

PUBLIC FACILITIES REPORT

PREPARED FOR THE

**COLONIAL COUNTRY CLUB COMMUNITY DEVELOPMENT DISTRICT
FORT MYERS, FLORIDA**

February 5, 2007

PRELIMINARY

Prepared by:

Barraco and Associates, Inc.

2271 McGregor Boulevard
Fort Myers, FL 33901

 2-5-07

Carl A. Barraco, P.E.

Florida Registration No. 38536

Florida Certificate of Authorization 7995

February 5, 2007

Mr. John Petty
District Manager
Colonial Country Club Community Development District
Severn Trent Services
210 North University Dr., Suite 702
Coral Springs, Florida 33071

Re: Colonial Country Club Community Development District
Preliminary Public Facilities Report

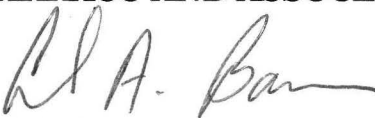
Dear Board Members:

As requested, we are pleased to present a preliminary signed and sealed Public Facilities Report for the Colonial Country Club Community Development District. The Report was prepared to provide the data pursuant to Florida Statute 189.415, Special District Public Facilities Report.

We appreciate the opportunity to service the District in this matter and wish to thank your staff for their assistance.

Very truly yours,

BARRACO AND ASSOCIATES, INC.


Carl A. Barraco, P.E.
President

CAB/af
21799

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PURPOSE AND SCOPE

This report is prepared at the request of the Colonial Country Club Community Development District (the District) to comply with the requirement of 189.415, Florida Statutes, regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities constructed and/or owned by the District together with any currently proposed facility expansion programs within the next five years.

GENERAL INFORMATION

The Colonial Country Club Community Development (District), located in Fort Myers, Florida, was established on December 2, 2002 by City of Fort Myers Ordinance No. 3094 through the Fort Myers City Council. The District provides stormwater management services and capital improvements for wastewater and potable water systems. The District is approximately 2 miles in length, is composed of 19 land parcels, and its area encompasses approximately 750.18 acres, which includes 13 communities, an access road, and the Colonial Country Club Golf Course. The District is comprised of single family residential, multi-family residential, common areas (sidewalks, roadway islands, amenities centers, etc.), and recreational areas (golf courses, tennis courts, etc.). Development of these communities within the District has proceeded in a planned, phased approach. Within each phase, construction was carried out per individual parcel. Each parcel was required to obtain individual HRS, FDEP, and Development Order permits as well as an individual certificate of completion for each parcel. At this time development of all communities within the District are complete and can be described as follows:

Garden Lakes - This community has an area of 32.80 acres, and was completed in three phases. The community contains 322 multi-family units, and consists of parcels 102, 103, and 104. The community is bound to the south by Gateway Canal, and runs along Colonial Country Club Blvd. from Horse Creek Road to the end of Mill Creek Way.

Mill Creek - This community has an area of 35.76 acres, and was completed in two phases. The community contains 168 multi-family units, and consists of parcels 100 and 101. The community runs along Mill Creek Way between its two intersections with Colonial Country Club Blvd.

Majestic Pointe - This community has an area of 10.52 acres, and was completed in one phase. The community contains 56 duplex units, and consists of parcel 112. The community runs along Majestic Avenue.

Jasmine Pointe - This community has an area of 14.18 acres, and was completed in one phase. The community contains 168 multi-family units, and consists of parcels 109 and 110. The community runs along Sky View Way.

Oakhurst - This community has an area of 13.23 acres, and was completed in one phase. The community contains 70 duplex units, and consists of parcel 111. The community runs along Oakhurst Way.

Willow Creek - This community has an area of 53.16 acres, and was completed in two phases. The community contains 120 single family units, and consists of parcels 113 and 114. The community runs along Independence Way.

Shadow Glen - This community has an area of 27.80 acres, and was completed in two phases. The community contains 136 single-family units, and consists of parcels 115 and 116. The community runs along Shadow Glen Way.

Feather Brook - This community has an area of 23.75 acres, and was completed in two phases. The community contains 104 single-family units, and consists of parcels 118 and 119. The community runs along Prosperity Way and Turtle Drive.

The Links - This community has an area of 10.30 acres, and was completed in two phases. The community contains 40 single-family units, and consists of parcel 117. The community runs along Links Drive.

Cypress Cove - This community has an area of 11.00 acres with 6.00 acres requiring irrigation. The community was completed in one phase, contains 56 duplex units, and consists of part of parcel 106. The community runs along the southern half of Horse Creek Road.

Sabal Pointe - This community has an area of 10.00 acres, and was completed in two phases. The community contains 146 duplex units, and consists of parcel 105 and part of parcel 106. The community runs along the northern half of Horse Creek Road, Iron Horse Way, and part of Colonial Country Club Blvd.

The Preserve - This community has an area of 17.00 acres, and was completed in two phases. The community contains 78 duplex units, and consists of part of parcels 107 and 108. The community runs along the south side of Hemingway Lane.

Mill Run - This community has an area of 14.30 acres, and was completed in two phases. The community contains 78 duplex units, and consists of part of parcels 107 and 108. The community runs along the south side of Hemingway Lane.

Colonial Country Club Golf Course - The golf course has an area of 136 acres all of which require irrigation. Parts of the golf course are located throughout the District.

Access Road - The access road was constructed as part of Phase I of development and has an area of 13.22 acres.

EXISTING PUBLIC FACILITIES

A. Roadways

1. The majority of roadways within the District are private and are owned, operated and maintained by several homeowner associations. The District did however construct the public roadway from Colonial Boulevard to the Colonial Country Club Guardhouse. That public roadway has been dedicated to the City of Fort Myers for ownership and roadway maintenance via Record Plat. The City of Fort Myers has accepted the roadway for maintenance. The District remains responsible for drainage of that right-of-way as is the case for the remainder of lands within the District.

B. Potable Water Facilities

1. The District is supplied potable water from the City of Fort Myers Public Water Treatment Plant. The plant capacity is 12 MGD, and its average daily demand is 7.5 MGD. The anticipated peak demand for the District was calculated to be 582.70 GPM. All calculations and assumptions used to calculate the peak demand are outlined in the Potable Water Master Plan provided as Exhibit 2. There is a point of connection between the District potable system and the City of Fort Myers at the intersection of Colonial Country Club Blvd. and Colonial Blvd. A second stub-out was constructed at the east entrance along Treeline Avenue and has recently been connected by others to a new potable watermain along Treeline Avenue. The system now constitutes a looped system with two active points of connection.
2. The Department of Environmental Protection defines the District's water system as a "consecutive system." The South Florida Water Management District further defines the District as a "secondary user," since all of its water is provided by another entity.
3. Water distribution facilities have been constructed by the District throughout the District. These facilities consist of approximately 45,000 linear feet of 8, 10, and 12 inch diameter watermain together with valves and fittings. Individual service, from the above described facilities, to each of the residential units and is provided by 1-inch diameter pipe.
4. The District does not provide water treatment nor does the District add pressure to the system. Both treatment and pressure of the water are supplied by the City of Fort Myers. All potable water facilities were turned over to the City of Fort Myers for ownership, operation and maintenance upon completion of the parcel in which it was constructed. As construction of all parcels has now been completed, turnover of all potable water facilities to the City of Fort Myers is also complete.

B. Wastewater

1. Wastewater collection facilities are located throughout the District. The wastewater facilities have been constructed by the District and turned over to the City of Fort Myers. These facilities connect into the city of Fort Myers utilities system at the tie-in point located at the intersection of Colonial Blvd. and Colonial Country Club Blvd. The wastewater facilities consist of approximately 35,000 linear feet of 6, 8, and 10 inch diameter gravity sewers, 11,000 linear feet of 4" and 8" diameter force main, 6 lift stations, and 142 wastewater manholes. The City of Fort Myers Utilities Department now owns, operates and maintains the entire wastewater collection and transmission facility.
2. The District uses the City of Fort Myers South Wastewater Treatment Plant which is designed to accommodate 12,000,000 GPD of domestic wastewater treatment. Treatment processes include pretreatment, secondary wastewater treatment, filtration, and disinfection. Current annual average daily wastewater treatment plant flows are approximately 9,710,000 GPD. The anticipated peak demand for the District is 617 GPM. The calculations and assumptions used to calculate the peak demand are outlined in the attached Wastewater Master Plan provided as Exhibit 3.

C. Water Management

1. The District was originally included within South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) #36-00678-12 which encompassed 979.3 acres. The District system was subsequently broken out of that permit into SFWMD General Permit #36-00678-S-13 which encompassing 750.2 acres. Both of these permits are provided in Appendix E.
2. The District's water management system, which has been entirely completed, consists of 4 basins designated as Basins A-D which are further divided into sub-basins. It must be understood the original permit included approximately 229.1 acres of land south of the Gateway outfall canal and east of Treeline Avenue which are not within the District and are not part of the District surface water management system. The constructed development contains 37 interconnected lakes comprising 143.80 acres, and 151 acres of preserved wetlands. Surface water is conveyed off-site through the system of basins, sub-basins, and interconnected lakes in order to meet all South Florida Water Management District standards for discharge and water quality. Details such as control elevation, minimum road elevations, minimum berm elevations, and minimum finished floor elevations for each basin are outlined in Table A. The District constructed the surface water management system, and owns the lake area which provides treatment and attenuation of stormwater runoff.

3. The Districts surface water management system has been certified as complete and accepted by the SFWMD. Transfer of the permit status from the Developer, Pulte Homes, to the District is in process. However, the District has in the past and continues to operate and maintain the system in accordance with the Special and General Conditions of ERP #36-00678-S-12.

TABLE A:

OVERALL WATER MANAGEMENT SYSTEM CONTROLS

Basin	Area (Ac.)	Control Elevation (ft)	Minimum Roads (ft)	Minimum Berms (ft)	Minimum Finished Floors (ft)
A	27.99	19.10	21.10	21.60	23.00
B	319.11	19.10	21.10	21.60	23.00
C	161.52	20.30	22.30	22.00	23.00
D	122.57	20.30	22.30	22.20	23.00

CURRENTLY PROPOSED EXPANSIONS OVER THE NEXT FIVE YEARS

A. Water and Wastewater Facilities

There are no current plans for expansion of water and wastewater facilities within the District over the next five years. The District has expressed an odor concern at the City of Fort Myers master lift station located in the vicinity of the entrance to Colonial Country Club at Treeline Boulevard. The master lift station was constructed by the District and dedicated to the City of Fort Myers Utility department for ownership, operation and maintenance. District initiation of the construction of an odor control system may be considered. The cost of an odor control system could range from \$50,000 to \$100,000. The District is considering discussions with the City of Fort Myers Utility Department to evaluate the need, effectiveness and cost of such a system. It should be noted that such a system would be owned, operated and maintained by the City of Fort Myers as an integral part of the City utility system.

B. Water Management System

There are no current plans for expansion of the water management system within the District over the next five years.

REPLACEMENT OF FACILITIES

The District currently has no plans for replacement of any district owned facilities.

COLONIAL GOLF AND COUNTRY CLUB

Potable Water Master Plan

January 2002

Revised June 2002

PREPARED FOR:

Pulte Home Corporation

9148 Bonita Beach Rd., Suite 102
Bonita Springs, FL 34135

PREPARED BY:

BARRACO AND ASSOCIATES, INC.

2271 McGregor Blvd.
Fort Myers, FL 33901

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2271 McGregor Blvd.
P.O. Drawer 2800
Fort Myers, FL 33902-2800
Certificate of Authorization No. 7995

Kim Peterson, P.E.
Florida P.E. No. 57566
For the Firm

Tasks and Assumptions:

Tasks: Determine preliminary potable water demands for both Phase 1 and Buildout of Colonial Golf and Country Club.
Determine fire flow availability and pipe sizes using WaterCAD software.

Assumptions:

Average daily flows (ADF) are based on the anticipated number of units and their associated flow based on City of Fort Myers specifications.

Single-family: 360 Gallons Per Day (GPD) per unit.

Multi-family: 360 Gallons Per Day (GPD) per unit.

Fixed grade node for existing water main pressure at Colonial Blvd. is based on fire flow report from the City of Fort Myers Fire District. The same pressure is assumed at the future Treeline Ave. connection.

Peaking factor of 1.3.

Roughness coefficient for PVC set to 150.

Potable water system sizing is not inclusive of landscape irrigation demands.

Conclusions:

Water main sizes:

Water mains are a minimum size of 8-inch diameter. Fire flow capability determines the diameter of mains larger than 8-inch. See the attached plan for sizes.

Fire flow:

The minimum fire flow for the 10-plex homes, according to calculations provided by WilsonMiller for Pulte Home Corporation, is 1,200 GPM (see attached). The 50' single-family homes fire flow is set at 1,500 GPM based on City of Fort Myers requirements for buildings with 10 feet or less separation. The remaining areas in the project have minimum fire flow requirements of 1,000 GPM, based on City of Fort Myers requirements.

The 10-inch water main connecting the commercial and residential areas (on the west end of the project) must be in place prior to construction of infrastructure beyond that shown on the Phase One plan. At least one stub-out to the anticipated future water main in the Tree Line Blvd. right-of-way will also be provided and is included in this analysis.

Colonial Golf and Country Club Summary of Flow Calculations:

Assumptions: Average daily flows (ADF) are based on the anticipated number of units and their associated flow based on City of Fort Myers specifications.

Calculations:

Residential:

Land Use Category	Parcel Lots/Units	Consumption Rate (GPD)	Average Daily Demand(GPD)	Average Daily Demand (GPM)
Multi-family (units)				
Non-golf 10-plex Carriage	230	360	82,800	57.50
Non-golf 10-plex Garden	270	360	97,200	67.50
Golf 8-plex Carriage	184	360	66,240	46.00
Non-golf 6-plex Carriage	6	360	2,160	1.50
Non-golf 4-plex Carriage	4	360	1,440	1.00
Non-golf Duplex (units)	374	360	134,640	93.50
Golf Duplex (units)	124	360	44,640	31.00
50' Single-family (units)	250	360	90,000	62.50
65' Single-family (units)	145	360	52,200	36.25
Total			571,320	396.75

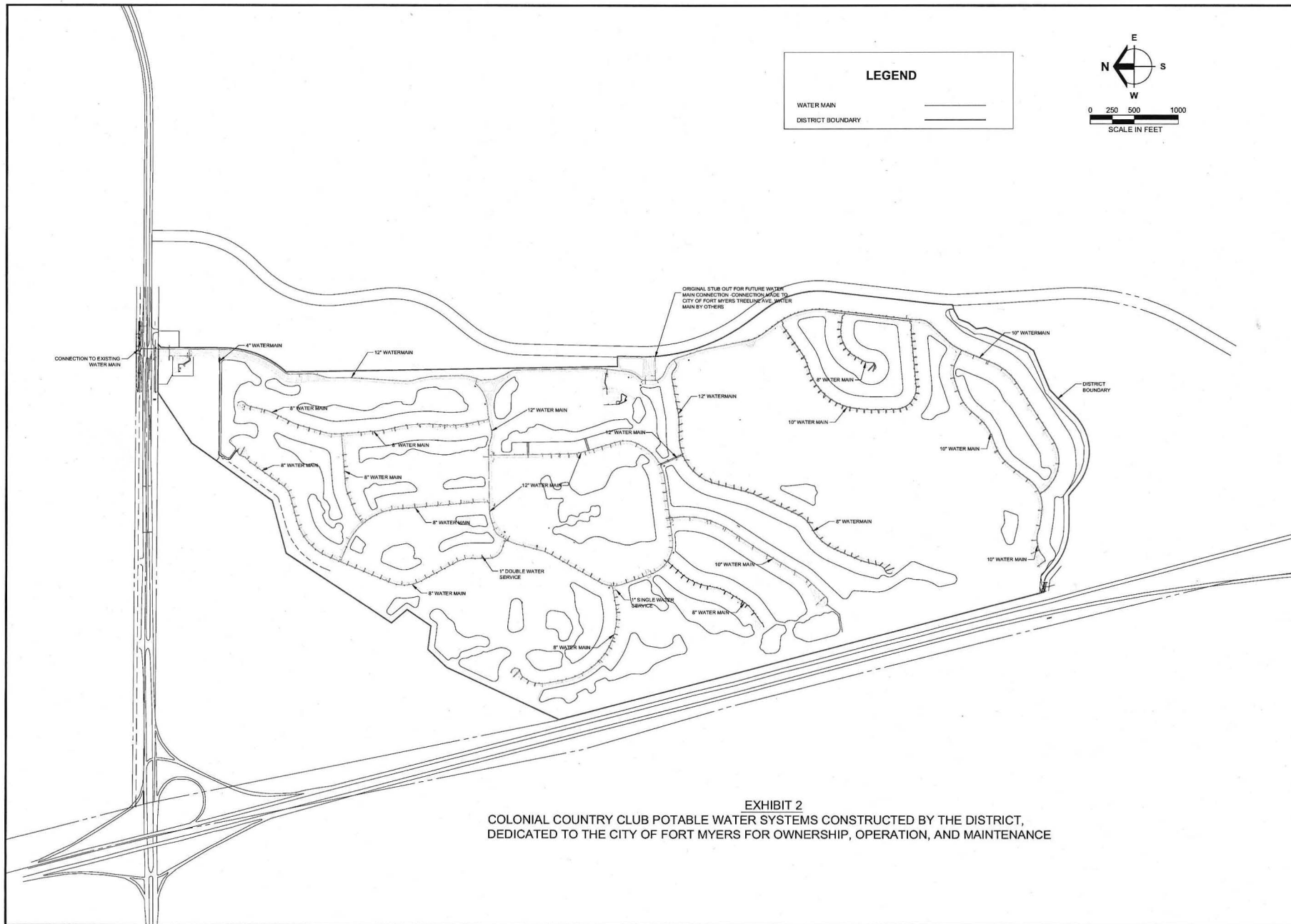
Golf Course & Misc.:

Land Use Category	Unit	Amount	Consumption Rate (GPD)	Average Daily Demand (GPD)	Average Daily Demand (GPM)
Amenity Area	N/A	5	1000	5,000	3.47
Golf Club	Members	400	100	40,000	27.78
Golf Club	Employees	20	10	200	0.14
Restaurant	Employees	30	20	600	0.42
Guard House	Employees	2	15	30	0.02
Maintenance	N/A	1	10,000	10,000	6.94
Rest Areas	N/A	2	1,000	2,000	1.39
Total				52,830	36.69

Commercial:

Land Use Category	Unit	Amount	Consumption Rate (GPD)	Average Daily Demand (GPD)	Average Daily Demand (GPM)
Commercial/Office	SF	142,000	0.15	21,300	14.79
Total				21,300	14.79

Grand Total Average Demand = 448.23 GPM
Peak Demand = 582.70 GPM



LEGEND

WATER MAIN _____

DISTRICT BOUNDARY _____

E
 N S
 W

0 250 500 1000

SCALE IN FEET

EXHIBIT 2
 COLONIAL COUNTRY CLUB POTABLE WATER SYSTEMS CONSTRUCTED BY THE DISTRICT,
 DEDICATED TO THE CITY OF FORT MYERS FOR OWNERSHIP, OPERATION, AND MAINTENANCE

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

www.barraco.net

2271 MCGREGOR BOULEVARD
 POST OFFICE DRAWER 2800
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170
 FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
 ENGINEERING 7695 - SURVEYING LB-6940

PREPARED FOR



PULTE HOME CORPORATION
 9148 BONITA BEACH ROAD
 SUITE 102
 BONITA SPRINGS, FLORIDA 34135

PHONE (239) 498-7711
 FAX (239) 498-7707

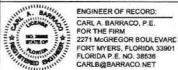
WWW.PULTEHOMES.COM

PROJECT DESCRIPTION

COLONIAL COUNTRY CLUB

SECTIONS 34 & 35-TWP. 44 SOUTH
 SECTIONS 2,3,10 & 11-TWP. 45 SOUTH
 RANGE 28 EAST
 LEE COUNTY, FLORIDA

PROJECT ENGINEER



ENGINEER OF RECORD:
 CARL A. BARRACO, P.E.
 FOR THE FIRM
 2271 MCGREGOR BOULEVARD
 FORT MYERS, FLORIDA 33901
 FLORIDA P.E. NO. 38838
 CARLB@BARRACO.NET

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FILE NAME CDD-EXHIBIT-2 WATER MAP DWG

LAYOUT LAYOUT1

LOCATION J121614DWG1

PLOT DATE MON 2/5/2007 2:05 PM

PLOT BY JOHN HEALY

DESIGN BY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

PROJECT / FILE NO. SHEET NUMBER

21614 EXHIBIT 2

COLONIAL COUNTRY CLUB

Wastewater Master Plan

January 2002

Revised: June 2002

PREPARED FOR:

Pulte Home Corporation

9148 Bonita Beach Rd., Suite 102

Bonita Springs, FL 34135

PREPARED BY:

BARRACO AND ASSOCIATES, INC.

2271 McGregor Blvd.

Fort Myers, FL 33901

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P.O. Drawer 2800
Fort Myers, FL 33902-2800
Certificate of Authorization No. 7995

Kim Peterson, P.E.
Florida P.E. No. 57566
For the Firm

Tasks and Assumptions:

Tasks: Determine preliminary wastewater demands for Colonial Golf and Country Club.
Determine preliminary force main pipe sizes and lift station pump curves using WaterCAD software.

Assumptions: Average daily flows (ADF) are based on the anticipated number units and their associated flow based on City of Fort Myers specifications.
Single-family: 180 Gallons Per Day (GPD) per unit.
Multi-family: 180 Gallons Per Day (GPD) per unit.
Fixed grade node Hydraulic Grade Line based on City of Fort Myers information of existing force main pressure, incorporating both the City hydraulic model and Sun City master plan information.
Peaking factor of 3.5 for flows between 0 to 0.05 Million Gallons Per Day
3.0 for flows between 0.05 to 0.25 Million Gallons Per Day
2.3 for flows between 0.25 to 2.00 Million Gallons Per Day
Roughness coefficient for PVC set to 130.

Conclusions:

Force main sizes:

Pump Station 1 to atmosphere – 6”
Pump Station 2 (master) to tie-in at Colonial Blvd. – 8”
Pump Station 3 to tie-in with force main from Pump Station 4 – 6”
Pump Station 4 to tie-in with force main from Pump Station 3 – 4”
Tie in of Pump Stations 3 and 4 to atmosphere – 8”
Pump Station 5 to atmosphere – 4”
Pump Station 6 (commercial) to tie-in at entry road – 4”

The 8” force main from Pump Stations 3 and 4 across the golf course is temporary until the construction phase of the gravity system to the master lift station along the roadway south of Pump Station 3 is complete. The 8” force main will be shortened to terminate at a manhole within 500’ of where the 6” and 4” force main meet.

Pump curve selections:

Pump Station 1 – Flygt C3102/433, 5 HP
Pump Station 2 – Flygt C3201/457, 47 HP
Pump Station 3 – Flygt C3102/434, 5 HP
Pump Station 4 – Flygt C3085/434, 3 HP
Pump Station 5 – Flygt C3085/434, 3 HP
Pump Station 6 – Flygt C3127/484, 10 HP

Colonial Golf and Country Club Summary of Flow Calculations:

Assumptions: Average Daily Flows (ADF) are based on assumptions from City of Fort Myers specifications.

Calculations:

Lift Station 1

Land Use Category	Parcel Lots/Units	Consumption Rate (GPD)	Average Daily Flow (GPD)
Multi-family (units)			
Non-golf 10-plex Carriage	230	180	41,400
Non-golf 10-plex Garden	270	180	48,600
Non-golf 6-plex Carriage	6	180	1,080
Non-golf 4-plex Carriage	4	180	720
Non-golf Duplex (units)	74	180	13,320
Amenity area (units)	4	1,000	4,000

Total	109,120	GPD
	76	GPM
Peak (3)	227	GPM

Lift Station 2

Land Use Category	Parcel Lots/Units	Consumption Rate (GPD)	Average Daily Flow (GPD)
Non-golf Duplex (units)	136	180	24,480
Maintenance (units)	2	10,000	20,000
Flow from other lift stations			309,010

Total	353,490	GPD
	245	GPM
Peak (2.3)	565	GPM

Lift Station 3

Land Use Category	Parcel Lots/Units	Consumption Rate (GPD)	Average Daily Flow (GPD)
Multi-family (units)			
Golf 8-plex Carriage	184	180	33,120
Non-golf Duplex (units)	164	180	29,520
Golf Duplex (units)	58	180	10,440
50' Single-family (units)	68	180	12,240
65' Single-family (units)	17	180	3,060
Amenity area (units)	1	1,000	1,000
Rest shelter (units)	2	1,000	2,000
Clubhouse			
Restaurant (employees)	30	20	600
Golf Club (members)	400	100	40,000
Golf Club (employees)	20	10	200
Flow from Lift Station 5			42,510

Total	174,690	GPD
	121	GPM
Peak (3)	364	GPM

Lift Station 4

Land Use Category	Parcel Lots/Units	Consumption Rate (GPD)	Average Daily Flow (GPD)
Golf Duplex (units)	66	180	11,880
50' Single-family (units)	74	180	13,320

Total	25,200	GPD
	18	GPM
Peak (3.5)	61	GPM

Lift Station 5

Land Use Category	Parcel Lots/Units	Consumption Rate (GPD)	Average Daily Flow (GPD)
50' Single-family (units)	108	180	19,440
65' Single-family (units)	128	180	23,040
Guard House (employees)	2	15	30

Total	42,510	GPD
	30	GPM
Peak (3.5)	103	GPM

Lift Station 6

Land Use Category	SF	Consumption Rate (GPD)	Average Daily Flow (GPD)
Commercial/Office	142,000	0.15	21,300

Total	21,300	GPD
	15	GPM
Peak (3.5)	52	GPM

The grinder pump station shown at the guardhouse along the entrance road from Colonial Blvd. will be owner-maintained. The analysis specifies a Myers WGL 20, 2 HP pump.

Lift Station 1

Land Use Category	Parcel Lots/Units	Consumption Rate (GPD)	Average Daily Flow (GPD)
Multi-family (units)			
Non-golf 10-plex Carriage	230	180	41,400
Non-golf 10-plex Garden	270	180	48,600
Non-golf 6-plex Carriage	6	180	1,080
Non-golf 4-plex Carriage	4	180	720
Non-golf Duplex (units)	74	180	13,320
Amenity area (units)	4	1,000	4,000

Total	109,120	GPD
	76	GPM
Peak (3)	227	GPM

Lift Station 2

Land Use Category	Parcel Lots/Units	Consumption Rate (GPD)	Average Daily Flow (GPD)
Non-golf Duplex (units)	136	180	24,480
Maintenance (units)	2	10,000	20,000
Flow from other lift stations			309,010

Total	353,490	GPD
	245	GPM
Peak (2.3)	565	GPM

Lift Station 3

Land Use Category	Parcel Lots/Units	Consumption Rate (GPD)	Average Daily Flow (GPD)
Multi-family (units)			
Golf 8-plex Carriage	184	180	33,120
Non-golf Duplex (units)	164	180	29,520
Golf Duplex (units)	58	180	10,440
50' Single-family (units)	68	180	12,240
65' Single-family (units)	17	180	3,060
Amenity area (units)	1	1,000	1,000
Rest shelter (units)	2	1,000	2,000
Clubhouse			
Restaurant (employees)	30	20	600
Golf Club (members)	400	100	40,000
Golf Club (employees)	20	10	200
Flow from Lift Station 5			42,510

Total	174,690	GPD
	121	GPM
Peak (3)	364	GPM

Lift Station 4

Land Use Category	Parcel Lots/Units	Consumption Rate (GPD)	Average Daily Flow (GPD)
Golf Duplex (units)	66	180	11,880
50' Single-family (units)	74	180	13,320

Total	25,200	GPD
	18	GPM
Peak (3.5)	61	GPM

Lift Station 5

Land Use Category	Parcel Lots/Units	Consumption Rate (GPD)	Average Daily Flow (GPD)
50' Single-family (units)	108	180	19,440
65' Single-family (units)	128	180	23,040
Guard House (employees)	2	15	30

Total	42,510	GPD
	30	GPM
Peak (3.5)	103	GPM

Lift Station 6

Land Use Category	SF	Consumption Rate (GPD)	Average Daily Flow (GPD)
Commercial/Office	142,000	0.15	21,300

Total	21,300	GPD
	15	GPM
Peak (3.5)	52	GPM

PUMP STATION DESIGN

Project: Colonial G&CC
 Station: 1
 02/01/07
 04:41 PM

Average Daily Flow (ADF)	109120	GPD
Average Flow*	76	GPM
Peak Factor	3.00	
Peak Flow, Q = ADF * Peak Factor	227	GPM

NOTE:
 Peak Flow = Design Capacity

Pump Type	C 3102/433 FLYGT
Pump Horsepower	5.0 HP

NOTE:

External Head	0.00	feet
Force Main Length	1993	feet
Force Main Diameter	6	inches
Line Velocity*	2.6	feet/sec
Hazen-Williams C	130	
Friction Head*	9.5	feet
Discharge Elevation	20.00	NGVD
Static Head	15.3	feet
Velocity Head	0.1	feet
TDH	24.9	feet

Pump Curve Point		
Head	GPM	Velocity at Design Point
29	252	2.9 feet/sec
	Design Point	

Wetwell Design

Minimum Required Wetwell Storage*	
Volume (V1) =	426 gallons
O = Starts/hour-pump	4 per hour per pump
N = Number of Pumps in Wetwell	2

Wetwell Storage (V1)*	57.0	cubic ft
Inside Wetwell Diameter	6	feet
Wall Thickness	8	inches
Wetwell Interior Cross-Sectional Area	28.3	square ft
Storage Depth	2.5	feet

Actual Storage Provided*	529	gallons	
Storage Time Provided Under Peak Conditions*	2	minutes	
Lead On-Lag On	6	inches	
ADF Detention	7	minutes	
Average Cycles per Hour	6		
Peak Cycles per Hour	14		
Pump Run Time	2.10	minutes	
Finished Grade (use actual slab elevation)	23.20	NGVD	100 year
Influent Elevation	8.74	NGVD	
High Water Alarm*	8.24	NGVD	
Lag On*	7.74	NGVD	
Lead On*	7.24	NGVD	
Pump Off*	4.74	NGVD	
Bottom Elevation*	3.24	NGVD	
Slab Diameter	9.0	feet	
Slab Thickness (1 ft typical)	1.0	foot	

Flotation Calcs (fresh water volume displaced)

Force Up on Cylinder*	52606	lb up
Force Up on Slab*	3970	lb up
Total Buoyancy Force*	56576	lb up

Cylinder Weight (concrete, based on 150 lb/ft3)*	40401	lb down
Slab Weight (concrete, based on 150 lb/ft3)*	9543	lb down
Soil Overburden (saturated, based on 37.6 net lb/ft)	15507	lb down
Total Downward Force*	65451	lb down

Net Force* 8875 lb down

Net force is DOWN, wetwell size OK

*items denoted by asterisk appear in "LISTING OF CALCULATIONS"

PUMP STATION DESIGN

LISTING OF CALCULATIONS

FLOW CALCULATIONS

1. Average Flow

$$= \text{ADF} / 24 \text{ hours/day} / 60 \text{ minutes/hour}$$

$$= 76 \text{ gpm}$$

2. Line Velocity

$$= \text{Peak Flow} / \text{Pipe Cross-Sectional Area} / 448.7 \text{ gpm/cfs}$$

$$= 2.6 \text{ fps}$$

3. Friction Head

$$= \text{form of Hazen-Williams equation, non-metric units}$$

$$= 9.5 \text{ ft}$$

WETWELL DESIGN CALCULATIONS

1. Minimum Required Wetwell Storage Volume

$$= \text{Peak Flow} \times \text{Pump Cycle Time} / 4$$

- = 426 gallons
- 2. Wetwell Storage
 - = Storage Volume / 7.48 gal/cubic ft
 - = 57.0 cubic feet
- 3. Wetwell Interior Cross-Sectional Area
 - = $\pi \times (\text{inside diameter}/2)^2$
 - = 28.3 square feet
- 4. Storage Depth
 - = Wetwell Storage / Wetwell Interior Cross-Sectional Area
(If quotient is less than 2, still require 2 ft. minimum storage as noted.)
 - = 2.5 ft
- 5. Actual Storage Provided
 - = Wetwell Interior Cross-Sectional Area x Storage Depth
x 7.48 gal/cf
 - = 529 gallons
- 5a. Actual Pump Run Time
 - = Actual Storage/Design Pump Rate
 - = 2 minutes
- 6. Storage Time Provided Under Peak Conditions
 - = Actual Storage Provided / Peak Flow
 - = 2 minutes
- 7. High Water Alarm
 - = Influent Elevation - .5 ft
 - = 8.24 NGVD
- 8. Lag On
 - = High Water Alarm - .5 ft
 - = 7.74 NGVD
- 9. Lead On
 - = Lag On - (Lead On-Lag On)/12 inches/ft
 - = 7.24 NGVD
- 10. Pump Off
 - = Lead On - Storage Depth
 - = 4.74 NGVD
- 11. Bottom Elevation
 - = MIN(Pump Off - 1 ft, Influent - 5.5)
 - = 3.24 NGVD

FLOTATION CALCULATIONS

- 1. Force Up on Cylinder
 - = Total Wetwell Cross-Sectional Area x (Finished Grade - Bottom Elevation) x 62.4 lb/cubic ft
[where Total Wetwell Cross-Sectional Area = $\pi \times 1/2(\text{inside wetwell diameter} + 2 \times \text{wall thickness}/12 \text{ in/ft})^2$]
 - = 52606 lb up
- 2. Force Up on Slab
 - = $\pi/4 \times (\text{Slab Diameter}^2) \times \text{Slab Thickness} \times 62.4 \text{ lb/cubic ft}$
 - = 3970 lb up
- 3. Total Buoyancy Force
 - = Force Up on Cylinder + Force Up on Slab
 - = 56576 lb up
- 4. Cylinder Weight (does not include top slab)

$$= (\text{Total Wetwell Cross-Sectional Area} - \text{Inside Wetwell Cross-Sectional Area}) \times (\text{Finished Grade} - \text{Bottom Elevation} - \text{Top Slab Thickness}) \times 150 \text{ lb/cf}$$

$$= 40401 \quad \text{lb down}$$

5. Slab Weight

$$= \pi/4 \times (\text{Slab Diameter}^2) \times \text{Slab Thickness} \times 150 \text{ lb/cf}$$

$$= 9543 \quad \text{lb down}$$

6. Soil Overburden (does not consider top slab)

$$= (\text{Area of Slab} - \text{Total Cross-Sectional Wetwell Area}) \times (\text{Finished Grade} - \text{Bottom Elevation} - \text{Top Slab Thickness}) \times 37.6 \text{ lb/cubic foot}$$

$$= 15507 \quad \text{lb down}$$

7. Total Downward Force

$$= \text{Cylinder Weight} + \text{Slab Weight} + \text{Soil Overburden}$$

$$= 65451 \quad \text{lb down}$$

8. Net Force

$$= \text{Total Downward Force} - \text{Total Buoyancy Force}$$

$$= 8875 \quad \text{lb down}$$

PUMP STATION DESIGN

Project: Colonial G&CC 02/01/07
Station: 3 04:42 PM

Average Daily Flow (ADF)	174690	GPD
Average Flow*	121	GPM
Peak Factor	3.00	
Peak Flow, Q = ADF * Peak Factor	364	GPM

NOTE:
Peak Flow = Design Capacity

Pump Type	C3102/434	FLYGT
Pump Horsepower	5.0	HP

NOTE:

External Head	6.00	feet
Force Main Length	44	feet
Force Main Diameter	6	inches
Line Velocity*	4.1	feet/sec
Hazen-Williams C	130	
Friction Head*	0.5	feet
Discharge Elevation	20.00	NGVD
Static Head	14.9	feet
Velocity Head	0.3	feet
TDH	21.7	feet

Pump Curve Point			
Head	GPM	Velocity at Design Point	
22	440	5.0	feet/sec
	Design Point		

Wetwell Design

Minimum Required Wetwell Storage*		
Volume (V1) =	682	gallons
O = Starts/hour-pump	4	per hour per pump
N = Number of Pumps in Wetwell	2	
Wetwell Storage (V1)*	91.2	cubic ft
Inside Wetwell Diameter	8	feet
Wall Thickness	8	inches
Wetwell Interior Cross-Sectional Area	50.3	square ft
Storage Depth	2.0	feet

Actual Storage Provided*	752	gallons	
Storage Time Provided Under Peak Conditions*	2	minutes	
Lead On-Lag On	6	inches	
ADF Detention	6	minutes	
Average Cycles per Hour	7		
Peak Cycles per Hour	16		
Pump Run Time	1.71	minutes	
Finished Grade (use actual slab elevation)	24.25	NGVD	100 year
Influent Elevation	8.61	NGVD	
High Water Alarm*	8.11	NGVD	
Lag On*	7.61	NGVD	
Lead On*	7.11	NGVD	
Pump Off*	5.11	NGVD	
Bottom Elevation*	3.11	NGVD	

PUMP STATION DESIGN

Project: Colonial G&CC
 Station: 4
 02/01/07
 04:43 PM

Average Daily Flow (ADF)	25200	GPD
Average Flow*	18	GPM
Peak Factor	3.50	
Peak Flow, Q = ADF * Peak Factor	61	GPM

NOTE:

Peak Flow = Design Capacity

Pump Type	C 3085/434	FLYGT
Pump Horsepower	3.0	HP

NOTE:

External Head	6.57	feet
Force Main Length	1958	feet
Force Main Diameter	4	inches
Line Velocity*	1.6	feet/sec
Hazen-Williams C	130	
Friction Head*	6.0	feet
Discharge Elevation	20.00	NGVD
Static Head	14.0	feet
Velocity Head	0.0	feet
TDH	26.5	feet

Pump Curve Point			
Head	GPM		Velocity at Design Point
34	96	Design Point	2.5 feet/sec

Wetwell Design

Minimum Required Wetwell Storage*		
Volume (V1) =	115	gallons
O = Starts/hour-pump	4	per hour per pump
N = Number of Pumps in Wetwell	2	

Wetwell Storage (V1)*	15.4	cubic ft
Inside Wetwell Diameter	6	feet
Wall Thickness	8	inches
Wetwell Interior Cross-Sectional Area	28.3	square ft
Storage Depth	2.0	feet

Actual Storage Provided*	423	gallons	
Storage Time Provided Under Peak Conditions*	7	minutes	
Lead On-Lag On	6	inches	
ADF Detention	24	minutes	
Average Cycles per Hour	2		
Peak Cycles per Hour	5		
Pump Run Time	4.41	minutes	
Finished Grade (use actual slab elevation)	23.00	NGVD	100 year
Influent Elevation	9.55	NGVD	
High Water Alarm*	9.05	NGVD	
Lag On*	8.55	NGVD	
Lead On*	8.05	NGVD	
Pump Off*	6.05	NGVD	
Bottom Elevation*	4.05	NGVD	

PUMP STATION DESIGN

Project: Colonial G&CC
 Station: 5
 Date: 02/01/07
 Time: 04:43 PM

Average Daily Flow (ADF)	42510	GPD
Average Flow*	30	GPM
Peak Factor	3.50	
Peak Flow, Q = ADF * Peak Factor	103	GPM

NOTE:
 Peak Flow = Design Capacity

Pump Type	C 3085/434 FLYGT
Pump Horsepower	3.0 HP

NOTE:

External Head	0.00	feet
Force Main Length	1854	feet
Force Main Diameter	4	inches
Line Velocity*	2.6	feet/sec
Hazen-Williams C	130	
Friction Head*	14.8	feet
Discharge Elevation	20.00	NGVD
Static Head	14.6	feet
Velocity Head	0.1	feet
TDH	29.5	feet

Pump Curve Point			
Head	GPM	Velocity at Design Point	
33	116	3.0	feet/sec

Wetwell Design

Minimum Required Wetwell Storage*		
Volume (V1) =	194	gallons
O = Starts/hour-pump	4	per hour per pump
N = Number of Pumps in Wetwell	2	

Wetwell Storage (V1)*	25.9	cubic ft
Inside Wetwell Diameter	6	feet
Wall Thickness	8	inches
Wetwell Interior Cross-Sectional Area	28.3	square ft
Storage Depth	1.5	feet

Actual Storage Provided*	317	gallons	
Storage Time Provided Under Peak Conditions*	3	minutes	
Lead On-Lag On	6	inches	
ADF Detention	11	minutes	
Average Cycles per Hour	4		
Peak Cycles per Hour	10		
Pump Run Time	2.73	minutes	
Finished Grade (use actual slab elevation)	23.00	NGVD	100 year
Influent Elevation	8.45	NGVD	
High Water Alarm*	7.95	NGVD	
Lag On*	7.45	NGVD	
Lead On*	6.95	NGVD	
Pump Off*	5.45	NGVD	
Bottom Elevation*	4.45	NGVD	

PUMP STATION DESIGN

Project: Colonial G&CC
 Station: Commercial

02/01/07
 04:43 PM

Average Daily Flow (ADF)	21300	GPD
Average Flow*	15	GPM
Peak Factor	3.50	
Peak Flow, Q = ADF * Peak Factor	52	GPM

NOTE:
 Peak Flow = Design Capacity

Pump Type	C 3127/484	FLYGT
Pump Horsepower	10.0	HP

NOTE:

External Head	55.53	feet
Force Main Length	168	feet
Force Main Diameter	4	inches
Line Velocity*	1.3	feet/sec
Hazen-Williams C	130	
Friction Head*	0.4	feet
Discharge Elevation	20.00	NGVD
Static Head	11.0	feet
Velocity Head	0.0	feet
TDH	66.9	feet

Pump Curve Point			
Head	GPM		Velocity at Design Point
69	137	Design Point	3.5 feet/sec

Wetwell Design

Minimum Required Wetwell Storage*

Volume (V1) =	97	gallons
O = Starts/hour-pump	4	per hour per pump
N = Number of Pumps in Wetwell	2	

Wetwell Storage (V1)*	13.0	cubic ft
Inside Wetwell Diameter	6	feet
Wall Thickness	8	inches
Wetwell Interior Cross-Sectional Area	28.3	square ft
Storage Depth	2.0	feet

Actual Storage Provided*	423	gallons	
Storage Time Provided Under Peak Conditions*	8	minutes	
Lead On-Lag On	6	inches	
ADF Detention	29	minutes	
Average Cycles per Hour	2		
Peak Cycles per Hour	5		
Pump Run Time	3.09	minutes	
Finished Grade (use actual slab elevation)	23.00	NGVD	100 year
Influent Elevation	12.50	NGVD	
High Water Alarm*	12.00	NGVD	
Lag On*	11.50	NGVD	
Lead On*	11.00	NGVD	
Pump Off*	9.00	NGVD	
Bottom Elevation*	7.00	NGVD	

PUMP STATION DESIGN

Project: Colonial G&CC Master 02/01/07
 Station: 2 04:44 PM

Average Daily Flow (ADF)	353490	GPD
Average Flow*	245	GPM
Peak Factor	2.30	
Peak Flow, Q = ADF * Peak Factor	565	GPM

NOTE:
 Peak Flow = Design Capacity

Pump Type	C 3201/457 FLYGT
Pump Horsepower	47.0 HP

NOTE:

External Head	95.61	feet
Force Main Length	108	feet
Force Main Diameter	8	inches
Line Velocity*	3.6	feet/sec
Hazen-Williams C	130	
Friction Head*	0.7	feet
Discharge Elevation	20.00	NGVD
Static Head	16.3	feet
Velocity Head	0.2	feet
TDH	112.8	feet

Pump Curve Point		
Head	GPM	Velocity at Design Point
113	623	4.0
	Design Point	feet/sec

Wetwell Design

Minimum Required Wetwell Storage*	
Volume (V1) =	1059 gallons
O = Starts/hour-pump	4 per hour per pump
N = Number of Pumps in Wetwell	2

Wetwell Storage (V1)*	141.5	cubic ft
Inside Wetwell Diameter	10	feet
Wall Thickness	8	inches
Wetwell Interior Cross-Sectional Area	78.5	square ft
Storage Depth	2.5	feet

Actual Storage Provided*	1469	gallons	
Storage Time Provided Under Peak Conditions*	3	minutes	
Lead On-Lag On	6	inches	
ADF Detention	6	minutes	
Average Cycles per Hour	6		
Peak Cycles per Hour	12		
Pump Run Time	2.36	minutes	
Finished Grade (use actual slab elevation)	24.25	NGVD	100 year
Influent Elevation	7.70	NGVD	
High Water Alarm*	7.20	NGVD	
Lag On*	6.70	NGVD	
Lead On*	6.20	NGVD	
Pump Off*	3.70	NGVD	
Bottom Elevation*	2.20	NGVD	

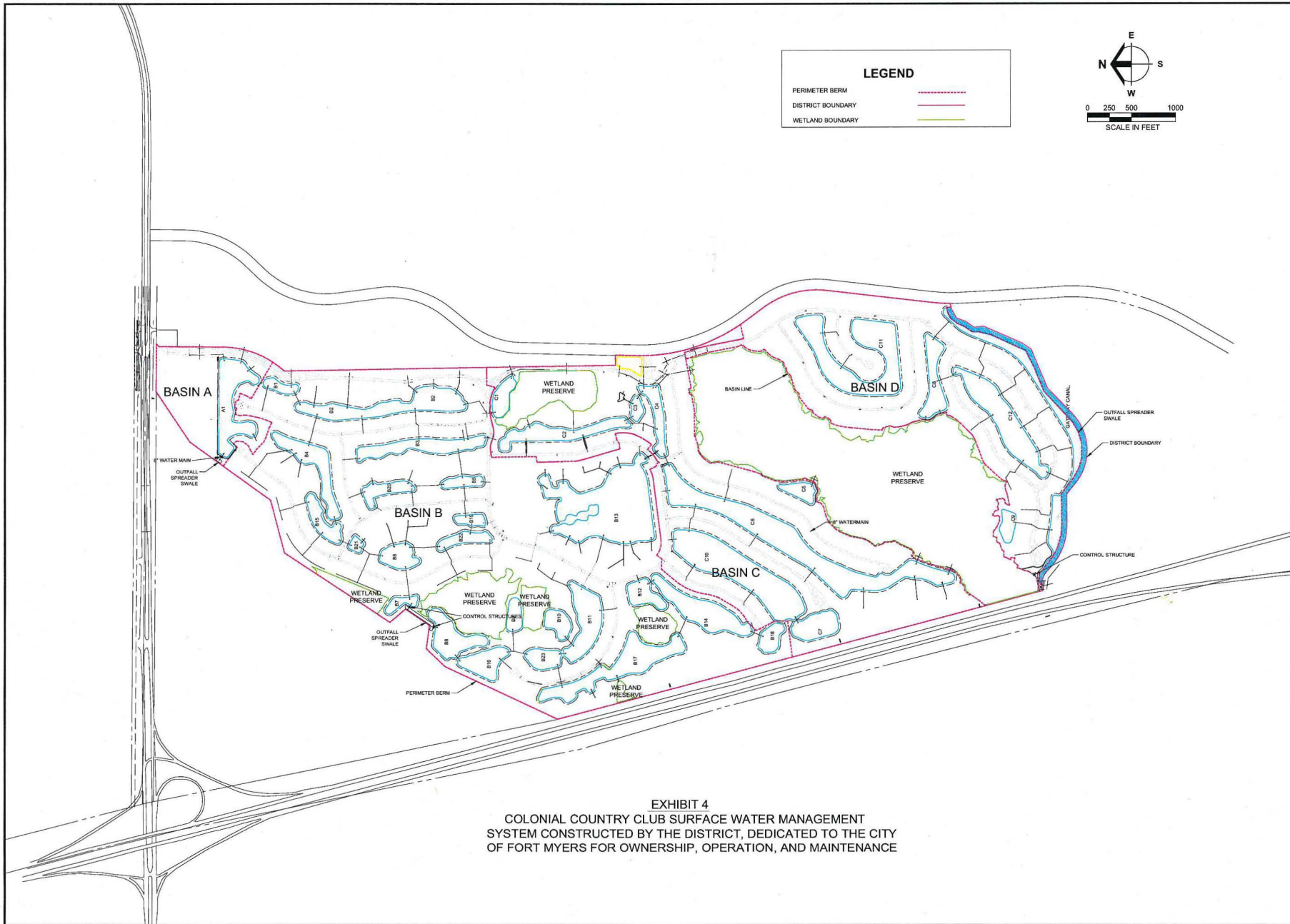


EXHIBIT 4
 COLONIAL COUNTRY CLUB SURFACE WATER MANAGEMENT
 SYSTEM CONSTRUCTED BY THE DISTRICT, DEDICATED TO THE CITY
 OF FORT MYERS FOR OWNERSHIP, OPERATION, AND MAINTENANCE

Barraco
 and Associates, Inc.

CIVIL ENGINEERING - LAND SURVEYING
 LAND PLANNING - LANDSCAPE DESIGN

www.barraco.net

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 POST OFFICE DRAWER 2800
 FORT MYERS, FLORIDA 33902-2800
 PHONE (239) 461-3170
 FAX (239) 461-3169

FLORIDA CERTIFICATES OF AUTHORIZATION
 ENGINEERING 7593 - SURVEYING L5-6540

PREPARED FOR



PULTE HOME CORPORATION
 9148 BONITA BEACH ROAD
 SUITE 102
 BONITA SPRINGS, FLORIDA 34135

PHONE (239) 488-7711
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PROJECT DESCRIPTION

COLONIAL COUNTRY CLUB

SECTIONS 34 & 35-TWP. 44 SOUTH
 SECTIONS 2, 3, 10 & 11-TWP. 45 SOUTH
 RANGE 25 EAST
 LEE COUNTY, FLORIDA

PROJECT ENGINEER

ENGINEER OF RECORD:
 CARL A. BARRACO, P.E.
 FOR THE FIRM
 2271 MCGREGOR BOULEVARD
 FORT MYERS, FLORIDA 33901
 FLORIDA P.E. NO. 38538
 CARLB@BARRACO.NET

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FILE NAME: CDD EXHIBIT 5 SWMA-MAP.DWG
 LAYOUT: LAYOUT1
 LOCATION: 2/12/16/40DWG
 PLOT DATE: MON. 2-5-2007 3:45 PM
 PLOT BY: JOHN HEALY
 DESIGN BY:

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

PROJECT / FILE NO. 21614 SHEET NUMBER EXHIBIT 4

Select Year:

The 2006 Florida Statutes

[Title XIII](#)[Chapter 189](#)[View Entire Chapter](#)

PLANNING AND DEVELOPMENT SPECIAL DISTRICTS: GENERAL PROVISIONS

189.415 Special district public facilities report.--

(1) It is declared to be the policy of this state to foster coordination between special districts and local general-purpose governments as those local general-purpose governments develop comprehensive plans under the Local Government Comprehensive Planning and Land Development Regulation Act, pursuant to part II of chapter 163.

(2) Each independent special district shall submit to each local general-purpose government in which it is located a public facilities report and an annual notice of any changes. The public facilities report shall specify the following information:

(a) A description of existing public facilities owned or operated by the special district, and each public facility that is operated by another entity, except a local general-purpose government, through a lease or other agreement with the special district. This description shall include the current capacity of the facility, the current demands placed upon it, and its location. This information shall be required in the initial report and updated every 5 years at least 12 months prior to the submission date of the evaluation and appraisal report of the appropriate local government required by s. 163.3191. At least 12 months prior to the date on which each special district's first updated report is due, the department shall notify each independent district on the official list of special districts compiled pursuant to s. 189.4035 of the schedule for submission of the evaluation and appraisal report by each local government within the special district's jurisdiction.

(b) A description of each public facility the district is building, improving, or expanding, or is currently proposing to build, improve, or expand within at least the next 5 years, including any facilities that the district is assisting another entity, except a local general-purpose government, to build, improve, or expand through a lease or other agreement with the district. For each public facility identified, the report shall describe how the district currently proposes to finance the facility.

(c) If the special district currently proposes to replace any facilities identified in paragraph (a) or paragraph (b) within the next 10 years, the date when such facility will be replaced.

(d) The anticipated time the construction, improvement, or expansion of each facility will be completed.

(e) The anticipated capacity of and demands on each public facility when completed. In the case of an improvement or expansion of a public facility, both the existing and anticipated capacity must be listed.

(3) A special district proposing to build, improve, or expand a public facility which requires a certificate of need pursuant to chapter 408 shall elect to notify the appropriate local general-purpose government of its plans

either in its 5-year plan or at the time the letter of intent is filed with the Agency for Health Care Administration pursuant to s. 408.039.

(4) Those special districts building, improving, or expanding public facilities addressed by a development order issued to the developer pursuant to s. 380.06 may use the most recent annual report required by s. 380.06(15) and (18) and submitted by the developer, to the extent the annual report provides the information required by subsection (2).

(5) The facilities report shall be prepared and submitted within 1 year after the district's creation.

(6) For purposes of the preparation or revision of local government comprehensive plans required pursuant to s. 163.3161, a special district public facilities report may be used and relied upon by the local general-purpose government or governments within which the special district is located.

(7) Any special district that has completed the construction of its public facilities, improvements to its facilities, or its development is not required to submit a public facilities report, but must submit the information required by paragraph (2)(a).

(8) A special district plan of reclamation required pursuant to general law or special act, including, but not limited to, a plan prepared pursuant to chapter 298 which complies with the requirements of subsection (2), shall satisfy the requirement for a public facilities report. A water management and control plan adopted pursuant to s. 190.013, which complies with the requirements of subsection (2), satisfies the requirement for a public facilities report for the facilities the plan addresses.

(9) The Reedy Creek Improvement District is not required to provide the public facilities report as specified in subsection (2).

(10) Each deepwater port listed in s. 403.021(9)(b) shall satisfy the requirements of subsection (2) by submitting to the appropriate local government a comprehensive master plan as required by s. 163.3178(2)(k). All other ports shall submit a public facilities report as required in subsection (2).

History.--s. 20, ch. 89-169; s. 26, ch. 95-280; s. 16, ch. 97-255; s. 17, ch. 99-8.

21614
P-16

ORDINANCE NO. 3059

AN ORDINANCE
To Be Entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, GRANTING A PLANNED UNIT DEVELOPMENT FOR COLONIAL GOLF AND COUNTRY CLUB LOCATED IN SECTION 34 AND SECTION 35, TOWNSHIP 44 SOUTH, RANGE 25 EAST, AND SECTIONS 2, 3, 10 AND 11, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA; RESCINDING ORDINANCE NO. 3026; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, that:

SECTION 1. Worthington Holdings, LLC, as owner, has requested a Planned Unit Development (PUD) on the hereinafter described property.

SECTION 2. The parcel of land on which this Planned Unit Development is granted is described in Exhibit "A" and reflected on Map "A" attached hereto and incorporated herein by reference.

SECTION 3. This Planned Unit Development allows for development of a residential/golf course/commercial community to be known as Colonial Golf and Country Club located on a tract of land approximately 750.217 +/- acres in size. This project will consist generally of 1,599 dwelling units; 112,000 square feet of commercial uses; 30,000 square feet of office uses; and an 18-hole golf course and other recreational amenities.

SECTION 4. Development of the Colonial Golf and Country Club Planned Unit Development shall be in accordance with the following terms and conditions:

ORDINANCE NO. 3059

or the passage of ten (10) years from November 5, 2001, will cause the Planned Unit Development to expire without necessity of further notice and be of no further force and effect.

B. Development shall generally comply with the revised Planned Unit Development Site Plan dated December 28, 2001, prepared by Community Engineering Services, Inc. attached hereto as Exhibit "B" and incorporated herein by reference.

C. The deviations for this project identified on the Planned Unit Development Site Plan dated December 28, 2001, prepared by Community Engineering Services, Inc. are as follows:

ORDINANCE NO. 3059**Deviations for Colonial Golf and Country Club****1. COMMERCIAL DISTRICT ALTERNATIVE PROPERTY DEVELOPMENT REGULATIONS****COMMERCIAL/OFFICE (Based on Business District 1 (B-1))**

MINIMUM LOT AREA AND DIMENSIONS	NEIGHBORHOOD/ COMMUNITY CONVENIENCE CENTER	GENERAL OFFICE
MIN. AREA	5 AC	20,000 SF
MIN. WIDTH (FT.)	200	100
MIN. DEPTH (FT.)	300	150
MIN. SETBACKS		
FRONT	20 (1)	20 (1)
SIDE	12.5 or 1/2 SBH*	12.5 or 1/2 SBH*
REAR	10	10
WATERFRONT	25	25
MAX. HEIGHT	3 Stories or 35 feet (2)	6 Stories or 70 feet (3)
MAX LOT COVERAGE	45%	45%

MINIMUM LOT AREA AND DIMENSIONS	OUT PARCELS	BUSINESS/ COMMERCIAL	TOWN CENTER
MIN. AREA	10,000 SF	20,000 SF	20,000 SF
MIN. WIDTH (FT.)	100	100	100
MIN. DEPTH (FT.)	100	150	150
MIN. SETBACKS			
FRONT	25	20 (1)	20 (1)
SIDE	10	12.5 or 1/2 SBH*	12.5 or 1/2 SBH*
REAR	10	10	10
WATERFRONT	25	25	25
MAX. HEIGHT	3 Stories or 35 feet (2)	6 Stories or 70 feet (3)	6 Stories or 70 feet (3)
MAX LOT COVERAGE	45%	45%	45%

* SBH = Sum of adjacent building heights

ORDINANCE NO. 3059

2. CLUB HOUSE ALTERNATIVE PROPERTY DEVELOPMENT REGULATIONS

CLUB HOUSE (Based on Recreational District (REC))

MINIMUM LOT AREA AND DIMENSIONS	GOLF COURSE CLUB HOUSE	ANCILLARY STRUCTURES
MIN. AREA	10,000 SF	NA
MIN. SETBACKS		
FRONT	20 (1)	20 (1)
SIDE	20 (2)	20 (2)
REAR (PRINCIPAL STR.)	20 (3)	20 (3)
(ACCESSORY STR.)	10 (4)	10 (4)
RIGHT-OF-WAY	20 (5)	20 (5)
WATERFRONT	20 (6)	20 (6)
MAX. HEIGHT	3 Stories or 35 feet (7)	3 Stories or 35 feet (7)
MAX LOT COVERAGE	30%	30%

- (1) Deviation from Section 25-231 to reduce front property line setback from 25 feet to 20 feet.
- (2) Deviation from Section 25-231 to reduce side property line setback from 25 feet to 20 feet.
- (3) Deviation from Section 25-231 to reduce rear (principal) property line.
- (4) Deviation from Section 25-231 to reduce rear (accessory) property line setback from 25 Feet to 10 feet.
- (5) Deviation from Section 25-231 to reduce right-of-way setback from 30 feet or one-half (1/2) right-of-way to 20 feet.
- (6) Deviation from Section 25-231 to reduce water-body setback from 25 feet to 20 feet.
- (7) Deviation from Section 25-232 to revise maximum building height from 32 feet to 3 stories or 35 feet.

ORDINANCE NO. 3059

3. RESIDENTIAL DISTRICT ALTERNATIVE PROPERTY DEVELOPMENT REGULATIONS							
RESIDENTIAL DISTRICTS - PROPERTY DEVELOPMENT REGULATIONS							
(BASE DISTRICTS UTILIZED - SINGLE FAMILY [A-1], SINGLE FAMILY ATTACHED [A-2] AND MULTI-FAMILY [A-3])							
MINIMUM LOT AREA AND DIMENSIONS	SINGLE FAMILY VILLAS (A-1)	SINGLE FAMILY HOMES (A-1)	SF ZERO LOT LINE (A-2)	SINGLE FAMILY ATTACHED (A-3)	MULTI-FAMILY BUILDINGS (A-3)		
LOT SIZE:	6,000 SF	7,800 SF	6,000 SF	6,000 SF	0.5 AC		
LOT WIDTH:	50 FT (1)	65 FT	50 FT (1)	50 FT	50 FT		
LOT DEPTH:	120 FT	120 FT	120 FT	120 FT	100 FT		
STREET SETBACK:	20 FT (2)	20 FT (2)	20 FT (2)	20 FT (2)	20 FT (2)		
SIDE SETBACK:	5 FT (3)	7.5 FT (7)	0 FT or 10 FT (12)	0 FT or 6 FT (11)	7 FT		
REAR SETBACK: (PRINCIPAL)	0 FT (4)	0 FT (4)	0 FT (4)	0 FT (4)	5 FT (8)		
(ACCESSORY)	5 FT (5)	5 FT (5)	5 FT (5)	5 FT (5)	5 FT (5)		
WATERBODY SETBACK	20 FT (13)	20 FT (13)	20 FT (13)	20 FT (13)	20 FT (13)		
MAXIMUM BUILDING HEIGHT	35 FT (6)	35 FT (6)	35 FT (6)	35 FT (10)	60* (9)		
MINIMUM LIVING AREA	1,000 SF	1,000 SF	700 SF (14)	700 SF	1 BR 700 SF		
					2 BR 1000 SF		
					>2 BR add 200 SF per room		
MAXIMUM LOT COVERAGE	40%	40%	40%	45%	45%		
* Any building exceeding 35 feet in height must maintain a minimum building separation of 15 feet plus 1 foot for every 2 feet over 35 feet.							
(1) Deviation from Section 25-66(1)(a)(2) to reduce the lot width from 60 feet to 50 feet.							
(2) Deviation from Section 25-66(5) to reduce street setback from 25 feet to 20 feet.							
(3) Deviation from Section 25-66(6) to reduce side setback from 10 feet to 5 feet.							
(4) Deviation from Section 25-66(7) to reduce rear setback from 10 feet to zero feet setback from golf course lot line.							
(5) Deviation from Section 25-66(7) to reduce accessory rear setback from 10 feet to 5 feet							
(6) Deviation from Section 25-66(4) to increase maximum building height from 32 feet to 35 feet							
(7) Deviation from Section 25-66(6) to reduce side setback from 10 feet to 7.5 feet							
(8) Deviation from Section 25-66 to reduce rear setback from 10 feet to 5 feet							

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4.	Deviation from Section 29-63 to allow sidewalk or pathway alternative on one side only.
5.	Deviation from Section 29-88(a) to allow an aisle width of 20 feet for parking facilities where multi-family units include driveways. (See detail for attached single family residences three (3) units and greater on Sheet 4 of the Planned Unit Development Site Plan dated December 28, 2001, prepared by Community Engineering Services, Inc.)
6.	Deviation from Section 29-88(b)(1) to allow multi-family units with driveways to back-out into the right-of-way. (See detail for attached single family residences three (3) units and greater on Sheet 4 of the Planned Unit Development Site Plan dated December 28, 2001, prepared by Community Engineering Services, Inc.)
7.	Deviation from Section 29-54 to delete the frontage road. If parcel is subdivided, traffic circulation shall be provided so all parcels use the commercial access located on the Planned Unit Development Site Plan dated December 28, 2001, prepared by Community Engineering Services, Inc.
8.	Deviation from Section 25-271(1) to allow a variety of fencing options throughout the development.
9.	Deviation from Section 25-288(3) to allow parking for model homes to be provided in a central sales facility.
10.	Deviation from Section 30-57(b) to allow that the tree canopy requirements for individual lots or tracts will be waived as long as the overall tree canopy is met within the Planned Unit Development boundaries.
11.	Deviation from Section 28-108(2) to allow corner lots to be the same width as standard lots.
12.	Deviation from Section 20-1 to define the lot width for cul-de-sac lots to be the width measured at the mid-point of the lot depth.
13.	Deviation to Section 27-99 to allow identification signs at two (2) locations along Interstate-75 in addition to the signs allowed at project entrances. Sign sizes shall meet the requirements set forth in Section 27-99.
14.	Deviation to delete requirement for providing a tree survey of existing conditions if a FLUCCS map and current aerial are provided.
15.	Deviation to Section 28-67 to allow permits for dry model homes, clubhouse, guardhouse, sales center, maintenance facilities, and ancillary structures to be constructed prior to the requirements of Section 28-67.
16.	Deviation to Section 25-288(2) to allow model homes for up to ten (10) years or completion of lot sales.

*All other development shall comply with the applicable provisions of the

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submit an operational plan for any guard/gatehouses in accordance with the requirements of Section 29-70 Guardhouses and gatehouses. This plan shall be submitted to and approved by the City prior to the first final plat approval.

SECTION 5. Simultaneously with approval of this Planned Unit Development, the property described in Exhibit "A", along with other property not a part of this Planned Unit Development, is being removed from the Bay Colony-Gateway Development of Regional Impact. New commitments and requirements of the Colonial Golf and Country Club are as follows:

- (a) Public safety and government services impacts. Based on number of residential units proposed and the general location of the project from existing public safety facilities, to offset the impacts of the project, the developer is required to provide a 2.6 acre site within the development. The City has determined that a site located off-site may better address the City's needs for these facilities. Accordingly, in order to address this requirement, the developer shall provide a cash payment of three hundred and fifty thousand dollars (\$350,000.00) to be used for the purchase of the site. The payment is due upon the first building permit for a structure being issued. The developer shall receive fire impact fee credits for the cash in lieu of property made herein, in accordance with the provisions of the Lee County fire impact fee ordinance.

- (b) Police impacts associated with the project will require a cash

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unit development ordinance, or before the one hundredth (100th) residential unit, whichever comes first.

- (c) School impacts associated with the Bay Colony-Gateway Development of Regional Impact are being addressed through a pending agreement with the Lee District School Board; however, if Lee County adopts school impact fees, school impacts will be addressed by compliance with the school impact fee ordinance.
- (d) The developer shall meet the standards for park and recreation facilities through the provision of adequate on-site recreational facilities as permitted in the Comprehensive Plan, Recreation and Open Space Element, Policy 1.1; Action 1.1.1; Standard 1.1.1.4.
- (e) Traffic impacts associated with the projects are to be mitigated by the developer through the payment of impacts fees. Initially the developer will advance the City a lump sum payment of one hundred thousand dollars (\$100,000.00), which will be used by the City toward the planning, design, and/or construction of improvements to Colonial Boulevard between Six Mile Cypress Parkway and the southbound ramps of Interstate 75. The cash payment shall be paid to the City within sixty (60) days from November 5, 2001. The developer will receive road impact fee credits for the total amount of this contribution, which may be used to pay impact fees associated with the project or may be transferred or sold as provided by

ORDINANCE NO. 3059

Mile Cypress and Interstate-75; if any funds remain after completion of this improvement, the City may utilize the funds to pay for other roadway improvements in the area. The developer will receive impact fee credits in the total amount of this contribution, which may be used to pay impact fees associated with the project or may be transferred or sold as provided by the applicable impact fee ordinance. Upon payment of the five hundred thousand dollars (\$500,000.00) contribution specified in this paragraph, the Colonial Golf and Country Club Planned Unit Development will be deemed vested from the transportation concurrency requirements of the City for approximately forty percent (40%) of the residential units which equates to six hundred thirty-nine (639) units and forty percent (40%) of the total approved commercial square footage which equates to 44,800 square feet and forty percent (40%) of the total approved office space which equates 12,000 square feet.

- (f) The developer intends to continue participating in the Gateway Services District for the drainage facilities and services at this time, but may elect to establish a new Community Development District for drainage and the other special powers set forth in Florida Statutes, Section 190.
- (g) In addition to the requirements in the Planned Unit Development, the developer shall be required to file a preliminary subdivision plat and record all final subdivision

ORDINANCE NO. 3059

County standards for arterial roadways. Treeline Avenue will be owned and maintained by Lee County.

- (h) The following uses may be issued building permits prior to the completion of fifty percent (50%) of dollar value of all site improvements (exception from Section 28-67, No building permits issued), provided a bond in place that covers one hundred fifteen percent (115%) of the infrastructure costs per phase associated with the project: No variance from this provision will be required at platting.

1. The construction of a golf course and water management facilities.
 - a. Other site amenities including clubhouses and guardhouses.
 - b. The construction of model homes provided the developer submits a covenant of unified control, which also acknowledges the use of the model home is temporary. The certificate of occupancy shall note that the model home is for temporary use as a model only until such time as a final plat is recorded.

SECTION 6. All development approvals shall be binding upon the owner, developer, successors and assigns.

SECTION 7. Copies of the plans and specifications referenced herein are on file with the City Clerk's Office and with the Community Development Department.

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SECTION 9. A Notice of Public Hearing was published in a newspaper of general circulation in accordance with applicable law.

SECTION 10. Ordinance No. 3026 is hereby rescinded.

SECTION 11. SEVERABILITY. If for any reason any provision, paragraph, word, section or article of this ordinance is invalidated by any Court of competent jurisdiction, the remaining provisions, paragraphs, words, sections and chapters shall not be affected and shall continue in full force and effect.

SECTION 12. This ordinance shall become effective upon adoption.

ORDINANCE NO. 3059

PASSED IN PUBLIC SESSION of the City Council of the City of Fort
Myers, Florida, this 18th day of March, A.D., 2002.

Tammara Hall

Veronica S. Shoemaker

Ann M. Knight, Ed.D.

Michael Flanders

Randall P. Henderson, Jr.
Council Members

APPROVED this 18th day of March, A.D., 2002, at _____ o'clock
p.m.

Jim Humphrey
Mayor

FILED in the Office of the City Clerk this 18th day of March, A.D.,
2002.

Marie Adams, CMC
City Clerk

LEGAL DESCRIPTION

Parcel in
Sections 34 and 35, Township 44 South, Range 25 East
And
Sections 2 and 3, Township 45 South, Range 25 East
Lee County, Florida

A tract or parcel of land lying in Sections 34 and 35, Township 44 South, Range 25 East and in Sections 2 and 3, Township 45 South, Range 25 East, Lee County, Florida. Said tract or parcel being more particularly described as follows:

Commencing at the southeast corner of the northeast quarter (NE-1/4) of said Section 3, run S 88° 09' 46" W along the south line of said fraction for 1753.81 feet to an intersection with the easterly right-of-way line of Interstate 75 (S.R. 93) to the POINT OF BEGINNING:

From said Point of Beginning run N 14° 49' 51" W along said easterly right-of-way line for 3371.65 feet to an intersection with the southeasterly line of Six Mile Cypress Preserve as recorded in Official Record Book 2142, Page 127 Lee County Records; thence run along said southeasterly line the following courses; N 25° 00' 29" E for 1410.37 feet; N 43° 45' 29" E for 295.00 feet; S 82° 44' 31" E for 268.00; N 34° 11' 39" E for 328.06 feet; N 40° 14' 31" W for 232.00 feet; N 33° 30' 29" E for 1435.00 feet; N 75° 15' 29" E for 620.00 feet and N 35° 45' 29" E for 180.00 feet to an intersection with the east line of the northeast quarter (NE-1/4) of said Section 34; thence continue N 35° 45' 29" E along said southeasterly line for 947.82 feet; thence run N 56° 15' 44" E along said southeasterly line for 690.61 feet to an intersection with the southerly right-of-way line of Colonial Boulevard (S.R. 884); thence run S 89° 38' 27" E along said southerly right-of-way line for 539.91 feet; thence run S 45° 21' 33" W for 42.43 feet; thence run S 00° 21' 33" W for 721.50 feet to a point of curvature; thence run southwesterly along the arc of a curve to the right of radius 1050.00 feet (delta 41° 49' 24") (chord bearing S 21° 16' 16" W) (chord 749.55 feet) for 766.45 feet; thence run S 00° 58' 02" E along a non-tangent line for 1048.01 feet; thence run S 01° 00' 06" E for 2642.68 feet; thence run S 00° 02' 17" E for 68.31 feet; thence run N 89° 25' 36" E for 114.67 feet; thence run S 01° 10' 24" W for 245.53 feet to a point of curvature; thence run southeasterly along the arc of a curve to the left of radius 2000.00 feet (delta 37° 40' 00") (chord bearing S 17° 39' 36" E) (chord 1291.26 feet) for 1314.81 feet to a point of tangency; thence run S 36° 29' 36" E for 266.36 feet to a point of curvature; thence run southeasterly along the arc of a curve to the right of radius 1000.00 feet (delta 43° 02' 49") (chord bearing S 14° 58' 12" E) (chord 733.76 feet) for 751.31 feet to a point of tangency; thence run S 06° 33' 12" W for 1166.54 feet to a point of curvature; thence run southeasterly along the arc of a curve to the left of radius 2800.06 feet (delta 05° 08' 56") (chord bearing S 03° 58' 44" W) (chord 251.54 feet) for 251.63 feet to an intersection with the centerline of a water management easement (160 feet wide) as recorded in Official Record Book 2558 at Page

2002, Lee County Records; thence run along the centerline of said water management easement the following courses: S 78° 02' 48" W for 62.14 feet; S 60° 38' 04" W for 117.49 feet; S 20° 42' 13" W for 118.75 feet; S 36° 30' 44" W for 109.13 feet; S 06° 52' 49" E for 109.55 feet; S 23° 40' 29" W for 475.63 feet; S 34° 14' 19" W for 127.19 feet; S 67° 03' 34" W for 478.36 feet; S 45° 27' 12" W for 398.60 feet to a point of curvature; thence run westerly and northwesterly along the arc of a curve to the right of radius 600.00 feet (delta 84° 17' 37") (chord bearing S 87° 36' 01" W) (chord 805.24 feet) for 882.72 feet to a point of tangency; N 50° 15' 11" W for 144.85 feet; S 89° 37' 18" W for 354.32 feet to a point of curvature; thence run northwesterly along the arc of a curve to the right of radius 710.00 feet (delta 46° 08' 48") (chord bearing N 67° 18' 19" W) (chord 556.51 feet) for 571.84 feet to a point of reverse curvature; thence run westerly along the arc of a curve to the left of radius 230.00 feet (delta 63° 11' 11") (chord bearing N 75° 49' 31" W) (chord 240.99 feet) for 253.65 feet to an intersection with the easterly right-of-way line of Interstate 75 (S.R. 93); thence run N 14° 49' 51" W along said easterly right-of-way line for 2333.30 feet to an intersection with the south line of the northeast quarter (NE-1/4) of said Section 3 and the point of beginning.

Containing 750.18 acres, more or less.

Bearings herein above mentioned are State Plane for the Florida West Zone (1983/90 adjustment) and are based on the south line of the northeast quarter (NE-1/4) of said Section 3 to bear S 88° 09' 46" W.

PROPERTY DATA FOR PARCEL 02-45-25-P4-01100.1041
TAX YEAR 2006

Parcel data is available for the following tax years:

[[2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#)][[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | **NEW!** [Tax Estimator](#)]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2006 ROLL.

PROPERTY DETAILS**OWNER OF RECORD**COLONIAL COUNTRY CLUB CDD
SEVERN TRENT MANAGEMENT SVCS
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071[[VIEWER](#)] [TAX MAP](#) [[PRINT](#)]TaxMap for Folio ID 10479845
not found.**SITE ADDRESS**RESERVED
FT MYERS FL 33913**LEGAL DESCRIPTION**COLONIAL CC PAR 100 THRU 104-1
PB 74 PGS 75-79
PARCEL 104.1[[PICTOMETRY](#)]**TAXING DISTRICT**

090 - CITY OF FORT MYERS

DOR CODE

89 - MUNICIPAL- OTHER

**PROPERTY VALUES (TAX ROLL
2006)[[New! HISTORY CHART](#)]****EXEMPTIONS****ATTRIBUTES**

JUST	386,190	HOMESTEAD	0 UNITS OF MEASURE	AC
ASSESSED	386,190	AGRICULTURAL	0 NUMBER OF UNITS	7.69
ASSESSED SOH	386,190	WIDOW	0 FRONTAGE	0
TAXABLE	0	WIDOWER	0 DEPTH	0
BUILDING	0	DISABILITY	0 BEDROOMS	
LAND	386,190	WHOLLY	386,190 BATHROOMS	
BUILDING FEATURES	0	SOH DIFFERENCE	0 TOTAL BUILDING SQFT	
LAND FEATURES	0		1ST YEAR BUILDING ON TAX ROLL	

HISTORIC DISTRICT

No

SALES/TRANSACTIONS

SALE PRICE	DATE	OR NUMBER	TYPE	TRANSACTION DETAILS DESCRIPTION	VACANT / IMPROVED
100	6/8/2006	<u>2006000238829</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 1 additional parcel(s) with this document (may have been split after the transaction date)... <u>02-45-25-P4-0150E.0000</u>	V
30,000,000	7/17/2002	<u>3687/4357</u>	02	Qualified (Multiple STRAP # / 06-09I) There are 1417 additional parcel(s) with this document (may have been split after the transaction date)... <u>34-44-25-P2-00200.0520,</u> <u>34-44-25-P2-00200.0530,</u> <u>34-44-25-P2-00200.0540,</u> <u>34-44-25-P2-00200.0550,</u> <u>34-44-25-P2-01500.0340,</u> <u>34-44-25-P2-01500.0350,</u> <u>34-44-25-P2-01500.0360,</u> <u>34-44-25-P2-01500.0370,</u> <u>34-44-25-P2-01500.0380,</u> <u>34-44-25-P2-01500.0390,</u> <u>34-44-25-P2-01500.0400,</u> <u>34-44-25-P2-01500.0410...</u> <i>Remaining parcels not listed.</i>	V
16,369,400	3/30/2000	<u>3237/1432</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 1716 additional parcel(s) with this document (may have been split after the transaction date)... <u>34-44-25-P2-00200.0520,</u> <u>34-44-25-P2-00200.0530,</u> <u>34-44-25-P2-00200.0540,</u> <u>34-44-25-P2-00200.0550,</u> <u>34-44-25-P2-01500.0340,</u> <u>34-44-25-P2-01500.0350,</u> <u>34-44-25-P2-01500.0360,</u> <u>34-44-25-P2-01500.0370,</u> <u>34-44-25-P2-01500.0380,</u> <u>34-44-25-P2-01500.0390,</u> <u>34-44-25-P2-01500.0400,</u> <u>34-44-25-P2-01500.0410...</u> <i>Remaining parcels not listed.</i>	V
100	1/1/1982	<u>1608/1688</u>	04	Disqualified (Multiple STRAP # - 01,03,07) There are 1521 additional parcel(s) with this document (may have been split after the transaction date)... <u>02-45-25-P1-01600.0010,</u> <u>02-45-25-P1-01600.0020,</u> <u>02-45-25-P1-01600.0030,</u> <u>02-45-25-P1-01600.0040,</u>	V

02-45-25-P1-01600.0050,
 02-45-25-P1-01600.0060,
 02-45-25-P1-01600.0070,
 02-45-25-P1-01600.0080,
 02-45-25-P1-01600.0090,
 02-45-25-P1-01600.0100,
 02-45-25-P1-01600.0110,
 02-45-25-P1-01600.0120...

Remaining parcels not listed.

100 3/1/1981 1511/1088 04 Disqualified (Multiple STRAP # - 01,03,07) V

There are 334 additional parcel(s) with this document (may have been split after the transaction date)...

02-45-25-P1-01600.0010,
 02-45-25-P1-01600.0020,
 02-45-25-P1-01600.0030,
 02-45-25-P1-01600.0040,
 02-45-25-P1-01600.0050,
 02-45-25-P1-01600.0060,
 02-45-25-P1-01600.0070,
 02-45-25-P1-01600.0080,
 02-45-25-P1-01600.0090,
 02-45-25-P1-01600.0100,
 02-45-25-P1-01600.0110,
 02-45-25-P1-01600.0120...

Remaining parcels not listed.

PARCEL NUMBERING HISTORY

CREATION DATE - 7/15/2003

PRIOR STRAP	RENUMBER REASON	RENUMBER DATE
34-44-25-P3-0120A.0000	Combined (With another parcel-Delete Occurs)	Friday, May 21, 2004
02-45-25-P4-00002.0020	Split (From another Parcel)	Tuesday, July 15, 2003

SOLID WASTE (GARBAGE) ROLL DATA

SOLID WASTE DISTRICT	ROLL TYPE	CATEGORY	UNIT/AREA	TAX AMOUNT						
009 - City of Fort Myers	-			0.00						
<table border="0"> <tr> <td></td> <td>COLLECTION DAYS</td> <td></td> </tr> <tr> <td>GARBAGE</td> <td>RECYCLING</td> <td>HORTICULTURE</td> </tr> </table>						COLLECTION DAYS		GARBAGE	RECYCLING	HORTICULTURE
	COLLECTION DAYS									
GARBAGE	RECYCLING	HORTICULTURE								

[Show]

APPRAISAL DETAILS

TRIM (*proposed* tax) Notices are available for the following tax years:

[2003 | 2006]

[[Next Lower Parcel Number](#) | [Next Higher Parcel Number](#)]

[[New Query](#) | [New Browse](#) | [Parcel Queries Page](#) | [Lee PA Home](#)]

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