License (type of identification) as identification.

[Handwritten Signature]
Signature of Notary Public

STAMP/SEAL

TAMMY SCHROEDER
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF CHIPPEWA
MY COMMISSION EXPIRES OCT. 09, 2016
ACTING IN CHIPPEWA COUNTY

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 1°10'12" E	190.04'



PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 19, 30 AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 31 SOUTH 89°16'01" WEST, A DISTANCE OF 2,632.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE ALONG SAID WEST LINE NORTH 00°33'14" WEST, A DISTANCE OF 2,654.44 FEET TO A POINT ON THE SOUTH LINE OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY FLORIDA; THENCE ALONG SAID SOUTH LINE NORTH 89°25'55" EAST, A DISTANCE OF 1,316.52 FEET TO THE SOUTHEAST CORNER OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY, FLORIDA FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES; NORTH 00°33'07" WEST, A DISTANCE OF 2,647.49 FEET; THENCE NORTH 01°12'26" WEST, A DISTANCE OF 4,789.01 FEET; THENCE NORTH 61°46'42" EAST, A DISTANCE OF 1,480.55 FEET TO THE NORTHWEST CORNER OF PRESERVE AT CORKSCREW, INSTRUMENT # 2012000094503, LEE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF PRESERVE AT CORKSCREW, INSTRUMENT # 2012000094503, LEE COUNTY, FLORIDA SOUTH 01°10'12" EAST, A DISTANCE OF 190.04 FEET; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 01°11'25" EAST, A DISTANCE OF 5284.15 FEET TO THE SOUTH-WEST CORNER OF PRESERVE AT CORKSCREW, INSTRUMENT # 2012000094503, LEE COUNTY, FLORIDA AND ALSO BEING THE NORTHWEST CORNER OF BELLA TERRA UNIT TWO, PLAT BOOK 81, PAGES 1 THROUGH 36, LEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE FOR THE REMAINING COURSES AND DISTANCES SOUTH 00°32'05" EAST, A DISTANCE OF 2,649.60 FEET; THENCE SOUTH 00°32'13" EAST, A DISTANCE OF 2,646.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 395.6 ACRES, MORE OR LESS.

REVISION: CHANGED NAME IN TITLE BLOCK (10/31/14)

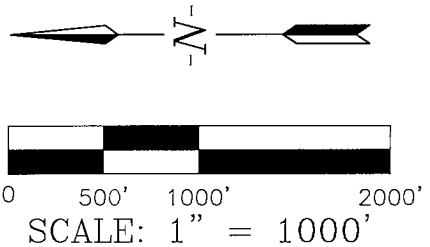
NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF CORKSCREW ROAD, LEE COUNTY, FLORIDA AS BEING N 61°46'51" E.
2. DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
3. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.

* NOT A SURVEY *

LEGEND

- POB POINT OF BEGINNING
- OR OFFICIAL RECORDS BOOK
- PG PAGE(S)
- PGS PAGES
- PB PLAT BOOK
- INST INSTRUMENT NUMBER



THIS PLAN MAY HAVE BEEN ENLARGED OR REDUCED FROM INTENDED DISPLAY SCALE FOR REPRODUCTION REASONS

DRAWN BY:	KJG
CHECKED BY:	DLS
JOB CODE:	AMC
SCALE:	1" = 1000'
DATE:	8 SEPTEMBER 2014
FILE:	14-82-L&S
SHEET:	1 of 1



GradyMinor

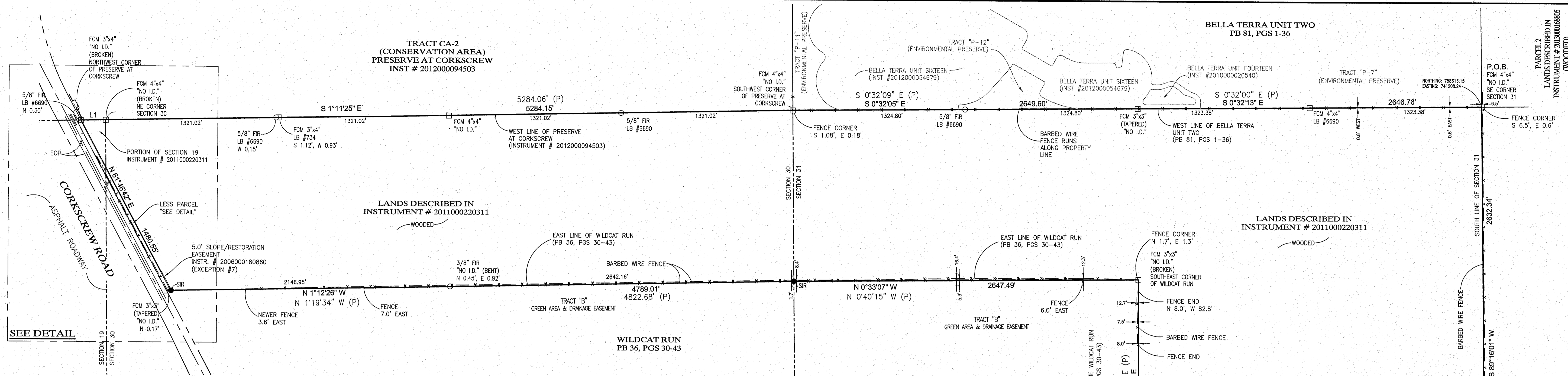
Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

SKETCH AND DESCRIPTION	10/31/14 DATE SIGNED
CORKSCREW CROSSING RPD	
LYING IN	
SECTIONS 19,30 & 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST	
LEE COUNTY, FLORIDA	

Donald L. Saintenry III
 DONALD L. SAINTENRY III, P.S.M.
 FL LICENSE #6761
 FOR THE FIRM

LINE #	BEARING	DISTANCE
L1	S 1°10'12" E	190.04'
L1 (P)	S 1°10'24" E	190.06'
L1 (D)	S 1°09'59" E	189.81'
L2	N 1°10'12" W	33.68'
L2 (D)	N 1°09'59" W	33.69'
L3	S 1°12'35" E	33.67'
L3 (D)	S 1°12'28" E	33.67'



PROPERTY DESCRIPTION

(PROVIDED BY CLIENT)

PARCEL 1:

THE EAST ONE-HALF (E-1/2) OF THE EAST ONE-HALF (E-1/2) OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LYING SOUTH OF CORKSCREW ROAD IN LEE COUNTY, FLORIDA, AND ALL OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 26 EAST LYING SOUTH OF CORKSCREW ROAD, LESS AND EXCEPTING PORTIONS LYING WITHIN THE FOLLOWING DESCRIBED LANDS:

THAT PARCEL OF LAND LOCATED IN SECTIONS 19 AND 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN N 01°09'59"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, FOR A DISTANCE OF 189.81 FEET TO A POINT 30.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, A 100 FOOT RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N 01°09'59"W, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, FOR A DISTANCE OF 33.69 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD; THENCE RUN S 61°48'58"W, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, FOR A DISTANCE OF 1480.40 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE RUN S 01°12'28"E, ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 30, FOR A DISTANCE OF 33.67 FEET TO A POINT 30.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD; THENCE N 61°48'58"E, PARALLEL WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CORKSCREW ROAD, FOR A DISTANCE OF 1480.38 FEET TO THE POINT OF BEGINNING

PARCEL 2:

THE EAST ONE-HALF (E-1/2) OF THE EAST ONE-HALF (E-1/2), AND THE WEST ONE-HALF (W-1/2) OF THE SOUTHEAST ONE-QUARTER (SE-1/4) OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST, IN LEE COUNTY, FLORIDA.

PER PROVIDED TITLE CERTIFICATION

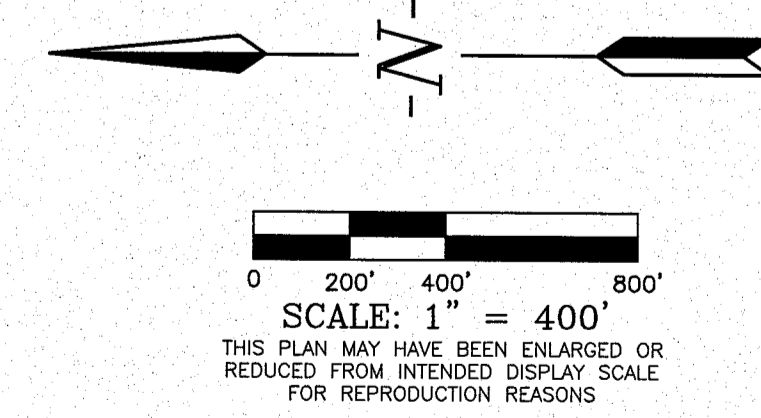
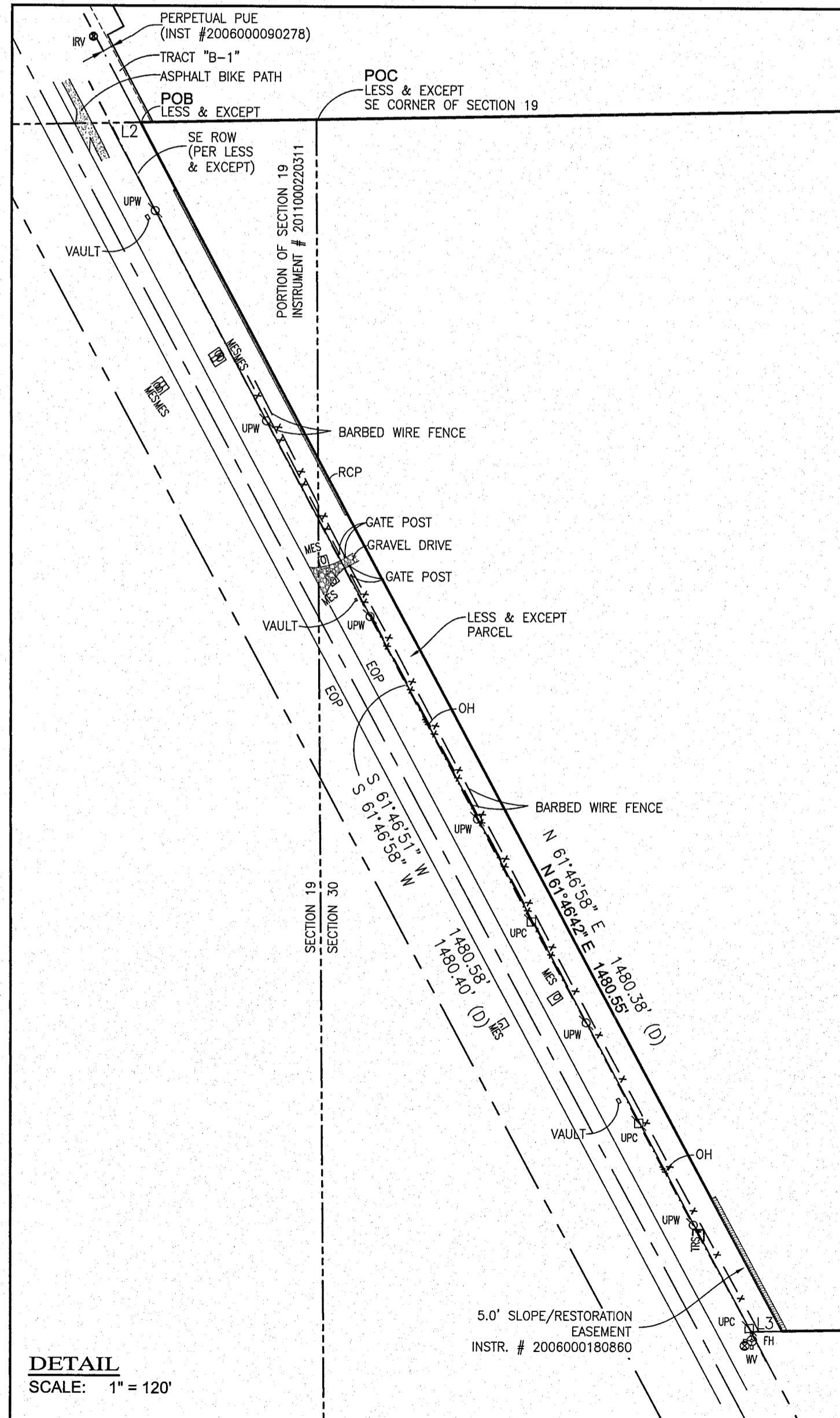
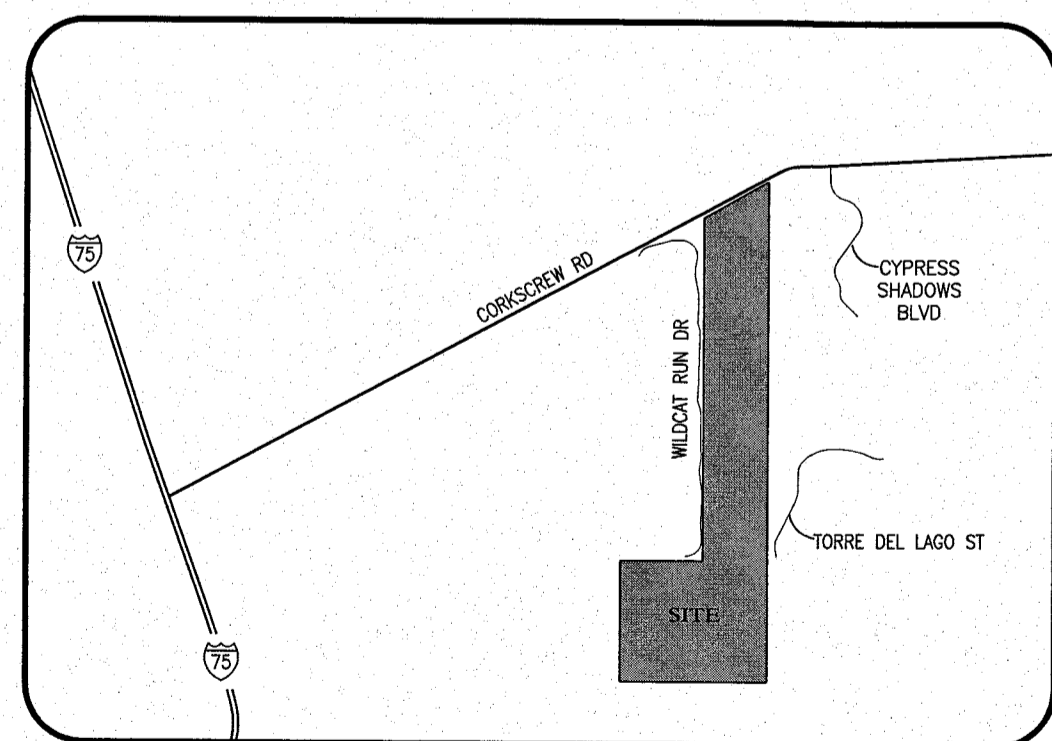
A PARCEL OF LAND LOCATED IN SECTIONS 19, 30 AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 31 SOUTH 89°16'01" WEST, A DISTANCE OF 2,632.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE ALONG SAID WEST LINE NORTH 00°33'14" WEST, A DISTANCE OF 2,654.44 FEET TO A POINT ON THE SOUTH LINE OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE NORTH 89°25'55" EAST, A DISTANCE OF 1,516.52 FEET TO THE SOUTHEAST CORNER OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY, FLORIDA FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES: NORTH 00°33'07" WEST, A DISTANCE OF 2,647.49 FEET; THENCE NORTH 01°12'26" WEST, A DISTANCE OF 4,789.01 FEET; THENCE NORTH 61°46'42" EAST, A DISTANCE OF 1,480.55 FEET TO THE NORTHWEST CORNER OF PRESERVE AT CORKSCREW, INSTRUMENT # 2012000094503, LEE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF PRESERVE AT CORKSCREW, INSTRUMENT # 2012000094503, LEE COUNTY, FLORIDA SOUTH 01°10'12" EAST, A DISTANCE OF 190.04 FEET; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 01°11'25" EAST, A DISTANCE OF 5284.15 FEET TO THE SOUTHWEST CORNER OF PRESERVE AT CORKSCREW, INSTRUMENT # 2012000094503, LEE COUNTY, FLORIDA AND ALSO BEING THE NORTHWEST CORNER OF BELLA TERRA UNIT TWO, PLAT BOOK 81, PAGES 1 THROUGH 36, LEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE FOR THE REMAINING COURSES AND DISTANCES SOUTH 00°32'05" EAST, A DISTANCE OF 2,649.60 FEET; THENCE SOUTH 00°32'13" EAST, A DISTANCE OF 2,646.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 395.6 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF CORKSCREW ROAD, LEE COUNTY, FLORIDA AS BEING N 61°46'51" E.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE CERTIFICATION PREPARED BY CONROY, CONROY & DURANT, P.A. DATED OCTOBER 23, 2014.
- THIS PROPERTY IS LOCATED WITHIN A NON-PRINTED PANEL (120710 0625 F) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP #120710NDOA DATED 8/28/08. CERTAIN FEATURES REPRESENTED BY SYMBOLS MAY NOT BE SHOWN AT THEIR TRUE LOCATION AND/OR SCALE IN ORDER TO BE ABLE TO DEPICT THEM ON THIS MAP.
- DIMENSIONS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT ADDRESS ANY ENVIRONMENTAL CONCERNS, ENDANGERED WILDLIFE OR JURISDICTIONAL WETLANDS, IF ANY, EXCEPT AS SHOWN ON THIS SURVEY.
- THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER. NO ADDITIONS OR DELETIONS TO THIS SURVEY MAP ARE PERMITTED WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY.
- UNLESS OTHERWISE NOTED, BELOW GROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED FOR THE PURPOSES OF THIS SURVEY.
- COORDINATES SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT AND WERE OBTAINED USING GPS PER THE FDOT NETWORK.
- DATE OF LAST FIELD WORK: 7/2/2014



LEGEND	
POB	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
FP	FOUND IRON PIPE
FR	FOUND 5/8" IRON ROD
SR	SET 5/8" IRON ROD W/CAP, L.B. #5151
SCM	SET CONC. MONUMENT W/ALUMINUM DISK, L.B. #5151
FCM	FOUND CONCRETE MONUMENT
SPK	SET PARKER KALON NAL W/GRASS DISK, L.B. #5151
FDH	FOUND DRILL HOLE
SDH	SET DRILL HOLE
FMN	FOUND MAG NAL
FND	FOUND
(P)	PLAT MEASURED CALCULATED
(C)	DEED/TITLE COMMITMENT
A/C	CONCRETE BOLLARD
GT	GREASE TRAP
PL	PLAT BOOK
OP	OFFICIAL RECORDS BOOK
OR	OFFICIAL RECORDS BOOK
EDP	EDGE OF PAVEMENT
D.U.E.	DRAINAGE AND/OR UTILITY EASEMENT
A/C	AIR CONDITIONING UNIT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
SPC	STATE PLANE COORDINATES
HE	ADDRESS EASEMENT
DE	DRAINAGE EASEMENT
TO	TOP OF GRIATE ELEVATION
RM	RM ELEVATION
INV	INVERT ELEVATION
ELEV	ELEVATION
A/C	AIR CONDITIONING UNIT
BFP	BACKFLOW PREVENTOR
GT	GREASE TRAP
CO	CLEAN OUT
CONC.	CONCRETE
CHW	CONCRETE HEAD WALL
LF	LEAK
CHW	CENTRALISE
CMP	CORRUGATED METAL PIPE
OPF	CORRUGATED PLASTIC PIPE
PUE	PUBLIC UTILITY EASEMENT
CUE	COUNTY UTILITY EASEMENT
MHD	MANHOLE
EM	ELECTRIC MANHOLE
FB	FIRE HYDRANT
ET	ELECTRIC TRANSFORMER
GSM	GAS SERVICE/METER
GV	GAS VALVE
PAZ	PANTRY
IRV	IRRIGATION VALVE
ICV	IRRIGATION CONTROL VALVE
LP	LEAK
MES	METERED END
OH	OVERHEAD WIRE
RCP	REINFORCED CONCRETE PIPE
MHS	MANHOLE
INST	INSTRUMENT NUMBER
SV	SEWER VALVE
SO	SOIL ON POLE
TR	TELEPHONE MANHOLE
TL	TRAFFIC LIGHT
UG	UNDERGROUND
UPW	UTILITY POLE - WOOD
UPC	UTILITY POLE - CONCRETE
WV	WATER VALVE
WY	WATER METER
WD	WOOD DRAW
TOB	TOP OF BANK
LE	LAKE MAINTENANCE EASEMENT
LS	LANDSCAPE BUFFER EASEMENT
NAD	NORTH AMERICAN VERTICAL DATUM OF 1988
NOID	NATIONAL GEODETIC VERTICAL DATUM OF 1929

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Q. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

BOUNDARY SURVEY
 CORKSCREW CROSSING RPD
 LYING IN SECTIONS 19, 30 & 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST LEE COUNTY, FLORIDA

REVISION: 10/31/2014 - REVISED PER PROVIDED TITLE CERTIFICATION
 REVISION: 9/10/2014 - CONVERTED ALTA INTO BOUNDARY SURVEY
 REVISION: 7/30/2014 - REVISED PER TITLE COMMITMENT

10/31/14 DATE PLOTTED

DAVID L. SANDERS, P.S.M.
 FL LICENSE #29761
 FOR THE FIRM

G:\SURVEY\PROJECT SURVEY 2014\14-82-ZONING-1.DWG

18.50
0.70
19.20

Prepared by RICHARD W. WINESETT
Avery, Whigham & Winesett, P.A.
2248 FIRST STREET
FORT MYERS, FL 33901
Parcel No.:
19-46-26-00-00001.0010, 30-46-26-0-00001.2000,
31-46-26-00-00001.2000

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, made the 19th day of September, 2011 by **RICHARD W. WINESETT, Individually and as Trustee under agreement dated February 6, 1992**, herein called the Grantor, to **J. DEAN TEMPLETON, as Trustee of the Templeton Family Trust under the agreement dated May 25, 1984**, whose post office address is P.O. Box 731, Traverse City, MO 49685-0731 hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

This deed confers and the Trustee named herein is, pursuant to Florida Statute 689.071, hereby vested with full power and authority to protect, conserve and to sell, or lease or to encumber or otherwise dispose of the real property described herein.

WITNESSETH: that the Grantor, for and in consideration of the sum of Ten and 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Lee County, Florida, described as follows:

- All of Section 19, Township 46 South, Range 26 East, lying South of Corkscrew Road,
- and
- The East one-half (E-1/2) of the East one-half (E-1/2) of Section 30, Township 46 South, Range 26 East, lying south of Corkscrew Road,
- and
- The East one-half (E-1/2) of the East one-half (E-1/2) of Section 31, Township 46 South, Range 26 East,
- and
- The West one-half (W-1/2) of the Southeast one-quarter (SE-1/4) of Section 31, Township 46 South, Range 26 East, all in Lee County, Florida,
- less

2

That parcel of land located in Sections 19 and 30, Township 46 South, Range 26 East, Lee County, Florida, being more particularly described as follows:
Commence at the Southeast corner of Section 19, Township 46 South, Range 26 East, Lee County, Florida; thence run N.01°09'59"W., along the East line of the Southeast quarter of said Section 19, for a distance of 189.81 feet to a point 30.00 feet Southeasterly of, as measured at right angles to, the Southeasterly right-of-way line of Corkscrew Road, a 100.00 foot right-of-way, and the Point of Beginning of the parcel of land herein described; thence continue N.01°09'59"W., along the East line of the Southeast quarter of said Section 19, for a distance of 33.69 feet to a point on the Southeasterly right-of-way line of Corkscrew Road; thence run S.61°46'58"W., along the Southeasterly right-of-way line of Corkscrew Road, for a distance of 1480.40 feet to a point on the West line of the East half of the Northeast quarter of Section 30, Township 46 South, Range 26 East, Lee County, Florida; thence run S.01°12'28"E., along the West line of the East half of the Northeast quarter of said Section 30, for a distance of 33.67 feet to a point 30.00 feet Southeasterly of, as measured at Right Angles to, the Southeasterly right-of-way line of Corkscrew Road; thence run N.61°46'58"E., parallel with the southeasterly right-of-way line of Corkscrew Road, for a distance of 1480.38 feet to the Point of Beginning; containing 1.020 acre, more or less.

SUBJECT TO easements, restrictions, and reservations of record, if any, and taxes and assessments for the year 2011 and subsequent years.

TOGETHER, with all appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby warrants the title against all persons claiming by, through, or under Grantor and will defend the same against the lawful claims of all such persons.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Witnesses:

Eve Travis
Print Name: Eve Travis

Richard W Winesett, L.S.
**RICHARD W. WINESETT, Individually and as
Trustee under agreement dated February 6, 1992**

Rebecca D. Stokes
Print Name: Rebecca D. Stokes

STATE OF FLORIDA:
COUNTY OF LEE:

The foregoing instrument was acknowledged before me this 10 day of October, 2011, by **RICHARD W. WINESETT, Individually and as Trustee under agreement dated February 6, 1992**, who is personally known to me or has produced _____ as identification.

SEAL

Rebecca D. Stokes
Notary Signature
Rebecca D. Stokes
Printed Notary Signature
My Commission Expires: 6-14-15



TITLE CERTIFICATION

This Title Certification is made in favor of the Lee County Board of County Commissioners. The undersigned, being an attorney licensed to practice law in the State of Florida, hereby certifies to the Lee County Board of County Commissioners the following:

1. I have reviewed title to that certain real property described in the attached Exhibit "A" (the Property"). Based on that certain title commitment issued by Old Republic National Title Insurance Company File No. 14045241, with an effective date of September 3, 2014 at 8:00 am (the "Effective Date"), I hereby certify as follows:
 - A. As of the Effective Date, the fee simple owner of the Property is J. Dean Templeton, as Trustee of the Templeton Family Trust under agreement dated May 25, 1984.
 - B. There is one mortgage encumbering the Property, in favor of Richard W. Winesett, which mortgage was recorded on October 10, 2011 as Instrument Number 2011000220312 and re-recorded under Instrument Number 2011000221401, securing the initial principal amount of \$540,000.00.
 - C. The Property is encumbered by slope/restoration easement in favor of Lee County, recorded as Instrument Number 2006000180860, Public Records of Lee County, Florida.
 - D. There exists two tax certificates outstanding on the Property. Tax Certificate 13-026249 is in the amount of \$43,954.10 as of October 22, 2014. Tax Certificate 14-023278 is in the amount of \$44,091.63 as of October 22, 2014.

DATED this 23rd day of October, 2014.



J. Thomas Conroy, III
CONROY, CONROY & DURANT, P.A.
2210 Vanderbilt Beach Road, Suite 1201
Naples, Florida 34109
Florida Bar #708488
Tel: 239-649-5200
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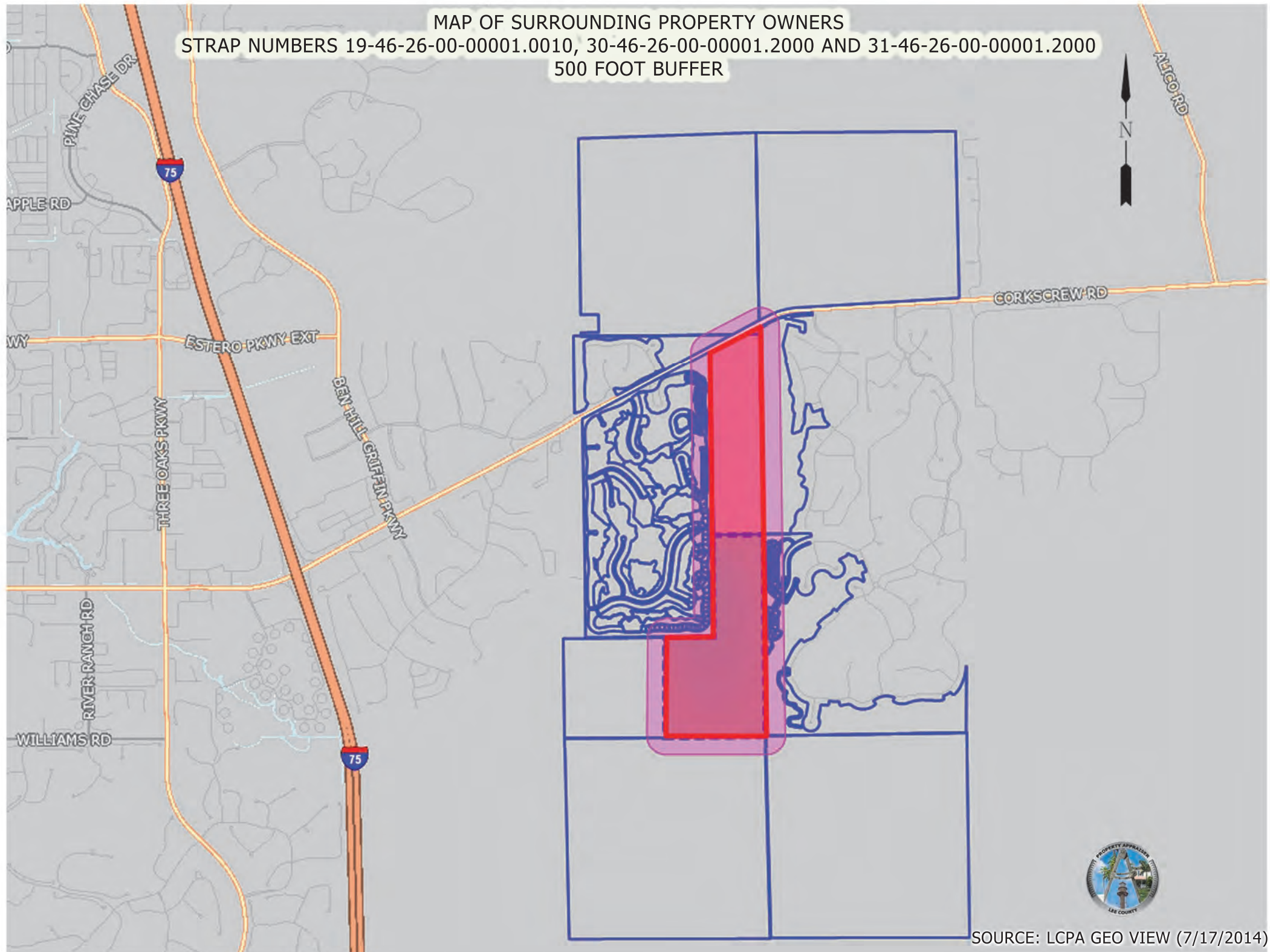
EXHIBIT "A"

A PARCEL OF LAND LOCATED IN SECTIONS 19, 30 AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SECTION 31 SOUTH 89°16'01" WEST, A DISTANCE OF 2,632.34 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE ALONG SAID WEST LINE NORTH 00°33'14" WEST, A DISTANCE OF 2,654.44 FEET TO A POINT ON THE SOUTH LINE OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY FLORIDA; THENCE ALONG SAID SOUTH LINE NORTH 89°25'55" EAST, A DISTANCE OF 1,316.52 FEET TO THE SOUTHEAST CORNER OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF WILDCAT RUN, PLAT BOOK 36, PAGES 30 THROUGH 43, LEE COUNTY, FLORIDA FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES; NORTH 00°33'07" WEST, A DISTANCE OF 2,647.49 FEET; THENCE NORTH 01°12'26" WEST, A DISTANCE OF 4,789.01 FEET; THENCE NORTH 61°46'42" EAST, A DISTANCE OF 1,480.55 FEET TO THE NORTHWEST CORNER OF PRESERVE AT CORKSCREW, INSTRUMENT # 2012000094503, LEE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF PRESERVE AT CORKSCREW, INSTRUMENT # 2012000094503, LEE COUNTY, FLORIDA SOUTH 01°10'12" EAST, A DISTANCE OF 190.04 FEET; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 01°11'25" EAST, A DISTANCE OF 5284.15 FEET TO THE SOUTHWEST CORNER OF PRESERVE AT CORKSCREW, INSTRUMENT # 2012000094503, LEE COUNTY, FLORIDA AND ALSO BEING THE NORTHWEST CORNER OF BELLA TERRA UNIT TWO, PLAT BOOK 81, PAGES 1 THROUGH 36, LEE COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE FOR THE REMAINING COURSES AND DISTANCES SOUTH 00°32'05" EAST, A DISTANCE OF 2,649.60 FEET; THENCE SOUTH 00°32'13" EAST, A DISTANCE OF 2,646.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 395.6 ACRES, MORE OR LESS.

MAP OF SURROUNDING PROPERTY OWNERS
STRAP NUMBERS 19-46-26-00-00001.0010, 30-46-26-00-00001.2000 AND 31-46-26-00-00001.2000
500 FOOT BUFFER



Monte Cristo RPD
 Adjacent Property Owner List (500ft Buffer)
 Subject STRAP Numbers 19-46-26-00-00001.0010 , 30-46-26-00-00001.2000 and 31-46-26-00-00001.2000

OwnerName	OwnerCareOf	OwnerAddress1	OwnerAddress2	OwnerCity	OwnerState	OwnerCountry	OwnerZIP
1105046 ONTARIO INC		20443 WILDCAT RUN DR		ESTERO	FL		33928
4MSAGENCY LLC		10600 CHEVROLET WAY # 211		ESTERO	FL		33928
ALBERGO FRANK M + CATHY F		20581 WILDCAT RUN DR		ESTERO	FL		33928
ALEXANDER JAMES R + TERRILL D		PO BOX 835		RAYMOND	ME		04071
ALICO EAST FUND LLC		STE 275	12800 UNIVERSITY DR	FORT MYERS	FL		33907
ALICO EAST FUND LLC		STE 275	12800 UNIVERSITY DR	FORT MYERS	FL		33907
ALPERT ELIZABETH A +		20621 WILDCAT RUN DR		ESTERO	FL		33928
AMBROSE JOSEPH C + GERTRUDE		21088 TORRE DEL LAGO ST		ESTERO	FL		33928
ATWATER ROBERT W JR + AMY S		9100 BEECH MEADOWS CT		CLARENCE CENTER	NY		14032
BALDWIN CORNELIUS P TR		20427 WILDCAT RUN DR		ESTERO	FL		33928
BANKSON LYNDA M TR		5908 MARINA VIEW CT		PROSPECT	KY		40059
BARDEN MARJORIE E		20590 CYPRESS KNEE CT		ESTERO	FL		33928
BARR MICHAEL S + CYNTHIA H		12608 WILDCAT COVE CIR		ESTERO	FL		33928
BARTLETT NANCY L		20415 WILDCAT RUN DR		ESTERO	FL		33928
BELLA TERRA OF		11691 GATEWAY BLVD STE 203		FORT MYERS	FL		33913
BELLA TERRA OF		11691 GATEWAY BLVD STE 203		FORT MYERS	FL		33913
BELLA TERRA OF		11691 GATEWAY BLVD STE 203		FORT MYERS	FL		33913
BELLA TERRA OF		11691 GATEWAY BLVD STE 203		FORT MYERS	FL		33913
BELLA TERRA OF		11691 GATEWAY BLVD STE 203		FORT MYERS	FL		33913
BELLA TERRA OF		11691 GATEWAY BLVD STE 203		FORT MYERS	FL		33913
BELLA TERRA OF		11691 GATEWAY BLVD STE 203		FORT MYERS	FL		33913
BELLA TERRA OF		11691 GATEWAY BLVD STE 203		FORT MYERS	FL		33913
BELLA TERRA OF		11691 GATEWAY BLVD STE 203		FORT MYERS	FL		33913
BINGHAM WILLIAM D +		1111 WALKER CT		ELBURN	IL		60119
BLACK LINDA		623 PINE TOP TRAIL		BETHLEHEM	PA		18017
BLITZ ANDREW S +		21064 BOSCO CT		ESTERO	FL		33928
BODKIN KEVIN + GISELLE		32 GLENN OAK CT		BARRIE	ON	CANADA	L4M 6M4
BOHMER THOMAS E + SHIRLEY TR		20407 WILDCAT RUN DR		ESTERO	FL		33928
BOUREN ROBERT A + MARY E		20881 WILDCAT RUN DR # 5		ESTERO	FL		33928
BRADBURY DAVID E + NANCY L		20523 WILDCAT RUN DR		ESTERO	FL		33928
BRAY TIMOTHY		20659 WILDCAT RUN DR # 201		ESTERO	FL		33928
BROWN LARRY L		20667 WILDCAT RUN DR #202		ESTERO	FL		33928
BROWN TAMI S		PO BOX 505		CLINTON	MO		64735
BUCKNER ANDREW P + OLGA R		20881 WILDCAT RUN DR UNIT 7		ESTERO	FL		33928
CAMPBELL + MARY ANN		9736 IRISHMANS RUN LN		ZIONSVILLE	IN		46077
CAPEZZUTO EDWARD P TR		21070 TORRE DEL LAGO ST		ESTERO	FL		33928
CAPUTO LOUIS M JR		20439 WILDCAT RUN DR		ESTERO	FL		33928
CARGILE LINZY + SUSAN		5989 S OVERLOOK TRL		SPRINGFIELD	MO		65810
CARLSON ALBERT W TR		488 ATWATER CIR		SAINT PAUL	MN		55103
CARLSON TODD + AMY		488 ATWATER CIR		SAINT PAUL	MN		55103
CARPEZZI LEONARD J + DORIS A		20539 GREENTREE CT		ESTERO	FL		33928
CARROLL SHAUN P SR		PO BOX 319		NEW LONDON	NH		03257
CATAN JAMES E + LAURA		20506 LYNX CT		ESTERO	FL		33928
CHAPELLE MICHAEL G + DIANE		529 PLEASANT VIEW CT		OAKVILLE	ON	CANADA	L6M 1G9
CIALLELLI EVELYN		12711 WATER OAK DR		ESTERO	FL		33928
CIAYERILLA PAUL M + ANNA M TR		20651 WILDCAT RUN DR UNIT 201		ESTERO	FL		33928
COFFMAN LYLE T + JANET P		20891 WILDCAT RUN DR #2		ESTERO	FL		33928
COUGHLIN CHARLES F +		20663 WILDCAT RUN DR UNIT 102		ESTERO	FL		33928
CRONIN LAWRENCE P + MAUREEN C		20547 WILDCAT RUN DR		ESTERO	FL		33928
CROSS KEVIN J + CYNTHIA C		21028 BOSCO CT		ESTERO	FL		33928
CYPRESS BEND AT WILDCAT RUN		20101 WILDCAT RUN DR		ESTERO	FL		33928
CYPRESS COVE + II + III AT	COLLIER FINANCIAL	4985 TAMIAMII TRL E		NAPLES	FL		34113
CYPRESS COVE AT WILDCAT RUN		26025 CLARKSTON DR		BONITA SPRINGS	FL		34134
CYPRESS COVE AT WILDCAT RUN		26025 CLARKSTON DR		BONITA SPRINGS	FL		34134
CYPRESS COVE AT WILDCAT RUN CO		26025 CLARKSTON DR		BONITA SPRINGS	FL		34135
CYPRESS SHADOWS CDD		5680 W CYPRESS ST STE 5680A		TAMPA	FL		33607
CYPRESS SHADOWS CDD		5680 W CYPRESS ST STE 5680A		TAMPA	FL		33607
CZOSCHKE DAVID A + KRISTEN R		20579 CYPRESS KNEE CT		ESTERO	FL		33928
D R HORTON INC		STE 100	10541 SIX MILE CYPRESS PKWY	FORT MYERS	FL		33966

Monte Cristo RPD
 Adjacent Property Owner List (500ft Buffer)
 Subject STRAP Numbers 19-46-26-00-00001.0010 , 30-46-26-00-00001.2000 and 31-46-26-00-00001.2000

DAITCHMAN RICK M + JANICE L	1530 N DEARBORN PKWY UNIT 12 S	CHICAGO	IL	60610
DAKURAS PETER L + NANCY E	5N818 AUDOBON CT	SAINT CHARLES	IL	60175
DAY BRUCE + SHERRI	21020 BOSCO CT	ESTERO	FL	33928
DEBENEDICTIS LAUREN +	5N238 PRAIRIE LAKES BLVD	SAINT CHARLES	IL	60175
DELUCA THOMAS J + LINDA M	6485 WHITE PINE LN	GILBERT	MN	55741
DEMELLO ANTONIO P JR +	20683 WILDCAT RUN DR #102	ESTERO	FL	33928
DERRICK INVESTMENT GROUP	PO BOX 711	NEW CASTLE	PA	16103
DESFOSES DONALD D TR +	20623 WILDCAT RUN DR	ESTERO	FL	33928
DETHMERS BRUCE W + CAROL	20663 WILDCAT RUN DR UNIT 201	ESTERO	FL	33928
DIGIOIA THOMAS W + DEBORAH A	10670 ABBEY RD	NORTH ROYALTON	OH	44133
DUNCAN SHIRREL G TR +	866 HIGHWAY 42 UNIT B	OSAGE BEACH	MO	65065
DURAND BERDELLA M TR	20551 WILDCAT RUN DR	ESTERO	FL	33928
EICHELBERGER NORVAL F + PEGGY	20535 GREENTREE CT	ESTERO	FL	33928
ELLEGARD BRIAN ROBERT + ASHLEE	21074 BOSCO CT	ESTERO	FL	33928
FAROOQI REHAN + FOUZIA	21001 BOSCO CT	ESTERO	FL	33928
FICO FRANK JOHN II	8187 ORCHARD POINT RD	PASADENA	MD	21122
FILIAULT MATTHEW S + ELYSA S	25 BAY HILL BLVD	MONROE	NJ	08831
FLANIGAN TIMOTHY J + BARBARA J	21059 BOSCO CT	ESTERO	FL	33928
FLAYTON BRENDA J TR	20605 WILDCAT RUN DR	ESTERO	FL	33928
FOEHL ROBERT E + EMILY E	20881 WILDCAT RUN DR #6	ESTERO	FL	33928
GALLINARO MICHAEL J + CYNTHIA	21106 TORRE DEL LAGO ST	ESTERO	FL	33928
GARAY JINM +	21012 TORRE DEL LAGO ST	ESTERO	FL	33928
GIETZEN JUDITH A	20683 WILDCAT RUN DR # 101	ESTERO	FL	33928
GIGLIO ANNA GIOVANNA	63675 PROVIDENCE DR	WASHINGTON	MI	48095
GOLDHAWK MICHAEL R + KATHLEEN	20573 WILDCAT RUN DR	ESTERO	FL	33928
GRANDEZZA MASTER POA INC	20301 GRAND OAKS SHOPPES #118	ESTERO	FL	33928
GREELEY CARL E + JOSEPHINE	3326 JOANN LN	FALLSTON	MD	21047
HABITAT CDD	5726 CORPORATE CIR	FORT MYERS	FL	33905
HABITAT CDD	5726 CORPORATE CIR	FORT MYERS	FL	33905
HABITAT CDD	5726 CORPORATE CIR	FORT MYERS	FL	33905
HABITAT CDD	5726 CORPORATION CIR	FORT MYERS	FL	33905
HABITAT CDD	5726 CORPORATION CIR	FORT MYERS	FL	33905
HABITAT CDD	5726 CORPORATION CIR	FORT MYERS	FL	33905
HABITAT CDD	5726 CORPORATION CIR	FORT MYERS	FL	33905
HABITAT CDD	5726 CORPORATION CIR	FORT MYERS	FL	33905
HABITAT LAKES LLC	782 NW 42ND AVE STE 630	MIAMI	FL	33126
HALBERSTADT JOEL D + WRENDA E	12604 WILDCAT COVE CIR	ESTERO	FL	33928
HARPER GARY E TR	5547 W 85TH PL	BURBANK	IL	60459
HARTMAN THOMAS + MADLYN	21024 TORRE DEL LAGO ST	ESTERO	FL	33928
HEATHERLY-DOLAN TERRI +	1305 SILVERLAKE RD	MCKINNEY	TX	75070
HEDRICH NORMAN + CLEDA	10981 BONITA BEACH RD	BONITA SPRINGS	FL	34135
HICKMAN HORACE O JR + PAMELA L	8164 DEAN RD	INDIANAPOLIS	IN	46240
HICKS JARROD R + AMY J	21099 TORRE DEL LAGO ST	ESTERO	FL	33928
HILDEBRAND ABE	9371 164A	SURREY	BC	CANADA V4N 5S3
HILLMAN ANDREW + BARBARA	20687 WILDCAT RUN DR # 202	ESTERO	FL	33928
HOBSON ROBERT + CAROLINE	4075 MEADOW PARK DR	DECATUR	IL	62521
HOSKINS RICHARD C JR TR	12504 WILDCAT COVE CIR	ESTERO	FL	33928
INVESTORS WARRANTY OF AMERICA	4333 EDGEWOOD RD NE	CEDAR RAPIDS	IA	52499
INVESTORS WARRANTY OF AMERICA	4333 EDGEWOOD RD NE	CEDAR RAPIDS	IA	52499
IVERSON JULIE A +	1747 W 100TH ST	CHICAGO	IL	60643
IVIE WILLIAM E JR + CHRISTINE	20054 MARKWARD CROSSING	ESTERO	FL	33928
JIANG YABING	21094 BOSCO CT	ESTERO	FL	33928
JOYCE JAMES B + MARY E	20459 WILDCAT RUN DR	ESTERO	FL	33928
KALLET PETER	12397 EAGLE CT	ESTERO	FL	33928
KANE JAMES A JR + ROBERTA T TR	12731 WATER OAK DR	ESTERO	FL	33928
KASPER JUDITH L TR	20431 WILDCAT RUN DR	ESTERO	FL	33928
KASTNER ROBERT H + ANDREA K	21006 BOSCO CT	ESTERO	FL	33928
KATZ STEWART + KAREN	20411 WILDCAT RUN DR	ESTERO	FL	33928
KELTON TIMOTHY D	6744 COOPERSTONE DR	DUBLIN	OH	43017
KEMP THOMAS G + TERESA LYNN	919 BEACH BLVD	HAMILTON	ON	CANADA L8H 6Z6
KILLACKY JOHN E JR + MAUREEN	6804 N MENDOTA AVE	CHICAGO	IL	60646

Monte Cristo RPD
 Adjacent Property Owner List (500ft Buffer)
 Subject STRAP Numbers 19-46-26-00-00001.0010 , 30-46-26-00-00001.2000 and 31-46-26-00-00001.2000

KOVALCIN RONALD J + GAIL R	3535 EVERGREEN TRAIL	BLACKSBURG	VA	24060
KUHN BRIAN M + KERILYNN NANCY	21058 BOSCO CT	ESTERO	FL	33928
KURTZ JAMES A + KATHLEEN E	20471 WILDCAT RUN DR	ESTERO	FL	33928
LARSON RICHARD D + MARLYCE TR	20667 WILDCAT RUN DR #102	ESTERO	FL	33928
LATAILLE RONALD H + ELIZABETH	247 PLYMOUTH CT	PROVIDENCE	RI	02940
LAUNDRY BRENDA K	20679 WILDCAT RUN DR #102	ESTERO	FL	33928
LAVIGNE JEAN PIERRE	21015 BOSCO CT	ESTERO	FL	33928
LEE DANNY S + KATJA S	21105 TORRE DEL LAGO ST	ESTERO	FL	33928
LEROY MARGARET + DONALD	20655 WILDCAT RUN DR	ESTERO	FL	33928
LEVER JAMES P JR	20637 WILDCAT RUN DR	ESTERO	FL	33928
LICHT DAVID C + JEANNETTE A	21088 BOSCO CT	ESTERO	FL	33928
LONEY GARY T + SARAH E	PO BOX 1129	CEDAR RAPIDS	IA	52406
LYE MARK R + LISA J	4610 VIA CAPPELLO	BONITA SPRINGS	FL	34134
LYNNE A BELANGER LIVING TRUST	20619 WILDCAT RUN DR	ESTERO	FL	33928
MABRY WALTER R + MARGARET	20671 WILDCAT RUN DR #102	ESTERO	FL	33928
MAHLER GLENN E + MARY ANN	20483 WILDCAT RUN DR	ESTERO	FL	33928
MALTBIE ROBERT G + MARY 75% +	924 KEENY RD	FABIUS	NY	13063
MARCHETTA WILLIAM G + JOAN E	21123 TORRE DEL LAGO ST	ESTERO	FL	33928
MARSTON DONALD D + A JANE TR	20507 LYNX CT	ESTERO	FL	33928
MARTIN TERRENCE + PATRICIA TR	20655 WILDCAT RUN DR UNIT 201	ESTERO	FL	33928
MATTHEWS MICHAEL W + MICHELE D	21034 BOSCO CT	ESTERO	FL	33928
MCKEE TOM + JILL	20419 WILDCAT RUN DR	ESTERO	FL	33928
MCMAHON STEVEN +	1226 ALDEBARAN DR	MC LEAN	VA	22101
MCNEILEY JOHN W + PATRICIA A	20569 CYPRESS KNEE CT	ESTERO	FL	33928
MEDICI FRANK N + MADELYN M	20519 WILDEST RUN DR	ESTERO	FL	33928
MEDINILLA OTTO R JR + JOANN	21089 BOSCO CT	ESTERO	FL	33928
MEEK EUGENE + DIANE	1146 WINDBROOKE DR # 201	BUFFALO GROVE	IL	60089
MICHAEL TODD W + JILL A	4440 PRAIRIE RD	URBANA	OH	43078
MIDDLETON RONALD N +	20659 WILDCAT RUN DR # 102	ESTERO	FL	33928
MIKHAIL ROSE E + MILAD S	21164 BELLA TERRA BLVD	ESTERO	FL	33928
MILLER GAYE L TR	38220 FRENCH POND	FARMINGTON HILLS	MI	48331
MILLER JAMES T + GAIL	20601 WILDCAT RUN DR	ESTERO	FL	33928
MITCHELL CHRISTOPHER +	12512 WILDCAT COVE CIR	ESTERO	FL	33928
MOORE MARTIN J +	21017 BOSCO CT	ESTERO	FL	33928
MORELLO FREDERICK + KATHLEEN S	304 TERLYN DR	JOHNSTOWN	PA	15904
MUCCI DONATO N + KRISTIN D	21124 TORRE DEL LAGO ST	ESTERO	FL	33928
NEILSON ROBERT C + MARGARET B	37 CHRISTIAN RIDGE RD	SOUTH PARIS	ME	04281
NICHOLAS ANDREW N+	20683 WILDCAT RUN DR #202	ESTERO	FL	33928
NIGRO ANTHONY + SUSAN	21035 TORRE DEL LAGO ST	ESTERO	FL	33928
OCCHINO FREDERICK + SHARON M	21007 BOSCO CT	ESTERO	FL	33928
PALMAN MARY A	70 COTTAGE PARK RD	PORTLAND	ME	04103
PANCARO OSVALDO R JR + INGRID	21012 BOSCO CT	ESTERO	FL	33928
PEDERSEN CHRISTY M + KEVIN C	21052 BOSCO CT	ESTERO	FL	33928
PEDOTO MICHAEL JR + GRACE A	20691 WILDCAT RUN DR #102	ESTERO	FL	33928
PHANEUF GERALD J	20891 WILDCAT RUN DR UNIT 4	ESTERO	FL	33928
PIETRAS RAYMOND J + JANET G	78 SENECA DR	PITTSBURGH	PA	15228
POINTER DONALD L + JUDITH A	21083 BOSCO CT	ESTERO	FL	33928
POOLE FRANCIS L + ELEANOR M	20435 WILDCAT RUN DR	ESTERO	FL	33928
PRESERVE AT CORKSCREW MASTER	4954 ROYAL GULF CIR	FORT MYERS	FL	33966
RADCLIFFE MARY C TR	20455 WILDCAT RUN DR	ESTERO	FL	33928
RADTKE THOMAS M + HELGA	21000 BOSCO CT	ESTERO	FL	33928
RAVI KANANUR + SHAILAJA	21035 BOSCO CT	ESTERO	FL	33928
REICHLE RICHARD G JR + MARY T	20577 WILDCAT RUN DR	ESTERO	FL	33928
REIDY PATRICK M + MAY	21041 TORRE DEL LAGO ST	ESTERO	FL	33928
REINHART LARRY D + LORETTA M	21029 BOSCO CT	ESTERO	FL	33928
RICHARDSON SHERWOOD +	550 MIRANDA RD	UPPER ST CLAIR	PA	15241
ROBINSON HARRY + MAUREEN	PO BOX 203	BRANT LAKE	NY	12815
ROCKENBACH WAYNE R + KAREN L	20594 CYPRESS KNEE CT	ESTERO	FL	33928
ROSENBERG STUART + BARBARA ANN	8628 KINGS ARMS WAY	RALEIGH	NC	27615
RYAN JOHN F + YVONNE M	20655 WILDCAT RUN DR #202	ESTERO	FL	33928
SANCIN JAMES R TR	7111 FRY RD	MIDDLEBURG HEIGHTS	OH	44130

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 Adjacent Property Owner List (500ft Buffer)
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SANDKER KENNETH J + DOROTHY L	5585 W HIDDEN SHORES	CELINA	OH	45822
SANTA CAROL A + WILLIAM D	21046 BOSCO CT	ESTERO	FL	33928
SANTI MICHAEL + JANE L	4936 DEEPWOOD	TROY	MI	48098
SARGENT COREY + COLLEEN	21176 BELLA TERRA BLVD	ESTERO	FL	33928
SCERBAK JOSEPH R + EILEEN A	20675 WILDCAT RUN DR #202	ESTERO	FL	33928
SCHALBURG RANDY S +	16415 CHERRY TREE RD	NOBLESVILLE	IN	46062
SCHEEL MIGUEL A + ANA M	21047 BOSCO CT	ESTERO	FL	33928
SHAW DOUGLAS E + JILL A	20609 WILDCAT RUN DR	ESTERO	FL	33928
SHELEY CHARLES T TR +	759 OLD OAK TRACE	COLUMBUS	OH	43235
SIMONSEN DONALD + MARY ELLEN	20687 WILDCAT RUN DR #201	ESTERO	FL	33928
SKRYD BARBARA A	600 AHLSTRAND RD	GLEN ELLYN	IL	60137
SLOAT RICHARD W + JUDY L O	12516 WILDCAT COVE CIR	ESTERO	FL	33928
SOMERSET BEVERLY TR	7756 OAK RIVER DR	GROSSE ILE	MI	48138
SPICER ALBERT E TR	47490 EDINBOROUGH LN	NOVI	MI	48374
SPRAGG THOMAS R + CHARLOTTE A	20423 WILDCAT RUN DR	ESTERO	FL	33928
SPRENGER THOMAS A L/E +	12500 WILDCAT COVE CIR	ESTERO	FL	33928
STODDARD RALPH E III TR +	20555 WILDCAT RUN DR	ESTERO	FL	33928
STODDARD RALPH E III TR +	20555 WILDCAT RUN DR	ESTERO	FL	33928
STONER COLIN R + DANA L	21071 BOSCO CT	ESTERO	FL	33928
SULLIVAN JEREMIAH F + ANNE M	12508 WILDCAT COVE CIR	ESTERO	FL	33928
SYKES ROBERT	297 NEPAHWIN AVE	SUDBURY	ON	CANADA P3E 2H5
TEMPLETON J DEAN TR	PO BOX 731	TRAVERSE CITY	MI	49685
TEMPLETON J DEAN TR	PO BOX 731	TRAVERSE CITY	MI	49685
TEMPLETON J DEAN TR	PO BOX 731	TRAVERSE CITY	MI	49685
TOWNSEND REBECCA E	20611 WILDCAT RUN DR	ESTERO	FL	33928
TRADER LINDA A TR	20607 WILDCAT RUN DR	ESTERO	FL	33928
TRETHEWAY MARTIN J + DENISE TR	2345 GALAXY WAY	LAKE ORION	MI	48360
TUCEK FRANK T + MARGARET	20891-1 WILDCAT RUN DR	ESTERO	FL	33928
VALIN MARK THOMAS + SHEILA F	21087 TORRE DEL LAGO ST	ESTERO	FL	33928
VANOURNY STEPHEN E TR +	20511 LYNX CT	ESTERO	FL	33928
VOEGELE RONALD L + CAROLYN N	2575 GOOSE CREEK RD	MARTINSVILLE	IN	46151
VOYTKO JAMES P + LORRAINE R	21082 BOSCO CT	ESTERO	FL	33928
WALDRON JACK W JR + LINDA J	190 COUNTRY CLUB WAY	IPSWICH	MA	01938
WANDS MARY TR	3 MEAGAN DR	GEORGETOWN	ON	CANADA L7G 5G7
WANER JAMES + VALETA	20599 WILDCAT RUN DR	ESTERO	FL	33928
WARMACK DAMON C + JULIE L	20451 WILDCAT RUN DR	ESTERO	FL	33928
WATSON KENNETH R + INGRID S	20538 GREENTREE CT	ESTERO	FL	33928
WEIKEL LINDA +	21006 TORRE DEL LAGO ST	ESTERO	FL	33928
WIDAS JACK C + JANET M	20679 WILDCAT RUN DR #202	ESTERO	FL	33928
WILBUR KENT + JO-ANNE	21024 BOSCO CT	ESTERO	FL	33928
WILDCAT COVE HOMEOWNERS ASSN	17595 S TAMiami TR STE #200-2	FORT MYERS	FL	33908
WILDCAT RUN COMMUNITY ASSN	RICHARD BRADLEY	ESTERO	FL	33928
WILDCAT RUN COMMUNITY ASSN	RICHARD BRADLEY	ESTERO	FL	33928
WILDCAT RUN COMMUNITY ASSN	RICHARD BRADLEY	ESTERO	FL	33928
WILDCAT RUN COMMUNITY ASSN INC	RICHARD BRADLEY	ESTERO	FL	33928
WILDCAT RUN COUNTRY CLUB ASSN	RICHARD BRADLEY	ESTERO	FL	33928
WILLETT RICHARD + MARY	25 ROWE RD	SKOWHEGAN	ME	04976
WILLIAMS LORIE ANN	21117 TORRE DEL LAGO ST	ESTERO	FL	33928
WILLIS JIMMY D + PATRICIA J	20585 WILDCAT RUN DR	ESTERO	FL	33928
WILMOT KEITH + PATRICIA	51185 NORTHVIEW	PLYMOUTH	MI	48170
WILSON KRIS G TR	20575 CYPRESS KNEE CT	ESTERO	FL	33928
WILSON RICHARD D + JOYCE A	51335 COLLEEN CT	GRANGER	IN	46530
WINTERS CASSONDRA L	15252 COUNTY RD 2	OSAKIS	MN	56360
WITTER DOYENE	12536 WATER OAK DR	ESTERO	FL	33928
ZAPATA PAOLA ANDREA	21078 BOSCO CT	ESTERO	FL	33928

Monte Cristo PD Amendment

List of Zoning Resolutions

Resolution 07-047

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION

DATE: January 30, 2008

TO: WHOM IT MAY CONCERN

FROM: Brady Proctor

RE: Distribution of Resolution

Resolution Number	Case Number	Case Name
Z-07-047	DCI2005-00071	Monte Cristo

cc: Planner
Susie Derheimer, Environmental Sciences
Hearing Examiner
Applicant (care of agent)

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

WHEREAS, Newport Bay Corporation, filed an application on behalf of the property owner, Richard W. Winesett, Trustee under Agreement dated February 6, 1992, to rezone 396.6± acres from Agricultural (AG-2) to Residential Planned Development (RPD), in reference to Monte Cristo; and,

WHEREAS, a public hearing was advertised and held on August 23, 2007, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2005-00071; and

WHEREAS, a second public hearing was advertised and held on November 19, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

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

SECTION A. REQUEST

The Applicant filed a request to rezone 396.6± acres from AG-2 to RPD to permit a maximum of 724 dwelling units (single-family, multiple-family, townhouse, two-family attached, or duplex). The maximum height proposed is three (3) stories over parking (48 feet). No development blasting is proposed. The Applicant indicates any development will connect to public potable water and public sanitary sewer service. The property is located in the Suburban and Wetlands Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be consistent with the 16-page Master Concept Plan (MCP) entitled "MONTE CRISTO MASTER CONCEPT PLAN," stamped "RECEIVED FEB 1 2008 COMMUNITY DEVELOPMENT," attached hereto as Exhibit C, except as modified by the conditions below.

This development must comply with all requirements of the LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

COPY

Maximum Number of Dwelling Units: 724 total.

Single-family maximum 130.

Multi-family/townhouse maximum 594.

2. **USES AND SITE DEVELOPMENT REGULATIONS**

The following limits apply to the project and uses:

a. **Schedule of Uses**

Accessory Uses and Structures

Administrative Offices

Clubs: Private - limited to the amenity facility*

Consumption on Premises, indoor only, see condition 9.
limited to the amenity facility.*

Dwelling Units, Single-Family, Multiple-family, Townhouse

Entrance Gates and Gatehouse

Essential services

Essential service facilities: Group I

Group II (limited to above ground water storage facilities)

Excavation, Water Retention - not to include the removal of excavated material from
the site. No blasting.

Fences, walls

Fitness Center, limited to the amenity facility

Food and Beverage Service, limited - limited to the amenity facility

Home Occupation, no outside help

Model Home, Model Units, Model Display Groups, Model Display Center
(see condition 14)

Parking Lot, Accessory

Personal Services, Group I - limited to the amenity facility*

Real Estate Sales Office, See condition 14.

Recreation Facilities, personal and private including clubhouse.
Limited to the amenity facility*

Residential Accessory Uses

Restaurants, Group II and III - limited to the amenity facility*

Signs - in accordance with chapter 30

Specialty Retail Shops - Group I, II, and IV. - limited to the amenity facility*

Storage, indoor only - limited to the amenity facility.*

Commercial storage limited to residents' use only.

Temporary Uses, construction office, construction trailer, real estate sales office.

Tennis Pro Shop with accessory retail - limited to the amenity facility.*

*Amenity facility limited to 10,000 square feet of floor area and 10,000 square
feet of pool and deck area.

Site Development Regulations

Development of this RPD will comply with the following Property Development Regulations:

Single-Family

Minimum Lot Area and Dimensions:

Area: 6,500 square feet
Width: 50 feet
Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads.
20 feet from internal streets and access drives
Side: 5 feet *
Rear: 20 feet
Water body: 25 feet

Preserve: 20 feet from Wetlands: 30 feet from Pine Flatwoods

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194.

Maximum Lot Coverage: 45 percent

Minimum Building Separation: 10 feet

Maximum Building Height: 2-stories/35 feet

*If sidewalks, air conditioners, mechanical equipment, door stops, walls, or similar items are placed within the required 5-foot setback, prior to issuance of a 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 and approved at time of development order.

Multiple-Family

Minimum Lot Area and Dimensions:

Area: 22,500 square feet
Width: 150 feet
Depth: 150 feet

Minimum Setbacks:

Street: 25 feet from public roads.
20 feet from internal streets and access drives
Side: 10 feet
Rear: 20 feet
Water body: 25 feet

Preserve: 20 feet from Wetlands; 30 feet from Pine Flatwoods

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194.

Maximum Lot Coverage: 60%

Minimum open space: 40%

Minimum Building Separation: 20 feet - See Deviation 4

Maximum Building Height: 4 stories/48 feet (See Deviations 6 & 7)

Townhouse

Minimum Lot Area and Dimensions:

Area: 3,750 square feet (per unit)
Width: 37.5 feet
Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads.
20 feet from internal streets and access drives
Side: 0/10 feet (lesser setback for interior units)
Rear: 20 feet
Water body: 25 feet

Preserve: 20 feet from Wetlands; 30 feet from Pine Flatwoods

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194.

Maximum Lot Coverage: 60%

Minimum Open Space: 40%

Minimum Building Separation: 20 feet - See Deviation 4.

Maximum Building Height: 3 stories/45 feet

Recreation Area/Clubhouse/Amenity Area

Minimum Lot Area and Dimensions:

Area: 10,000 square feet

Width: 100 feet

Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads.

20 feet from internal streets and access drives

Side: 10 feet

Rear: 20 feet

Water body: 25 feet

Preserve: 20 feet from Wetlands: 30 feet from
Pine Flatwoods

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply
with LDC §§ 34-1171, *et seq.* and 34-2194.

Maximum Lot Coverage: 60%

Minimum Open Space: 40%

Minimum Building Separation: 20 feet

Maximum Building Height: 3 stories/35 feet

Additional Limitations: Maximum 2.6-acre site; maximum
10,000 square foot building floor area and 10,000 square
feet pool and deck area.

3. **NO BLASTING.**

Development blasting has not been requested as part of this planned development. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

4. **WATER AND SEWER**

Development of this project must connect to both public water and public sewer. At time of local development order, the Developer must also demonstrate there is adequate water and sewer capacity to handle the proposed level of development.

5. **TRAFFIC**

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

6. **LEE PLAN ALLOCATION**

Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), as well as all other Lee Plan provisions.

7. **CONCURRENCY**

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

8. **AGRICULTURAL USES**

There are no agricultural uses on site, nor are there any agricultural exemptions. No agricultural uses are permitted on this site as part of this rezoning.

9. **CONSUMPTION ON PREMISES**

- A. Consumption on premises (indoor) is permitted only in conjunction with an amenity center.
- B. Outdoor consumption on premises may only be approved by Special Exception. A public hearing is required. The applicant must provide adequate detail of the outdoor seating area consistent with the requirements of the LDC.

10. **ACCESSORY USES**

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 out parcel.

11. **BUFFERS**

- A. All required buffers must utilize 100 percent native vegetation.
- B. Buffering on Corkscrew Road must be a minimum 20-foot Type D buffer, per LDC § 33-351.

12. **WETLAND PERMITS**

All development on site must comply with all existing permits (as they may be amended) from the U.S. Army Corps of Engineers and the South Florida Water Management District.

13. **LAKE DEPTH** : Lake depth is limited to 20 feet maximum.

14. **MODEL HOMES/UNITS AND REAL ESTATE SALES**

- A. The number of model homes or units will be limited to no more than 9 within the development, at any point in time.
- B. Model homes or units or real estate sales may be developed within properties identified as model homes, units, or the amenity area as shown generally on the approved MCP. Model homes or units must be shown on the development order plans.
- C. Real estate sales will be limited to the sale of lots or units within the development only.
- D. Models cannot be of the same floor plan and each must be a separate and different design.
- E. Model display centers or model display groups must be shown on the development order plans. Parking areas for these uses must be buffered with (100 percent native) single-row hedge and tree canopy for parking areas per the LDC.
- F. Hours of operation for both models and real estates sales are limited to Monday through Sunday, 8:00 a.m. to 9:00 p.m.

15. **LIGHTING CONDITION**

The developer and all future property owners must ensure that the environmental preserve areas are not directly or indirectly illuminated by lighting originating from the developed areas of the project.

16. **ENVIRONMENTAL SCIENCES CONDITIONS**

A. **OPEN SPACE**

Development Note 4(B) on page C-3 of the MCP must be revised as follows:
Indigenous Preserve / Enhancement = 231.17± acres.

Prior to local development order approval, the development order plans must delineate a minimum of 50 acres of open space within the multiple-family tracts in substantial compliance with the details provided on page C-3 of the MCP, and a minimum of 231.17± acres of preserve in substantial compliance with the MCP.

The 231.17-acre preserve area must be placed under a conservation easement dedicated to Lee County and other appropriate agencies to insure the protection of the native habitat. A draft conservation easement must be submitted for review and approval by Lee County Attorney's Office prior to issuance of a development order. A copy of the recorded conservation easement must be submitted to Lee County Development Review prior to the issuance of a Certificate of Compliance for any phase of the project.

Only hand removal of invasive exotic vegetation is allowed within the 231.17± acre preserve area, unless other means are approved by Lee County Division of Environmental Sciences staff through a field inspection and onsite meeting with the contractor who will be conducting the invasive exotic removal.

B. SPECIES MANAGEMENT PLANS

Prior to local development order approval, an indigenous preserve management plan must be submitted for the 231.17± acre preserve area that includes protected species management plans for American alligator, wood stork, wading birds, twisted air plant, Florida panther, and Florida black bear.

C. FLORIDA BLACK BEARS

Bear proof dumpsters must be utilized within the multiple-family tracts. Single-family residents must receive information on how to secure their trash receptacles in order to avoid attracting Florida black bear.

D. LIGHTING

All lighting must be directed away from any onsite and offsite preserves.

E. DRAINAGE

The conveyance ditch within the 50-foot wide drainage easement along the east property line and north of the preserve must be a grassed ditch not a hardened structure such as concrete, gravel or rip-rap. Prior to local development order approval, the development order plans must include the details of the conveyance ditch to ensure hardened structures are not utilized for the main channel of the ditch or side slopes except at outfall and infall locations when needed.

17. PUBLIC WORKS CONDITION

Prior to local development order approval, the location of any proposed dumpster facilities must be approved by the Lee County Department of Public Works.

SECTION C. DEVIATIONS:

1. Deviation (1) requests relief from the LDC § 10- 329(d)(1)a.3. requirement of a 50-foot setback from water retention or detention excavations to a private property line under separate ownership, to allow a 25-foot setback. This deviation is APPROVED, SUBJECT TO the following condition:

Appropriate protection for wayward vehicles must be provided at the time of local development order.

2. Deviation (2) seeks relief from the LDC § 34-2020(1)c.4.(c) requirement of 1.75 parking spaces per two bedroom multiple-family unit, to require 1.50 spaces and retain the option of installing the additional 0.25 spaces per unit in the future, if necessary, based on residents' needs. This deviation is APPROVED.
3. Deviation (3) seeks relief from the LDC § 10-291(3) requirement that two or more means of ingress and egress for residential projects with an area of five or more acres, to allow one main entry/exit. This deviation is APPROVED, SUBJECT TO the following conditions:
 1. The local development order must depict a 70-foot-wide divided entrance on Corkscrew Road that must include a 14-foot-wide median with two 11-foot-wide lanes on both sides of the median for ingress and egress in accordance with the approved MCP.
 2. The installation of any access gates must comply with all applicable regulations pertaining to emergency equipment that are in effect at the time of installation.
 3. Prior to issuance of a development order, the developer must provide written documentation from the Estero Fire District indicating these access points are acceptable and provide adequate access for emergency vehicles.
4. Deviation (4) seeks relief from the LDC § 34-935(e)(4) requirement that the minimum separation of buildings, be one-half the sum of their heights, or 20 feet, whichever is greater, to allow a 20-foot minimum building separation. This deviation is APPROVED.
5. Deviation (5) seeks relief from the LDC §10-41(d)(6) requirement that roads, drives, or parking areas located less than 125 feet from existing residential subdivision, provide a solid wall or combination berm and solid wall not less than eight feet in height and constructed not less than 25 feet from the abutting property and

landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 linear feet, to allow for a 15-foot-wide landscaping strip, no wall, a hedge (double staggered row installed at 36 inches high and maintained at 60 inches high), and five trees per 100 linear feet. This deviation is APPROVED.

6. Deviation (6) seeks relief from the LDC § 34-935(f)(3)e. requirement which allows a building to be as tall as 45 feet above minimum flood elevation with no more than three habitable stories, to allow a 48-foot height and three habitable stories over parking. This deviation is APPROVED, SUBJECT TO the conditions in Deviation 7.
7. Deviation (7) seeks relief from the LDC § 33-229 requirement of a maximum building height of three stories or 45 feet, whichever is less in height, to allow a maximum building height of 48 feet and three stories over parking. This deviation is APPROVED, SUBJECT TO the following conditions:
 - 1) Approval is limited to the multiple-family structures; and
 - 2) Development of the multiple-family structures must be generally consistent with the elevations provided in attached Exhibit D.
8. Deviation (8) seeks relief from the LDC § 34-2020(1)c.2. requirement which allows a multiple-family building with a private attached garage and private driveway, to allow stacking of vehicles in the driveway to allow multiple-family buildings with private detached garages and private driveways to stack vehicles. This deviation is APPROVED.
9. Deviation (9) seeks relief from the LDC §§ 34-2011(a) and 34-2011(c)(2) requirement which prohibits parking for residential dwelling units to back out into right-of-way, to allow back-out parking into access ways. This deviation is APPROVED.
10. Deviation (10) seeks relief from the LDC § 10-261(a) requirement which addresses refuse and solid waste disposal facilities for multiple-family developments, the provision of container spaces and on-site placement of garbage receptacles and recycling collection containers and requires on-site areas for solid waste collection and disposal facilities in conjunction with multiple-family developments, to permit individual curbside pick-up of solid waste in lieu of providing dumpsters as required by the LDC (limited to the 4-unit multiple-family buildings located northwest of the proposed single-family area and contiguous to lake # 4.) This deviation is APPROVED, SUBJECT TO the following conditions:
 1. The developer must provide individual waste container pads a minimum of 71.5 square feet (5.5 feet x 13 feet) for each four unit driveway and individual waste container pads a minimum of 35.75 square feet (5.5 feet x 6.5 feet) for each 2-unit driveway.

2. Each pad must be located no further than six feet from the curb. To screen the pad site, the developer must provide a 3-foot-wide single row hedge to be planted at three feet on-center and to be maintained at a height of three feet on the three sides of the pad that are not adjacent to the right of way.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Left & Right Elevations

The Applicant has indicated that the STRAP numbers for the subject property are: 30-46-26-00-00001.2000, 31-46-26-00-00001.2000 and 19-46-26-00-0001.0010.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The Applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. is compatible with existing or planned uses in the surrounding area; and,
 - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
 - a. the proposed use or mix of uses is appropriate at the subject location; and

- b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
 5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

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

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 19th day of November, 2007.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

BY: Ray Judah
Ray Judah
Chair

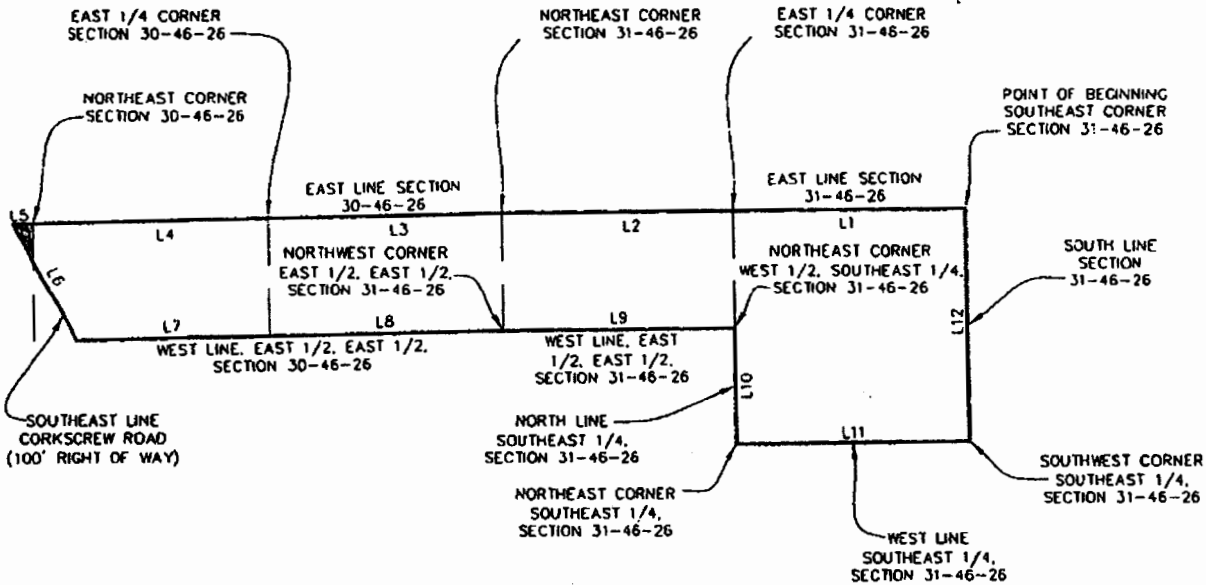


Approved as to form by:

Robert Spickerman
Robert Spickerman
County Attorney's Office

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mw
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LEGAL DESCRIPTION AND SKETCH - NOT A BOUNDARY SURVEY

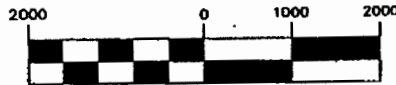


LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°32'03"W	2646.85'
L2	N00°32'09"W	2649.70'
L3	N01°11'19"W	2641.95'
L4	N01°11'19"W	2641.95'
L5	N01°10'19"W	223.68'
L6	S61°47'20"W	1480.64'
L7	S01°12'51"E	2180.55'
L8	S01°12'37"E	2642.37'
L9	S00°30'27"E	2650.69'
L10	S89°32'35"W	1314.75'
L11	S00°33'22"E	2653.50'
L12	N89°16'14"E	2632.05'

DCI 2005-00071

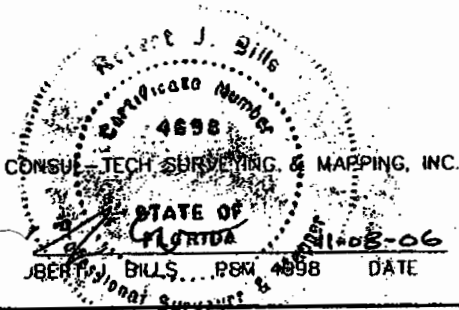


GRAPHIC SCALE



(IN FEET)

1 inch = 2000ft.



RECEIVED
NOV 17 2006

Applicant's Legal Checked
by CSJ 11/17/06

COMMUNITY DEVELOPMENT

SHEET 1 OF 2 - SEE SHEET 2 FOR LEGAL DESCRIPTION

DWG #

SUR\DRAWINGS\MONTE CRISTO 400 ACRE\04091740-M&B

EXHIBIT "A"

(Page 1 of 2)



Surveying & Mapping, Inc.

Consulting Engineers Land Planners Land Surveyors
24831 Old 41 Road Bonita Springs, Fl. 34135
Phone (239) 947-0266 Fax (239) 947-1323
CERTIFICATE OF AUTHORIZATION #LB7121

LEGAL DESCRIPTION AND SKETCH - NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION:

ALL OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LYING SOUTH OF CORKSCREW ROAD;

AND

THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF SECTION 30, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LYING SOUTH OF CORKSCREW ROAD;

AND

THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST;

AND

THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST, ALL IN LEE COUNTY, FLORIDA.

ALSO DESCRIBED AS FOLLOWS:

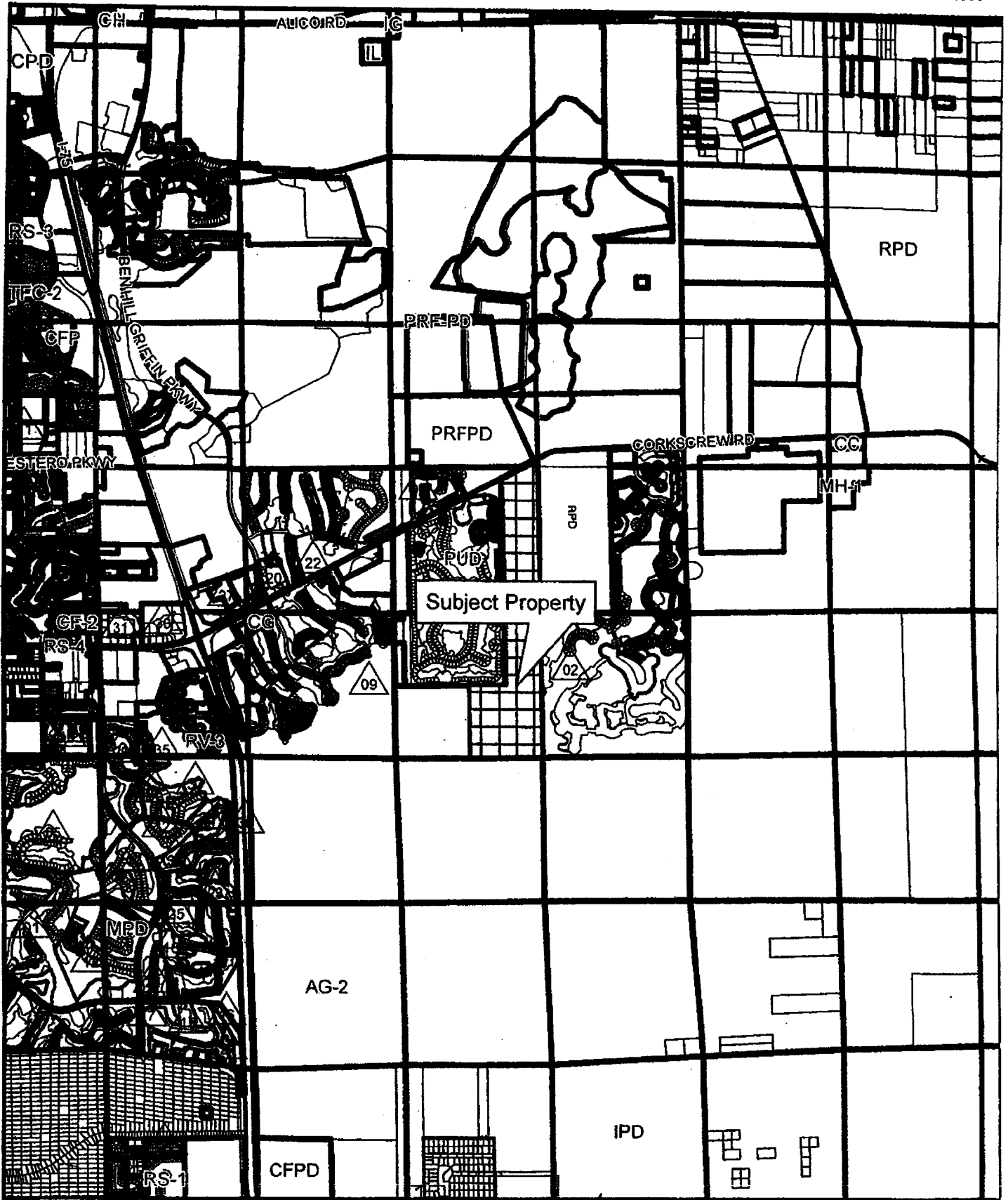
DCI 2005-00071

A TRACT OF LAND LYING WITHIN SECTIONS 19, 30 AND 31, TOWNSHIP 46 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE NORTH 00°32'03" WEST, ALONG THE EAST LINE OF SAID SECTION 31, 2646.85 FEET, TO THE EAST ONE-QUARTER CORNER THEREOF; THENCE NORTH 00°32'09" WEST, ALONG SAID EAST LINE, 2649.70 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 31;
THENCE NORTH 01°11'19" WEST, ALONG THE EAST LINE OF SAID SECTION 30, 2641.95 FEET, TO THE EAST ONE-QUARTER CORNER THEREOF;
THENCE NORTH 01°11'19" WEST, ALONG SAID EAST LINE, 2641.95 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE NORTH 01°10'19" WEST, ALONG THE EAST LINE OF SAID SECTION 19, 223.68 FEET, TO THE SOUTHEASTERLY LINE OF CORKSCREW ROAD (100' RIGHT-OF-WAY);
THENCE SOUTH 61°47'20" WEST, ALONG SAID SOUTHEASTERLY LINE, 1480.64 FEET, TO THE WEST LINE OF THE EAST ONE-HALF, OF THE EAST ONE-HALF, OF SAID SECTION 30;
THENCE SOUTH 01°12'51" EAST, ALONG SAID WEST LINE, 2180.55 FEET;
THENCE SOUTH 01°12'37" EAST, ALONG SAID WEST LINE, 2642.37 FEET, TO THE NORTHWEST CORNER OF THE EAST ONE-HALF, OF THE EAST ONE-HALF, OF SAID SECTION 31;
THENCE SOUTH 00°30'27" EAST, ALONG THE WEST LINE OF THE EAST ONE-HALF, OF THE EAST ONE-HALF, OF SAID SECTION 31, 2650.69 FEET, TO THE NORTHEAST CORNER OF THE WEST ONE-HALF, OF THE SOUTHEAST ONE-QUARTER, OF SAID SECTION 31;
THENCE SOUTH 89°32'35" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER, 1314.75 FEET, TO THE NORTHWEST CORNER THEREOF;
THENCE SOUTH 00°33'22" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, 2653.50 FEET, TO THE SOUTHWEST CORNER THEREOF;
THENCE NORTH 89°16'14" EAST, ALONG THE SOUTH LINE OF SAID SECTION 31, 2632.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING 396.56 ACRES.

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SHEET 2 OF 2 - SEE SKETCH FOR SKETCH
NOV 15 2006



Subject Property



EXHIBIT "B"
(Zoning Map)



MONTE CRISTO

Master Concept Plan

SEC. 18, TWP. 45 S., RNG. 25 E STRAP NO. 19-46-26-00-00001.0010
 30-46-26-00-00001.2000 & 31-46-26-00-00001.2000
 12840 CORKSCREW ROAD, ESTRO, FLORIDA 33928

REVISED: NOVEMBER 7, 2007

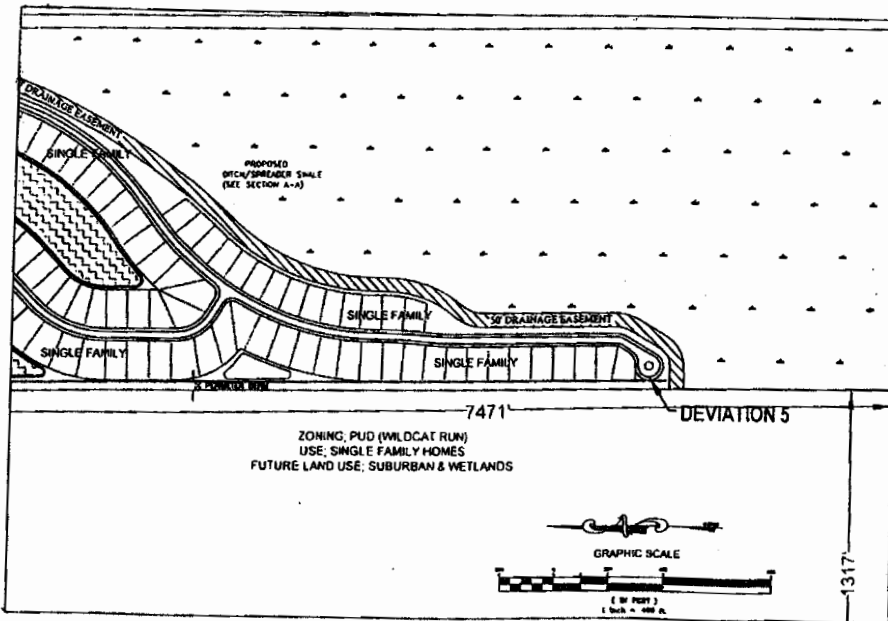
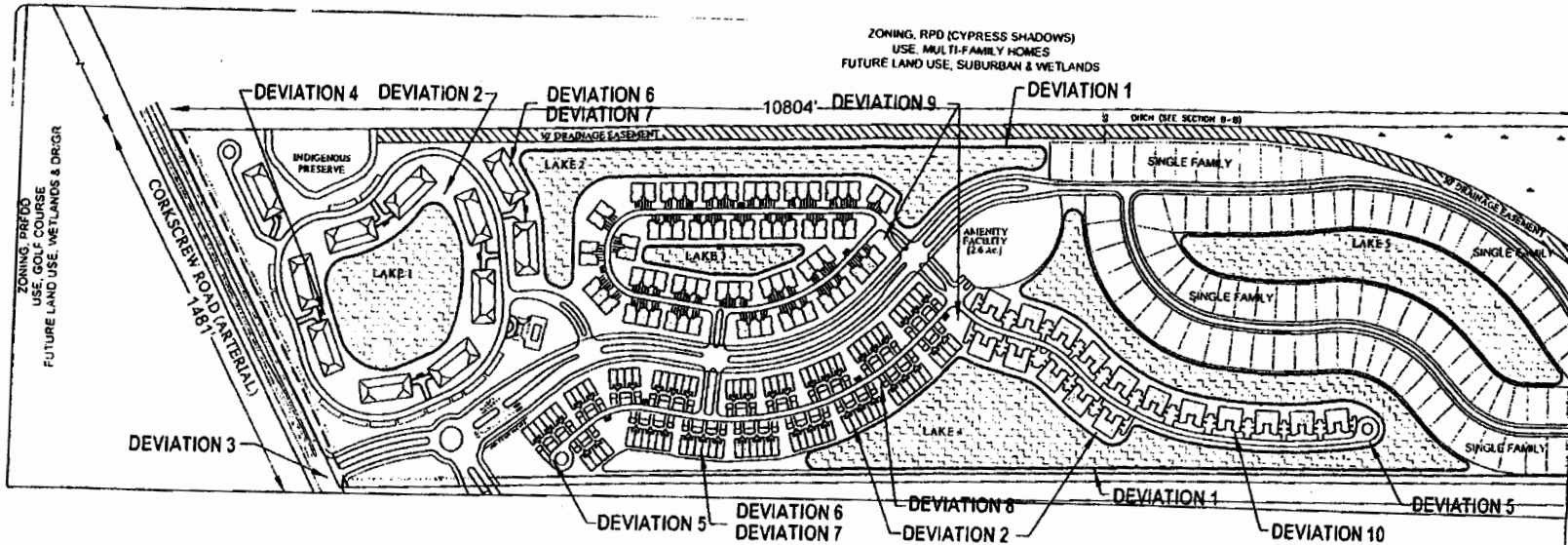
SHEET NO.	DESCRIPTION
C-0	COVER
C-1	MASTER CONCEPT PLAN
C-2	AERIAL
C-3	SITE PLAN
C-4	TYPICAL SECTIONS
C-5	TYPICAL SECTIONS

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COMMUNITY DEVELOPMENT
 25-00072

Approved as Exhibit C
 MCP Page 1 of 16
 Resolution # 2-07-047

DATE: N.T.S. SCALE: C-1004	PROJECT NO.: 25-00072	SHEET NO.: C-0	DATE: N.T.S. SCALE: C-1004	PROJECT NO.: 25-00072	SHEET NO.: C-0
CONSULTANT: ConsulTech Development Services, Inc. 12840 Corkscrew Road, Suite 200, Estero, FL 33928 Phone: (888) 333-3333 Fax: (888) 333-3333		OWNER: NEWPORT BAY CORPORATION 12840 Corkscrew Road, Suite 200, Estero, FL 33928 Phone: (888) 333-3333 Fax: (888) 333-3333		PROJECT: MONTE CRISTO CITY OF ESTERO, FLORIDA SECTION 18, TOWNSHIP 45 S., RANGE 25 E.	
DESIGNED BY: [Signature]		CHECKED BY: [Signature]		DATE: [Date]	
DRAWN BY: [Signature]		SCALE: [Scale]		SHEET NO.: [Sheet No.]	
DATE: [Date]		PROJECT NO.: [Project No.]		SHEET NO.: [Sheet No.]	



Approved as Exhibit C
MCP Page 2 of 16
Resolution # 2-07-017

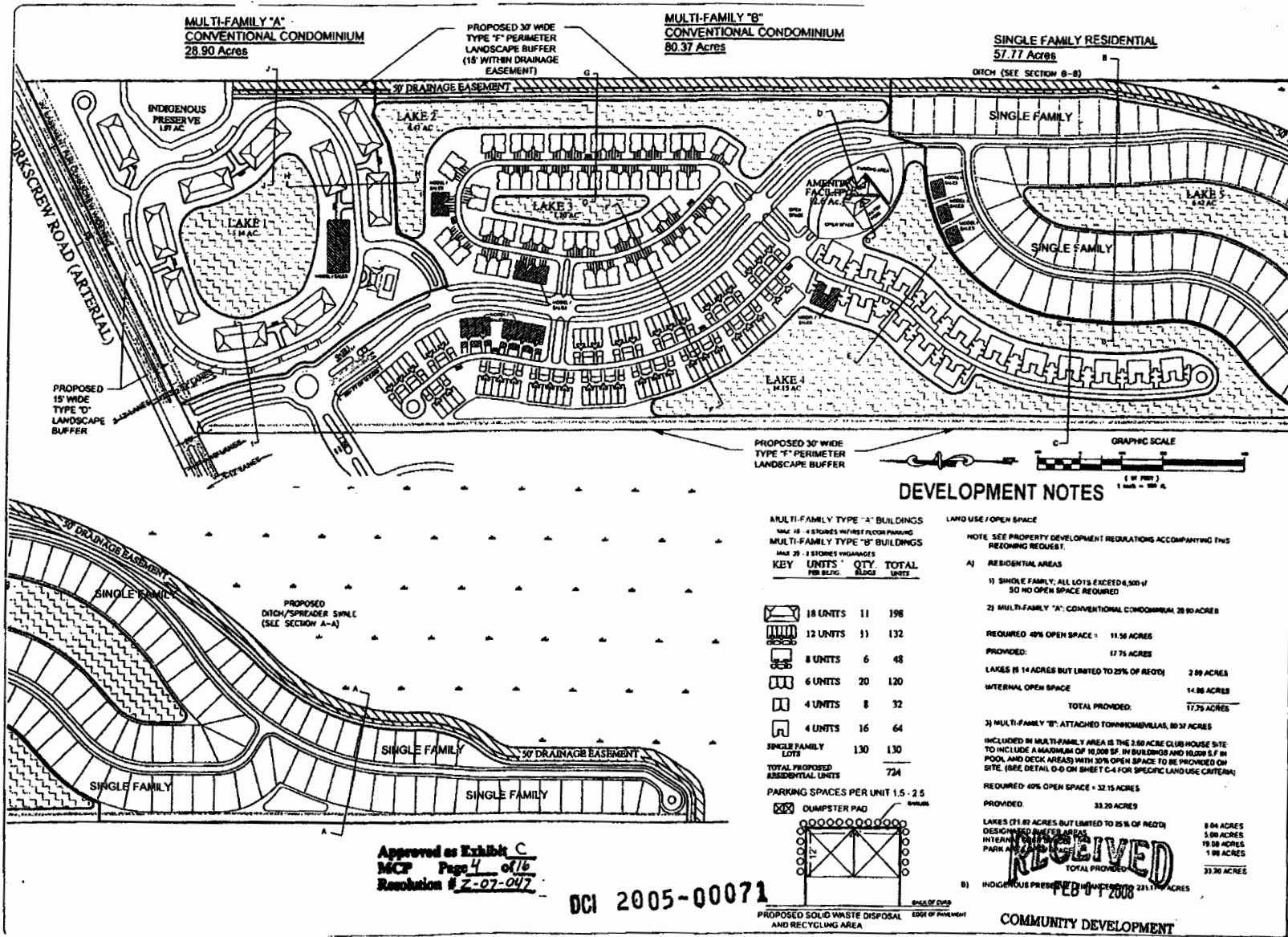
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FEB-01 2008
COMMUNITY DEVELOPMENT
OCI 2005-00071

APPROVED FOR THE CITY ENGINEER APPROVED FOR THE CITY COMMISSIONER APPROVED FOR THE CITY ATTORNEY APPROVED FOR THE CITY MANAGER APPROVED FOR THE CITY CLERK APPROVED FOR THE CITY TREASURER APPROVED FOR THE CITY CHIEF OF POLICE APPROVED FOR THE CITY CHIEF OF FIRE APPROVED FOR THE CITY CHIEF OF PUBLIC WORKS APPROVED FOR THE CITY CHIEF OF HEALTH DEPARTMENT APPROVED FOR THE CITY CHIEF OF SOCIAL SERVICES APPROVED FOR THE CITY CHIEF OF COMMUNITY DEVELOPMENT APPROVED FOR THE CITY CHIEF OF ECONOMIC DEVELOPMENT APPROVED FOR THE CITY CHIEF OF ENVIRONMENTAL SERVICES APPROVED FOR THE CITY CHIEF OF FINANCIAL SERVICES APPROVED FOR THE CITY CHIEF OF INFORMATION TECHNOLOGY APPROVED FOR THE CITY CHIEF OF LEGAL SERVICES APPROVED FOR THE CITY CHIEF OF OPERATIONS APPROVED FOR THE CITY CHIEF OF PLANNING APPROVED FOR THE CITY CHIEF OF PUBLIC SAFETY APPROVED FOR THE CITY CHIEF OF UTILITIES APPROVED FOR THE CITY CHIEF OF VISUAL ARTS APPROVED FOR THE CITY CHIEF OF WORKS APPROVED FOR THE CITY CHIEF OF ZONING	
JACQUEE CRISTO Mayor 713 W. GOLF COURSE MIAMI BEACH, FLORIDA 33134 (305) 344-0270	MASTER CONCEPT PLAN
NEWPORT BAY CORPORATION 713 W. GOLF COURSE MIAMI BEACH, FLORIDA 33134 (305) 344-0270	DEVELOPMENT SERVICES, INC. 1000 N. W. 10TH AVENUE, SUITE 1000 MIAMI, FLORIDA 33136 (305) 575-1111
Scale: 1" = 400' NORTH: C-1004 SOUTH: C-1004 EAST: C-1 WEST: C-1	SHEET NO. C-1

AIR PHOTOGRAPHY Aerial photography taken for the purpose of showing the location and extent of the proposed development.	AERIAL SECTION 14, TOWNSHIP 45 S, RANGE 13 E DEE COUNTY, FLORIDA MOYNE CRISTO SITE # 0401140	NEWPORT BAY CORPORATION 7413 WILSON COURT NAPLES, FLORIDA 34104 (239) 346-0000	Development Services, Inc. Consultech 10000 South Pineapple Avenue, Suite 200 Naples, Florida 34104 (239) 439-1100	C-2 C-1004 C-1004 1" = 800' Date: 11-2007
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Approved as Exhibit C
 MCP Page 3 of 16
 Revision # Z-01-017

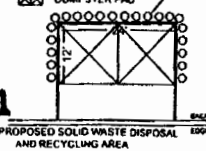


DEVELOPMENT NOTES

MULTI-FAMILY TYPE "A" BUILDINGS
 MAX 4 - 4 STORES W/ FIRST FLOOR PARKING
 MULTI-FAMILY TYPE "B" BUILDINGS
 MAX 25 - 3 STORES W/ GARAGES
 KEY UNITS QTY TOTAL
 PER BLDG. BLDGS. UNITS

	18 UNITS	11	198
	12 UNITS	11	132
	8 UNITS	6	48
	6 UNITS	20	120
	4 UNITS	8	32
	4 UNITS	16	64
	SINGLE FAMILY LOTS	130	130
TOTAL PROPOSED RESIDENTIAL UNITS			724

PARKING SPACES PER UNIT 1.5 - 2.5
 DUMPSTER PAD



LAND USE / OPEN SPACE
 NOTE: SEE PROPERTY DEVELOPMENT REGULATIONS ACCOMPANYING THIS RECORDING REQUEST.

- A) RESIDENTIAL AREAS
- 1) SINGLE FAMILY, ALL LOTS EXCEED 4,500 SF SO NO OPEN SPACE REQUIRED
 - 2) MULTI-FAMILY "A" CONVENTIONAL CONDOMINIUM, 28.90 ACRES
 REQUIRED 48% OPEN SPACE = 11.56 ACRES
 PROVIDED: 17.75 ACRES
 LAKES (8 14 ACRES BUT LIMITED TO 25% OF REDD) 2.89 ACRES
 INTERNAL OPEN SPACE 14.86 ACRES
 TOTAL PROVIDED: 17.75 ACRES
 - 3) MULTI-FAMILY "B" ATTACHED TOWNHOMES/VILLAS, 80.37 ACRES
 INCLUDED IN MULTI-FAMILY AREA IS THE 2.60 ACRE CLUBHOUSE SITE TO INCLUDE A MAXIMUM OF 10,000 SF IN BUILDINGS AND FLOR 5.5' IN POOL AND DECK AREAS WITH 30% OPEN SPACE TO BE PROVIDED ON SITE. (SEE DETAIL 0-0 ON SHEET C-4 FOR SPECIFIC LAND USE CRITERIA)
 REQUIRED 40% OPEN SPACE = 32.15 ACRES
 PROVIDED: 33.20 ACRES
 LAKES (21.82 ACRES BUT LIMITED TO 25% OF REDD) 5.94 ACRES
 DESIGNED BUFFER AREAS 5.00 ACRES
 INTERNAL OPEN SPACE 19.00 ACRES
 PARK AREAS 3.26 ACRES
 TOTAL PROVIDED: 33.20 ACRES
- B) INDIGENOUS PRESERVE 1.17 ACRES

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COMMUNITY DEVELOPMENT

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 MCP Page 4 of 16
 Resolution # 7-07-047

DCI 2005-00071

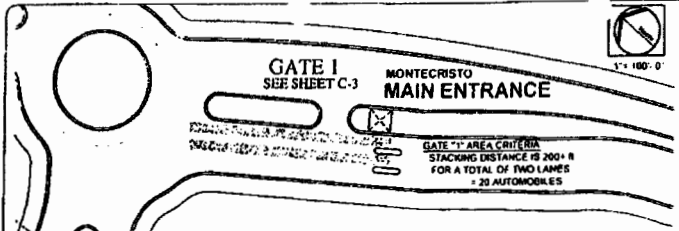
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 APPROVED FOR THE COUNTY ENGINEER

MOVIE CASTRO
 1100 WILSON COURT
 HUNTER HARBOR, CA 94029
 (415) 444-8888

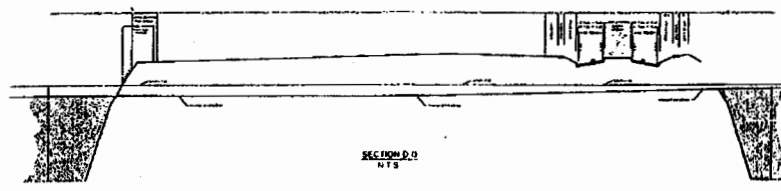
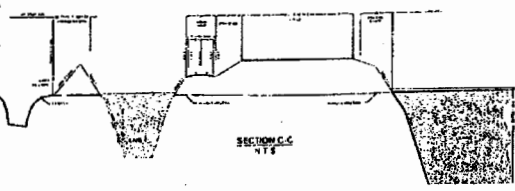
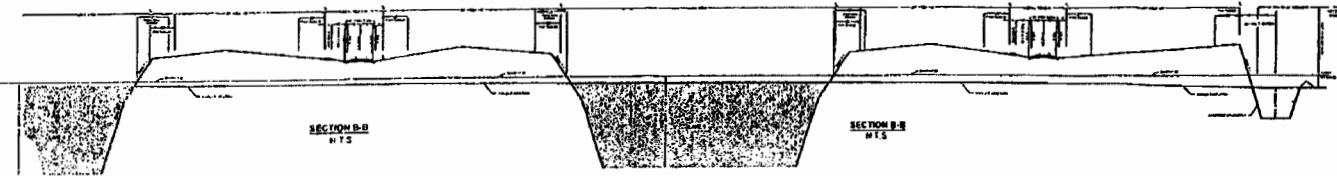
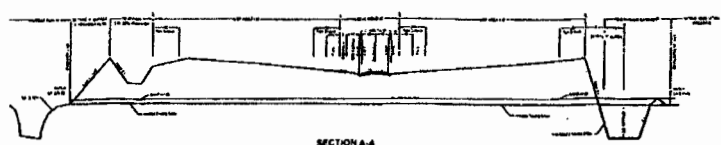
NEWPORT BAY CORPORATION
 1100 WILSON COURT
 HUNTER HARBOR, CA 94029
 (415) 444-8888

ConsuTech
 Development Solutions
 1100 WILSON COURT
 HUNTER HARBOR, CA 94029
 (415) 444-8888

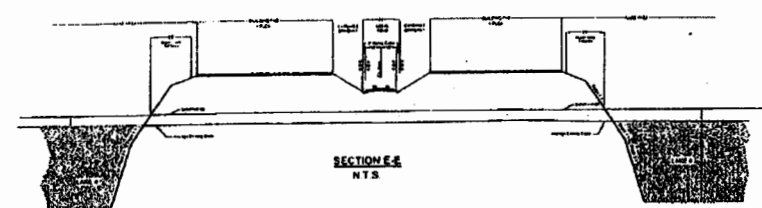
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 Date: 1/2008
 Revision: C-1004
 SHEET: C-3



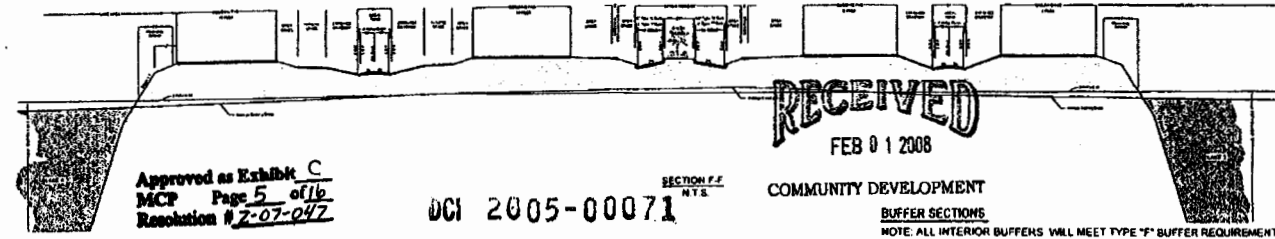
GATE "I" AREA CRITERIA
STACKING DISTANCE IS 200' ± IN
FOR A TOTAL OF TWO LANES
± 25 AUTOMOBILES



GATE "I" AREA CRITERIA
STACKING DISTANCE
IS 200' ± FOR A TOTAL
OF TWO LANES
± 25 AUTOMOBILES

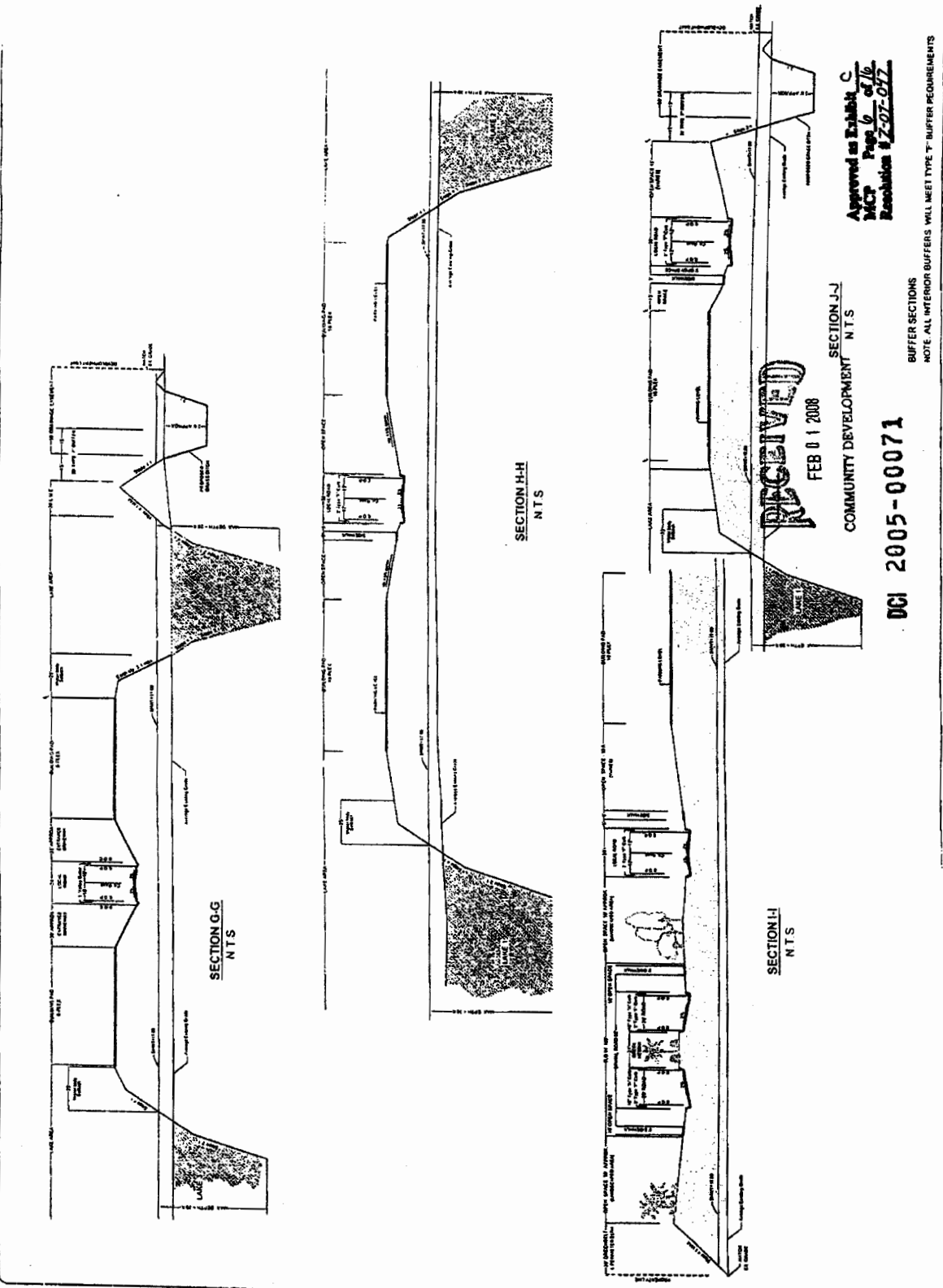


NOTE: FUTURE CONNECTION TO WILDCAT RUN TO BE
SUBMITTED FOR REVIEW AT A LATER DATE TO
AMEND P.L.S.



<p>APPROVED FOR THE CITY OF TAMPA DATE: 1/21/08 BY: [Signature]</p>	<p>APPROVED FOR THE COUNTY OF HILLSBORO DATE: 1/21/08 BY: [Signature]</p>	<p>APPROVED FOR THE COUNTY OF LEE DATE: 1/21/08 BY: [Signature]</p>	<p>APPROVED FOR THE COUNTY OF MANATEE DATE: 1/21/08 BY: [Signature]</p>	<p>APPROVED FOR THE COUNTY OF POLK DATE: 1/21/08 BY: [Signature]</p>	<p>APPROVED FOR THE COUNTY OF S.M. DESSA DATE: 1/21/08 BY: [Signature]</p>
<p>PROJECT: WILDCAT RUN AND MONTECRISTO MAIN ENTRANCES SITE: WILDCAT RUN AND MONTECRISTO MAIN ENTRANCES SECTION: 11, TOWNSHIP 45 S., RANGE 21 E.</p>					
<p>PREPARED BY: NEWPORT BAY CORPORATION 7113 HILTON COURT MAPLE FLORIDA, FL 34409 (352) 344-0000</p>					
<p>ConsulTech Development Services, Inc. Planning Services, Inc. Engineering Services, Inc. Surveying Services, Inc. 10000 W. US HWY 90, SUITE 100 FORT WORTH, TEXAS 76133 PH: (817) 421-1111 WWW.CONSULTECH.COM</p>					
<p>Sheet: N.T.S. Scale: C-1004 Date: C-1004</p>	<p>Project: WILDCAT RUN AND MONTECRISTO MAIN ENTRANCES Section: 11, TOWNSHIP 45 S., RANGE 21 E.</p>	<p>Client: COUNTY OF POLK Project: WILDCAT RUN AND MONTECRISTO MAIN ENTRANCES</p>	<p>Drawn: [Signature] Checked: [Signature] Reviewed: [Signature]</p>	<p>DATE: 1/21/08</p>	<p>SCALE: C-1</p>

<p>DATE: 02/01/2008 DRAWN BY: J. J. [unreadable] CHECKED BY: [unreadable] APPROVED BY: [unreadable]</p>	<p>SECTION 14, TOWNSHIP 48 N, RANGE 28 E LEE COUNTY, MISSOURI CITY OF MOBILE</p>	<p>NEWPORT BAY CORPORATION 1743 MELDUM COURT MAPLE, MISSOURI 64002</p>	<p>Development Services, Inc. 1000 N. [unreadable] [unreadable]</p>	<p>C-5 C-1004 C-1004 H.T.S.</p>
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DCI 2005-00071

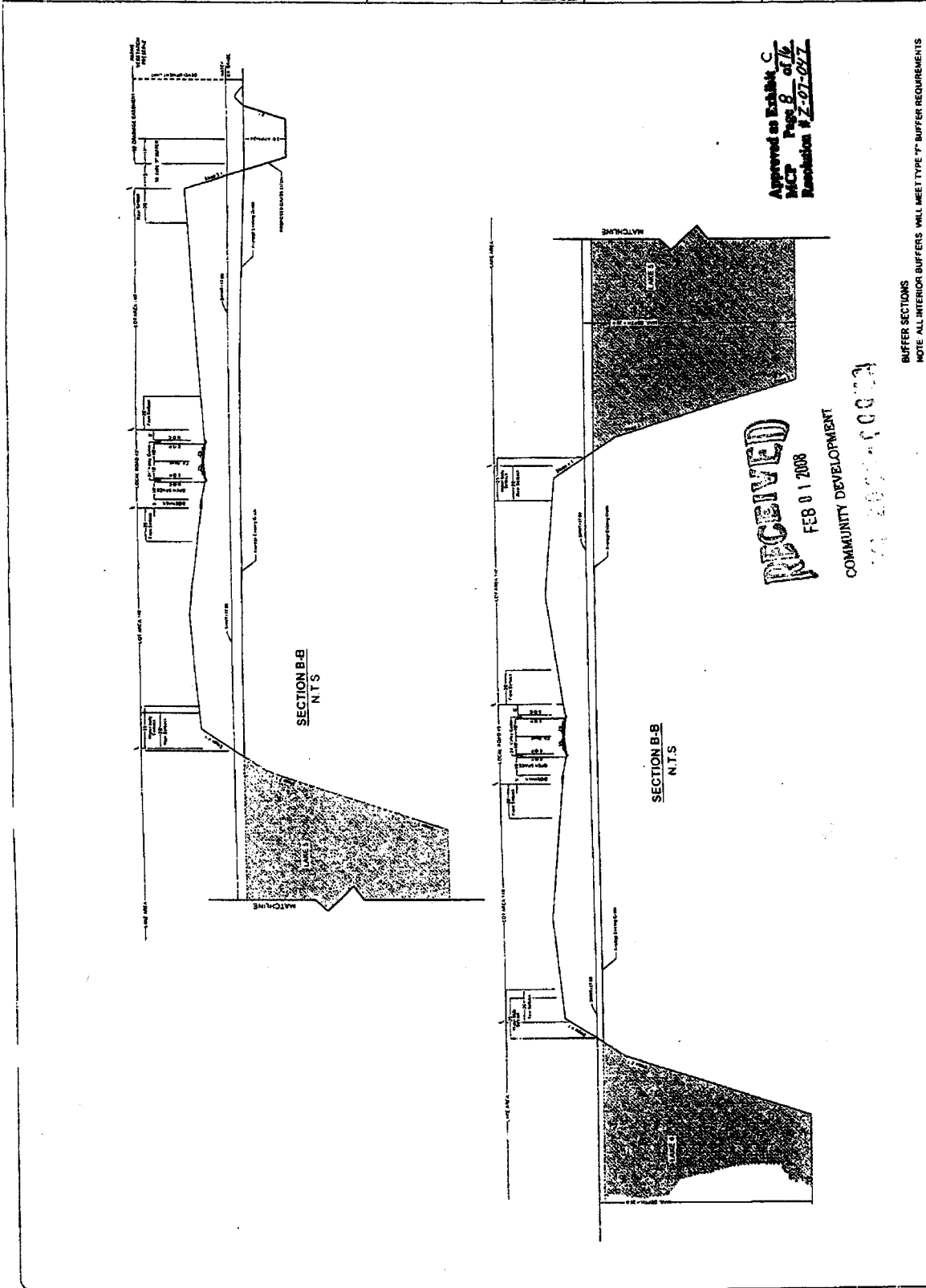
Approved as Exhibit C
 MCP Page 6 of 16
 Resolution # 7-07-077

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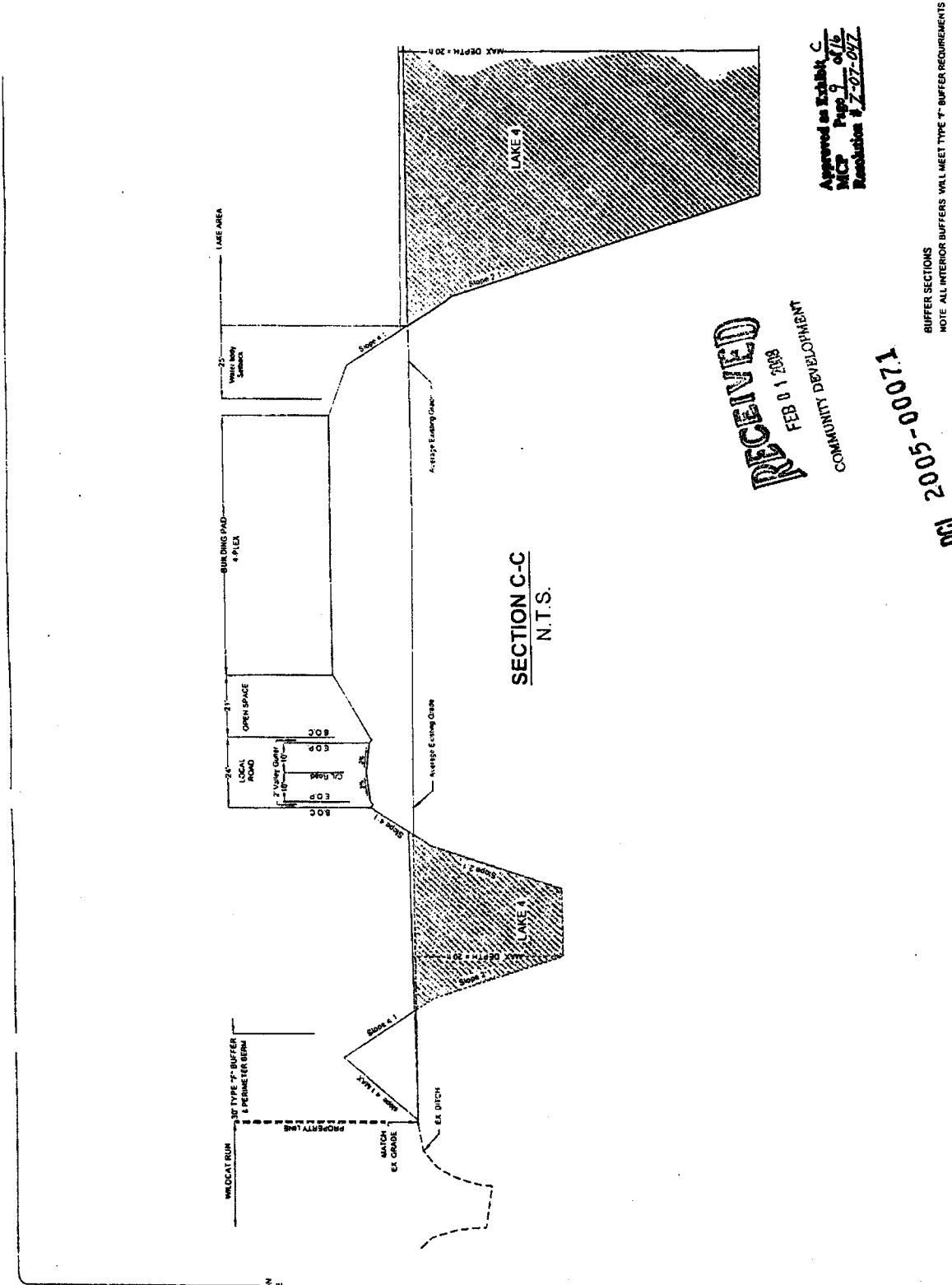
SECTION J-J
 COMMUNITY DEVELOPMENT N.T.S.


BUFFER SECTIONS
 NOTE: ALL INTERIOR BUFFERS WILL MEET TYPE 'T' BUFFER REQUIREMENTS

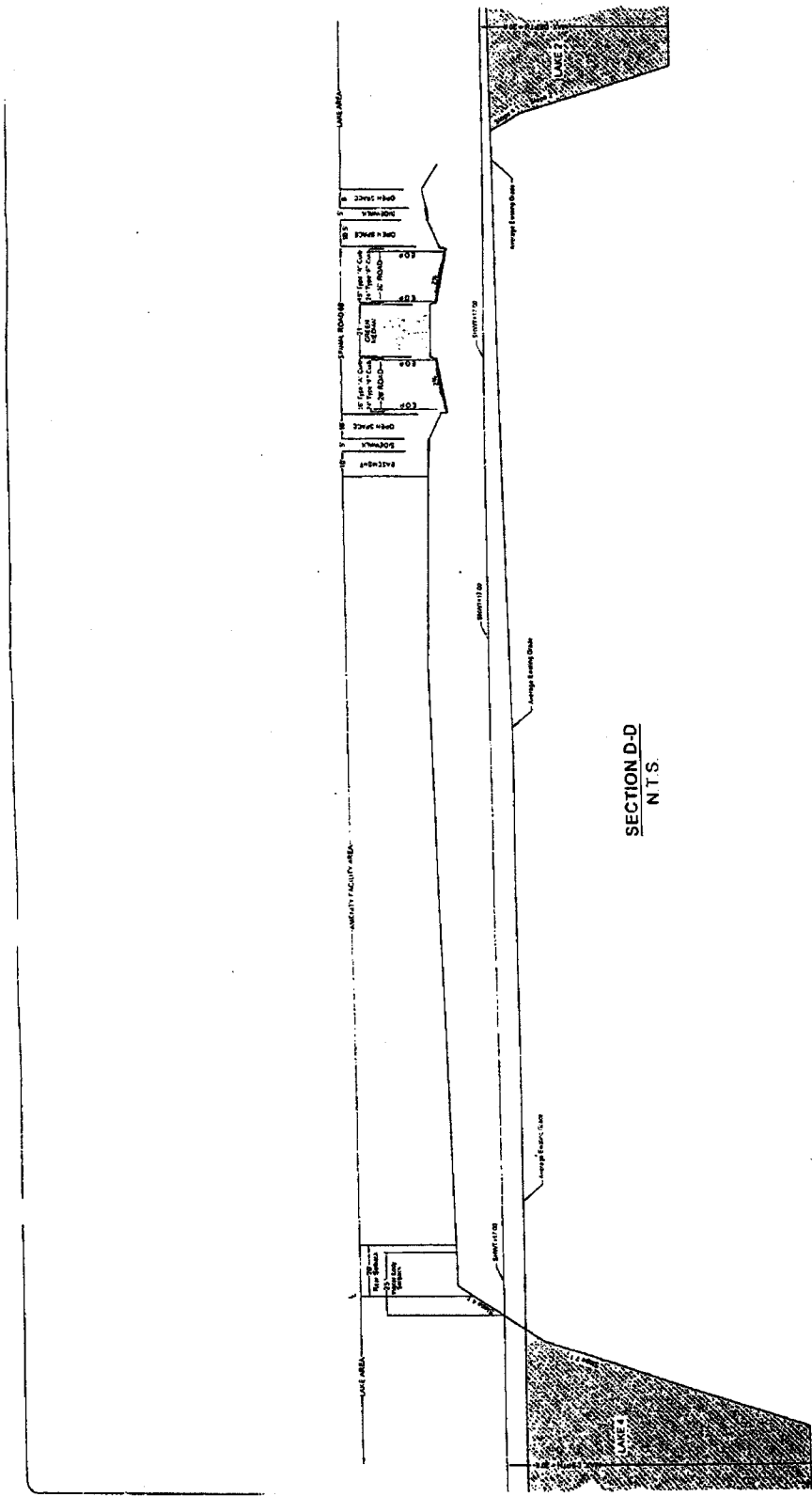
C-5 DETAIL Scale: 1" = 100'-0" Drawing No: C-1004 Project No: 2007-000004 Date: 02/01/2008	ConsulTech Development Services, Inc. 12000 West 10th Avenue, Suite 100 Denver, CO 80202 Phone: (303) 751-1100 Fax: (303) 751-1101 www.consultech.com	NEWPORT BAY CORPORATION 2413 BELDON COURT MAYFIELD HEIGHTS, OHIO 44130 (216) 241-2220	MOYER ENGINEERS SECTION 14, TOWNSHIP 43 E, RANGE 13 E 1483 COUNTY, FLORIDA 678 SQUARE & 600' WIDE SECTION B-B	TYPICAL SECTIONS A. BUFFER B. BUFFER C. BUFFER D. BUFFER E. BUFFER F. BUFFER G. BUFFER H. BUFFER I. BUFFER J. BUFFER K. BUFFER L. BUFFER M. BUFFER N. BUFFER O. BUFFER P. BUFFER Q. BUFFER R. BUFFER S. BUFFER T. BUFFER U. BUFFER V. BUFFER W. BUFFER X. BUFFER Y. BUFFER Z. BUFFER
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ConsulTech Development Services, Inc. 10000 West 11th Avenue, Suite 100 Denver, Colorado 80233 Phone: (303) 750-1000 Fax: (303) 750-1001 Email: info@consultech.com Website: www.consultech.com		NEPORT BAY CORPORATION 7412 MEDINA COURT NAPLES, FLORIDA 34109 (239) 348-0000	MONTZ CRUSTO GTE PROJECT # 0807140 LEE COUNTY, FLORIDA SECTION 14, TOWNSHIP 49 S, RANGE 18 E	TYPICAL SECTIONS 1. 1/4" = 1' BUFFER SECTION 2. 1/4" = 1' BUFFER SECTION 3. 1/4" = 1' BUFFER SECTION 4. 1/4" = 1' BUFFER SECTION 5. 1/4" = 1' BUFFER SECTION 6. 1/4" = 1' BUFFER SECTION 7. 1/4" = 1' BUFFER SECTION 8. 1/4" = 1' BUFFER SECTION 9. 1/4" = 1' BUFFER SECTION 10. 1/4" = 1' BUFFER SECTION 11. 1/4" = 1' BUFFER SECTION 12. 1/4" = 1' BUFFER SECTION 13. 1/4" = 1' BUFFER SECTION 14. 1/4" = 1' BUFFER SECTION 15. 1/4" = 1' BUFFER SECTION 16. 1/4" = 1' BUFFER SECTION 17. 1/4" = 1' BUFFER SECTION 18. 1/4" = 1' BUFFER SECTION 19. 1/4" = 1' BUFFER SECTION 20. 1/4" = 1' BUFFER SECTION 21. 1/4" = 1' BUFFER SECTION 22. 1/4" = 1' BUFFER SECTION 23. 1/4" = 1' BUFFER SECTION 24. 1/4" = 1' BUFFER SECTION 25. 1/4" = 1' BUFFER SECTION 26. 1/4" = 1' BUFFER SECTION 27. 1/4" = 1' BUFFER SECTION 28. 1/4" = 1' BUFFER SECTION 29. 1/4" = 1' BUFFER SECTION 30. 1/4" = 1' BUFFER SECTION 31. 1/4" = 1' BUFFER SECTION 32. 1/4" = 1' BUFFER SECTION 33. 1/4" = 1' BUFFER SECTION 34. 1/4" = 1' BUFFER SECTION 35. 1/4" = 1' BUFFER SECTION 36. 1/4" = 1' BUFFER SECTION 37. 1/4" = 1' BUFFER SECTION 38. 1/4" = 1' BUFFER SECTION 39. 1/4" = 1' BUFFER SECTION 40. 1/4" = 1' BUFFER SECTION 41. 1/4" = 1' BUFFER SECTION 42. 1/4" = 1' BUFFER SECTION 43. 1/4" = 1' BUFFER SECTION 44. 1/4" = 1' BUFFER SECTION 45. 1/4" = 1' BUFFER SECTION 46. 1/4" = 1' BUFFER SECTION 47. 1/4" = 1' BUFFER SECTION 48. 1/4" = 1' BUFFER SECTION 49. 1/4" = 1' BUFFER SECTION 50. 1/4" = 1' BUFFER SECTION 51. 1/4" = 1' BUFFER SECTION 52. 1/4" = 1' BUFFER SECTION 53. 1/4" = 1' BUFFER SECTION 54. 1/4" = 1' BUFFER SECTION 55. 1/4" = 1' BUFFER SECTION 56. 1/4" = 1' BUFFER SECTION 57. 1/4" = 1' BUFFER SECTION 58. 1/4" = 1' BUFFER SECTION 59. 1/4" = 1' BUFFER SECTION 60. 1/4" = 1' BUFFER SECTION 61. 1/4" = 1' BUFFER SECTION 62. 1/4" = 1' BUFFER SECTION 63. 1/4" = 1' BUFFER SECTION 64. 1/4" = 1' BUFFER SECTION 65. 1/4" = 1' BUFFER SECTION 66. 1/4" = 1' BUFFER SECTION 67. 1/4" = 1' BUFFER SECTION 68. 1/4" = 1' BUFFER SECTION 69. 1/4" = 1' BUFFER SECTION 70. 1/4" = 1' BUFFER SECTION 71. 1/4" = 1' BUFFER SECTION 72. 1/4" = 1' BUFFER SECTION 73. 1/4" = 1' BUFFER SECTION 74. 1/4" = 1' BUFFER SECTION 75. 1/4" = 1' BUFFER SECTION 76. 1/4" = 1' BUFFER SECTION 77. 1/4" = 1' BUFFER SECTION 78. 1/4" = 1' BUFFER SECTION 79. 1/4" = 1' BUFFER SECTION 80. 1/4" = 1' BUFFER SECTION 81. 1/4" = 1' BUFFER SECTION 82. 1/4" = 1' BUFFER SECTION 83. 1/4" = 1' BUFFER SECTION 84. 1/4" = 1' BUFFER SECTION 85. 1/4" = 1' BUFFER SECTION 86. 1/4" = 1' BUFFER SECTION 87. 1/4" = 1' BUFFER SECTION 88. 1/4" = 1' BUFFER SECTION 89. 1/4" = 1' BUFFER SECTION 90. 1/4" = 1' BUFFER SECTION 91. 1/4" = 1' BUFFER SECTION 92. 1/4" = 1' BUFFER SECTION 93. 1/4" = 1' BUFFER SECTION 94. 1/4" = 1' BUFFER SECTION 95. 1/4" = 1' BUFFER SECTION 96. 1/4" = 1' BUFFER SECTION 97. 1/4" = 1' BUFFER SECTION 98. 1/4" = 1' BUFFER SECTION 99. 1/4" = 1' BUFFER SECTION 100. 1/4" = 1' BUFFER SECTION	C-5 DETAIL SHEET C-1004 C-1004 N.T.S.
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		SECTION 14, TOWNSHIP 48 S., RANGE 24 E. ILL. COUNTY, ILLINOIS JOANNE CANTO	
NEWPORT BAY CORPORATION 3413 HILLOW COURT MAPLE, ILLINOIS 62454 (217) 344-0000		TYPICAL SECTIONS SECTION 14, TOWNSHIP 48 S., RANGE 24 E. ILL. COUNTY, ILLINOIS JOANNE CANTO	
DEVELOPMENT SERVICES, INC. 1000 S. WASHINGTON ST. SUITE 200 CHICAGO, ILLINOIS 60605 (312) 587-1000		TYPICAL SECTIONS SECTION 14, TOWNSHIP 48 S., RANGE 24 E. ILL. COUNTY, ILLINOIS JOANNE CANTO	



SECTION D-D
N.T.S.

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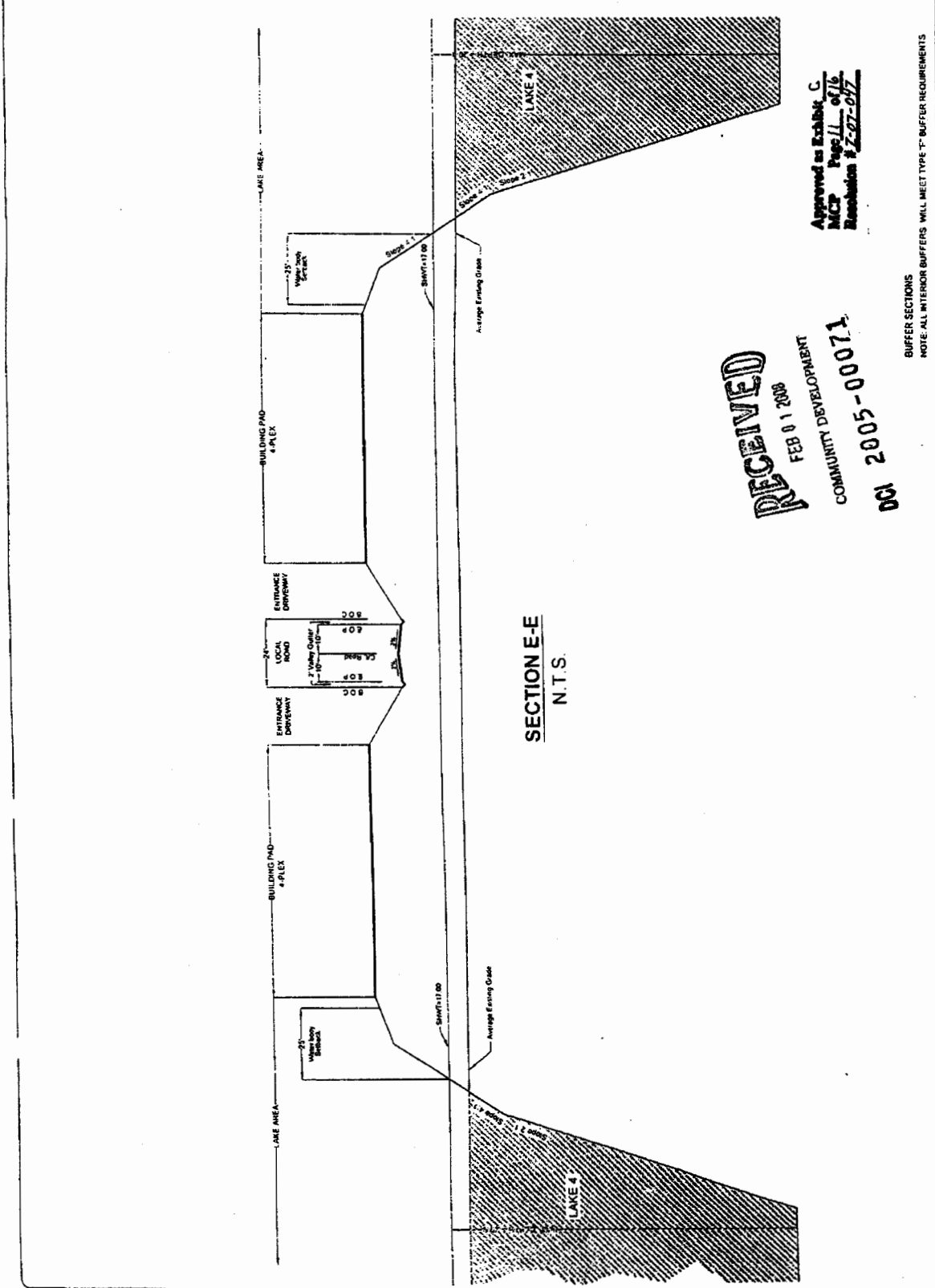
COMMUNITY DEVELOPMENT

Approved as Exhibit C
MCP Page 10 of 16
Resolution # 2-07-097

DCI 2005-0327A

NOTE: ALL INTERIOR BUFFERS WILL MEET TYPE 'F' BUFFER REQUIREMENTS

ConsuTech Development Services, Inc. 10000 N. Central Expressway, Suite 100 Dallas, Texas 75243 Phone: (972) 412-1000 Fax: (972) 412-1001 Email: info@consutech.com		NEWPORT BAY CORPORATION 1413 GULFVIEW COURT HOUSTON, TEXAS 77058 (281) 948-0000	TYPICAL SECTIONS SECTION 14: TOWNSHIP #18 S. RANGE #22 E 188 COUNTY, FLORIDA SECTION 14: TOWNSHIP #18 S. RANGE #22 E 188 COUNTY, FLORIDA	C-5-DETAIL C-1004 C-1004 N.T.S.
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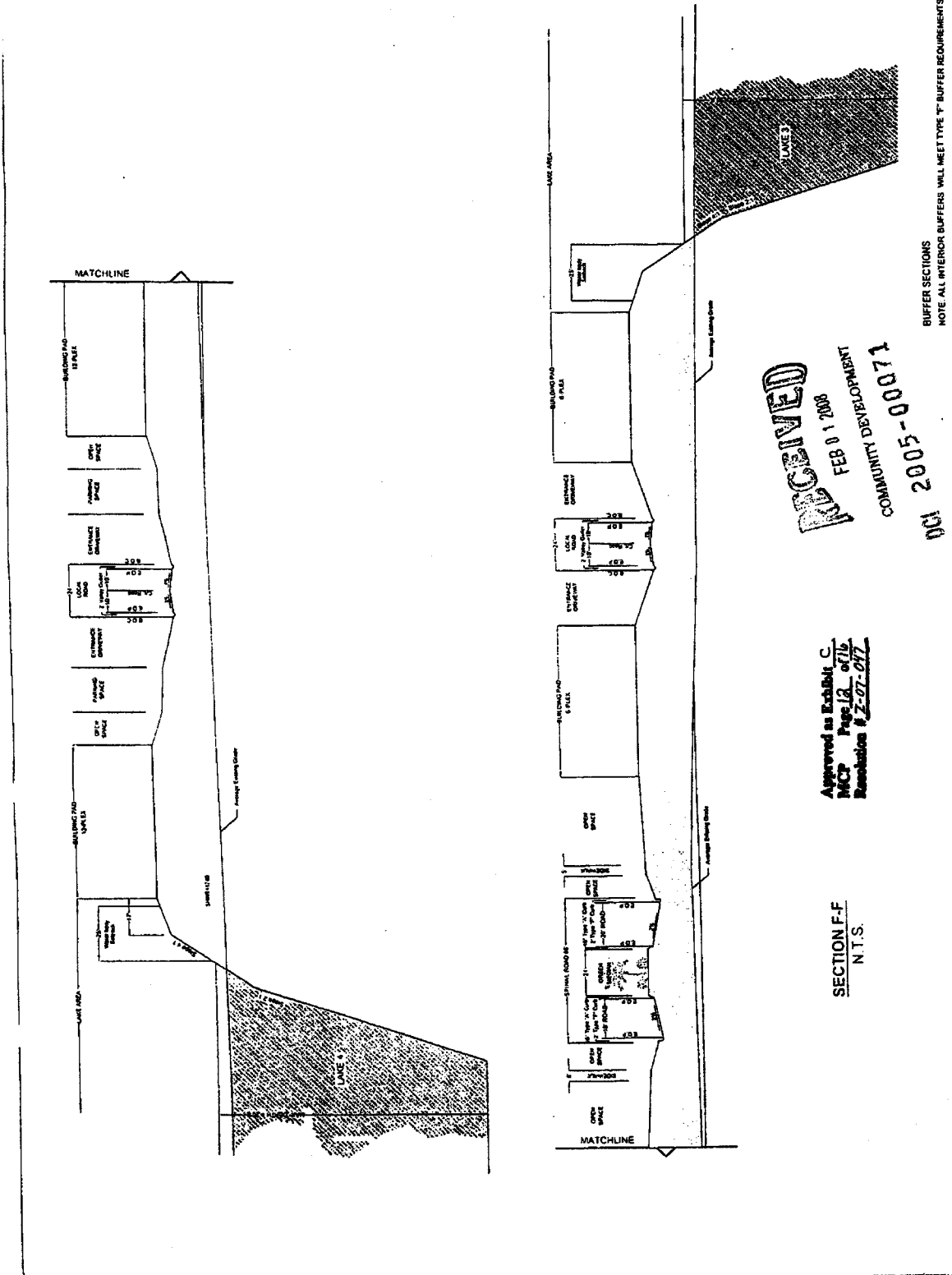
SECTION E-E
N.T.S.

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 COMMUNITY DEVELOPMENT
 DCI 2005-00071

Approved as Exhibit C
 MCP Page 11 of 16
 Resolution # 2-27-07

BUFFER SECTIONS
 NOTE: ALL INTERIOR BUFFERS WILL MEET TYPE "T" BUFFER REQUIREMENTS

TITLE: N.T.S. SHEET: C-1004 PROJECT: C-1004	CONSULTANT: CONSULTING ENGINEERS, INC. 2413 WILSON COURT NAPLES, FLORIDA 34109 (813) 344-0000	PROJECT: NEWPORT BAY CORPORATION 2413 WILSON COURT NAPLES, FLORIDA 34109 (813) 344-0000	TYPICAL SECTIONS SECTION 14, TOWNSHIP 45 S., RANGE 28 E. 18E COUNTY, FLORIDA CITE: 89-0000-0001-00 30'x30' C&G STD	DATE: 1/27/08 DRAWN BY: [Name] CHECKED BY: [Name]
				APPROVED FOR THE COUNTY BOARD APPROVED FOR THE COUNTY BOARD APPROVED FOR THE COUNTY BOARD APPROVED FOR THE COUNTY BOARD



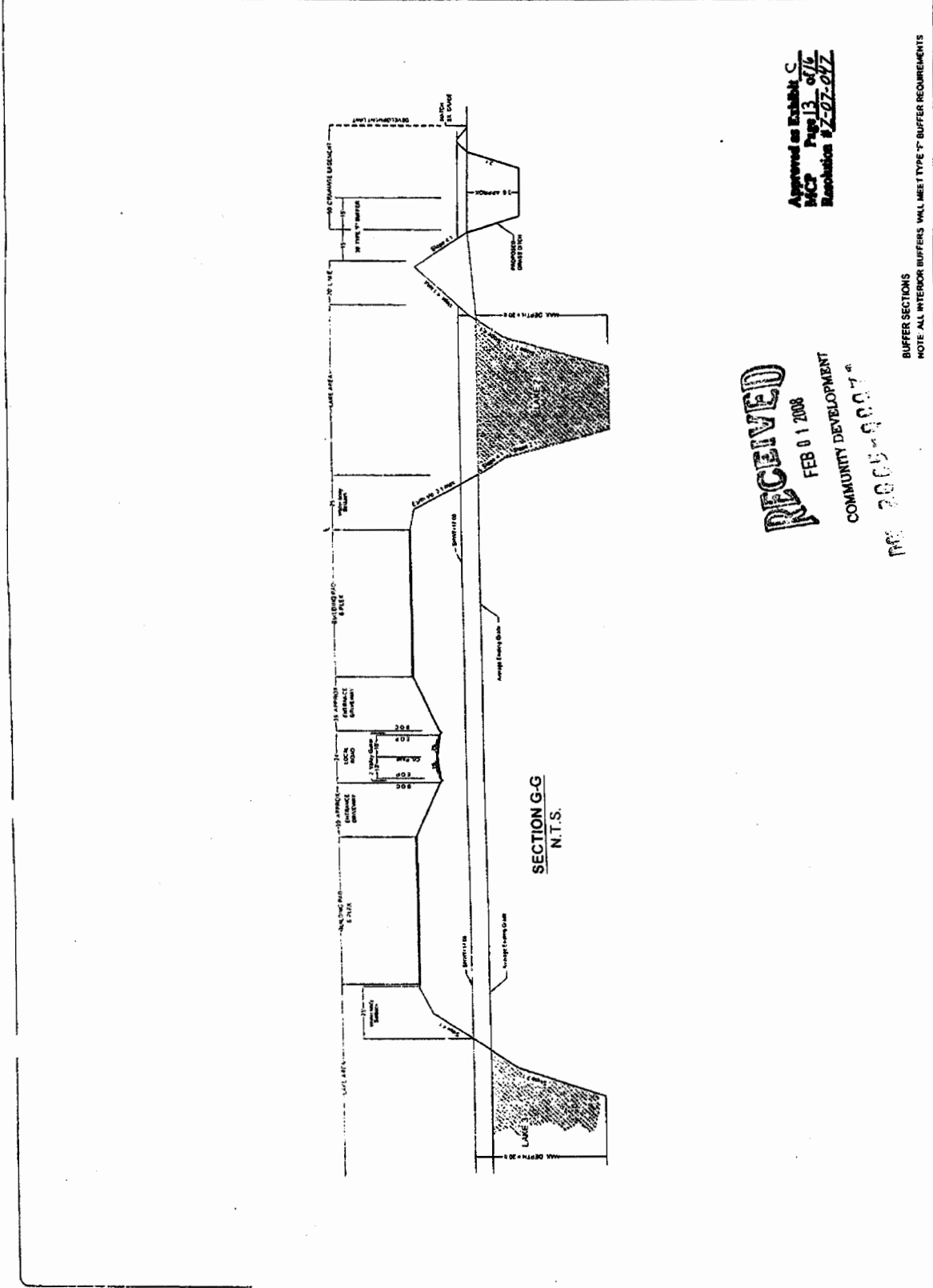
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 COMMUNITY DEVELOPMENT
 DOI 2005-00071

Approved as Exhibit C
 MCP Page 12 of 16
 Resolution # 2-07-077

SECTION F-F
 N.T.S.

BUFFER SECTIONS
 NOTE: ALL INTERIOR BUFFERS WILL MEET TYPE "F" BUFFER REQUIREMENTS

CONSULT DEVELOPMENT SERVICES, INC. 14000 N. CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TEXAS 75243 TEL: 972.382.1000 FAX: 972.382.1001 WWW.CONSULT-TECH.COM		PROJECT NO. 0201-14-0000 MAP 13, PLAT 24104 HMP 13, PLAT 24104 HMP 13, PLAT 24104	TYPICAL SECTIONS SECTION 14, TOWNSHIP 43 S, RANGE 12 E LEE COUNTY, FLORIDA C18 PLATS 6 & 0821743 MONTE CARISTO	TITLE SHEET DATE 02/01/08 DRAWN BY CHECKED BY APPROVED BY	C-5 DETAIL C-1004 C-1004 N.T.S.
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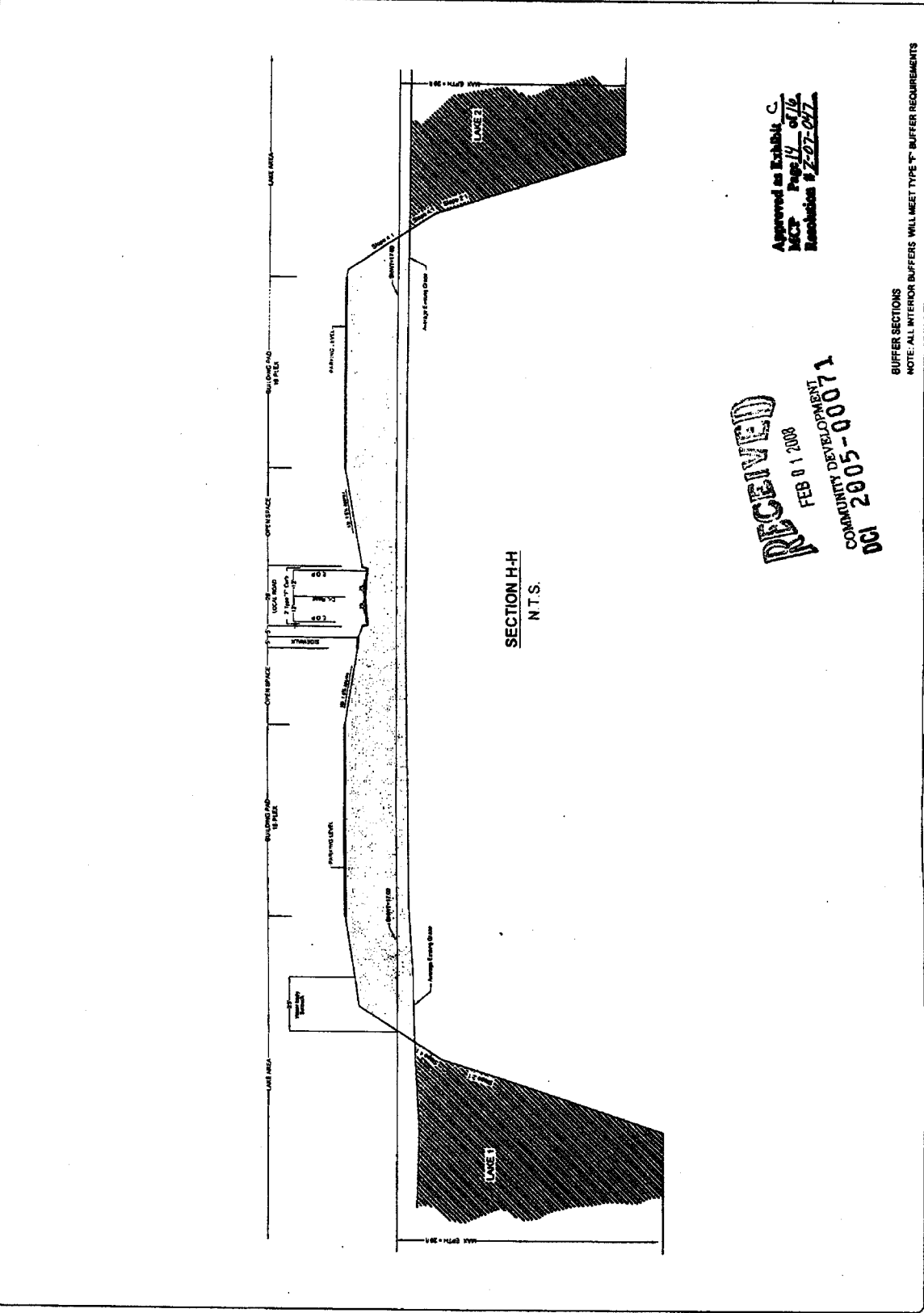
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5. APPROVED FOR THE COUNTY BOARD	6. APPROVED FOR THE COUNTY BOARD	7. APPROVED FOR THE COUNTY BOARD	8. APPROVED FOR THE COUNTY BOARD

TYPICAL SECTIONS
 SECTION 16 TOWNSHIP 42 S, RANGE 28 E
 DEE COUNTY, FLORIDA
 CDE PROJECT # 0031740
 MOONTE CREST

NEWPORT BAY CORPORATION
 1413 MILWAUKEE COURT
 NAPLES, FLORIDA 34109
 (239) 348-0200

Consultech
 Development Services, Inc.
 10000 W. US Highway 90
 Naples, Florida 34109
 (239) 439-1100

DATE: 02/01/08	SCALE: N.T.S.
PROJECT: DCI 2005-00071	DATE: 02/01/08
DESIGNER: J. L. ...	CHECKED: J. L. ...
APPROVED: J. L. ...	DATE: 02/01/08

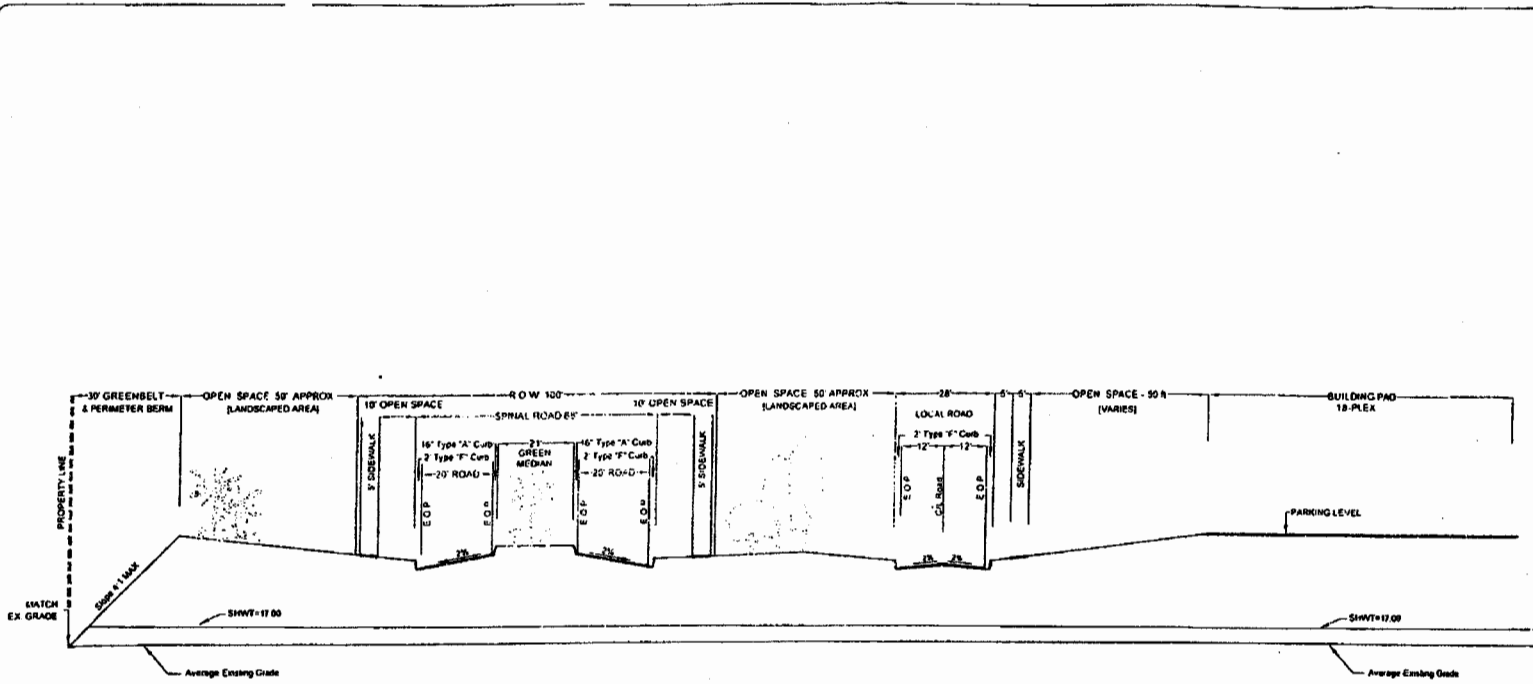


SECTION H-H
 N.T.S.

Approved as Exhibit C
 MCP Page 14 of 16
 Resolution # 2-07-077

RECEIVED
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 COMMUNITY DEVELOPMENT
 DCI 2005-00071

BUFFER SECTIONS
 NOTE: ALL INTERIOR BUFFERS WILL MEET TYPE "B" BUFFER REQUIREMENTS



SECTION I-I
N.T.S.

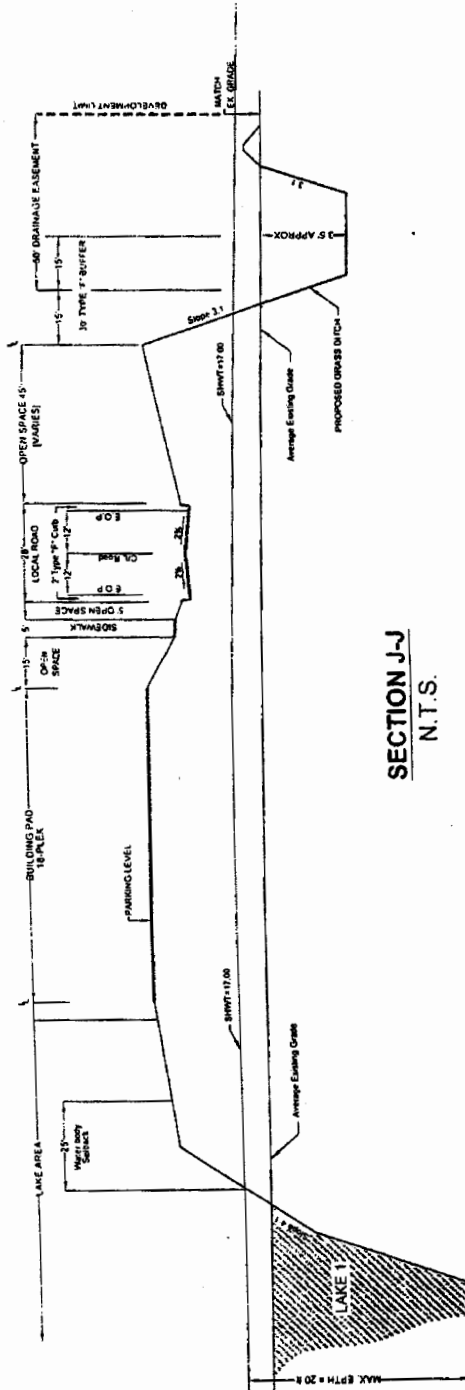
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COMMUNITY DEVELOPMENT
DCI 2005-00071

Approved as Exhibit C
MCP Page 15 of 16
Resolution # Z-07-097

BUFFER SECTIONS
NOTE: ALL INTERIOR BUFFERS WILL MEET TYPE 'F' BUFFER REQUIREMENTS

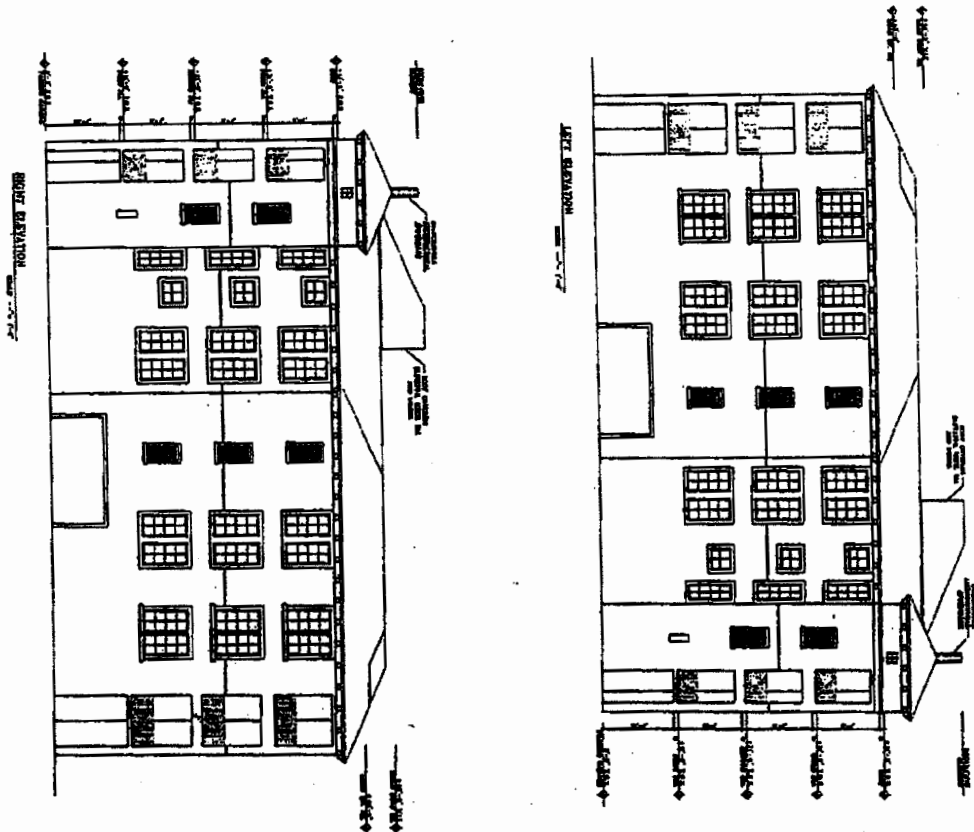
<p>DATE: 1/27/08 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN APPROVED BY: J. B. BROWN PROJECT: 2005-00071</p>	<p>PROJECT: 2005-00071 SHEET: 15 OF 16 SECTION I-I</p>	<p>DATE: 1/27/08 DRAWN BY: J. B. BROWN CHECKED BY: J. B. BROWN APPROVED BY: J. B. BROWN PROJECT: 2005-00071</p>
<p>PROJECT: 2005-00071 SHEET: 15 OF 16 SECTION I-I</p>	<p>PROJECT: 2005-00071 SHEET: 15 OF 16 SECTION I-I</p>	<p>PROJECT: 2005-00071 SHEET: 15 OF 16 SECTION I-I</p>
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<p>PROJECT: 2005-00071 SHEET: 15 OF 16 SECTION I-I</p>	<p>PROJECT: 2005-00071 SHEET: 15 OF 16 SECTION I-I</p>	<p>PROJECT: 2005-00071 SHEET: 15 OF 16 SECTION I-I</p>

MOATE CASTD 2613 MELDOR COURT LEE COUNTY, FLORIDA SECTION 4, TOWNSHIP 45 S, RANGE 21 E		NEWPORT BAY CORPORATION (281) 246-0000 2613 MELDOR COURT LEE COUNTY, FLORIDA		ConsultTech DEVELOPMENT GROUP, INC. 10000 W. BOULEVARD, SUITE 100 TAMPA, FLORIDA 33613 (813) 833-1100 WWW.CONSULTTECH.COM		C-5-DETAIL SHEET NO. C-1004 DATE: 02/01/08 DRAWN BY: J.E.B. CHECKED BY: J.E.B. SCALE: AS SHOWN
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 FEB 01 2008
 COMMUNITY DEVELOPMENT
 20005-00017
 Approved as Exhibit C
 MCP Page 16 of 16
 Resolution # 2-07-087

NOTE: ALL INTERIOR BUFFERS WILL MEET TYPE 'F' BUFFER REQUIREMENTS
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Sheet No. A-10 <small>PROJECT NO. 8003</small>	Sheet Title LEFT & RIGHT ELEVATIONS	Project Name and Location 198 UNIT CONDO DEVELOPMENT FOR ESTERO MONTE CRISTO, Ltd. ESTERO, FLORIDA	Drawn, Revised, Revisions <small>DATE</small> <small>BY</small> <small>REVISIONS</small>	CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT IN WRITING ONLY OF ANY ERROR OR OMISSION IN THE CONTRACT DOCUMENTS BEFORE PROCEEDING TO THE WORK.			DMRE ERIC ARCHITECTS, INC. ARCHITECTS - PLANNER <small>11700 Monte Bay Boulevard Suite 201 Coral Springs, FLORIDA 33066</small> <small>PHONE: 954-385-1111 FAX: 954-385-1112</small>
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EXHIBIT "D"
 (Left & Right Elevations)

DMRE ERIC ARCHITECTS, INC.

ESTERO COMMUNITY PLANNING PANEL
Minutes of Public Meeting #166 – October 20, 2014
Estero Community Park, Estero, Florida

CALL TO ORDER:

The Meeting was called to order at 5:00 p.m. by ECPP Chairman Lienesch.

Panel Members present: Jack Lienesch, Chairman; Estero Community Association, Roger Strelow, ECCL; John Goodrich, ECCL; Ned Dewhirst, Estero Development Community; Paul Roberts, Estero Development Community, Neal Noethlich, Emeritus Chairman, Jeff Maas, Estero Chamber of Commerce, Greg Toth, Founding member; Bev MacNellis, Treasurer and Howard Levitan, Secretary. No member of the Panel was absent for tonight's meeting.

Also present were Nick Batos, Chairman of the ECCL, Don Eslick, Chairman Emeritus of ECCL; various representatives of developers and their agents, and over 250 members of the public, mostly from the Breckenridge Community in Estero. Finally, Chip Block and Sharon Jenkins-Owen from the Lee County DCD Planning Staff were also present at this meeting.

Public Notice: Secretary Levitan reported that the meeting notice was posted on the ECPP website. The Agenda has been posted for over a week on the website, but was revised slightly today. He noted that a quorum of the ECPP was present for this meeting.

Minutes of the Prior Meetings. Chairman Lienesch reported that the minutes of the September 15, 2014 Meeting of the Panel were prepared by the Secretary, had been vetted by the Panel, and had been posted on our ECPP website. There were additional minor comments made by Chairman Lienesch that were described at the meeting. A motion was made, seconded and unanimously passed to accept the September minutes as modified by Lienesch's comments.

Treasurer's Report: Treasurer MacNellis gave her Treasurer's Report. \$1,324.48 is currently in the bank. Payments were made during the month to Land Architects for the Community Plan Revisions as approved by Lee County.

PRESENTATIONS:

1. Estero Grande:

Materials presented for review. Revised Master Concept Plan dated 9/18/2014 from Waldrup Engineering, including revised MCP dated 8/13/2014 showing parks and civic spaces, pedestrian crossings, and bicycle paths. The Panel also had available the Lee County Staff Report dated October 18, 2014 regarding this project (DCI2014-00004 and REZ2014-00004).

These revised MCP drawings were introduced by Alexis Crespo and Steve Hartsell, Esq. from the Pavese Law Firm. Stephen Hagenbuckle, principle of Terracap, owner of the project, was also present along with Kevin McCruw, and Lyndsay Rodriguez from Waldrup Engineering. This is the third time presenting this plan before the ECPP. The presenters described this 29.6

acre piece of property on the corner of Estero Parkway and US 41. Breckenridge Community is to the West along with Terra Vista to the Southwest. To the Southeast is a single-family residential subdivision. Walmart is across Estero Parkway to the northeast. This site is proposed for 235 residential units along with 100,000 s.f. of commercial space in four designated outparcels located on US 41. Hartsell stated that this is a difficult site for a mixed-use development. County Staff wants to integrate the residential and commercial phases of the development rather than just have two separate projects which are buffered. In terms of the site design, the developer originally wanted to put the commercial uses on US 41 and the residential uses in the rear to the west. They have now changed their plans to reduce the planned height to three story maximum 45 feet in height residential buildings. The lake and the preserve will be located at the very rear for additional buffering for the Breckenridge and Terra Vista communities.

As part of their power point presentation, they then showed the pedestrian connectivity plan for the development. The green areas shown on this Plan are amenity areas with a park in the center. All of the residential areas will have access to the commercial areas. Terra Vista, at its choice, will have pedestrian access through the property to US 41, Walmart and the other stores of both this development and other adjacent commercial sites in the area.

Regarding the bonus density, they are planning on offering moderate income and workforce housing to obtain bonus density of 108 units. Based on the so-called "Super Bonus Density Calculations for Mixed-Use Projects" as set forth in the Lee Plan, they are able to count the appropriate density over the full 29.6 acres as opposed to just the residential acreage. This would give them 177 units at a density of 6 units/acre plus the bonus density of 108 based on either the low and moderate housing or purchasing TDRs. The rents under the moderate income or workforce unit provisions of the LDC provide that the occupant must qualify for about \$1200-1300 per month with incomes of \$50-60,000. The same income formulas would be used if the units were sold as condominiums, including the qualification of no more than 30% of the income of the buyers at about \$200,000-\$300,000 sales price depending on the size of the apartment.

Questions and input from the Panel. Paul Roberts asked whether they will use both low or moderate income work force income rentals and Transfers of Development Rights (TDR)s. Hartsell responded that they are relying primarily on the moderate work force income rentals. He said that only a few TDRs are currently available but if they can do so, they may be utilized. At this point it is not clear if the units will be for sale or rental, and this fact should not make any difference to the process. Ned Dewhirst then asked them to walk through the calculations of density for the project. Hartsell responded that they are still requesting 285 units based on the 29.6 acres at 9.6 units per acre over the entire site. Ned says he is confused then since it covers the full property. Hartsell stated that they are asking for 108 units of bonus density based only on work-force development. Dewhirst said that at that calculation, they still are relying on the super density provisions. Alexis Crespo then responded that there are two different mixed use calculations because they are in the mixed-use overlay, first the so-called mixed use super-density formula based on their civic spaces and connectivity. Then they count the bonus density based on the workforce development provisions. The count is 177 base units and 108 bonus density based on the workforce development bonus provisions.

Greg Toth stated that he is saddened by this process because we in Estero expected more from the mixed use overlay provisions. His real concern is the schedule of uses including fast foods and drive-through restaurants. Estero Parkway as the gateway to the University should be different than just fast food etc. In past projects, he stated that we have limited drive-through restaurants to one per development. The same limitation should apply for fast food restaurants. He would like to see uses which include those that really will be frequented by the residents in the area. For example banking vs. fast food. He also asked about COP, and the response was only for a Group III restaurant with no outside seating and only a sit down restaurant. Toth would like to tie the drive-through use to one fast food restaurant or better yet to not allow fast food restaurants at all on the schedule of uses.

Neal Noethlich stated that as a point of interest there was a prior development proposed for this site which had the support of the community, but was never built. This is agricultural land, and is in the mixed-use overlay, which includes higher density and commercial uses. Jeff Maas asked about the buffers and the response was that the required buffer between residential developments is a 5 foot, Type A buffer.

John Goodrich agrees with Greg Toth and Paul Roberts that this project does not qualify for mixed-use bonus density calculations based on the current schedule of uses. He shares the concerns for somehow tying the uses of the property to those that residents of the apartments would utilize. He feels that the developer needs to do more cooperative work to make sure that this will look better in the end.

Roger Strelow said that the Panel has commented at great length about this proposal. The real issue as to the Breckenridge Community is that when you have a new type of use like this one, mixed use which is being put next to residential, it should be allowable only if the separate uses are compatible. He thinks we should hear from the Breckenridge community as to their concerns.

Ned Dewhirst spoke about his underlying issue. The project asks for density over the full site based on mixed-use concepts where there is a real interplay between the residential areas and the commercial. This is a subjective test for Lee County under the Lee Comp. Plan, and he feels this project does not meet the requirements. While it has pedestrian crossings, open space, and connectivity, this project is located at a nexus point of traffic at this important intersection. This plan does not speak to interconnectivity with the road to Breckenridge. He feels that not much thought has gone into the interconnection for vehicles between the various developments along US 41 in this area. Access arrows immediately west of the US 41 / main entry intersection appear too close for safety purposes. As to the height limitations, at 45 feet, the buildings in the Southeast abuts the single family homes next door. Dewhirst feels the residential buildings should be scaled down in that area. Hartsell says they will be meeting with Terra Vista about this development before the HEX Hearing scheduled for October 29th. With respect to adding two right in-right out access points on US 41, the applicant is still pressing for these approvals, although they did not get Staff approval in the Staff Report recently completed. FDOT will ultimately make that decision, and Hartsell feels that the County will have to go along, as this is a State regulated highway. He went on to state that they have agreed to an interconnect to the road to the south shown on the plat, if it gets developed.

Hartsell went on to state that they met with two of the Preserve Associations at Breckenridge two weeks ago. Alexis Crespo said she contacted the Breckenridge Master HOA Board in September who told her to meet with the Preserve Associations first, and then come the HOA master board for their meeting on October 21st. Hartsell also stated that the developer will not move back the HEX hearing to get the input of the Breckenridge Community. They say they have been to the ECPP twice before but will not anticipate postponing the HEX hearing.

Comments from the Public. Due to the overwhelming number of people present from Breckenridge, including many that could not fit into this room, Chairman Lienesch asked if they would limit the number of speakers representing this community to three people.

The first speaker was Bob Cook from The Breckenridge Master HOA Board. He was asked by the Executive Committee to give their consolidated response to this proposal. They have serious and significant concerns, including noise and light pollution and neighborhood security. He stated that they are specifically concerned with traffic and public safety for US 41 and the collector roads, especially with Walmart and Hertz being developed. He feels that the traffic studies presented by the developer do not consider the cumulative impacts of such new developments on this major intersection, and that there should be a new traffic study. The bonus density qualification is at the heart of their negative feeling about this project. Neither of the adjacent communities exceeds the 6 units per acre standard for the Urban Communities category on the FLUM. They feel strongly that this is not really a mixed-use project. They ask for ECPP and ECCL to recommend to Lee County Staff to rescind the Staff recommendation of approval and encourage the BOCC to deny the application for Bonus Density. They feel that the project should be slowed down to give them the time to adequately review and comment on the development's impacts on their community. They want the Panel to stand with Breckenridge and oppose this project.

Garth Errington from Breckenridge spoke next. He spoke about the November 13, 2010 workshop for the Estero Community Plan held at the Hyatt Regency. In that meeting the residents of Estero were asked to brainstorm what they saw as a future for Estero. The consistent reply of the residents was for Estero to have developments harmonious with neighbors, safer US 41 corridor, and strong design standards. His concerns are that the Community has not been given the opportunity to have its concerns addressed by the developer. They went on to state that they are late to the game, because they were not given the opportunity to learn about this project by the developer until late in September. They are mostly concerned with buffers, and the commercial uses along US 41, along with the requirements of mixed-use to achieve higher bonus density. This is just an attempt to evade the communities' oversight as to the newly incorporated area of the Village of Estero. They feel that this project does not meet the quality of life visions for Estero that have been established long ago.

Katy Errington from Breckenridge next spoke about her sleepless nights over the past several weeks concerning this proposal. She thanked the ECPP and ECCL for their volunteer work. Breckenridge has 16 associations and a large master board with over 842 units in total. The developer has not yet met with the full Breckenridge community. Two people representing the developer met with one of the association boards two weeks ago, however, the other boards were

not invited. She then went on to discuss Terracap's other projects which are shown on their website, and the general approval of their community for the prior Santorini project which unfortunately fell victim to the recession. She stated that the Breckenridge community looks at this land as their green space. They knew it would be developed at some point, but not with this kind of a proposal which they feel is out of line with the Community's vision for Estero. They will be exposed to the traffic, and will be seen from along US 41. They feel that this development proposal is like the BP oil spill. When the new Walmart is finished, this development will appear as not fitting in Estero. It is being presented at this level of density purely because of the builder's greed. The traffic noise will increase significantly along with the noise from 285 rental units, 500 cars for these residents, and the commercial areas with likely a 24/7 service station with carry-out availability. The Staff report discusses low or moderate income units which would be a real problem for their community. She discussed the fact that this will use 68,000 gallons of water each day. The proposed service station is not needed as there is already one close by. She warned that there might be potential use of vacant commercial space in the area for uses which might be allowed if Amendment 2 passes on November 4th. She urges this process to slow down and wait until after the November 4th election. Finally she requested that the ECPP report to the Hearing Examiner that the Community is not in favor of this project.

Hartsell was asked to respond to the previous speakers. He stated that they understand the concerns of the Breckenridge community, and will try to address them, but cannot promise them to postpone the HEX hearing. The project has been under review for a long time. They do not want to be held up by the Estero incorporation. They will take some concerns into account, but are going to move forward. He said that they heard the concerns of the Panel as to the schedule of uses and will look into them.

Nick Batos spoke for the ECCL. He provided two points for consideration. To the Panel and County Staff, the intent of our Estero procedures over the years was to focus on having the developer go to the communities to work out difficulties and problems before it got to the Planning Panel. This developer could have met with the Breckenridge community long before it got to this point. As to deviations, it is ECCL's position that under the Charter if it passes on November 4th, no variances or deviations are thereafter allowed to be granted by the County.

Chairman Lienesch summarized the process with respect to this applicant. Roger Strelow moved that the Panel recommend to the County to defer any decision by them on this matter until the new Village of Estero is in place and can review this development in detail. This motion was seconded and unanimously approved by the Panel.

2. Corkscrew Crossing MPD (fka Monte Christo).

Materials presented for review: 11 page document dated October 20, 2014 entitled "Corkscrew Crossing PD Amendment, including approved PD Plan under Zoning Resolution Z-07-047, proposed Master Plan, and draft corridor exhibit.

This subject was introduced by Wayne Arnold of Grady Minor on behalf of the developers. This is the previous Monte Christo Site between Wildcat Run, the Preserve at Estero and Bella Terra.

They are seeking to amend the MCP, and they brought their full project team to answer any questions. This is going to be a preliminary discussion only, and not a public hearing, since we have not been provided for review the full application, and they agreed to come back to us when they have received the sufficiency comments from Staff.

They have also made their application and submittals to the Army Corps of Engineers and SFWMD. It is a reverse L shaped parcel of about 400 acres. It is designated Suburban on the FLUM, along with portions of the property designated as wetlands. The previously approval was for 732 units. They now propose to reduce this to 625 single-family units. They provided the proposed master plan revisions, which show a proposed emergency interconnect with the Wildcat community. They moved the entrance somewhat to the east to align with the Wild Blue project to the north across Corkscrew Road. They have added several single-family products including zero lot line villas. One of the issues raised by Staff is for them to maintain an adequate corridor for panthers and bears. They have planned to have a small corridor on the east side near the Preserve of Estero community. Their preserve area abuts other preservation property to the southwest side, and ultimately Edison Farms to the South. Chairman Lienesch noted that the Panel has seen this property under four previous iterations.

Greg Toth asked several questions about the panther crossing which is to be built under Corkscrew Road in front of the Preserve at Estero. While some of the funds are being held, this project awaits further funding. Neal Noethlich stated that when the CRSA was established, this land was expected to be only 30 home sites. What we wind up with a lot more contribution towards the CRSA. However, it was pointed out that the CRSA is going to sunset in September, 2015 if it is not renewed by the County. At that point, the remaining money could be used for capital improvements. It was further pointed out that the CRSA is not likely to be extended as it has fulfilled its use. Toth stated that he is fine with the project and hopes for the emergency interconnect. Ned Dewhirst feels that this is an improvement on prior plans, and hopes that they can work out the interconnection with Wildcat Run. Jeff Maas lives in Bella Terra, and he is concerned about walking and biking on Corkscrew Road. Both the Preserve and Corkscrew Shores have a bike path/ walkway along Corkscrew Road, and they should consider this as well.

Chairman Lienesch asked if Estero Fire and Rescue is acceptable with only one entrance and exit? This was a deviation approved previously, but they will try to get the emergency interconnect with Wildcat. As to the Bella Terra commercial property, and taking into consideration Wild Blue, there needs to be some development of a commercial nature in front of Bella Terra.

Comments from the Public.

Nick Batos said that the environmental groups will likely require a plan or fence on the panther and bear corridor to prevent interaction with residents. Jeremy Frantz from the Conservancy wants the corridor as wide as possible for the animals and this one is too narrow in their opinion. Even though the number of units in this development is decreasing, the Conservancy feels that this site plan is expanding the development area, which comes out of the preserve area and panther corridor.

Chairman Lienesch summarized the conclusion of the Panel that based on this preliminary discussion, the development seems much improved, and the Panel will look forward to seeing the full application when they return.

3. Springs of Estero Administrative Amendment.

Materials Presented to the Panel. One page Plan for Springs at Estero prepared for Continental 305 Fund LLC by Barraco Engineering dated 10/13/2014, along with 2-page undated Deviation Written Narrative and Justifications for Springs at Estero.

Neale Montgomery introduced this proposal on behalf of the developer. This is a sign deviation request. She stated that normally you would have one big monument sign in the entrance median or two smaller ones on both sides of the entrance road. In this instance, due to the entrance being off of Everblades Parkway, they want a large monument sign on Ben Hill Griffin not on the side road. They want to also add another sign on Everblades Drive as you go to the entrance. They do not have the sign designed at present, but must comply with the Estero requirements and have the sign reviewed by the EDRC. A representative of the developer stated that he wants the signs to mimic the design of the nearby Grandeeza community signs. He says stone pillars would be used with enhanced landscaping.

Comments of the Panel:

Ned Dewhirst commented that this is a perfect example of something that is more appropriate to go to EDRC for a deviation request. Most of the Panel felt we could handle this without getting into the sign design. Greg Toth wanted to know the size of the monument sign before allowing the deviation as a zoning matter. He agreed with Dewhirst that we would have been better off to see the design of the signs before approving it as a matter of zoning.

Chairman Lienesch summarized that the Panel had no problem with this requested deviation subject to the approval of the EDRC as to the design and size of the sign.

4. Corkscrew Palms Administrative Amendment.

Materials presented by the Developer: 31 page Application to Amend Planned Development filed with Lee County DCD dated 9/12/2014, Original Zoning Resolution #Z-7-03-12, and Memorandum from DCD Zoning Division dated 7/24/2012 re Corkscrew Palms Commerce Center case no. ADD2012-00075.

Tom Lehnart of Banks Engineering presented this request for Administrative Amendment on behalf of the developer Mooring Capital. This project was originally permitted by DJamoos on the SE corner of Corkscrew Palms Boulevard which leads to the Community Park. The parcel outlined on the site plan is the remaining parcel to the original Declaration of Condominium for the buildings in this office park. They need to do a new condominium regime for this last phase in order to legitimize the parcel, which came into separate ownership due to the foreclosure of the mortgage on this parcel. They now need to change the development order with respect to this new parcel which was created by the foreclosure process. The original Declaration of

Condominium can no longer add additional parcels due to a seven year limitation in Statute. There is an agreement between the existing condominium associations for this development to share amenities and infrastructure. The Administrative Amendment will need to allow different development order requirements due to the fact that the lot lines have changed for the parcels due to the foreclosure. Any new buildings will have to come through a development order process including the EDRC or whatever board would follow under the Village of Estero.

Following discussion among the Panel, the feeling of the members is that we are concerned only with protecting the common architectural style. The County Staff said that they are only doing a lot split with respect to setbacks. Otherwise it has to comply with the LDC as to architectural requirements. The underlining zoning and the LDC would still apply.

Chairman Lienesch restated that the Panel supports this Administrative Amendment, subject to later review by the EDRC of the development order proposed to be used.

5. Miromar Administrative Amendment for COP.

Materials Present to the Panel. Site Plan dated 9/30/2014 for Miromar Outlets showing event location boundary areas, along with document entitled “Miromar Outlets COP Special Exception Draft Conditions dated 9/29/2014.

Neale Montgomery led the discussion for the developer Miromar Outlets. She stated that they revised the graphics and the draft conditions to reflect the comments at the last meeting. Mike Elgin from Miromar stated that the barricades along the edges of the highlighted areas would be in addition to staffing for control.

Nick Batos from the ECCL asked again about whether such a plan is allowable under Florida State liquor licensing law. He stated that Rep. Rodrigues talked to the State Liquor authority about this situation, and was told by them that Miromar cannot do this without making the area in question part of one of the licensed premises. Neale Montgomery responded that they need to get the zoning approved first before they can get the County and State approvals necessary under the liquor laws. Batos suggested that we should only be in favor of this plan on condition that the County and State approves it. Montgomery stated that condition number 6 in the draft Conditions requires that all COP must be in accordance with the laws of the State of Florida, which would include all local, County and State approvals.

Neale Noethlich asked about the electronic signs within Miromar, but Elgin stated that they were not able to get their final approvals, and since it became cost ineffective, they have tabled these discussions. This still would need an EDRC discussion.

Chairman Lienesch stated that the Panel supports this plan as currently proposed.

6. Regal Cinema COP.

Materials Presented to the Panel. Document entitled Regal Cinemas “Alcohol Control Plan for the Entire Premises,” along with copy of wristband control stickers, Menu, and Application for Administrative Approval of Consumption on Premises for Coconut Point 16.

This plan was presented by Marbet Lewis from Regal Cinemas along with Claudine Radford, District manager. They have filed an Administrative Application for approval for this on premises consumption of beer and wine along with the food that they now serve. The licensed premises for purposes of the liquor license will be the entire theatre including the lobby and the theatres. There will be no outside consumption. They discussed the liquor control procedures based on identification checks and wrist banding which marks the number of drinks per patron to a limit of three.

Comments by the Panel. Roger Strelow noted his concern that an adult could still buy wine and beer and then give it to a minor. In a dark theater it would be impossible to police such activity. The Regal representatives said that their company does this nationwide and that no problems are being experienced of this nature. They say that this concept is similar to that currently allowed by the County at Gulf Coast Mall, and at other movie theatres in Bonita Springs and Collier County.

The sticky point is the Estero portion of the Lee Comprehensive Plan, which allows stand alone bars only in connection with a Group III restaurant. We do not have a problem with the concept of beer and wine sales in a movie theatre, but this may run afoul of our Comp. Plan. Chip Block noted that Coconut Point has a schedule of uses, and previous uses like the Kiosk outside the cinema had a 2COP license without any seating. This must be looked at both under the Coconut Point DRI as well as the Estero Comp. Plan.

Chairman Lienesch summarized that the Panel is conceptually acceptable to such a plan subject to the County approving this for liquor purposes as complying with our Comp. Plan. This needs to be interpreted by the County Attorney. Howard Levitan was asked to talk with the Staff person assigned to this application to advise them of our concerns.

ECPP ISSUES:

1. LDC Steering Committee. Roger Strelow discussed the last meeting of the LDC Steering Committee which talked about incentives for future development in Estero. The Panel was concerned that this was a little far afield of the topics we considered for the LDC Revision project, and Chairman Lienesch will talk with Bill Prysi about this.
2. Rustys. Chairman Lienesch reported that he wrote a letter to the Liquor Licensing Bureau supporting the new business plan for Rustys.
3. Estero Apartments. The signage will not have the Welcome to Estero language, but the BOCC approved the project without this.
4. Member Issues: None

5. Public Comments: None

Next Meeting is November17, 2014

Meeting was adjourned at 8:19 p.m.

Respectfully Submitted,

Howard Levitan, Secretary

Corkscrew Crossing RPD

Request Statement

This amendment to the previously approved 396+/- acre Monte Cristo RPD proposes to change the RPD name to Corkscrew Crossing, and to decrease the number of dwelling unit from 724 to 625, while eliminating the condition that limits the number of single-family homes to 130 dwelling units. The master plan is also being revised to increase the proposed development envelope by approximately 20 acres. The development area has been expanded contiguous to the development area within the neighboring Wildcat Run community. The applicant is responding to changing market conditions and with a greater emphasis on single family home sites, the development footprint has been modified. Staff has previously seen proposals to expand the development area by shifting it towards the eastern project boundary, which was not supported by various environmental groups because of the reduced wildlife corridor width resulting from this configuration. Expansion of the development area adjacent to developed property will provide for the retention of a wildlife corridor of approximately 700± feet. The master plan identifies a large contiguous upland and wetland preservation area of over 208+/- acres, which represents more than 50% of the property. The plan also provides for a continuous 700+/- feet wide wildlife corridor that is located within the retained indigenous preservation area, and maintained through the preservation area within the neighboring Preserve at Estero. The master plan set has been modified to eliminate the numerous cross-sections that were previously included.

The proposed revisions to the RPD are consistent with the various elements of the Lee Plan. The property is designated Suburban and Wetlands on the Future Land Use Map. The Lee Plan has been amended subsequent to the zoning approval and the methodology for calculating permissible density has been modified. As an incentive to preserve more environmentally sensitive lands, the Lee Plan permits density from preserved wetlands to be shifted to upland areas at the standard density of the Suburban lands of six dwelling units per acre. The property would qualify to request over 1,200 dwelling units using this methodology. Under the prior zoning approval, the Lee Plan calculated potential density differently and under that previous Lee Plan provision would have allowed the property to request approximately 996 dwelling units. Furthermore, the Lee Plan also provides that any planned developments approved prior to October 20, 2010 are permitted the density approved previously. The proposed maximum of 625 dwelling units represents a figure that is less than previously approved and less than the maximum that could be requested under the Lee Plan.

Future Land Use Element

Policies 1.1.5 (Suburban) and 1.5.1 (Wetlands) have been discussed in the narrative above. The RPD preserves the highest quality wetland and uplands on site, while establishing the development area adjacent to the existing and developed Wildcat Run community. Further, Policy 5.1.10 provides for density allocation across land use

categories where the land is under single ownership and the resulting planned development affords protection to environmentally sensitive lands on the property.

Policy 2.2.1 requires rezonings to be evaluated as to the availability and proximity to the road network, utilities, community facilities and other public facilities, and compatibility with surrounding land uses. This RPD amendment is in an area identified as being within a privately funded infrastructure (Goal 3). The infrastructure is in place to service the RPD and infrastructure is provided to neighboring properties with no known service deficiencies. Although a large project, this RPD represents infill development between Wildcat Run and the Preserve at Corkscrew and Bella Terra communities. The proposed residential uses are compatible with the neighboring properties. The RPD has development standards which provide for building setbacks, heights, etc. to insure compatibility with the neighboring properties.

Estero Community

Goal 19 Estero: The property is located in the Estero Planning Community. Goal 19 and its implementing objectives and policies direct land use decisions within the Estero Planning Community.

Policy 19.5.1: This policy promotes the protection of the natural resources and environment one of which is to provide incentives to protect wetlands, uplands and native habitat. The RPD is consistent with this policy in that over 50% of the property will be set aside as a preservation area which will serve to protect higher quality uplands and wetlands, to provide a high functioning wildlife corridor for the Florida Panther.

Policy 19.5.4: This policy supports the long-term protection of Estero's environment and natural resources by working with local, regional, state and national agencies to preserve natural resources and the environment. Concurrent with this RPD amendment, the applicant is applying for a joint Environmental Resource Permit (ERP) through the South Florida Water Management District and the U.S. Army Corps of Engineers. This permitting process will establish water quality, surface water management, and wildlife protection measures for the project. The applicant has also sought input in the overall project design with non-governmental environmental policy agencies. The RPD amendment is consistent with the stated policy.

Objective 19.7 This objective and implementing policies establishes public notification procedures for projects within the Estero Planning Community. The applicant will conduct a formal public meeting through the Estero Community Planning Panel to review the proposed amendments to the RPD. This project was reviewed by the Planning Panel approximately one year ago when under evaluation by another developer. The Planning Panel at that time supported the proposed amendment, which was similar in nature to the current proposal.

Transportation Element

Policy 37.1.1: This policy establishes minimum level of service standards for state and county roadways. A traffic impact analysis was prepared with the assumption that all proposed 625 dwelling units would be single family dwelling units, which have the highest peak hour trip generation for residential dwelling units. The traffic analysis concludes that there are no roadway level of service issues resulting from the proposed development and that the adopted LOS for impacted roadways will be maintained at an acceptable level of service.

Policy 39.1.1: This policy requires new development to have access to existing public roadways. The project will have a single project access point on Corkscrew Road, which will be located to align with the proposed project entrance located on the north side of Corkscrew Road. This policy requires the new development to fund access and intersection improvements that serve the development. The RPD will be responsible for payment of all access improvements.

Conservation and Coastal Management Element

Policy 107.3.1: This policy encourages upland preservation in and around preserved wetlands to provide habitat diversity. The proposed amended RPD master concept plan identifies over 215 acres of contiguous upland and wetland preserve areas. The exotic vegetation within the preserve area will be eradicated, which will further the policy of providing habitat diversity.

Objective 107.11: This objective and implementing policies discuss the desire to provide measures to protect the Florida Panther and Black Bear. The applicant is coordinating with Lee County staff, the Florida Fish and Wildlife Commission, and U.S. Fish and Wildlife Service regarding the potential impacts to the Florida Panther and Black Bear. The master concept plan reflects a 700' wildlife corridor that when combined with the preservation area within the neighboring Preserve at Corkscrew will establish a corridor approximately 2 miles long between the two projects, which will connect to the proposed wildlife crossing proposed to be constructed under Corkscrew Road.

Policy 114.1.1: This policy serves to limit development in high quality wetland areas by providing for density allocations to be shifted to neighboring suburban lands at the standard density of the suburban land use category. Although wetland impacts to result in the RPD, the highest quality wetlands and upland areas will be preserved. The impacted wetlands will be mitigated through a combination of on-site restoration and off-site mitigation through purchase of credits at a local mitigation bank. The proposed RPD amendments are consistent with this policy.

TRAFFIC IMPACT STATEMENT

For

CORKSCREW CROSSING (f/k/a MONTE CRISTO)


(Corkscrew Road, Lee County, Florida)

September 3, 2014
Revised January 27, 2015

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
761 21ST STREET NW
NAPLES, FLORIDA 34120
(239) 919-2767
CERTIFICATE OF AUTHORIZATION NO. 27830

(PROJECT NO. 140711)



JAMES M. BANKS, P.E.
FLORIDA REG. NO. 43860

1-27-2015

DATE

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Conclusions

Road Impact Mitigation Requirements

Based upon the findings of this report, it was determined that Corkscrew Crossing (f/k/a Monte Cristo) will not have a significant impact upon the surrounding road network. It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed residential development and the network will continue to operate at acceptable levels of service for 2019/2020 project build-out traffic conditions. Furthermore, the report concludes that the project will not create any transportation deficiencies that need to be mitigated.

Site-Related Roadway Improvements

Turn Lane - It was determined that a right ingress turn lane will be warranted at the site's access on Corkscrew Road. It was also determined that a left ingress turn lane will not be warranted at the site's access on Corkscrew Road. *Turn lane warrants were based upon the criteria set forth by Lee County's Turn Lane Policy AC-11-13.*

Concurrency Review

Corkscrew Road (east of Ben Hill Griffin Boulevard) is classified as a two-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 1,130 vph for the 100th highest hour peak direction has been established for this road. This segment of Corkscrew Road will have a build-out demand of 1,060 vphpd and a *v/c* ratio of 0.94.

Corkscrew Road (between I-75 & Ben Hill Griffin Boulevard) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E and a maximum service volume capacity of 1,900 vphpd. As concluded, this segment of Corkscrew Road will have a project build-out traffic demand of 1,475 vphpd and a *v/c* ratio of 0.78.

Therefore, Corkscrew Crossings will be consistent with the criteria of the Concurrency Management Policy.

Purpose of Report

The following report has been prepared pursuant to the criteria set forth by the Traffic Impact Statement Guidelines as set forth by the Lee County Government. This report provides an in-depth evaluation of the potential transportation related impacts which may occur as a result of developing Corkscrew Crossing.

Scope of Project

Corkscrew Crossing is a proposed residential community that was previously approved for the development of 130 single-family dwelling units and 594 multi-family units. It is being requested to rezone the project for 563 single-family and 62 multi-family dwelling units. The site is located on the south side of Corkscrew Road and approximately one mile east of Ben Hill Griffin Boulevard. The project will have one full access on Corkscrew Road. For additional details, refer to the site plan prepared by Grady Minor.

It is anticipated that the project will be completed by the year 2019.

**Table A
Proposed Land Use**

Proposed Land Use	Number of Units
Single-Family	563 Dwelling Units
Multi-Family	62 Dwelling Units

**Table B
Previously Approved Land Use**

Previously Approved Land Use	Number of Units
Single-Family	130 Dwelling Units
Multi-Family	594 Dwelling Units

Project Generated Traffic

Traffic that can be expected to be generated by the project was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 9th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. In referencing the Trip Generation Manual, it was concluded that LUC 210 - Single-Family Residential and LUC 230 - Condominium /Townhouse were most appropriate in estimating the proposed land use (see Table 1A) and the previously approved land uses (see Table 1B).

In order to determine the project's net new trips based upon the proposed land use changes, the estimated trips for the existing land uses were subtracted from the estimated total trips for the proposed land uses.

That is,

$$\text{Proposed Land Use Trips less Existing Land Use Trips} = \text{Net New Trips}$$

Table 1A provides a detail of the estimated total trips for the existing land uses, and Table 1B provides the total trips for the proposed land uses. Table C summarizes the results.

TABLE C
Net New Trips Generated
(Proposed Land Use Trips Less Previously Approved Land Use Trips)

	Daily (ADT)	AM Peak Hour (vph)	PM Peak Hour (vph)
Previously Approved Land Use <i>(Single Family = 130 units & Multi-Family = 594 units)</i> <i>Refer to Table 1B</i>	4,368	315	392
Proposed Land Use <i>(Single Family = 563 units Multi-Family = 62 units)</i> <i>Refer to Table 1A</i>	5,574	439	538
Net New Trips	1,206	124	146

The report finds that the project will generate more than 300 trip ends during the highest peak hour. As such, the Report investigated the traffic impacts associated with the project based upon the criteria set forth by the Lee County Traffic Impact Statement Guidelines for developments generating “more than 300 trips”.

Existing + Committed Roadway Conditions

Corkscrew Road (east of Ben Hill Griffin Boulevard) is classified as a two-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 1,060 vph for the 100th highest hour peak direction has been established for this road. Corkscrew Road has a posted speed limit of 45 MPH.

Corkscrew Road (between I-75 & Ben Hill Griffin Boulevard) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E and a maximum service volume capacity of 1,920 vphpd.

There are no committed roadway improvements within the project's are of influence.

Project Generated Traffic Distribution

The project's traffic was distributed to the surrounding roadway network based upon logical means of ingress/egress; current and future traffic patterns in the area; location of surrounding businesses and commercial centers. Figure 2A & 2B and Table 2A provide a detail of the traffic distributions based on a percentage basis and by volume.

Area of Significant Impact

The area of significant impact was determined based upon Lee County's 10% criteria (i.e., if the project's traffic is 10% or more of a roadway's adopted level of service LOS C capacity, then the project has a significant impact upon that link). Table 2A describes the project traffic distributions and the level of impact on the surrounding roadways. As shown, only Corkscrew Road (between I-75 & Site Access) will be impacted by 10% or greater than its adopted level of service.

2019/2020 Project Build-Out Conditions

In order to establish project build-out traffic conditions, the project traffic was added to the background traffic volumes that were established by the 2014 Lee County Concurrency Report for the road links under review. Table 2B provides a detail of the background traffic conditions and the background plus project traffic conditions. Traffic volumes are based upon the 100th highest hour peak direction demand, as well as the road's level of service. As determined, Corkscrew Road will continue to operate at acceptable levels of service at project build-out conditions.

Site Access Evaluation

An operational evaluation of the site's access on Corkscrew Road was performed based upon the criteria set forth by the Highway Capacity Manual. The use of the HCM software was used for the evaluation. A copy of the results are included in the appendix. Table 2B provides a summary of the intersections' level of service for project build-out conditions. As determined, the site access will operate at acceptable levels of service. The following turn lane warrant analysis was performed for the project's access on Corkscrew Road pursuant to the guidelines set forth by the Lee County Turn Lane Policy.

Site Access @ Corkscrew Road
Left Decel/Turn Lane Warrants for an Arterial

		<u>Yes</u>	<u>No</u>
IV.A.1.	Posted speed warrant is 35 MPH or greater <i>(Posted speed on Corkscrew is 45 MPH)</i>	X	
IV.A.2.	Left turn volume is equal to or greater than 20 vph <i>(Left turn volume is less than 20 vph)</i>		X
IV.A.3.	Available Sight Distance <i>(There are no sight distance constraints)</i>		X
IV.A.4.	Designated Controlled Access Facility <i>(Corkscrew Road is not a controlled access facility)</i>		X
IV.A.5.	Traffic Signal Devices <i>(There are no traffic signal devices)</i>		X

Two or more left turn lane warrants satisfied: **NO**

Site Access @ Corkscrew Road
Right Decel/Turn Lane Warrants for an Arterial

		<u>Yes</u>	<u>No</u>
V.A.1.	Posted speed warrant is 35 MPH or greater <i>(Posted speed on Corkscrew is 45 MPH)</i>	X	
V.A.2.	Right turn volume is equal to or greater than 30 vph <i>(Right turn volume is 310 vph)</i>	X	
V.A.3.	Available Sight Distance <i>(There are no sight distance constraints)</i>		X
V.A.4.	Designated Controlled Access Facility <i>(Corkscrew Road is not a controlled access facility)</i>		X
V.A.5.	Traffic Signal Devices <i>(There are no traffic signal devices)</i>		X

Two or more right turn lane warrants satisfied: **YES**

Concurrency Review

Corkscrew Road (east of Ben Hill Griffin Boulevard) is classified as a two-lane arterial having a performance standard of level of service LOS E. A maximum service volume capacity of 1,130 vph for the 100th highest hour peak direction has been established for this road. This segment of Corkscrew Road will have a build-out demand of 1,060 vphpd and a *v/c* ratio of 0.94.

Corkscrew Road (between I-75 & Ben Hill Griffin Boulevard) is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS E and a maximum service volume capacity of 1,900 vphpd. As concluded, this segment of Corkscrew Road will have a project build-out traffic demand of 1,475 vphpd and a *v/c* ratio of 0.78.

Therefore, Corkscrew Crossings will be consistent with the criteria of the Concurrency Management Policy.

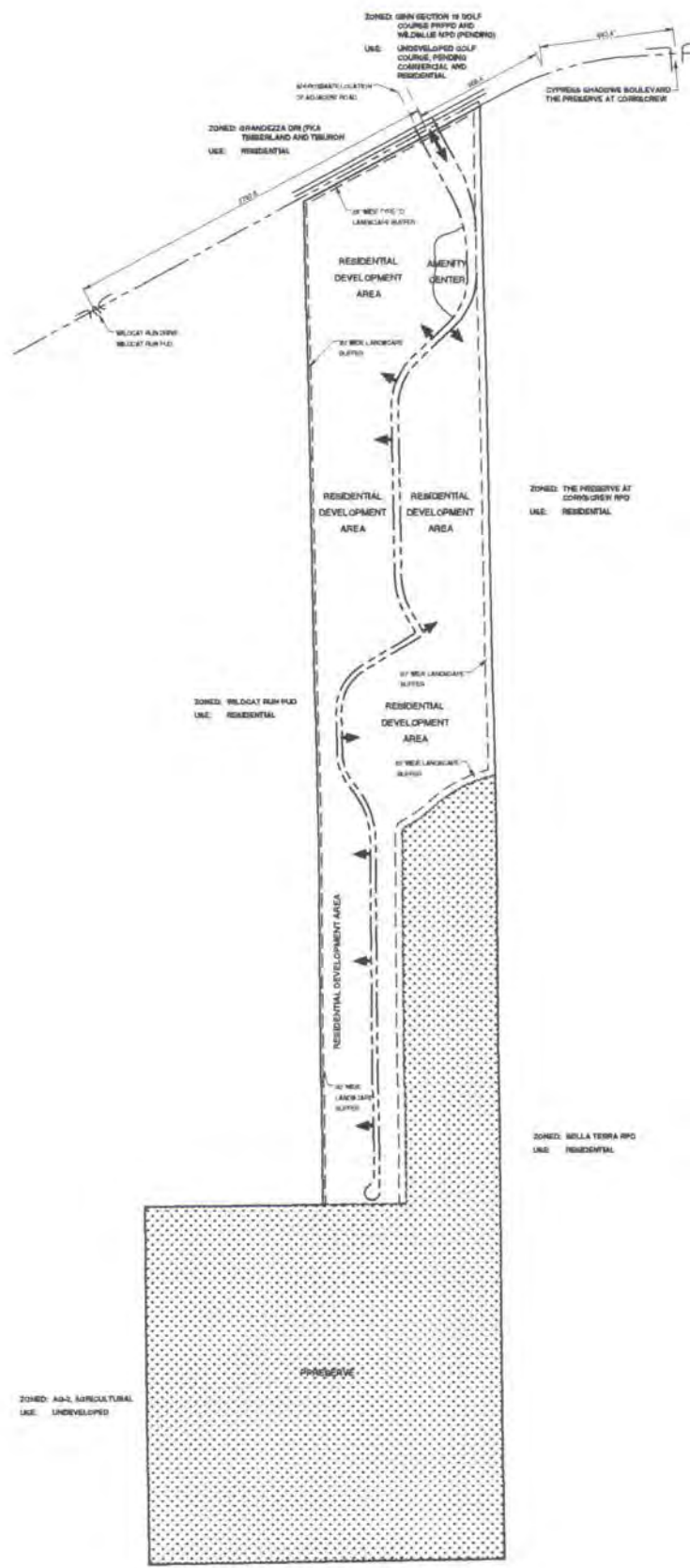
APPENDIX

SITE PLAN

FIGURES 1 thru 2B

TABLES 1 thru 2B

SUPPORT DOCUMENTS



SITE SUMMARY

PLAN DESIGNATION: SUBURBAN AND WETLAND
 EXISTING ZONING DESIGNATION: MONTE CRISTO RPD
 EXISTING LAND USE: UNDEVELOPED RESIDENTIAL
 PROPOSED ZONING DESIGNATION: RPD, RESIDENTIAL PLANNED DEVELOPMENT
 GROSS AREA: 395.6A ACRES
 STRAP NUMBERS: 15-46-26-00-00001, 0010, 30-46-26-00-00001-2000 AND 31-46-26-00-00001-2000
 STREET ADDRESS: 12843 AND 12970 CORKSCREW ROAD

 TOTAL SITE AREA: 395.6A ACRES
 DEVELOPMENT AREA: 196.83A ACRES (47%)
 OPEN SPACE REQUIRED: 138A ACRES (44%)
 OPEN SPACE PROVIDED: 208A ACRES (52%)
 INDIGENOUS PRESERVE REQUIRED: 78A ACRES (20%)
 INDIGENOUS PRESERVE PROVIDED: 208.77A ACRES (52%)

NOTES:

THE PROPERTY IS NOT LOCATED ON A LEE TRAN ROUTE. ROUTE 60 SERVES MIJORAR OUTLETS, APPROXIMATELY 3 MILES WEST OF THE PROJECT.

SCHEDULE OF DEVIATIONS

DEVIATIONS REQUESTED ARE THOSE PREVIOUSLY APPROVED BY ZONING RESOLUTION 2-07-047

LEGEND 	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION										GradyMinor Civil Engineers • Land Surveyors • Planners • Landscape Architects 208A SPRING 224 (N) 1194 • 9100 4740N 133RD 170A • RALPHENIA 201 691 6300 15 Grandview Blvd, Suite 100, St. Louis, MO 63108 • Phone: (314) 733-1100	CORKSCREW CROSSING RPD MASTER CONCEPT PLAN	SHEET NO. 1 OF 1
		NO.	DATE	DESCRIPTION												
PROJECT NO. 2015-001																

A-0

TABLE 1A
TRIP GENERATION COMPUTATIONS
CORKSCREW CROSSING

PROPOSED LAND USES

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
210	Single-Family Detached Housing	563 Units
230	Residential Condo/Townhouse	62 Units

Land Use

<u>Code</u>	<u>Trip Period</u>	<u>Trip Generation Equation (Based upon S.F.)</u>	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210	Daily Traffic (ADT) =	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.72 =$	5149 ADT	
	AM Peak Hour (vph) =	$T = 0.70(X) + 9.74 =$ 25% Enter/ 75% Exit =	404 vph	101 / 303 vph
	PM Peak Hour (vph) =	$\text{Ln}(T) = 0.90\text{Ln}(X) + 0.51 =$ 63% Enter/ 37% Exit =	498 vph	314 / 184 vph

LUC 230	Daily Traffic (ADT) =	$\text{Ln}(T) = 0.87\text{Ln}(X) + 2.46 =$	424 ADT	
	AM Peak Hour (vph) =	$\text{Ln}(T) = 0.80\text{Ln}(X) + 0.26 =$ 17% Enter/ 83% Exit =	35 vph	6 / 29 vph
	PM Peak Hour (vph) =	$\text{Ln}(T) = 0.82\text{Ln}(X) + 0.32 =$ 67% Enter/ 33% Exit =	41 vph	27 / 13 vph

Total New

Daily Traffic (ADT) =	5,574 ADT	
AM Peak Hour (vph) =	439 vph	107 / 332 vph
PM Peak Hour (vph) =	538 vph	341 / 198 vph

TABLE 1B
TRIP GENERATION COMPUTATIONS
CORKSCREW CROSSING

EXISTING LAND USES

Land Use

<u>Code</u>	<u>Land Use Description</u>	<u>Build Schedule</u>
210	Single-Family Detached Housing	130 Units
230	Residential Condo/Townhouse	594 Units

<u>Land Use</u>	<u>Trip Period</u>	<u>Trip Generation Equation</u> (Based upon S.F.)	<u>Total Trips</u>	<u>Trips Enter/Exit</u>
LUC 210	Daily Traffic (ADT) =	$\text{Ln}(T) = 0.92\text{Ln}(X) + 2.72 =$	1337 ADT	
	AM Peak Hour (vph) =	$T = 0.70(X) + 9.74 =$ 25% Enter/ 75% Exit =	101 vph	25 / 76 vph
	PM Peak Hour (vph) =	$\text{Ln}(T) = 0.90\text{Ln}(X) + 0.51 =$ 63% Enter/ 37% Exit =	133 vph	84 / 49 vph

LUC 230	Daily Traffic (ADT) =	$\text{Ln}(T) = 0.87\text{Ln}(X) + 2.46 =$	3031 ADT	
	AM Peak Hour (vph) =	$\text{Ln}(T) = 0.80\text{Ln}(X) + 0.26 =$ 17% Enter/ 83% Exit =	215 vph	37 / 178 vph
	PM Peak Hour (vph) =	$\text{Ln}(T) = 0.82\text{Ln}(X) + 0.32 =$ 67% Enter/ 33% Exit =	259 vph	174 / 86 vph

Total New		Daily Traffic (ADT) =	4,368 ADT	
	AM Peak Hour (vph) =		315 vph	62 / 254 vph
	PM Peak Hour (vph) =		392 vph	257 / 135 vph

**TABLE 2A
PROJECT'S AREA OF IMPACT**

Project Traffic Peak Hour Peak Direction (vphpd) = **341**

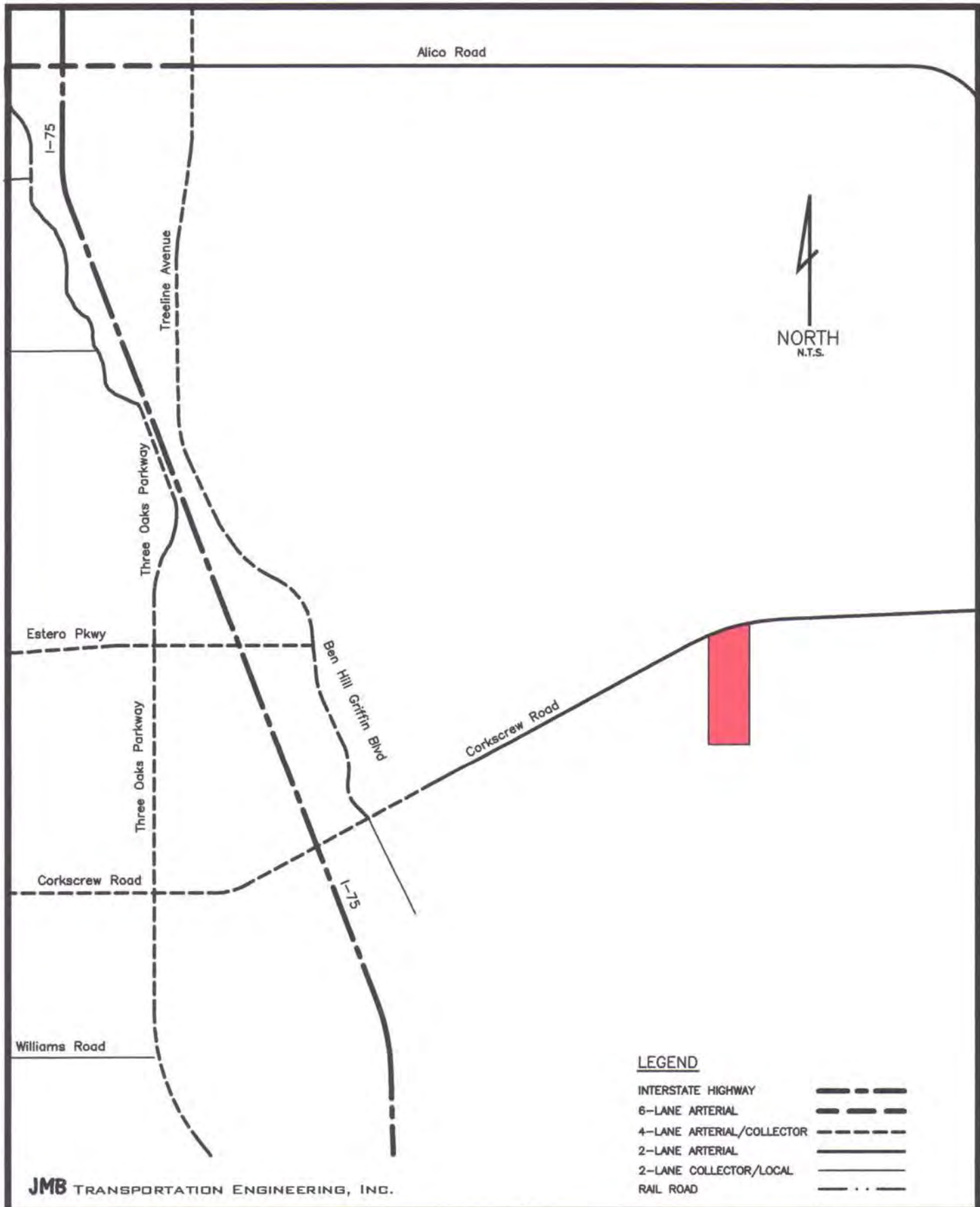
		<u>Road Class</u>	<u>Project Traffic % Distribution</u>	<u>Project Traffic PK Direction Volume (vph)</u>	<u>LOS "C" Service Volume Pk Direction (vphpd)</u>	<u>Project's Percentage Impact</u>	<u>Significant Impact</u>	<u>Adopted Service Volume Pk Direction (vphpd)</u>
Ben Hill Griffin Blvd	N. of Corkscrew Road	4LD	35%	119	1960	6.09%	NO	1960
Corkscrew Road	Three Oaks Pkwy to I-75	4LD	30%	102	1410	7.26%	NO	1900
	I-75 to Ben Hill Griffin	4LD	60%	205	1410	14.51%	YES	1900
	E. of Ben Hill Griffin	2LN	95%	324	620	52.25%	YES	1130

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**TABLE 2B
ROADWAY LINK VOLUME & CAPACITY ANALYSIS**

		2014	2014	Annual	2020	2020	Project	Future	LOS E	v/c	Future
		Peak Hour	Peak Hour		Background	Peak Hour		Build-Out	Service Vol.		Build-Out
		PK Direction	PK Direction	Growth	PK Direction	PK Direction	PK Direction	PK Direction	PK Direction	Ratio	PK Direction
		(vphpd)	LOS		(vphpd)	LOS	(vphpd)	(vphpd)	(vphpd)		LOS
Ben Hill Griffin Blvd	N. of Corkscrew Road	852	B	2%	960	B	119	1079	1960	0.55	C
Corkscrew Road	I-75 to Ben Hill Griffin	1128	D	2%	1270	C	205	1475	1900	0.78	D
	E. of Ben Hill Griffin	654	C	2%	736	D	324	1060	1130	0.94	E

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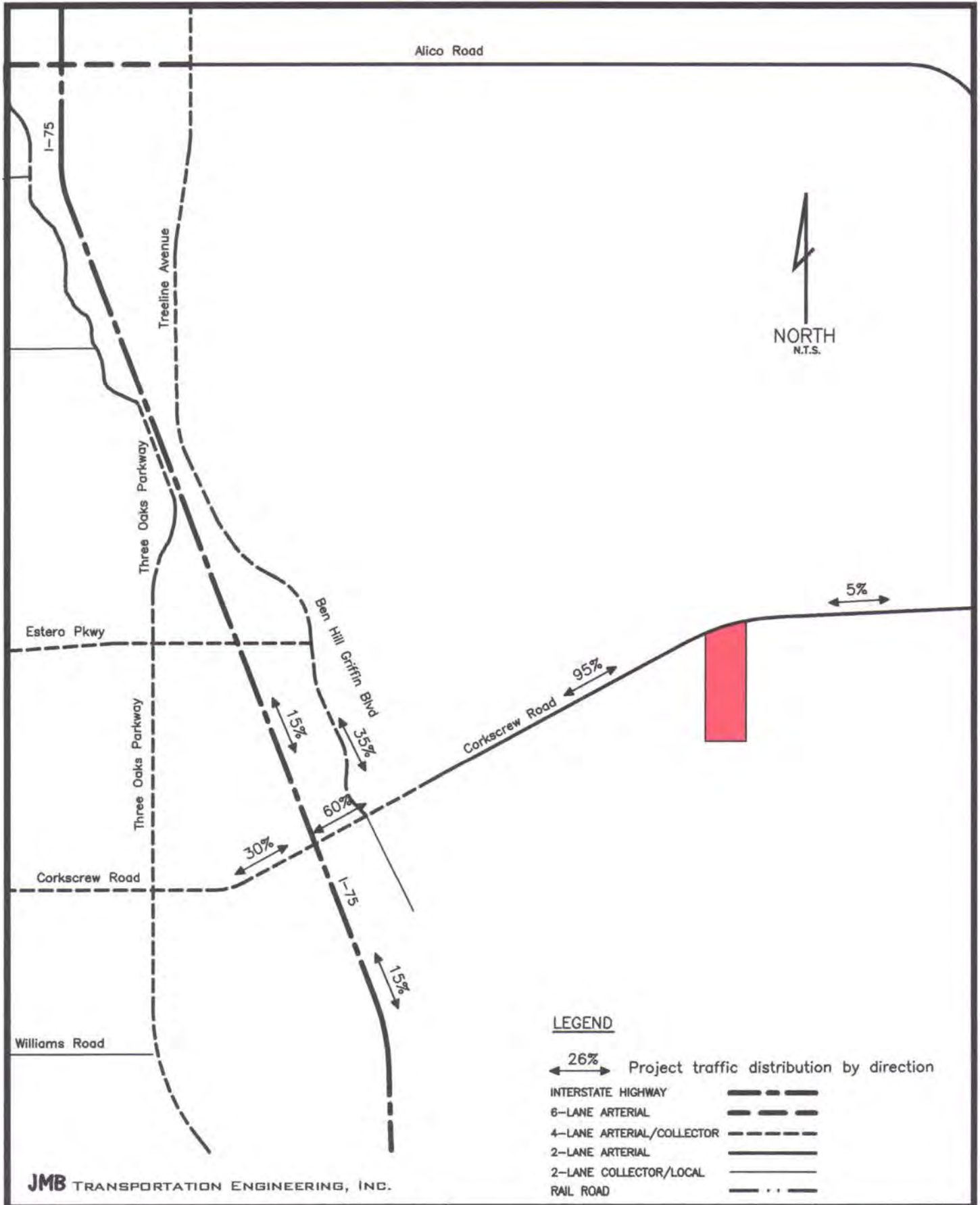
CORKSCREW CROSSING

January 23, 2015

Project Location &
Roadway Classification

FIGURE 1

A5



JMB TRANSPORTATION ENGINEERING, INC.

CORKSCREW CROSSING

Project Traffic Distribution

FIGURE 2A

January 23, 2015

A6



Corkscrew Road

AM 5: PM 15

AM 102: PM 326

Site Access

AM 317: PM 188

AM 15: PM 10

TOTAL AM PEAK ENTER/EXIT = 101 VPH/303 VPH
TOTAL PM PEAK ENTER/EXIT = 314 VPH/184 VPH

JMB TRANSPORTATION ENGINEERING, INC.

CORKSCREW CROSSING

January 23, 2015

Project Traffic Distribution

FIGURE 2B

A7

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	JMB Transportation Engineering	Intersection	
Agency/Co.		Jurisdiction	
Date Performed	1/23/2015	Analysis Year	Project Build-out
Analysis Time Period	AM Peak Hour		

Project Description	
East/West Street: Corkscrew Road	North/South Street:
Intersection Orientation: East-West	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		120	102	5	178	
Peak-Hour Factor, PHF	1.00	0.95	0.95	0.95	0.95	1.00
Hourly Flow Rate, HFR (veh/h)	0	126	107	5	187	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	1	0	1	0
Configuration		T	R	LT		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	317		15			
Peak-Hour Factor, PHF	0.95	1.00	0.95	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	333	0	15	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT		LR				
v (veh/h)		5		348				
C (m) (veh/h)		1346		680				
v/c		0.00		0.51				
95% queue length		0.01		2.94				
Control Delay (s/veh)		7.7		15.7				
LOS		A		C				
Approach Delay (s/veh)	--	--		15.7				
Approach LOS	--	--		C				

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	JMB Transportation Engineering	Intersection	
Agency/Co.		Jurisdiction	
Date Performed	1/23/2015	Analysis Year	Project Build-out
Analysis Time Period	PM Peak Hour		

Project Description	
East/West Street: Corkscrew Road	North/South Street:
Intersection Orientation: East-West	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		178	326	15	175	
Peak-Hour Factor, PHF	1.00	0.95	0.95	0.95	0.95	1.00
Hourly Flow Rate, HFR (veh/h)	0	187	343	15	184	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	0	1	1	0	1	0
Configuration		T	R	LT		
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	188		10			
Peak-Hour Factor, PHF	0.95	1.00	0.95	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	197	0	10	0	0	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	0
Configuration		LR				

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		LT		LR				
v (veh/h)		15		207				
C (m) (veh/h)		1048		609				
v/c		0.01		0.34				
95% queue length		0.04		1.50				
Control Delay (s/veh)		8.5		13.9				
LOS		A		B				
Approach Delay (s/veh)	--	--	13.9					
Approach LOS	--	--	B					

A9

ROAD LINK VOLUMES

Peak Direction of Flow

			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
A & W BULB RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	C	345	C	352	C	367	2 Ln improvements completed FY 12/13	00100
ALABAMA RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	278	C	279	C	279		00200
ALABAMA RD	MILWAUKEE BL	HOMESTEAD RD	2LN	E	990	C	418	C	419	C	419		00300
ALEX BELL BL	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	A	93	A	95	A	98		00400
ALEX BELL BL	MILWAUKEE BL	JOEL BL	2LN	E	990	C	376	C	378	D	523		00500
ALICO RD	US 41	DUSTY RD	4LD	E	1,940	B	1,135	B	1,135	B	1,135		00590
ALICO RD	DUSTY RD	LEE RD	6LD	E	1,940	B	1,135	B	1,135	B	1,470		00600
ALICO RD*	LEE RD	THREE OAKS PKWY	6LD	E	2,920	B	1,101	B	1,130	B	1,350		00700
ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,920	B	1,512	B	1,512	B	1,512		00800
ALICO RD	I-75	BEN HILL GRIFFIN PKWY	6LD	E	2,920	B	1,424	B	1,445	B	1,726	I-75 Connector under construction	00900
ALICO RD	BEN HILL GRIFFIN PKWY	GREEN MEADOW DR	2LN	E	1,100	B	84	B	84	C	406	4 Ln construction in FY 17/18 to Airport Haul Rd	01000
ALICO RD	GREEN MEADOW DR	CORKSCREW RD (CR 850)	2LN	E	1,100	B	84	B	84	B	84		01050
BABCOCK RD*	US 41	ROCKEFELLER CIR	2LN	E	860	C	55	C	55	C	161		01200
BARRETT RD*	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	103	C	103	C	104		01400
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,790	C	475	C	475	C	728		01500
BAYSHORE RD (SR78)	BUSINESS 41	HART RD	4LD	E	1,940	B	1,519	B	1,520	B	1,599		01600
BAYSHORE RD (SR78)	HART RD	SLATER RD	4LD	E	1,940	A	1,268	A	1,269	B	1,394		01700
BAYSHORE RD (SR78)	SLATER RD	I-75	4LD	E	1,940	A	1,066	A	1,151	A	1,177		01800
BAYSHORE RD (SR78)*	I-75	NALLE RD	2LN	E	1,100	C	494	C	495	C	495		01900
BAYSHORE RD (SR78)	NALLE RD	SR 31	2LN	E	1,100	C	442	C	443	C	512		02000
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE	4LD	E	1,960	B	852	B	852	B	852		02100
BEN HILL GRIFFIN PKWY	FGCU ENTRANCE	COLLEGE CLUB DR	4LD	E	1,960	B	1,136	B	1,145	B	1,290		02200
BEN HILL GRIFFIN PKWY	COLLEGE CLUB DR	ALICO RD	6LD	E	2,960	B	1,484	B	1,498	B	1,590		02250
BEN HILL GRIFFIN PKWY	ALICO RD	TERMINAL ACCESS RD	4LD	E	1,960	B	1,498	B	1,498	B	1,507	I-75 Connector under construction	26950
BETH STACEY BL	23rd ST	HOMESTEAD RD	2LU	E	860	C	357	C	357	C	569		02300
BONITA BEACH RD	HICKORY BL	VANDERBILT RD	4LD	E	1,900	B	483	B	483	B	483		02400
BONITA BEACH RD	VANDERBILT RD	US 41	4LD	E	1,900	C	1,501	C	1,501	C	1,501		02500
BONITA BEACH RD*	US 41	OLD 41	4LD	E	1,820	C	1,167	C	1,167	C	1,167	6 Ln design underway	02600
BONITA BEACH RD	OLD 41	IMPERIAL ST	6LD	E	2,740	C	1,622	C	1,622	C	1,622		02700
BONITA BEACH RD	IMPERIAL ST	I-75	6LD	E	2,740	C	1,552	C	1,552	C	1,552		02800
BONITA BEACH RD	I-75	BONITA GRANDE DR	4LD	E	2,000	B	428	B	428	B	428		02900
BONITA BEACH RD	BONITA GRANDE DR	LOGAN BLVD EXT	4LD	E	2,000	B	428	B	428	B	439		02950
BOY SCOUT DR	SUMMERLIN RD	US 41	6LD	E	2,550	D	998	D	998	D	998		03200

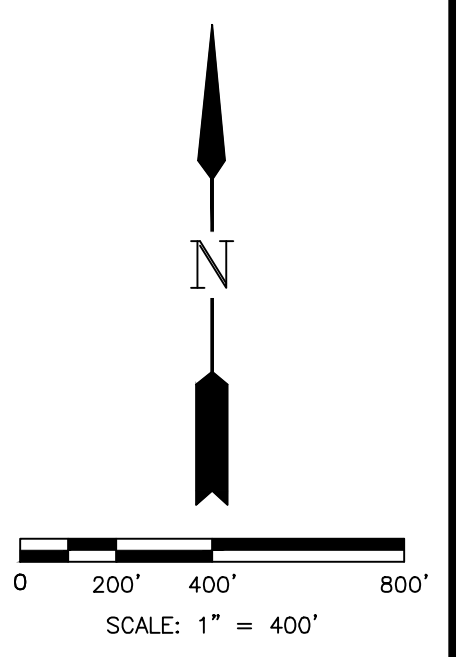
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			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
BRANTLEY RD*	SUMMERLIN RD	US 41	2LU	E	860	C	116	C	116	C	126		03300
BRIARCLIFF DR*	US 41	TRIPLE CROWN CT	2LU	E	860	C	201	C	203	C	225		03400
BROADWAY (ALVA)*	PALM BEACH BL (SR 80)	NORTH RIVER RD	2LU	E	860	C	181	C	181	C	181		03500
BROADWAY (ESTERO)	LOGAN AVE	US 41	2LU	E	860	C	239	C	239	C	251		03600
BUCKINGHAM RD	IMMOKALEE RD (SR 82)	GUNNERY RD	2LU	E	990	C	275	C	277	C	281		03700
BUCKINGHAM RD	GUNNERY RD	ORANGE RIVER BL	2LU	E	990	C	357	C	358	C	358		03730
BUCKINGHAM RD	ORANGE RIVER BL	PALM BEACH BL (SR 80)	2LU	E	990	D	470	D	471	F	1,174		03800
BURNT STORE RD	PINE ISLAND RD (SR 78)	DIPLOMAT PKWY	2LU	E	1,100	C	676	C	676	D	702	4 Ln construction in FY's 16/17 & 18/19	03900
BURNT STORE RD	DIPLOMAT PKWY	CHARLOTTE COUNTY LINE	2LU	E	1,100	B	299	B	299	C	386	4 Ln construction up to Van Buren in FY 14/15	04000
BUS 41 (SR 739)	FORT MYERS CITY LIMIT	PONDELLA RD	6LD	D	2,740	C	1,863	C	1,863	C	1,863		04200
BUS 41 (SR 739)	PONDELLA RD	PINE ISLAND RD (SR 78)	6LD	D	2,740	B	1,287	B	1,291	B	1,303		04300
BUS 41 (SR 739)	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	D	1,820	C	887	C	887	C	938		04400
BUS 41 (SR 739)	LITTLETON RD	US 41	2LU	D	1,080	A	413	A	413	A	470	4 Ln currently under construction by FDOT	04500
CAPE CORAL BR RD	DEL PRADO BL	McGREGOR BL	4L	E	4,000	C	2,387	C	2,387	C	2,387		04600
CAPTIVA RD*	BLIND PASS	SOUTH SEAS PLANTATION	2LU	E	860	C	265	C	267	C	267	Constrained v/c = 0.31	04700
CEMETERY RD*	BUCKINGHAM RD	HIGGINS AVE	2LU	E	860	C	257	C	258	C	258		04800
CHAMBERLIN PKWY	AIRPORT ENT	DANIELS PKWY	4LD	E	1,790	C	107	C	107	C	152	Port Authority maintained	04900
COCONUT RD	SPRING CREEK RD	US 41	2LN	E	860	C	366	C	366	C	531	No count since 2007	05000
COCONUT RD	US 41	THREE OAKS PKWY	4LD	E	1,790	C	587	C	588	C	610		05030
COLLEGE PKWY*	McGREGOR BL	WINKLER RD	6LD	E	2,980	D	1,831	D	1,831	D	1,831		05100
COLLEGE PKWY	WINKLER RD	WHISKEY CREEK DR	6LD	E	2,980	D	1,826	D	1,828	D	1,865		05200
COLLEGE PKWY*	WHISKEY CREEK DR	SUMMERLIN RD	6LD	E	2,980	D	2,371	D	2,371	D	2,394		05300
COLLEGE PKWY	SUMMERLIN RD	US 41	6LD	E	2,980	D	1,584	D	1,622	D	1,645		05400
COLONIAL BL*	McGREGOR BL	SUMMERLIN RD	6LD	E	2,780	D	2,628	D	2,628	D	2,628		05500
COLONIAL BL	SUMMERLIN RD	US 41	6LD	E	2,780	F	2,804	F	2,804	F	2,804		05600
COLONIAL BL (SR 884)	US 41	FOWLER ST	6LD	E	2,780	F	2,952	F	2,952	F	2,952		05700
COLONIAL BL (SR 884)	FOWLER ST	METRO PKWY	6LD	E	2,780	F	3,645	F	3,645	F	3,645	N. Airport Rd. Ext. in FY 14/15	05800
COLONIAL BL (SR 884)	METRO PKWY	WINKLER AVE	6LD	E	3,220	C	3,066	C	3,066	C	3,068		05900
COLONIAL BL (SR 884)	WINKLER AVE	SIX MILE CYPRESS PKWY	6LD	E	3,220	F	3,713	F	3,713	F	3,713		06000
COLONIAL BL (SR 884)	SIX MILE CYPRESS PKWY	I-75	6LD	E	3,220	F	4,130	F	4,130	F	4,130		06100
COLONIAL BL	I-75	IMMOKALEE RD (SR 82)	6LD	D	3,240	B	1,876	B	1,876	B	1,876		06200
COLUMBUS BL*	SR 82	MILWAUKEE BL	2LU	E	860	C	84	C	88	C	88		06300
CONSTITUTION BL*	US 41	CONSTITUTION CIR	2LU	E	860	C	216	C	217	C	228		06400
CORBETT RD*	PINE ISLAND RD	LITTLETON RD	2LU	E	860	C	22	C	22	C	22		06500
CORKSCREW RD	US 41	THREE OAKS PKWY	4LD	E	1,900	C	688	C	688	C	953		06600
CORKSCREW RD	THREE OAKS PKWY	I-75	4LD	E	1,900	C	1,484	C	1,520	F	2,227		06700

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			ROAD	PERFORMANCE		2013 100th HIGHEST HR		EST 2014 100th HIGHEST HR		FORECAST FUTURE VOL			
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
CORKSCREW RD	I-75	BEN HILL GRIFFIN BL	4LD	E	1,900	C	1,128	C	1,128	C	1,128		06800
CORKSCREW RD	BEN HILL GRIFFIN BL	ALICO ROAD	2LD	E	1,130	D	625	D	654	E	1,055		06900
CORKSCREW RD	ALICO ROAD	COLLIER COUNTY LINE	2LN	E	1,080	B	183	B	183	B	206		07000
COUNTRY LAKES DR*	LUCKETT RD	TICE ST	2LU	E	860	C	143	C	143	C	240		07100
CRYSTAL DR	US 41	METRO PKWY	2LU	E	860	C	369	C	370	C	435	2LD design in FY 18/19	07200
CRYSTAL DR	METRO PKWY	PLANTATION RD	2LU	E	860	C	314	C	314	C	324		07300
CYPRESS LAKE DR*	McGREGOR B	SO POINTE BL	4LD	E	1,940	D	890	D	890	D	945		07400
CYPRESS LAKE DR	SOUTH POINTE BL	WINKLER RD	4LD	E	1,940	D	1,329	D	1,329	D	1,332		07500
CYPRESS LAKE DR	WINKLER RD	SUMMERLIN RD	4LD	E	1,940	D	1,514	D	1,514	D	1,514		07600
CYPRESS LAKE DR	SUMMERLIN RD	US 41	6LD	E	2,940	D	1,636	D	1,636	D	1,731		07700
DANIELS PKWY	US 41	METRO PKWY	6LD	E	2,680	D	2,066	D	2,066	D	2,101		07800
DANIELS PKWY	METRO PKWY	SIX MILE CYPRESS PKWY	6LD	E	2,680	E	2,648	E	2,648	F	2,930	Constrained v/c = 0.99	07900
DANIELS PKWY	SIX MILE CYPRESS PKWY	PALOMINO RD	6LD	E	3,000	C	2,700	C	2,702	C	2,962	Constrained v/c = 0.90	08000
DANIELS PKWY	PALOMINO RD	I-75	6LD	E	3,000	B	2,309	B	2,314	B	2,343	Constrained v/c = 0.77	08100
DANIELS PKWY	I-75	TREELINE AVE	6LD	E	3,180	A	1,932	A	1,932	A	2,089	I-75 Connector under construction	08200
DANIELS PKWY*	TREELINE AVE	CHAMBERLIN PKWY	6LD	E	3,180	A	2,355	A	2,356	A	2,356		08300
DANIELS PKWY	CHAMBERLIN PKWY	GATEWAY BL	6LD	E	3,180	A	2,180	A	2,185	A	2,187		08400
DANIELS PKWY	GATEWAY BL	IMMOKALEE RD (SR82)	4LD	E	2,120	A	1,172	A	1,173	A	1,278		08500
DANLEY RD*	US 41	METRO PKWY	2LU	E	860	C	266	C	286	C	309		08600
DAVIS RD*	McGREGOR BL	IONA RD	2LU	E	860	C	113	C	115	C	139		08700
DEL PRADO BL*	CAPE CORAL PKWY	SE 46th ST	6LD	E	2,820	C	1,304	C	1,304	C	1,304		08800
DEL PRADO BL*	SE 46th ST	CORONADO PKWY	6LD	E	2,820	C	1,392	C	1,392	C	1,392		08900
DEL PRADO BL	CORONADO PKWY	CORNWALLIS PKWY	6LD	E	2,820	D	1,809	D	1,809	D	1,809		09000
DEL PRADO BL	CORNWALLIS PKWY	VETERANS MEM PKWY	6LD	E	2,820	D	2,723	D	2,723	D	2,723		09100
DEL PRADO BL	VETERANS MEM PKWY	CORAL POINT DR	6LD	E	2,840	D	2,396	D	2,396	D	2,396		09150
DEL PRADO BL	CORAL POINT DR	HANCOCK BR PKWY	6LD	E	2,840	D	2,032	D	2,032	D	2,032		09200
DEL PRADO BL	HANCOCK BR PKWY	SR 78	6LD	E	2,800	C	1,708	C	1,708	C	1,708		09300
DEL PRADO BL	US 41	SLATER RD	2LU	E	860	C	272	C	272	D	770		09400
DR ML KING BL (SR 82)	CRANFORD AVE	HIGHLAND AVE	4LD	D	1,800	F	1,875	F	1,875	F	1,875		09470
DR ML KING BL (SR 82)	HIGHLAND AVE	MICHIGAN LINK	4LD	D	1,800	F	1,875	F	1,875	F	1,875		09480
DR ML KING BL (SR 82)	MICHIGAN LINK	ORTIZ AVE	6LD	D	2,680	B	1,875	B	1,875	B	1,875		09490
DR ML KING BL (SR 82)	ORTIZ AVE	I-75	6LD	D	2,680	B	1,806	B	1,806	B	1,806		09500
EAST 21st ST*	JOEL BL	GRANT AVE	2LU	E	860	C	24	C	24	C	24		09700
ESTERO BL	BIG CARLOS PASS	AVENIDA PESCADORA	2LN	E	726	A	420	A	420	A	420	Constrained v/c = 0.58; Design underway	09800
ESTERO BL*	AVENIDA PESCADORA	VOORHIS ST	2LN	E	726	A	555	A	555	A	555	Constrained v/c = 0.76; Design underway	09900



ZONED: GINN SECTION 19 GOLF COURSE PRPD AND WILDBLUE MPD (PENDING)
 USE: UNDEVELOPED GOLF COURSE, PENDING COMMERCIAL AND RESIDENTIAL
 FUTURE LAND USE: DENSITY REDUCTION/GROUNDWATER RESOURCE AND WETLANDS

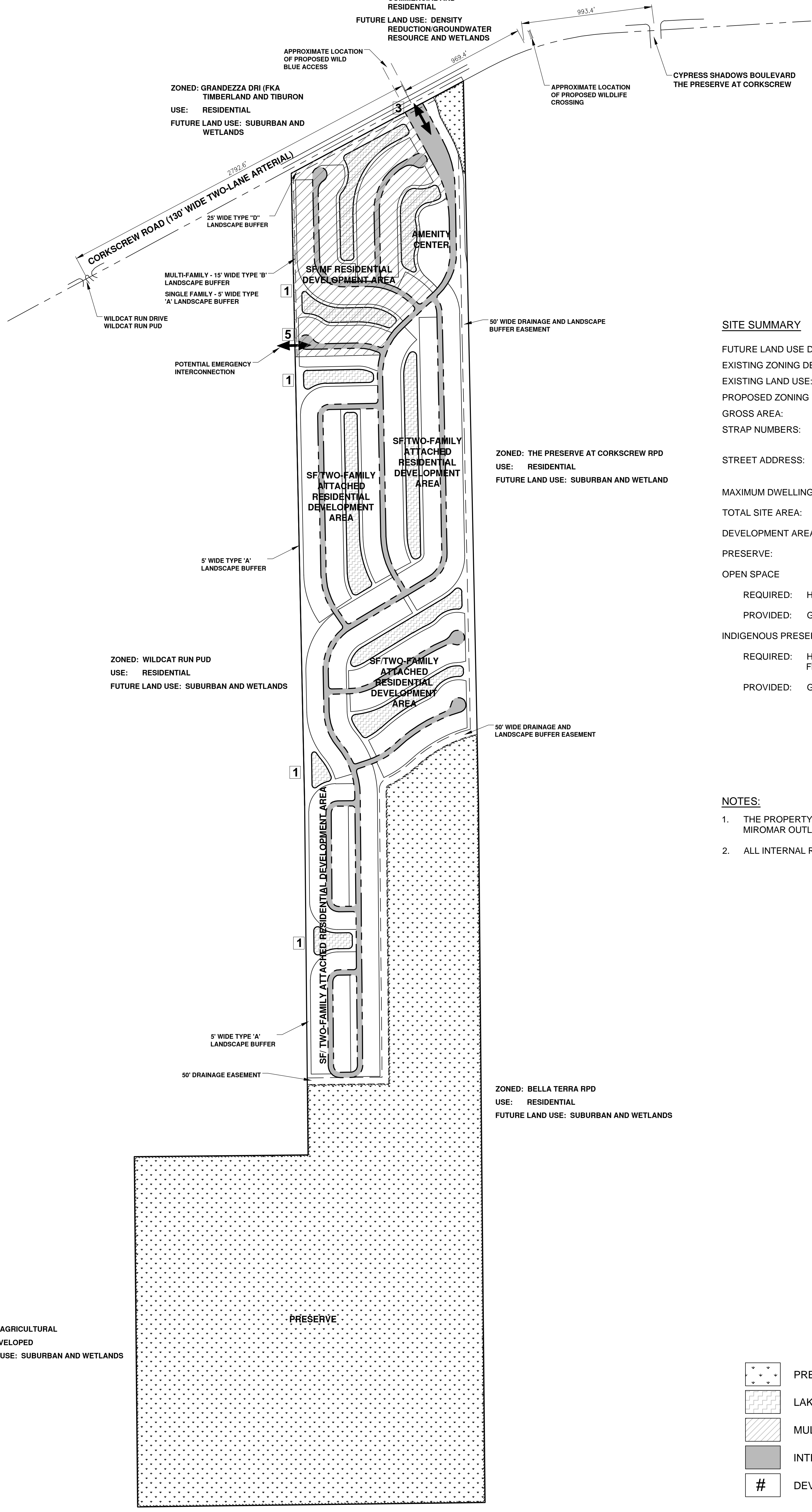
ZONED: GRANDEZZA DRI (FKA TIMBERLAND AND TIBURON)
 USE: RESIDENTIAL
 FUTURE LAND USE: SUBURBAN AND WETLANDS

ZONED: THE PRESERVE AT CORKSCREW RPD
 USE: RESIDENTIAL
 FUTURE LAND USE: SUBURBAN AND WETLAND

ZONED: WILDCAT RUN PUD
 USE: RESIDENTIAL
 FUTURE LAND USE: SUBURBAN AND WETLANDS

ZONED: AG-2, AGRICULTURAL
 USE: UNDEVELOPED
 FUTURE LAND USE: SUBURBAN AND WETLANDS

ZONED: AG-2, AGRICULTURAL
 USE: UNDEVELOPED
 FUTURE LAND USE: WETLANDS AND DENSITY REDUCTION/GROUNDWATER RESOURCE AND WETLANDS



SITE SUMMARY

FUTURE LAND USE DESIGNATION: SUBURBAN AND WETLAND
 EXISTING ZONING DESIGNATION: RPD, RESIDENTIAL PLANNED DEVELOPMENT
 EXISTING LAND USE: UNDEVELOPED RESIDENTIAL
 PROPOSED ZONING DESIGNATION: RPD, RESIDENTIAL PLANNED DEVELOPMENT
 GROSS AREA: 111,111 SQ. FT.
 STRAP NUMBERS: 19-46-26-00-00001.0010, 30-46-26-00-00001-2000 AND 31-46-26-00-00001.2000
 STREET ADDRESS: 12840 AND 12970 CORKSCREW ROAD
 MAXIMUM DWELLING UNITS: 625
 TOTAL SITE AREA: 111,111 SQ. FT.
 DEVELOPMENT AREA: 111,111 SQ. FT.
 PRESERVE: 0 SQ. FT.
 OPEN SPACE
 REQUIRED: 111,111 SQ. FT.
 PROVIDED: 111,111 SQ. FT.
 INDIGENOUS PRESERVE:
 REQUIRED: 111,111 SQ. FT.
 PROVIDED: 111,111 SQ. FT.

NOTES:

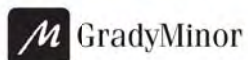
1. THE PROPERTY IS NOT LOCATED ON A LEE TRAN ROUTE. ROUTE 60 SERVES MIROMAR OUTLETS, APPROXIMATELY 3 MILES WEST OF THE PROJECT.
2. ALL INTERNAL ROADS ARE TWO LANE PRIVATE LOCAL ROADS.

- PRESERVE
- LAKE
- MULTI-FAMILY DEVELOPMENT AREA
- INTERNAL ROAD NETWORK
- DEVIATIONS

<p>LEGEND</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Revision</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>02/2015</td> <td>REVISED PER REVIEW #2 COMMENTS</td> </tr> <tr> <td>1</td> <td>11/2014</td> <td>REVISED PER REVIEW #1 COMMENTS</td> </tr> </tbody> </table>	Revision	Date	Description	1	02/2015	REVISED PER REVIEW #2 COMMENTS	1	11/2014	REVISED PER REVIEW #1 COMMENTS	<p>DESIGNED BY: S.U. DRAWN BY: S.U. APPROVED: S.U. JOB CODE: S.U. SCALE: 1" = 1000'</p>	<p>O. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134</p> <p>Civil Engineers Land Surveyors Planners Landscape Architects Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266 Fort Myers: 239.690.4380 www.GradyMinor.com</p>	<p style="text-align: center;">CORKSCREW CROSSING RPD</p> <p style="text-align: center;">MASTER CONCEPT PLAN</p> <p style="font-size: small;">ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD '29) IS (1+0.000)</p>	<p>MUNICIPALITY: LEE COUNTY SEC/TWP/RGE: 19, 30, 31/46/21E DATE: SEPTEMBER 2014 FILE NAME: MC MASTER PLAN (REV) SHEET 1 OF 1</p>
Revision	Date	Description												
1	02/2015	REVISED PER REVIEW #2 COMMENTS												
1	11/2014	REVISED PER REVIEW #1 COMMENTS												



LEGEND



Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0003151 Cert. of Auth. LB 0903151 Business Lic 26000266
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

CORKSCREW CROSSING RPD

AERIAL / MASTER PLAN OVERLAY
DATE AERIAL FLOWN: FEBRUARY 2014

ELEVATIONS SHOWN HEREIN ARE BASED UPON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88)
 CONVERSION FACTOR TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD 29) IS (+)0.010

SCALE:	1" = 1000'
JOB CODE:	AMC
DATE:	FEBRUARY 2015
FILE NAME:	AERIAL_MP_OVERLAY
SHEET	1 OF 1

Corkscrew Crossing RPD

Site Development Regulations

Development of this RPD will comply with the following Property Development Regulations:

Single-Family

Minimum Lot Area and Dimensions:

Area: 6,500 square feet
Width: 50 feet
Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads.
20 feet from internal streets and access drives
Side: 5 feet*
Rear: 20 feet
Water body: 25 feet

Preserve: 20 feet from Wetlands: 30 feet from Pine Flatwoods

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194.

Maximum Lot Coverage: 45 percent

Minimum Building Separation: 10 feet

Maximum Building Height: 2-stories/35 feet

~~*If sidewalks, air conditioners, mechanical equipment, door stops, walls, or similar items are placed within the required 5-foot setback, prior to issuance of a 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 and approved at time of development order.~~

Multiple-Family

Minimum Lot Area and Dimensions:

Area: 22,500 square feet
Width: 150 feet

Depth: 150 feet

Minimum Setbacks:

Street: 25 feet from public roads.
20 feet from internal streets and access drives

Side: 10 feet

Rear: 20 feet

Water body: 25 feet

Preserve: 20 feet from Wetlands; 30 feet from Pine Flatwoods

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194.

Maximum lot Coverage: 60%

Minimum open space: 40%

Minimum Building Separation: 20 feet - See Deviation 4

Maximum Building Height: 4 stories/48 feet (~~See Deviations 6 & 7~~)

Townhouse

Minimum lot Area and Dimensions:

Area: 3,750 square feet (per unit)

Width: 37.5 feet

Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads.
20 feet from internal streets and access drives

Side: 0/10 feet (lesser setback for interior units)

Rear: 20 feet

Water body: 25 feet

Preserve: 20 feet from Wetlands; 30 feet from Pine Flatwoods

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, *et seq.* and 34-2194.

Maximum Lot Coverage: 60%

Minimum Open Space: 40%

Minimum Building Separation: 20 feet - See Deviation 4.

Maximum Building Height: 3 stories/45 feet

Single Family Zero Lot Line

Minimum lot Area and Dimensions:

Area: 4,000 square feet (per unit)

Width: 40 feet

Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads.

20 feet from internal streets and access drives

Side: 0/10 feet (lesser setback for interior units)

Rear: 20 feet

Water body: 25 feet

Preserve: 20 feet from Wetlands; 30 feet from Pine Flatwoods

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, et seq. and 34-2194.

Maximum Lot Coverage: 60%

Minimum Open Space: 40%

Minimum Building Separation: 20 feet - See Deviation 4.

Maximum Building Height: 3 stories/45 feet

Two Family Attached

Minimum lot Area and Dimensions:

Area: 3,500 square feet (per unit)

Width: 35 feet

Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads.

20 feet from internal streets and access drives

Side: 0/10 feet (lesser setback for interior units)

Rear: 20 feet

Water body: 25 feet

Preserve: 20 feet from Wetlands; 30 feet from Pine Flatwoods

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, et seq. and 34-2194.

Maximum Lot Coverage: 60%

Minimum Open Space: 40%

Minimum Building Separation: 20 feet - See Deviation 4.

Maximum Building Height: 3 stories/45 feet

Recreation Area/Clubhouse/Amenity Area

Minimum Lot Area and Dimensions:

Area: 10,000 square feet

Width: 100 feet

Depth: 100 feet

Minimum Setbacks:

Street: 25 feet from public roads.

20 feet from internal streets and access drives

Side: 10 feet

Rear: 20 feet

Water body: 25 feet

Preserve: 20 feet from Wetlands; 30 feet from Pine Flatwoods

Perimeter Setback: 25 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171, et seq. and 34-2194.

Maximum Lot Coverage: 60%

Minimum Open Space: 40%

Minimum Building Separation: 20 feet

Maximum Building Height: 3 stories/35 feet

Additional limitations: Maximum 2.6-acre site; maximum 10,000 square foot building floor area and 10,000 square feet pool and deck area.

Corkscrew Crossing RPD

Schedule of Uses

Accessory Uses and Structures

Administrative Offices

Clubs: Private – limited to the amenity facility*–

Consumption on Premises, indoor ~~only~~ and outdoor, see condition 9.

limited to the amenity facility.*–

Dwelling Units, Single Family, Multiple-family, Townhouse, Two-Family Attached, Single Family Zero Lot Line

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities: Group I

Group II (limited to above ground water storage facilities)

Excavation, Water Retention – not to include the removal of excavated material from the site.

No blasting.

Fences, walls

Fitness Center, limited to the amenity facility

Food and Beverage Service, limited – limited to the amenity facility

Home Occupation, no outside help

Model Home, Model Units, Model Display Groups, Model Display Center

(see condition 14)

Parking Lot, Accessory

Personal Services, Group I – limited to the amenity facility*

Real Estate Sales Office, See condition 14

Recreation Facilities, personal and private including clubhouse.

limited to the amenity facility*

~~Residential Accessory Uses~~

Restaurants, Group II and III – limited to the amenity facility*

Signs – in accordance with Chapter 30

Specialty Retail Shops, Group I, II, and IV – limited to the amenity facility*

Storage, indoor only – limited to the amenity facility.*

Commercial storage limited to residents' use only.

Temporary Uses, construction office, construction trailer, real estate sales office.

Tennis Pro Shop with accessory retail – limited to the amenity facility.*

~~*Amenity facility limited to 10,000 square feet of floor area and 10,000 square feet of pool and deck area.~~

Corkscrew Crossing RPD

Schedule of Deviations

1. Deviation (1) requests relief from the LDC§ 10-329(d)(1)a.3. requirement of a 50-foot setback from water retention or detention excavations to a private property line under separate ownership, to allow a 25-foot setback. ~~This deviation is APPROVED, SUBJECT TO the following condition:~~

~~Appropriate protection for wayward vehicles must be provided at the time of local development order.~~

Justification:

This deviation has been previously approved and remains necessary. The applicant will provide appropriate protection for wayward vehicles at the time of Development Order.

- ~~2. Deviation (2) seeks relief from the LDC § 34-2020(1)c.4.(c) requirement of 1.75 parking spaces per two bedroom multiple family unit, to require 1.50 spaces and retain the option of installing the additional 0.25 spaces per unit in the future, if necessary, based on residents' needs. This deviation is APPROVED. (WITHDRAWN)~~

3. Deviation (3) seeks relief from the LDC § 10-291 (3) requirement that two or more means of ingress and egress for residential projects with an area of five or more acres, to allow one main entry/exit. ~~This deviation is APPROVED, SUBJECT TO the following conditions:~~

- ~~1. The local development order must depict a 70-foot wide divided entrance on Corkscrew Road that must include a 14-foot wide median with two 11-foot wide lanes on both sides of the median for ingress and egress in accordance with the approved MCP.~~
- ~~2. The installation of any access gates must comply with all applicable regulations pertaining to emergency equipment that are in effect at the time of installation.~~
- ~~3. Prior to issuance of a development order, the developer must provide written documentation from the Estero Fire District indicating these access points are acceptable and provide adequate access for emergency vehicles.~~

Justification:

The project has limited frontage on Corkscrew Road (approximately 1,300 feet) which would not provide access to an alternative roadway; therefore, the previously approved deviation remains necessary. Furthermore, developments approved and constructed to the east and west are gated communities and interconnection through them is not feasible. A location for a potential emergency vehicle interconnection is shown on the project's western boundary.

4. Deviation (4) seeks relief from the LDC § 34-935(e)(4) requirement that the minimum separation of buildings, be one-half the sum of their heights, or 20 feet, whichever is greater, to allow a 20-foot minimum building separation. ~~This deviation is APPROVED.~~

Justification:

This deviation was previously approved and may not be necessary but the developer wishes to retain the deviation. The proposed development standards reflect the 20' minimum building separation for multi-family buildings.

5. Deviation (5) seeks relief from the LDC § 10-41(d)(6) requirement that roads, drives, or parking areas located less than 125 feet from existing residential subdivision, provide a solid wall or combination berm and solid wall not less than eight feet in height and constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 linear feet, to allow for a 15-foot-wide landscaping strip, no wall, a hedge (double staggered row installed at 36 inches high and maintained at 60 inches high), and five trees per 100 linear feet. ~~This deviation is APPROVED.~~

Justification:

The Conceptual Master Plan depicts a location where an internal project roadway could be located within 125 feet of the adjacent Wildcat Run community. Although the deviation was previously approved and would have applied to a greater area of the site, the revised deviation is only necessary at the single location shown on the MCP.

- ~~6. Deviation (6) seeks relief from the LDC § 34-935(f)(3)e. requirement which allows a building to be as tall as 45 feet above minimum flood elevation with no more than three habitable stories, to allow a 48-foot height and three habitable stories over parking. This deviation is APPROVED, SUBJECT TO the conditions in Deviation 7. (WITHDRAWN)~~

- ~~7. Deviation (7) seeks relief from the LDC § 33-229 requirement of a maximum building height of three stories or 45 feet, whichever is less in height, to allow a maximum building height of 48 feet and three stories over parking. This deviation is APPROVED, SUBJECT TO the following conditions: (WITHDRAWN)~~

- ~~1) Approval is limited to the multiple family structures; and (WITHDRAWN)~~
- ~~2) Development of the multiple family structures must be generally consistent with the elevations provided in attached Exhibit D. (WITHDRAWN)~~

- ~~8. Deviation (8) seeks relief from the LDC § 34-2020(1)c.2. requirement which allows a multiple family building with a private attached garage and private driveway, to allow stacking of vehicles in the driveway to allow multiple family buildings with private detached garages and private driveways to stack vehicles. This deviation is APPROVED. (WITHDRAWN)~~

~~9. Deviation (9) seeks relief from the LDC § 34-2011 (a) and 34-2011 (c)(2) requirement which prohibits parking for residential dwelling units to back out into right-of-way, to allow back-out parking into access ways. This deviation is APPROVED. (WITHDRAWN)~~

~~10. Deviation (10) seeks relief from the LDC § 10-261 (a) requirement which addresses refuse and solid waste disposal facilities for multiple family developments, the provision of container spaces and on-site placement of garbage receptacles and recycling collection containers and requires on-site areas for solid waste collection and disposal facilities in conjunction with multiple-family developments, to permit individual curbside pick-up of solid waste in lieu of providing dumpsters as required by the LDC (limited to the 4-unit multiple-family buildings located northwest of the proposed single-family area and contiguous to lake # 4.) This deviation is APPROVED, SUBJECT TO the following conditions: (WITHDRAWN)~~

- ~~1. The developer must provide individual waste container pads a minimum of 71.5 square feet (5.5 feet x 13 feet) for each four-unit driveway and individual waste container pads a minimum of 35.75 square feet (5.5 feet x 6.5 feet) for each 2-unit driveway. (WITHDRAWN)~~
- ~~2. Each pad must be located no further than six feet from the curb. To screen the pad site, the developer must provide a 3-foot wide single row hedge to be planted at three feet on center and to be maintained at a height of three feet on the three sides of the pad that are not adjacent to the right-of-way. (WITHDRAWN)~~

Corkscrew Crossing RPUD
Surface Water Management Plan

The stormwater management system will not deviate from the original design intent of the existing PD. For the developed portion of the site that design included typical lakes and interconnecting drainage culverts to treat and attenuate storm events. The proposed project will utilize the same system design. Treated discharge will be to the onsite preserve areas. The original design of the conveyance of offsite flows consisted of a continuous shallow swale along the eastern perimeter of the project adjacent to the preserve. This proposed project will utilize the same concept with no significant modifications.

**ARGO CORKSCREW CROSSING LLLP
LEE COUNTY PROTECTED SPECIES SURVEY**

August 2014

Prepared For:

Argo Corkscrew Crossing, LLLP
21141 Bella Terra Boulevard
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(905) 336-5545

Prepared By:

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INTRODUCTION

Passarella & Associates, Inc. (PAI) conducted a protected species survey on the Argo Corkscrew Crossing LLLP property (Project) on August 6, 7, 13, and 25, 2014. 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 395.00± acre Project is located in Sections 19, 30, and 31; Township 46 South; Range 26 East; Lee County (Figure 1). More specifically, the Project is found south of Corkscrew Road, approximately 2.3 miles east of Interstate 75. The Project is bordered to the north by Corkscrew Road, to the east by the Preserve at Corkscrew and Bella Terra residential developments, to the south by undeveloped land, and to the west by the Wildcat Run residential development and the Preserve at Corkscrew off-site mitigation parcel.

The proposed Project will include a residential development, along with its associated infrastructure, stormwater management system, and retained native vegetation preserve. The Project's vegetation types, and protected species survey methodology and results are as follows.

LAND USES AND VEGETATION ASSOCIATIONS

The vegetation associations for the property were delineated using December 2002 Lee County rectified color aerials (Scale: 1" = 200'). Groundtruthing to map the vegetative communities was conducted on January 28 and 29 and February 4 and 5, 2004. The mapping was updated in July 2014, using January 2014 color aerials. The vegetation associations and land uses were mapped utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) (Florida Department of Transportation 1999). Mapping was based on Level III FLUCFCS with Level IV used to denote hydrologic conditions and disturbance. "E" codes were used to identify levels of exotic species invasion (i.e., melaleuca (*Melaleuca quinquenervia*), downy rose-myrtle (*Rhodomyrtus tomentosa*), and Brazilian pepper (*Schinus terebinthifolius*)). AutoCAD Map 3D 2013 software was used to determine the acreage of each mapping area, produce summaries, and generate the final FLUCFCS map (Figure 2). Per the FLUCFCS map, a total of 28 vegetative associations and land uses (i.e., FLUCFCS codes) are found on the property. Table 1 provides the breakdown of the FLUCFCS codes by acreage, while a description of each classification follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Habitat	Acreage	Percent of Total
3219 E1	Palmetto Prairie, Disturbed (0-24% Exotics)	0.08	< 0.1
3219 E3	Palmetto Prairie, Disturbed (50-75% Exotics)	1.29	0.3
3219 E4	Palmetto Prairie, Disturbed (76-100% Exotics)	0.71	0.2
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	20.69	5.2
4119 E2	Pine Flatwoods, Disturbed (25-49% Exotics)	17.28	4.4
4119 E3	Pine Flatwoods, Disturbed (50-75% Exotics)	7.32	1.9
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	2.38	0.6

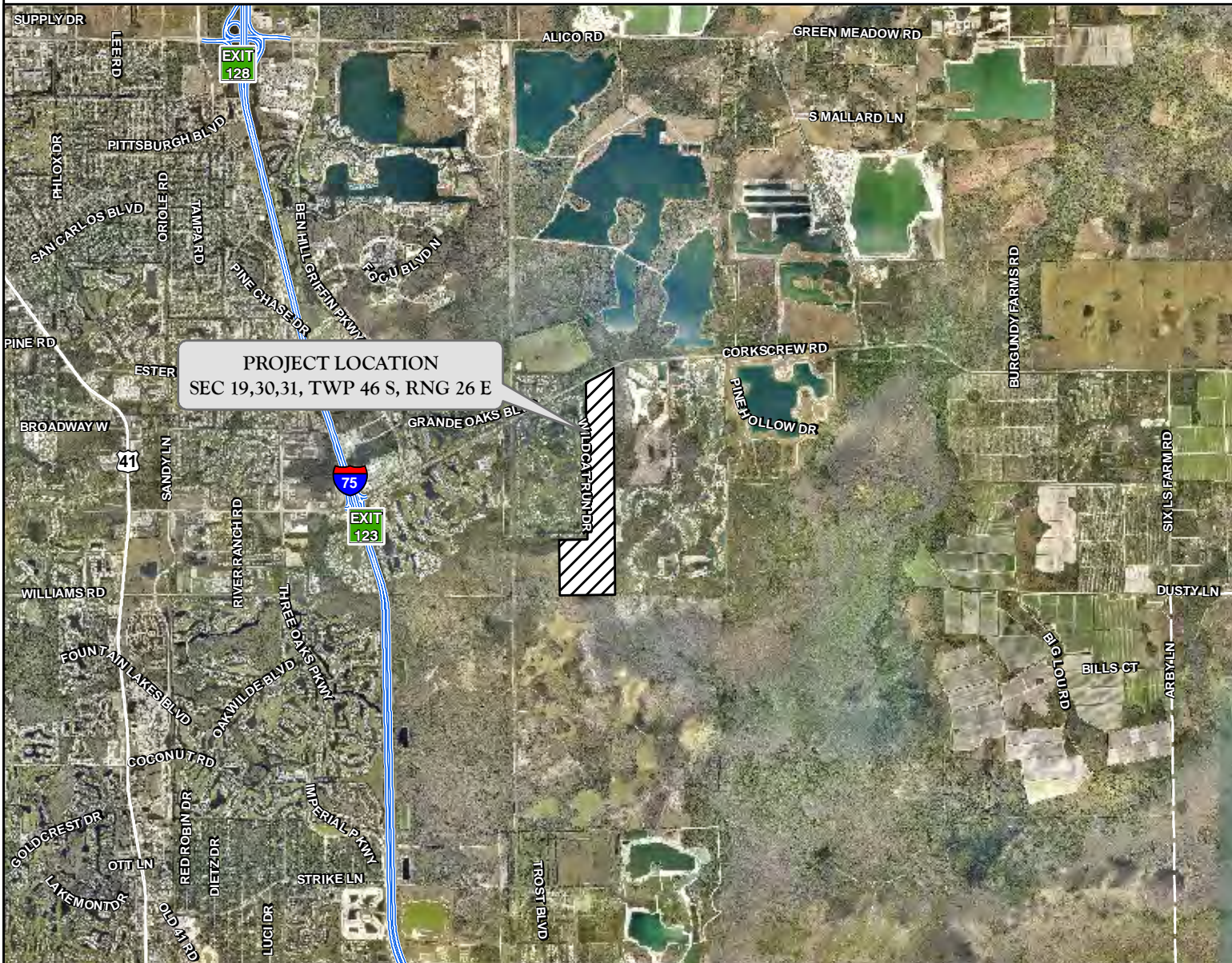
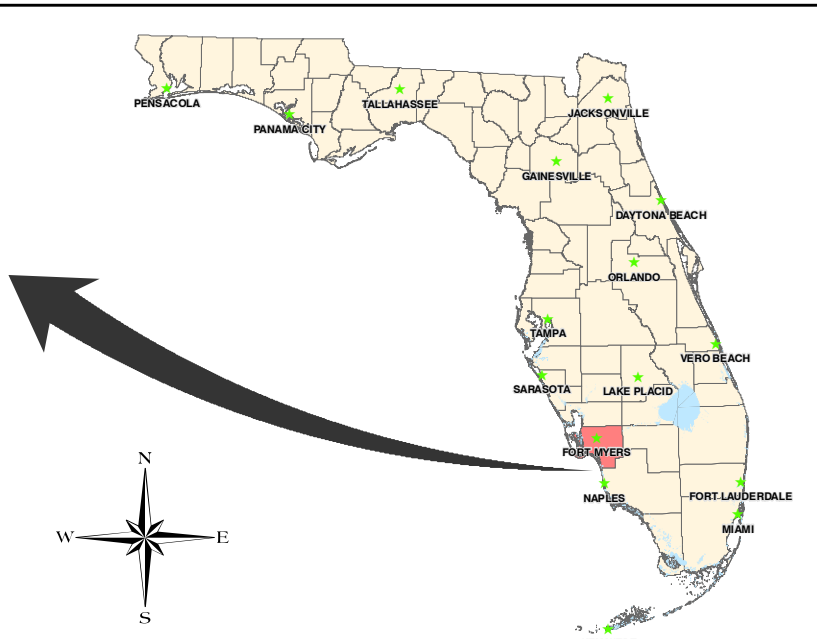
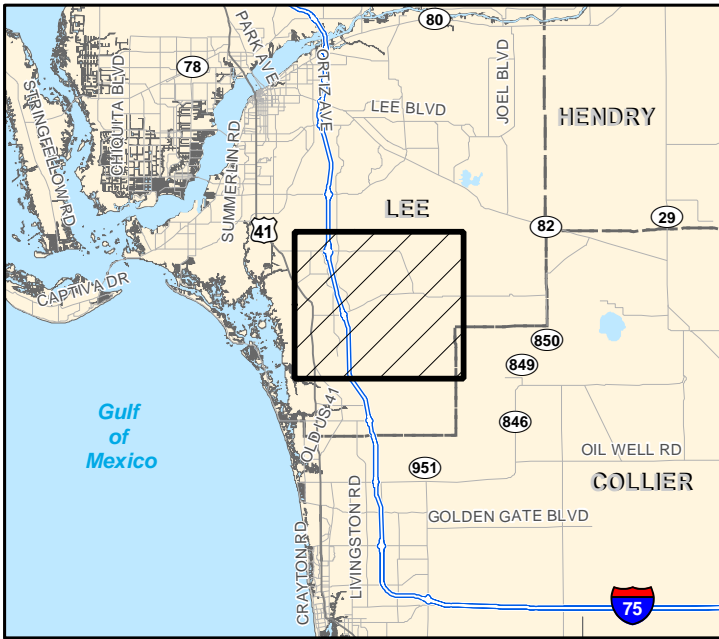






FIGURE 1. PROJECT LOCATION MAP
ARGO CORKSCREW CROSSING LLLP

DRAWN BY	DATE
D.B.	8/20/14
REVIEWED BY	DATE
M.A.M.	8/20/14
REVISED	DATE



J:\2004\06\04\020\GIS\2014\PROTECTED SPECIES SURVEY\FIGURES\FIGURE 1 PROJECT LOCATION MAP.MXD - 8/27/2014 @ 6:57:53 AM

- LEGEND:
-  SFWM and COE WETLANDS (340.70 Ac.±)
 -  PREVIOUSLY APPROVED UPLAND/WETLAND LINE
 -  APPROXIMATE LOCATION OF WALKED SURVEY TRANSECT
 -  ●BBST BLACK BEAR SCRATCH TREE

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	0.08 Ac.±	0.0%
3219 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	1.29 Ac.±	0.3%
3219 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	0.71 Ac.±	0.2%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	20.69 Ac.±	5.2%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	17.28 Ac.±	4.4%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	7.32 Ac.±	1.9%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.38 Ac.±	0.6%
4159 E2	PINE, DISTURBED (25-49% EXOTICS)	2.11 Ac.±	0.5%
4241	MELALEUCA, HYDRIC	68.87 Ac.±	17.4%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	1.51 Ac.±	0.4%
4289 E1	CABBAGE PALM, DISTURBED (0-24% EXOTICS)	0.16 Ac.±	0.0%
429 E1	WAX MYRTLE, DISTURBED (0-24% EXOTICS)	0.17 Ac.±	0.0%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	12.81 Ac.±	3.2%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	4.44 Ac.±	1.1%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	0.52 Ac.±	0.1%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	1.13 Ac.±	0.3%
6249 E1	PINE/CYPRESS/CABBAGE PALM, DISTURBED (0-24% EXOTICS)	117.95 Ac.±	29.9%
6249 E2	PINE/CYPRESS/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	16.65 Ac.±	4.2%
6249 E3	PINE/CYPRESS/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	45.77 Ac.±	11.6%
6249 E4	PINE/CYPRESS/CABBAGE PALM, DISTURBED (76-100% EXOTICS)	38.88 Ac.±	9.8%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	1.90 Ac.±	0.5%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.71 Ac.±	0.4%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	11.87 Ac.±	3.0%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	1.24 Ac.±	0.3%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.48 Ac.±	0.1%
740	DISTURBED LAND	0.49 Ac.±	0.1%
7401	DISTURBED LAND, HYDRIC	16.48 Ac.±	4.2%
747	BERM	0.11 Ac.±	0.0%
TOTAL		395.00 Ac.±	100.0%

NOTES:

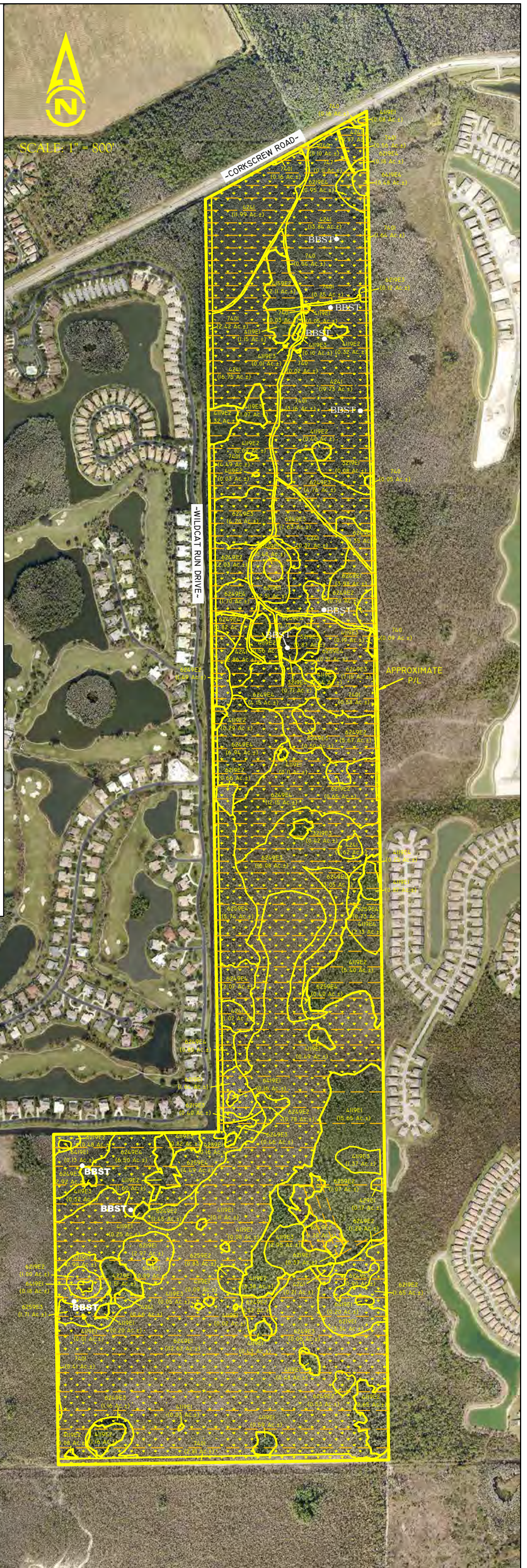
AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY-MARCH 2014.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PROPERTY BOUNDARY ESTIMATED FROM LEE COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

UPLAND/WETLAND LIMITS WERE APPROVED BY THE SFWMD ON NOVEMBER 1, 2006 PER SFWMD APPLICATION NO. 060825-10.



J:\2004\04\01\029\2014\IPSS\FIGURE 2_AERIAL WITH FLUCFCS 8-19-14-WETLANDS-TRANSECTS-SPECIES.DWG TAB: I:\X7-C-TB AUG 27, 2014 - 8:15AM PLOTTED BY: DON BURLISON

DRAWN BY	DATE
D.B.	8/19/14
REVIEWED BY	DATE
B.B.	8/19/14
REVISED	DATE

13620 Metropolis Avenue
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ARGO CORKSCREW CROSSING LLLP
AERIAL WITH FLUCFCS AND WETLANDS, SURVEY
TRANSECTS, AND SPECIES LOCATIONS MAP

DRAWING No.	04OAN1029
SHEET No.	FIGURE 2

Table 1. (Continued)

FLUCFCS Code	Habitat	Acreage	Percent of Total
4159 E2	Pine, Disturbed (25-49% Exotics)	2.11	0.5
4241	Melaleuca, Hydric	68.87	17.4
4279 E1	Live Oak, Disturbed (0-24% Exotics)	1.51	0.4
4289 E1	Cabbage Palm, Disturbed (0-24% Exotics)	0.16	< 0.1
429 E1	Wax Myrtle, Disturbed (0-24% Exotics)	0.17	< 0.1
6219 E1	Cypress, Disturbed (0-24% Exotics)	12.81	3.2
6219 E2	Cypress, Disturbed (25-49% Exotics)	4.44	1.1
6219 E3	Cypress, Disturbed (50-75% Exotics)	0.52	0.1
6219 E4	Cypress, Disturbed (76-100% Exotics)	1.13	0.3
6249 E1	Pine/Cypress/Cabbage Palm, Disturbed (0-24% Exotics)	117.95	29.9
6249 E2	Pine/Cypress/Cabbage Palm, Disturbed (25-49% Exotics)	16.65	4.2
6249 E3	Pine/Cypress/Cabbage Palm, Disturbed (50-75% Exotics)	45.77	11.6
6249 E4	Pine/Cypress/Cabbage Palm, Disturbed (76-100% Exotics)	38.88	9.8
6259 E2	Pine, Hydric, Disturbed (25-49% Exotics)	1.90	0.5
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	1.71	0.4
6259 E4	Pine, Hydric, Disturbed (76-100% Exotics)	11.87	3.0
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	1.24	0.3
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	0.48	0.1
740	Disturbed Land	0.49	0.1
7401	Disturbed Land, Hydric	16.48	4.2
747	Berm	0.11	< 0.1
Totals		395.00	100.0

Palmetto Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 3219 E1)

This upland habitat has a predominantly open canopy with widely scattered slash pine (*Pinus elliotii*) and melaleuca. The sub-canopy includes wax myrtle (*Myrica cerifera*), dahoon holly (*Ilex cassine*), myrsine (*Rapanea punctata*), and scattered melaleuca. The ground cover is dominated by saw palmetto (*Serenoa repens*) with scattered gallberry (*Ilex glabra*), tarflower (*Bejaria racemosa*), rusty Lyonia (*Lyonia ferruginea*), and muscadine grape (*Vitis rotundifolia*).

Palmetto Prairie, Disturbed (50-75% Exotics) (FLUCFCS Code 3219 E3)

This upland habitat has the same vegetation as FLUCFCS Code 3219 E1 except with a higher percent coverage of melaleuca.

Palmetto Prairie, Disturbed (76-100% Exotics) (FLUCFCS Code 3219 E4)

This upland habitat has the same vegetation as FLUCFCS Code 3219 E3 except with a higher percent coverage of melaleuca.

Pine Flatwoods, Disturbed (0-24% Exotics) (FLUCFCS Code 4119 E1)

This upland habitat is dominated by slash pine in the canopy with melaleuca and some widely scattered cabbage palm (*Sabal palmetto*). The sub-canopy consists of wax myrtle, dahoon holly, melaleuca, slash pine, cabbage palm, saltbush (*Baccharis halimifolia*), and myrsine. The ground cover is dominated by saw palmetto with broomsedge (*Andropogon virginicus*), wiregrass (*Aristida stricta*), rusty lyonia, tarflower, gallberry, poison ivy (*Toxicodendron radicans*), muscadine grape, and scattered Boston fern (*Nephrolepis* sp.)

Pine Flatwoods, Disturbed (25-49% Exotics) (FLUCFCS Code 4119 E2)

This upland habitat has the same vegetation as FLUCFCS Code 4119 E1 except with a higher percent coverage of melaleuca.

Pine Flatwoods, Disturbed (50-75% Exotics) (FLUCFCS Code 4119 E3)

This upland habitat has the same vegetation as FLUCFCS Code 4119 E2 except with a higher percent coverage of melaleuca.

Pine Flatwoods, Disturbed (76-100% Exotics) (FLUCFCS Code 4119 E4)

This upland habitat has the same vegetation as FLUCFCS Code 4119 E3 except with a higher percent coverage of melaleuca.

Pine, Disturbed (25-49% Exotics) (FLUCFCS Code 4159 E2)

This upland habitat is dominated by slash pine and melaleuca in the canopy. The sub-canopy contains melaleuca, slash pine, staggerbush (*Lyonia fruticosa*), gallberry, and wax myrtle. The ground cover contains bahiagrass (*Paspalum notatum*), muscadine grape, greenbrier (*Smilax auriculata*), pennyroyal (*Piloblephis rigida*), and scattered saw palmetto.

Melaleuca, Hydric (FLUCFCS Code 4241)

This low quality wetland community is dominated by invasive exotic melaleuca in the canopy and sub-canopy. Slash pine, cypress (*Taxodium distichum*), swamp laurel oak (*Quercus laurifolia*), and cabbage palm also occur in the canopy. In addition to melaleuca, the sub-canopy contains swamp laurel oak, cypress, cabbage palm, Brazilian pepper, saltbush, myrsine, and wax myrtle. Ground cover is scattered and consists of swamp fern (*Blechnum serrulatum*), gulfdune paspalum (*Paspalum monostachyum*), Asiatic pennywort (*Centella asiatica*), and bog-hemp (*Boehmeria cylindrica*). Vines include climbing hempweed (*Mikania scandens*) and poison ivy.

Live Oak, Disturbed (0-24% Exotics) (FLUCFCS Code 4279 E1)

This upland community includes live oak (*Quercus virginiana*), swamp laurel oak, cabbage palm, and widely scattered melaleuca and slash pine. The sub-canopy contains myrsine, swamp laurel oak, and dahoon holly. Ground cover includes saw palmetto, wild coffee (*Psychotria nervosa*), Boston fern, broomsedge, bracken fern (*Pteridium aquilinum*), swamp fern, muscadine grape, poison ivy, greenbrier, and cabbage palm.

Cabbage Palm, Disturbed (0-24%) (FLUCFCS Code 4289 E1)

This upland community has a canopy of cabbage palm and scattered slash pine. The sub-canopy includes myrsine, melaleuca, and wax myrtle. The ground cover is dominated by saw palmetto.

Wax Myrtle, Disturbed (0-24% Exotics) (FLUCFCS Code 429 E1)

This wetland community has widely scattered melaleuca in the canopy. The sub-canopy is dominated by wax myrtle. The ground cover includes sawgrass (*Cladium jamaicense*), inundated beaksedge (*Rhynchospora inundata*), and corkwood (*Stylingia aquatica*).

Cypress, Disturbed (0-24% Exotics) (FLUCFCS Code 6219 E1)

This wetland community contains cypress and scattered slash pine and melaleuca in the canopy. The sub-canopy includes cabbage palm, cypress, primrose willow (*Ludwigia peruviana*), melaleuca, Brazilian pepper, willow (*Salix caroliniana*), and buttonbush (*Cephalanthus occidentalis*). The ground cover includes swamp fern, spikerush (*Eleocharis interstincta*), inundated beaksedge, yellow-eyed grass (*Xyris* sp.), sawgrass, fireflag (*Thalia geniculata*), and maidencane (*Panicum hemitomon*).

Cypress, Disturbed (25-49% Exotics) (FLUCFCS Code 6219 E2)

This wetland habitat has the same vegetation as FLUCFCS Code 6219 E1 except with a higher percent coverage of melaleuca, Brazilian pepper, and primrose willow.

Cypress, Disturbed (50-75% Exotics) (FLUCFCS Code 6219 E3)

This wetland habitat has the same vegetation as FLUCFCS Code 6219 E2 except with a higher percent coverage of melaleuca, Brazilian pepper, and primrose willow.

Cypress, Disturbed (76-100% Exotics) (FLUCFCS Code 6219 E4)

This wetland habitat has the same vegetation as FLUCFCS Code 6219 E3 except with a higher percent coverage of melaleuca, Brazilian pepper, and primrose willow.

Pine/Cypress/Cabbage Palm, Disturbed (0-24% Exotics) (FLUCFCS Code 6249 E1)

This wetland community contains slash pine, cypress, cabbage palm, and melaleuca in the canopy. The sub-canopy includes cypress, slash pine, melaleuca, wax myrtle, corkwood (*Stylingia aquatica*), and myrsine. The ground cover contains sawgrass, swamp fern, little blue maidencane (*Amphicarpum muhlenbergiana*), Asiatic pennywort, corkwood, gulfdune paspalum, rush fuirena (*Fuirena scirpoidea*), inundated beaksedge, rosy camphorweed (*Pluchea rosea*), sandweed (*Hypericum fasciculatum*), mermaid-weed (*Proserpinaca pectinata*), musky mint (*Hyptis alata*), and yellow-eyed grass (*Xyris* sp.).

Pine/Cypress/Cabbage Palm, Disturbed (25-49% Exotics) (FLUCFCS Code 6249 E2)

This wetland habitat has the same vegetation as FLUCFCS Code 6249 E1 except with a higher percent coverage of melaleuca.

Pine/Cypress/Cabbage Palm, Disturbed (50-75% Exotics) (FLUCFCS Code 6249 E3)

This wetland habitat has the same vegetation as FLUCFCS Code 6249 E2 except with a higher percent coverage of melaleuca.

Pine/Cypress/Cabbage Palm, Disturbed (76-100% Exotics) (FLUCFCS Code 6249 E4)

This wetland habitat has the same vegetation as FLUCFCS Code 6249 E3 except with a higher percent coverage of melaleuca.

Pine, Hydric, Disturbed (25-49% Exotics) (FLUCFCS Code 6259 E2)

This wetland habitat is dominated by a canopy of slash pine and melaleuca. Melaleuca dominates the sub-canopy with occasional cabbage palm. Ground cover includes Asiatic pennywort, gulf dune paspalum, melaleuca saplings, flatsedge (*Cyperus* spp.), hatpin (*Eriocaulon* spp.), and white-top sedge (*Dichromena* spp.).

Pine, Hydric, Disturbed (50-75% Exotics) (FLUCFCS Code 6259 E3)

This wetland habitat has the same vegetation as FLUCFCS Code 6259 E2 except with a higher percent coverage of melaleuca.

Pine, Hydric, Disturbed (76-100% Exotics) (FLUCFCS Code 6259 E4)

This wetland habitat has the same vegetation as FLUCFCS Code 6259 E3 except with a higher percent coverage of melaleuca.

Freshwater Marsh, Disturbed (0-24% Exotics) (FLUCFCS Code 6419 E1)

This wetland community has scattered cypress in the canopy. The sub-canopy includes scattered Brazilian pepper. The ground cover includes alligator flag (*Thalia geniculata*), pickerelweed (*Pontedaria cordata*), arrowhead (*Sagittaria lancifolia*), swamp fern, maidencane (*Panicum hemitomon*), and West Indian marsh grass (*Hymenachne amplexicaulis*).

Freshwater Marsh, Disturbed (76-100% Exotics) (FLUCFCS Code 6419 E4)

This wetland habitat has the same vegetation as FLUCFCS Code 6419 E1 except with a higher percent coverage of melaleuca.

Disturbed Land (FLUCFCS Code 740)

This upland land use contains widely scattered slash pine and melaleuca in the canopy. The sub-canopy contains scattered melaleuca. Ground cover includes scattered saw palmetto, melaleuca saplings, bushy bluestem (*Andropogon glomeratus*), Boston fern, and grapevine (*Vitis* sp.).

Disturbed Land, Hydric (FLUCFCS Code 7401)

This wetland land use has an open canopy. The sub-canopy contains Brazilian pepper, saltbush, and primrose willow. The ground cover includes yellow-eyed grass, little blue maidencane, maidencane, corkwood, loosestrife (*Lythrum alatum*), torpedograss (*Panicum repens*), buttonbush, arrowhead, sea-side goldenrod (*Solidago sempervirens*), swamp fern, maidencane, carpetweed (*Phyla nodiflora*), and melaleuca saplings.

Berm (FLUCFCS Code 747)

This upland land use has an open canopy with a sub-canopy of melaleuca, saltbush, and wax myrtle. The ground cover includes poison ivy, grapevine, swamp fern, Boston fern, and saw palmetto.

METHODOLOGY AND DISCUSSION

Surveys for Lee County and state 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 were designed to meet the 80 percent minimum coverage requirement per the LDC. Cursory surveys were also conducted in those habitats not technically required to be surveyed per the LDC. However, based on past experience and conversations with Lee County Department of Environmental Sciences staff, these areas were reviewed for certain protected species as a precautionary measure. Table 2 outlines those protected species that may inhabit or utilize a particular vegetation association.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code	Description	Potential Protected Species
3219 E1, E3, and E4	Palmetto Prairie, Disturbed (0-24%, 50-75%, and 76-100% Exotics)	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)
		Gopher Tortoise (<i>Gopherus polyphemus</i>)
		Gopher Frog (<i>Rana capito</i>)
		Southeastern American Kestrel (<i>Falco sparverius paulus</i>)
		Crested Caracara (<i>Caracara cheriway</i>)
		Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)
		Florida Black Bear (<i>Ursus americanus floridanus</i>)
		Fakahatchee Burmannia (<i>Burmannia flava</i>)
		Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)
		Curtis Milkweed (<i>Asclepias curtissii</i>)
		Florida Coontie (<i>Zamia floridana</i>)
4119 E1-E4	Pine Flatwoods, Disturbed (0-100% Exotics)	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)
		Gopher Tortoise (<i>Gopherus polyphemus</i>)
		Gopher Frog (<i>Rana capito</i>)
		Southeastern American Kestrel (<i>Falco sparverius paulus</i>)
		Red-Cockaded Woodpecker (<i>Picoides borealis</i>)
		Florida Panther (<i>Puma concolor coryi</i>)
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
		Florida Black Bear (<i>Ursus americanus floridanus</i>)
		Fakahatchee Burmannia (<i>Burmannia flava</i>)
		Satinleaf (<i>Crysophyllum olivaeforme</i>)
		Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)
Florida Coontie (<i>Zamia floridana</i>)		
4159 E2	Pine, Disturbed (25-49% Exotics)	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)
		Gopher Tortoise (<i>Gopherus polyphemus</i>)
		Gopher Frog (<i>Rana capito</i>)
		Southeastern American Kestrel (<i>Falco sparverius paulus</i>)
		Red-Cockaded Woodpecker (<i>Picoides borealis</i>)
		Florida Panther (<i>Puma concolor coryi</i>)
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
		Florida Black Bear (<i>Ursus americanus floridanus</i>)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
4159 E2 (Continued)	Pine, Disturbed (25-49% Exotics)	Fakahatchee Burmannia (<i>Burmannia flava</i>)
		Satinleaf (<i>Crysophyllum olivaeforme</i>)
		Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)
		Florida Coontie (<i>Zamia floridana</i>)
4241	Melaleuca, Hydric*	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
4279 E1	Live Oak, Disturbed (0-24% Exotics)	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)
		Gopher Tortoise (<i>Gopherus polyphemus</i>)
		Florida Panther (<i>Puma concolor coryi</i>)
		Florida Black Bear (<i>Ursus americanus floridanus</i>)
		Simpson's stopper (<i>Myrcianthes fragrans</i> var. <i>simpsonii</i>)
		Hand adder's tongue fern (<i>Ophioglossum palmatum</i>)
		Twisted air plant (<i>Tillandsia flexuosa</i>)
4289 E1	Cabbage Palm, Disturbed (0-24% Exotics)	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)
		Crested Caracara (<i>Caracara cheriway</i>)
		Florida Panther (<i>Puma concolor coryi</i>)
		Florida Black Bear (<i>Ursus americanus floridanus</i>)
		Simpson's stopper (<i>Myrcianthes fragrans</i> var. <i>simpsonii</i>)
429 E1	Wax Myrtle, Disturbed (0-24% Exotics)	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)
		Gopher Tortoise (<i>Gopherus polyphemus</i>)
		Gopher Frog (<i>Rana capito</i>)
		Florida Panther (<i>Puma concolor coryi</i>)
		Florida Black Bear (<i>Ursus americanus floridanus</i>)
6219 E1-E4	Cypress, Disturbed (0-100% Exotics)	American Alligator (<i>Alligator mississippiensis</i>)
		Little Blue Heron (<i>Egretta caerulea</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)
		Wood Stork (<i>Mycteria americana</i>)
		Everglades Mink (<i>Mustela vison evergladensis</i>)
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
		Florida Panther (<i>Puma concolor coryi</i>)
Florida Black Bear (<i>Ursus americanus floridanus</i>)		
6249 E1-E4	Pine/Cypress/Cabbage Palm, Disturbed (0-100% Exotics)	American Alligator (<i>Alligator mississippiensis</i>)
		Little Blue Heron (<i>Egretta caerulea</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Arctic Peregrine Falcon (<i>Falco peregrinus tundrius</i>)
		Red-Cockaded Woodpecker (<i>Picoides borealis</i>)
		Wood Stork (<i>Mycteria americana</i>)

Table 2. (Continued)

FLUCFCS Code	Description	Potential Protected Species
6249 E1-E4 (Continued)	Pine/Cypress/Cabbage Palm, Disturbed (0-100% Exotics)	Everglades Mink (<i>Mustela vison evergladensis</i>)
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
		Florida Panther (<i>Puma concolor coryi</i>)
		Florida Black Bear (<i>Ursus americanus floridanus</i>)
6259 E2-E4	Pine, Hydric, Disturbed (25-100% Exotics)	Red-Cockaded Woodpecker (<i>Picoides borealis</i>)
		Little Blue Heron (<i>Egretta caerulea</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Everglades Mink (<i>Mustela vison evergladensis</i>)
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
		Florida Panther (<i>Puma concolor coryi</i>)
6419 E1 and E4	Freshwater Marsh, Disturbed (0-24% and 76-100% Exotics)	Florida Black Bear (<i>Ursus americanus floridanus</i>)
		American Alligator (<i>Alligator mississippiensis</i>)
		Little Blue Heron (<i>Egretta caerulea</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Wood Stork (<i>Mycteria americana</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Snail Kite (<i>Rhostrhamus sociabilis</i>)
Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)		
740	Disturbed Land*	Everglades Mink (<i>Mustela vison evergladensis</i>)
		Gopher Tortoise (<i>Gopherus polyphemus</i>)
7401	Disturbed Land, Hydric*	American Alligator (<i>Alligator mississippiensis</i>)
		Little Blue Heron (<i>Egretta caerulea</i>)
		Tri-Colored Heron (<i>Egretta tricolor</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Wood Stork (<i>Mycteria americana</i>)
747	Berm*	Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)
		Gopher Tortoise (<i>Gopherus polyphemus</i>)

*Habitat surveyed for the species noted although not required, per the LDC.

PAI conducted the protected species survey on August 6, 7, 13, and 25, 2014. Weather conditions during the survey period are summarized in Table 3. The surveys were conducted between 9:00 a.m. and 8:00 p.m. The survey utilized linear belt and meandering pedestrian transects, per the WilsonMiller, Inc. methodology, previously approved by Lee County. Transects were generally walked on approximately 100 to 150 foot centers.

Table 3. Survey Weather Conditions

Survey Date	Weather Conditions
August 6, 2014	Temperatures in the low to mid 90s, partly cloudy skies, winds 0-5 mph
August 7, 2014	Temperatures in the low to mid 90s, partly cloudy skies, winds 0-5 mph
August 13, 2014	Temperatures in the low to mid 90s, partly cloudy skies, winds 0-5 mph
August 25, 2014	Temperatures in the mid to high 80s, periodic light rain, winds 5-10 mph

Visibility in the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, number and length of transects walked, and percent of coverage by habitat type for the survey is provided in Table 4.

Table 4. Summary of Habitat Coverage

FLUCFCS Code	FLUCFCS Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet)*	Percent Coverage
3219 E1	Palmetto Prairies, Disturbed (0-24% Exotics)	0.08	35	40	80
3219 E3	Palmetto Prairies, Disturbed (50-75% Exotics)	1.29	562	40	80
3219 E4	Palmetto Prairies, Disturbed (76-100% Exotics)	0.71	309	40	80
4119 E1	Pine Flatwoods, Disturbed (0-24% Exotics)	20.69	9,013	40	80
4119 E2	Pine Flatwoods, Disturbed (25-49% Exotics)	17.28	7,527	40	80
4119 E3	Pine Flatwoods, Disturbed (50-75% Exotics)	7.32	3,189	40	80
4119 E4	Pine Flatwoods, Disturbed (76-100% Exotics)	2.38	1037	40	80
4159 E2	Pine, Disturbed (25-49% Exotics)	2.11	735	50	80
4241	Melaleuca, Hydric**	68.87	24,000	50	80
4279 E1	Live Oak, Disturbed (0-24% Exotics)	1.51	526	50	80
4289 E1	Cabbage Palm, Disturbed (0-24% Exotics)	0.16	56	50	80
429 E1	Wax Myrtle, Disturbed (0-24% Exotics)	0.17	59	50	80
6219 E1	Cypress, Disturbed (0-24% Exotics)	12.81	4,464	50	80
6219 E2	Cypress, Disturbed (25-49% Exotics)	4.44	1,547	50	80

Table 4. (Continued)

FLUCFCS Code	FLUCFCS Description	Total Area (Acres)	Transect Length (Feet)	Average Visibility (Feet)*	Percent Coverage
6219 E3	Cypress, Disturbed (50-75% Exotics)	0.52	181	50	80
6219 E4	Cypress, Disturbed (76-100% Exotics)	1.13	394	50	80
6249 E1	Pine/Cypress/Cabbage Palm, Disturbed (0-24% Exotics)	117.95	41,103	50	80
6249 E2	Pine/Cypress/Cabbage Palm, Disturbed (25-49% Exotics)	16.65	5,802	50	80
6249 E3	Pine/Cypress/Cabbage Palm, Disturbed (50-75% Exotics)	45.77	15,950	50	80
6249 E4	Pine/Cypress/Cabbage Palm, Disturbed (76-100% Exotics)	38.88	13,549	50	80
6259 E2	Pine, Hydric, Disturbed (25-49% Exotics)	1.90	662	50	80
6259 E3	Pine, Hydric, Disturbed (50-75% Exotics)	1.71	596	50	80
6259 E4	Pine, Hydric, Disturbed (76-100% Exotics)	11.87	4,136	50	80
6419 E1	Freshwater Marsh, Disturbed (0-24% Exotics)	1.24	432	50	80
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	0.48	167	50	80
740	Disturbed Land**	0.49	171	50	80
7401	Disturbed Land, Hydric**	16.48	5,743	50	80
747	Berm	0.11	38	50	80

*Average visibility to one side of transect.

**Habitat surveyed as a precautionary measure although not required, per the LDC.

SURVEY RESULTS

The results of the protected species survey documented Florida black bear (*Ursus americanus floridanus*) sign (i.e., scratch trees) within the Project limits (Figure 2). While the Florida black bear was delisted by the State of Florida in August 2012, the species maintains a protected status under state legislation (i.e., it is illegal to injure or kill a bear, or possess or sell bear parts) and is a Lee County protected species. Although sign of the Florida black bear (i.e., scratch trees) was observed, no density calculations are provided since this species was not directly observed.

Additionally, squirrel nests were documented scattered throughout the Project site. No Big Cypress fox squirrels (*Sciurus niger avicennia*) were observed; however, gray squirrels (*Sciurus carolinensis*) were observed on-site, in the vicinity of several of the documented nests.

A 2014 aerial photograph with the protected species locations and survey transects is provided as Figure 2. Table 5 summarizes the protected species survey findings.

Table 5. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles					
American Alligator	6219 E1	80		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	80		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	80		X	
	6419 E1	80		X	
	6419 E4	80		X	
	7401	80		X	
Eastern Indigo Snake	3219 E1	80		X	
	3219 E3	80		X	
	3219 E4	80		X	
	4119 E1	80		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	80		X	
	4159 E2	80		X	
	4279 E1	80		X	
	4289 E1	80		X	
	429 E1	80		X	
Gopher Frog	3219 E1	80		X	
	3219 E3	80		X	
	3219 E4	80		X	
	4119 E1	80		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	80		X	
	4159 E2	80		X	
	429 E1	80		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Reptiles (Continued)					
Gopher Tortoise	3219 E1	80		X	
	3219 E3	80		X	
	3219 E4	80		X	
	4119 E1	80		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	80		X	
	4159 E2	80		X	
	429 E1	80		X	
	4279 E1	80		X	
	740	80		X	
747	80		X		
Birds					
Red-Cockaded Woodpecker	4119 E1	80		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	80		X	
	4159 E2	80		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	80		X	
	6259 E2	80		X	
	6259 E3	80		X	
	6259 E4	80		X	
	Crested Caracara	3219 E1	80		X
3219 E3		80		X	
3219 E4		80		X	
4289 E4		80		X	
Southeastern American Kestrel	3219 E1	80		X	
	3219 E3	80		X	
	3219 E4	80		X	
	4119 E1	80		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	80		X	
4159 E2	80		X		

Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Little Blue Heron	6219 E1	80		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	80		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	80		X	
	6259 E2	80		X	
	6259 E3	80		X	
	6259 E4	80		X	
	6419 E1	80		X	
	6419 E4	80		X	
	7401	80		X	
Tri-Colored Heron	6219 E1	80		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	80		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	80		X	
	6259 E2	80		X	
	6259 E3	80		X	
	6259 E4	80		X	
	6419 E1	80		X	
	6419 E4	80		X	
	7401	80		X	
Snowy Egret	6219 E1	80		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	80		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	80		X	
	6259 E2	80		X	
	6259 E3	80		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Birds (Continued)					
Snowy Egret (Continued)	6259 E4	80		X	
	6419 E1	80		X	
	6419 E4	80		X	
	7401	80		X	
Wood stork	6219 E1	80		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	80		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	80		X	
	6419 E1	80		X	
	6419 E4	80		X	
	7401	80		X	
Arctic Peregrine Falcon	6219 E1	80		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	80		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	80		X	
Limpkin	6419 E1	80		X	
	6419 E4	80		X	
Snail Kite	6419 E1	80		X	
	6419 E4	80		X	
Florida Sandhill Crane	3219 E1	80		X	
	3219 E3	80		X	
	3219 E4	80		X	
	6419 E1	80		X	
	6419 E4	80		X	
	7401	80		X	
Mammals					
Big Cypress Fox Squirrel	4119 E1	80		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	80		X	
	4159 E2	80		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Mammals (Continued)					
Big Cypress Fox Squirrel (Continued)	4241	80		X	
	6219 E1	80		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	80		X	
	6429 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	80		X	
	6259 E2	80		X	
	6259 E3	80		X	
	6259 E4	80		X	
Florida Black Bear	3219 E1	80		X	
	3219 E3	80		X	
	3219 E4	80	X		N/A
	4119 E1	80		X	
	4119 E2	80		X	
	429 E1	80		X	
	4119 E3	80		X	
	4119 E4	80		X	
	4159 E2	80		X	
	4279E1	80		X	
	4289 E1	80		X	
	4241	80	X		N/A
	6219 E1	80	X		N/A
	6219 E2	80	X		N/A
	6219 E3	80	X		N/A
	6219 E4	80	X		N/A
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	80		X	
	6259 E2	80		X	
	6259 E3	80		X	
6259 E4	80		X		
Florida Panther	4119 E1	80		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	80		X	

Table 5. (Continued)

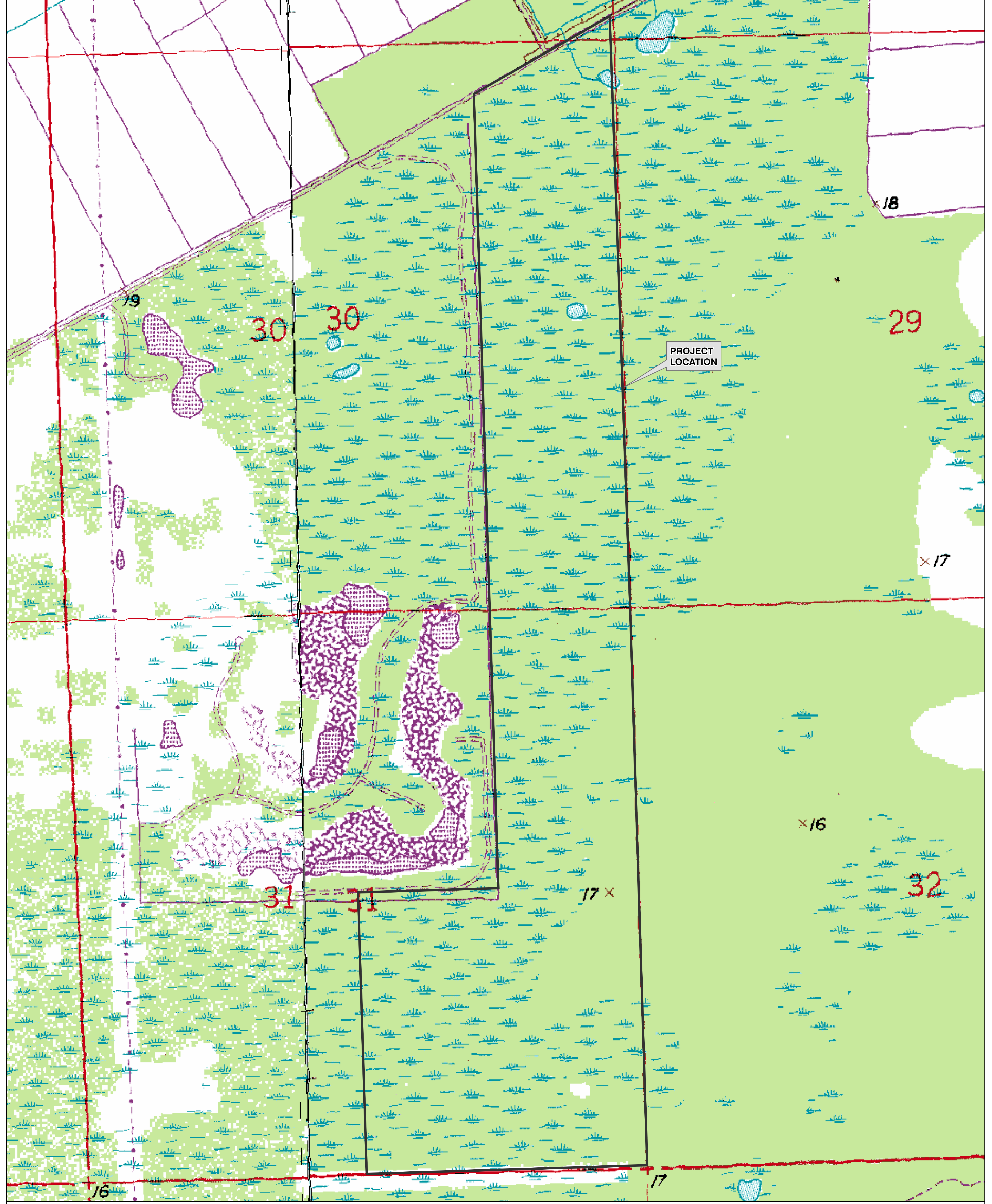
Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Mammals (Continued)					
Florida Panther (Continued)	4159 E2	80		X	
	4279 E1	80		X	
	4289 E1	80		X	
	429 E1	80		X	
	6219 E1	80		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	80		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	80		X	
	6259 E2	80		X	
	6259 E3	80		X	
	6259 E4	80		X	
Everglades Mink	6219 E1	80		X	
	6219 E2	80		X	
	6219 E3	80		X	
	6219 E4	80		X	
	6249 E1	80		X	
	6249 E2	80		X	
	6249 E3	80		X	
	6249 E4	80		X	
	6259 E2	80		X	
	6259 E3	80		X	
	6259 E4	80		X	
	6419 E1	80		X	
6419 E4	80		X		
Plants					
Beautiful Pawpaw	3219 E1	80		X	
	3219 E3	80		X	
	3219 E4	80		X	
	4119 E1	80		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	80		X	
4159 E2	80		X		

Table 5. (Continued)

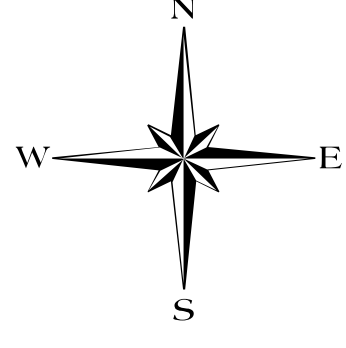
Protected Species	FLUCFCS Code/Area	Percent Area Surveyed	Present	Absent	Density (Per Acre)
Plants (Continued)					
Fakahatchee Burmannia	3219 E1	80		X	
	3219 E3	80		X	
	3219 E4	80		X	
	4119 E1	80		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	80		X	
	4159 E2	80		X	
Florida Coontie	3219 E1	80		X	
	3219 E3	80		X	
	3219 E4	80		X	
	4119 E1	80		X	
	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	80		X	
	4159 E2	80		X	
Satinleaf	4119 E2	80		X	
	4119 E3	80		X	
	4119 E4	80		X	
	4159 E2	80		X	
Twisted Air Plant	4279 E1	80		X	
Simpson's stopper	4279 E1	80		X	
	4289 E1	80		X	
Hand Adder's Tongue Fern	4279 E1	80		X	

REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.



LEGEND
 ARGO CORKSCREW CROSSING LLLP



0 400 800 1,200 1,600 2,000 2,400
 1" = 400 Feet

NOTES:
 COUNTY INFORMATION AND ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.
 DIGITAL RASTER GRAPHIC USGS TOPOGRAPHIC QUADRANGLES WERE ACQUIRED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) WEBSITE JULY 2007.

DRAWN BY	DATE
D.B.	8/26/14
REVIEWED BY	DATE
B.B.	8/26/14
REVISED	DATE

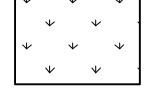

13620 Metropolis Avenue
 Suite 200
 Fort Myers, Florida 33912
 Phone (239) 274-0067
 Fax (239) 274-0069



ARGO CORKSCREW CROSSING LLLP
 QUAD SHEET

DRAWING No.	04OAN1029
SHEET No.	

J:\2004\040AN029\GIS\2014\LEECO DEVELOPMENT ORBENT\FIGURES\QUAD SHEET.MXD - 8/27/2014 @ 11:52:29 AM

LEGEND:
 SFWM AND COE WETLANDS
 (340.70 Ac.±)
 PREVIOUSLY APPROVED UPLAND/
 WETLAND LINE

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
3219 E1	PALMETTO PRAIRIE, DISTURBED (0-24% EXOTICS)	0.08 Ac.±	0.0%
3219 E3	PALMETTO PRAIRIE, DISTURBED (50-75% EXOTICS)	1.29 Ac.±	0.3%
3219 E4	PALMETTO PRAIRIE, DISTURBED (76-100% EXOTICS)	0.71 Ac.±	0.2%
4119 E1	PINE FLATWOODS, DISTURBED (0-24% EXOTICS)	20.69 Ac.±	5.2%
4119 E2	PINE FLATWOODS, DISTURBED (25-49% EXOTICS)	17.28 Ac.±	4.4%
4119 E3	PINE FLATWOODS, DISTURBED (50-75% EXOTICS)	7.32 Ac.±	1.9%
4119 E4	PINE FLATWOODS, DISTURBED (76-100% EXOTICS)	2.38 Ac.±	0.6%
4159 E2	PINE, DISTURBED (25-49% EXOTICS)	2.11 Ac.±	0.5%
4241	MELALEUCA, HYDRIC	68.87 Ac.±	17.4%
4279 E1	LIVE OAK, DISTURBED (0-24% EXOTICS)	1.51 Ac.±	0.4%
4289 E1	CABBAGE PALM, DISTURBED (0-24% EXOTICS)	0.16 Ac.±	0.0%
429 E1	WAX MYRTLE, DISTURBED (0-24% EXOTICS)	0.17 Ac.±	0.0%
6219 E1	CYPRESS, DISTURBED (0-24% EXOTICS)	12.81 Ac.±	3.2%
6219 E2	CYPRESS, DISTURBED (25-49% EXOTICS)	4.44 Ac.±	1.1%
6219 E3	CYPRESS, DISTURBED (50-75% EXOTICS)	0.52 Ac.±	0.1%
6219 E4	CYPRESS, DISTURBED (76-100% EXOTICS)	1.13 Ac.±	0.3%
6249 E1	PINE/CYPRESS/CABBAGE PALM, DISTURBED (0-24% EXOTICS)	117.95 Ac.±	29.9%
6249 E2	PINE/CYPRESS/CABBAGE PALM, DISTURBED (25-49% EXOTICS)	16.65 Ac.±	4.2%
6249 E3	PINE/CYPRESS/CABBAGE PALM, DISTURBED (50-75% EXOTICS)	45.77 Ac.±	11.6%
6249 E4	PINE/CYPRESS/CABBAGE PALM, DISTURBED (76-100% EXOTICS)	38.88 Ac.±	9.8%
6259 E2	PINE, HYDRIC, DISTURBED (25-49% EXOTICS)	1.90 Ac.±	0.5%
6259 E3	PINE, HYDRIC, DISTURBED (50-75% EXOTICS)	1.71 Ac.±	0.4%
6259 E4	PINE, HYDRIC, DISTURBED (76-100% EXOTICS)	11.87 Ac.±	3.0%
6419 E1	FRESHWATER MARSH, DISTURBED (0-24% EXOTICS)	1.24 Ac.±	0.3%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.48 Ac.±	0.1%
740	DISTURBED LAND	0.49 Ac.±	0.1%
7401	DISTURBED LAND, HYDRIC	16.48 Ac.±	4.2%
747	BERM	0.11 Ac.±	0.0%
TOTAL		395.00 Ac.±	100.0%

NOTES:

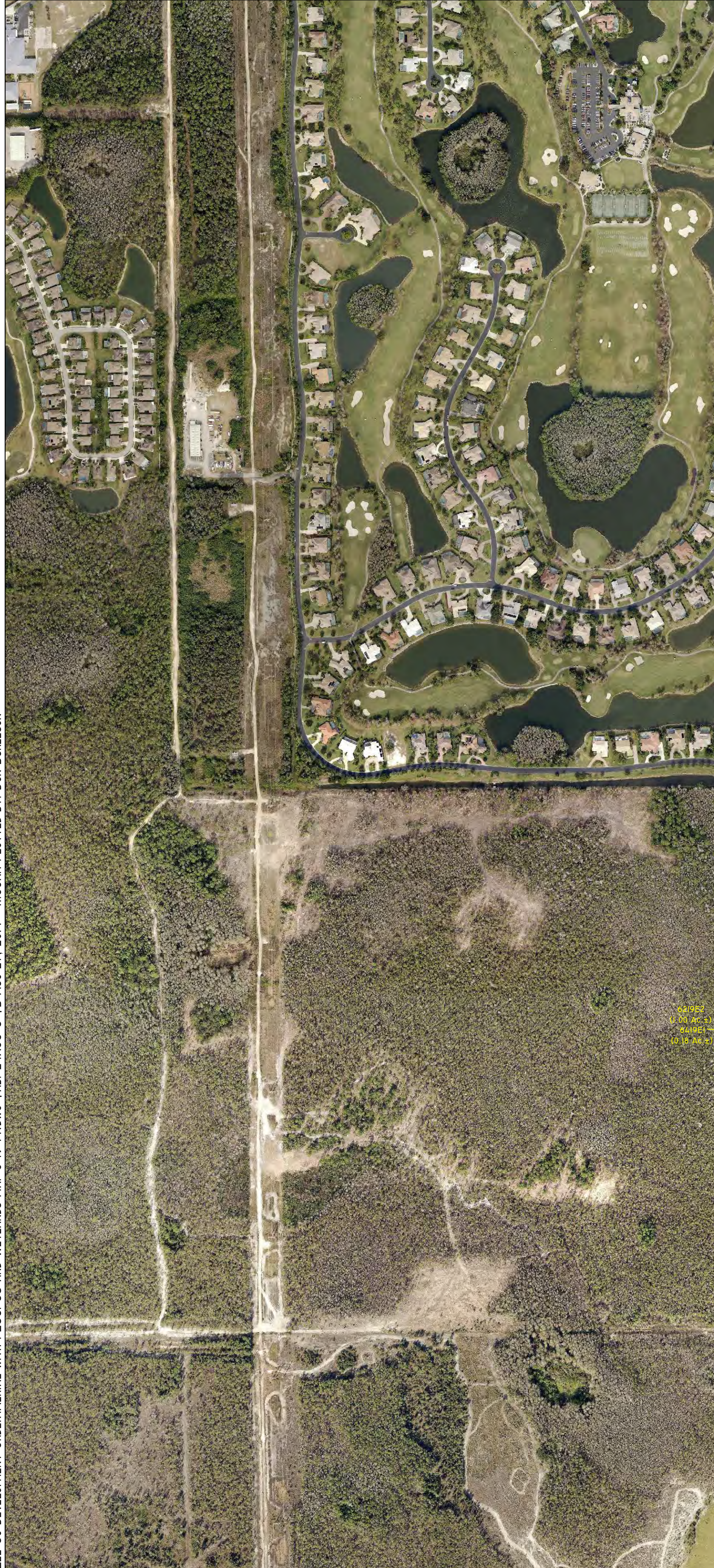
AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY-MARCH 2014.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

PROPERTY BOUNDARY ESTIMATED FROM LEE COUNTY PROPERTY APPRAISER'S GIS WEBSITE.

UPLAND/WETLAND LIMITS WERE APPROVED BY THE SFWMD ON NOVEMBER 1, 2006 PER SFWMD APPLICATION NO. 060825-10.



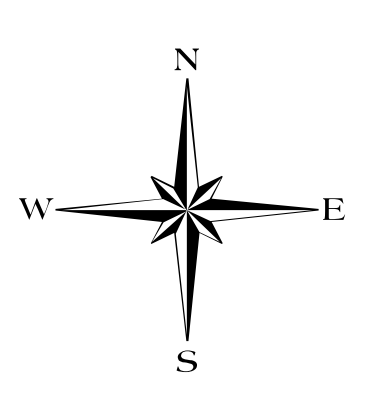
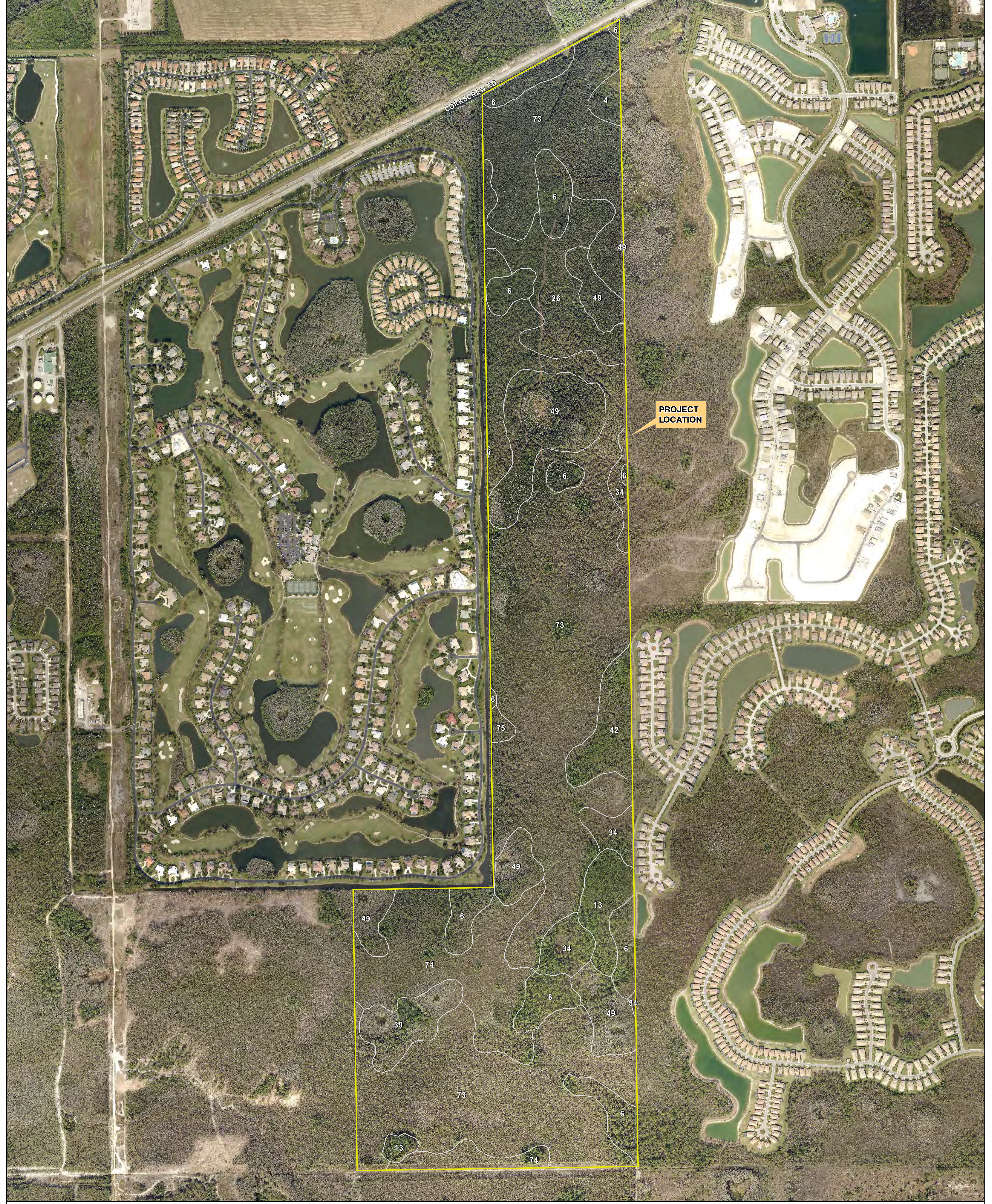
DRAWN BY	DATE
D.B.	8/19/14
DESIGNED BY	DATE
B.B.	8/19/14
REVISED	DATE

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 Phone (239) 274-0067
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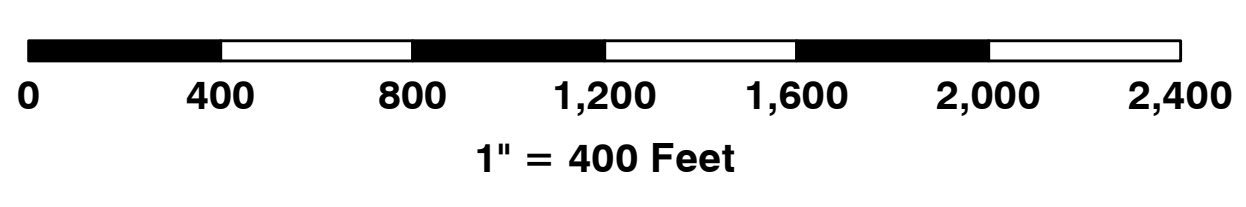
ARGO CORKSCREW CROSSING LLLP
 AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No.	040AN1029
SHEET No.	



LEGEND
 ARGO CORKSCREW CROSSING LLLP

Soil Unit	Description
4	CANAVERAL-URBAN LAND COMPLEX
6	HALLANDALE FINE SAND
13	BOCA FINE SAND
26	PINEDA FINE SAND
34	MALABAR FINE SAND
39	ISLES FINE SAND, DEPRESSIONAL
42	WABASSO SAND, LIMESTONE SUBSTRATUM
49	FELDA FINE SAND, DEPRESSIONAL
73	PINEDA FINE SAND, DEPRESSIONAL
74	BOCA FINE SAND, SLOUGH
75	HALLANDALE FINE SAND, SLOUGH



NOTES:
 AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY-MARCH 2014.
 ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.
 SOILS MAPPING WAS ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE OCTOBER 2007 AND CREATED BY THE NATURAL RESOURCES CONSERVATION SERVICE 1990.

DRAWN BY	DATE
D.B.	8/26/14
REVIEWED BY	DATE
B.B.	8/26/14
REVISED	DATE

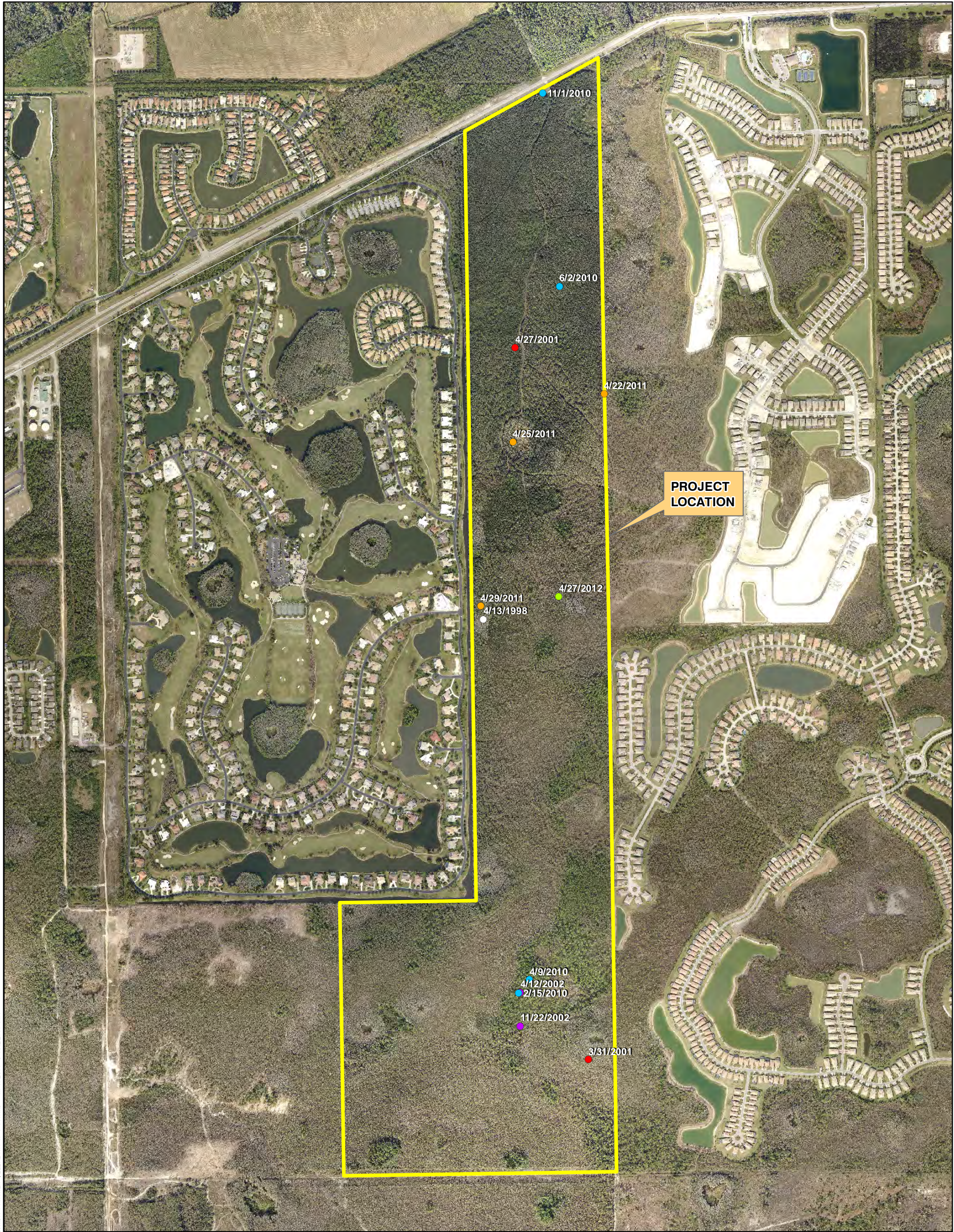
13620 Metropolis Avenue
 Suite 200
 Fort Myers, Florida 33912
 Phone (239) 274-0067
 Fax (239) 274-0069



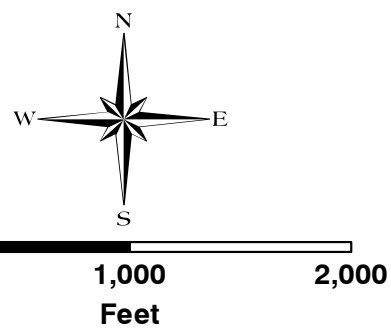
ARGO CORKSCREW CROSSING LLLP
 SOILS MAP

DRAWING No.	04OAN1029
SHEET No.	1

J:\2004\040AN1029\GIS\2014\LEE CO DEVELOPMENT ORBEAT\FIGURES\SOILS MAP.MXD - 8/27/2014 @ 11:34:35 AM



LEGEND	
	ARGO CORKSCREW CROSSING LLLP
FLORIDA PANTHER NUMBER AND STATUS	
	159, ACTIVE
	173, DECEASED
	186, DECEASED
	64, DECEASED
	92, DECEASED
	99, DECEASED



NOTES:

AERIAL PHOTOGRAPHS WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF JANUARY THROUGH MARCH 2014.

PANTHER TELEMETRY WAS ACQUIRED FROM THE FWCC SEPTEMBER 2014 AND IS CURRENT TO JUNE 2014.

COUNTY INFORMATION AND ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE.

J:\2004\04\0AN1029\GIS\2014\LEE COUNTY RESPONSES\FIGURES\AERIAL WITH FLORIDA PANTHER TELEMETRY 11-4-14.MXD - 11/4/2014 @ 10:22:47 AM

DRAWN BY F.L.	DATE 11/4/14
REVIEWED BY K.C.P.	DATE 11/4/14
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Fort Myers, Florida 33912
Phone (239) 274-0067
Fax (239) 274-0069



ARGO CORKSCREW CROSSING LLLP
AERIAL WITH ON-SITE PANTHER TELEMETRY

DRAWING No. 04OAN1029
SHEET No.

Corkscrew Crossing RPD

Demonstration of compatibility

The Corkscrew Crossing RPD is located in an area designated in the Lee Plan for residential development. The Lee County LDC defines compatible as:

Compatible means, in describing the relation between two land uses, buildings or structures, or zoning districts, the state wherein those two things exhibit either a positive relationship based on fit, similarity or reciprocity of characteristics, or a neutral relationship based on a relative lack of conflict (actual or potential) or on a failure to communicate negative or harmful influences one to another.

All immediately surrounding properties are zoned for residential land uses. No commercial development is located immediately adjacent to the property.

The land uses included in the proposed RPD are residential dwelling units recreational facilities and associated uses. A finding of compatibility was made in the original zoning case in which 724 residential dwellings were approved. The subject amendment proposes two additional dwelling unit types, single family attached and zero lot line, while reducing the maximum number of dwelling units to 625.

Buffers and setbacks approved in Z-07-047 are maintained.

Surrounding zoning and land uses are as follows:

North:	Zoned:	Grandezza MPD and Wildblue MPD (Pending)
	Use:	Residential and undeveloped
South:	Zoned:	AG-2
	Use:	Undeveloped
East:	Zoned:	The Preserve at Corkscrew RPD and Bella Terra RPD
	Use:	Residential
West:	Zoned:	Wildcat Run PUD and AG-2
	Use:	Residential, Golf Course and Undeveloped



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 533-8532

John E. Manning
District One

March 25, 2013

Cecil L. Pendergrass
District Two

Richard Ibach
Q. Grady Minor
3800 Via Del Rey
Bonita Springs, FL 34134

Larry Kiker
District Three

Tammy Hall
District Four

RE: Potable Water and Wastewater Availability
MONTE CRISTO
STRAP # 30-46-26-00-00001.2000 & 31-46-26-00-00001.2000

Frank Mann
District Five

Doug Meurer
Interim County
Manager

Dear Mr. Ibach:

Andrea R. Fraser
Interim County Attorney

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.

Diana M. Parker
County Hearing
Examiner

Your firm has indicated that this project will consist of 585 single family residential units with an estimated flow demand of approximately 146,250 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 Pinewood Water Treatment Plant.

Sanitary sewer service will be provided by Three Oaks Wastewater Treatment Plant. 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.

Prior to beginning design work on this project, please schedule a meeting with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

This letter is not 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 Water and Wastewater service to be utilized for request for general purposes for this project Only. Individual letters of availability will be required to obtaining building permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
UTILITIES ENGINEERING

VIA EMAIL
Original Mailed



LEE COUNTY
SOUTHWEST FLORIDA

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: MARCH 22, 2013

TO: Mary McCormic
Utilities' Senior Engineering Technician

FROM: RICHARD IBACH

FIRM: Q GRADY MINOR

ADDRESS: 3800 VIA DEL REY

ADDRESS: BONITA SPRINGS, FL 34134 -

PHONE#: (239)947-1144 FAX: (239)947-0375

E-MAIL ADDRESS: RIBACH@GRADYMINOR.COM

PROJECT NAME: MONTE CRISTO RPD

PROJECT ID (IF APPLICABLE):

STRAP #: 30-46-26-00-00001.2000, 31-46-26-00-00001.2000

LOCATION/SITE ADDRESS: CORKSCREW ROAD EAST OF WILDCAT RUN, 12840 CORKSCREW RD

PURPOSE OF LETTER:

- DEVELOPMENT ORDER SUBMITTAL
- FINANCING
- EFFLUENT REUSE
- PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
- OTHER: (PLEASE SPECIFY) DUE DILIGENCE ELVALUATION

PLANNED USE:

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL - (SINGLE-FAMILY MULTI-FAMILY)
- OTHER: (PLEASE SPECIFY) _____

PLANNED # OF UNITS/BUILDINGS: 585

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL) _____

AVERAGE ESTIMATED DAILY FLOW (GPD): 146,250 (WATER WASTE-WATER REUSE)

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES OPERATIONS MANUAL, SECTION 5.2: _____

585 SF lots x 250 gpd/lot = 146,250 gpd ADF

Please e-mail the completed form at mccormmm@leegov.com . If you are unable to e-mail the completed form, please fax to (239) 485-8311. If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.

Mccormic, Mary

From: Richard Ibach [ribach@gradyminor.com]
Sent: Friday, March 22, 2013 1:27 PM
To: Mccormic, Mary
Cc: Mark Minor
Subject: Monte Cristo RPD
Attachments: LCU-Request for Letter of Availability-form2.doc

Mary, our client has a signed Letter of Intent to purchase this property and we are preparing a due diligence report for them. They are requesting a Letter of Availability to make sure there are no capacity issues with regard to water and sewer. This project is located east of I-75 on the south side of Corkscrew Rd, east of the Wildcat Run development.
Thanks

Richard Ibach
ribach@gradyminor.com

GradyMinor
3800 Via Del Rey
Bonita Springs, FL 34134
Phone - 239.947.1144
Fax - 239.947.0375
Web - <http://www.gradyminor.com>

Please consider the environment before printing this email

DISCLAIMER: This communication from Q. Grady Minor & Associates, P.A., along with any attachments or electronic data is intended only for the addressee(s) named above and may contain information that is confidential, legally privileged or otherwise exempt from disclosure. The recipient agrees and accepts the following conditions: The electronic file/data is for informational purposes only and is the responsibility of the recipient to reconcile this electronic file/data with the approved and certified "plan of record" along with actual project site conditions. Q. Grady Minor & Associates, P.A. reserves the right to revise, update and improve its electronically stored data without notice and assumes no responsibility due to a virus or damages caused by receiving this email.

Mccormic, Mary

From: Osterhout, Thom
Sent: Monday, March 25, 2013 10:31 AM
To: Mccormic, Mary
Subject: RE: Letter of Availability Request - MONTE CRISTO

Okay, as long as we do not double dip...thanks

Thom Osterhout
Senior Manager
Development
Lee County Utilities
1500 Monroe Street
Fort Myers, Florida 33901
TOsterhout@leegov.com
(239) 533-8165
Fax (239) 485-8385

From: Mccormic, Mary
Sent: Monday, March 25, 2013 10:28 AM
To: Osterhout, Thom
Subject: RE: Letter of Availability Request - MONTE CRISTO

Only if I would put the flows on the spreadsheet twice, which I won't!
I will leave the flows that are already on there, unless these flows are higher.

Thank you!
Mary McCormic

FYI - For your convenience, below are shortcuts to the Lee County and Lee County Utilities web sites

1. Lee County Website: <http://www.lee-county.com>
2. Lee County Utilities Website: <http://www.leegov.com/utilities/>
3. Lee County Utilities Design Manual (Operation Manual): <http://www.lee-county.com/gov/dept/Utilities/Pages/OperationsManual.aspx>
4. Lee County Utilities Developer Project Forms: <http://www.lee-county.com/gov/dept/Utilities/Pages/Section11Forms.aspx>
5. Lee County Utilities New Construction Applications for new meter sets: <http://www.leegov.com/gov/dept/Utilities/Pages/NewMeterInstallations.aspx>
6. E-Connect - View your project activities online:
<http://permits.leegov.com/tm bin/tmw cmd.pl?tmw cmd=StatusQueryForm&tmw query=PublicCase>
7. [Click here for the Lee County Government Map](#)

Mary McCormic
Technician Senior
Engineering Development
Lee County Utilities
1500 Monroe Street

Fort Myers, Fl. 33901
mccormmm@leegov.com
Phone 239-533-8532
Fax 239-485-8385

From: Osterhout, Thom
Sent: Monday, March 25, 2013 10:11 AM
To: Mccormic, Mary
Cc: Kelley, Terry
Subject: RE: Letter of Availability Request - MONTE CRISTO

Are we double dipping on outstanding flow commitments?

Thom Osterhout
Senior Manager
Development
Lee County Utilities
1500 Monroe Street
Fort Myers, Florida 33901
TOsterhout@leegov.com
(239) 533-8165
Fax (239) 485-8385

From: Mccormic, Mary
Sent: Monday, March 25, 2013 10:02 AM
To: Osterhout, Thom
Subject: RE: Letter of Availability Request - MONTE CRISTO

This letter is for Due Diligence. Also, this is a difference engineering firm and they have a difference number of units.

Thank you!
Mary McCormic

FYI - For your convenience, below are shortcuts to the Lee County and Lee County Utilities web sites

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2. Lee County Utilities Website: <http://www.leegov.com/utilities/>
3. Lee County Utilities Design Manual (Operation Manual): <http://www.lee-county.com/gov/dept/Utilities/Pages/OperationsManual.aspx>
4. Lee County Utilities Developer Project Forms: <http://www.lee-county.com/gov/dept/Utilities/Pages/Section11Forms.aspx>
5. Lee County Utilities New Construction Applications for new meter sets: <http://www.leegov.com/gov/dept/Utilities/Pages/NewMeterInstallations.aspx>
6. E-Connect - View your project activities online: http://permits.leegov.com/tm_bin/tmw_cmd.pl?tmw_cmd=StatusQueryForm&tmw_query=PublicCase
7. [Click here for the Lee County Government Map](#)

Mary McCormic

Technician Senior
Engineering Development
Lee County Utilities
1500 Monroe Street
Fort Myers, Fl. 33901
mccormmm@leegov.com
Phone 239-533-8532
Fax 239-485-8385

From: Osterhout, Thom
Sent: Monday, March 25, 2013 9:40 AM
To: Mccormic, Mary
Cc: Kelley, Terry
Subject: RE: Letter of Availability Request - MONTE CRISTO

I thought we issued letters for this parcel already?

Thom Osterhout
Senior Manager
Development
Lee County Utilities
1500 Monroe Street
Fort Myers, Florida 33901
TOsterhout@leegov.com
(239) 533-8165
Fax (239) 485-8385

From: Mccormic, Mary
Sent: Monday, March 25, 2013 9:37 AM
To: Osterhout, Thom
Subject: Letter of Availability Request - MONTE CRISTO

Thom,
I have a Letter of Availability Request for WATER & WASTEWATER
Purpose of Letter – DUE DILIGENCES
Project Name – MONTE CRISTO
Location – 12840 CORKSCREW ROAD (between Wildcat Run and Preserve at Corkscrew/Bella Terra
Proposed – 585 SINGLE FAMILY
Estimated Daily Flows – 146,250 GPD

This request is from Q., Grady Minor.
Or is it okay to write this letter?

Mary-Inquiry-Map - ArcMap - ArcView

File Edit View Bookmarks Insert Selection Geoprocessing Customize Windows Help

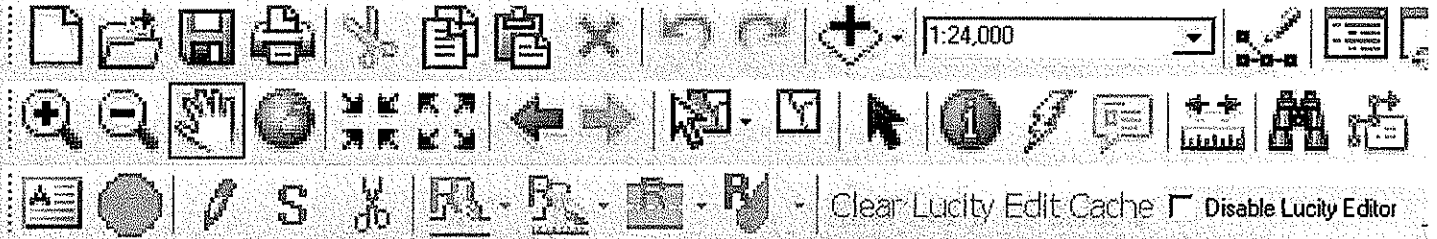
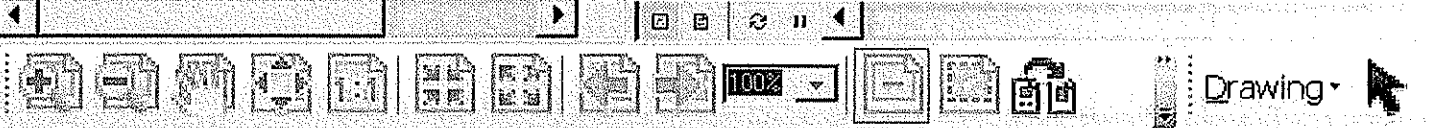
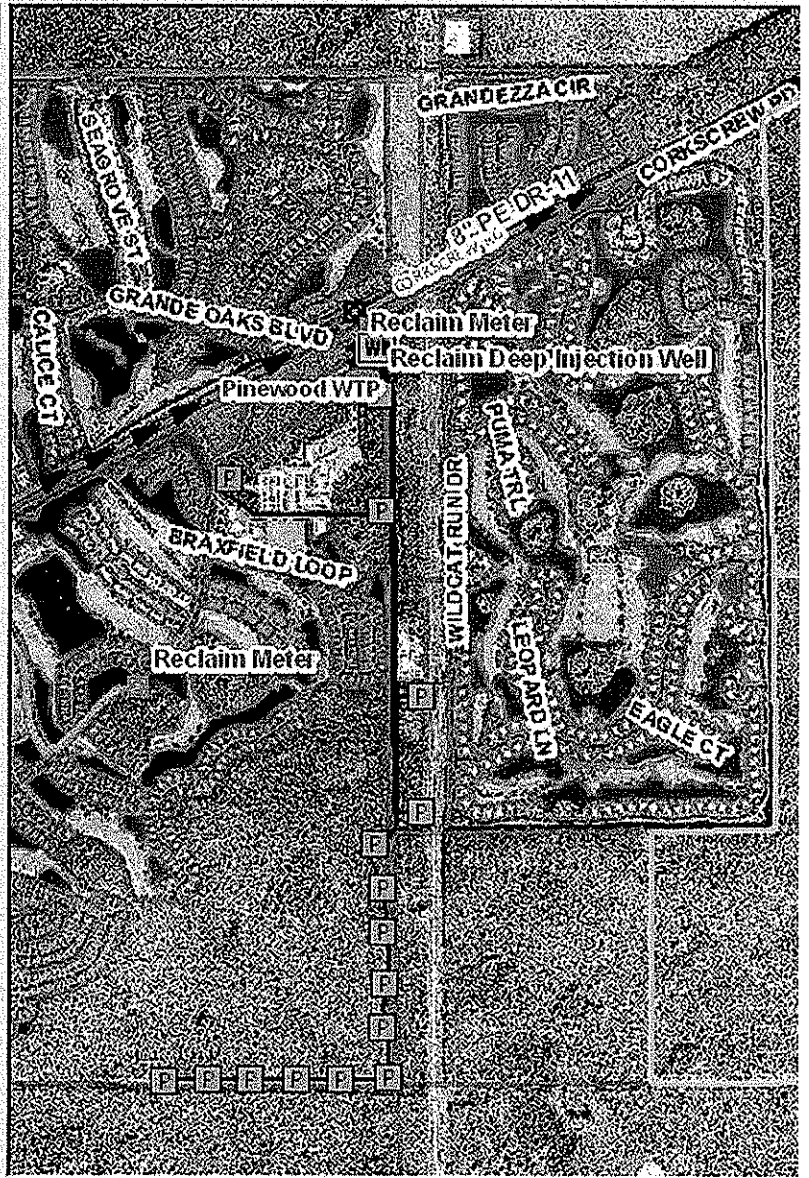


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Thank you!
Mary McCormic

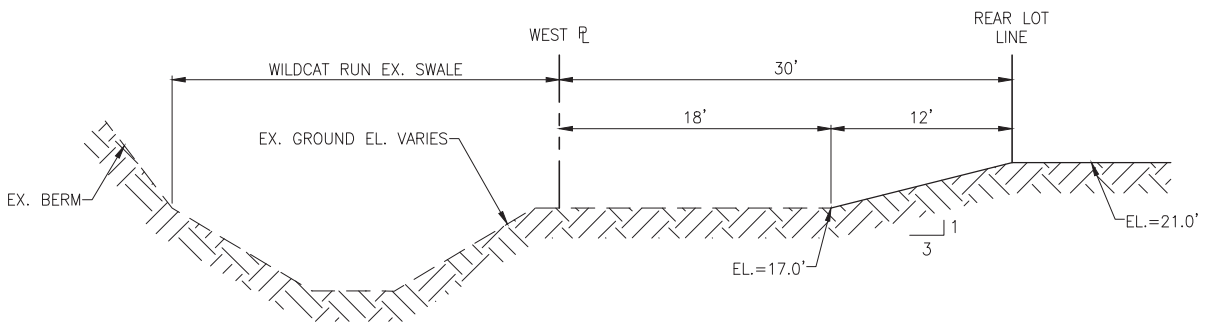
FYI - For your convenience, below are shortcuts to the Lee County and Lee County Utilities web sites

1. Lee County Website: <http://www.lee-county.com>
2. Lee County Utilities Website: <http://www.leegov.com/utilities/>
3. Lee County Utilities Design Manual (Operation Manual): <http://www.lee-county.com/gov/dept/Utilities/Pages/OperationsManual.aspx>
4. Lee County Utilities Developer Project Forms: <http://www.lee-county.com/gov/dept/Utilities/Pages/Section11Forms.aspx>
5. Lee County Utilities New Construction Applications for new meter sets: <http://www.leegov.com/gov/dept/Utilities/Pages/NewMeterInstallations.aspx>
6. E-Connect - View your project activities online: <http://permits.leegov.com/tm bin/tmw cmd.pl?tmw cmd=StatusQueryForm&tmw query=PublicCase>
7. [Click here for the Lee County Government Map](#)

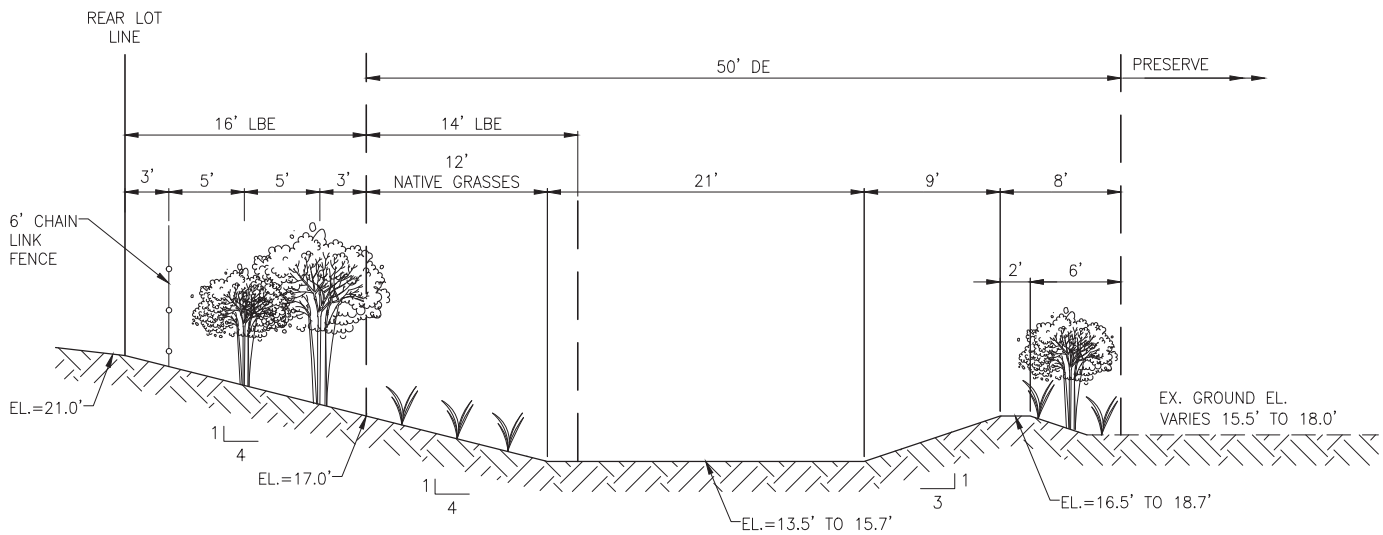
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mccormmm@leegov.com
Phone 239-533-8532
Fax 239-485-8385

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



TYPICAL SECTION - WEST PROPERTY LINE
N.T.S.



TYPICAL SECTION - EAST PROPERTY LINE
N.T.S.

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Q. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134
 Business LC 26000266

CORKSCREW CROSSING

TYPICAL SECTIONS

SCALE:	N.T.S.
JOB CODE:	AMC
DATE:	NOVEMBER 2014
PILE NAME:	AMC-SECT EXH
SHEET	1 OF 1

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