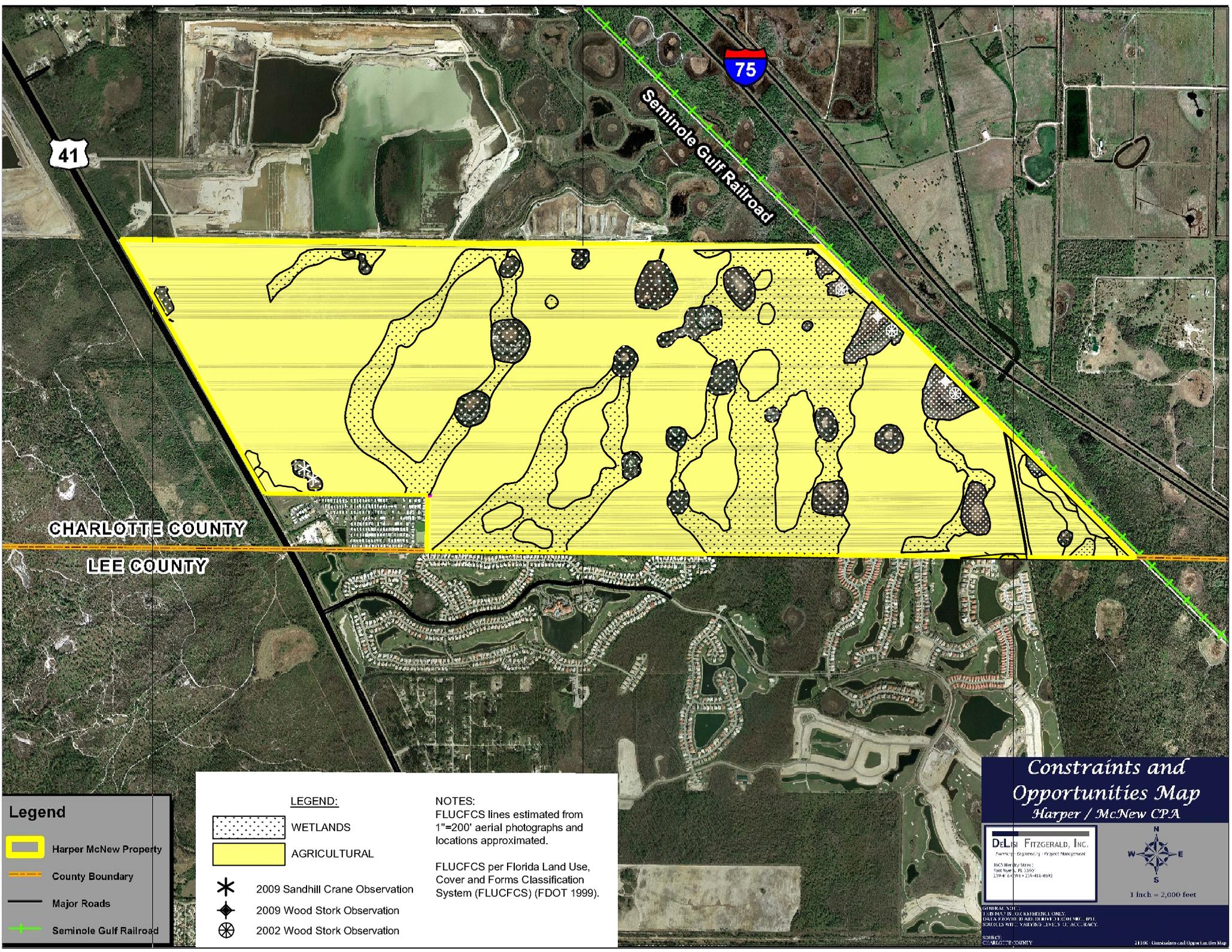


***Master Development Plan A
Constraints and Opportunities Map***



41

75

Seminole Gulf Railroad

CHARLOTTE COUNTY

LEE COUNTY

Legend

- Harper McNew Property
- County Boundary
- Major Roads
- Seminole Gulf Railroad

LEGEND:

- WETLANDS
- AGRICULTURAL
- 2009 Sandhill Crane Observation
- 2009 Wood Stork Observation
- 2002 Wood Stork Observation

NOTES:
 FLUCFCS lines estimated from 1"=200' aerial photographs and locations approximated.
 FLUCFCS per Florida Land Use, Cover and Forms Classification System (FLUCFCS) (FDOT 1999).

Constraints and Opportunities Map
Harper / McNew CPA

DeLisi FITZGERALD, INC.
 Surveying • Engineering • Project Management

1625 Highway 20 West
 Fort Myers, FL 33908
 (239) 434-1100 • (239) 416-0092

1 inch = 2,000 feet

GENERAL NOTE:
 THIS MAP IS FOR INFORMATION ONLY.
 DATA PROVIDED ARE FOR INFORMATION ONLY.
 SOURCES: WETLANDS - 2009; AGRICULTURE - 2009; BIRD OBSERVATIONS - 2009.
 SURVEY: 2009; COUNTY: CHARLOTTE COUNTY

***Master Development Plan B
Conceptual Development Plan***

Conceptual Development Plan



Development Program

	Acres	Density/Intensity
Residential	497.06	3,109 Units
Commercial	47	507,474 Sq. Ft.
Industrial	155.5	1,600,000 Sq. Ft.
Open Space	777.25	N/A
Recreation	77.7	N/A
Total	1,554.51 +/-	

Site Features Legend

Industrial / (Employment Center)	Recreational Open Space (Formal Park Areas)
Commercial / Village Center	Recreational Open Space (Passive Areas and Trail Corridors)
Residential Areas & Neighborhoods	Rural Residential Open Space (Buffers, Recreation, SWMA, Trails)
Proposed Rail Spur	Rural Residential Open Space (Wetlands / Conservation)
Neighborhood Center	Rural Residential Open Space (Conservation / Freshwater Marsh Areas)
5 Minute Walk Pedestrian Shed	Primary Framework Street
	Secondary Framework Street

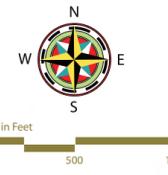
Notes:

1. Phasing of development will be based on the Conceptual Phasing Table below. Any changes to timing of development shall be allowed based on the availability of public services.

Conceptual Phasing Schedule

Phase	Build-Out Year	Residential Units Cumulative		Commercial Area Cumulative	Industrial Area Cumulative	Recreational Area Cumulative
		Single Family (ITE LUC 210)	Multi Family (ITE LUC 220)	Retail Use (ITE LUC 820)	General Light Industrial (ITE LUC 110)	County Park (ITE LUC 412)
Phase I	2015	155 Units	156 Units	None	50 Acres	46.63 Acres
Phase II	2020	544 Units	544 Units	253,737 SF	77.75 Acres	163.25 Acres
Phase III	2030	1,555 Units	1,554 Units	507,474 SF	155.5 Acres	466.3 Acres
Total	2030	3109 Units		507,474 SF	155.5 Acres	466.3 Acres

2. Charlotte County shall amend the 10 Year Water Facilities Work Plan to include development of the subject property being served by Lee County Utilities. The developer and Charlotte County will work with Lee County to ensure that Lee County also amends their 10 Year Water Facilities Work Plan to include service for the subject property.



***Master Development Plan C
Traffic Circulation Map***

Creating Livable Streets

- Streets are a major part of the public realm and play a key role in placemaking for livable environments
- Context sensitive design – streets are designed appropriately according to the adjacent land uses
- An interconnected network allows for reduction in pavement widths, thus creating human scaled streets
- Multiple access routes to each location in the community spreads trips
- Concept of shared space where streets are designed with all users/ modes in mind – pedestrians, bicyclists and automobiles
- Defined hierarchy of residential streets, lanes, avenues, main streets, drives and boulevards
- Design speeds closely match the street type, vehicle use and proposed speed limit
- On-street parking is encouraged for functional purposes as well as for traffic calming
- Planting strips and street trees are standard



Retail Edges



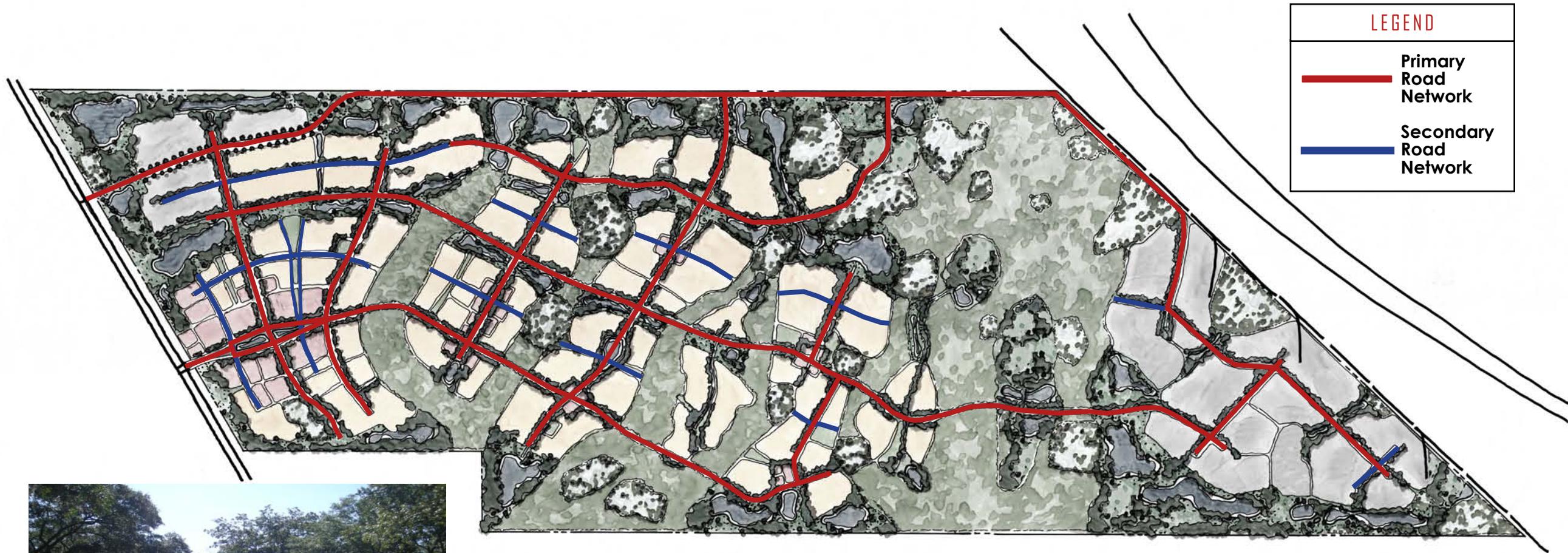
Median Parks



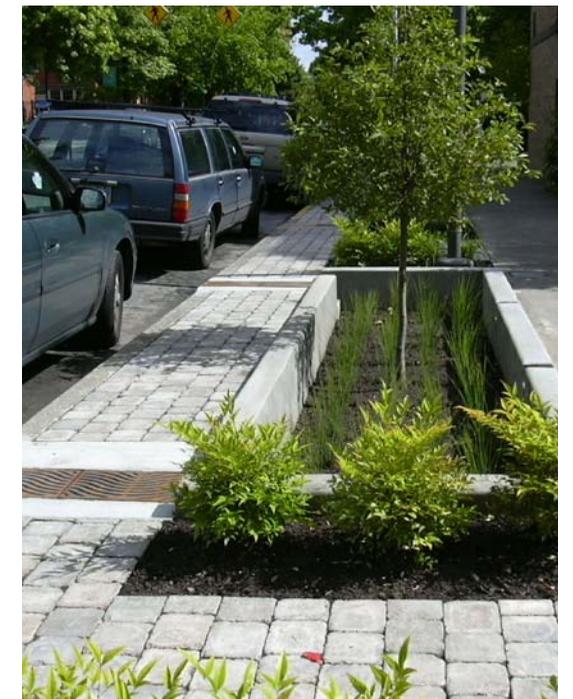
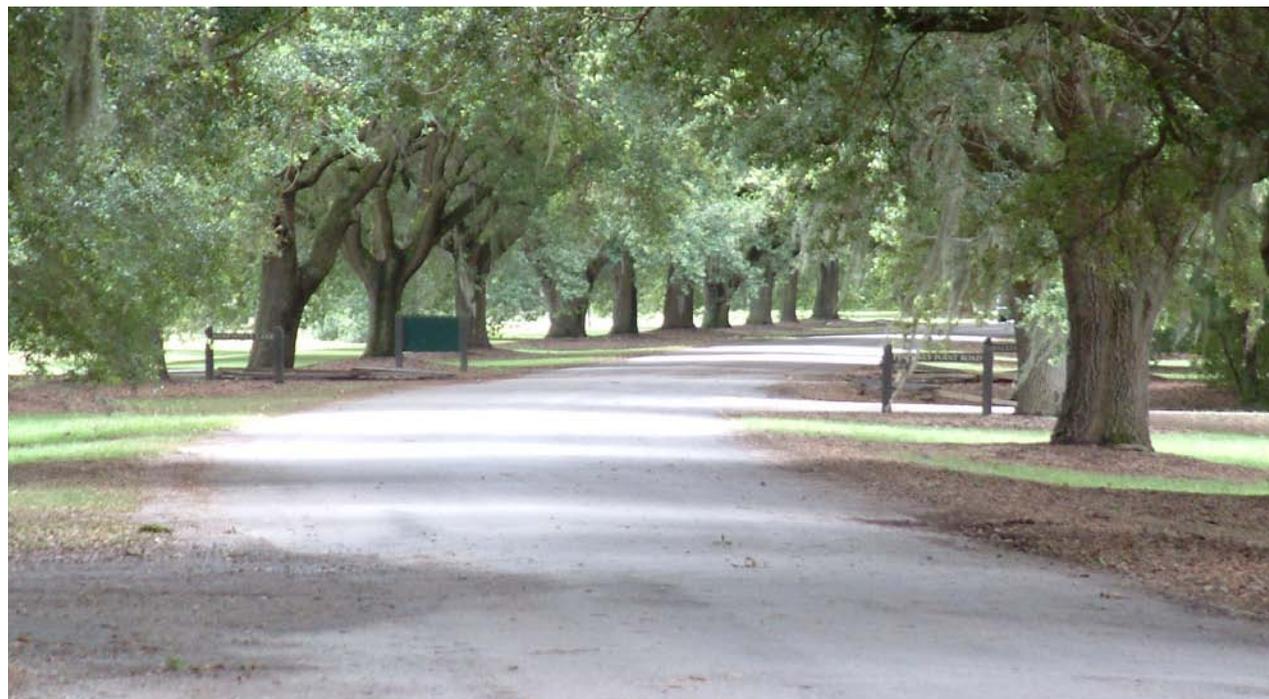
Residential Scale



Commercial Districts



Transportation Network Plan



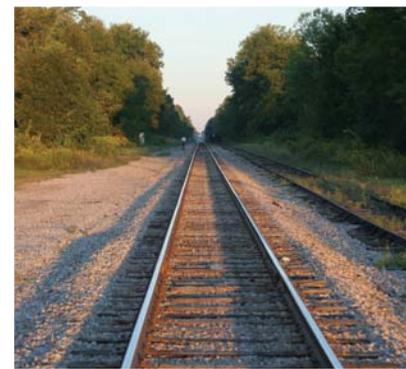
Low Impact Development Strategies for Stormwater Design & Management Integral to Street & Transportation Design

Low Impact Development Bio-Swale

***Master Development Plan D
Pattern Book***



McNew Ranch



Pattern Book

For a Compact Rural Mixed-Use Community

Table of Contents

Community Description	3
Site Organization / Land Use Master Plan	4-5
Open Space Network Plans	6-7
Hwy 41 - Edges & Buffers	8-9
Open Space System Details	10-19
Transportation Network & System	20-21
Village Center Character	22-27
Neighborhood Center Character	28-31
Residential Neighborhood Character	32-37
Industrial / Employment Center Character	38-39
Team / Credits	40-41

Community Description

The McNew Ranch is envisioned as a community unique to the region. The planning and development objectives are organized around the core principles of compact development, connectivity, walkability, mixed and multi-use commercial, office, industrial and employment centers, a multi-layered system of parks and open space, and environmental restoration and buffering to protect and respond to the rural character of the area. The emphasis on these basic principles will create a highly livable and vibrant community with a fine-grained mix of land uses, housing types and price points, and recreational opportunities that create a multitude of lifestyle choices for its residents. Various Districts, Neighborhoods, and Neighborhood Centers within the community will be linked together by an interconnected network of streets and parks and open space that weave together the fabric of the community.

This Integrated Livable Environment is Defined by:

- A transportation network of streets, sidewalks and trails that accommodates both pedestrians and automobiles and creates multiple routes of travel between destinations - resulting in pedestrian scaled, livable streets.
- An interconnected network of Parks and Open Spaces that create a variety of recreational opportunities – from small neighborhood pocket parks and larger community parks to expansive natural greenway corridors that traverse the site and help to restore natural drainage patterns while providing unique recreational opportunities.
- A Commercial Village Center that provides a series of unique housing and retail opportunities – from a pedestrian oriented main street with small shops and cafes to a broader commercial offering that includes office and employment uses. All of these program elements are set in a scaled “urban village” setting surrounding water, plazas and broad openspace parks and community recreation corridors. The internal capture of trips further defines the interrelated nature of this community plan so that to the degree it is able, it can be self supporting.
- A series of residential neighborhoods anchored by a Neighborhood Center, each centered on a park and connected by walkable streets and/or the project wide recreational open space network. These neighborhoods will provide a mix of housing types, densities, and price points that create architectural diversity and a vibrant livable community.

Conceptual Development Plan



Development Program

	Acres	Density/Intensity
Residential	497.06	3,109 Units
Commercial	47	507,474 Sq. Ft.
Industrial	155.5	1,600,000 Sq. Ft.
Open Space	777.25	N/A
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Total	1,554.51 +/-	

Site Features Legend

- Industrial / (Employment Center)
- Commercial / Village Center
- Residential Areas & Neighborhoods
- Proposed Rail Spur
- Neighborhood Center
- 5 Minute Walk Pedestrian Shed
- Recreational Open Space (Formal Park Areas)
- Recreational Open Space (Passive Areas and Trail Corridors)
- Rural Residential Open Space (Buffers, Recreation, SWMA, Trails)
- Rural Residential Open Space (Wetlands / Conservation)
- Rural Residential Open Space (Conservation / Freshwater Marsh Areas)
- Primary Framework Street
- Secondary Framework Street

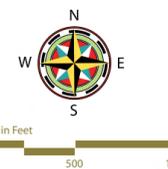
Notes:

1. Phasing of development will be based on the Conceptual Phasing Table below. Any changes to timing of development shall be allowed based on the availability of public services.

Conceptual Phasing Schedule

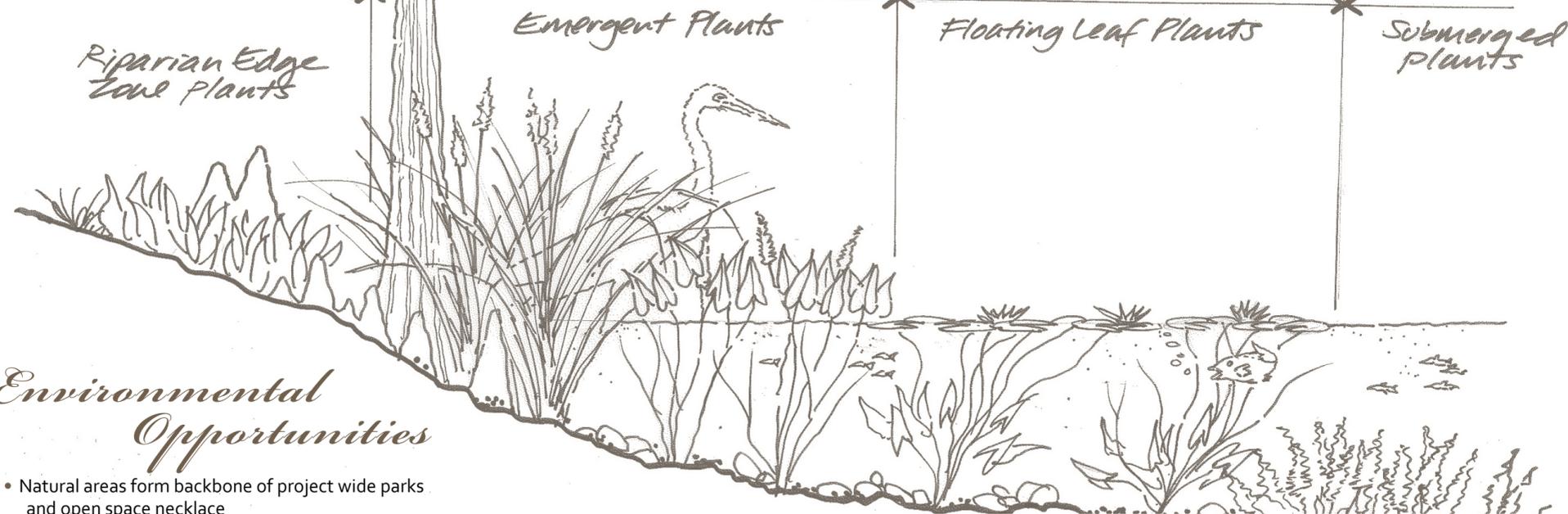
Phase	Build-Out Year	Residential Units Cumulative		Commercial Area Cumulative	Industrial Area Cumulative	Recreational Area Cumulative
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Total	2030	3109 Units		507,474 SF	155.5 Acres	466.3 Acres

2. Charlotte County shall amend the 10-Year Water Facilities Work Plan to include development of the subject property being served by the North Fort Myers Utility receiving an inter-district transfer of potable water from Lee County Utilities. The developer and Charlotte County will work with Lee County to ensure that Lee County also amends their 10-Year Water Facilities Work Plan to include and identify the inter-district transfer of water to enable service for the subject property in Charlotte County.



RIPARIAN ZONE

LITTORAL ZONE



Environmental Opportunities

- Natural areas form backbone of project wide parks and open space necklace
- Conservation of lands adjacent to Myakka River corridor
- Restoration of historic flowway corridors and natural drainage patterns
- Wetland restoration and creation
- Creation of additional species habitat
- Nature trails and interpretative signage program



Opportunities for Environmental Discovery

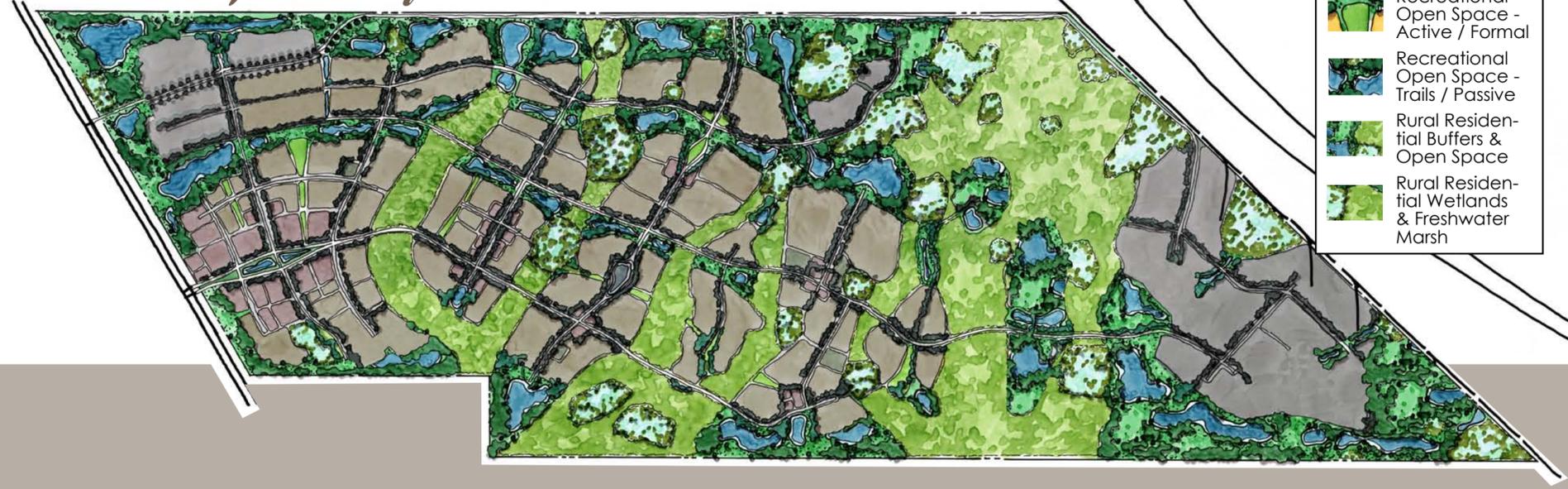
Parks & Open Space Network Plan



LEGEND

	Recreational Open Space - Active / Formal
	Recreational Open Space - Trails / Passive
	Rural Residential Buffers & Open Space
	Rural Residential Wetlands & Freshwater Marsh

Overall Open Space Network Plan



LEGEND

	Recreational Open Space - Active / Formal
	Recreational Open Space - Trails / Passive
	Rural Residential Buffers & Open Space
	Rural Residential Wetlands & Freshwater Marsh



Edge Treatments with Sweeping Landscape



Landscape Designed for Wildlife



Edge Treatments with Sweeping Water Elements and Native Landscape



Rural Character Elements and Landscape designed for Wildlife



Opportunities for Environmental Discovery



10 Undisturbed Conservation and Marsh Landscape Elements Promote Habitat Restoration and Preservation



Edge Treatment with Fencing and Sweeping Landscape



Opportunities for Environmental Discovery



Low Impact Development Strategies for Stormwater Design & Management



Low Impact Development Swales at Conservation Edge



Open Space System & Networks
Form & Character
Image Gallery



Community Recreation Components



Community Wide Recreation Area



Within the Open Space Network are a series of parks and open spaces that vary in size and character. From simple, small urban greens with benches, lawn and canopy trees to community parks with various active recreation amenities, to naturalized open spaces with trails, boardwalks and interpretive sign programs. These places create the environmental network that weaves the fabric of the community together.



Park and Open Space Character Precedents



Linear Median Parks Provide Connectivity



Small parks, greens or squares act as the centering elements for neighborhoods and are often located at the termination of important vistas. These are visually distinct and identifiable places that physically organize and give character to each neighborhood. They are woven into the community via the street network and serve as the central place for informal gatherings and neighborhood events.

Larger community parks for active recreation are a critical part of integrated communities. These provide opportunities for both organized sports leagues and informal pick-up games.



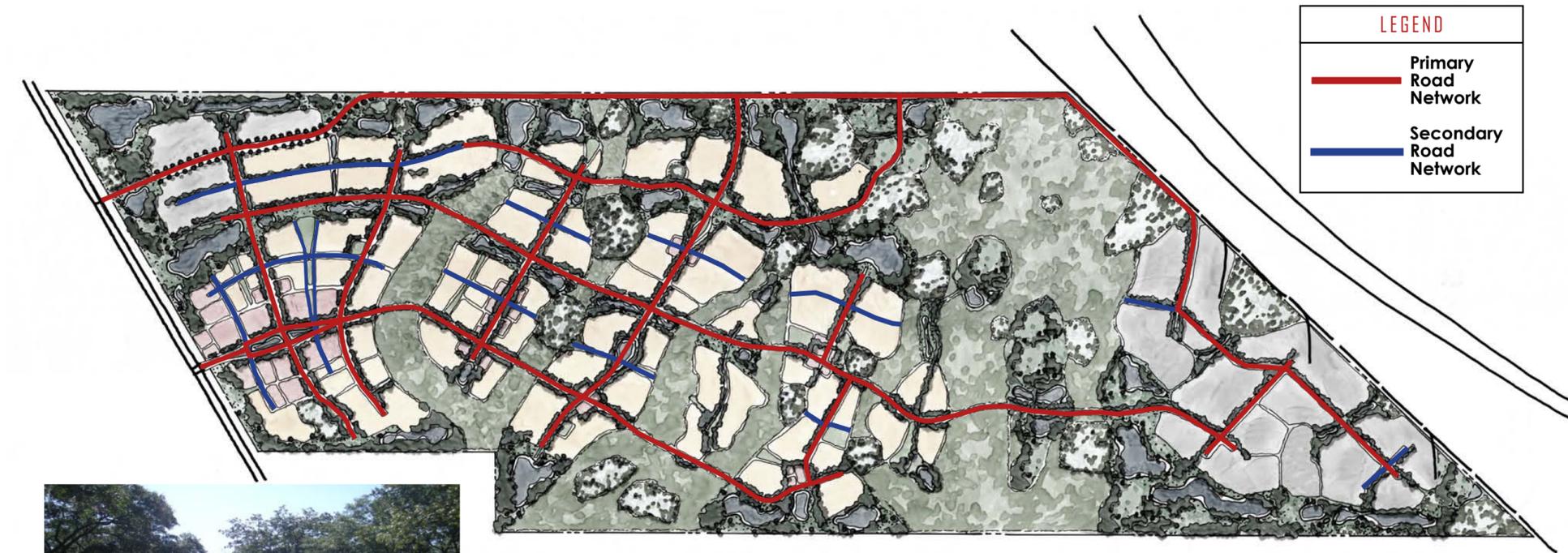


Creating Livable Streets

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- Planting strips and street trees are standard



Retail Edges



Transportation Network Plan



Median Parks



Residential Scale



Commercial Districts



Low Impact Development Strategies for Stormwater Design & Management Integral to Street & Transportation Design



Low Impact Development Bio-Swale



Village Center
Concept Diagram

Village Center

Vision & Principles

Village Centers are pedestrian-friendly, and generally located at intersections of prominent framework streets. They contain commercial, office and civic uses, anchored by a grocery store, and other local shopping amenities with attached residential uses in mixed-and or multi-use buildings. Village Centers serve residents within a 5-minute drive or a 5 to 10-minute walk in adjacent neighborhoods. Access to buildings is provided from alleys and side streets.

Example Uses:

- Residential - Residential Attached & Detached, Live-Work Dwellings, Bed and Breakfasts, Assisted Living Facilities
- Neighborhood to Regional Scale Commercial General Retail, Office, Restaurant, Recreation, Entertainment & Visitor Services
- Community Centers, Swimming Pools, Hotels, Ice or Roller Skating Rinks and Bowling Alleys, Mini Golf Courses, Bed and Breakfasts, Active and Passive Parks and Open Space, Theatres, Playhouses and Tourist Attractions
- Medical, Health & Personal Care Related Services, Athletic Clubs, Health and Fitness Centers, Spas, Funeral Homes, Medical Offices, Labs, Nursing Homes, Surgical Centers, Veterinary Offices and Clinics
- Civic - Religious Facilities, Government Facilities, Museums, Art Galleries, Libraries, Schools and Universities



Building Enclosure & Architectural Diversity Shapes Interesting Places



Character & Form
Diagram for a
Typical
Village Center
Layout / Configuration

Pedestrian Oriented Village Center

- Reminiscent of old downtown "main streets."
- Buildings are brought close to the street are typically two-story or an exaggerated single story that form a "building wall" which defines the public realm.
- Ample space is provided for a pedestrian promenade along the front of the shops which includes café seating, street trees, planters, benches, seat walls, music, unique shop signage, pedestrian scaled lighting, small fountains etc... All of these help to create a lively, activated edge along the front of the shops that expands the pedestrian experience beyond shopping.
- Parking is provided via diagonal spaces on the main street in front of the shops or in parking lots located behind the buildings.



DIAGONAL PARKING PEDESTRIAN PROMENADE OUTDOOR DINING



The project has the opportunity to fill many retail needs, as the surrounding communities have minimal commercial services available. These include big box tenants, smaller shop retailers and restaurants. All of these are designed as part of an integrated, walkable environment that fits within the greater context of the community.



Village Center
Form & Character Image Gallery



Variety and Mix of Commercial Types



Water as an Amenity



Higher Density Housing Types



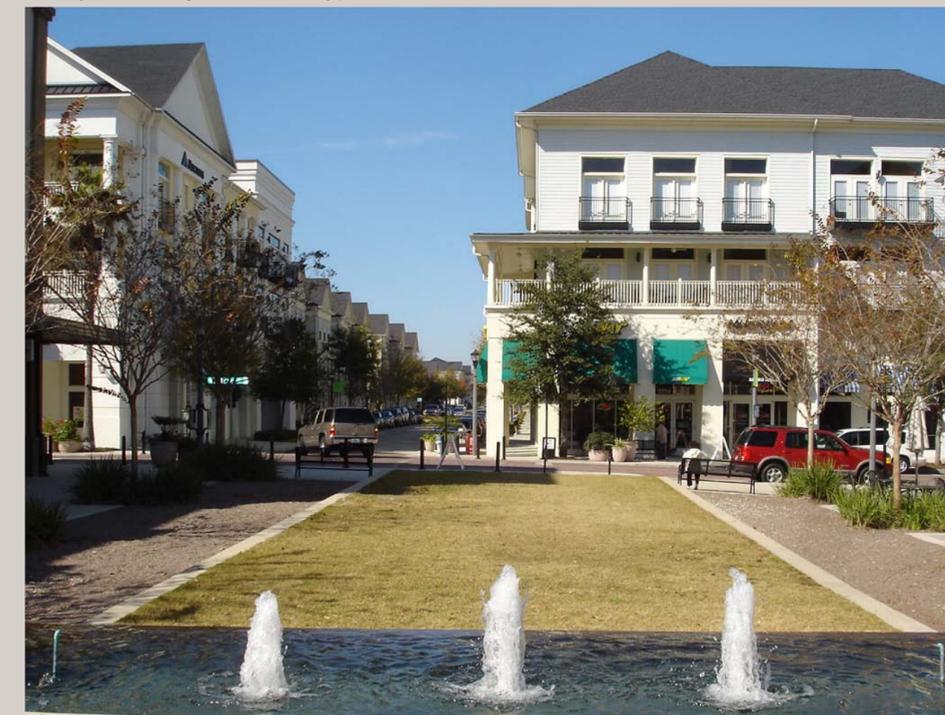
A Multitude of Civic and Community Use Areas and Spaces - Farmer's Markets, Festival & Events



Variety and Mix of Commercial Types



Variety and Mix of Commercial Types



Public Parks and Civic Green



Neighborhood Centers

Vision & Principles

Neighborhood Centers are an intrinsic part of neighborhoods and generally located towards the geographic center of a neighborhood. These centers provide needed neighborhood-serving, convenience retail, personal, business, professional and public services. Uses fit the size, scale and intensity of the neighborhood setting and may include, restaurants, hair salons, libraries, schools, recreation centers, police and fire stations, emergency services, offices, and neighborhood corner stores. Residential units could be provided above these ground-level services. At a minimum, some type of civic use is present, such as a Neighborhood Park, plaza, square or green. By providing a focal point for local activity, a Neighborhood Center helps define the neighborhood as a specific place.

Neighborhood Centers & Centering Elements

- Neighborhoods shall form the basic building block of development. These neighborhoods shall be sized such that the majority of housing is within a reasonable walking distance (defined as approximately ½ mile) of a neighborhood center.
- Neighborhoods shall be characterized by a mix of residential housing types distributed on a well-connected street system.
- A neighborhood center shall provide a public/civic focal point through the use of such non-residential uses such as appropriately scaled retail/office uses and park uses.
- Interspersed throughout the neighborhoods shall be pedestrian sheds of approximately ¼ mile radius, each with a centering element that may include uses such as parks, open space, community centers, churches, or other recreational, institutional, or civic uses.





Neighborhood Centers
Form & Character Image Gallery



Residential Neighborhood Areas & Character

- Fine grained mix of housing densities, products, types and styles
- Some TND (traditional neighborhood development) neighborhoods are located closest to commercial area
- Houses address the street and public realm in an appropriate fashion
- Basic rules of architectural proportion for various architectural styles are adhered to
- Garages are recessed or side loaded (in front loaded lot conditions) or front onto an alley (closest to commercial area)



Traditional neighborhood home



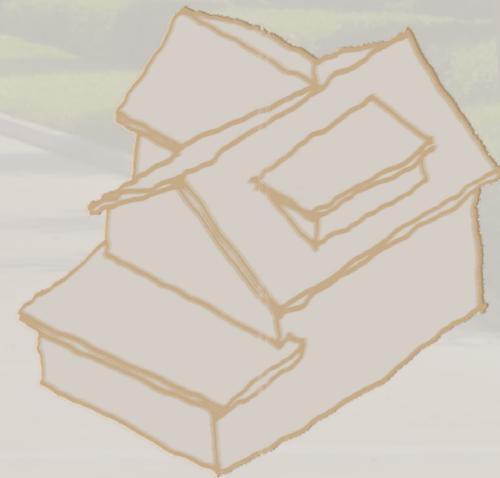
Conventional neighborhood home



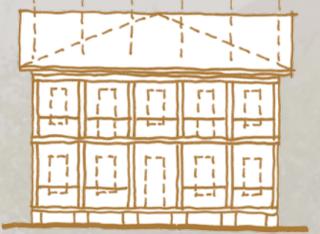
Street oriented



Recessed garages



Garden courts



Appropriate proportions



Tuck under parking



Street oriented



Attached homes





Residential Neighborhood

Vision & Principles

- Neighborhoods are a Collection of Compact Development Areas Organized around a Neighborhood Center.
- Neighborhoods and their "Centers" Form the Basic Building Block of the Community and will be Walkable and Connected through a Network of Streets and Blocks that Provide Multiple Routes and Maximize Internal Trip Capture.
- Neighborhoods will be Compact, with a Range of Densities and Intensities that are Compatible and will be organized by Streets and Bold Open Space and Park Systems.
- Each Neighborhood has a Neighborhood Center that Provides a Community Focal Point, a Pedestrian Destination, and a Social Gathering Space. Neighborhood Centers may Include a Park, a School, a Transit Stop, or Other Similar Civic Uses with Limited Convenience Commercial Uses.
- The Village Center will Provide a Mix of Land Uses, including Retail, Office, Employment and Civic Uses. Further, the Village Center will be Compact, with a Range of Densities and Intensities.

Prototypical Neighborhood Layout for an Integrated Network of Streets and Open Space Systems with Housing Variety and Density Gradients

Industrial & Employment Center

Form & Character Image Gallery



Varied Building Types

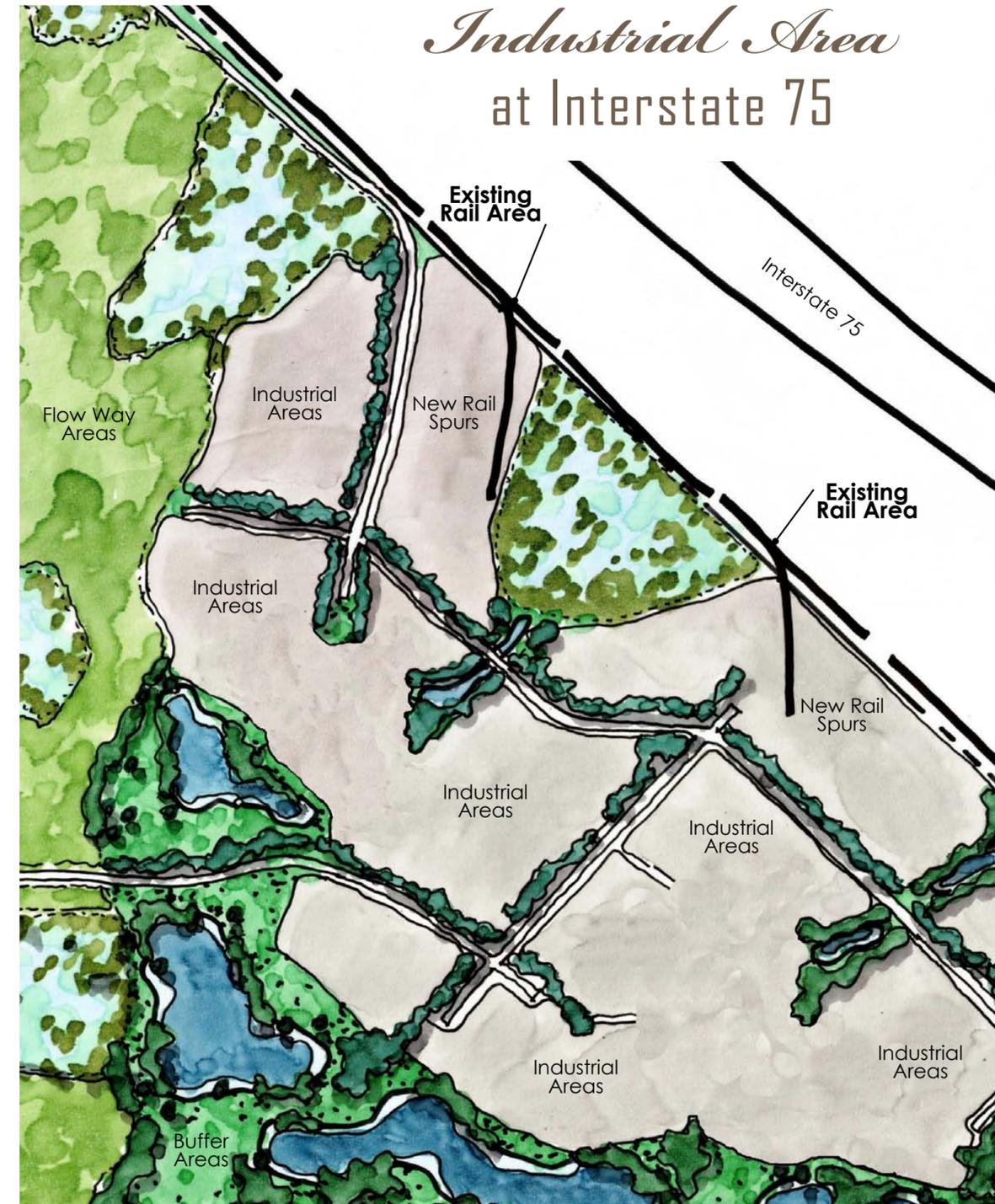
Open Space & Resource Based Recreation Open Space Corridors



Open Space & Recreation Corridors



Existing Rail Conduit and New Rail Spurs to Site



Industrial Area at Interstate 75





Prepared for:

Harper McNew Partnership
c/o Mr. Ronald Inge

Prepared By:

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Winter Park, Florida 32789

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c/o Mr. Jeffrey W. Rapson

Project Team:

Court Street Partners LLC
1778 Park Avenue North, Suite 111
Maitland, Florida 32751

DeLisi Fitzgerald, Inc.
1500 Royal Palm Square Blvd., Suite 101
Fort Myers, Florida 33919

07 October 2010



Master Development Plan E

Population Projections:

Two methods of population projections are being provided: Method One is based on 1.95 persons per single-family dwelling unit (data from “Charlotte County Population and Employment Projections Technical Memorandum”, prepared by Renaissance Planning Group, dated December 1, 2008) multiplied by the total number of built-out units (which is 3,109), for a total development population of 6,063; Method Two is based on Census data and is calculated using the total County population divided by the total number of units in the County (which equals 1.53), multiplied by 3,019 (the total number of built-out units), for a total development population of 4,619. The population projections are being provided by projected phase.

Method One	Year	Units (cumulative)	Population
Phase I	2015	311	606
Phase II	2020	1,088	2,122
Phase III (Total)	2030	3,109	6,063

Method Two	Year	Units (cumulative)	Population
Phase I	2015	311	475
Phase II	2020	1,088	1,665
Phase III (Total)	2030	3,109	4,619

Master Development Plan F

Student Projections:

Student Multipliers

Elementary School = 0.065 Students/Unit

Middle School = 0.036 Students/Unit

High School = 0.051 Students/Unit

The pre-amendment density is 155 residential units; the total post-amendment density would be 3,109 residential units. The proposed project has three phases, which will be adopted into the 2050 Plan. The phases are as follows:

Project Phases	Year	Units (cumulative)
Phase I	2015	311
Phase II	2020	1,088
Phase III (Total)	2030	3,109

For Phase I, which is the five-year time period, the school generation is:

- For Elementary School: $311 \times 0.065 = 20$ students
- For Middle School: $311 \times 0.036 = 11$ students
- For High School: $311 \times 0.051 = 15$ students

Build Out Student Projections

- Elementary School = 202 Students
- Middle School = 112 Students
- High School = 158 Students/Unit

For the next five-year planning period, capacity exists in the elementary and middle schools. For high school, there is a deficit of 69 students in year 2011/2012. If the project were to commence immediately upon the adoption of this amendment, the applicant/developer shall work with the School District to mitigate any impacts at the high school level. According to the Interlocal Agreement between Charlotte County and School District, the applicant will have to offer mitigation options prior to actual development. In addition, per Requirements of the Plan Amendment under the Rural Community Mixed Use land use category, , the applicant/developer must provide an opportunity for the School Board to consider establishment of needed schools within a central portion of the development.