

UPDATED
**PETITION TO AMEND THE
BOUNDARIES OF
SALTLEAF COMMUNITY
DEVELOPMENT DISTRICT**

Submitted by: Jere Earlywine, Esq.
Florida Bar No. 155527
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KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

Updated September 28, 2023

BEFORE THE COUNTY COMMISSION OF LEE COUNTY, FLORIDA

**PETITION TO AMEND THE BOUNDARIES OF
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Saltleaf Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and Ordinance No. 23-16, and located entirely within the boundaries of Lee County, Florida (“District”), hereby petitions the Board of County Commissioners of Lee County, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, Florida Statutes, and specifically Sections 190.046 and 190.005, Florida Statutes, to adopt an amendment to Ordinance No. 23-16 to add approximately 11.96 acres to the District. In support of this petition, the District states:

1. Location and Size. The District is located entirely within Lee County, Florida (“County”). **Exhibit 1** depicts the general location of the existing District. The District currently covers approximately 197.36 acres of land and is located east of Estero Bay, west of South Tamiami Trail and north of Coconut Road. The current metes and bounds description of the external boundary of the District is set forth in **Exhibit 2**. The metes and bounds of the lands to be added to the District (“Expansion Parcel”), which comprise approximately 11.96 acres, is set forth in **Exhibit 3**. Subsequent to the proposed amendment of the District, the District will encompass approximately 209.32 acres in total. **Exhibit 4** contains the metes and bounds description of the District boundary, as amended (“Amended District”).

2. Excluded Parcels. There are approximately 21.44 acres within the internal boundaries of the Amended District that will be excluded (“Excluded Parcels”). The metes and

bounds description of the Excluded Parcel is set forth in **Exhibit 5**. The Excluded Parcels are owned as follows:

Owned By	Address
Pelican Landing Timeshare Ventures Limited Partnership	1200 Bartow Road, Suite 40 Lakeland, Florida 33801
HPC Developer LLC	9002 San Marco Court Orlando, Florida 32918

There is no intent on behalf of the District for any District facilities or services to be installed and/or constructed on the Excluded Parcels. Moreover, no special assessments will be imposed on the Excluded Parcels. Excluding the Excluded Parcels from the boundaries of the Amended District will not have an impact on the development of either the Amended District or the Expansion Parcel.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundary of the District from the owners of one hundred percent of property subject to the proposed amendment. Documentation of this consent is contained in **Exhibit 6**. The favorable action by the Board of Supervisors of the District, as reflected in Resolution 2023-27 at **Exhibit 7**, constitutes consent for all other lands pursuant to Section 190.046(1)(f), Florida Statutes.

4. Board Members. The five persons designated by the Ordinance as the original Board of Supervisors met and scheduled an election of the landowners as required by Section 190.006, Florida Statutes. The current members of the Board of Supervisors of the District are Craig Klingensmith, Stephen Wilson, Sabra Smith, John Stamoulis and Brian Simper.

5. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 8**.

Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

6. District Facilities and Services. **Exhibit 9**¹ describes the type of facilities District presently expects to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. The estimated costs of constructing the infrastructure serving lands within the Amended District are also identified in **Exhibit 9**. Currently, these improvements are estimated to be made, acquired, constructed, and/or from 2023 to 2028. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

7. Statement of Estimated Regulatory Costs. **Exhibit 10** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Agent Authorization. **Exhibit 11** is an authorization of agent authorizing Jere Earlywine to act as the District’s agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Jere Earlywine, Esq.
Jere.Earlywine@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
Ph: (850) 528-6152

¹ The Proposed Facilities & Estimated Costs identified in Exhibit 8 has not changed and remains the same as was provided in the original *Petition to Establish the Saltleaf Community Development District*. The Proposed Facilities & Estimated Costs previously provided continues to apply because no additional infrastructure will be required for the development of the Expansion Parcel.

9. Chapter 190, Florida Statutes Requirements Are Met. This petition to amend the boundary of the District should be granted for the following reasons:

a. Amendment of the District's boundary and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the Amended District is part of a planned community. The Amended District will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Existence of the Amended District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the Amended District. The Amended District is the best alternative for delivering community development services and facilities to the Amended District without imposing an additional burden on the general population of the County. Amendment of the District to include such lands within a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the Amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.

e. The area to be served by the Amended District is amenable to separate special-district government.

WHEREFORE, the District respectfully requests that the Board of County Commissioners of Lee County:

- a. Schedule a public hearing in accordance with the requirements of Section 190.046(1)(f), Florida Statutes; and
- b. Grant the petition and amend Ordinance No. 23-16 to amend the boundary of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 14th day of August, 2023.

KUTAK ROCK LLP



Jere Earlywine, Esq.

Florida Bar No. 155527

Jere.Earlywine@KutakRock.com

KUTAK ROCK LLP

107 West College Avenue

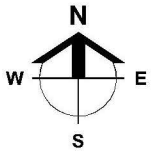
Tallahassee, Florida 32301

Ph: (850) 528-6152

EXHIBIT 1



PREPARED FOR



0 275 550 1100
SCALE IN FEET

PROJECT DESCRIPTION

**SALT
LEAF
CDD**

LEE COUNTY, FLORIDA

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

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

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
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REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME: 24102X01-LOC.MAP.DWG
LOCATION: J:\24102\DWG\EXHIBITS\1
PLOT DATE: WED, 5-24-2023 - 10:44 AM
PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

DATE	DESCRIPTION
2/6/2023	Update Boundary

PLAN STATUS

**GENERAL
LOCATION
MAP**

PROJECT / FILE NO.	SHEET NUMBER
24102	1

EXHIBIT 2

DESCRIPTION

Parcel in
Sections 5, 6, 7 and 8, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Sections 5, 6, 7 and 8, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

COMMENCING at the Southeast corner of Government Lot 2, of said Section 7 run $N01^{\circ}34'27''W$ along the East line of said Government Lot 2 for 40.02 feet; thence run $S89^{\circ}43'05''E$ for 25.01 feet to an intersection with the East right of way line of Coconut Road as described in a County Commissioners Minutes Book 6, at Page 288, Lee County Records, and the POINT OF BEGINNING. From said Point of Beginning run $N01^{\circ}34'27''W$ along said East line for 424.66 feet to an intersection with the Northerly right of way line of Coconut Road, (width varies) as described in deed recorded in Official Record Book 3421 at Page 1095, Lee County Records; thence run along said Northerly right of way line the following three (3) courses: $S89^{\circ}06'16''W$ for 288.98 feet; $S89^{\circ}09'28''W$ for 666.22 feet and $S89^{\circ}06'16''W$ for 247.49 feet to the Southwest Corner of lands described in deed recorded in Official Record Book 2750 at Page 3666, Lee County Records; thence run $N09^{\circ}16'44''W$ along the Westerly line of said lands for 199.49 feet to an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run $S89^{\circ}06'16''W$ along said North Line for 511.94 feet; thence run $N21^{\circ}20'24''E$ for 260.38 feet; thence run $N04^{\circ}28'03''E$ for 270.90 feet; thence run $N27^{\circ}03'41''W$ for 168.94 feet to an intersection with the North line of said Government Lot 2; thence run $N89^{\circ}06'47''E$ along said North line for 257.63 feet to an intersection with the Easterly line of lands described in a deed recorded in Instrument No. 2013000240450, Lee County Records; thence run along said Easterly line the following twenty-three (23) courses: $N39^{\circ}36'41''W$ for 105.41 feet; $N09^{\circ}02'32''E$ for 80.80 feet; $N89^{\circ}00'08''E$ for 230.82 feet; $N13^{\circ}37'57''E$ for 52.21 feet; $N04^{\circ}32'08''W$ for 50.65 feet; $N05^{\circ}12'32''W$ for 50.79 feet; $N29^{\circ}06'14''W$ for 59.23 feet; $N03^{\circ}26'02''E$ for 49.83 feet; $N10^{\circ}16'42''W$ for 51.40 feet; $N11^{\circ}13'24''E$ for 49.00 feet; $N41^{\circ}15'02''W$ for 70.64 feet; $N21^{\circ}13'24''W$ for 54.88 feet; $N25^{\circ}50'13''W$ for 21.40 feet; $N09^{\circ}20'00''E$ for 55.12 feet; $N25^{\circ}52'22''W$ for 51.13 feet; $N24^{\circ}52'17''W$ for 50.48 feet; $N04^{\circ}21'29''W$ for 50.65 feet; $N11^{\circ}27'49''E$ for 56.18 feet; $N10^{\circ}24'54''W$ for 50.55 feet; $N28^{\circ}04'28''W$ for 51.29 feet; $N18^{\circ}52'38''W$ for 49.96 feet; $N13^{\circ}36'38''W$ for 49.89 feet and $N02^{\circ}48'29''W$ for 247.54 feet to an intersection with the North line of Government Lot 1, said Section 7; thence run $S89^{\circ}20'35''W$ along said North line for 1.00 feet to an intersection with the Westerly line of a Conservation Easement described in a deed recorded in Official Records Book 3627, at Page 2061, Lee County Records; thence run along said Westerly line the following twenty-two (22) courses: $N46^{\circ}11'03''W$ for 61.03 feet; $N17^{\circ}54'30''W$ for 56.94 feet; $N20^{\circ}31'47''W$ for 72.71 feet; $N15^{\circ}30'26''E$ for 84.12 feet; $N02^{\circ}32'45''E$ for

50.98 feet; N12°16'28"W for 49.94 feet; N35°06'58"W for 59.36 feet; N19°11'46"W for 52.20 feet; N14°29'27"W for 88.09 feet; N04°01'02"W for 63.86 feet; N10°27'59"W for 50.49 feet; N28°08'16"W for 55.46 feet; N31°44'44"W for 57.31 feet; N52°41'29"W for 78.10 feet; N18°08'21"W for 51.92 feet; N26°14'47"W for 54.63 feet; N02°29'49"W for 50.00 feet; N36°09'47"E for 64.03 feet; N13°48'24"W for 50.99 feet; N68°35'55"E for 154.32 feet; N20°14'29"W for 105.00 feet and N04°39'14"W for 104.21 feet to an intersection with the North line of Government Lot 4, said Section 6; thence run N89°14'26"E along said North line for 199.41 feet to an intersection with the Westerly line of lands described in a deed recorded in Official Records Book 1762, at Page 4172, Lee County Records; thence run along the Westerly and Northerly line of said lands the following five (5) courses: N01°15'33"W for 775.71 feet; N45°44'29"E for 523.57 feet; S81°48'03"E for 600.65 feet; N01°16'23"W for 162.43 feet and N88°43'54"E for 349.45 feet to an intersection with the West line of the Southwest Quarter (SW-1/4) of said Section 5; thence run N01°54'31"W along said West line for 92.62 feet to the Northwest Corner of said Southwest Quarter (SW-1/4); thence run N89°07'39"E along the North line of said Southwest Quarter (SW-1/4) for 364.44 feet to an intersection with the Easterly line of said Conservation Easement; thence run along said Easterly line the following fifty-one (51) courses: S17°17'04"E for 44.28 feet; S12°53'12"E for 275.03 feet; S10°01'41"E for 113.67 feet; S08°08'35"E for 91.06 feet; S17°08'47"E for 137.48 feet; S17°18'43"E for 88.19 feet; S18°09'28"E for 215.81 feet; S52°49'03"E for 117.72 feet; S36°00'58"E for 30.20 feet; S15°19'13"E for 189.16 feet; S13°46'49"E for 68.98 feet; S03°50'59"E for 149.01 feet; S06°56'04"E for 151.69 feet; S25°09'05"E for 139.30 feet; S00°26'00"E for 99.47 feet; S04°02'24"E for 83.95 feet; S10°33'02"E for 53.63 feet; S16°45'11"W for 81.09 feet; S13°24'20"W for 99.81 feet; S00°12'02"W for 111.16 feet; S00°52'33"E for 19.20 feet; S02°40'03"E for 62.35 feet; S04°22'37"W for 36.69 feet; S08°48'24"E for 66.07 feet; S01°31'20"E for 56.66 feet; S27°45'47"E for 36.77 feet; S01°53'49"E for 40.39 feet; S09°48'23"E for 43.89 feet; S25°36'11"W for 126.65 feet; S00°21'49"W for 70.76 feet; S03°40'54"E for 99.02 feet; S36°58'20"E for 65.66 feet; S35°27'44"E for 80.56 feet; S06°21'08"E for 64.02 feet; S05°15'21"W for 183.55 feet; S14°17'46"W for 86.23 feet; S15°45'25"W for 96.56 feet; S26°25'19"E for 48.98 feet; S02°20'03"E for 40.55 feet; S02°26'12"W for 65.00 feet; S08°45'28"W for 139.88 feet; S05°55'58"W for 214.01 feet; S10°55'48"W for 131.88 feet; S01°38'29"E for 165.82 feet; S17°59'48"W for 154.60 feet; S01°55'49"E for 270.39 feet; S12°47'40"E for 240.61 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the right of radius 57,646.43 feet (delta 00°08'39") (chord bearing S12°49'15"E) (chord 145.00 feet) for 145.00 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the left of radius 133.52 feet (delta 11°06'42") (chord bearing S19°13'34"E) (chord 25.85 feet) for 25.89 feet; S34°59'52"W along a non-tangent line for 70.52 feet and S01°17'23"W for 139.46 feet to an intersection with the North line of the South 40 feet of the Northwest Quarter (NW 1/4) of said Section 8; thence run N89°43'05"W along said North line for 641.20 feet to the POINT OF BEGINNING.

Containing 230.76 acres, more or less.

LESS AND EXCEPT those lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records:

COMMENCING at the Southeast corner of said Section 6 run N32°24'58"W for 402.72 feet to the POINT OF BEGINNING.

From said Point of Beginning run N35°37'13"W for 153.86 feet; thence run S58°57'13"W for 537.28 feet; thence run N31°41'08"W for 104.97 feet; thence run N05°57'36"E for 410.85 feet; thence run N36°08'20"W for 280.13 feet; thence run N06°21'18"E for 453.60 feet; thence run N19°00'07"W for 182.05 feet; thence run N03°46'53"W for 151.03 feet; thence run N16°47'03"E for 216.81 feet; thence run N66°15'38"E for 491.36 feet; thence run S69°40'02"E for 229.14 feet; thence run S25°28'33"E for 76.93 feet; thence run S64°24'50"E for 35.54 feet; thence run S20°50'26"E for 276.35 feet; thence run S25°28'33"E for 245.21 feet; thence run S18°20'32"E for 130.83 feet; thence run S27°46'07"W for 205.73 feet; thence run S16°30'00"E for 265.70 feet; thence run S54°23'52"E for 190.76 feet; thence run S22°38'40"E for 87.71 feet; thence run S71°46'53"W for 131.17 feet; thence run S68°44'48"W for 363.26 feet; thence run S21°12'13"E for 161.13 feet; thence run S60°06'03"W for 62.68 feet to the POINT OF BEGINNING.

Containing 33.40 acres, more or less.

Containing a net area of 197.36 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the East line of Government Lot 2 of Section 7 to bear N01°34'27"W. (Grid/Ground Scale factor = 0.999945)

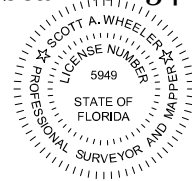
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by Scott A.

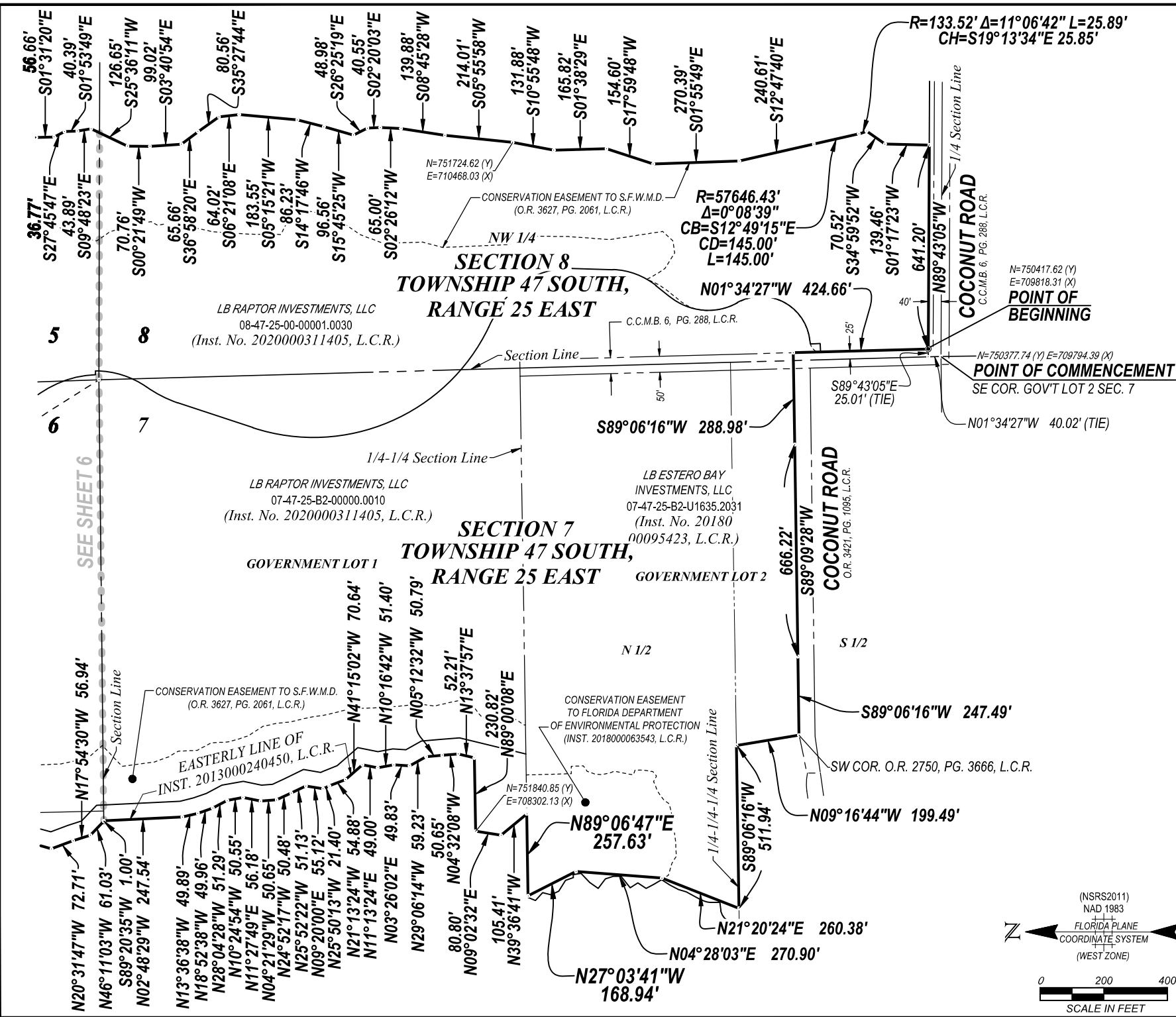
Wheeler, PSM

Date: 2023.09.27

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



PREPARED FOR



LONDON BAY HOMES

889 111th AVENUE NORTH
 NAPLES, FLORIDA 34108-1805


PHONE (239) 592-1400
 FAX (239) 592-1413

WWW.LONDONBAY.COM

PROJECT DESCRIPTION

A PARCEL OF LAND IN SECTIONS 5, 6, 7 AND 8 TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA

PROJECT SURVEYOR



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

FILE NAME	24102SK01.DWG
LAYOUT	5
LOCATION	J:\24102\DWG\SURVEY\INGISKE1CH
PLOT DATE	MON, 2-6-2023 - 11:22 AM
PLOT BY	PETER OLSEN
DRAWING DATA	
SURVEY DATE	12-09-2020
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=400'
FIELD BOOK	

PLAN REVISIONS	

STRAP NUMBERS	

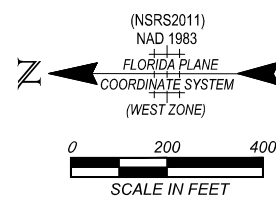


EXHIBIT 3

DESCRIPTION

Parcel in
Section 6, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Section 6, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being a portion of those lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 6 run N32°24'58"W for 402.72 feet to an intersection with the Southerly line of said lands; thence run along said Southerly line the following courses: N35°37'13"W for 153.86 feet and S58°57'13"W for 342.32 feet to the POINT OF BEGINNING.

From said Point of Beginning run along the Southerly, Westerly, Northerly and Easterly line of said lands the following courses: S58°57'13"W for 194.96 feet; N31°41'08"W for 104.97 feet; N05°57'36"E for 410.85 feet; N36°08'20"W for 280.13 feet; N06°21'18"E for 453.60 feet; N19°00'07"W for 182.05 feet; N03°46'53"W for 151.03 feet; N16°47'03"E for 216.81 feet; N66°15'38"E for 491.36 feet; S69°40'02"E for 229.14 feet; S25°28'33"E for 76.93 feet; S64°24'50"E for 35.54 feet and S20°50'26"E for 124.09 feet to an intersection with the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 3, as described in a deed recorded in Instrument Number 2019000287737, Lee County Records; thence run along the Northerly line of said Phase 3 the following courses: S67°27'15"W for 13.11 feet; S22°32'45"E for 125.49 feet; S64°31'27"W for 128.50 feet; N66°02'09"W for 78.97 feet and S56°35'09"W for 14.27 feet to an intersection with the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 1, as described in a deed recorded in Official Records Book 4033, at Page 3816, Lee County Records; thence run N33°24'51"W along said Northerly line and continue along the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 4, as described in a deed recorded in Instrument Number 2023000146465, Lee County Records, for 27.61 feet to a point of curvature; thence run along the Northerly and Westerly line of said Phase 4 the following courses: Northwesterly along an arc of a curve to the left of radius 434.00 feet (delta 17°15'08") (chord bearing N42°02'25"W) (chord 130.19 feet) for 130.68 feet to a point of compound curvature; Westerly along an arc of a curve to the left of radius 184.00 feet (delta 56°21'48") (chord bearing N78°50'53"W) (chord 173.79 feet) for 181.01 feet to a point of compound curvature; Southwesterly along an arc of a curve to the left of radius 393.00 feet (delta 23°04'02") (chord bearing S61°26'12"W) (chord 157.15 feet) for 158.22 feet to a point of compound curvature; Southwesterly along an arc of a curve to the left of radius 134.00 feet (delta 16°26'18") (chord bearing S41°41'02"W) (chord 38.31 feet) for 38.45 feet to a point of compound curvature and Southerly along an arc of a curve to the left of radius 204.00 feet (delta 54°36'02") (chord bearing S06°09'52"W) (chord 187.13 feet) for 194.40 feet to a point of tangency; thence run S21°08'09"E along said Westerly line and continuing along the Westerly line of said Phase 1 for 101.90 feet to

a point of curvature; thence run along said Westerly line of Phase 1 the following courses: Southerly along an arc of a curve to the right of radius 266.00 feet (delta 26°11'54") (chord bearing S08°02'12"E) (chord 120.57 feet) for 121.63 feet to a point of tangency; S05°03'45"W for 277.10 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 214.00 feet (delta 40°41'43") (chord bearing S15°17'07"E) (chord 148.82 feet) for 152.00 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the right of radius 966.00 feet (delta 10°36'14") (chord bearing S30°19'52"E) (chord 178.53 feet) for 178.78 feet to a point of compound curvature; Southerly along an arc of a curve to the right of radius 266.00 feet (delta 20°49'18") (chord bearing S14°37'05"E) (chord 96.14 feet) for 96.67 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 182.00 feet (delta 20°03'07") (chord bearing S14°14'00"E) (chord 63.37 feet) for 63.69 feet; S56°53'26"W along a non-tangent line for 107.37 feet; S13°25'10"E for 70.59 feet; S00°03'40"W for 125.64 feet and S31°02'47"E for 44.76 feet to the POINT OF BEGINNING.

Containing 11.96 acres, more or less.

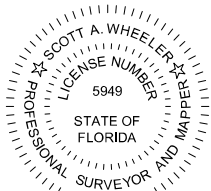
Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the East line of Government Lot 2 of Section 7 to bear N01°34'27"W. (Grid/Ground Scale factor = 0.999945)

Digitally signed
by Scott A.

Wheeler, PSM

Date: 2023.09.27

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

EXHIBIT 4

DESCRIPTION

Parcel in
Sections 5, 6, 7 and 8, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Sections 5, 6, 7 and 8, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

COMMENCING at the Southeast corner of Government Lot 2, of said Section 7 run N01°34'27"W along the East line of said Government Lot 2 for 40.02 feet; thence run S89°43'05"E for 25.01 feet to an intersection with the East right of way line of Coconut Road as described in a County Commissioners Minutes Book 6, at Page 288, Lee County Records, and the POINT OF BEGINNING.

From said Point of Beginning run N01°34'27"W along said East line for 424.66 feet to an intersection with the Northerly right of way line of Coconut Road, (width varies) as described in deed recorded in Official Record Book 3421 at Page 1095, Lee County Records; thence run along said Northerly right of way line the following three (3) courses: S89°06'16"W for 288.98 feet; S89°09'28"W for 666.22 feet and S89°06'16"W for 247.49 feet to the Southwest Corner of lands described in deed recorded in Official Record Book 2750 at Page 3666, Lee County Records; thence run N09°16'44"W along the Westerly line of said lands for 199.49 feet to an intersection with the North line of the South Half (S 1/2) of said Government Lot 2; thence run S89°06'16"W along said North Line for 511.94 feet; thence run N21°20'24"E for 260.38 feet; thence run N04°28'03"E for 270.90 feet; thence run N27°03'41"W for 168.94 feet to an intersection with the North line of said Government Lot 2; thence run N89°06'47"E along said North line for 257.63 feet to an intersection with the Easterly line of lands described in a deed recorded in Instrument No. 2013000240450, Lee County Records; thence run along said Easterly line the following twenty-three (23) courses: N39°36'41"W for 105.41 feet; N09°02'32"E for 80.80 feet; N89°00'08"E for 230.82 feet; N13°37'57"E for 52.21 feet; N04°32'08"W for 50.65 feet; N05°12'32"W for 50.79 feet; N29°06'14"W for 59.23 feet; N03°26'02"E for 49.83 feet; N10°16'42"W for 51.40 feet; N11°13'24"E for 49.00 feet; N41°15'02"W for 70.64 feet; N21°13'24"W for 54.88 feet; N25°50'13"W for 21.40 feet; N09°20'00"E for 55.12 feet; N25°52'22"W for 51.13 feet; N24°52'17"W for 50.48 feet; N04°21'29"W for 50.65 feet; N11°27'49"E for 56.18 feet; N10°24'54"W for 50.55 feet; N28°04'28"W for 51.29 feet; N18°52'38"W for 49.96 feet; N13°36'38"W for 49.89 feet and N02°48'29"W for 247.54 feet to an intersection with the North line of Government Lot 1, said Section 7; thence run S89°20'35"W along said North line for 1.00 feet to an intersection with the Westerly line of a Conservation Easement described in a deed recorded in Official Records Book 3627, at Page 2061, Lee County Records; thence run along said Westerly line the following twenty-two (22) courses: N46°11'03"W for 61.03 feet; N17°54'30"W for 56.94 feet; N20°31'47"W for 72.71 feet; N15°30'26"E for 84.12 feet; N02°32'45"E for 50.98 feet; N12°16'28"W for 49.94 feet; N35°06'58"W for 59.36 feet; N19°11'46"W for 52.20 feet; N14°29'27"W for 88.09 feet; N04°01'02"W for 63.86 feet; N10°27'59"W for 50.49 feet; N28°08'16"W for 55.46 feet; N31°44'44"W for 57.31 feet; N52°41'29"W for 78.10 feet; N18°08'21"W for 51.92 feet; N26°14'47"W for 54.63 feet; N02°29'49"W for 50.00 feet; N36°09'47"E for 64.03 feet; N13°48'24"W for 50.99 feet; N68°35'55"E for 154.32 feet; N20°14'29"W for 105.00 feet and N04°39'14"W for 104.21 feet to an intersection with the North line of Government Lot 4, said Section 6; thence run N89°14'26"E along said North line for 199.41 feet to an intersection with the Westerly line of lands described in a deed recorded in Official Records

Book 1762, at Page 4172, Lee County Records; thence run along the Westerly and Northerly line of said lands the following five (5) courses: N01°15'33"W for 775.71 feet; N45°44'29"E for 523.57 feet; S81°48'03"E for 600.65 feet; N01°16'23"W for 162.43 feet and N88°43'54"E for 349.45 feet to an intersection with the West line of the Southwest Quarter (SW-1/4) of said Section 5; thence run N01°54'31"W along said West line for 92.62 feet to the Northwest Corner of said Southwest Quarter (SW-1/4); thence run N89°07'39"E along the North line of said Southwest Quarter (SW-1/4) for 364.44 feet to an intersection with the Easterly line of said Conservation Easement; thence run along said Easterly line the following fifty-one (51) courses: S17°17'04"E for 44.28 feet; S12°53'12"E for 275.03 feet; S10°01'41"E for 113.67 feet; S08°08'35"E for 91.06 feet; S17°08'47"E for 137.48 feet; S17°18'43"E for 88.19 feet; S18°09'28"E for 215.81 feet; S52°49'03"E for 117.72 feet; S36°00'58"E for 30.20 feet; S15°19'13"E for 189.16 feet; S13°46'49"E for 68.98 feet; S03°50'59"E for 149.01 feet; S06°56'04"E for 151.69 feet; S25°09'05"E for 139.30 feet; S00°26'00"E for 99.47 feet; S04°02'24"E for 83.95 feet; S10°33'02"E for 53.63 feet; S16°45'11"W for 81.09 feet; S13°24'20"W for 99.81 feet; S00°12'02"W for 111.16 feet; S00°52'33"E for 19.20 feet; S02°40'03"E for 62.35 feet; S04°22'37"W for 36.69 feet; S08°48'24"E for 66.07 feet; S01°31'20"E for 56.66 feet; S27°45'47"E for 36.77 feet; S01°53'49"E for 40.39 feet; S09°48'23"E for 43.89 feet; S25°36'11"W for 126.65 feet; S00°21'49"W for 70.76 feet; S03°40'54"E for 99.02 feet; S36°58'20"E for 65.66 feet; S35°27'44"E for 80.56 feet; S06°21'08"E for 64.02 feet; S05°15'21"W for 183.55 feet; S14°17'46"W for 86.23 feet; S15°45'25"W for 96.56 feet; S26°25'19"E for 48.98 feet; S02°20'03"E for 40.55 feet; S02°26'12"W for 65.00 feet; S08°45'28"W for 139.88 feet; S05°55'58"W for 214.01 feet; S10°55'48"W for 131.88 feet; S01°38'29"E for 165.82 feet; S17°59'48"W for 154.60 feet; S01°55'49"E for 270.39 feet; S12°47'40"E for 240.61 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the right of radius 57,646.43 feet (delta 00°08'39") (chord bearing S12°49'15"E) (chord 145.00 feet) for 145.00 feet to a point on a non-tangent curve; Southerly along an arc of a curve to the left of radius 133.52 feet (delta 11°06'42") (chord bearing S19°13'34"E) (chord 25.85 feet) for 25.89 feet; S34°59'52"W along a non-tangent line for 70.52 feet and S01°17'23"W for 139.46 feet to an intersection with the North line of the South 40 feet of the Northwest Quarter (NW 1/4) of said Section 8; thence run N89°43'05"W along said North line for 641.20 feet to the POINT OF BEGINNING. Containing 230.76 acres, more or less.

LESS AND EXCEPT a portion of those lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records:

COMMENCING at the Southeast corner of said Section 6 run N32°24'58"W for 402.72 feet to the POINT OF BEGINNING.

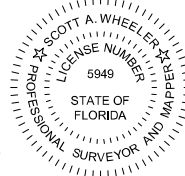
From said Point of Beginning run along the Southerly line of said lands the following courses: N35°37'13"W for 153.86 feet and S58°57'13"W for 342.32 feet an intersection with the Westerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 1, as described in a deed recorded in Official Records Book 4033, at Page 3816, Lee County Records; thence run along said Westerly line the following courses: N31°02'47"W for 44.76 feet; N00°03'40"E for 125.64 feet; N13°25'10"W for 70.59 feet; N56°53'26"E for 107.37 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 182.00 feet (delta 20°03'07") (chord bearing N14°14'00"W) (chord 63.37 feet) for 63.69 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 266.00 feet (delta 20°49'18") (chord bearing N14°37'05"W) (chord 96.14 feet) for 96.67 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 966.00 feet (delta 10°36'14") (chord bearing N30°19'52"W) (chord 178.53 feet) for 178.78 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 214.00 feet

(delta 40°41'43") (chord bearing N15°17'07"W) (chord 148.82 feet) for 152.00 feet to a point of tangency; N05°03'45"E for 277.10 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 266.00 feet (delta 26°11'54") (chord bearing N08°02'12"W) (chord 120.57 feet) for 121.63 feet TO A POINT OF TANGENCY; thence run N21°08'09"W along said Westerly line and continuing along the Westerly and Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 4, as described in a deed recorded in Instrument Number 2023000146465, Lee County Records, for 101.90 feet to a point of curvature; thence run along the Westerly and Northerly line of said Phase 4 the following courses: Northerly along an arc of a curve to the right of radius 204.00 feet (delta 54°36'02") (chord bearing N06°09'52"E) (chord 187.13 feet) for 194.40 feet to a point of compound curvature; Northeasterly along an arc of a curve to the right of radius 134.00 feet (delta 16°26'18") (chord bearing N41°41'02"E) (chord 38.31 feet) for 38.45 feet to a point of compound curvature; Northeasterly along an arc of a curve to the right of radius 393.00 feet (delta 23°04'02") (chord bearing N61°26'12"E) (chord 157.15 feet) for 158.22 feet to a point of compound curvature; Easterly along an arc of a curve to the right of radius 184.00 feet (delta 56°21'48") (chord bearing S78°50'53"E) (chord 173.79 feet) for 181.01 feet to a point of compound curvature and Southeasterly along an arc of a curve to the right of radius 434.00 feet (delta 17°15'08") (chord bearing S42°02'25"E) (chord 130.19 feet) for 130.68 feet to a point of tangency; thence run S33°24'51"E along the Northerly line of said Phase 4 and continuing along the Northerly line of said Phase 1 for 27.61 feet to an intersection with the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 3, as described in a deed recorded in Instrument Number 2019000287737, Lee County Records; thence run along the Northerly line of said Phase 3 the following courses: N56°35'09"E for 14.27 feet; S66°02'09"E for 78.97 feet; N64°31'27"E for 128.50 feet; N22°32'45"W for 125.49 feet and N67°27'15"E for 13.11 feet to an intersection with the Easterly line of said lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records; thence run along the Easterly and Southerly line of said lands the following courses: S20°50'26"E for 152.26 feet; S25°28'33"E for 245.21 feet; S18°20'32"E for 130.83 feet; S27°46'07"W for 205.73 feet; S16°30'00"E for 265.70 feet; S54°23'52"E for 190.76 feet; S22°38'40"E for 87.71 feet; S71°46'53"W for 131.17 feet; S68°44'48"W for 363.26 feet; S21°12'13"E for 161.13 feet and S60°06'03"W for 62.68 feet to the POINT OF BEGINNING.
Containing 21.44 acres, more or less.

Containing a net area of 209.32 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the East line of Government Lot 2 of Section 7 to bear N01°34'27"W. (Grid/Ground Scale factor = 0.999945)

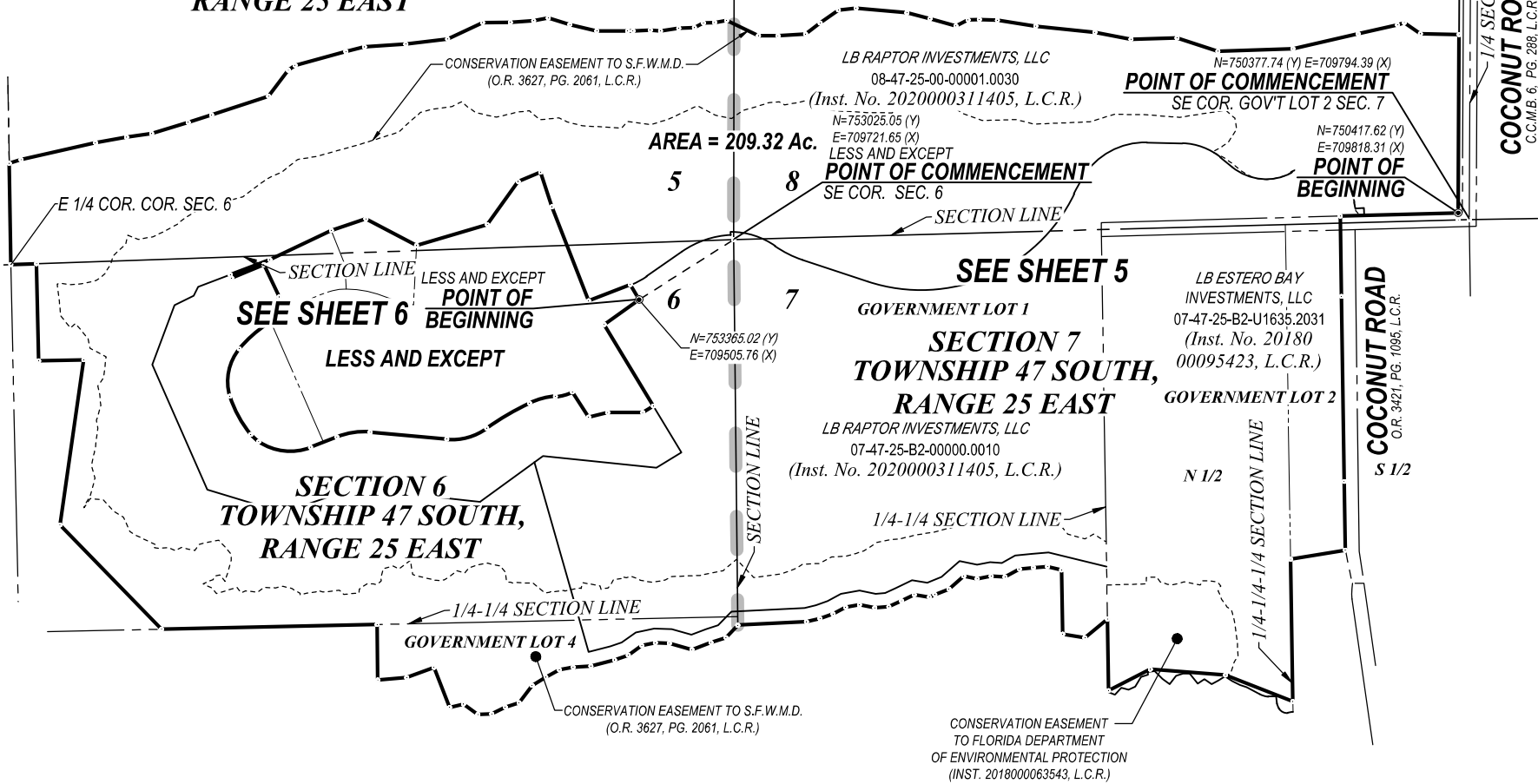
Digitally signed
by Scott A.
Wheeler, PSM
Date: 2023.09.27
'11:29:21 -04'00



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

SW 1/4
SECTION 5
TOWNSHIP 47 SOUTH,
RANGE 25 EAST

NW 1/4
SECTION 8
TOWNSHIP 47 SOUTH,
RANGE 25 EAST



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

PREPARED FOR

LONDON BAY HOMES
 889 111th AVENUE NORTH
 NAPLES, FLORIDA 34108-1805
 PHONE (239) 592-1400
 FAX (239) 592-1413
 WWW.LONDONBAY.COM

PROJECT DESCRIPTION

**A PARCEL OF LAND IN
 SECTIONS 5, 6, 7 AND 8
 TOWNSHIP 47 SOUTH,
 RANGE 25 EAST,
 LEE COUNTY, FLORIDA**

PROJECT SURVEYOR

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

FILE NAME	24102SK01.DWG
LAYOUT	4
LOCATION	J:\24102\DWG\SURVEY\INGISKE1CH
PLOT DATE	FRI, 5-19-2023 - 3:31 PM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	12-09-2022
DRAWN BY	P. OLSEN
CHECKED BY	
SCALE	1"=400'
FIELD BOOK	

PLAN REVISIONS	
02-06-2023	REV. BOUNDARY, ADD COORDINATES
05-19-2023	REVISE LESS AND EXCEPT BOUNDARY

STRAP NUMBERS

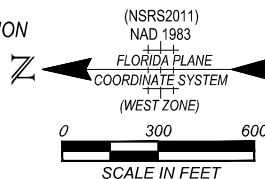
SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
24102 7-47-25	4 OF 6

NOTES:

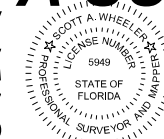
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GRID AND CAN BE DIVIDED BY 0.9999445 TO OBTAIN GROUND DISTANCES.
- INST. No.- DENOTES INSTRUMENT NUMBER, LEE COUNTY PUBLIC RECORDS.
- O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS.
- (P) - DENOTES PLAT.
- P.B. - DENOTES PLAT BOOK.
- PG. - DENOTES PAGE.
- BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983)(NSRS 2011) AND BASED ON THE EAST LINE OF THE GOVERNMENT LOT 2 OF SECTION 7 TO BEAR N01°34'27"W.
- DESCRIPTION IS ATTACHED.

KEY MAP



THIS IS NOT A SURVEY

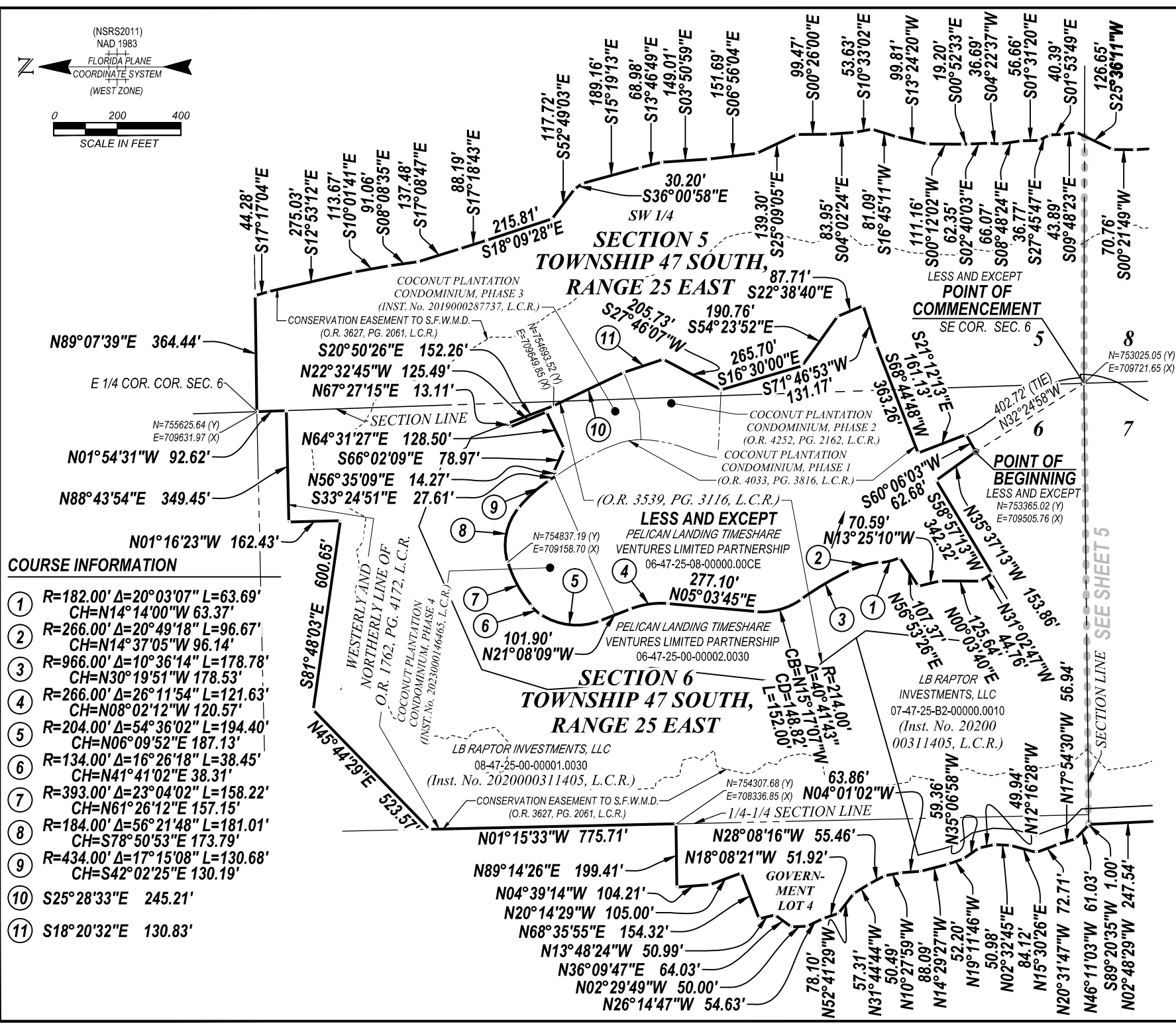
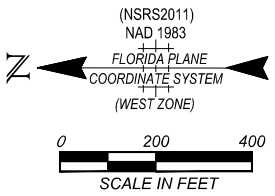
Digitally signed by
 Scott A. Wheeler,
 PSM
 Date: 2023.09.27
 '11:29:37 -04'00



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

DATE SIGNED:

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



COURSE INFORMATION

- ① R=182.00' Δ=20°03'07" L=63.69'
CH=N14°14'00"W 63.37'
- ② R=266.00' Δ=20°49'18" L=96.67'
CH=N14°37'05"W 96.14'
- ③ R=966.00' Δ=10°36'14" L=178.78'
CH=N30°19'51"W 178.53'
- ④ R=266.00' Δ=26°11'54" L=121.63'
CH=N08°02'12"W 120.57'
- ⑤ R=204.00' Δ=54°36'02" L=194.40'
CH=N06°09'52"E 187.13'
- ⑥ R=134.00' Δ=16°26'18" L=38.45'
CH=N41°41'02"E 38.31'
- ⑦ R=393.00' Δ=23°04'02" L=158.22'
CH=N61°26'12"E 157.15'
- ⑧ R=184.00' Δ=56°21'48" L=181.01'
CH=S78°50'53"E 173.79'
- ⑨ R=434.00' Δ=17°15'08" L=130.68'
CH=S42°02'25"E 130.19'
- ⑩ S25°28'33"E 245.21'
- ⑪ S18°20'32"E 130.83'

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FLORIDA CERTIFICATES OF AUTHORIZATION
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PREPARED FOR

LB
LONDON BAY HOMES

889 11th AVENUE NORTH
NAPLES, FLORIDA 34108-1805

PHONE (239) 592-1400
FAX (239) 592-1413

WWW.LONDONBAY.COM

PROJECT DESCRIPTION

A PARCEL OF LAND IN
SECTIONS 5, 6, 7 AND 8
TOWNSHIP 47 SOUTH,
RANGE 25 EAST,
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

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

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

FILE NAME 24102R01.DWG
LAYOUT 5
LOCATION J:\24102\DWG\SURVEY\INGIS\KETCH
PLOT DATE FRI, 5-19-2023 - 3:32 PM
PLOT BY PETER OLSEN

DRAWING DATA

SURVEY DATE 12-09-2020
DRAWN BY P. OLSEN
CHECKED BY
SCALE 1"=400'
FIELD BOOK

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT FILE NO. 24102 SHEET NUMBER 6 OF 6
DATE 7-47-25

EXHIBIT 5

EXCLUDED PARCEL

DESCRIPTION

Parcel in
Sections 5 and 6, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Sections 5 and 6, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 6 run N32°24'58"W for 402.72 feet to the POINT OF BEGINNING.

From said Point of Beginning run along the Southerly line of said lands the following courses: N35°37'13"W for 153.86 feet and S58°57'13"W for 342.32 feet an intersection with the Westerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 1, as described in a deed recorded in Official Records Book 4033, at Page 3816, Lee County Records; thence run along said Westerly line the following courses: N31°02'47"W for 44.76 feet; N00°03'40"E for 125.64 feet; N13°25'10"W for 70.59 feet; N56°53'26"E for 107.37 feet to a point on a non-tangent curve; Northerly along an arc of a curve to the right of radius 182.00 feet (delta 20°03'07") (chord bearing N14°14'00"W) (chord 63.37 feet) for 63.69 feet to a point of reverse curvature; Northerly along an arc of a curve to the left of radius 266.00 feet (delta 20°49'18") (chord bearing N14°37'05"W) (chord 96.14 feet) for 96.67 feet to a point of compound curvature; Northwesterly along an arc of a curve to the left of radius 966.00 feet (delta 10°36'14") (chord bearing N30°19'52"W) (chord 178.53 feet) for 178.78 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 214.00 feet (delta 40°41'43") (chord bearing N15°17'07"W) (chord 148.82 feet) for 152.00 feet to a point of tangency; N05°03'45"E for 277.10 feet to a point of curvature and Northerly along an arc of a curve to the left of radius 266.00 feet (delta 26°11'54") (chord bearing N08°02'12"W) (chord 120.57 feet) for 121.63 feet TO A POINT OF TANGENCY; thence run N21°08'09"W along said Westerly line and continuing along the Westerly and Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 4, as described in a deed recorded in Instrument Number 2023000146465, Lee County Records, for 101.90 feet to a point of curvature; thence run along the Westerly and Northerly line of said Phase 4 the following courses: Northerly along an arc of a curve to the right of radius 204.00 feet (delta 54°36'02") (chord bearing N06°09'52"E) (chord 187.13 feet) for 194.40 feet to a point of compound curvature; Northeasterly along an arc of a curve to the right of radius 134.00 feet (delta 16°26'18") (chord bearing N41°41'02"E) (chord 38.31 feet) for 38.45 feet to a point of compound curvature; Northeasterly along an arc of a curve to the right of radius 393.00 feet (delta 23°04'02") (chord bearing N61°26'12"E) (chord 157.15 feet) for 158.22 feet to a point of compound curvature; Easterly along an arc of a curve to the right of radius 184.00 feet (delta 56°21'48") (chord bearing S78°50'53"E) (chord 173.79 feet) for 181.01 feet to a point of compound curvature and Southeasterly along an arc of a curve to the right of radius 434.00 feet (delta 17°15'08") (chord bearing S42°02'25"E) (chord 130.19 feet) for 130.68 feet to a point of tangency; thence run S33°24'51"E along the Northerly line of said Phase 4 and continuing along the Northerly line of said Phase 1 for 27.61 feet to an intersection with the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 3, as described in a deed recorded in Instrument Number 2019000287737, Lee County Records; thence run along the Northerly line of said Phase 3 the following courses: N56°35'09"E for 14.27 feet; S66°02'09"E for 78.97 feet; N64°31'27"E for 128.50 feet; N22°32'45"W for 125.49 feet and

N67°27'15"E for 13.11 feet to an intersection with the Easterly line of said lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records; thence run along the Easterly and Southerly line of said lands the following courses: S20°50'26"E for 152.26 feet; S25°28'33"E for 245.21 feet; S18°20'32"E for 130.83 feet; S27°46'07"W for 205.73 feet; S16°30'00"E for 265.70 feet; S54°23'52"E for 190.76 feet; S22°38'40"E for 87.71 feet; S71°46'53"W for 131.17 feet; S68°44'48"W for 363.26 feet; S21°12'13"E for 161.13 feet and S60°06'03"W for 62.68 feet to the POINT OF BEGINNING.
Containing 21.44 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the East line of Government Lot 2 of Section 7 to bear N01°34'27"W. (Grid/Ground Scale factor = 0.999945)

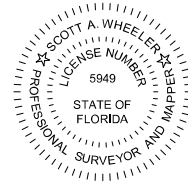
Digitally signed

by Scott A.

Wheeler, PSM

Date: 2023.09.27

'11:35:47 -04'00



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

EXHIBIT 6

This instrument was prepared by:

KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301

**CONSENT AND JOINDER OF LANDOWNER FOR THE
AMENDMENT OF THE BOUNDARIES OF THE
SALTLEAF COMMUNITY DEVELOPMENT DISTRICT
[EXPANSION PARCEL]**

The undersigned is the owner of certain lands which are more fully described as the "Expansion Parcel" in **Exhibit A** attached hereto and made a part hereof ("Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Saltleaf Community Development District ("Petitioner" or "District") intends to submit a petition amending the boundaries of the District in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands that are intended to constitute lands to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005 and Section 190.046, Florida Statutes, Petitioner is required to include the written consent to the amendment of the boundaries of the District of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby requests and consents to addition of the Property to the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

[signatures on following page]

Executed this 20th day of July, 2023.

WITNESS

KERSEY SMOOT INVESTMENTS, LLC

By: [Signature]
Name: Anna Murphy

By: [Signature]
Name: Stephen Wilson

By: [Signature]
Name: Lisa Van Der

STATE OF FLORIDA
COUNTY OF Collier

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of July, 2023, by Stephen Wilson as Manager of Kersey Smart Inv. LLC on its behalf. He is personally known to me or produced _____ as identification.



[Signature]
Notary Public, State of Florida Anna Murphy

EXHIBIT A: Legal Description

EXHIBIT A:
Legal Description

Barraco
and Associates, Inc.

www.barraco.net
Civil Engineers, Land Surveyors and Planners

DESCRIPTION

Parcel in
Section 6, Township 47 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Section 6, Township 47 South, Range 25 East, Lee County, Florida, said tract or parcel being a portion of those lands described in a deed recorded in Official Records Book 3539, at Page 3116, Lee County Records, being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 6 run N32°24'58"W for 402.72 feet to an intersection with the Southerly line of said lands; thence run along said Southerly line the following courses: N35°37'13"W for 153.86 feet and S58°57'13"W for 342.32 feet to the POINT OF BEGINNING.

From said Point of Beginning run along the Southerly, Westerly, Northerly and Easterly line of said lands the following courses: S58°57'13"W for 194.96 feet; N31°41'08"W for 104.97 feet; N05°57'36"E for 410.85 feet; N36°08'20"W for 280.13 feet; N06°21'18"E for 453.60 feet; N19°00'07"W for 182.05 feet; N03°46'53"W for 151.03 feet; N16°47'03"E for 216.81 feet; N66°15'38"E for 491.36 feet; S69°40'02"E for 229.14 feet; S25°28'33"E for 76.93 feet; S64°24'50"E for 35.54 feet and S20°50'26"E for 124.09 feet to an intersection with the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 3, as described in a deed recorded in Instrument Number 2019000287737, Lee County Records; thence run along the Northerly line of said Phase 3 the following courses: S67°27'15"W for 13.11 feet; S22°32'45"E for 125.49 feet; S64°31'27"W for 128.50 feet; N66°02'09"W for 78.97 feet and S56°35'09"W for 14.27 feet to an intersection with the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 1, as described in a deed recorded in Official Records Book 4033, at Page 3816, Lee County Records; thence run N33°24'51"W along said Northerly line and continue along the Northerly line of "COCONUT PLANTATION, A CONDOMINIUM", PHASE 4, as described in a deed recorded in Instrument Number 2023000146465, Lee County Records, for 27.61 feet to a point of curvature; thence run along the Northerly and Westerly line of said Phase 4 the following courses: Northwesterly along an arc of a curve to the left of radius 434.00 feet (delta 17°15'08") (chord bearing N42°02'25"W) (chord 130.19 feet) for 130.68 feet to a point of compound curvature; Westerly along an arc of a curve to the left of radius 184.00 feet (delta 56°21'48") (chord bearing N78°50'53"W) (chord 173.79 feet) for 181.01 feet to a point of compound curvature; Southwesterly along an arc of a curve to the left of radius 393.00 feet (delta 23°04'02") (chord bearing S61°26'12"W) (chord 157.15 feet) for 158.22 feet to a point of compound curvature; Southwesterly along an arc of a curve to the left of radius 134.00 feet (delta 16°26'18") (chord bearing S41°41'02"W) (chord 38.31 feet) for 38.45 feet to a point of compound curvature and Southerly along an arc of a curve to the left of radius 204.00 feet (delta 54°36'02") (chord bearing S06°09'52"W) (chord 187.13 feet) for 194.40 feet to a point of tangency; thence run S21°08'09"E along said Westerly line and continuing along the Westerly line of said Phase 1 for 101.90 feet to

a point of curvature; thence run along said Westerly line of Phase 1 the following courses: Southerly along an arc of a curve to the right of radius 266.00 feet (delta 26°11'54") (chord bearing S08°02'12"E) (chord 120.57 feet) for 121.63 feet to a point of tangency; S05°03'45"W for 277.10 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 214.00 feet (delta 40°41'43") (chord bearing S15°17'07"E) (chord 148.82 feet) for 152.00 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the right of radius 966.00 feet (delta 10°36'14") (chord bearing S30°19'52"E) (chord 178.53 feet) for 178.78 feet to a point of compound curvature; Southerly along an arc of a curve to the right of radius 266.00 feet (delta 20°49'18") (chord bearing S14°37'05"E) (chord 96.14 feet) for 96.67 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 182.00 feet (delta 20°03'07") (chord bearing S14°14'00"E) (chord 63.37 feet) for 63.69 feet; S56°53'26"W along a non-tangent line for 107.37 feet; S13°25'10"E for 70.59 feet; S00°03'40"W for 125.64 feet and S31°02'47"E for 44.76 feet to the POINT OF BEGINNING.
Containing 11.96 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD1983)(NSRS 2011) and are based on the East line of Government Lot 2 of Section 7 to bear N01°34'27"W. (Grid/Ground Scale factor = 0.999945)

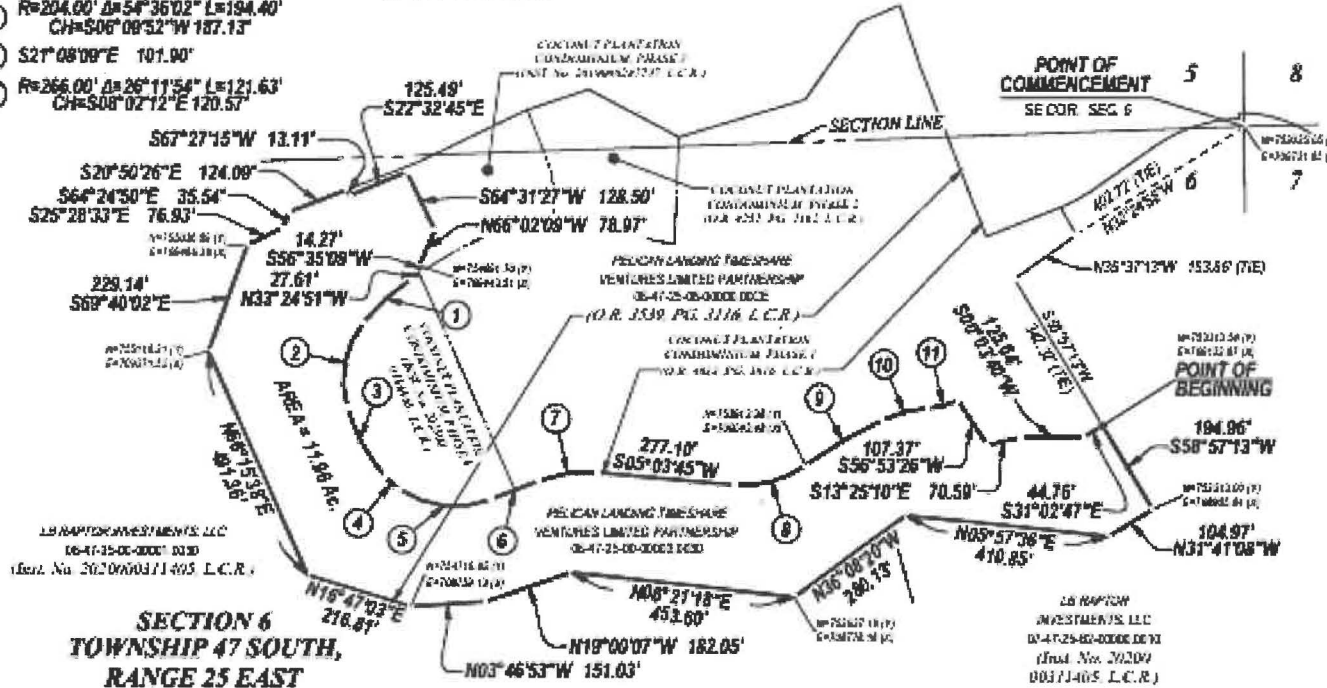
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\22102 - Subleaf CDD SURVEY DESCRIPTIONS\22102.dwg

COURSE INFORMATION

- ① R=434.00' Δ=17°15'08" L=130.68'
CH=N42°02'25"W 130.19'
- ② R=184.00' Δ=56°21'48" L=181.01'
CH=N78°50'53"W 173.79'
- ③ R=393.00' Δ=23°04'02" L=158.22'
CH=S56°12'26"W 157.15'
- ④ R=134.00' Δ=16°26'18" L=38.45'
CH=S41°41'02"W 38.31'
- ⑤ R=204.00' Δ=54°08'52" L=194.40'
CH=S06°08'52"W 187.13'
- ⑥ S21°08'09"E 101.00'
- ⑦ R=266.00' Δ=26°11'54" L=121.63'
CH=S08°02'12"E 120.57'
- ⑧ R=214.00' Δ=40°41'43" L=152.00'
CH=S15°17'07"E 148.82'
- ⑨ R=966.00' Δ=10°36'14" L=178.78'
CH=S30°19'31"E 178.53'
- ⑩ R=266.00' Δ=20°49'18" L=96.67'
CH=S14°37'05"E 96.14'
- ⑪ R=182.00' Δ=20°03'07" L=63.60'
CH=S14°14'00"E 63.37'

**SECTION 5
TOWNSHIP 47 SOUTH,
RANGE 25 EAST**



NOTES:

- 1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GRID AND CAN BE DIVIDED BY 0.9999445 TO OBTAIN GROUND DISTANCES
- 2. INST No. - DENOTES INSTRUMENT NUMBER LEE COUNTY PUBLIC RECORDS
- 3. O.R. - DENOTES OFFICIAL RECORD BOOK, LEE COUNTY PUBLIC RECORDS
- 4. (P) - DENOTES PLAT.
- 5. P.B. - DENOTES PLAT BOOK.
- 6. PG. - DENOTES PAGE.
- 7. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA WEST ZONE (NAD1983/NSRS 2011) AND BASED ON THE EAST LINE OF THE GOVERNMENT LOT 2 OF SECTION 7 TO BEAR NO113427W.
- 8. DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

SCOTT A. WHEELER (FOR THE FIRM - LB-6043) DATE SIGNED: _____
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5940

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

Barraco
 and Associates, Inc.
 www.barraco.com

IBI
 LONDON BAY HOMES

A PARCEL OF LAND IN SECTION 5 TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.

LB RAPTOR INVESTMENTS, LLC
 INST. NO. 202000311405 L.C.R.

LB RAPTOR INVESTMENTS, LLC
 INST. NO. 202000311405 L.C.R.

DATE SIGNED: _____

SKETCH TO ACCOMPANY DESCRIPTION

3 OF 3

EXHIBIT 7

RESOLUTION 2023-27

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Saltleaf Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and Lee County Ordinance No. 23-16 ("**Ordinance**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 197.36 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, the District desires to amend its boundaries to add certain lands ("**Expansion Parcel**"), as described in the attached **Exhibit A**, resulting in an amended boundary ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors ("**Board**"); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS
OF THE SALTLEAF COMMUNITY DEVELOPMENT DISTRICT:**

1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation with Lee County, Florida, as necessary to seek the amendment of the District's boundaries and to add those lands depicted in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

3. AUTHORIZATION FOR AGENT. The Board hereby authorizes the District Chairman, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to Lee County, Florida, to amend the boundaries of the District. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 13th day of July, 2023.

ATTEST:

SALTLEAF COMMUNITY DEVELOPMENT
DISTRICT


Assistant Secretary


Chair/Vice Chair, Board of Supervisors

Exhibit A: Legal Description of Boundary Amendment Parcel

Exhibit A:
Legal Description of Boundary Amendment Parcel

RHODES & RHODES LAND SURVEYING, INC.

*86100 BONITA GRANDE DRIVE, SUITE 107
BONITA SPRINGS, FL 34135
PHONE (889) 406-8166 FAX (889) 406-8163*

LEGAL DESCRIPTION
TRACT "A"

BEING A PORTION OF THOSE LANDS DESCRIBED IN QUIT CLAIM DEED FOR HYATT GOLF RESORT TIMESHARE PARCEL (REVISED 11/15/01), AS RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3120 THROUGH 3122 (INCLUSIVE), LOCATED IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED AS COCONUT PLANTATION, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4033, PAGES 3816 THROUGH 3999 (INCLUSIVE), AS AMENDED, THE SAME BEING A POINT ON THE BOUNDARY OF THOSE LANDS DESCRIBED IN QUIT CLAIM DEED FOR HYATT GOLF RESORT TIMESHARE PARCEL (REVISED 11/15/01), AS RECORDED IN OFFICIAL RECORDS BOOK 3539, PAGES 3120 THROUGH 3122 (INCLUSIVE), ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING THIRTEEN (13) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 58°57'13" WEST, 194.96 FEET; COURSE NO. 2: NORTH 31°41'08" WEST, 104.97 FEET; COURSE NO. 3: NORTH 05°57'36" EAST, 410.85 FEET; COURSE NO. 4: NORTH 36°08'20" WEST, 280.13 FEET; COURSE NO. 5: NORTH 06°21'18" EAST, 453.60 FEET; COURSE NO. 6: NORTH 19°00'07" WEST, 182.05 FEET; COURSE NO. 7: NORTH 03°46'53" WEST, 151.03 FEET; COURSE NO. 8: NORTH 16°47'03" EAST, 216.81 FEET; COURSE NO. 9: NORTH 66°15'38" EAST, 491.36 FEET; COURSE NO. 10: SOUTH 69°40'02" EAST, 229.14 FEET; COURSE NO. 11: SOUTH 25°28'33" EAST, 76.93 FEET; COURSE NO. 12: SOUTH 64°24'50" EAST, 35.54 FEET; COURSE NO. 13: SOUTH 20°50'26" EAST, 124.09 FEET TO A POINT ON THE BOUNDARY OF SAID LANDS DESCRIBED AS COCONUT PLANTATION, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4033, PAGES 3816 THROUGH 3999 (INCLUSIVE), AS AMENDED; THENCE RUN THE FOLLOWING SIX (6) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 67°27'15" WEST, 13.12 FEET; COURSE NO. 2: SOUTH 22°32'45" EAST, 125.49 FEET; COURSE NO. 3: SOUTH 64°31'27" WEST, 128.50 FEET; COURSE NO. 4: NORTH 66°02'09" WEST, 78.97 FEET; COURSE NO. 5: SOUTH 56°35'09" WEST, 14.27 FEET; COURSE NO. 6: NORTH 33°24'51" WEST, 8.32; THENCE CONTINUE NORTH 33°24'51" WEST, 19.29 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 130.68 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 434.00 FEET, THROUGH A CENTRAL ANGLE OF 17°15'08" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 42°02'24" WEST, 130.19 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WESTERLY, 181.01 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 184.00 FEET, THROUGH A CENTRAL ANGLE OF 56°21'48" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 78°50'52" WEST, 173.79 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY, 158.22 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 393.00 FEET, THROUGH A CENTRAL ANGLE OF 23°04'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°26'13" WEST, 157.15 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHWESTERLY, 38.44 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 134.00 FEET, THROUGH A CENTRAL ANGLE OF 16°26'18" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 41°41'03" WEST, 38.31 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHERLY, 194.40 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 204.00 FEET, THROUGH A CENTRAL ANGLE OF 54°36'02" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 06°09'53" WEST, 187.13 FEET; THENCE SOUTH 21°08'08" EAST, A DISTANCE OF 50.71 FEET TO A POINT ON THE BOUNDARY OF SAID LANDS DESCRIBED AS COCONUT PLANTATION, A CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 4033, PAGES 3816 THROUGH 3999 (INCLUSIVE), AS AMENDED; THENCE RUN THE FOLLOWING ELEVEN (11) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 21°08'08" EAST, 51.19 FEET TO A

RHODES & RHODES LAND SURVEYING, INC.

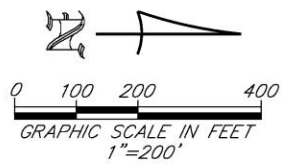
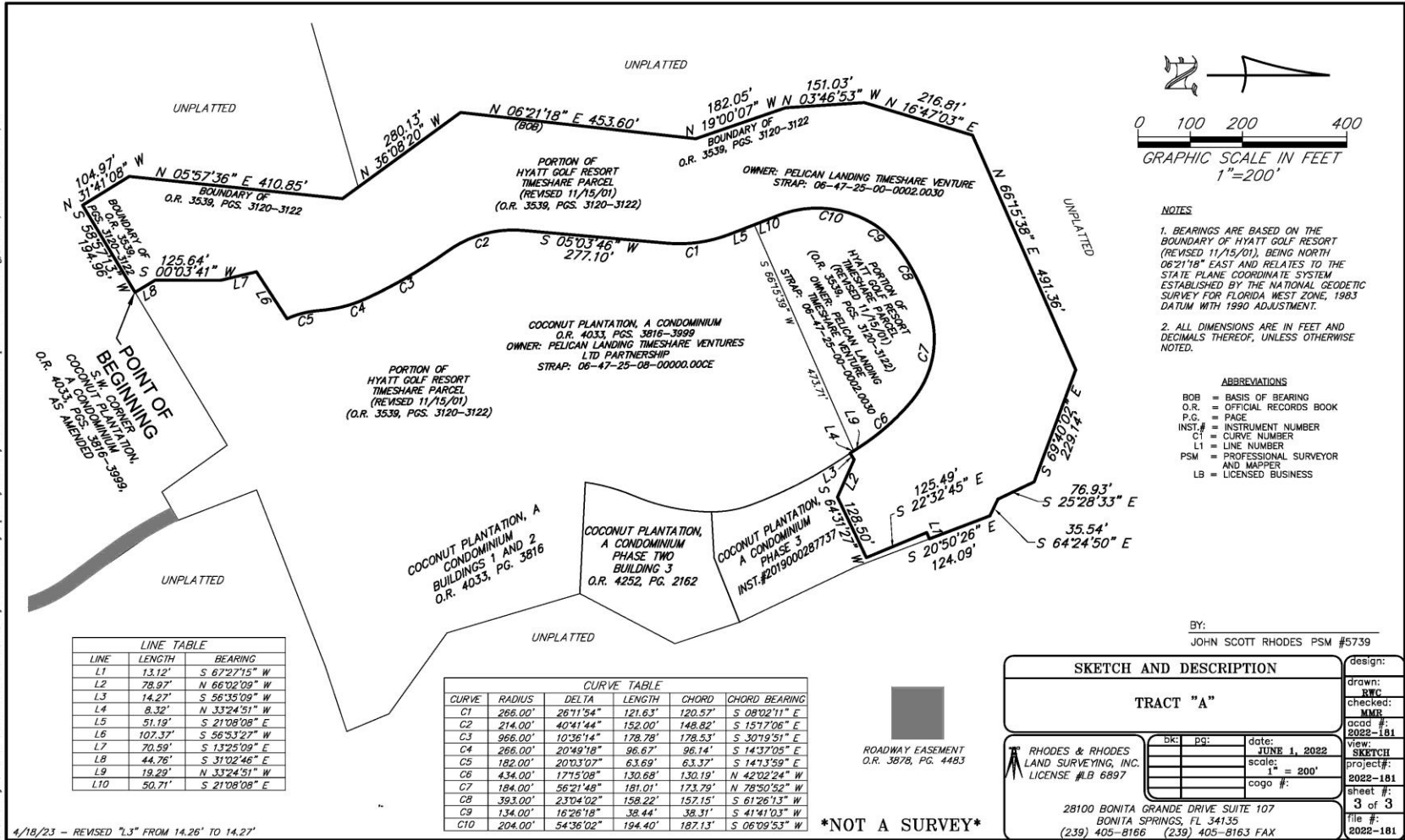
***86100 BONTA GRANDE DRIVE, SUITE 107
BONTA SPRINGS, FL 34135
PHONE (889) 406-8166 FAX (889) 406-8163***

POINT OF CURVATURE; COURSE NO. 2: SOUTHERLY, 121.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 26°11'54" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 08°02'11" EAST, 120.57 FEET; COURSE NO. 3: SOUTH 05°03'46" WEST, 277.10 FEET TO A POINT OF CURVATURE; COURSE NO. 4: SOUTHERLY, 152.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 214.00 FEET, THROUGH A CENTRAL ANGLE OF 40°41'44" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 15°17'06" EAST, 148.82 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 5: SOUTHEASTERLY, 178.78 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 966.00 FEET, THROUGH A CENTRAL ANGLE OF 10°36'14" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 30°19'51" EAST, 178.53 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 6: SOUTHERLY, 96.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 266.00 FEET, THROUGH A CENTRAL ANGLE OF 20°49'18" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 14°37'05" EAST, 96.14 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 7: SOUTHERLY, 63.69 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, THROUGH A CENTRAL ANGLE OF 20°03'07" AND BEING SUBTENDE BY A CHORD THAT BEARS SOUTH 14°13'59" EAST, 63.37 FEET; COURSE NO. 8: SOUTH 56°53'27" WEST, 107.37 FEET; COURSE NO. 9: SOUTH 13°25'09" EAST, 70.59 FEET; COURSE NO. 10: SOUTH 00°03'41" WEST, 125.64 FEET; COURSE NO. 11: SOUTH 31°02'46" EAST, 44.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 521,026 SQUARE FEET OR 11.961 ACRES, MORE OR LESS.

C:\Users\rjg\OneDrive - Rhodes & Rhodes\RI\0225\Sketch\on Bono Bay\Bono Bay Portion\Hyatt Timeshare Parcel\0222 - RI Tract A.dwg, SNETCH, 4/18/2023 4:06:55 PM, 1:1

7



NOTES

1. BEARINGS ARE BASED ON THE BOUNDARY OF HYATT GOLF RESORT (REVISED 11/15/01), BEING NORTH 06°21'18" EAST AND RELATES TO THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA WEST ZONE, 1983 DATUM WITH 1990 ADJUSTMENT.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.

ABBREVIATIONS

BOB = BASIS OF BEARING
 O.R. = OFFICIAL RECORDS BOOK
 P.G. = PAGE
 INST.# = INSTRUMENT NUMBER
 C1 = CURVE NUMBER
 L1 = LINE NUMBER
 PSM = PROFESSIONAL SURVEYOR AND MAPPER
 LB = LICENSED BUSINESS

BY:
 JOHN SCOTT RHODES PSM #5739

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.12'	S 67°27'15" W
L2	78.97'	N 66°02'09" W
L3	14.27'	S 56°35'09" W
L4	8.32'	N 33°24'51" W
L5	51.19'	S 21°08'08" E
L6	107.37'	S 56°53'27" W
L7	70.59'	S 13°25'09" E
L8	44.76'	S 31°02'48" E
L9	19.29'	N 33°24'51" W
L10	50.71'	S 21°08'08" E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	266.00'	26°11'54"	121.63'	120.52'	S 08°02'11" E
C2	214.00'	40°41'44"	152.00'	148.82'	S 15°17'06" E
C3	966.00'	10°36'14"	178.78'	178.53'	S 30°19'51" E
C4	266.00'	20°49'18"	96.67'	96.14'	S 14°37'05" E
C5	182.00'	20°03'07"	63.69'	63.37'	S 14°37'59" E
C6	434.00'	17°15'08"	130.68'	130.19'	N 42°02'24" W
C7	184.00'	56°21'48"	181.01'	173.79'	N 78°50'52" W
C8	393.00'	23°04'02"	158.22'	152.15'	S 61°26'13" W
C9	134.00'	16°26'18"	38.44'	38.31'	S 41°41'03" W
C10	204.00'	54°36'02"	194.40'	187.13'	S 06°09'53" W

ROADWAY EASEMENT
 O.R. 3878, PG. 4483

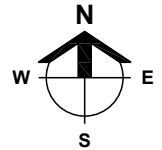
NOT A SURVEY

SKETCH AND DESCRIPTION		design:
TRACT "A"		drawn: JWC
		checked: MMR
		acad #: 2022-181
		view: SKETCH
		project #: 2022-181
		sheet #: 3 of 3
		file #: 2022-181
RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897		BK: _____ PG: _____ date: JUNE 1, 2022 scale: 1" = 200' cogo #: _____
28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX		

4/18/23 - REVISED "L3" FROM 14.26' TO 14.27'

EXHIBIT 8

PREPARED FOR



0 275 550 1100
SCALE IN FEET

PROJECT DESCRIPTION

**SALT
LEAF
CDD**

LEE COUNTY, FLORIDA

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

SITE LAYOUT AND LAND USE
INTENSITIES OR DENSITIES MAY
CHANGE SIGNIFICANTLY BASED
UPON SURVEY, ENGINEERING,
ENVIRONMENTAL AND / OR
REGULATORY CONSTRAINTS AND /
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FILE NAME: 24102X00-FLU.DWG
LOCATION: J:\24102\DWG\EXHIBITS\1
PLOT DATE: WED, 5-24-2023 - 10:55 AM
PLOT BY: ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

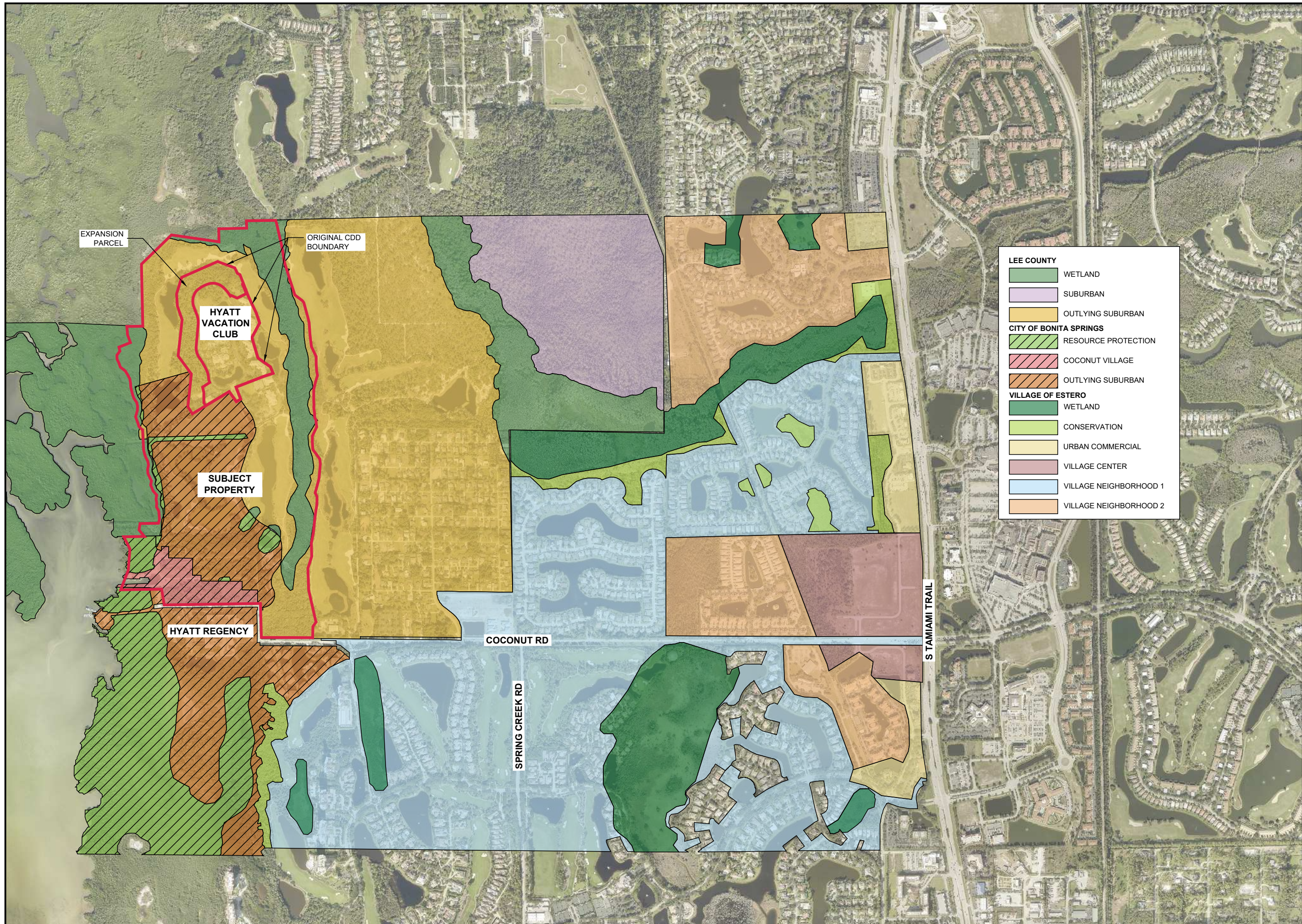
PLAN REVISIONS

DATE	DESCRIPTION
2/6/2023	Update Boundary

PLAN STATUS

**FUTURE
LAND
USE**

PROJECT / FILE NO.	SHEET NUMBER
24102	1



LEE COUNTY

- WETLAND
- SUBURBAN
- OUTLYING SUBURBAN

CITY OF BONITA SPRINGS

- RESOURCE PROTECTION
- COCONUT VILLAGE
- OUTLYING SUBURBAN

VILLAGE OF ESTERO

- WETLAND
- CONSERVATION
- URBAN COMMERCIAL
- VILLAGE CENTER
- VILLAGE NEIGHBORHOOD 1
- VILLAGE NEIGHBORHOOD 2

EXPANSION PARCEL

ORIGINAL CDD BOUNDARY

HYATT VACATION CLUB

SUBJECT PROPERTY

HYATT REGENCY

COCONUT RD

SPRING CREEK RD

S STAMIAMI TRAIL

EXHIBIT 9

Saltleaf Community Development District (CDD)

City of Bonita Springs/Lee County, Florida

Order of Magnitude Construction Cost Estimate

December 5, 2022

Improvement Category	Estimated Cost of Construction	Final Owner	Operational Entity
Surface Water Management/Drainage/Environmental	\$1,500,000	CDD	CDD
Roadway Improvements	\$6,200,000	CDD	CDD
Marina/Marine Facility	\$3,900,000	CDD	CDD
Hardscape/Landscape	\$3,800,000	CDD	CDD
Land Purchase	\$4,800,000	CDD	CDD
Subtotal	\$20,200,000		
Offsite Roadway, Environmental, Marina, Parking and Utility	\$1,600,000	CDD	CDD
Professional Fees/Permit Fees	\$3,500,000		
Subtotal	5,100,000		
Total	\$25,300,000		
20% Contingency	\$5,060,000		
Grand Total	\$30,360,000		

Start of Construction: First Quarter 2023

Estimated Completed of Infrastructure Construction: Fourth Quarter 2028

EXHIBIT 10

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

July 25, 2023



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to amend the boundaries of the Saltleaf Community Development District ("District"). The District was established by Ordinance No. 23-16, passed by the Board of County Commissioners of Lee County, Florida on June 20, 2023. The current size of the District is approximately 197.36 +/- acres and the District is located entirely within Lee County, Florida (the "County"). The petition to amend the boundaries of the District seeks to add approximately 11.96 +/- acres located in the County to the District ("Amendment Area"). After the amendment, the District will be projected to contain approximately 209.32 + / - acres and is planned to be developed with a total of 1,044 residential dwelling units, 150 acres of golf course and 5 acres of living facility. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Saltleaf Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned mix-use development currently anticipated to contain a total of approximately 1,044 residential dwelling units, 150 acres of golf course and 5 acres of living facility following the amendment of the District's boundaries.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Saltleaf.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Lee County, according to the Census 2020, has a population of 760,822; therefore, it is not defined as a small County for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;**
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or**
- 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1**

million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance amending the boundaries of the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District on the Amended Area will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The sole reason for the amending of the District's boundaries is to provide public facilities and services to support the development of a new, master planned mix-use development. The development of the larger, approximately 209.32 +/- acres, parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation to a degree likely similar to that of a slightly smaller, pre-amendment, approximately 197.36 +/- acre, parcel contained within the existing District boundaries.

Amending the boundaries of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the amended and smaller District, various public facilities and services for a smaller-sized development. Such facilities and services, as further described in Section 5, will allow for the development of the land within the amended District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the amended and smaller District. The private developer of the land in the amended and larger District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,044 residential dwelling units, 150 acres of golf course and 5 acres of living facility the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved without amending the District's boundaries by the private sector alone, the fact that the amendment of the District's boundaries is initiated by the private developer means that the private developer considers the amendment of the District's boundaries and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the amended and smaller District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets,

productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the amending of the boundaries of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the amended District boundaries in the development. When the question is phrased in this manner, it can be surmised that the amendment of the District's boundaries is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the amended and smaller District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the amendment of the District's boundaries for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was a slightly smaller District. The amended and smaller District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The amendment of the District's boundaries will not increase any regulatory costs of the State or the County by virtue that the District has already been established and amending its size does not change the regulatory requirements that the District will be subject to after the initial review of the petition to amend its boundaries by the County and approval of such petition by the County. As described in more detail in Section 4, the District will pay a one-time filing fee to the County to offset any expenses that the County may incur in the processing of this petition to amend the District's boundaries.

The amending of the District's boundaries will, however, directly increase regulatory costs to the landowners within the Amendment Area. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the Amendment Area. However, as property ownership in the District is completely voluntary, all current property owners within the Amendment Area must consent to the amendment of the District's boundaries and the likelihood of additional transaction costs, and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the service and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated to not exceed \$5,000,000.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The proposed amended District will serve land that comprises an approximately 209.32 +/- acre master planned mix-use development currently anticipated to contain a total of approximately 1,044 residential

dwelling units, 150 acres of golf course and 5 acres of living facility, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 3,654 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County and certain state agencies will not be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance amending the District's boundaries on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the amendment of the boundaries of an existing independent local special purpose government, there will be no additional enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

Amending the boundaries of an already existing independent local special purpose government will result in no costs to any State governmental entities to implement and enforce the proposed amended and enlarged District.

Lee County, Florida

The existing District as well as the Amendment Area are both located within Lee County, Florida. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to amend the boundaries of the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, the County approved ordinance establishing the District in 2023 and that petition possessed much information about the District and County staff should be generally familiar with the District. Second, review of the petition to amend the boundaries of the District does not include analysis of the project itself. Third, the petition itself provides much of the information needed for a staff review. Fourth, the County already possesses the staff needed to conduct the review without the need for new staff. Fifth, there is no capital required to review the petition. Sixth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to amend the boundaries of a community development district.

Further, there will be no increase in the very small annual costs to the County, because of the amendment of the District's boundaries. The District is an independent unit of local government. The only annual costs the County faces, which will not change with the amendment of the District's boundaries, are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it maintains a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Please note that there is no additional facilities infrastructure resulted from the proposed expansion. Therefore, the proposed facilities and services and the estimated costs of construction in the entire CDD after expansion will remain the same as the original CDD.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Lee County has a population of 760,822 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" County according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the Saltleaf Community Development District with amended boundaries is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent Special District for the Amendment Area or establish an MSBU or MSTU.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to Saltleaf. First, an existing District that was established specifically to serve as the Saltleaf development. It would be inefficient to have the existing Saltleaf development provided with improvements and services by a dependent Special District, MSBU or MSTU.

Second, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Saltleaf development is a significant and expensive undertaking.

Third, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent Special District, MSBU or MSTU for the Amendment Area, then the some of the residents and landowners of the Saltleaf development would take their grievances and desires to the County Commission meetings, and some others to the CDD Board, leading to confusion as to the which party is responsible for what area.

Fourth, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a County-established, dependent Special District is not strictly the County's responsibility, any financial problems that a dependent Special District may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services for that portion of the Saltleaf development that would not be within the CDD. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital markets. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability. Finally, it would be inefficient to have the Saltleaf development to change from getting the improvements and services by a CDD to a POA.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to amend the boundaries of the Saltleaf Community Development District.

EXHIBIT 11

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Jere Earlywine of Kutak Rock, LLP, to act as agent for Petitioner, Saltleaf Community Development District, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of Lee County, Florida, to Amend the Boundaries of the Saltleaf Community Development District pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, Section 190.156(1), *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

WITNESSES:

SALTLEAF COMMUNITY DEVELOPMENT DISTRICT

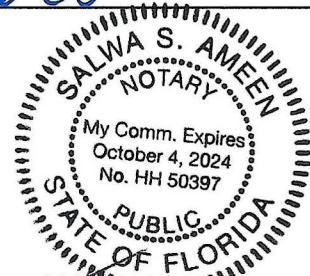
[Signature]
Name: Faiaany Lopez

Susan Hebel Watts
By: Susan Hebel Watts
Chairman, Board of Supervisors

Patrick Chin
Name: Patrick Chin

Date: 7-26-23

STATE OF FLORIDA
COUNTY OF Collier



The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of July, 2023, by Susan watts, as Chairman of Saltleaf Community Dev. who appeared before me this day in person, and who is either personally known to me, or produced FLDL as identification.

Salwa S
NOTARY PUBLIC, STATE OF FLORIDA

Name: Salwa Ameen
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)