

PROPOSED AMENDMENT TO MAGNOLIA LANDING RPD/DRI
(fka Herons Glen RPD/DRI)

Project Description

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Existing Herons Glen RPD/DRI

DCI 2005-00109

Herons Glen is a master planned residential golf course community located on the east side of U.S. 41 in North Fort Myers and adjacently south of the Charlotte County line. The Herons Glen RPD and DRI were approved by Resolution Z-92-060 for 2,700 residential dwelling units. A summary of all zoning actions taken on the subject property is attached hereto for reference.

Herons Glen is one of the premier master planned communities in northern Lee County offering 2,700 residential units, commercial uses and golf opportunities. The community is designed to provide residents a pedestrian friendly environmental while providing protection to the areas natural resources.

Herons Glen is rated as one of America's top 100 Master Planned Communities by *Where to Retire* magazine and epitomizes the country club lifestyle of active adults in Southwest Florida. Its desirable location and extensive list of amenities continue to increase demand for this community. This distinguished reputation is obtained by providing a mix of quality residential products, a championship golf course with a wide variety of recreational activities. The community is also located near great shopping, fine restaurants, theaters, and parks. The Herons Glen community offers many exciting opportunities for the diverse needs of the residents and members of the country club. Herons Glen residents take pride in the community and are striving to promote a great quality of life through recreational and community outreach programs.

The community, as currently approved, will consist of 1,620 single-family units, 540 zero lot line homes and 540 townhouse units, together with 3,450 square feet of sales center, 12,000 square feet of commercial uses and two eighteen-hole golf courses; a championship Gordon Lewis-designed golf course is proposed for Phase 2. Various residential product types have already been approved by the Lee County Board of County Commissioners including single family units, patio homes, two-family attached units, zero lot line, attached villas up to 8 units per building and townhouse units. An existing sewage treatment plant has been approved and constructed in Phases 1B and 2C, and numerous preserves, lakes and open space areas have been constructed throughout the project. The site has been divided into various phases - Phases 1A and 1B and Phases 2A, 2B, and 2C. Phase 1A and 1B have been divided into several platted areas and copies of all plats have been made a part of this application.

The first single-family residential phase to be developed within Herons Glen was Phase I, located on the north side of the development, and running from US 41 to the Lee County 2020 lands east of Herons Glen. Single family and/or townhouse development is proposed within Phase 2A lying adjacently south of Phase I residential development and is currently being reviewed under local Development Order No. DOS2004-00170.

Herons Glen is currently serviced by two access points; the main U.S. 41 entrance is located on the north side of Herons Glen and a second access to U.S. 41 is located on the south side of