

REC'D JUL 18 1989

BARBARA L. SCOTT, CLERK
TINA SCHIANO

Section 1. Findings of Fact and Conclusions of Law.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF CHARLOTTE COUNTY, FLORIDA:

RE: Development Order for Victoria Estates Development of Regional Impact.

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

On June 2, 1988, H.K. Victoria Estates, Inc., hereafter referred to as the "Applicant", submitted an Application for Development Approval ("ADA") for the Victoria Estates Development of Regional Impact, to Charlotte County and the Southwest Florida Regional Planning Council ("SWRPC") pursuant to Chapter 380.06(6), Florida Statutes (1988).

The Victoria Estates development encompasses approximately 421 acres, located in the general vicinity of Interstate Highway 75 and Kings Highway; and more specifically described in Exhibit 1 and 1A.

Charlotte County has complied with all notification requirements, as specified by Chapter 380.06(11), Florida Statutes (1988) and the Charlotte County Zoning Regulations.

At a duly noticed public hearing the Local Planning Agency received all pertinent evidence, including the SWRPC report and recommendations, and recommended approval of the Victoria Estates ADA, subject to specific conditions contained in this Development Order.

At a duly noticed public hearing the Charlotte County Board of County Commissioners received and considered all pertinent evidence, including the SWRPC report and recommendations, and the recommendations of the Local Planning Agency.

The proceedings herein relating to the Victoria Estates DRI ADA have been conducted in compliance with the provisions of Chapter 380, Florida Statutes.

The proposed Victoria Estates DRI is not located in an area of critical state concern designated pursuant to the provisions of Section 380.05, Florida Statutes (1987).

The proposed development does not unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area.

The proposed development includes a 28.574 acre parcel which will be utilized for commercial purposes, which property is more particularly described in Exhibits 2 and 2(a) to this development order. A comprehensive plan amendment will be necessary to ensure that the proposed commercial use of that parcel will be consistent with the Charlotte County comprehensive plan. In all other respects, the proposed development will be consistent with the County's comprehensive plan upon adoption of this development order.

The proposed development is in all material aspects consistent with the report and recommendations of the SWRPC, submitted pursuant to Section 380.06(12), Florida Statutes (1988).

CHARLOTTE COUNTY

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1.11 The conditions or requirements of this Development Order, shall not be affected by change of ownership, but instead shall run with the land.

1.12 The Applicant shall be eligible for credit for contributions, construction expansion, or acquisition of public facilities, as provided by law.

Section 2. Incorporation of Associated Documents by Reference

2.1 The Victoria Estates Application for Development Approval is incorporated by reference into this Development Order in the following manner:

The Victoria Estates Application for Development Approval is incorporated herein by reference, and relied upon by the parties in discharging their statutory duties under Chapter 380, Florida Statutes. Substantial compliance with the representations contained in the Application for Development Approval is a condition for approval unless waived or modified by agreement among the parties, as defined in Subsection 380.07(2), Florida Statutes (1987).

The Victoria Estates ADA, dated June 2, 1988, is also comprised of sufficiency responses filed by Applicant on October 17, 1988 and December 20, 1988 and Supplemental Information filed in March, 1989.

2.2 In construing and enforcing the provisions of the documents incorporated in this order by subsection 2.1, the following shall apply:

- a) The most recent response to any ADA or Sufficiency Question shall control over any previous response, where a conflict exists. Otherwise the responses shall be considered cumulative.
- b) All information, commitments, or impact mitigating provisions included in said documents, which are inconsistent with any or all of the specific conditions set forth in this resolution and the exhibits attached hereto, shall be deemed superseded and not applicable. All commitments and impact mitigating actions provided by the Applicant within the ADA and sufficiency responses that are not in conflict with specific conditions for project approval as outlined in this resolution and its exhibits, are officially adopted as conditions for approval.
- c) Nothing contained in said documents shall be construed to create or assign any financial responsibility to Charlotte County. Only those financial obligations expressly undertaken by Charlotte County, within this Development Order shall be considered binding upon the County, except as generally provided by law.

Section 3. Approval of the Victoria Estates DRI with Conditions

3.1 The ADA for the Victoria Estates DRI, as modified in accordance with Section 2, is hereby approved, subject to compliance with the conditions contained in this Development Order, including those specific conditions outlined in Exhibit 3.

3.2 The Charlotte County Community Development Director, or his designee, is hereby designated as the local monitoring official responsible for receiving and monitoring annual reports required by Chapter 380, Florida Statutes. Additional reports, required as a condition of this development order, shall be submitted for review and approval, to the governmental department designated as appropriate by the specific condition.

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Subsequent requests for development permits shall not require further review pursuant to Section 380.06, Florida Statutes, unless it is found by the Charlotte County Board of County Commissioners, after due notice and hearing, that one or more of the following is present:

3.3

- a) A substantial deviation from the terms or conditions of this development order, or other changes to the approved development plan which create a reasonable likelihood of adverse regional impacts or other regional impacts which were not evaluated in the review by the Southwest Regional Planning Council; or
- b) An expiration of the period of effectiveness of this development order as provided herein.

Section 4. Annual Report Requirements

4.1 The Applicant shall submit an annual report pursuant to the requirements of Chapter 380.06(18), Florida Statutes (1987), and procedures established by the SMFRPC. The annual report shall be submitted on, or before, the anniversary of the effective date of this Development Order, for each following year until and including, such time as all terms and conditions of this development order are satisfied. The Applicant shall submit this report to the Charlotte County monitoring official, the SMFRPC, the Department of Community Affairs (DCA) and all affected permitting agencies.

4.2 The annual report shall contain all information required in Chapter 9B-16.25, Florida Administrative Code.

4.3 If the local government does not receive the annual report, containing the required information, or receives notification that the SMFRPC, and/or DCA has not received the report, the Charlotte County Planning Department shall request in writing that the developer submit the report within 30 days. The failure to submit the report after 30 days from receipt of notice, shall be governed by Section 380.06(16), Florida Statutes.

Section 5. Enforcement

5.1 All conditions, restrictions, requirements, commitments, and impact mitigation provisions contained or incorporated by reference, in this Development Order may be enforced by action at law or equity.

5.2 Definitions contained in Chapter 380, Florida Statutes, shall control in the interpretation of this development order, unless words or phrases are specifically defined within the development order.

5.3 The obligations outlined and contained within this Development Order shall run with the land.

Section 6. Severability

If any section, subsection, sentence, clause, phrase, or word of this Development Order is, for any reason, held or declared invalid, inoperative or void, the remaining portion of the order shall remain valid and continue in full force and effect.

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Section 7. Effective Period of Development Approval

This Development Order shall remain in effect for a period of ten years from the date of its rendition. In the event that significant physical development has not commenced within a two-year period, development approval will terminate and this development order shall no longer be effective. For purposes of this requirement, "significant physical development" does not include roads, drainage or landscaping but does include construction of buildings or installation of utilities and facilities such as sewer and water lines.

Section 8. Resolution as Development Order

8.1 This Resolution, and its accompanying exhibits and references, shall be deemed the Development Order required pursuant to Section 380.06, Florida Statutes, for the Victoria Estates Development of Regional Impact.

8.2 Notice of the adoption of this Development Order shall be recorded by the Applicant in accordance with Chapter 380.06(15)(f), Florida Statutes.

8.3 Certified copies of this Development Order shall be furnished by U.S. Mail to the DCA, the SWRPC, and the Applicant.

Section 9. Effective Date

The effective date of this Development Order shall be the date of transmittal of the approved development order to all parties, as defined by Rule 9J-2.025(6), F.A.C. and Section 380.07(2), Florida Statutes. Any appeal of this Development Order shall, during the pendency of such appeal, stay the effective date of this Development Order.

Section 10. Relationship to other Regulations

This Development Order shall not be construed as an agreement on the part of Charlotte County to exempt the Applicant, its successors or assigns, from the operation of any ordinances or other governmental regulation now in effect or hereafter adopted.

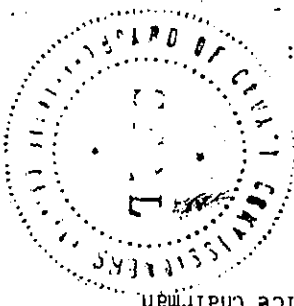
Section 11. Consent to Provisions of Development Order

H.K. Victoria Estates, Inc., by signing this document in the space hereinafter provided, signifies its approval and assent to the provisions of this Development Order.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Charlotte County, Florida, this 11th day of July, 1989.

BOARD OF COUNTY COMMISSIONERS
OF CHARLOTTE COUNTY, FLORIDA

By Wm. D. Noel, Jr., Vice Chairman



APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

By Sandra J. Augustine, County Attorney

By: Barbara T. Scott
Deputy Clerk

ATTEST:
Barbara T. Scott, Clerk of
Circuit Court and Ex-officio
Clerk to the Board of County
Commissioners

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The Applicant identified in subsection 1.1, does hereby approve and assent to all of the terms, conditions, and provisions of the above and foregoing Development Order, and acknowledge that the same are binding upon the Applicant, their successors and assigns.

WITNESSES: H.K. VICTORIA ESTATES, INC.

By: Just Witt As its Pres



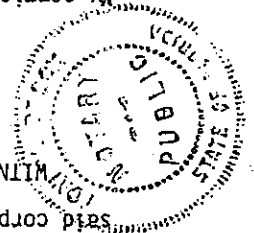
James D. De...
Phyllis St...

ATTEST:
By: John W. London Secretary, V.P.

STATE OF FLORIDA
COUNTY OF CHARLOTTE

Before me appeared High Keith, Pres and Ron W. London, V.P. to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Pres and Secretary of the above named H. K. Victoria Estates, Inc., a corporation, and severally acknowledged to and before me that they executed such instrument as such Pres and Secretary, respectively, of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 17th day of July, 1989.



John M. Brock
Notary Public, State of Florida

My commission expires:

Notary Public, State of Florida at Largo
My commission expires May 22, 1991

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EXHIBIT I-A

Tract "A"

Part of Sections 7 and 8, Township 40 South, Range 23 East, Charlotte County, Florida described as follows:

Commence at a pipe filled with concrete found at the southwest corner of the southwest quarter of said Section 7; thence South 89° 35' 32" East along the southerly line of the southwest quarter of Kings Highway (100 feet wide); thence North 17° 56' 42" East along said Easterly right-of-way line a distance of 52.43 feet to a line which is 50 feet northerly of and parallel with the southerly line of said Section 7 for the point of beginning; thence South 89° 35' 32" East along said parallel line a distance of 1947.16 feet; thence South 89° 35' 32" East along said parallel line a distance of 1947.16 feet to the point of beginning.

Beginning; thence South 89° 35' 59" East continuing along said parallel line a distance of 2664.35 feet to the westerly line of premises described in Parcel 125 by Order of Taking dated July 21, 1976 recorded in Official Records Book 536 on Pages 185 and 186 of the Public Records of Charlotte County, Florida (the following 7 calls are along the lines of said premises described in Parcel 125): thence North 84° 02' 15" East a distance of 437.05 feet; thence North 84° 02' 27" East a distance of 50.28 feet; thence North 89° 55' 37" East a distance of 403.85 feet; thence North 25° 41' 58" West a distance of 218.25 feet to the PC of a curve to the left having a central angle of 03° 14' 55" and a radius of 27,800.31 feet; thence Northwesterly along the arc a distance of 1292.75 feet; thence North 28° 56' 52" West a distance of 3012.44 feet; thence North 30° 05' 37" West a distance of 430.33 feet to its intersection with a line 901.25 feet southerly of (as measured at right angles) and parallel with the northerly line of said Section 7; thence North 89° 56' 32" West along said parallel line a distance of 2224.70 feet to a point in the Easterly line of premises conveyed by Order of Taking dated July 21, 1976 and recorded in Official Records Book 536 on Page 186 of the Public Records of Charlotte County, Florida (the following 2 calls are along the Easterly line of said premises conveyed by Order of Taking in Official Records Book 536, Page 186): thence Southwesterly along the arc through a central angle of 14° 36' 35" a distance of 374.29 feet; thence South 11° 13' 46" West a distance of 200.92 feet to the aforementioned Easterly right-of-way line of Kings Highway (the following 3 calls are along said Easterly right-of-way line); thence South 08° 22' 34" West a distance of 2405.79 feet to the PC of a curve to the right having a central angle of 09° 34' 08" and a radius of 2914.79 feet; thence Southwesterly along the arc a distance of 486.80 feet; thence South 17° 56' 42" West a distance of 1013.58 feet to the point of beginning.

There is excluded from the above described parcel, the following described land:

Part of Section 7, Township 40 South, Range 23 East, Charlotte County, Florida described as follows:

Commence at a pipe filled with concrete found at the southwest corner of the southwest quarter of said Section 7; thence South 89° 35' 32" East along the southerly line of the southwest quarter of Kings Highway (100 feet wide); thence North 17° 56' 42" East along said Easterly right-of-way line a distance of 52.43 feet to a line which is 50 feet northerly of and parallel with the southerly line of said Section 7; thence South 89° 35' 32" East along said parallel line a distance of 1947.16 feet to the point of beginning.

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These South 89° 35' 32" East along said parallel line a distance of 1947.16 feet; feet to the West 89° 35' 59" East continuing along said parallel line a distance of 2664.35 July 21, 1976 recorded in Official Records Book 536 on Pages 185 and 186 of the Public Records of Charlotte County, Florida (the following 8 calls are along the lines of said premises described in Parcel 125); hence North 84° 02' 15" East a distance of 437.05 feet; hence North 84° 02' 27" East a distance of 50.28 feet; hence North 89° 55' 37" East a distance of 403.85 feet; hence North 25° 41' 58" West a distance of 213.25 feet to the PC of a curve to the left having a central angle of 03° 14' 55" and a radius of 22,800.31 feet; hence North 28° 56' 52" West a distance of 1292.75 feet; hence North 28° 56' 52" West a distance of 1691.13 feet to the point of Beginning; hence continuing North 28° 56' 52" West a distance of 430.33 feet to its intersection with a line 901.25 feet South 89° 35' 32" West along said parallel line a distance of 2224.70 feet to a point in the Eassterly line of premises conveyed by Order of Taking dated July 21, 1976 and recorded in Official Records Book 536 on Page 186 of the aforementioned Public Records, said point being a point on a curve of which the radius point lies South 67° 00' 51" East a radial distance of 1467.89 feet (the following Official Records Book 536, Page 186); hence South 89° 35' 32" West along the arc through a central angle of 14° 36' 35" a distance of 374.29 feet; hence South 11° 13' 44" West a distance of 200.92 feet to the aforementioned Eassterly right-of-way line of Kings Highway; hence South 08° 22' 34" West along said Eassterly right-of-way line a distance of 574.74 feet; hence South 08° 22' 34" West along said Eassterly right-of-way line a distance of 502.48 feet; hence South 08° 21' 22" East a distance of 82.84 feet; hence South 08° 21' 22" East a distance of 869.97 feet; hence South 08° 21' 22" East a distance of 214.95 feet; hence South 08° 21' 22" East a distance of 77.69 feet; hence South 42° 40' 19" East a distance of 285.03 feet; hence North 78° 30' 10" East a distance of 211.31 feet; hence South 58° 36' 15" East a distance of 468.58 feet; hence North 67° 07' 58" East a distance of 574.39 feet; hence South 27° 54' 45" East a distance of 200.03 feet; hence North 62° 05' 14" East a distance of 126.82 feet to the point of Beginning.

There is excluded from the above described parcel, the following described land:

A tract of land lying in Section 7, Township 40 South, Range 23 East, Charlotte County, Florida described as follows:

Commence at a pipe filled with concrete found at the Southwest corner of the Southwest quarter of said Section 7; hence South 89° 35' 32" East along the Southerly line of the right-of-way line of Kings Highway (100 feet wide); hence North 17° 56' 42" East along said Eassterly right-of-way line a distance of 702.29 feet to the Eassterly North 89° 35' 32" East along said parallel line a distance of 1947.16 feet; hence South 89° 35' 59" East continuing along said parallel line a distance of 2664.35 feet to the West 89° 35' 59" East continuing along said parallel line a distance of 2664.35 July 21, 1976 recorded in Official Records Book 536 on Pages 185 and 186 of the Public Records of Charlotte County, Florida (the following 8 calls are along the lines of said premises described in Parcel 125); hence North 84° 02' 15" East a distance of 437.05 feet; hence North 84° 02' 27" East a distance of 50.28 feet; hence North 89° 55' 37" East a distance of 403.85 feet; hence North 25° 41' 58" West a distance of 213.25 feet to the PC of a curve to the left having a central angle of 03° 14' 55" and a radius of 22,800.31 feet; hence North 28° 56' 52" West a distance of 1292.75 feet; hence North 28° 56' 52" West a distance of 1691.13 feet to the point of Beginning; hence continuing North 28° 56' 52" West a distance of 430.33 feet to its intersection with a line 901.25 feet South 89° 35' 32" West along said parallel line a distance of 2224.70 feet to a point in the Eassterly line of premises conveyed by Order of Taking dated July 21, 1976 and recorded in Official Records Book 536 on Page 186 of the aforementioned Public Records, said point being a point on a curve of which the radius point lies South 67° 00' 51" East a radial distance of 1467.89 feet (the following Official Records Book 536, Page 186); hence South 89° 35' 32" West along the arc through a central angle of 14° 36' 35" a distance of 374.29 feet; hence South 11° 13' 44" West a distance of 200.92 feet to the aforementioned Eassterly right-of-way line of Kings Highway; hence South 08° 22' 34" West along said Eassterly right-of-way line a distance of 574.74 feet; hence South 08° 22' 34" West along said Eassterly right-of-way line a distance of 502.48 feet; hence South 08° 21' 22" East a distance of 82.84 feet; hence South 08° 21' 22" East a distance of 869.97 feet; hence South 08° 21' 22" East a distance of 214.95 feet; hence South 08° 21' 22" East a distance of 77.69 feet; hence South 42° 40' 19" East a distance of 285.03 feet; hence North 78° 30' 10" East a distance of 211.31 feet; hence South 58° 36' 15" East a distance of 468.58 feet; hence North 67° 07' 58" East a distance of 574.39 feet; hence South 27° 54' 45" East a distance of 200.03 feet; hence North 62° 05' 14" East a distance of 126.82 feet to the point of Beginning.

Commence at a pipe filled with concrete found at the Southwest corner of the Southwest quarter of said Section 7; hence South 89° 35' 32" East along the Southerly line of the right-of-way line of Kings Highway (100 feet wide); hence North 17° 56' 42" East along said Eassterly right-of-way line a distance of 702.29 feet to the Eassterly North 89° 35' 32" East along said parallel line a distance of 1947.16 feet; hence South 89° 35' 59" East continuing along said parallel line a distance of 2664.35 feet to the West 89° 35' 59" East continuing along said parallel line a distance of 2664.35 July 21, 1976 recorded in Official Records Book 536 on Pages 185 and 186 of the Public Records of Charlotte County, Florida.

(The following 8 calls are along the lines of said premises described in Parcel 125):
 thence North 84° 02' 15" East a distance of 437.05 feet; thence North 84° 02' 27" East
 a distance of 50.28 feet; thence North 89° 55' 37" East a distance of 403.85 feet;
 thence North 25° 41' 58" West a distance of 218.25 feet to the PC of a curve to the
 left having a central angle of 03° 14' 55" and a radius of 22,800.31 feet; thence
 Northwesterly along the arc of a distance of 1292.75 feet; thence North 28° 56' 52"
 West a distance of 1691.13 feet to a SWM capped iron rod for the point of Beginning;
 West a distance of 120.82 feet to a SWM capped iron rod for the point of Beginning;
 thence North 27° 54' 45" West a distance of 200.03 feet to a SWM capped iron rod; thence
 South 67° 07' 58" West a distance of 73.23 feet to a SWM concrete monument; thence
 South 28° 56' 52" East a distance of 206.51 feet to a SWM concrete monument; thence
 North 62° 05' 14" East a distance of 69.21 feet to the Point of Beginning.

Exhibit 1-B
TRACT "B"

LEGAL DESCRIPTION (SUPPLIED BY CLIENT):

PARCEL B

A parcel of land lying in Section 18, Township 40 South, Range 23 East, Charlotte County, Florida being more particularly described as follows:

From the Southwest corner of said Section 18, run North 00° 11' 38" East along the West line of said Section 18, a distance of 1,037.66 feet; Thence South, 89° 04' 36" East, a distance of 410.47 feet to the Point of Beginning. Thence continue South, 89° 04' 36" East, a distance of 908.67 feet; Thence North 74° 06' 33" East, a distance of 254.18 feet; Thence North, 89° 59' 41" East, a distance of 126.23 feet; Thence South 14° 11' 27" West, a distance of 118.74 feet; Thence South, 89° 04' 36" East, a distance of 997.93 feet to the East line of the Southwest quarter of said Section 18; Thence North, 00° 09' 07" East along said East line, a distance of 1,000.11 feet to the North line of the South half of the North half of the Southwest quarter of said Section 18; Thence North, 89° 07' 31" West along said North line, a distance of 2,247.61 feet; Thence South, 00° 11' 38" West parallel with the West line of said Section 18, a distance of 958.19 feet to the Point of Beginning. Less road right-of-way.

Grantor also grants to Grantee all of its right, title and interest in the easement recorded in Book 870, Pages 1780 and 1781, Public Records of Charlotte County, Florida.

PARCEL C

The South half of the North half of the South half and the South half of the South half, all in the Southwest quarter of Section 18, Township 40 South, Range 23 East, Charlotte County, Florida, containing sixty (60) acres, more or less.

AND

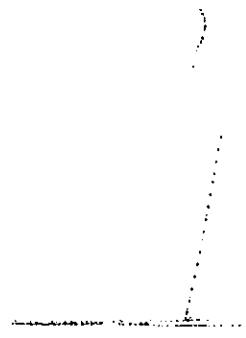
A parcel of land in the North half of the North half of the South half of the Southwest quarter of Section 18, Township 40 South, Range 23 East, Charlotte County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of the North half of the North half of the South half of the Southwest quarter of said Section 18; Thence North 0° 09' 35" East, along the West line of the Southwest quarter of said Section 18, a distance of 40.0 feet; Thence South, 89° 06' 39" East, along a line parallel with and 40 feet North of, as measured at right angles to, the South line of the North half of the North half of the South half of the Southwest quarter of said Section 18, a distance of 1319.14 feet; Thence North 74° 04' 30" East, a distance of 254.18 feet; Thence North, 89° 57' 38" East, a distance of 126.23 feet; Thence South, 14° 09' 24" West, a distance of 118.74 feet to the South line of the North half of the North half of the South half of the Southwest quarter of said Section 18; Thence North, 89° 06' 39" West, along said South line, a distance of 1660.91 feet to the Point of Beginning.

Take as a Point of Beginning the Southwest corner of Lot 8; Thence North to the Southwest corner of Lot 1; Thence East along the South lot line of Lots 1 and 2 to the Southeast corner of Lot 2; Thence South, 0° 09' 07" West, 70 feet to the South lot line of Lot 8; Thence West along the South lot line of Lot 8 to the Point of Beginning, COUNTRY CHARM ESTATES, a subdivision, according to the Plat thereof as recorded in Plat Book 16, Page 24, of the Public Records of Charlotte County, Florida.

Lots 1, 2, 3, 4 and that portion of Lot 8, being more particularly described as follows:

PARCEL D



LEGAL DESCRIPTION: PHASE 1 (COMMERCIAL)

Being a part of the Southwest 1/4 of Section 7, Township 40 South, Range 23 East, Charlotte County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 7; thence 5.89°35'32"E, along the south line of said Section 7, 765.21 feet; thence N.17°56'35"E, 83.89 feet to the POINT OF BEGINNING, said point being the intersection of the proposed easterly Right-Of-Way of Kings Hwy. and the proposed northerly Right-Of-Way of Rampart Blvd.

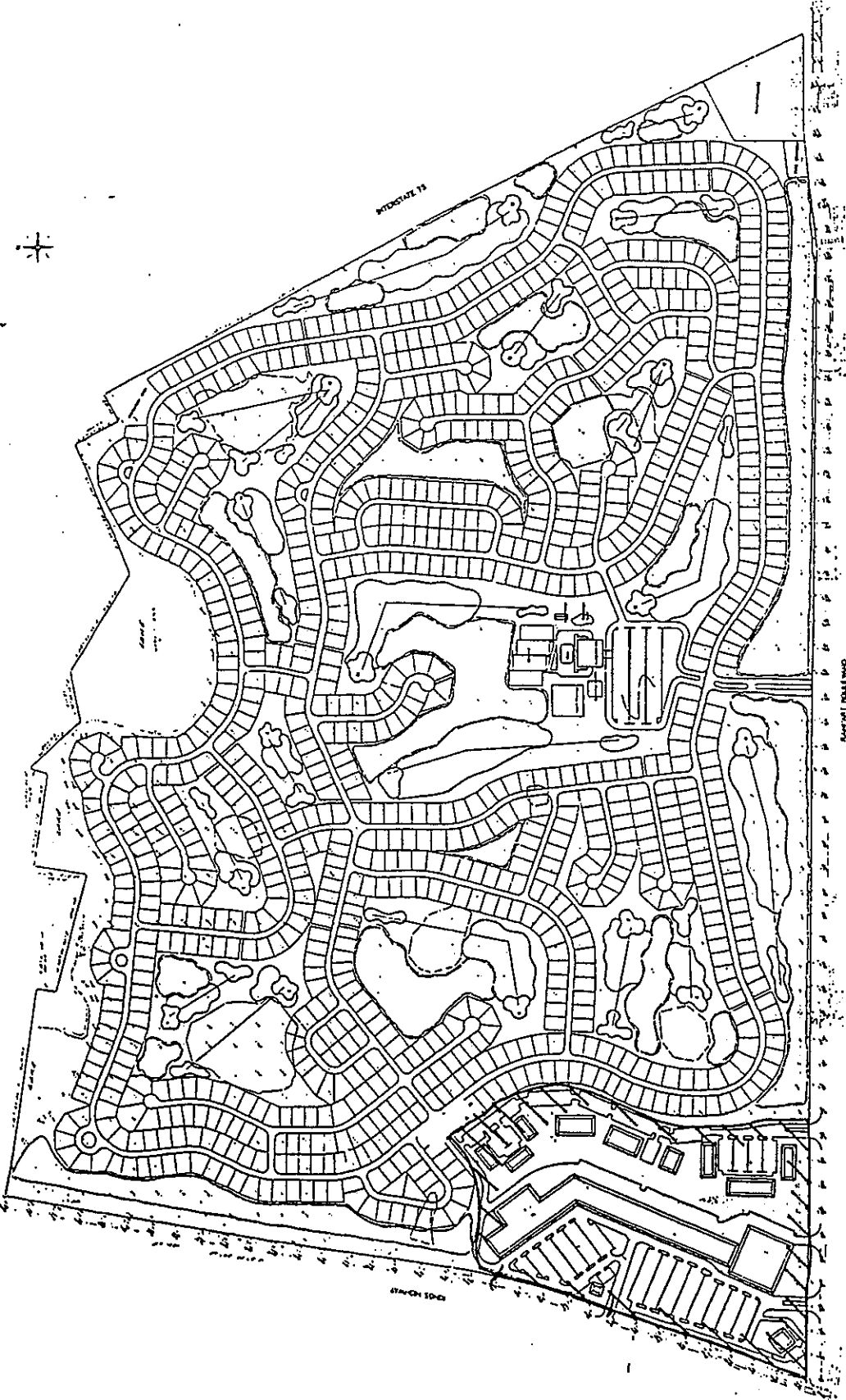
Thence N.17°56'35"E, along the proposed easterly Right-Of-Way of Kings Hwy., 963.16 feet to the Point of Curvature of a circular curve concave northerly having a radius of 2974.70 feet and a chord that bears N.13°09'35"E, 496.24 feet; Thence northerly along the arc of said curve to the left thru a central angle of 9°34'08" a distance of 496.82 feet to the Point of Tangency; Thence N.08°22'43"E, 293.13 feet; Thence S.81°37'17"E, 254.11 feet; Thence S.38°30'00"E, 535.20 feet to the Point of Curvature of a circular curve concave southerly having a radius of 400.00 feet and a chord that bears S.04°46'08"E, 444.24 feet; Thence southerly along the arc of said curve to the right thru a central angle of 67°27'44" a distance of 470.98 feet to a Point of Reverse Curvature of a circular curve concave southerly having a radius of 700.00 feet and a chord that bears S.09°44'20"W, 460.95 feet; Thence southerly along the arc of said curve to the left thru a central angle of 38°26'47" a distance of 469.71 feet to a Point of Compound Curvature of a circular curve concave northerly having a radius of 325.00 feet and a chord that bears S.18°41'48"E, 104.06 feet; Thence southerly along the arc of said curve to the left thru a central angle of 18°25'30" a distance of 104.51 feet; Thence S.00°24'28"W, 245.38 feet to a point on the proposed northerly Right-Of-Way of Rampart Blvd. Thence N.89°35'32"W, 1027.59 feet to the POINT OF BEGINNING, containing 28.574 acres, more or less.

Point	Bearing	Distance	Notes
1	N.17°56'35"E	83.89	To Point of Beginning
2	N.17°56'35"E	963.16	To Point of Curvature
3	N.13°09'35"E	496.24	Chord
4	N.08°22'43"E	293.13	To Point of Tangency
5	S.81°37'17"E	254.11	To Point of Curvature
6	S.38°30'00"E	535.20	To Point of Curvature
7	S.04°46'08"E	444.24	Chord
8	S.09°44'20"W	460.95	To Point of Reverse Curvature
9	S.18°41'48"E	104.06	To Point of Compound Curvature
10	S.00°24'28"W	245.38	To Point on Proposed Right-Of-Way
11	N.89°35'32"W	1027.59	To Point of Beginning

LEGEND

- 1. = Point of Beginning
- 2. = Point of Curvature
- 3. = Point of Tangency
- 4. = Point of Curvature
- 5. = Point of Curvature
- 6. = Point of Curvature
- 7. = Point of Curvature
- 8. = Point of Curvature
- 9. = Point of Curvature
- 10. = Point of Curvature
- 11. = Point of Beginning

EXHIBIT 2(a)



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EXHIBIT 3

1. DRAINAGE/WATER QUALITY

- a. The applicant shall undertake a regularly scheduled vacuum sweeping of all commercial and office parking facilities, to be incorporated as a best management practice.
- b. The applicant shall require deed restrictions or other appropriate methods that future onsite businesses and/or property owners comply with federal, state and local hazardous materials/waste requirements.
- c. The Victoria Estates DRI is a mixed use development located adjacent to existing swales and ditches that drain to the Peace River. The applicant shall utilize a stormwater management system composed of grassed swales, lakes, wetlands and a SWRPC approved filtration system to regulate and treat the first one half inch of runoff from the project site and its lakes.
- d. The applicant shall also institute an ongoing maintenance, monitoring, and sampling program that regularly inspects, maintains and samples the stormwater management system, including all lakes, wetlands and swales.
- e. The Stormwater Management System shall assure survival of onsite preserved wetlands through proper planting and continuing maintenance procedures designed to promote viable wetlands growth of natural diversity and character.
- f. The applicant shall undertake a wetlands monitoring program which shall monitor the following parameters:
 - 1) water level elevation;
 - 2) percent survival of each planted species;
 - 3) percent coverage of native vegetation.
- g. The Stormwater Management System shall be operated in such a manner as to insure that:
 - 1) the natural water budgets of the wetlands and watercourses are maintained;
 - 2) the groundwater elevation/fluctuations of the stormwater retention/detention systems are in accordance with seasonal high water elevations;
 - 3) adequate volumes of treated stormwater are discharged to wetlands and water courses to maintain hydroperiods, if necessary;
 - 4) fixed control structures are incorporated into Stormwater Management Plans, if necessary, to allow hydroperiods to be maintained;
 - 5) if appropriate, bleed-down notches/orifices will be incorporated into wetland discharge structure to allow natural fluctuations to occur in the upper zones of wetlands; and
 - 6) a 15 foot buffer of vegetation remains undisturbed around all preserved and created wetlands.
- h. All commitments made by the applicant, within the ADA related to Questions 22 (Drainage) and Question 15 (Water Quality) and subsequent sufficiency round information, not in conflict with the above recommendations, are hereby incorporated as conditions for approval.

- i. The applicant will conduct monitoring of background nutrient and pesticide levels prior to chemical application of pesticides and fertilizer to the golf course and lawn area.
 - j. The applicant shall design all water control structures to handle the runoff from a 25-year 24-hour storm event, and to maintain the project's rate of discharge at 70 CFS/square mile. The applicant shall own and operate the stormwater management system. The applicant shall design lake "L" as a new wetland area and preserve wetlands "D", "K", "M" and "P". (See Attachments I and II to these Drainage/Water Quality Conditions of Approval)
 - k. All conditions of approval of Surface Water Permit #492712.01 issued by SWFMD to H. K. Victoria Estates on May 24, 1988, are hereby incorporated as conditions of development approval.
- 2. ENERGY**
- Victoria Estates will incorporate the following energy conservation features:
- a. Provision of a pedestrian system connecting all recreational, commercial and residential areas within Tract A of the project.
 - b. Provision of bicycle racks or storage facilities in recreational, commercial and residential areas.
 - c. Cooperation in the location of bus stops, shelters and other passenger and system accommodations for any transit system developed to serve the project area.
 - d. Use of energy-efficient features in window design.
 - e. Use of operable windows.
 - f. Installation of energy-efficient appliances and equipment.
 - g. Prohibition of deed restrictions or covenants that would prevent or unnecessarily hamper energy conservation efforts (e.g., building orientation, clothes lines and solar water heating systems).
 - h. Reduced coverage by asphalt, concrete, rock and similar substances in streets, parking lots, and other areas to reduce local air temperatures and reflected light and heat.
 - i. Installation of energy-efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas.
 - j. Use of water closets with a maximum flush of 3.5 gallons and shower heads and faucets with a maximum flow rate of 3.0 gallons per minute (at 60 pounds of pressure per square inch).
 - k. Selection of native plants, trees, and other vegetation and landscape design features that reduce requirements for water fertilizer, maintenance, and other needs.
 - l. Planting of native shade trees to provide reasonable shade for all recreation areas, street and parking areas.
 - m. Placement of trees to provide needed shade in warmer months while not overly reducing the benefits of sunlight in cooler months.
 - n. Planting of native trees for each residential unit.

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b. The applicant shall submit annual monitoring report to Charlotte County, FDOT and SMRPC for review, to determine the levels of service on regional and local facilities as development of the project progresses. The first monitoring report shall be submitted one year after the issuance of the first construction permits, excluding the Preliminary Development Agreement permits for the Victoria Estates DRI. Reports shall be submitted annually thereafter until buildout of the project, and at a minimum, shall contain turning movements and traffic counts taken at the access points to the project, turning movements at each of the regional and local intersections listed below, and a calculation of the existing level of service at these intersections and on the road segments indicated below.

a. The applicant or his successor shall be fully responsible for site-related roadway and intersection improvements required within Victoria Estates DRI. The applicant shall be required to pay the full cost for any site-related intersection improvements (including but not limited to signalization, turn lanes and additional through lanes) necessary for any access intersections onto Rampart Boulevard, Loveland Boulevard, and Kings Highway from the project, through buildout of the development.

4. TRANSPORTATION

f. Through coordination with the Charlotte County Emergency Management Office, excess shelter space shall be made available to the general public.

e. The applicant (or a homeowners association if one is established) shall annually update and distribute hurricane awareness information concerning the need for the project to evacuate to onsite shelter, and hurricane evacuation routes in case persons should wish to leave the project.

d. The shelters shall contain emergency facilities including: water supply, power generation, communications, waste water storage; as determined by the county office of emergency management. Shelters shall also contain a minimum of exposed glass and provide storm shutters for all glass.

c. The shelters shall be built at an elevation of at least 21 feet above mean sea level.

b. The shelters shall total at least 27,000 square feet of usable floor-space to be determined by the county office of emergency management and committed to by the applicant.

a. The project shall construct on-site clubhouses (to be phased with the overall development) for use as hurricane shelters.

Victoria Estates will be built outside anticipated hurricane surge flood zones. However, since the units are mobile homes, evacuation will be required for all categories of hurricanes. It is estimated that there will be 1,350 people residing at Victoria Estates during the hurricane season once buildout is established.

3. HURRICANE EVACUATION

q. Inclusion of porch/patio areas in residential units.

p. Provision for structural shading wherever practical when natural shading cannot be used effectively.

o. Orientation of structures, as possible, to reduce solar heat gain by walls and to utilize the natural cooling effects of the wind.

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The levels of service shall be calculated according to current professional standards and should provide an indication of when peak hour level of service "D" (average daily level of service "C") is expected on impacted roadways and intersections. It will provide updated information to more accurately forecast project buildout traffic and total traffic for determination of proportional share.

The following Regional Roadways and Intersections shall be monitored: (See Attachment III and IV)

- Kings Highway
- I-75 to Peachland Boulevard
- Peachland Boulevard to North Parcel Shopping Center entrance
- Shopping Center entrance to Rampart Boulevard
- Rampart Boulevard to Midway Boulevard
- Midway Boulevard to Suncoast Boulevard
- Suncoast Boulevard to Olean Boulevard
- Olean Boulevard to Elmira Boulevard
- Elmira Boulevard to U.S. 41

- Harborview Road
- U.S. 41 to Kings Highway
- Kings Highway to Date Street
- Date Street to I-75
- I-75 to Rio de Janeiro Avenue

- Kings Highway at Rampart Boulevard
- Kings Highway at Midway Boulevard
- Kings Highway at Suncoast Boulevard
- Kings Highway at Olean Boulevard
- Kings Highway at Elmira Boulevard
- Kings Highway at Harborview Road

The following local Roadways and Intersections shall be monitored:

- Rampart Boulevard
- Kings Highway to Shopping Center entrance
- Shopping Center entrance to Mobile Home Park entrance
- Mobile Home Park entrance to Capricorn Boulevard
- Capricorn Boulevard to Rio de Janeiro Avenue
- Loveland Boulevard
- Kings Highway to South Parcel entrance
- South Parcel entrance to Olean Boulevard

- Olean Boulevard
- Loveland Boulevard to Kings Highway
- Kings Highway to Beacon Drive
- Beacon Drive to Conway Boulevard

c. If annual monitoring reports confirm that peak hour traffic on the road segments and intersections above exceed peak hour level of service "D" (level of service "C" average daily), and the project is utilizing more than 5% of the level of service capacity, then building permits and certificates of occupancy for any future phase shall not be granted until funding of the needed improvements for that phase is committed and construction of the needed improvements has commenced.

d. If monitoring results in a finding that Victoria Estates has significant impact on regional or local roadways and offsite intersections, the applicant should make adequate commitments to

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The development phasing schedule presented within the ADA and as adjusted to date of development order approval are hereby incorporated as a condition of approval. (See Attachment VI). If development order conditions and applicant commitments incorporated within this development order (including ADA or sufficiency responses) to mitigate regional impacts

6. PHASING AND TIMING SCHEDULES

- 1. All other commitments made by the applicant in either the ADA or sufficiency round information, not in conflict with the above conditions, shall be incorporated as conditions for development order approval.
- 2. Preservation and maintenance of 3.74 acres of upland buffers adjacent to the preserved wetlands. (See Attachment V).
- 3. Maintenance of historic wetland hydroperiods.
- 4. Creation of a .42 acre wetland with mulch from onsite wetland areas being removed.
- 5. Construction of 7.8 acres of lake littoral zones.
- 6. On-going control and removal of nuisance exotic plants onsite.
- 7. Preservation of pine trees where possible along the edges of the golf course and in other open spaces which would include recreational and clubhouse areas.
- 8. A permit from the Florida Game and Freshwater Fish Commission must be sought for relocation of one gopher tortoise, along with any others which may be found onsite before the destruction of its burrow.
- 9. Preservation or relocation of the two Prickly Pear cacti and all Coontie plants located on the site.

Development of the Victoria Estates site shall be subject to the following provisions:
The Victoria Estates site contains nine land use/vegetation types. Approximately 396 acres are uplands and 27.8 acres are wetlands. Only 1.4 acres of natural wetlands will be impacted by the project construction.

5. VEGETATION AND WILDLIFE

- e. The transportation impacts on the roads and intersections above shall be appropriately addressed consistent with Southwest Florida Regional Planning Council policies and with the minimum mitigative measures proposed by the Florida Department of Community Affairs in Rule 9J-2.0255, Florida Administrative Code Transportation Policy. The Regional Planning Council shall be consulted during the calculation of proportional share and/or pipelining of the regional road improvements pursuant to the DCA rule. In the DCA rule formula, "trips existing" shall be defined to mean all non-DRI trips in the proportional share calculation. The resultant DCA proportional share formula shall be applied to the total costs of necessary roadway and intersection improvements.

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are not carried out as indicated to the extent or in accord with the timing schedules specified within this development order and phasing schedule, then a determination shall be made as to whether the change in phase or timing schedule constitutes a substantial deviation for the affected regional issue.

7. SOLID WASTE

The applicant estimates the project will generate 17.5 tons per day of solid waste from all land uses. Charlotte County Public Works has the ability to serve this project. There is a possibility of hazardous materials storage and generation on the commercial portion of the site.

a. The applicant and subsequent tenants of the project shall investigate methods of reducing solid waste volume at the project through conservation, recycling, trash compaction and mechanical shredding onsite.

b. The applicant and subsequent tenants of the project shall identify the proper onsite handling and temporary storage procedures for any hazardous waste that may be generated onsite, in accordance with local, regional, state and federal hazardous waste programs. The applicant should develop procedures for disposing of hazardous waste, including hazardous wastewater, in accordance with local, regional, state and federal hazardous waste programs. Such procedures should be concurrent with local zoning approvals.

c. There will be no onsite disposal.

8. WASTEWATER

At buildout, this DRI will generate 372,200 gallons of wastewater per day. Rampart Utilities will be serving this site. Capacity currently exists for the first residential phase of the project. Prior to commencement of each subsequent phase, including the commercial portions of Phase I, the applicant shall ensure that capacity exists for that phase. Expansion for the plant is planned and will have the capacity at project buildout with a capacity of 585,000 gal.

a. All utility related construction (e.g., water lines, sewer lines, lift stations) for each phase shall be approved by the Charlotte County Public Works and Engineering Department and accepted by the Board of County Commissioners (BCC) or shall be under a Bond or Letter of Credit approved by the BCC prior to the issuance of building permits for that phase.

b. The applicant shall provide assurance that no industrial effluent will be generated by the proposed project, or that such effluent, if generated, will be treated separately from domestic wastewater and handled in accordance with DER criteria.

c. The applicant shall provide assurances that needed plant capacity will be in place by buildout of Victoria Estates to service the projected population in 1993.

d. As the Victoria Estates DRI is undertaking to reuse treated effluent for irrigation purposes, then irrigated areas shall be buffered from onsite lakes and wetlands.

e. The applicant shall investigate the feasibility of reusing treated effluent as spray irrigation for all lawn, landscaping and golf course areas. If feasible, the applicant shall install and utilize systems for such spray irrigation, after obtaining required permits from the Charlotte County Engineering and Public Works Department, and the Southwest Florida Water Management District.

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OR BOOK

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c. Private wells for single-family home irrigation systems shall not be promoted by the applicant. Permitting of such activities is at the discretion of the Southwest Florida Water Management District and the Charlotte County Engineering and Public Works Department.

b. Any other wells constructed onsite shall be drilled by the firm of a licensed water well contractor and constructed in accordance with Chapter 17-21, F.A.C. If the well is two inches or larger in diameter, the well shall be permitted by the SFWD, prior to construction, pursuant to Rule 40D-3.041, F.A.C.

a. Should an onsite well six inches in diameter or larger be employed for irrigation or other purposes, a Consumptive Use Permit will be required prior to initiation of pumping. Additionally, other thresholds are in effect (Rule 40D-2.031, F.A.C.) which if exceeded will trigger the need for mandatory application of a Consumptive Use Permit.

11. WATER SUPPLY

This DRI will be served water by General Development Utilities, Inc., Water Main Systems, through a purchase agreement between GDU and Rampart Utilities, Inc. At buildout, the anticipated cumulative potable water required for the entire development will approach 0.372 mgd. Two onsite wells are to be plugged. Irrigation demand for the project is estimated at .0713 mgd. Non-potable demands will be met by a combined system of groundwater, lake withdrawals and spray effluent.

c. The applicant shall provide controlled access points to the development with private security guards.

b. The Sheriff's Office and the applicant should meet during site plan review to incorporate safety, security and access features into the project design.

a. The applicant shall provide, based on department calculations, the funds (or some other donation) necessary for the cost of seven deputies and two police cruisers to be phased with the project phasing.

10. POLICE PROTECTION

The Charlotte County Sheriff's Office will provide coverage for the project. The current standards call for 2.2 officers per 1,000 people and one vehicle for every three officers.

c. At the completion of Phase I, the applicant shall convey a .34 acre site, located in the southeast corner of the project, as committed in the PDA for construction of a fire station within the DRI boundary, to the Harbour Heights Fire Control District. Construction of the station, equipment, and personnel will be provided by the Harbour Heights Fire Control District.

b. The applicant shall review site development plans with the fire department to incorporate fire protection design recommendations into the project.

a. Fire sprinklers shall be included through the project in areas identified by the fire marshal.

9. FIRE PROTECTION

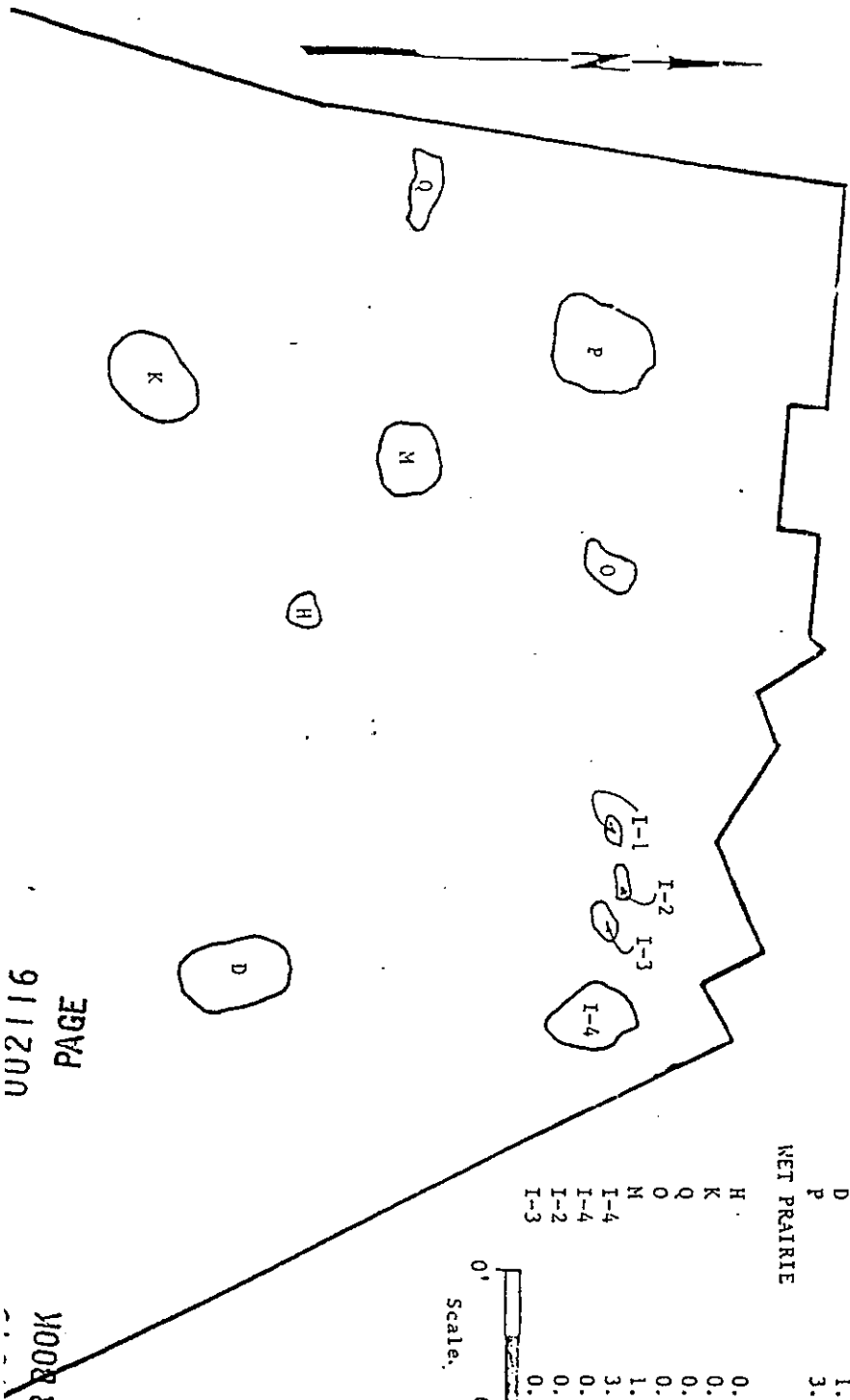
This project is within the Harbour Heights Fire Control District and fire coverage will be provided by the Maple Leaf Estates station located one mile from this DRI.

- d. In areas not suitable for spray irrigation of treated effluent, the applicant shall make best efforts to utilize drought-resistant native plant species and water-conserving landscape techniques (xeriscape) as integral components of the proposed project's landscape design.
 - e. An impermeable barrier of clay or muck shall be placed between wetlands and stormwater detention ponds wherever water elevations in the lakes are set below seasonal high water elevations.
 - f. Onsite wetlands and lakes shall be buffered from possible contamination via spray effluent used for irrigation purposes.
 - g. Water conservation measures and practices shall be utilized in the Victoria Estates development. At a minimum, water conservation devices as described within the Water Conservation Act (Section 553.14, F.S.) must be used. Unless spray irrigation is utilized for irrigation, landscape irrigation should be restricted to the hours of between 5:00 P.M. and 9:00 A.M. after the establishment of landscaping, and non-potable water sources and/or reuse should be utilized for irrigation where possible.
 - h. Prior to construction of each approved phase, the developer shall show verification, acceptable to SWFMD, that adequate water facilities are available for that respective portion of construction.
 - i. The lowest quality of water possible shall be utilized for all non-potable water use.
 - j. Adequate water pressure and fire flow is to be provided by the installation of a proposed 12" of site water main located near the intersection of Peachland Boulevard and Kings Highway.
12. COMMERCIAL AREAS
- a. The applicant proposes to develop a 28.574 acre parcel within the project for commercial use (Exhibits 2 and 2(a)). An amendment to the comprehensive plan's future land use map is required for that commercial parcel to provide consistency with the comprehensive plan. No development of that commercial parcel shall be permitted until such time as the amendment to the comprehensive plan has been approved. However, nothing in this development order shall be deemed to require favorable consideration of that comprehensive plan amendment.
 - b. In the event the comprehensive plan amendment for the 28.574 acre commercial parcel is not approved, the applicant shall be required to submit the project for a substantial deviation determination.

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EXHIBIT 16-A
VICTORIA ESTATES WETLANDS

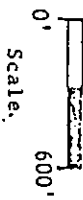


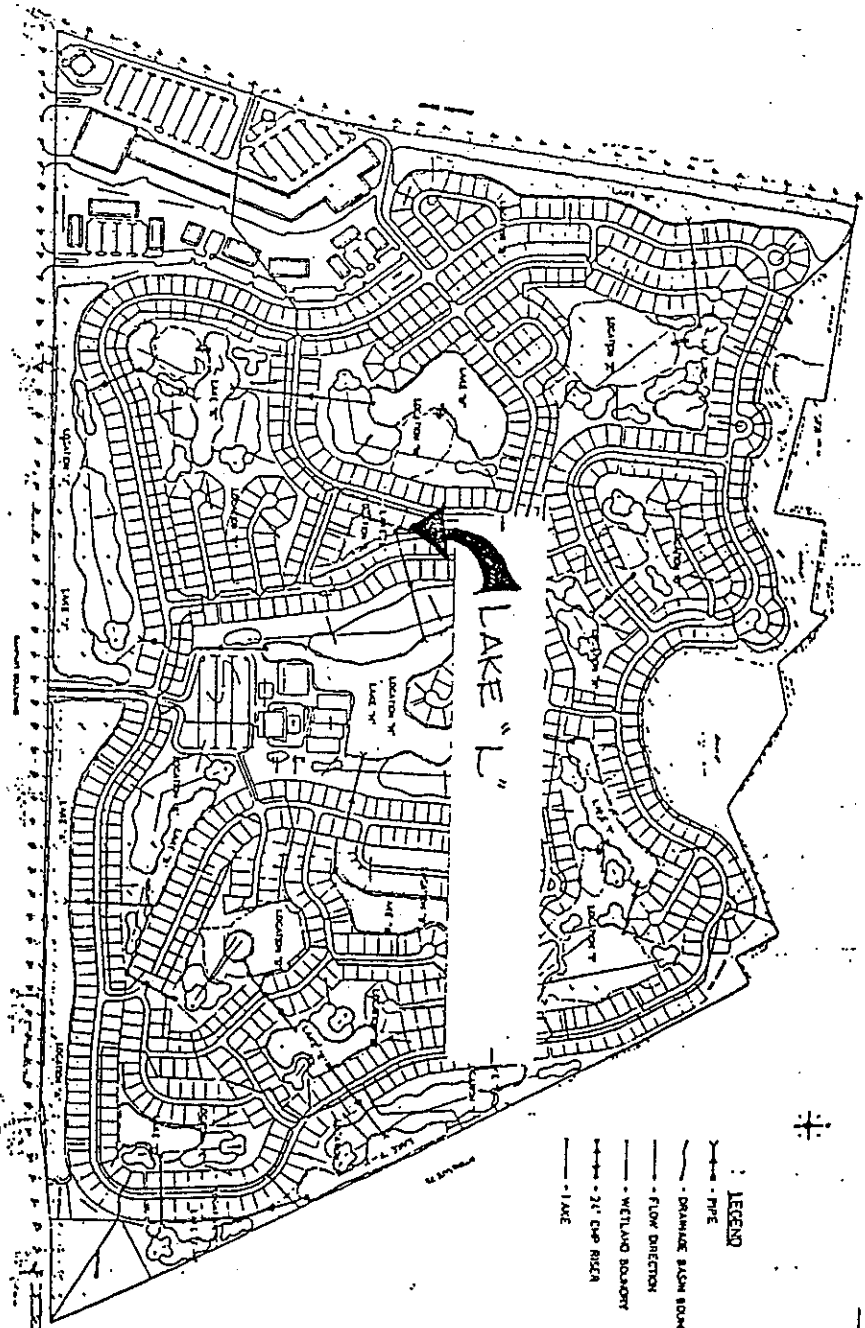
FRESHWATER MARSH

Label	Acreage
D	1.99
P	3.02

WET PRAIRIE

Label	Acreage
H	0.14
K	0.80
Q	0.31
O	0.51
M	1.11
I-4	3.96
I-4	0.41
I-2	0.08
I-3	0.41





- LEGEND**
- PIPE
 - DRAINAGE BASIN BASIN
 - FLOW DIRECTION
 - WETLAND BASIN
 - 2' C&P RIVER
 - LAKE

VICTORIA ESTATES
 (TRACT 'A')

CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
 VICTORIA ESTATES, INC.
 250 EAGLE HIGHWAY
 PORT CHARLOTTE, FLORIDA 33932

PREPARED BY:
 SPECTRA ENGINEERING & SURVEYING, INC.
 414 THURMAN TRAIL
 PORT CHARLOTTE, FLORIDA 33931

**MASTER
 DRAINAGE
 PLAN
 MAP G**

TABLE D-2
 VICTORIA ESTATES DRI
 REGIONAL AND LOCAL ROADWAYS TO BE MONITORED

EXISTING PROJECTED
 (1988) NON-DRI DRI
 TRAFFIC TRAFFIC TRAFFIC TRAFFIC
 =====
 REGIONAL ROADS:
 LINKS
 =====

KINGS HIGHWAY

I 75 to Peachland Blvd.	10,657	21,004	638	21,642	2.95%	29,500	2.16%
Peachland Blvd. to Shopping Center	9,764	23,678	638	24,316	2.62%	29,500	2.16%
Shopping Center to Rampart Blvd.	9,764	23,678	1,148	24,826	4.62%	29,500	3.89%
Rampart Blvd. to Midway Blvd.	9,647	21,889	1,148	23,037	4.98%	29,500	3.89%
Midway Blvd. to Suncoast Blvd.	9,647	21,889	1,148	23,037	4.98%	29,500	3.89%
Suncoast Blvd. to Olean Blvd.	9,647	20,676	524	21,200	2.47%	29,500	1.78%
Olean Blvd. to Elmira Blvd.	9,698	20,324	1,464	21,788	6.72%	29,500	4.96%
Elmira Blvd. to Harborview Rd.	10,614	21,258	788	22,046	3.57%	29,500	2.67%
Harborview Rd. to US 41	5,632	9,232	153	9,385	1.63%	14,500	1.06%

HARBORVIEW ROAD

US 41 to Kings Hwy.	9,718	14,899	295	15,194	1.94%	14,500	2.03%
Kings Hwy. to Date St.	11,542	17,237	340	17,577	1.93%	15,600	2.18%
Date St. to I 75	N/A	17,237	805	18,042	4.46%	15,600	5.16%
I 75 to Rio De Janiero Ave.	5,801	8,202	1,341	9,543	14.05%	15,600	8.60%

LOCAL ROADS:

RAMPART BOULEVARD

Kings Hwy. to Shopping Center	4,161	6,684	2,136	8,820	24.22%	14,500	14.73%
Shopping Center to N. MH Park entrance	4,161	6,684	1,880	8,564	21.95%	14,500	12.97%
N. MH Park entrance to Capricorn Blvd.	4,161	6,684	1,880	8,564	21.95%	14,500	12.97%
Capricorn Blvd. to Rio De Janiero Ave.	3,922	6,374	1,862	8,236	22.61%	14,500	12.84%

LOVELAND BOULEVARD

Suncoast Blvd. to S. MH Park entrance	1,076	4,602	532	5,134	10.36%	14,500	3.67%
S. MH Park entrance to Olean Blvd.	1,076	1,399	1,682	3,081	54.60%	14,500	11.60%

OLEAN BOULEVARD

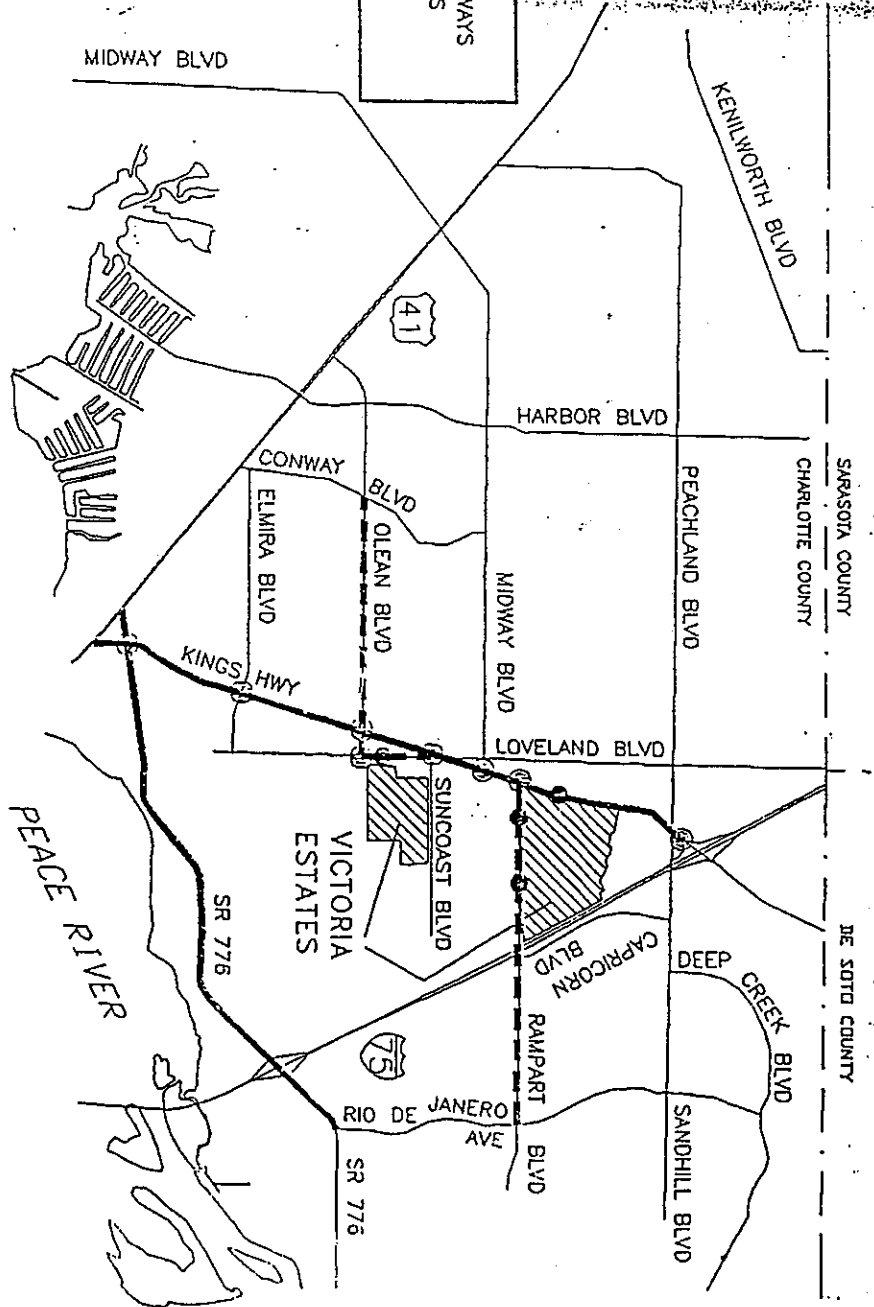
Conway Blvd. to Beacon Dr.	6,297	14,296	742	15,038	4.93%	14,500	5.12%
Beacon Dr. to Kings Hwy.	4,403	10,454	742	11,196	6.63%	14,500	5.12%
Kings Hwy. to Loveland Blvd.	270	351	1,682	2,033	82.73%	14,500	11.60%

Does not operate below LOS D in peak hour analysis

LEGEND

- REGIONAL ROADWAYS
- - - LOCAL ROADWAYS
- ⊕ INTERSECTIONS
- DRI ACCESSES

0 1 MILE
SWTRPC MAY 1989



MAP D-2
 VICTORIA ESTATES
 REGIONAL/LOCAL ROADS AND INTERSECTIONS

BOOK NO

Attachment V

EXHIBIT 16-A
VICTORIA ESTATES WETLANDS

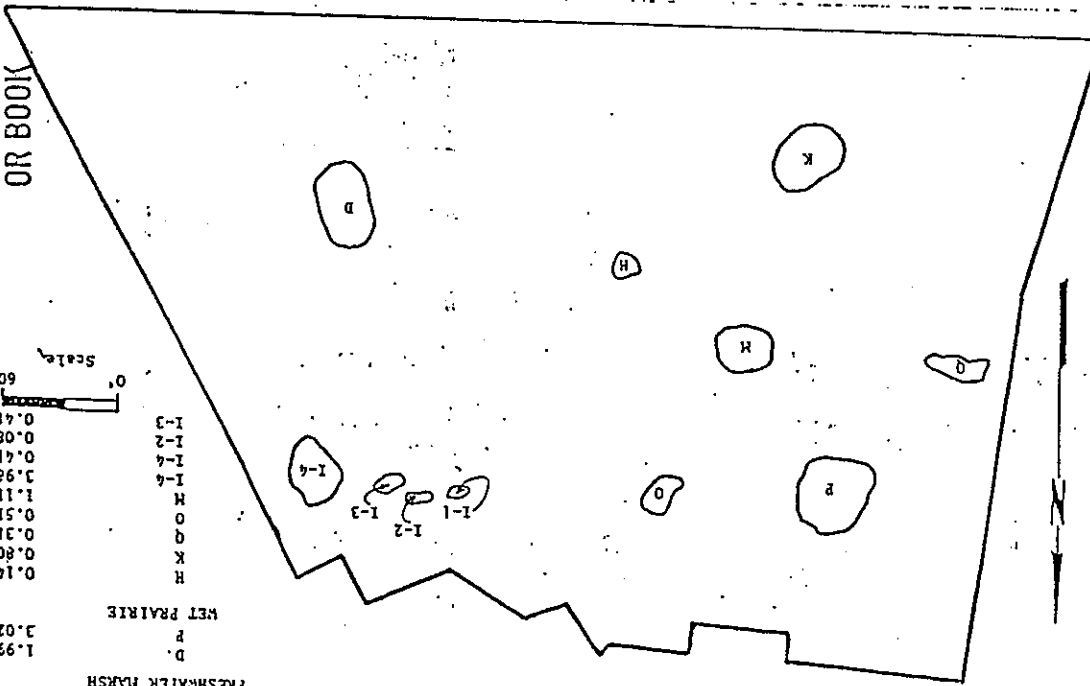
FRESHWATER MARSH

WET PRAIRIE

Acres

- 0.14 H
- 0.80 K
- 0.31 Q
- 0.51 O
- 1.11 M
- 3.96 I-4
- 0.41 I-2
- 0.08 I-1
- 0.41 I-3

Scale
0' 600'



WETLANDS & ACTIVITY

TABLE 16-1

Existing Wetland Area (A5) Required Buffer Area (A5) Filled Wetlands Excavated New Wetland Eliminated Buffer Expanded New Buffer Total

Location	Existing Wetland Area (A5)	Required Buffer Area (A5)	Filled Wetlands Excavated	New Wetland	Eliminated	Buffer Expanded	New Buffer Total
A	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0
C	0	0	0	0	0	0	0
D	1.99	0.63	0.03	1.96	0.09	0.10	0.64
E	0	0	0	0	0	0	0
F	0	0	0	0	0	0	0
G	0	0	0	0	0	0	0
H	0.14	0	0	0	0	0	0
I-1	0.41	0	0	0	0	0	0
I-2	0.08	0	0	0	0	0	0
I-3	0.41	0	0	0	0	0	0
I-4	3.96	0.52	0.10	3.86	0.21	0.18	0.49
J	0	0	0	0	0	0	0
K	0.80	0.27	0	0.80	0.07	0.72	0.92
L	0	0	0	0	0	0	0
M	1.11	0.32	0	1.11	0	0.17	0.49
N	0	0	0	0	0	0	0
O	0.51	0.24	0.21	0.30	0.07	0.07	0.24
P	3.02	0.55	0	3.02	0	0.41	0.96
Q	0.31	0	0	0	0	0	0
TOTALS	12.74	2.53	0.34	11.05	0.44	1.65	3.74

16-6

16-3

16-6

PROPOSED LAND USE AND PHASING SCHEDULE

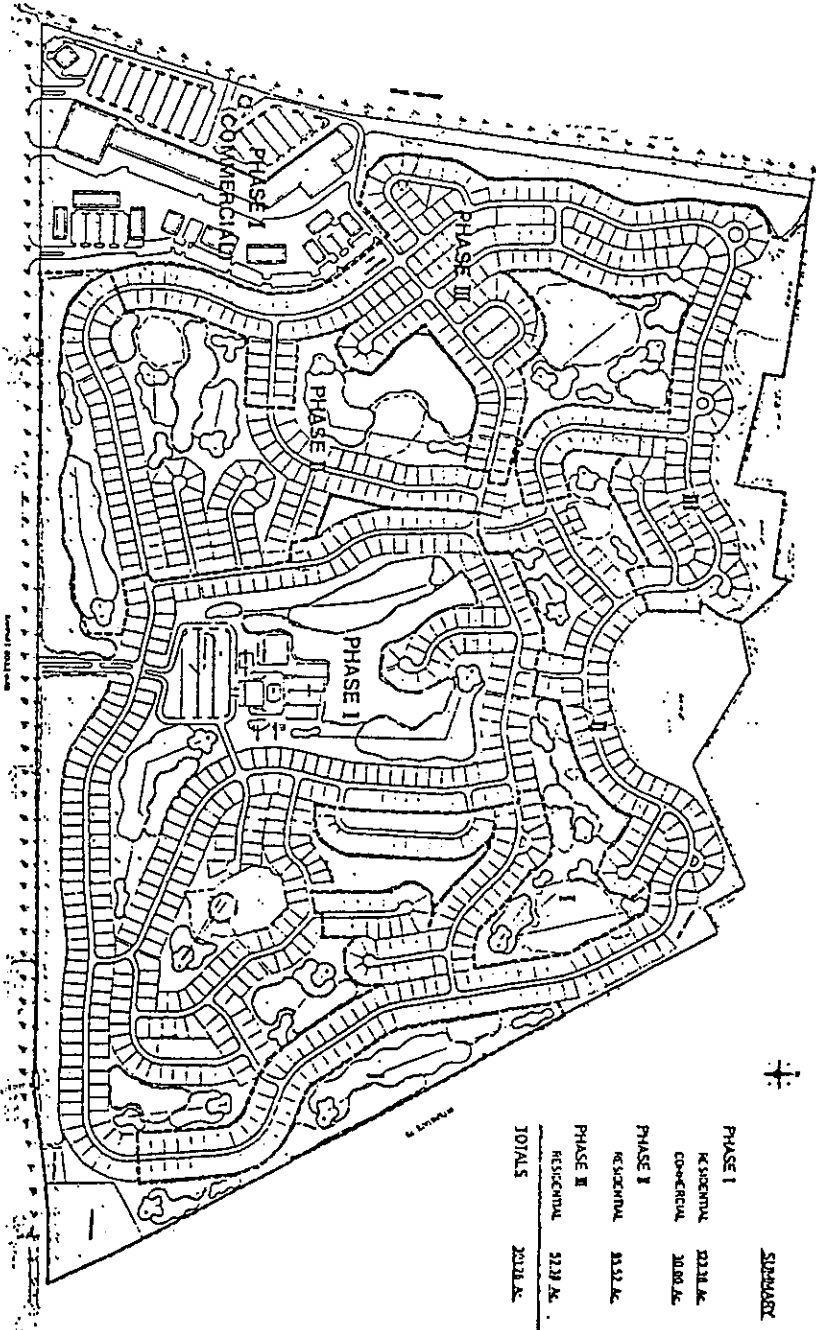
TRACE 'A'

	1989-1989		1989-1990		1990-1991		TOTAL TRACT	
	AREA % OF PHASE		AREA % OF PHASE		AREA % OF AREA		AREA % OF TRACT	
	PHASE I	PHASE II	PHASE III	PHASE IV	PHASE V	PHASE VI	PHASE VII	PHASE VIII
Residential	41.19	26.9	53.0	55.5	35.18	22.9	132.36	43.9
Mobile Homes	(250)		(425)		(125)		(1100)	
Commercial	30.0	19.6	0	0	0	0	30.0	9.9
Neighborhood (Square ft.)	(250,000)(1)	(120,000)	0	0	0	0	0	0
Recreation:								
-Golf Course	32.82	21.3	17.25	18.2	0	0	50.07	16.7
-Open Space	1.66	1.1	3.9	4.0	1.1	2.1	6.66	2.3
-Active	3.8	2.5	0.6	0.5	0.9	4.9	4.9	1.6
Roadways	9.8	6.4	7.1	7.4	6.6	12.6	23.5	7.8
Maintenance	2.9	1.9	0	0	0	0	2.9	0.9
Fire Station	0.5	0.3	0	0	0	0	0.5	0.2
Lakes	30.7	20.0	13.67	14.3	6.0	11.5	50.37	16.7
TOTALS	153.36	100%	92.52	100%	52.38	100%	301.26	100%

TRACE 'B'

	1990-1991		1991-1992		1992-1993		TOTAL TRACT B	
	AREA % OF PHASE		AREA % OF PHASE		AREA % OF PHASE		AREA % OF TRACT	
	PHASE IV	PHASE V	PHASE VI	PHASE VII	PHASE VIII	PHASE IX	PHASE X	PHASE XI
Residential	11.24	33.3	29.87	62.0	20.10	49	62.21	49.9
Mobile Homes	(100)		(250)		(250)		(600)	
Open Space	4.52	13.4	1.37	2.8	6.2	15.1	12.09	9.9
Roadways	1.92	5.6	4.51	9.4	3.01	7	9.44	7.7
Lakes	16.09	47.7	12.42	25.8	11.35	28	39.86	32.5
TOTALS	33.77	100%	49.17	100%	40.66	100%	120.60	100%

(1) 250,000 sq. ft. of commercial
120,000 sq. ft. of office



VICTORIA ESTATES

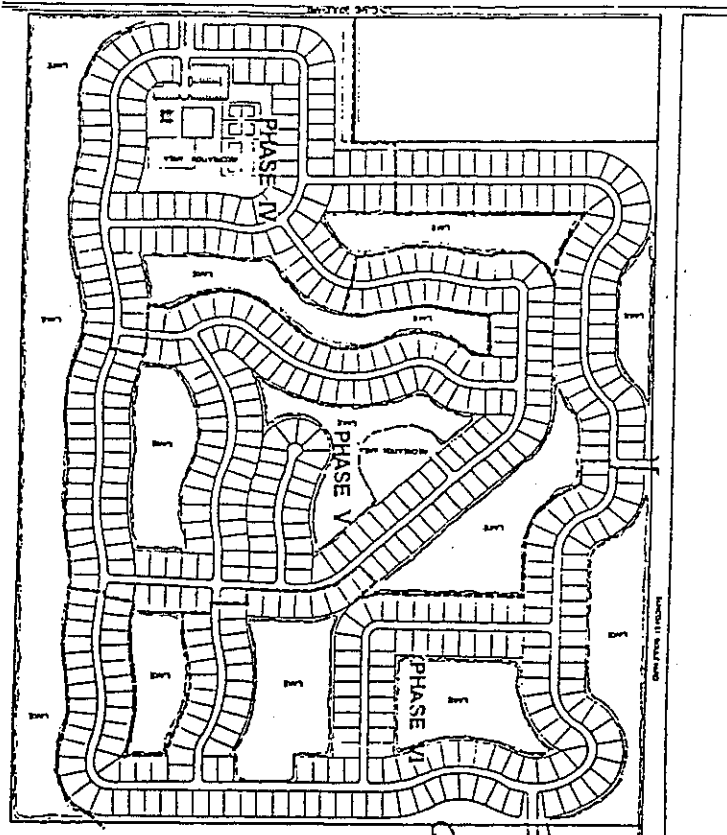
(TRACT "A")
 CHARLOTTE COUNTY, FLORIDA

PREPARED FOR:
 VICTORIA ESTATES, INC.
 2700 ROMAS HIGHWAY
 PORT CHARLOTTE, FLORIDA 32922

PREPARED BY:
 SPECTRA ENGINEERING & SURVEYING, INC.
 118 TAMPA TRAIL
 PORT CHARLOTTE, FLORIDA 32954

	SUBTOTAL	
PHASE I		
RESIDENTIAL	2228 AC.	220 UNITS
COMMERCIAL	20.00 AC.	
PHASE II		
RESIDENTIAL	1532 AC.	123 UNITS
PHASE III		
RESIDENTIAL	2229 AC.	222 UNITS
TOTALS	2228 AC.	442 UNITS

MASTER PHASING PLAN MAP H1



SUMMARY

PHASE M RESIDENTIAL	83 UNITS	3177 AC.
PHASE V RESIDENTIAL	250 UNITS	4807 AC.
PHASE VI RESIDENTIAL	250 UNITS	4066 AC.
TOTALS	583 UNITS	

VICTORIA ESTATES

CHARLOTTE COUNTY, FLORIDA
(TRACT 91)

PREPARED FOR:
VICTORIA ESTATES, INC.
2100 KINGS HIGHWAY
PORT CHARLOTTE, FLORIDA 33952

PREPARED BY:
SPECTRA ENGINEERING & SURVEYING, INC.
118 TAMPA TRAIL
PORT CHARLOTTE, FLORIDA 33954

**MASTER
PHASING
PLAN
MAP 11**

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PRELIMINARY DEVELOPMENT AGREEMENT

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Legal Description for Entire DRI Project

Sketch of PDA Area (PHASE I)

Legal Description of PDA Area (PHASE I)

Plans for Clubhouse/hurricane Shelter

STATEMENT OF JUSTIFICATION

Location Map

Copy of Deed for Parcel A

Copy of Deed for Parcel B

Copy of Deed for Parcel C

Copy of Deed for Parcel D

Certificate of Corporation Name Change

Copy of Deed for Parcel 1

Contract for Port Charlotte Village
Mobile Home Park Purchase

Natural/Environmental Report

Flood Map

Letter to William R. Korp, Esquire
RE: Condemnation Settlement

Application to General Development
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List of Interested/Prospective Tenants

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Exhibit B

Exhibit C

Exhibit D

Exhibit E

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Attachment 2

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