



GIS Tracking Sheet

Case No.: DC12008-00005

Intake Date: 1-23-08

Project Name: East County Water Control District Headquarters

STRAP Number(s): 30-44-27-00-00001.018A / 30-44-27-00-00001.002A
30-44-27-00-00001.002B

Planner Name: Ext.

JOSH P.

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 5/12/08

INTAKE: DC108005

LEGAL SUFFICIENT

YES

NO

Initials: CSJ

If not, give brief explanation:

Correct typo on First Call and after POB to 502-2320 (E) ^{Listed as} on legal, sketch of Bg.

Remove Note R-

CSJ

MAP UPDATE following FINAL ACTION

Date:

Hearing Examiner Decision

Board of County Commissioner's Resolution

Administrative Approval

Blue Sheet

Zoning Notes:

10/27/08

MAP UPDATED

YES

NO

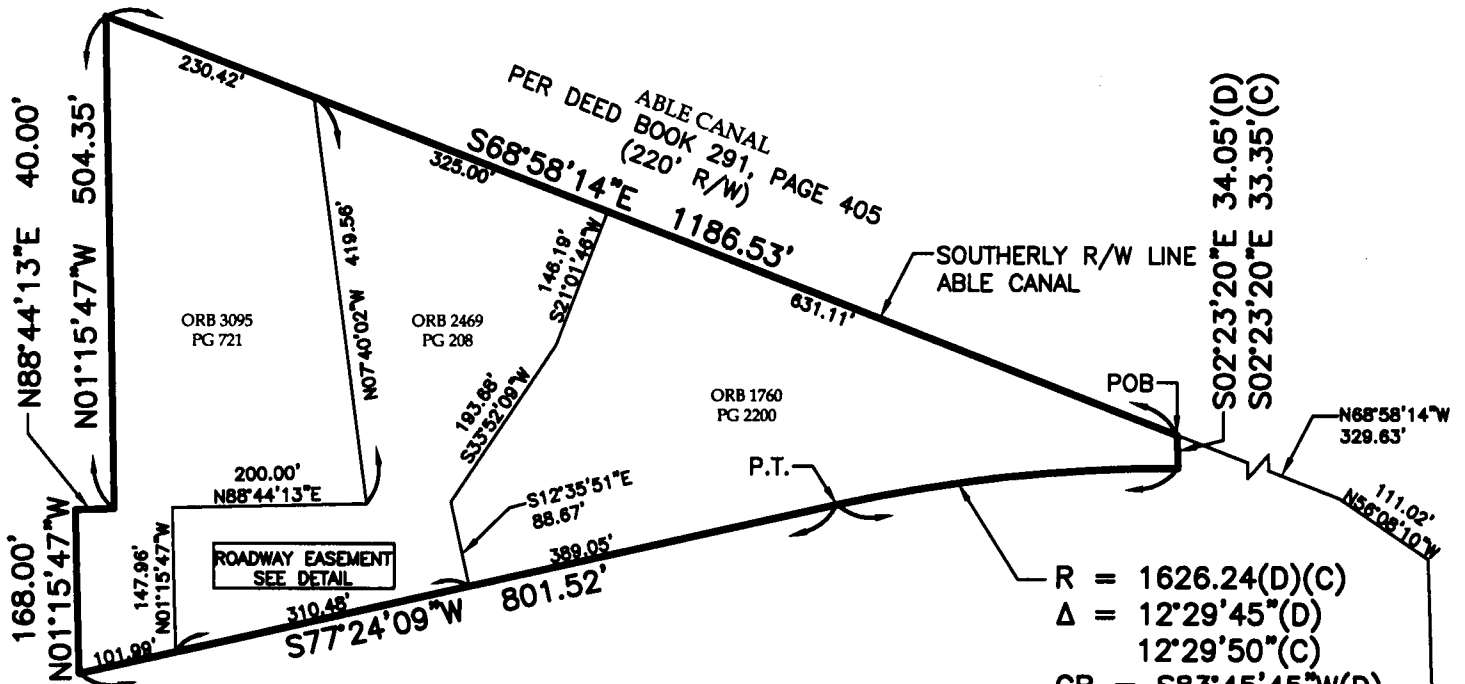
Initials: CSJ

If not, give brief explanation:

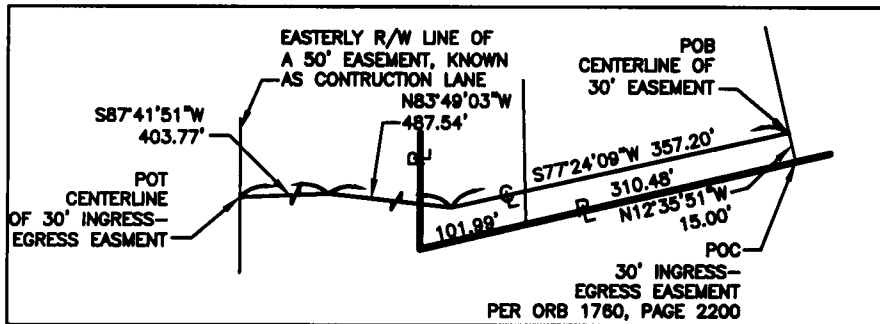
ZONE: CPD

50143 /
004277

**SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN
SECTIONS 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA**



R = 1626.24(D)(C)
 Δ = 12°29'45"(D)
 12°29'50"(C)
 CB = S83°45'45"W(D)
 S83°39'04"W(C)
 CD = 353.97'(D)
 354.01'(C)
 A = 354.67'(D)
 354.71'(C)



ROADWAY EASEMENT DETAIL NOT TO SCALE

LEGEND:

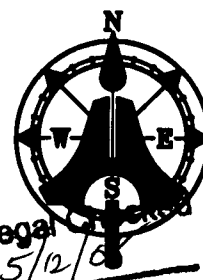
- ☉ = CENTERLINE
- ▬ = PROPERTY LINE
- (C) = CALCULATED DATA
- (D) = DEED DATA
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- POT = POINT OF TERMINUS
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- A = ARC LENGTH

NOTES:

- 1) ALL BEARINGS AND DISTANCES ARE PER DEED UNLESS OTHERWISE NOTED.
- 2) BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, HAVING A BEARING OF N02°23'20"W PER ORB 1760, PAGE 2200.

DCI 2008-00005

Applicant's Legal Counsel
5/12/07



1 INCH = 200 FEET

REVISION: 05-05-08 REVISED DESCRIPTION AND LEGEND.

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

AIM Engineering & Surveying, Inc. LB 3114

THIS IS NOT A SURVEY

SHEET 2 OF 2



5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
(239) 332-4569
FX: (239) 332-8734

PROJECT NUMBER: 07-9413	DESCRIPTION: COMBINED BOUNDARY DESCRIPTION OF PARCELS SHOWN		
DRAWN BY: JES	CLIENT: E.C.W.C.D.		
DATE: 11/09/07	SEC-TWP-RGE 30-44S-27E	FILE: 07-9413 SKETCH.DWG	COUNTY: LEE COUNTY

**SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA**

LEGAL DESCRIPTION: COMBINED PARCELS

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA BEING LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2469, PAGE 208, OFFICIAL RECORD BOOK 3095, PAGE 721 AND OFFICIAL RECORD BOOK 1760, PAGE 2200, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE N02°23'20"W ALONG THE EAST LINE OF SAID SECTION 30 FOR 604.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ABLE CANAL; THENCE N56°08'10"W ALONG SAID RIGHT OF WAY LINE FOR 111.02 FEET; THENCE N68°58'14"W ALONG SAID RIGHT OF WAY LINE FOR 329.63 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 AND THE POINT OF BEGINNING;

THENCE S02°23'20"E (CALCULATED) ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 FOR 33.35 FEET (CALCULATED) (S02°23'20"E, 34.05 FEET PER DEED OF SAID DESCRIBED LANDS) TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1626.24 (DEED AND CALCULATED), A CENTRAL ANGLE OF 12°29'50" (CALCULATED)(12°29'45", DEED), A CHORD BEARING OF S83°39'04"W (CALCULATED) (S83°45'45"W, DEED), AND A CHORD DISTANCE OF 354.01 FEET (CALCULATED) (353.97 FEET, DEED); THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR 354.71 FEET (CALCULATED) (354.67 FEET, DEED) TO THE POINT OF TANGENCY; THENCE S77°24'09"W ALONG THE SOUTHERLY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2469, PAGE 208, OFFICIAL RECORD BOOK 3095, PAGE 721 AND OFFICIAL RECORD BOOK 1760, PAGE 2200 FOR 801.52 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 721; THENCE N01°15'45"W ALONG A WEST LINE OF SAID DESCRIBED LANDS FOR 168.00 FEET; THENCE N88°44'13"E ALONG SAID DESCRIBED LANDS FOR 40.00 FEET; THENCE N01°15'47"W ALONG A WEST LINE OF SAID DESCRIBED LANDS FOR 504.35 FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE S68°58'14"E ALONG THE NORTHERLY LINES OF SAID LANDS DESCRIBED AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ABLE CANAL FOR 1186.53 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 AND THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT ROADWAY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1760, PAGE 2200.

TOTAL OF ALL 3 PARCELS SHOWN HEREON CONTAIN 8.56 ACRES, MORE OR LESS (CALCULATED) 8.57 ACRES, MORE OR LESS (RECORDED DEEDS)

*Applicant's Legal Checked
by BJ 5/12/08*

DCI 2008-00005

REVISION: 05-05-08 REVISED DESCRIPTION AND LEGEND.

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

AIM Engineering & Surveying, Inc. LB 3114



5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
(239) 332-4569
FX:(239) 332-8734

THIS IS NOT A SURVEY

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

David G. Dearie
DAVID G. DEARIE P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4989

05 MAY 08

DATE

SHEET 1 OF 2

PROJECT NUMBER: 07-9413	DESCRIPTION: COMBINED BOUNDARY DESCRIPTION OF PARCELS SHOWN		
DRAWN BY: JES	CLIENT: E.C.W.C.D.		
DATE: 11/09/07	SEC-TWP-RGE: 30-44S-27E	FILE: 07-9413 SKETCH.DWG	COUNTY: LEE COUNTY

DESCRIPTION: COMBINED PARCELS

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA...

DESCRIPTION: ORB 2468 PG. 208

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA...

DESCRIPTION: ORB 3095, PG. 721 (FORMERLY ORB 2737 PG. 2186)

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA...

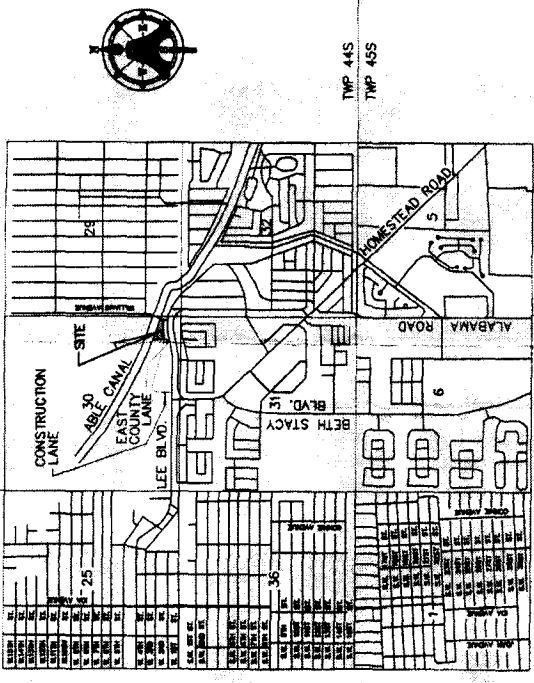
DESCRIPTION: (ORB 1760 PG. 2200)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA...

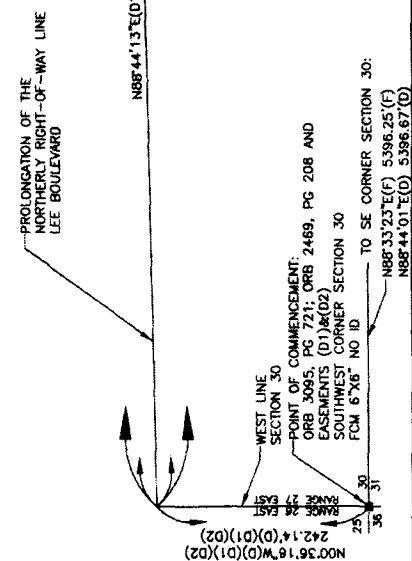
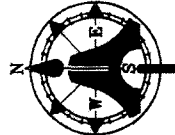
BOUNDARY SURVEY LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA

NOTES:

- 1) A FIELD BEARINGS SHOWN HEREON ARE BASED UPON MAD 83 (1999 ADJUSTMENT) STATE PLANE, FLORIDA WEST ZONE.



PROPERTY MAP NOT TO SCALE



(01) = EASEMENT DEED, ORB 2404, PAGE 3573 AND ORB 2404, PAGE 3576

(02) = EASEMENT DEED, ORB 2404, PAGE 3573 AND ORB 2404, PAGE 3576

Applicant: [Signature] 5/12/08

AIM Engineering & Surveying, Inc. 5300 LEE BOULEVARD - P.O. BOX 1235 LEHIGH ACRES, FLORIDA 33970

Table with columns: NO, DATE, BY, REVISION DESCRIPTION

Professional seal and signature of David G. Dearie, Licensed Surveyor and Mapper, State of Florida.

Table with columns: FIELD BOOK, PAGE, SURVEY RECORD, DATE, TIME, etc.

BOUNDARY SURVEY LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST LEE COUNTY, FLORIDA

AIM Engineering & Surveying, Inc.
 5300 LEE BOULEVARD - P.O. BOX 1235
 LEHIGH ACRE, FLORIDA 33970
 (239) 332-4569 (800) 226-4569
 FAX (239) 332-8734 L.B. #3114

AIM

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

NO.	DATE	BY	REVISION DESCRIPTION
1	05-02-08	JES	TIME WORK AND ACCESS ELEMENTS ADDED

BOUNDARY SURVEY
 PREPARED BY: AIM ENGINEERING AND SURVEYING, INC.
 DATE: _____

SEE SHEET 1

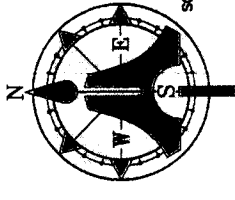
LAST DATE OF FIELD WORK: OCTOBER 9, 2007

FIELD BY: JUD DATE: 10-09-07
 DRAWN: JES DATE: 10-17-07
 CHECKED: DED DATE: 10-18-07

SURVEY RECORD

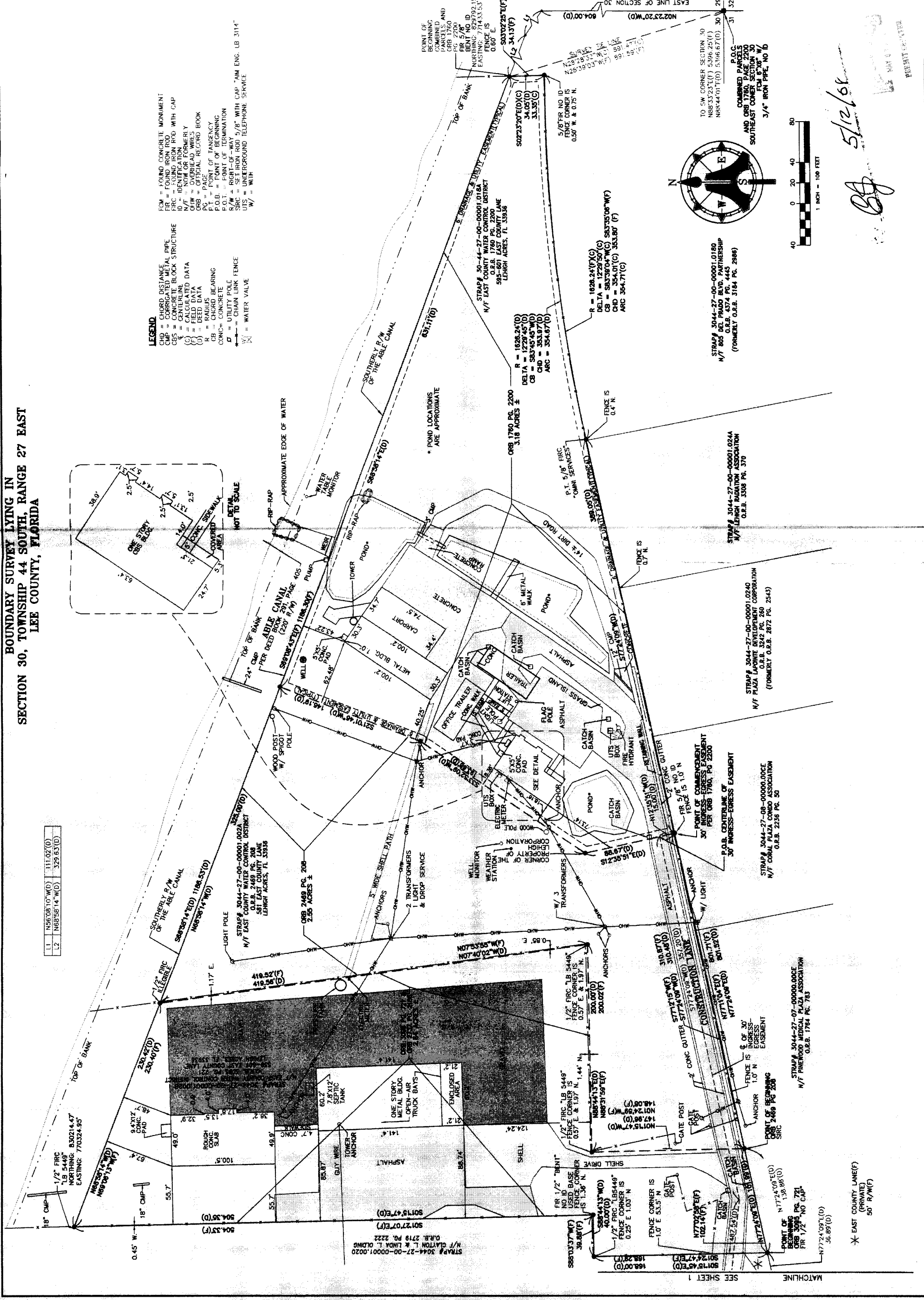
FIELD BOOK: 1077 PAGE: 48 - 54
 LOT: _____ BLOCK: _____ UNIT: _____
 SECTION: 30 TOWNSHIP: 44 SOUTH RANGE: 27 EAST
 SUBMISSION NAME: _____ PLAT BOOK: _____ PAGE: _____
 COUNTY: LEE COUNTY
 CLIENT NAME: E.C.W.C.D.
 PROJECT SHORT TITLE: BOUNDARY SURVEY
 PLAN: _____ SHEET: 2
 FILE NAME: 07_0413_UPDATE.DWG
 PROJECT NUMBER: 07-9413 OF 2

- LEGEND**
- FSM = FOUND CONCRETE MONUMENT
 - FBM = FOUND IRON ROD WITH CAP
 - FRM = FOUND IRON ROD
 - ID = IDENTIFICATION
 - N/F = NOW OR FORMERLY
 - OR = OFFICIAL RECORD
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - PT = POINT OF TANGENCY
 - P.O.B. = POINT OF BEGINNING
 - P.O.T. = POINT OF TERMINATION
 - R = RADIUS
 - CB = CHORD BEARING
 - CONC = CONCRETE
 - UTS = UTILITY LINK FENCE
 - W = WITH
 - WV = WATER VALVE
 - WATER TABLE MONITOR
 - RR-RAP
 - APPROXIMATE EDGE OF WATER
 - TOP OF BANK
 - SOUTHERLY R/W OF THE ABLE CANAL
 - 63.117(D)
 - * POND LOCATIONS ARE APPROXIMATE
 - ORB 1760 PG. 2200 3.18 ACRES ±
 - FENCE IS 0.4' N.
 - R = 1628.24'(D)
 - DELTA = 1229.45'(D)
 - CB = 383.45'(D)
 - CHD = 353.97'(D)
 - ARC = 354.67'(D)
 - R = 1628.24'(D)
 - DELTA = 1229.45'(D)
 - CB = 383.45'(D)
 - CHD = 353.97'(D)
 - ARC = 354.67'(D)
 - STRAP# 3044-27-00-00001.0180 N/F 805 BEL PRUD REV. MEMBERSHIP (FORMERLY O.R.B. 3164 PG. 2986)
 - STRAP# 3044-27-00-00001.0244 N/F LEHIGH PLAZA CONDO ASSOCIATION O.R.B. 3508 PG. 370
 - STRAP# 3044-27-00-00001.0240 N/F PLAZA LAPORTE DEVELOPMENT CORPORATION (FORMERLY O.R.B. 2872 PG. 2543)
 - STRAP# 3044-27-08-00000.0000 N/F CORAL PLAZA CONDO ASSOCIATION O.R.B. 2236 PG. 50
 - STRAP# 3044-27-07-00000.0000 N/F PINEWOOD MEDICAL PLAZA ASSOCIATION O.R.B. 1764 PG. 785
 - EAST COUNTY LANE(F) (PRIVATE) 50' R/W(M)



1" = 40 FEET

Handwritten signature and date: 5/12/08



LI	N56°08'10" W(D)	111.02'(D)
L2	N85°58'14" W(D)	329.63'(D)

SEE SHEET 1

* EAST COUNTY LANE(F) (PRIVATE) 50' R/W(M)

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

WHEREAS, AIM Engineering & Surveying, Inc., filed an application on behalf of the property owner, East County Water Control District, to rezone 8.67± acres from Agriculture (AG-2), Light Industrial (IL) and Commercial Planned Development (CPD) to Commercial Planned Development (CPD), in reference to East County Water Control District; and,

WHEREAS, a public hearing was advertised and held on July 30, 2008, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2008-00005; and

WHEREAS, a second public hearing was advertised and held on September 29, 2008, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone 8.67± acres from AG-2, IL and CPD to CPD to permit approximately 67,500 square feet of commercial uses including but not limited to; office, Emergency Operations Center and Social Services. Connections to central sewer and water services will be provided. The property is located in the Central Urban and Public Facilities Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviation specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the single-page Master Concept Plan (MCP) entitled "Master Concept Plan, East County Water Control District, 601 East Co Lane, Lehigh Acres, FL 33936," prepared by AIM Engineering & Surveying, Inc., dated 11/2007, last revised 10/03/08, date-stamped "Received Oct 06 2008 Community Development," and attached hereto as Exhibit C; except as modified by the conditions below. If changes to the MCP are subsequently pursued, appropriate approvals will be necessary.

2. Uses and Site Development Regulations

The following limits apply to the project and uses:

a. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Business Services: Group I only
Communication Services, Wireless
Day Care Center: Child
Gasoline Dispensing System - Special
Health Care Facilities: Groups I & II
Library
Maintenance Facility (Government)
Entrance Gates and Gatehouse
EMS, Fire or Sheriffs Office
Emergency Operations Center
Essential Services
Essential Service Facilities: Group I only
Excavation: Water Retention Only (No Blasting)
Fences, Walls
Government Agency Offices
Parking lot: Accessory, Commercial
Restaurants: Group II only
Schools: Non Commercial
Signs, in accordance with LDC Chapter 30
Storage, open
Social Services: Groups I, II & III
Temporary Uses
Wireless Communication Facility - existing only

b. Site Development Regulations

Setbacks:

Street:	25-feet
Side:	15-feet
Rear:	15-feet
Waterbody:	25-feet

Accessory Structure Setbacks:

Street:	25-feet
Side:	15-feet
Rear:	10-feet

Maximum Height: 35-feet

Building Separation: 15-feet

Maximum Lot Coverage: 40%

3. Required Open Space

Prior to local development order approval, the development order plans must delineate a minimum of 112,495 square feet as open space.

4. Buffers

Prior to local development order approval, the landscape plans must depict a type "B" buffer along the northern property line to screen the proposed project from the recreational facility to the north. From the northeast corner of the northern property line continuing west 670 feet to the northeast corner of the office building parking area, the type "B" buffer must be planted with 5 East Palatka Holly trees (*Ilex x. attenuata*) per 100 linear feet planted at 12-14 feet in height, and the double staggered hedge row of shrubs must be maintained at 48 inches.

5. Plantings along the Dry Detention Area - 100% Native Species

Prior to local development order approval, the landscape plans must depict the planting of 4 trees per 100 linear feet along the dry detention area adjacent to the existing roadway. All required landscaping must be 100-percent native species.

6. Water and Sewer Connections Required

Connections to public water and sewer must be provided prior to certificate of completion.

7. Parking

Prior to issuance of a Certificate of Occupancy, the applicant must demonstrate sufficient parking is available.

8. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the LDC may be required to obtain a local development order.

9. Lee County Comprehensive Plan Consistency

Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.

10. Concurrency

This project is deemed exempt from the concurrency requirements set forth in LDC Chapter 2 and the Lee County Comprehensive Plan by virtue of the Certificate of Concurrency Exemption issued by Lee County pursuant to the Stipulation and Settlement Agreement dated June 9, 1992, in *Lehigh Corporation v. Lee County*, Case No. 91-2482 CA.

11. Compliance with LDC

This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

SECTION C. DEVIATION:

1. Buffers - Deviation (1) seeks relief from the LDC §10-416(3) requirement to provide a minimum Type "A" Buffer Separating Commercial Development from Commercial Development, to permit no buffer along the southwesterly 750 feet of the subject property. This deviation is APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan

The applicant has indicated that the STRAP numbers for the subject property are: 30-44-27-00-00001.002A, 30-44-27-00-00001.002B & 30-44-27-00-00001.018A

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
 - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c. is compatible with existing or planned uses in the surrounding area;

- d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and
 - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
- a. the proposed use or mix of uses is appropriate at the subject location;
 - b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The approved deviation, as conditioned, enhances achievement of the planned development objectives, and preserves and promotes the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Frank Mann made a motion to adopt the foregoing resolution, seconded by Commissioner Robert P. Janes. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 29th day of September, 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Charlie Green*
Deputy Clerk

BY: *Ray Judah*
Ray Judah, Chair

Approved as to form by:

John J. Fredyma
John J. Fredyma
Assistant County Attorney
County Attorney's Office



EXHIBIT "A"

SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA

LEGAL DESCRIPTION: COMBINED PARCELS

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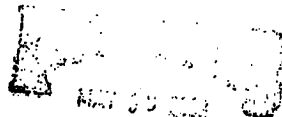
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Applicant's Legal Checked
by *[Signature]* 5/12/68



PREPARED BY

DCI 2008-00005

REVISION: 06-05-08 REVISED DESCRIPTION AND LEGEND.

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

AIM Engineering & Surveying, Inc. LB 3114

PREPARED BY
AIM ENGINEERING & SURVEYING, INC.

David G. Bearded
DAVID G. BEARDED P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4889

05 MAY 08
DATE

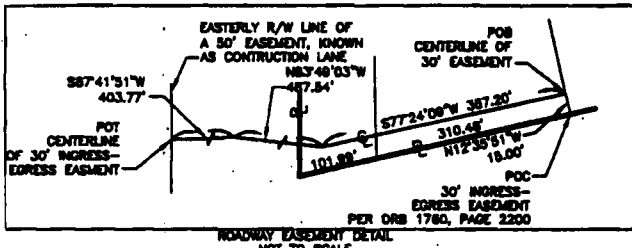
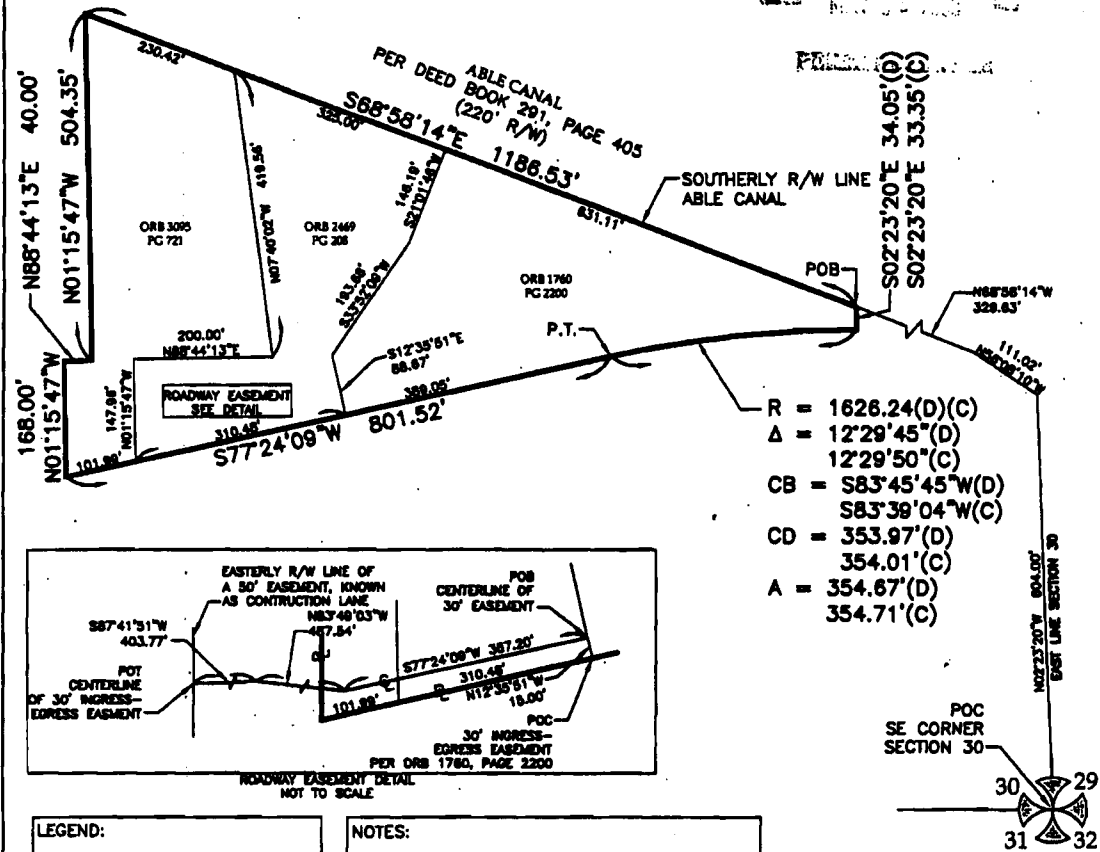
THIS IS NOT A SURVEY SHEET 1 OF 2



5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
(239) 332-4569
FX: (239) 332-8734

PROJECT NUMBER: 07-9413	DESCRIPTION: COMBINED BOUNDARY DESCRIPTION OF PARCELS SHOWN
DRAWN BY: JES	CLIENT: E.C.W.C.D.
DATE: 11/09/07	SEC-TWP-RGE: 30-44S-25E
FILE: 07-9413 SKETCH.DWG	COUNTY: LEE COUNTY

**SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN
SECTIONS 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA**



$R = 1626.24(D)(C)$
 $\Delta = 12^{\circ}29'45\"(D)$
 $12^{\circ}29'50\"(C)$
 $CB = S83^{\circ}45'45\"W(D)$
 $S83^{\circ}39'04\"W(C)$
 $CD = 353.97'(D)$
 $354.01'(C)$
 $A = 354.67'(D)$
 $354.71'(C)$

LEGEND:

C	= CENTERLINE
R	= PROPERTY LINE
(C)	= CALCULATED DATA
(D)	= DEED DATA
ORB	= OFFICIAL RECORD BOOK
PG	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
P.T.	= POINT OF TANGENCY
POT	= POINT OF TERMINUS
R	= RADIUS
Δ	= CENTRAL ANGLE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
A	= ARC LENGTH

NOTES:

- 1) ALL BEARINGS AND DISTANCES ARE PER DEED UNLESS OTHERWISE NOTED.
- 2) BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, HAVING A BEARING OF N02°23'20\"W PER ORB 1760, PAGE 2200.

DCI 2008-00005

Applicant's Legal Counsel
 [Signature]
 5/12/08

REVISION: 06-05-08 REVISED DESCRIPTION AND LEGEND.
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER



5300 LEE BLVD.
 P.O. BOX 1235
 LEHIGH ACRES
 FLORIDA 33970
 (239) 332-4569
 FX: (239) 332-8734

THIS IS NOT A SURVEY		SHEET 2 OF 2	
PROJECT NUMBER: 07-9413	DESCRIPTION: COMBINED BOUNDARY DESCRIPTION OF PARCELS SHOWN		
DRAWN BY: JES	CLIENT: E.C.W.C.D.		
DATE: 11/09/07	SEC-TWP-RGE 30-44S-27E	FILE: 07-9413_SKETCH.DWG	COUNTY: LEE COUNTY

Zoning Map

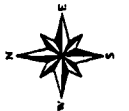
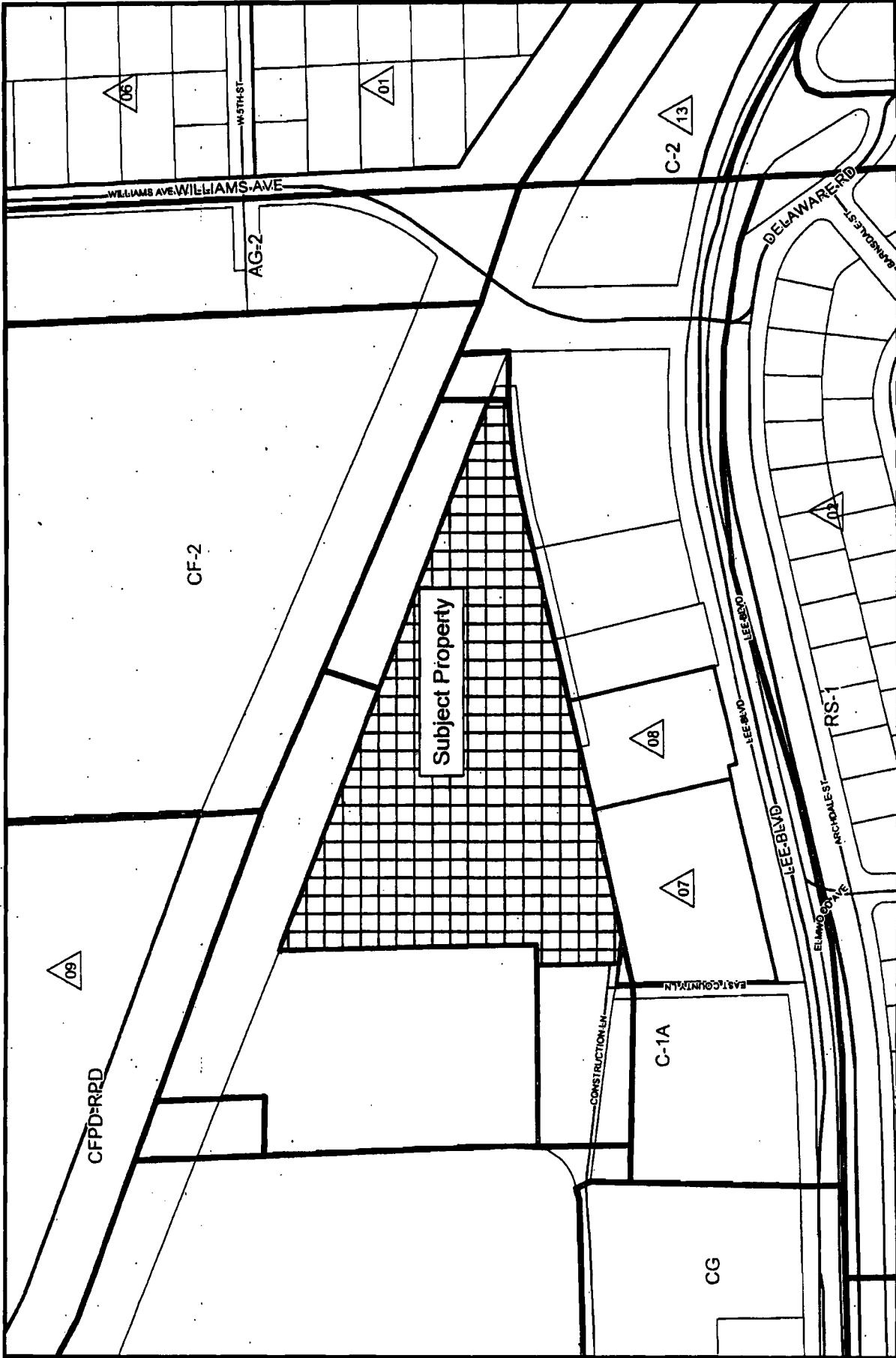


EXHIBIT "B"



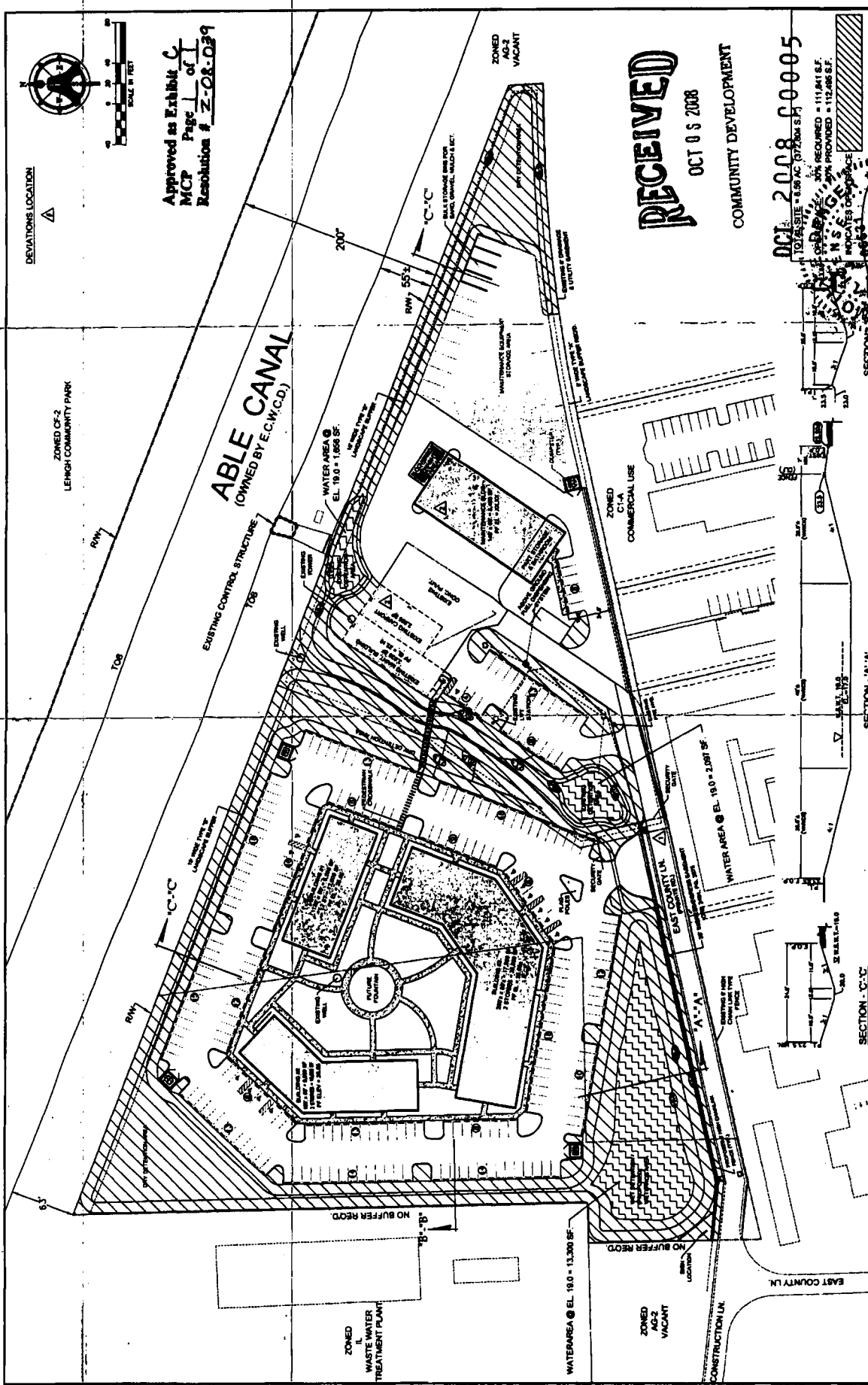
DEVIATIONS LOCATION



Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-08-0299

ZONED CF-2
LEHIGH COMMUNITY PARK

ABLE CANAL
(OWNED BY E.C.W.(C.D.))



RECEIVED
OCT 05 2008
COMMUNITY DEVELOPMENT

OCT 2008 00005

TOTAL SITE = 6.8 AC (172,000 S.F.)
SITE ACQUIRED = 11.8 AC S.F.
SITE ACQUIRED = 17,200 S.F.
INDICATES DISTANCE

NO.	DATE	BY	DESCRIPTION
1	11-2007	ECW/CJD	PRELIMINARY PLAN
2	11-2007	ECW/CJD	REVISION NO. 1
3	11-2007	ECW/CJD	REVISION NO. 2
4	11-2007	ECW/CJD	REVISION NO. 3
5	11-2007	ECW/CJD	REVISION NO. 4
6	11-2007	ECW/CJD	REVISION NO. 5
7	11-2007	ECW/CJD	REVISION NO. 6
8	11-2007	ECW/CJD	REVISION NO. 7
9	11-2007	ECW/CJD	REVISION NO. 8
10	11-2007	ECW/CJD	REVISION NO. 9
11	11-2007	ECW/CJD	REVISION NO. 10
12	11-2007	ECW/CJD	REVISION NO. 11
13	11-2007	ECW/CJD	REVISION NO. 12
14	11-2007	ECW/CJD	REVISION NO. 13
15	11-2007	ECW/CJD	REVISION NO. 14
16	11-2007	ECW/CJD	REVISION NO. 15
17	11-2007	ECW/CJD	REVISION NO. 16
18	11-2007	ECW/CJD	REVISION NO. 17
19	11-2007	ECW/CJD	REVISION NO. 18
20	11-2007	ECW/CJD	REVISION NO. 19
21	11-2007	ECW/CJD	REVISION NO. 20
22	11-2007	ECW/CJD	REVISION NO. 21
23	11-2007	ECW/CJD	REVISION NO. 22
24	11-2007	ECW/CJD	REVISION NO. 23
25	11-2007	ECW/CJD	REVISION NO. 24
26	11-2007	ECW/CJD	REVISION NO. 25
27	11-2007	ECW/CJD	REVISION NO. 26
28	11-2007	ECW/CJD	REVISION NO. 27
29	11-2007	ECW/CJD	REVISION NO. 28
30	11-2007	ECW/CJD	REVISION NO. 29
31	11-2007	ECW/CJD	REVISION NO. 30
32	11-2007	ECW/CJD	REVISION NO. 31
33	11-2007	ECW/CJD	REVISION NO. 32
34	11-2007	ECW/CJD	REVISION NO. 33
35	11-2007	ECW/CJD	REVISION NO. 34
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38	11-2007	ECW/CJD	REVISION NO. 37
39	11-2007	ECW/CJD	REVISION NO. 38
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42	11-2007	ECW/CJD	REVISION NO. 41
43	11-2007	ECW/CJD	REVISION NO. 42
44	11-2007	ECW/CJD	REVISION NO. 43
45	11-2007	ECW/CJD	REVISION NO. 44
46	11-2007	ECW/CJD	REVISION NO. 45
47	11-2007	ECW/CJD	REVISION NO. 46
48	11-2007	ECW/CJD	REVISION NO. 47
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86	11-2007	ECW/CJD	REVISION NO. 85
87	11-2007	ECW/CJD	REVISION NO. 86
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92	11-2007	ECW/CJD	REVISION NO. 91
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94	11-2007	ECW/CJD	REVISION NO. 93
95	11-2007	ECW/CJD	REVISION NO. 94
96	11-2007	ECW/CJD	REVISION NO. 95
97	11-2007	ECW/CJD	REVISION NO. 96
98	11-2007	ECW/CJD	REVISION NO. 97
99	11-2007	ECW/CJD	REVISION NO. 98
100	11-2007	ECW/CJD	REVISION NO. 99
101	11-2007	ECW/CJD	REVISION NO. 100

AIM Engineering & Surveying, Inc.
1100 S. 10th St., Suite 100
Easton, PA 18042
Tel: 610-281-1111
Fax: 610-281-1112
www.aimeng.com

SECTION - A-A'
SECTION - C-C'

MASTER CONCEPT PLAN
EAST COUNTY WATER CONTROL DISTRICT
181 EAST CO. LANE
LEHIGH VALLEY, PA 18003

NO. 11-2007
DATE 11-2007
BY ECW/CJD
CHECKED BY ECW/CJD
SCALE AS SHOWN
SHEET NO. 1
TOTAL SHEETS 1

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

RECEIVED

HEARING EXAMINER RECOMMENDATION

SEP 05 2008

ZONING

REZONING: DCI2008-00005
APPLICANT: EAST COUNTY WATER CONTROL DISTRICT, in reference to
EAST COUNTY WATER CONTROL DISTRICT HEADQUARTERS
HEARING DATE: JULY 30, 2008

I. APPLICATION:

This matter came before the Lee County Hearing Examiner as an Application for a Rezoning to a Commercial Planned Development (CPD) pursuant to Lee County Land Development Code (LDC).

Filed by AIM ENGINEERING & SURVEY, INC., c/o LEONARD JOE LEWIS, 5300 Lee Boulevard, Lehigh Acres, Florida 33971 (Applicant/Agent); EAST COUNTY WATER CONTROL DISTRICT, c/o DAVID E. LINDSEY, 581 East County Lane, Lehigh Acres, Florida 33936 (Owner).

Request is to Rezone 8.67 acres from Agriculture (AG-2), Light Industrial (IL) and Commercial Planned Development (CPD) to Commercial Planned Development to permit approximately 67,500 square feet of commercial uses including but not limited to; office, Emergency Operations Center and Social Services. Connections to central sewer and water services will be provided.

The subject property is located at 601 East County Lane, in Section 30, Township 44 South, Range 27 East, Lee County, Florida (District #5).

II. STAFF REPORT AND RECOMMENDATION: APPROVAL WITH CONDITIONS

The Department of Community Development Staff Report was prepared by Josh Philpott. The Staff Report is incorporated herein by this reference.

III. RECOMMENDATION OF HEARING EXAMINER:

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners **APPROVE** the Applicant's request for rezoning to a Commercial Planned Development for the real estate described in Section IX. Legal Description WITH THE FOLLOWING CONDITIONS AND DEVIATIONS:

A. CONDITIONS:

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "East County Water Control District," prepared by AIM Engineering & Surveying, last revised May 8, 2008, labeled Applicant's Exhibit 1, and attached hereto as **Exhibit B**; except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. Uses and Site Development Regulations

The following limits apply to the project and uses:

a. Schedule of Uses

Accessory Uses and Structures
Administrative Offices
Business Services: Group I
Communication Services, Wireless
Day Care Center: Child
Gasoline Dispensing System - Special
Health Care Facilities: Groups I & II,
Library
Maintenance Facility: (Government)
Entrance Gates and Gatehouse
EMS, Fire or Sheriffs Office
Emergency Operations Center
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention Only (No Blasting)
Fences, Walls
Government Agency Offices
Parking lot: Accessory, Commercial
Restaurants: Group II
Schools: Non Commercial
Signs: (in accordance with Chapter 30)
Storage (Open)
Social Services: Groups I, II, III
Temporary Uses
Wireless Communication Facility (Existing Only)

b. Site Development Regulations

Setbacks:

Street: 25-feet
Side: 15-feet
Rear: 15-feet
Waterbody: 25-feet

Accessory Structure Setbacks:

Street: 25-feet
Side: 15-feet
Rear: 10-feet

Maximum Height: 35-feet

Building Separation: 15-feet

Maximum Lot Coverage: 40%

3. Environmental Conditions

Prior to local development order approval, the development order plans must delineate a minimum of 112,495 square feet as open space.

4. Prior to local development order approval, the landscape plans must depict a type "B" buffer along the northern property line to screen the proposed project from the recreational facility to the north. From the northeast corner of the northern property line continuing west 670 feet to the northeast corner of the office building parking area, the type "B" buffer must be planted with 5 East Palatka Holly trees (*Ilex x. attenuata*) per 100 linear feet planted at 12-14 feet in height the double staggered hedge row of shrubs must be maintained at 48 inches.

5. Prior to local development order approval, the landscape plans must depict the planting of four (4) trees per 100 linear feet along the dry detention area adjacent to the existing roadway. All required landscaping must be 100-percent native species.

6. Utilities

Connections to public water and sewer must be provided prior to certificate of completion.

7. Parking

Prior to issuance of a Certificate of Occupancy, the applicant must demonstrate sufficient parking is available.

8. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County Land Development Code may be required to obtain a local development order.

9. Lee County Comprehensive Plan Consistency

Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee County Comprehensive Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.

10. Concurrency

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in Lee County Land Development Code Chapter 2 and the Lee County Comprehensive Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

11. Compliance to Lee County Land Development Code

This development must comply with all of the requirements of the Lee County Land Development Code at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

B. DEVIATIONS:

Deviation 1 requests relief from the Land Development Code (LDC) Section 10-416 (3), which requires a minimum Type "A" Buffer Separating Commercial Development from Commercial Development, to permit no buffer along the south westerly 750 feet of the subject property. The Hearing Examiner recommends **APPROVAL** of this deviation.

Deviation 2 - WITHDRAWN BY THE APPLICANT.

IV. HEARING EXAMINER DISCUSSION:

This is a request for a rezoning of a 8.67 acres parcel from an Agricultural (AG-2) zoning district, Commercial Planned Development (CPD), and Light Industrial (IL) zoning district , to a Commercial Planned Development. The property is located on East County Drive, in Lehigh Acres. It is currently developed with two maintenance buildings, three office buildings, and other areas used for open storage of vehicles, equipment and various other materials. The proposed commercial office complex, on the western side of the site, is within the Central Urban future land use category.¹ The maintenance facility, and open storage areas are found on the, within the Public Facilities future land use category.²

The East County Water Control District is a political sub-division of the State of Florida, which maintains more than 311 miles of canals and water management structures. They require many pieces of machinery in their operations. The eastern portion of the subject property is used and needs to be further developed for storage of essential equipment and materials. The expanded maintenance facility will allow the District to maintain equipment on-site.

The Applicant's Master Concept Plan, attached hereto as **Exhibit B**, depicts the proposed and existing development. The site is divided into two areas. The eastern portion of the subject property is to be used for more intense uses required by the East County Water Control District. The existing maintenance facility is found in this area and will remain there. A new maintenance facility will be constructed to the east, of the existing structures. The western portion of the property will be developed with a commercial office complex which will be for use by the East County Water Control District along with other commercial office uses.

North, and northeast, of the subject property is a 200-foot canal, across from which is the Lehigh Community Park. Further north is the Village on the Lakes, a Residential and

¹ **Lee County Comprehensive Plan Policy 1.1.3:**

The Central Urban areas can best be characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre).

² **Lee County Comprehensive Plan Policy 1.1.8:**

The Public Facilities areas include the publicly owned lands within the county such as public schools, parks, airports, and other governmental facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction.

Community Facilities Planned Development (RPD/CFPD). The existing buildings and storage of materials are easily visible from the playgrounds and the softball fields of the park. The Lee County Land Development Code does not require a buffer along the northern property line. However, Staff has required, and Condition 4 herein contains, a buffer to reduce the impact of the new open storage and equipment maintenance areas. This buffer will consist of shorter trees, and taller hedges, which will provide sufficient buffering of the proposed development. It will also be a large improvement over existing conditions.

East of the site is Williams Avenue, across from which are residential single-family uses. The proposed development will not affect these parcels, mainly because the east end of the parcel is a triangular point.

South of the parcel is Construction Lane, across from which is a series of commercial and medical office buildings, in Commercial (C-1A) zoning districts. These plazas actually front on Lee Boulevard and have a variety of uses such as attorneys, medical offices, and other traditional office uses.

West of the subject property is a parcel, in an Industrial (IL) zoning district that is used for open storage of vehicles and heavy equipment. Further west is the Florida Governmental Utility Authority Wastewater Treatment Facility, in a C-1A zoning district.

The existing uses on-site are connected to central water and sewer. A condition is provided, requiring connections, for the additional development, at the time of local Development Order approval.

The property is located on the north side of East County Drive, providing access to, and from, Lee Boulevard. Lee Boulevard is a county maintained, collector roadway currently operating at a Level of Service "B." The proposed development will generate 93 new P.M. Peak hour trips along Lee Boulevard. At buildout in 2010, the Level of Service will continue to operate at Level of Service "B."

Lee County Environmental Sciences Staff conducted a site visit to the subject site and found it developed with minimal amounts of on-site vegetation. There are no environmental issues with regard to this application.

The Applicant requests a deviation from the Type "A" buffer requirements between commercial uses. The southern portion of the subject property borders a strip of commercial uses which front Lee Boulevard. The existing driveway on the subject property is located along the southern property line and does not provide sufficient room to install the required Buffer. The Applicant is requesting a deviation to allow for the existing driveway feature to remain. Condition 5 recognizes this fact, and requires the planting of four trees per 100 lineal feet, along the dry detention area adjacent to the roadway.

The proposed rezoning will permit a commercial office complex within the Central Urban future land use designation, and a maintenance facility within the Public Facilities future land use designation. The site is bordered, on the south and west, by commercial offices and industrial uses. It is consistent with Policies 1.1.3 and 1.1.5 of the Lee County Comprehensive Plan. (See Footnotes 1 and 2)

The proposed rezoning is located in an area which is currently surrounded on all sides by a mixture of commercial, industrial and public facility uses. It is an infill project. Public utilities

and services are provided, and will continue to be provided to the site. The application promotes contiguous and compact growth patterns within Lehigh Acres. It is consistent with Objectives 2.1 and 2.2, and Standards 11.1 and 11.2 of the Lee County Comprehensive Plan.³

The site is in the Planning Community of Lehigh Acres. The *Planning Community Year 2030 Allocations*, allocate 1,134 acres in that Planning Community for commercial use. This request is consistent with the Policy 1.7.6 of the Lee County Comprehensive Plan.⁴ This does not guarantee sufficient allocations for commercial development in the future. That determination is made at time of local development order.

The undersigned Hearing Examiner finds that the requested rezoning, and deviations, meet the criteria necessary for approval, including consistency with the Lee County Comprehensive Plan and Lee County Land Development Code. The new zoning district is compatible with neighboring properties. Consequently, this Hearing Examiner recommends approval of rezoning the subject parcel to a Commercial Planned Development (CPD), subject to the conditions and deviations set forth herein. In compliance with Section 3.1 of Lee County Administrative Code AC-2-6, the undersigned Hearing Examiner conducted a site visit to the subject real property prior to issuing this recommendation.

³ **Lee County Comprehensive Plan Objective 2.1:**

DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.

Lee County Comprehensive Plan Objective 2.2:

DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S.163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

Lee County Comprehensive Plan Standard 11.1:

WATER. 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).

Lee County Comprehensive Plan Standard 11.2:

SEWER. 1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

⁴ **Lee County Comprehensive Plan Policy 1.7.6:**

The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2020. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

A. The Applicant has prove entitlement to the Rezoning by demonstrating compliance with the Lee County Comprehensive Plan, the Lee County Land Development Code, and other applicable codes and regulations.

B. The requested zoning, as conditioned:

- 1) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
- 2) is consistent with the densities, intensities and general uses set forth in the Lee County Comprehensive Plan;
- 3) is compatible with existing or planned uses in the surrounding area; and
- 4) will not adversely affect environmentally critical areas or natural resources.

C. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.

D. Urban services, as defined in the Lee County Comprehensive Plan, are available and adequate to serve the proposed land use.

E. The proposed use or mix of uses is appropriate at the subject location.

F. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.

G. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.

H. The deviation granted, will:

- 1) enhance the planned development; and
- 2) preserve and promote the general intent of the Lee County Land Development Code to protect the public health, safety and welfare.

VI. LIST OF EXHIBITS:

STAFF'S EXHIBITS

- 1 Aerial photograph, prepared by Lee County DCD, mapped July 29, 2008 (color)(24" X 36")

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

APPLICANT'S EXHIBITS

- 1 Master Concept Plan, prepared by AIM Engineering & Surveying, Inc., last revised May 8, 2008 (11" X 17")

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

VII. PRESENTATION SUMMARY:

The Hearing Examiner introduced himself, announced the case and described the subject property. Since there were no members of the public present, the Hearing Examiner asked the Assistant County Attorney if he had any comments for the record. John Fredyma, Assistant County Attorney, introduced himself for the record and explained that after today's hearing, the Hearing Examiner will issue a recommendation on the request based on the evidence and testimony presented at this hearing, it will then go forward to the Board of County Commissioners (BOCC) for a final public hearing.

At this time the Hearing Examiner placed all of the participants under an oath and asked the Applicant to proceed.

Michael Cook, the Assistant District Manager for East County Water Control District, introduced himself for the record, and noted that they agree with the Staff's recommendations and understand the conditions listed in the Staff Report. He explained that the request will include an office building (Building 1) and a maintenance hangar. Currently, there are trailers and an existing maintenance building on the property that will be removed once these structures are constructed.

At this point, the Hearing Examiner wanted to know if Buildings 2 and 3 are not being contemplated for immediate construction. Mr. Cook said only Building 1 and the maintenance building is being proposed at this time.

The Hearing Examiner wanted to know if a water treatment facility is being proposed on this property. Mr. Cook stated that they have central water and sewer available, therefore, a water treatment facility is not being proposed. Additionally, an irrigation system is being discussed with the Florida Governmental Utility Authority (FGUA) for their landscaping.

The Hearing Examiner asked if Staff or the Assistant County Attorney had any questions. Mr. Fredyma reintroduced himself for the record and noted that there is an existing building that is going to remain on the property. Mr. Cook said yes and noted that it is the shaded building in the center.

Mr. Fredyma noted that there is an existing wireless communication facility tower on the property as well. Mr. Cook explained that the tower is actually on the adjacent property with wires connected to their existing maintenance building. There is also a small antenna at the end of the existing building that receives their radio signal from their wire control structures and it is labeled "existing tower."

Mr. Fredyma wanted to know how tall was the tower. Mr. Cook stated that it is approximately 10 feet higher than the building.

The Hearing Examiner entered the Applicant's Master Concept Plan (MCP) into the record as Applicant's Exhibit 1.

Mr. Josh Philpott introduced himself for the record and noted that his resume is on file with the Hearing Examiner's Office. He asked to be accepted as an expert witness in planning and zoning matters, as he has been in the past. After hearing no objection from the Applicant's representative, the Hearing Examiner accepted him as such.

He began his presentation by saying that the request is for a rezoning of approximately 8.5 acres from Agriculture (AG-2), Light Industrial (IL) and Commercial Planned Development (CPD) to Commercial Planned Development (CPD) to allow the redevelopment of the site belonging to the East County Water Control District facilities as well as a related office park.

Continuing, he noted that the subject property is located on East County Lane and Construction Lane. North of the subject property are several small office uses and trailers as well as a large equipment maintenance facility on the eastern portion of the property. Further east is an open storage of equipment and vehicles, and another equipment/maintenance facility located on the western portion of the property, which is intended to be removed at the time of redevelopment of the project.

To the north of the subject property is the Able Canal and the Lehigh Community Park, which includes baseball fields, tennis courts, and various recreational facilities. To the south is a zoned Commercial (C-1A) property with various office parks including medical offices, a few small restaurants, and various other uses that are permitted in a C-1A zoning district. To the west is a zoned Light Industrial (IL) property being used as an open storage facility that store dump trucks, construction equipment, and a variety of heavy equipment on the site. To the east is the water treatment facility belonging to FGUA. Also to the east is Williams Avenue, which is a north/south collector facility that connects Lee Boulevard to many of the residential uses to the east.

He explained that the eastern portion of the subject property is in the Community Facilities future land use category, and it was rezoned to CPD for the maintenance facility and open storage for the East County Water Control District. The western portion of the subject property is currently zoned IL. The Applicant is requesting to rezone the subject parcel to unified the development, and create an office park along the eastern portion of the property with expanded maintenance facility as well as open storage of equipment and material.

At this time, Mr. Philpott wanted to go through some of the concerns related to the rezoning that are outlined in the Staff Report. He noted that compatibility is obviously a concern due to the open storage of vehicles and equipment. When Staff visited the site and the Lehigh Community Park, the distance between the park and the subject property was approximately 200 feet. However, the 200-foot distance is open so the park seems a lot closer to the subject parcel. Therefore, Staff has included a condition to enhance the buffer along the Able Canal to reduce the visual impact.

Next, he noted that Staff included specific trees and vegetation because of the height of the buildings being less than 35 feet. Staff wanted to keep the tree height lower instead of growing tall palm trees that would not be much of a buffer. Staff also included shrubs that

would be required to be maintained at 48 inches or four feet high. As shown on the Master Concept Plan, sand, gravel, and mulch are being stored on the site, which is required to maintain the canals. Therefore, the shorter vegetation will buffer the lower storage of equipment and material.

Continuing, he stated that the Applicant did request one deviation from a Type A buffer requirements between commercial uses. The southern portion of the subject property borders a strip of commercial uses, which fronts Lee Boulevard. Staff has approved this deviation provided that the Applicant provides a Type A buffer on the north side of East County Lane. The reason why the required buffer cannot be installed on the south side is because of the lack of space between the East County Lane and the southern boundary of the subject property.

At this point, the Hearing Examiner wanted to know if the Applicant owns the property in which the buffer is being proposed. Mr. Philpott stated that the East County Water Control District owns this portion of the property. He explained that there is not enough room to plant a Type A buffer, therefore, Staff required plantings along the norther portion.

Continuing, he noted that because the Applicant is rezoning of the subject property to a CPD and not to IL, they will have to meet architectural requirements' outlined in Section 10-600 of the Lee County Land Development Code. Should they have requested that half of the property be rezoned to IL and the other half to commercial, they would not have to meet these requirements.

The Schedule of Uses that are included in the Staff Report is limited to the East County Water Control District uses for maintenance requirements for the canals in the area. However, the eastern portion will be maintained for the East County Water Control District's use, and the western portion will be the commercial office park, which in its initial phase as indicated by the Applicant, will include an office building solely for their use. Additionally, there will be other uses that are permitted in the office portion that are not specifically for the East County Control District, and may be used for private offices in the future.

The eastern portion of the subject property, which is currently being used for the open storage and vehicles maintenance, is in the Community Facility future land use category, and is in the Central Urban future land use category. The western portion is where the commercial office park will be located and the public facilities for East County Water Control District will be in the Community Facility future land use category.

The future land use for this property is split, but the public facility use will be located in the Public Facility future land use category with an office facility being located in a Central Urban future land use category. Both of these uses are consistent with the policies that are outlined in the Lee County Comprehensive Plan.

He indicated that the subject property is in an infill development location with adequate services being provided to the property. The subject property is currently connected to the water and sewer and will remain connected to water and sewer. The Applicant has indicated that they are reviewing a reclaimed irrigation line system to irrigate the landscaping for the subject property.

He concluded his presentation by saying that Staff finds that the requested rezoning consistent with the Lee County Comprehensive Plan. As far as transportation impact issues,

the proposed rezoning will generate approximate 93 new P.M. peak hour trips along Lee Boulevard, and at built-out (2010) as indicated through the Transportation Impact Study, Lee Boulevard will continue to operate at a Level of Service B with or without this project. Therefore, there is no impact on the level of service on Lee Boulevard.

At this time, Mr. Philpott wanted to address some of the typographical errors in the Staff Report. He began with Condition 3 and noted that the following word should be added, "delineate a minimum of 112,495 square feet as open space. The next typographical error was on page 6 of the Staff Report. He noted that the discussion of Policy 1.1.8 should read as follows, "The ~~western~~ eastern portion of the subject property is proposed to be used for storage of that equipment and materials which are essential to the duties of the East County Water Control District."

At this time, the Hearing Examiner wanted to know if the Assistant County Attorney had any questions. Mr. Fredyma reintroduced himself for the record and noted that on that same paragraph the letter "h" needs to be added to the word "accomplish."

Then, Mr. Fredyma wanted to know if Deviation 2, which related to the commercial building requirements, has been withdrawn. Mr. Philpott stated that this deviation was withdrawn by the Applicant.

Next, Mr. Fredyma referenced a Staff Report from Lili Wu, with Lee County Department of Transportation, regarding the level of service. He wanted to know if Mr. Philpott's testimony was based on this letter. Mr. Philpott said yes.

Then, Mr. Fredyma wanted to know based on the evidence, testimony and any changes that have occurred, if Staff's recommendation is still one of approval. Mr. Philpott said yes.

At this point, the Hearing Examiner entered the aerial photograph into the record as Staff's Exhibit 1.

The Hearing Examiner inquired if there were any other questions that needed to be addressed. He assured the participants that he would conduct a site visit prior to issuing his recommendation to the BOCC. The hearing was then closed.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

1. Michael S. Cook, c/o East County Water Control District, 601 East County Lane, Lehigh Acres, Florida 33936
2. Timothy E. Denger, c/o AIM Engineering, 5300 Lee Boulevard, Lehigh Acres, Florida 33971

ADDITIONAL COUNTY STAFF:

1. John Fredyma, Assistant County Attorney, P. O. Box 398, Fort Myers, Florida 33902-0398

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VII.):

For: NONE

Against: NONE

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER RECOMMENDATION:

For: NONE

Against: NONE

IX. LEGAL DESCRIPTION:

See Exhibit A (scanned legal description).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or pending matter relating to appeals, variances, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation. . . . [Lee County Administrative Code AC-2-5]

No person shall knowingly have or attempt to initiate an unauthorized communication with the Hearing Examiner or any county commissioner [or their staff]. . . . [Lee County Land Development Code Section 34-52(a)(1), emphasis added]

Any person who knowingly makes or attempts to initiate an unauthorized communication . . . [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the Hearing Examiner action which is the subject of the unauthorized communication. [Lee County Land Development Code Section 34-52(b)(1)b.2.]; OR

A fine not exceeding \$500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [Lee County Land Development Code Section 1-5(c)]

XI. HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS:

A. This recommendation is made this 5th day of September, 2008. Notice or copies will be forwarded to the offices of the Lee County Board of County Commissioners.

B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

C. The Board of County Commissioners will hold a hearing at which they will consider the record made before the Hearing Examiner. The Department of Community Development will send written notice to all hearing participants of the date of this hearing before the Board of County Commissioners. Only participants, or their representatives, will be allowed to address the Board. The content of all statements by persons addressing the Board shall be strictly limited to the correctness of Findings of Fact or Conclusions of Law contained in the recommendation, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the earlier hearing before the Hearing Examiner and not otherwise disclosed in the record.

D. The original file containing the original documents used in the hearing before the Hearing Examiner will be brought by the Staff to the hearing before the Board of County Commissioners. Any or all of the documents in the file are available on request at any time to any County Commissioner.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.



RICHARD A. GESCHEIDT
LEE COUNTY HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, Florida 33902-0398
Telephone: 239/533-8100
Facsimile: 239/485-8406

**SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA**

LEGAL DESCRIPTION: COMBINED PARCELS

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA BEING LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2469, PAGE 208, OFFICIAL RECORD BOOK 3095, PAGE 721 AND OFFICIAL RECORD BOOK 1760, PAGE 2200, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE N02°23'20"W ALONG THE EAST LINE OF SAID SECTION 30 FOR 604.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ABLE CANAL; THENCE N56°08'10"W ALONG SAID RIGHT OF WAY LINE FOR 111.02 FEET; THENCE N88°58'14"W ALONG SAID RIGHT OF WAY LINE FOR 329.63 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 AND THE POINT OF BEGINNING;

THENCE S02°23'20"E (CALCULATED) ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 FOR 33.35 FEET (CALCULATED) (S02°23'20"E, 34.05 FEET PER DEED OF SAID DESCRIBED LANDS) TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1626.24 (DEED AND CALCULATED), A CENTRAL ANGLE OF 12°29'50" (CALCULATED)(12°29'45", DEED), A CHORD BEARING OF S83°39'04"W (CALCULATED) (S83°45'45"W, DEED), AND A CHORD DISTANCE OF 354.01 FEET (CALCULATED) (353.97 FEET, DEED); THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR 354.71 FEET (CALCULATED) (354.67 FEET, DEED) TO THE POINT OF TANGENCY; THENCE S77°24'09"W ALONG THE SOUTHERLY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2469, PAGE 208, OFFICIAL RECORD BOOK 3095, PAGE 721 AND OFFICIAL RECORD BOOK 1760, PAGE 2200 FOR 801.52 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 721; THENCE N01°15'45"W ALONG A WEST LINE OF SAID DESCRIBED LANDS FOR 168.00 FEET; THENCE N88°44'13"E ALONG SAID DESCRIBED LANDS FOR 40.00 FEET; THENCE N01°15'47"W ALONG A WEST LINE OF SAID DESCRIBED LANDS FOR 504.35 FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE S68°58'14"E ALONG THE NORTHERLY LINES OF SAID LANDS DESCRIBED AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ABLE CANAL FOR 1186.53 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 AND THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT ROADWAY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1760, PAGE 2200.

TOTAL OF ALL 3 PARCELS SHOWN HEREON CONTAIN 8.56 ACRES, MORE OR LESS (CALCULATED) 8.57 ACRES, MORE OR LESS (RECORDED DEEDS)

Applicant's Legal Checked
by BS 5/12/68

[Faint signature]

[Faint text]

DCI 2008-00005

REVISION: 05-05-08 REVISED DESCRIPTION AND LEGEND.

EXHIBIT A

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

David G. Dearie 05 MAY 08
DAVID G. DEARIE P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4989

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

AIM Engineering & Surveying, Inc. LB 3114

THIS IS NOT A SURVEY

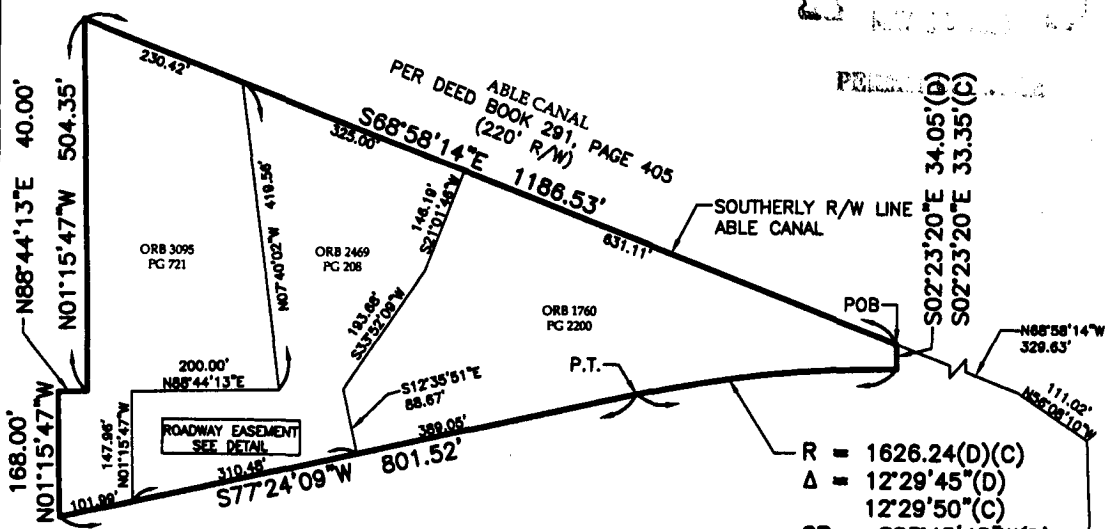
SHEET 1 OF 2



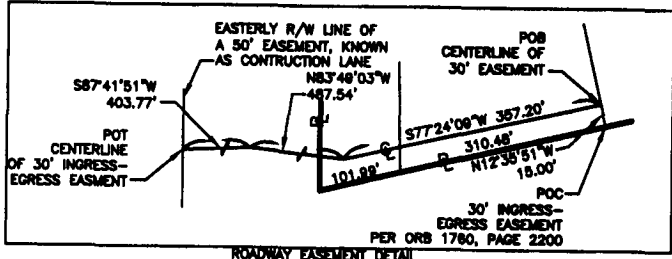
5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
(239) 332-4569
FX: (239) 332-8734

PROJECT NUMBER: 07-9413	DESCRIPTION: COMBINED BOUNDARY DESCRIPTION OF PARCELS SHOWN
DRAWN BY: JES	CLIENT: E.C.W.C.D.
DATE: 11/09/07	SEC-TWP-RNG: 30-44S-27E
FILE: 07-9413 SKETCH.DWG	COUNTY: LEE COUNTY

**SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN
SECTIONS 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA**



- R = 1626.24(D)(C)
- Δ = 12°29'45\"(D)
- 12°29'50\"(C)
- CB = S83°45'45\"W(D)
- S83°39'04\"W(C)
- CD = 353.97'(D)
- 354.01'(C)
- A = 354.67'(D)
- 354.71'(C)



- LEGEND:**
- ⊙ = CENTERLINE
 - ⊔ = PROPERTY LINE
 - (C) = CALCULATED DATA
 - (D) = DEED DATA
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - P.T. = POINT OF TANGENCY
 - POT = POINT OF TERMINUS
 - R = RADIUS
 - Δ = CENTRAL ANGLE
 - CB = CHORD BEARING
 - CD = CHORD DISTANCE
 - A = ARC LENGTH

- NOTES:**
- 1) ALL BEARINGS AND DISTANCES ARE PER DEED UNLESS OTHERWISE NOTED.
 - 2) BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, HAVING A BEARING OF N02°23'20\"W PER ORB 1760, PAGE 2200.

DCI 2008-00005

Applicant's Legal Representative
[Signature] 5/12/08

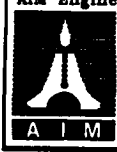


REVISION: 05-05-08 REVISED DESCRIPTION AND LEGEND.
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER

AIM Engineering & Surveying, Inc. LB 3114

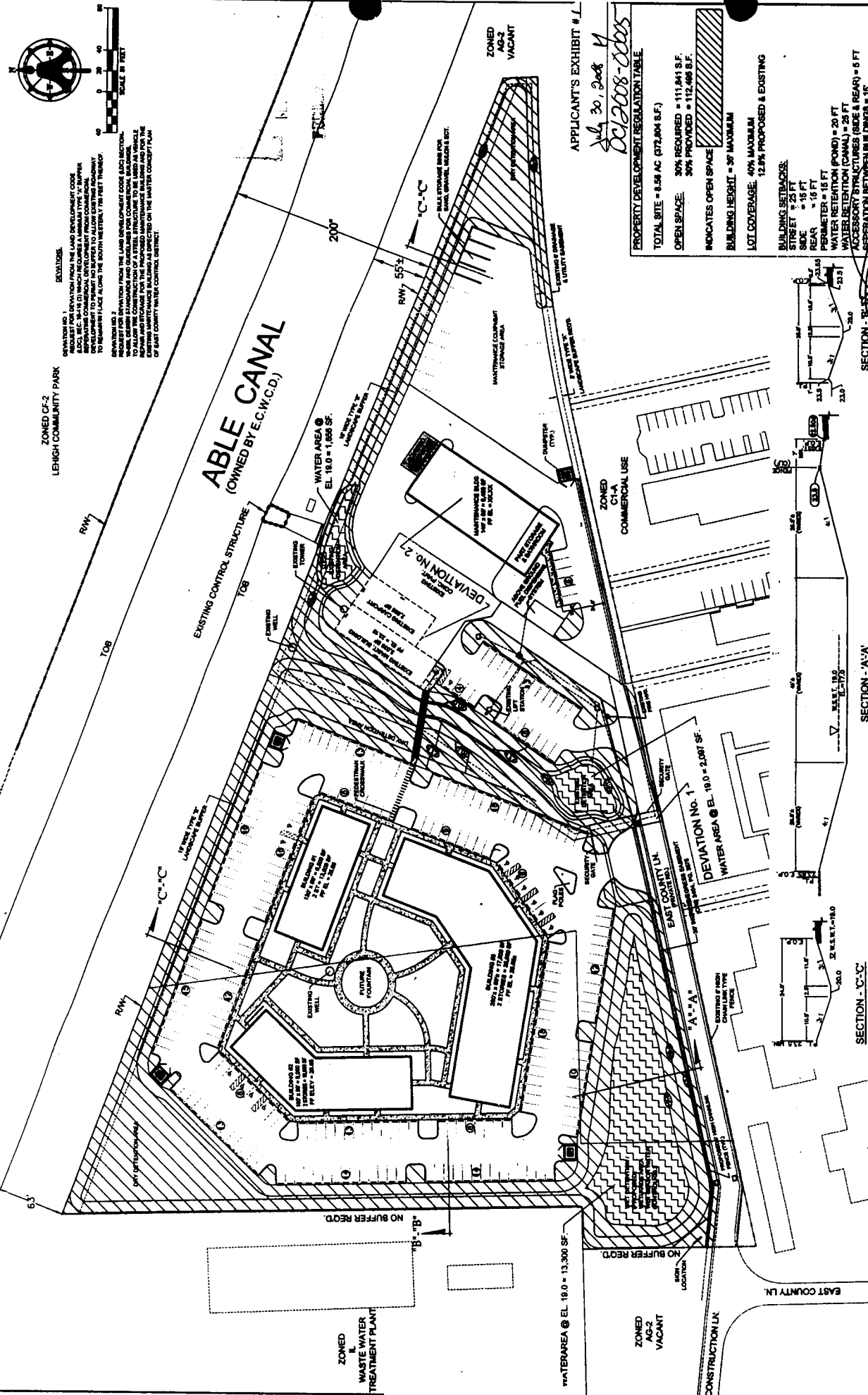
THIS IS NOT A SURVEY

SHEET 2 OF 2



5300 LEE BLVD.
 P.O. BOX 1235
 LEHIGH ACRES
 FLORIDA 33970
 (239) 332-4569
 FX: (239) 332-8734

PROJECT NUMBER: 07-9413	DESCRIPTION: COMBINED BOUNDARY DESCRIPTION OF PARCELS SHOWN
DRAWN BY: JES	CLIENT: E.C.W.C.D.
DATE: 11/09/07	SEC-TWP-RGE 30-44S-27E
FILE: 07-9413 SKETCH.DWG	COUNTY: LEE COUNTY



DATE	BY	REVISION DESCRIPTION	DATE	BY	REVISION DESCRIPTION
11-2007	AC	11-2007	11-2007	AC	11-2007
11-2007	BD	11-2007	11-2007	BD	11-2007
11-2007	LEE	11-2007	11-2007	LEE	11-2007

PROJECT NO.	2008-00005
PROJECT NAME	LEHIGH ACRES, PA 18038
CLIENT	LEHIGH ACRES, PA 18038
DATE	11-2007
SCALE	1" = 40'
DRAWN BY	AC
CHECKED BY	BD
DATE	11-2007

PROPERTY DEVELOPER	LEHIGH ACRES, PA 18038
ARCHITECT	LEHIGH ACRES, PA 18038
ENGINEER	LEHIGH ACRES, PA 18038
DATE	11-2007

PROPERTY DEVELOPMENT REGULATIONS TABLE

TOTAL SITE = 8.58 AC (372,004 S.F.)

OPEN SPACE: 30% REQUIRED = 111,841 S.F.
30% PROVIDED = 112,468 S.F.

INDICATES OPEN SPACE

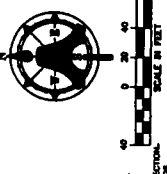
BUILDING HEIGHT = 50' MAXIMUM

LOT COVERAGE: 40% MAXIMUM

12.5% PROPOSED & EXISTING

BUILDING SETBACKS:
STREET = 25 FT
SIDE = 15 FT
REAR = 15 FT
PERIMETER = 15 FT
WATER RETENTION POND = 20 FT
WATER RETENTION (CANAL) = 25 FT
WATER RETENTION STRUCTURES (SIDE & REAR) = 6 FT
SEPARATION BETWEEN BUILDINGS = 15'

APPLICANT'S EXHIBIT # 1
July 30, 2008
DCI 2008-00005



SEPARATORS

SEPARATOR NO. 1: FENCE FROM THE LAND DEVELOPMENT CODE (LDC) SECTION 14-114 (D) WHICH REQUIRES A MINIMUM TYPE 'V' BUFFER TO BE MAINTAINED TO PREVENT ADJACENT PROPERTIES FROM BEING VISUALLY INTERFERED BY THE DEVELOPMENT. THE BUFFER SHALL BE MAINTAINED TO REMAIN PLACED ALONG THE SOUTH MEETERY OF THE STREET TRENCH.

SEPARATOR NO. 2: FENCE FROM THE LAND DEVELOPMENT CODE (LDC) SECTION 14-114 (D) WHICH REQUIRES A MINIMUM TYPE 'V' BUFFER TO BE MAINTAINED TO PREVENT ADJACENT PROPERTIES FROM BEING VISUALLY INTERFERED BY THE DEVELOPMENT. THE BUFFER SHALL BE MAINTAINED TO REMAIN PLACED ALONG THE SOUTH MEETERY OF THE STREET TRENCH.

SEPARATOR NO. 3: FENCE FROM THE LAND DEVELOPMENT CODE (LDC) SECTION 14-114 (D) WHICH REQUIRES A MINIMUM TYPE 'V' BUFFER TO BE MAINTAINED TO PREVENT ADJACENT PROPERTIES FROM BEING VISUALLY INTERFERED BY THE DEVELOPMENT. THE BUFFER SHALL BE MAINTAINED TO REMAIN PLACED ALONG THE SOUTH MEETERY OF THE STREET TRENCH.

ZONED CF-2
LEHIGH COMMUNITY PARK

ABLE CANAL
(OWNED BY E.C.W.C.D.)

EXHIBIT B

**LEE COUNTY, FLORIDA
ZONING DIVISION
STAFF REPORT**

TYPE OF CASE: PLANNED DEVELOPMENT/DCI
CASE NUMBER: DCI2008-00005
HEARING EXAMINER DATE: July 30, 2008

APPLICATION SUMMARY:

Applicant: East County Water Control District in reference to East County Water Control District Headquarters

Request: Rezone 8.67 acres from Agriculture (Ag-2), Light Industrial (IL) and Commercial Planned Development (CPD) to Commercial Planned Development to permit approximately 67,500 square-feet of commercial uses including but not limited to; office, Emergency Operations Center and Social Services. Connections to central sewer and water services will be provided.

Location: The subject property is located at 601 East County Lane, in S30-T44S-R27E, Lee County, FL. (District #5)

<u>Future Land Use Plan Designation:</u>	Central Urban and Public Facilities
<u>Current Zoning:</u>	AG-2, IL and CPD
<u>Use of Subject Property:</u>	Offices, Open storage and Maintenance
<u>Road Classification:</u>	East County Lane - Local Road

<u>Existing Surrounding Zoning & Land Use</u>	<u>Future Land Use</u>
North: Drainage canal then Lehigh Community Park	Public Facilities
East: Williams Avenue	Central Urban
South: Medical Offices zoned Commercial (C-1A)	Central Urban
West: Open storage of vehicles zoned Light Industrial (IL)	Central Urban

Size of Property: 8.67 ± Acres

RECOMMENDATION:

Staff recommends **APPROVAL** of the Applicant's request for rezoning from Agriculture (AG-2), Light Industrial (IL) and Commercial Planned Development (CPD) to Commercial Planned Development (CPD), with the following conditions and deviations:

Conditions:

1. The development of this project must be consistent with the 1-page Master Concept Plan entitled "East County Water Control District," stamped received May 9, 2008, last revised May 8, 2008; except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of

local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

2. Uses and Site Development Regulations

The following limits apply to the project and uses:

- a. Schedule of Uses
Accessory Uses and Structures
Administrative Offices
Business Services: Group I
Communication Services, Wireless
Day Care Center: Child
Gasoline Dispensing System - Special
Health Care Facilities: Groups I & II,
Library
Maintenance Facility: (Government)
Entrance Gates and Gatehouse
EMS, Fire or Sheriffs Office
Emergency Operations Center
Essential Services
Essential Service Facilities: Group I
Excavation: Water Retention Only (No Blasting)
Fences, Walls
Government Agency Offices
Parking lot: Accessory, Commercial
Restaurants: Group II
Schools: Non Commercial
Signs: (in accordance with Chapter 30)
Storage (Open)
Social Services: Groups I, II, III
Temporary Uses
Wireless Communication Facility (Existing Only)

b. Site Development Regulations

Setbacks:
Street: 25-feet
Side: 15-feet
Rear: 15-feet
Waterbody: 25-feet
Accessory Structure Setbacks:
Street: 25-feet
Side: 15-feet
Rear: 10-feet
Maximum Height: 35-feet
Building Separation: 15-feet
Maximum Lot Coverage: 40%

Environmental Conditions

3. Prior to local development order approval, the development order plans must delineate a minimum of 112,495 sq as open space.
4. Prior to local development order approval, the landscape plans must depict a type "B" buffer along the northern property line to screen the proposed project from the recreational facility to the north. From the northeast corner of the northern property line continuing west 670 feet to the northeast corner of the office building parking area, the type "B" buffer must be planted with 5 East Palatka Holly trees (*Ilex x. attenuata*) per 100 linear feet planted at 12-14 feet in height the double staggered hedge row of shrubs must be maintained at 48 inches.
5. Prior to local development order approval, the landscape plans must depict the planting of 4 trees per 100 linear feet along the dry detention area adjacent to the existing roadway. . All required landscaping must be 100-percent native species.

Utilities

6. Connections to public water and sewer must be provided prior to certificate of completion.

Parking

7. Prior to issuance of a Certificate of Occupancy, the applicant must demonstrate sufficient parking is available.

8. Vehicular/Pedestrian Impacts

Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

9. Lee Plan Consistency

Approval of this zoning request does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

Concurrency

10. Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

Compliance to LDC

11. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

Deviations

1. Request for Deviation from the Land Development Code (LDC) Section 10-416 (3) which requires a minimum Type "A" Buffer Separating Commercial Development

from Commercial Development to permit no buffer along the south westerly 750 feet of the subject property.

The applicant is requesting a deviation from the Type "A" buffer requirements between commercial uses. The southern portion of the subject property borders a strip of commercial uses which front Lee Boulevard. The existing driveway on the subject property is located along the southern property line and does not provide sufficient room to install the required Buffer. The applicant is requesting a deviation to allow for the existing driveway feature to remain. Staff recommends **APPROVAL** of the requested deviation, as conditioned in Condition 5.

Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff makes the following findings and conclusions:

1. The applicant has prove entitlement to the Rezoning by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested zoning, as conditioned:
 - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b) is consistent with the densities, intensities and general uses set forth Policies 1.1.3 & 1.1.8, Objective 2.1 & 2.2, and Standards 11.1 & 11.2 of the Lee Plan;
 - c) is compatible with existing or planned uses in the surrounding area; and
 - d) will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.
4. Urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use.
5. The proposed use or mix of uses is appropriate at the subject location.
6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
8. The deviation granted, as conditioned:
 - a) enhances the planned development; and

- b) preserves and promotes the general intent of the LDC to protect the public health, safety and welfare.

Introduction

The subject property is located on East County Drive, one block north of Lee boulevard in Lehigh Acres. The property is approximately 8.56 acres which is currently developed with two maintenance buildings and three office buildings. Several areas are used for open storage of vehicles, equipment and various other materials.

The eastern portion of the subject property is located within the Public Facilities Future Land Use category of the Lee Plan, while the western portion of the subject property is classified as Central Urban. The property is currently zoned Agriculture (AG-2), Commercial Planned Development (CPD) and Light Industrial (IL).

The applicant is requesting to rezone the subject property to allow the redevelopment of the subject property to allow the construction of a new office complex and new maintenance facility. The 66,000 square-foot office complex will be used by the East County Water Control District but will also be available for other office related uses. The office uses will allow for a mixture of public and private commercial offices. The existing maintenance facility located along the eastern portion of the site will remain. A new maintenance facility will be constructed to the east of the existing structures. The proposed commercial office complex is located within the Central Urban Future Land Use category while the maintenance facility and open storage areas are located within the Public Facilities Future Land Use category.

Master Concept Plan

The master concept plan illustrates the proposed and existing development of the subject property. The site is divided into two areas. The eastern portion of the subject property is to be used for more intense uses required by the East County Water Control District such as, equipment repair and service, open storage of equipment various materials. The western portion of the property will be developed with a commercial office complex which will be for use by the East County Water Control District along with other commercial office uses.

Lee Plan Considerations

The western portion of the subject property is located within the Central Urban Future Land Use category.

POLICY 1.1.3: The Central Urban areas can best be characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per

acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre).

The proposed rezoning will permit a commercial office complex within the Central Urban Future Land Use designation. The proposed development is surrounded by a mixture of commercial offices and industrial uses. The subject property is currently served by the public utilities and will continue to be served by them. The proposed development is CONSISTENT with Policy 1.1.3 of the Lee County Comprehensive Plan.

The eastern portion of the subject property is located within the Public Facilities Future Land Use Category.

POLICY 1.1.8: The Public Facilities areas include the publicly owned lands within the county such as public schools, parks, airports, and other governmental facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction.

The East County Water Control District is a political sub-division of the State of Florida which, in part, is tasked with maintaining over 311 miles of canals and water management structures. To accomplish this several pieces of machinery are required for those tasks. The western portion of the subject property is proposed to be used for storage of that equipment and materials which are essential to the duties of the East County Water Control District. Additionally, a maintenance facility is proposed to allow the applicant to maintain equipment on-site.

OBJECTIVE 2.1: DEVELOPMENT LOCATION. Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are bypassed in favor of development more distant from services and existing communities.

The proposed rezoning is located in an area which is currently surrounded on all sides by a mixture of commercial, industrial and public facility uses. The applicant is requesting a rezoning to permit the expansion of those uses on the subject property. Urban services are provided to the site and promote a contiguous growth pattern in this area. The proposed rezoning is CONSISTENT with Objective 2.1 of the Lee Plan.

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S.163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.

The proposed rezoning consists of an infill project which is surrounded by similar uses. Public utilities and services are provided, and will continue to be provided subsequent to the rezoning. The proposed rezoning promotes contiguous and compact growth patterns within Lehigh Acres. The proposed rezoning is CONSISTENT with Objective 2.2 of the Lee Plan.

STANDARD 11.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).

The subject property is currently served by the Florida Government Utility Authority for potable water and will continue to be served subsequent to the redevelopment of the subject property. A condition requiring those connections have been included as Condition 6. The proposed rezoning is approximately 550 feet away from the FGUA sewage treatment plant. The proposed development is CONSISTENT with Standard 11.1 of the Lee Plan.

STANDARD 11.2: SEWER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

The subject property is currently served by the Florida Government Utility Authority for sewage disposal and will continue to be served subsequent to the redevelopment of the subject property. A condition requiring those connections have been included as Condition 6. Additionally, one of the limiting factors for sewage disposal for FGUA involves the disposal of the treated effluent. One method to dispose of the treated effluent is through the use of reuse water which can be used for irrigation. The applicant as part of the proposed development will be connecting to the reuse system from FGUA which may aid in potential capacity concerns for FGUA. The proposed development is CONSISTENT with Standard 11.2 of the Lee Plan.

Planning Community Map and Allocation Table

The subject property is located in the Planning Community of Lehigh Acres. The Planning Community Year 2030 Allocations, indicate that 1,134 acres in the Planning Community of Lehigh Acres have been allocated and are available for commercial use. Staff finds the request CONSISTENT with the allocations for the Planning Community of Lehigh Acres. This finding is not a guarantee that there will be sufficient allocations for commercial development in the future. Such a determination will have to be made at time of local development order.

Neighborhood Compatibility

The Lee Plan describes the community of Lehigh Acres as follows:

This community is the Lehigh Acres development, which was platted starting in 1954. This community is located south of Township 43 South, generally north of SR 82, and east of Buckingham Road/the Buckingham Rural Community Preserve to the eastern Lee County line. This community is designated as Urban Community, Central Urban, Industrial Development and Public Facilities. The Lehigh Community will continue to grow through the year 2020 at a rate faster than the county average growth rate. This community, however, will not be close to build out by 2020. The Lehigh community will grow from a 1996 permanent population of 26,000 to over 71,000 permanent residents in the year 2020. The build out potential for the Lehigh

Community is more than double the projected 2020 population. Lehigh will continue to struggle with providing sufficient non-residential uses to accommodate a community of its size. New provisions for providing these uses has been implemented and will aid in this problem, however, residents will continue to commute from this community to the core communities such as Fort Myers, South Fort Myers, and Gateway/Airport for employment, shopping and other services. This community will also struggle with providing an adequate road network to reduce traffic congestion as the population grows.

North of the subject property is Lehigh Community Park. The park is zoned Community Facilities (CF-2) and was approved for a rezoning to CF-2 in 1989. The park is bound on the north by Village on the Lakes, a residential and community facilities planned development (RPD/CFPD). The subject property is physically separated from the park by a 200-foot canal. Visually, the park is impacted by the subject property. From the playgrounds and the softball fields, the existing buildings and storage of materials are easily visible. Although no buffer is required along the northern property line, due to the adjacent drainage canal, staff has required a buffer to reduce the impact of the proposed open storage and equipment maintenance areas (See Condition 4). The proposed buffer will consist of shorter trees and taller hedges which will provide sufficient buffer the proposed development and will be a large improvement over existing conditions.

South of the subject property is a series of commercial and medical office buildings. These plazas front Lee Boulevard and have a variety of uses such as attorneys, medical offices, and other various business services.

West of the subject property is a parcel used for open storage of vehicles and heavy equipment. Beyond that is the Florida Governmental Utility Authority Wastewater treatment facility.

East of the subject property is Williams Avenue, and more commercial uses on Lee Boulevard and residential single-family uses along Williams Avenue and Magnolia Avenue to the north.

Given the existing development and the existing canal between the subject property and developed properties including the park, and the conditions above, this request is compatible with the surrounding neighborhood.

Environmental Issues

The subject property is currently developed with minimal amounts of vegetation onsite. Staff conducted a site check during the review process and a Staff Report prepared by Lee County Environmental Sciences is attached (See Attachment "C").

Transportation

The proposed rezoning is located on the North Side of East County Drive, which will provide access to Lee Boulevard. Lee Boulevard is a county maintained, collector roadway which currently operates at Level of Service "B". The new development will generate 93 new PM Peak hour trips along Lee Boulevard. At buildout in 2010, the Level of Service with the proposed rezoning will continue to operate at Level of Service "B".

Lee County Department of transportation has reviewed the proposed development and

prepared at memorandum for the proposed development (See Attachment "D")

Availability of Utilities

The existing development on the subject property is currently connected to central water and sewer. The applicant is proposing to connect to central water and sewer as part of the proposed development. Although the connections are required by Section 10-351 of the Lee County Land Development Code, staff has included a condition requiring such a connection at the time of local Development Order approval.

SUBJECT PROPERTY:

STRAP: The applicant indicates the STRAP number is: 30-44-27-00-00001.018A; 30-44-27-00-00001.002A; 30-44-27-00-00001.002B

ATTACHMENTS:

- A. Map of surrounding zoning
- B. Master Concept Plan
- C. Lee County Environmental Sciences Staff Report
- D. Lee County Department of Transportation Memorandum

EXHIBITS

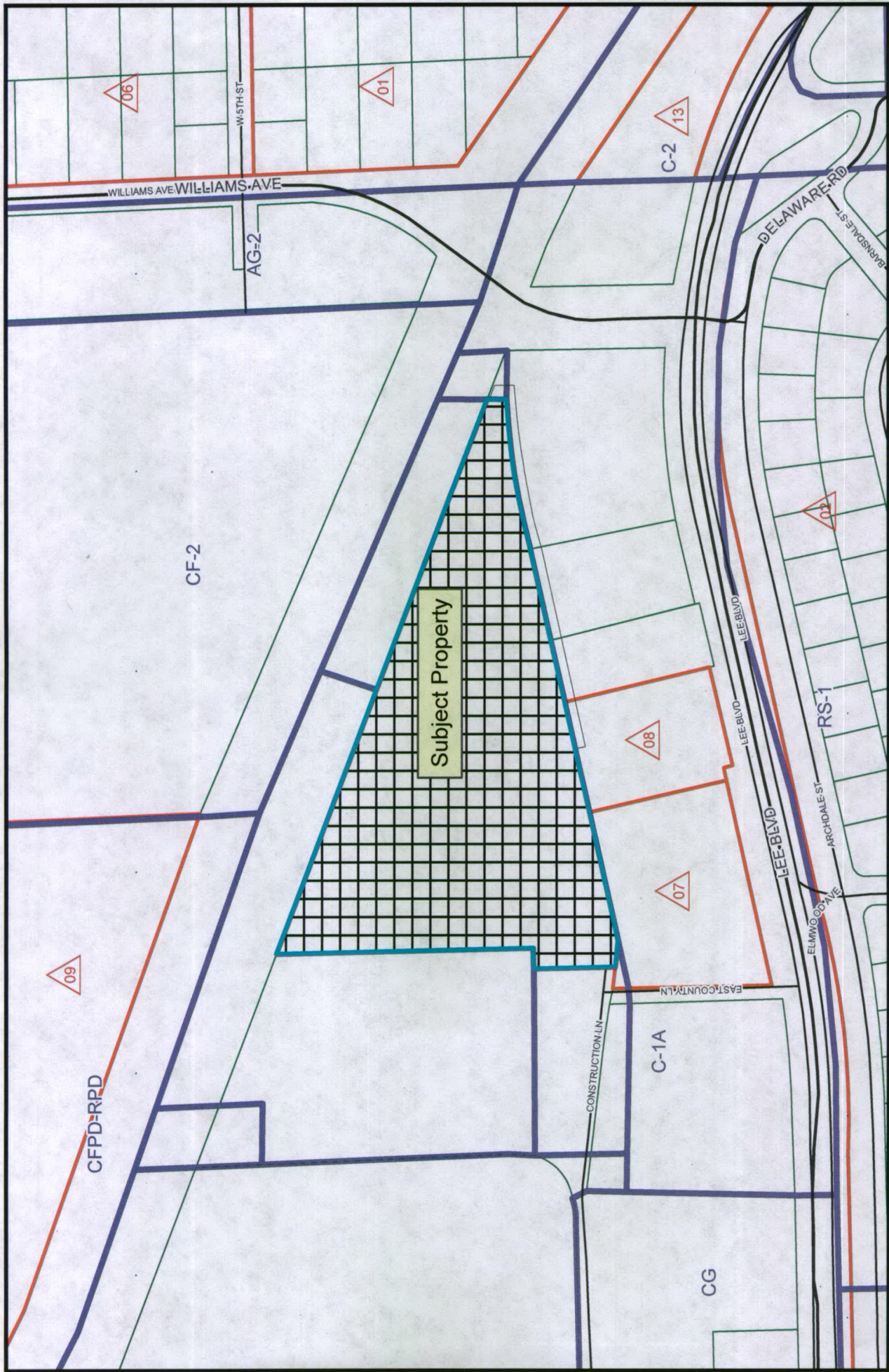
- A. Legal Description

cc: Applicant
County Attorney
Zoning File

Attachment "A" Zoning Map

DCI2008-00005

7/8/2008



STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: July 14, 2008
To: Josh Philpott, Senior Planner
From: Doug Griffith, Environmental Planner
Phone: (239) 533- 8323
e-mail:dgriffith@leegov.com
Project: East County Water Control District
Case: DCI2008-00005
STRAP: 30-44-27-00-00001.018A, .002A, & .002B

The Division of Environmental Sciences (ES) Staff has reviewed the proposed East County Water Control District rezoning request and offer the following analysis and recommended conditions:

VEGETATION:

A Vegetative Community Assessment was performed by AIM Engineering and Surveying Inc. on November 28, 2007 on the ±8.73 acre property and field verified by ES Staff (Doug Griffith) on May 9, 2008. The assessment and a Florida Land Use, Cover and Classification System (FLUCCS) map was submitted by the applicant. The existing communities located on the site consist of buildings and paved/unpaved parking areas FLUCCS 175 (4.93 acres), undeveloped land without structures FLUCCS 191 (3.44 acres) and a storm water lake with littoral vegetation comprised of pickerelweed (*Pontederia cordata*), duck potato (*Sagittaria latifolia*), fire flag (*Thalia geniculata*), bulrush (*Scirpus spp.*), spike rush (*Eleocharis spp.*), and torpedo grass (*Panicum repens*) FLUCCS 534 (0.36 acres).

PROTECTED SPECIES:

A protected species survey was conducted by AIM Engineering and Surveying Inc. on November 28, 2007. During the listed species survey an American alligator was observed adjacent to the project within the Abel Canal. No evidence of nests or nesting behavior was observed.

The closest known eagle nest is greater than 900 feet to the west of the ECWCD property. The nest is active and is visible from the northwest corner of the property.

Little blue heron (*Egretta caerulea*) was observed foraging on the adjacent property and onsite surface waters may be used by wading birds as foraging habitat.

OPEN SPACE:

Lee Plan Goal 77: requires new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees

and plant communities, and the planting of required vegetation. Per the LDC Section 10-415(A) large commercial planned developments are required to provide 30% of the total area of the project as open space; therefore, the proposed project is required to provide 111,841 sq of open space (372,804 sq x 30% = 111,841 sq), per the Master Concept Plan (MCP) stamped "received" May 9, 2008 the applicant is providing 112,495 sq of open space. This exceeds the requirements of the LDC 10-415(A).

ES staff recommends the following condition to ensure the open space committed to by the applicant is met:

Prior to local development order approval, the development order plans must delineate a minimum of 112,495 sq as open space.

BUFFERS & DEVIATION # 1

ES Staff has concerns with visual screening of the project from the County owned recreational facility located to the north of the property. The project is separated from the recreational facility by the Abel Canal. However, while the canal provides sufficient distance from the recreational facility, there is no visual screening between the two parcels. The applicant is proposing a type "B" buffer to screen the proposed use. ES Staff recommends planting the type "B" buffer from the east corner of the office parking lot to the eastern property line with five East Palatka Hollies (*Ilex x. attenuata*) per 100 linear feet at a minimum 12-14 feet in height to provide screening and visual relief to the recreational facility from the equipment storage area and maintenance building east of the office parking lot..

ES staff recommends the following conditions to provide additional screening for the adjacent facility and increase the aesthetic value of project open space.

Prior to local development order approval, the landscape plans must depict a type "B" buffer along the northern property line to screen the proposed project from the recreational facility to the north. From the northeast corner of the northern property line continuing west 670 feet to the northeast corner of the office building parking area, the type "B" buffer must be planted with 5 East Palatka Holly trees (Ilex x. attenuata) per 100 linear feet planted at 12-14 feet in height the double staggered hedge row of shrubs must be maintained at 48 inches.

DEVIATION # 1

The applicant request a deviation from the Land Development Code LDC section 10-416(3) which requires a minimum type "A" buffer separating commercial development from commercial development to permit no buffer to allow an existing road to remain in place.

ES Staff defers to zoning for compatibility issues. However, if deviation is granted ES Staff recommends planting along the dry detention area abutting the roadway to provide screening for the adjacent use.

ES staff recommends the following conditions to provide additional screening for the adjacent use and increase the aesthetic value of project open space.

Prior to local development order approval, the landscape plans must depict the planting of 4 trees per 100 linear feet along the dry detention area adjacent to the existing roadway.

DEPARTMENT OF
TRANSPORTATION

Memo

To: Josh Philpott, Senior Planner
Zoning Division

From: Lili Wu
Sr. Transportation Planner

Date: June 12, 2008

Subject: East County Water Control Dist. (DCI2008-00005)

The Lee County Department of Transportation (LCDOT) has reviewed the application for public hearing. This project is located on the north side of East County Dr and will generate 93 new trips in the P.M peak hour. Accesses to the proposed development are shown on the Master Concept Plan via the access drives on East County Dr.

Based on data from the 2007 Lee County Traffic Count Report, Lee Blvd from Homestead Road to Williams Ave operates at Level of Service "B", or at 30 percent of capacity. The applicant's TIS indicates that Lee Blvd from Homestead Road to Williams Ave is estimated to have 750 background trips in the P.M peak hour peak direction with 36 additional project trips for a total of 786 estimated trips in Year 2010 (build-out year). The Lee County Generalized Service Volume Tables identifies Lee Blvd the Maximum service volume at Level of Service "E" (equivalent to capacity) at 1950. At project build-out in 2010, Lee Blvd is projected to operate at LOS "B", or at 40 percent of capacity.

LW/dn

cc: File

EXHIBIT A

**SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA**

LEGAL DESCRIPTION: COMBINED PARCELS

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA BEING LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2469, PAGE 208, OFFICIAL RECORD BOOK 3095, PAGE 721 AND OFFICIAL RECORD BOOK 1760, PAGE 2200, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE N02°23'20"W ALONG THE EAST LINE OF SAID SECTION 30 FOR 604.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ABLE CANAL; THENCE N56°08'10"W ALONG SAID RIGHT OF WAY LINE FOR 111.02 FEET; THENCE N68°58'14"W ALONG SAID RIGHT OF WAY LINE FOR 329.63 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 AND THE POINT OF BEGINNING;

THENCE S02°23'20"E (CALCULATED) ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 FOR 33.35 FEET (CALCULATED) (S02°23'20"E, 34.05 FEET PER DEED OF SAID DESCRIBED LANDS) TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1626.24 (DEED AND CALCULATED), A CENTRAL ANGLE OF 12°29'50" (CALCULATED)(12°29'45", DEED), A CHORD BEARING OF S83°39'04"W (CALCULATED) (S83°45'45"W, DEED), AND A CHORD DISTANCE OF 354.01 FEET (CALCULATED) (353.97 FEET, DEED); THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR 354.71 FEET (CALCULATED) (354.67 FEET, DEED) TO THE POINT OF TANGENCY; THENCE S77°24'09"W ALONG THE SOUTHERLY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2469, PAGE 208, OFFICIAL RECORD BOOK 3095, PAGE 721 AND OFFICIAL RECORD BOOK 1760, PAGE 2200 FOR 801.52 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 721; THENCE N01°15'45"W ALONG A WEST LINE OF SAID DESCRIBED LANDS FOR 168.00 FEET; THENCE N88°44'13"E ALONG SAID DESCRIBED LANDS FOR 40.00 FEET; THENCE N01°15'47"W ALONG A WEST LINE OF SAID DESCRIBED LANDS FOR 504.35 FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE S68°58'14"E ALONG THE NORTHERLY LINES OF SAID LANDS DESCRIBED AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ABLE CANAL FOR 1186.53 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 AND THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT ROADWAY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1760, PAGE 2200.

TOTAL OF ALL 3 PARCELS SHOWN HEREON CONTAIN 8.56 ACRES, MORE OR LESS (CALCULATED) 8.57 ACRES, MORE OR LESS (RECORDED DEEDS)

Applicant's Legal Checked
by BJ 5/12/68

[Faint signature and stamp]
PERMIT OFFICER

DCI 2008-00005

REVISION: 06-05-08 REVISED DESCRIPTION AND LEGEND.

PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

David G. Beard 05 MAY 08
DAVID G. BEARD P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4989

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

AIM Engineering & Surveying, Inc. LB 3114

THIS IS NOT A SURVEY

SHEET 1 OF 2



5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
(239) 332-4569
FX:(239) 332-8734

PROJECT NUMBER: 07-9413	DESCRIPTION: COMBINED BOUNDARY DESCRIPTION OF PARCELS SHOWN
DRAWN BY: JES	CLIENT: E.C.W.C.D.
DATE: 11/09/07	SEC-TWP-RGE: 30-44S-27E
FILE: 07-9413 SKETCH.DWG	COUNTY: LEE COUNTY



APPLICATION FOR PUBLIC HEARING
FOR ZONING ACTION
UNINCORPORATED AREAS ONLY

Applicant's Name: East County Water Control District
Project Name: East County Water Control District Headquarters
STRAP Number(s): 30-44-27-00-0001.018A, 30-44-27-00-00001.002A, 30-44-27-00-00001.002B

TYPE OF APPLICATION

- Special Exception (attach Supplement A)
Variance (attach Supplement B)
Conventional Zoning (attach Supplement C)
[X] Planned Development (not PRFPD) (attach Supplement D)
Amendment to built Planned Development (Supplement D may be required)
Private Recreational Facilities Planned Development (attach Supplement D)
Extension of a Master Concept Plan (attach Supplement E)
Reinstatement of a Master Concept Plan (attach Supplement F)
N/A DRI - with rezoning (submit completed DRI Application Form {do not use this form} and Supplement D)
N/A DRI - without rezoning (submit completed DRI Application Form {do not use this form})

Is this project located in the Estero Planning Community, or the Captiva Planning Community, or in the Caloosahatchee Shores Planning Community?
[] YES* [X] NO *If YES, please note PARTS 4G, 4.H, and 4.I below for meeting summary document requirements.

STAFF USE ONLY

Case Number: DCI 2008-00005 Commission District: 5
Current Zoning: CPD Fee Amount: \$5,000.-
Land Use Classification: Public Facilities Intake by: NFR
Planning Community: Lehigh Acres.

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585PART 1

DCI 2008-00005

**PART 1
APPLICANT/AGENT INFORMATION**

A. Name of applicant: AIM Engineering & Survey, Inc.

Address: Street : 5300 Lee Blvd

City: Lehigh Acres State: FL Zip: 33971

Phone: Area Code: 239 Number: 332-4569 Ext: _____

Fax: Area Code: 239 Number: 332-8734

E-mail address: _____

B. Relationship of Applicant to owner (check one):

_____ Applicant (including an individual or husband & wife) is the sole owner of the property. [34-201(a)(1)a.1.]

_____ **Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2.** (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.]

Applicant has been authorized by the owner(s) to represent them for this action.

Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.) [34-202(b)(1)c.]

_____ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

_____ **Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2.** [34-202(b)(1)c.] (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.)

_____ **Application is County initiated. BOCC authorization is attached as Exhibit PH-1.B.3**

C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

C.1. Company Name: AIM Engineering & Survey, Inc.

Contact Person: L. J. Lewis

Address: Street : 5300 Lee Blvd.

City: Lehigh Acres State: FL Zip: 33971

Phone: Area Code: 239 Number: 332-4569 Ext: _____

Fax: Area Code: 239 Number: 332-8734

E-mail address: jlewis@aimengr.com

C.2. Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as Exhibit PH-1.C.2. [34-202(b)(1)c.]



DCI 2008-00005

PART 2

NOTARIZED

PROPERTY OWNERSHIP

A.	Property Ownership: Single owner (Individual or husband & wife only) [34-201(a)(1)a.1.]						
A.1.	Name:						
	Mailing Address:		Street:				
			City:		State:		Zip:
	Phone:		Area Code:		Number:		Ext:
	Fax:		Area Code:		Number:		
	E-mail:						
B.	Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].						
B.1.	<input checked="" type="checkbox"/>	Disclosure of (Ownership) Interests Form is attached as Exhibit PH-2.B.1. [34-201(b)2]					
C.	Multiple parcels						
C.1.		Property owners list is attached as Exhibit PH-2.C.1. [34-202(a)(5)]					
C.2.		Property owners map is attached as Exhibit PH-2.C.2. [34-202(a)(5)]					
D.	Date property was acquired by present owner(s):				Dec 4th 1984		

**PART 3
PROPERTY INFORMATION**

A.	STRAP Number(s):	30-44-27-00-0001.018A	30-44-27-00-00001.002A
		30-44-27-00-00001.002B	
B.	Street Address of Property:	601 East County lane	
C.	Legal Description		
	<input checked="" type="checkbox"/>	Legal description (on 8 1/2" by 11" paper) is attached as Exhibit PH-3.C.1. [34-202(a)(1)]	
	<input checked="" type="checkbox"/>	Sealed sketch of the legal description is attached as Exhibit PH-3.C.2. [34-202(a)(1)]	
D.	Boundary Survey		
	<input checked="" type="checkbox"/>	A Boundary survey, tied to the state plane coordinate system, is attached as Exhibit PH-3.D.1. [34-202(a)(2)]	
		The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as Exhibit PH-3.D.2. [34-202(a)(2)]	
E.	Planning Community:	Lehigh Acres	
F.	General Location of Property:		
F.1.		Area location map (for all applications other than Planned Developments) is attached as Exhibit PH-3.F. [34-202(a)(4)] {NOTE: For Planned Development Applications see Supplement D [34-373(a)(4)b.]}	

DCI 2008-00005

F.2.	Directions to property:	Go East on Lee Blvd to Lehigh Acres to East Co. Lane. East Co. Lane is on the north side of Lee Blvd, just past CVS Drugstore. Proceed north on East Co. Lane to east end of road.			
G. Surrounding property owners:					
G.1.	X	List of surrounding property owners is attached as Exhibit PH-3.G.1. [34-202(a)(6)]			
G.2.	X	Map of surrounding property owners is attached as Exhibit PH-3.G.2. [34-202(a)(7)]			
G.3.	X	2 sets of mailing labels are attached as Exhibit PH-3.G.3. [34-202(a)(6)]			
H.	Current Zoning of Property:	CPD, IL and AG2			
I.	Current use of property:				
I.1.		Current use(s) of the property are:			
		East County Offices, Maintenance Buildings, Storage & Parking			
I.2.	X	If buildings or structures exist on the property, an affidavit is required stating that buildings & structures will be removed or that the proposed use of buildings, structures and land is or will be in compliance with all requirements of the LCLDC. Attach as Exhibit PH-3.I.2. and entitle "Affidavit Regarding Proposed Use". [34-202(b)(3)]			
I.3.	NA	If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval an Existing Agricultural Use Affidavit is attached as Exhibit PH-3.I.3. and entitled "Agricultural Uses at Time of Zoning Application". [34-202(b)(7)]			
J.	Land Use Classification:				
	Public Facilities	3.18	Acres	36.6	% of total
	Central Urban	5.38	Acres	62.8	% of total
			Acres		% of total
			Acres		% of total
K.	Flood Hazard (write NA if not applicable) [34-202(a)(8)]				
	NA	The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.			
		The minimum elevation required for the first habitable floor is			NGVD (MSL)
L.	Deed Restrictions [34-202(b)(2)]				
L.1.		There are no deed restrictions or other covenants on this property that affect this request. [34-202(b)(2)]			
L.2.		Deed restrictions\ covenants that may affect this request are attached as Exhibit PH-3.L .2. [34-202(b)(2)]			
L.3.		A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached			

		as Exhibit PH-3.L.3 [34-202(b)(2)]			
M.	Property Dimensions [34-202(a)(8)]				
	1.	Width (average if irregular parcel):	1154	Feet	
	2.	Depth (average if irregular parcel):	327	Feet	
	3.	Total area:	8.56	Acres or square feet	
	4.	Frontage on road or street:	411	Feet on	E.C. Lane Street
		2 nd Frontage on road or street:		Feet on	Street

**PART 4
ACTION REQUESTED**

A.	Action Requested: [check applicable action(s)]				
		Special Exception for		Attached is Supplement A	
		Variance for		Attached is Supplement B	
		Conventional Rezoning from:		to	Attached is Supplement C
		Planned Development Rezoning from		to	
			DCI - Major: Attached is Supplement D		
		X	DCI - Minor: Attached is Supplement D		
			Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area. Attached is Supplement D		
			Planned Development Amendment. Attached is Supplement D		
B.	Excavations:				
	X	No blasting will be used in the excavation of lakes or other site elements.			
		If blasting is proposed, Information Regarding Proposed Blasting (including soil borings, a map indicating the general location of the proposed blasting, and other required information) is attached as Exhibit PH-4.B [34-202(b)(6)]			
C.	Bonus Density: (put NA if not applicable)				
	NA	Bonus density will be used. Attached is Exhibit PH-4.C showing calculations. [34-202(b)(5)]			
D.	Hazardous materials: (put NA if not applicable)				
	NA	A Hazardous materials emergency plan is attached as Exhibit PH-4.D [34-202(b)(4)]			
E.	Mobile Home Park: (put NA if not applicable)				
	NA	Request includes rezoning of a Mobile Home Park. Attached is Exhibit PH-4.E [34-203(d)]			

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F.	Aviation Hazard: (put NA if not applicable)		
NA	Property is subject to Airport Hazard District regulations. Attached is Exhibit PH-4.F [34-1001 et seq]		
NA	A tall structures permit will be required.		
NA	Property is located within Noise zone:		

G.	Estero Planning Community (put NA if not applicable)		
NA	A summary of public informational session. Attached is Exhibit PH-4.G [34-373(a)(10); Lee Plan Policy 19.5.3]		

H.	Captiva Planning Community (put NA if not applicable)		
NA	A summary of public informational session. Attached is Exhibit PH-4.H [Lee Plan Policy 13.1.7]		

I.	Caloosahatchee Shores Community Plan (put NA if not applicable)		
NA	A summary of public informational session. Attached is Exhibit PH-4.I [Lee Plan Policy 21.6.3]		

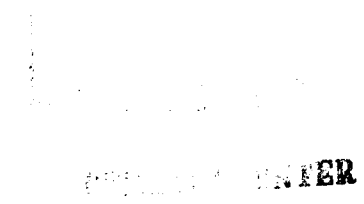
J. Waivers from Application Submission Requirements: The following waivers, approved by the Director of Zoning Services, are attached as **Exhibit PH-4.J** [Section 34-202(a)]

	Section Number	Name of Item
	N/A	

K. Potable Water & Central Sewer. Will the project be connected to potable water and central sewer as part of any development of the property? YES. NO.

If the answer is NO, please explain why the connection to potable water and/or central sewer is not planned. Label explanation as **Exhibit PH 4-K.**

If the answer is YES, please indicate the name of the Utility to which the connection(s) are proposed. FGUA **[BOCC POLICY]**



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**PART 6
SUBMITTAL REQUIREMENTS**

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

Number of Copies*			Exhibit Number	SUBMITTAL ITEMS
Var.	Conv. Rez. or Spe. Exc.	PDs		
1	1	15		Completed application for Public Hearing [34-201(b)]
1	1	1		Filing Fee - [34-202(a)(9)]
Var.	Conv. Rez. or Spe. Exc.	PDs	SUP	SUPPLEMENTAL FORMS (select applicable request/form)
0	1	0	SUP A	Special Exception request
1	0	0	SUP B	Variance request
0	1	0	SUP C	Conventional Rezoning request
0	0	15	SUP D	Planned Development Rezoning request
0	0	15	SUP D	Planned Development Amendment request
0	0	15	SUP D	PRFPD in in Overlay Area Rezoning request
0	0	8	SUP E	Master Concept Plan Extension request
0	0	8	SUP F	Master Concept Plan Reinstatement request
Var.	Conv. Rez. or Spe. Exc.	PDs	Exhibit Number	SUBMITTAL ITEMS
1	1	3	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	1	1	PH-1.B.3	BOCC authorization (if applicable)
1	1	15	PH-1.C.2	Additional Agents [34-202(b)(1)c.]
1	1	3	PH-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
1	1	3	PH-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
1	1	3	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
1	1	15	PH-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
2	2	5	PH-3.C.1	Legal Description (2 originals required) [34-202(a)(1)]
1	1	1	PH-3.C.2	Electronic version of legal description (if available)
1	1	5	PH-3.D.1	Boundary Survey (tied to State Plane Coordinate System) (2 originals required) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications (see Supplement D for that requirement)} [34-373(a)(4)a.]}
1	1	N/A	PH-3.D.2	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
1	1	0	PH-3.F	Area Location Map on 8 by 11 paper pursuant to LCLDC Section 34-202(a)(4). (Non Planned Developments)
0	0	15		Area Location Map for Planned Developments - see Supplement D [34-373(a)(4)b.]

Number of Copies*			Exhibit Number	SUBMITTAL ITEMS
Var.	Conv. Rez. or Spe. Exc.	PDs		
1	1	3	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1	1	3	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2	PH-3.G.3	Mailing labels [34-202(a)(6)]
1	1	3	PH-3.I.2.	Affidavit Regarding Proposed Use (if applicable) [34-202(b)(3)]
1	1	3	PH-3.I.3.	Affidavit entitled " <u>Agricultural Uses at Time of Zoning Application</u> " (if applicable) [34-202(b)(7)]
1	1	3	PH-3.L.2	Deed Restrictions\Covenants (if applicable) [34-202(b)(2)]
1	1	3	PH-3.L.3	Narrative addressing effect of Deed Restrictions (if applicable) [34-202(b)(2)]
1	1	15		Completed Supplement Form appropriate to the action requested (see Supplemental Forms above)
1	1	15	PH-4.B	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
0	0	4	PH-4.C	Bonus Density units (if applicable) [34-202(b)(5)]
1	1	4	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	1	4	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	1	4	PH-4.F	Aviation Hazard (if applicable) [34-1001 et seq.]
0	0	4	PH-4.G	Summary of Public Informational Session for Planned Development Applications located within Estero Planning Community [34-373-(a)(10); Lee Plan Policy 19.5.3]
1	1	4	PH-4.H	Summary of Public Informational Session for rezoning, special exception and variance applications located within Captiva Planning Community [Lee Plan Policy 13.1.7]
0	0	4	PH-4.I	Summary of Public Informational Session for Planned Development Applications located within Caloosahatchee Shores Planning Community [Lee Plan Policy 21.6.3]
1	1	15	PH-4.J	Approved Waivers.(if applicable) [34-202(a)]
0	0	4	PH-4.K	Potable Water & Central Sewer. If the answer to Item 6.D was NO, an explanation must be attached providing the reason(s) why connection to potable water and central sewer system is not proposed as part of any development of the parcel subject to the rezoning request. [BOCC POLICY]

* At least one copy must be an original.

RECEIPT COUNTER

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PART 1 AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY
(L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, * David E. Lindsey as District Manager of East County Water Control District, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

*Name of Entity (corporation, partnership, LLP, LC, etc)

David E. Lindsey
Signature

David E. Lindsey
(Type or printed name)

DISTRICT MANAGER
(title of signatory)

PAULA HINSPETER
Notary Public, State of FL
My Comm. Expires 12, 2011
Comm. # DD627803

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 20th/DEC (date) by DAVID E. LINDSAY (name of person providing oath or affirmation), who is personally known to me or who has produced Identification (type of identification) as DAVID E. LINDSAY

Paula Hinspeter
Signature of person taking oath or affirmation

PAULA HINSPETER
Name typed, printed or stamped

Title or rank

Serial number, if any

*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

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Notary Public Seal

**EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:**

STRAP NO. 30-44-27-00-00001.018A, .002A, .002B CASE NO. _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
East County Water Control District	
581 East County Lane	
Lehigh Acres, FL 33936	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

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5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____ *David E. Lindsey*
 (Applicant)

David E. Lindsey

(Printed or typed name of applicant)

STATE OF FLORIDA
 COUNTY OF LEE

The foregoing instrument was acknowledged before me this 20 day of Dec 20 07
 by DAVID E. LINDSAY who is personally known to me or who has produced
 _____ as identification.

PAULA HINSPETER
 Notary Public, State of FL
 My Comm. Expires 12, 2011
 Comm. # DD627803

Paula Hinspeter
 Signature of Notary Public
PAULA HINSPETER
 Printed Name of Notary Public

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**EXHIBIT PH-1.C.2
ADDITIONAL AGENTS**

Company Name:		Aim Engineering and Surveying, Inc.					
Contact Person:		Leonard Joe Lewis					
Address:	Street :	5300 Lee Boulevard					
	City:	Lehigh Acres	State:	Florida	Zip:	33971	
Phone:	Area Code:	239-332-4569	Number:		Ext:		
Fax:	Area Code:	239-332-8734	Number:				
E-mail address:	jlewis@aimengr.com						

Company Name:							
Contact Person:							
Address:	Street :						
	City:		State:		Zip:		
Phone:	Area Code:		Number:		Ext:		
Fax:	Area Code:		Number:				
E-mail address:							

Company Name:							
Contact Person:							
Address:	Street :						
	City:		State:		Zip:		
Phone:	Area Code:		Number:		Ext:		
Fax:	Area Code:		Number:				
E-mail address:							

Company Name:							
Contact Person:							
Address:	Street :						
	City:		State:		Zip:		
Phone:	Area Code:		Number:		Ext:		
Fax:	Area Code:		Number:				
E-mail address:							

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**PUBLIC HEARING
SUPPLEMENT D**

**ADDITIONAL REQUIRED INFORMATION FOR
A PLANNED DEVELOPMENT APPLICATION
UNINCORPORATED LEE COUNTY**

Case Number: _____

Project Name: East County Water Control District Headquarters

Applicant's Name: East County Water Control District

STRAP Number(s): 30-44-27-00-00.00001.018A
30-44-27-00-00.00001.002A
30-44-27-00-00.00001.002B

Select one application type only

- DRI (rezoning required)
- DCI-Major
- DCI-Minor
- DCI-Minor - Existing Development ⁽¹⁾
- DCI-Minor - Amendment to approved Master Concept Plan ⁽²⁾
- Amendment to built Planned Development meeting DCI threshold ⁽³⁾
- PRFPD in Private Recreational Facilities Overlay Area [(34-341(a)(2))]

Notes:

- (1) Existing development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to a Planned Development classification. It will be reviewed in the same manner as a minor Planned Development except that a Traffic Impact Statement will not be required. [34-341(b)(2)d.1.]
- (2) Amendments to approved Master Concept Plan. Application to amend an approved major or minor Master Concept Plan or its attendant documentation, or for the extension of a vacated Master Concept Plan originally approved prior to December 2, 1991 will be treated procedurally as minor Planned Developments. These applications will require only as much information, as deemed necessary by the Director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(b)(2)d.2.]

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(3) Amendments to built Planned Developments (PD). Any part or all of a Planned Development which is built may be the subject of an application for a variance or other approval covered by the provisions of the Lee County Land Development Code (LCLDC) wherein the subject property is the only part of the original Planned Development for which the approval is sought. If the subject property meets the threshold for a Development of County Impact (DCI), it will be reviewed in accordance with the provisions in the LCLDC which apply to Developments of County Impact. If the subject property is not a Development of County Impact, it will be reviewed in accordance with the provisions in the LCLDC which apply to conventional zoning districts. In either case, the applicant will be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property.

For purposes of this subsection, the term "built" means that all of the roads, utilities, buffering, open space, surface water management features and structures, common space, common amenities, common landscaping, gatehouses, entrance signs, entrance ways and other similar items identified as part of the final approved Master Concept Plan have been constructed and acknowledged by the County as complete. In the case of Residential Planned Developments or Mixed Developments which include residential structures, the term "built" does not mean that all residential structures must have been constructed on individual platted lots. [34-373(c)]

**LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585**

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**PART 1
GENERAL INFORMATION**

A. Comprehensive Plan Amendments (check one):		
<input checked="" type="checkbox"/>	There are NO LEE Plan Amendments pending that could affect the future use of this property.	
<input type="checkbox"/>	The following LEE Plan Amendments ARE pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application):	
B. Archaeological/Historical (check one):		
<input checked="" type="checkbox"/>	There are NO known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. [34-373(a)(4)h.]	
<input type="checkbox"/>	There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. Attached as Exhibit D-1-B is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. [34-373(a)(4)h.]	
C. Public Transit (check one):		
<input checked="" type="checkbox"/>	Property is NOT within the Lee Tran public transit service area.	
<input type="checkbox"/>	Property is within the Lee Tran public transit service area. A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops must be provided. Label as Exhibit D-1-C .	
D. Density		
<input checked="" type="checkbox"/>	There are no residential dwelling units proposed for this development.	
<input type="checkbox"/>	The property is located within one or more Future Land Use categories. Density has been calculated in Part 3 of this application and is summarized below:	
	Intensive Development	Proposed dwelling units
	Central Urban	Proposed dwelling units
	Urban Community	Proposed dwelling units
	Suburban	Proposed dwelling units
	Outlying Suburban	Proposed dwelling units
	TOTAL	Proposed dwelling units

**PART 2
TYPES OF LAND AREA ON PROPERTY**

A. Gross Acres (total area within described parcel)				8.67	Acres
1.		Submerged land subject to tidal influence:	0	Acres	
2.		Other non-freshwater Wetlands:	0	Acres	
3.		R-O-W providing access to non-residential uses:	0.45	Acres	
4.		Non-residential use areas ⁽¹⁾	8.11	Acres	
B.	Total area not eligible as gross residential acreage. Items A.1. + A.2 + A.3. + A.4.				8.56 Acres
C.	Gross residential acres. (A minus B) ⁽²⁾				0.0 Acres
D.	Gross residential acres by Land Use Category				
1.	a.	Intensive development - upland		Acres	
	b.	Intensive development - freshwater wetland		Acres	
2.	a.	Central Urban - upland		Acres	
	b.	Central Urban - freshwater wetland		Acres	
3.	a.	Urban Community or Suburban - upland		Acres	
	b.	Urban Community or Suburban freshwater wetland		Acres	
4.	a.	Outlying Suburban - upland		Acres	
	b.	Outlying Suburban - freshwater wetland		Acres	
5.	a.	Rural, Outer Island, Rural Community Preserve - upland		Acres	
	b.	Rural, Outer Island, Rural Community Preserve - freshwater wetland		Acres	
6.	a.	Open Lands - upland		Acres	
	b.	Open Lands - freshwater wetland		Acres	
7.	a.	DR/GR - upland		Acres	
	b.	DR/GR - freshwater wetland		Acres	
8.	a.	Wetlands - freshwater		Acres	
	b.	Wetlands - not freshwater		Acres	
9.	a.	New Community - Upland		Acres	
	b.	New Community - freshwater wetland		Acres	
10.	a.	University Community - upland		Acres	
	b.	University Community - freshwater wetland		Acres	
11.		TOTAL (should equal "C" above)	0	Acres	

NOTES:

- (1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included.
- (2) Lands to be used for residential uses including land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies.

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**PART 3
RESIDENTIAL DEVELOPMENTS
PRELIMINARY DENSITY CALCULATIONS***

- * Note: i. Complete only if living units are proposed in a Future Land Use Category.
 ii. If more than one classification, calculations for each classification must be submitted.
 iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Intensive Development Category				
1.	Preliminary Standard Units		Maximum standard density	Units
	a.	Total upland Acres (from Part 2, D.1.a.)	times 14 equals	
	b.	Total freshwater wetland Acres (from Part 2, D.1.b.)	times 14 equals	
	c.	Preliminary Total Standard units (a. plus b.) ⁽¹⁾		
2.	Maximum Permitted Units		Maximum permitted	Units
	a.	Total upland Acres (from Part 2, D.1.a.)	times 18 equals	
3.	Total allowed standard units (A.1.c. or A.2.a., whichever is less)			
4.	Bonus Units ⁽²⁾			
	a.	Low-moderate housing density:		
	b.	TDR units:		
	c.	Sub-total (A.4.a. plus A.4.b.)		
5.	Total Permitted Units (A.3. plus A.4.c.): ⁽¹⁾			

B. Central Urban Category				
1.	Preliminary Standard Units		Maximum standard density	Units
	a.	Total upland Acres (from Part 2, D.2.a.)	times 10 equals	
	b.	Total freshwater wetland Acres (from Part 2, D.2.b.)	times 10 equals	
	c.	Preliminary Total Standard units (a. plus b.) ⁽¹⁾		
2.	Maximum Permitted Units		Maximum permitted	Units
	a.	Total upland Acres (from Part 2, D.2.a.)	times 12.5 equals	
3.	Total allowed standard units (B.1.c. or B.2.a., whichever is less)			
4.	Bonus Units ⁽²⁾			
	a.	Low-moderate housing density:		
	b.	TDR units:		
	c.	Sub-total (B.4.a. plus B.4.b.)		
5.	Total Permitted Units (B.3. plus B.4.c.): ⁽¹⁾			

Notes:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
 (2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

C. Urban Community Category			
1.	Preliminary Standard Units	Maximum standard density	Units
	a. Total upland Acres (from Part 2, D.3.a.)		times 6 equals
	b. Total freshwater wetland Acres (from Part 2, D.3.b.)		times 6 equals
	c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		
2.	Maximum Permitted Units	Maximum permitted	Units
	a. Total upland Acres (from Part 2, D.3.a.)		times 8 equals
3.	Total allowed standard units (C.1.c. or C.2.a, whichever is less)		
4.	Bonus Units ⁽²⁾		
	a. Low-moderate housing density:		
	b. TDR units:		
	c. Sub-total (D.4.a. plus D.4.b.)		
5.	Total Permitted Units (C.3. plus C.4.c.): ⁽¹⁾		

Notes:

- (1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
- (2) If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

D. Suburban Category			
1.	Preliminary Standard Units	Maximum standard density	Units
	a. Total upland Acres (from Part 2, D.3.a.)		times 6 equals
	b. Total freshwater wetland Acres (from Part 2, D.3.b.)		times 6 equals
	c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		
2.	Maximum Permitted Units	Maximum permitted	Units
	a. Total upland Acres (from Part 2, D.3.a.)		times 8 equals
3.	Total allowed standard units (D.1.c. or D.2.a., whichever is less)		

E. Outlying Suburban Category			
1.	Preliminary Standard Units	Maximum standard density	Units
	a. Total upland Acres (from Part 2, D.4.a.)		times 3 equals
	b. Total freshwater wetland Acres (from Part 2, D.4.b.)		times 3 equals
	c. Preliminary Total Standard units (a. plus b.) ⁽¹⁾		
2.	Maximum Permitted Units	Maximum permitted	Units
	a. Total upland Acres (from Part 2, D.4.a.)		times 4 equals ⁽¹⁾
3.	Total allowed standard units (E.1.c. or E.2.a., whichever is less)		

Notes:

- (1) Outlying Suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the LEE Plan): the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

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**PART 4
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES,
HOTELS & MOTELS
PRELIMINARY INTENSITY CALCULATIONS**

A. Commercial		Habitable Stories	Height	Total Floor Area	
A.1.	Medical				Sq. Ft.
A.2.	General Office	2	35	66,000	Sq. Ft.
A.3.	Retail				Sq. Ft.
A.4.	Other	1	35	1,407	Sq. Ft.
A.5.	TOTAL FLOOR AREA			67,407	Sq. Ft.
B. Industrial		Habitable Stories	Height	Total Floor Area	
B.1.	Under Roof				Sq. Ft.
B.2.	Not under Roof	NA			Sq. Ft.
B.3.	TOTAL FLOOR AREA				Sq. Ft.
C. Mining			Depth	Total Acres	
C1.	Area to be excavated	NA			Acres
D. Assisted Living Facilities		Habitable Stories	Height	Total Number of Beds/Units	
D.1.	Dependent Living Units				Beds/Units
D.2.	Independent Living Units				Beds/Units
D.3.	TOTAL BEDS/UNITS				Beds/Units
E. Hotels/Motels		Habitable Stories	Height	Number of Rental Units	
	Room Size				
E.1.	< 425 sq. ft.				Units
E.2.	426-725 sq. ft.				Units
E.3.	725 < sq. ft.				Units
E.4.	TOTAL UNITS				Units

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C. Preservation/Conservation of Natural Features: Describe how the lands listed in PART 4.B. above will be protected by the completed project:

N/A

D. Shoreline Stabilization: If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Parcel is located on a drainage way owned and maintained by ECWCD. It is anticipated that landscape buffering will be installed along canal r/w.

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**PART 6
SANITARY SEWER & POTABLE WATER FACILITIES**

A. Special Effluent: If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

N/A

B. Private On-Site Facilities: If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

N/A

2. Quality of the effluent:

N/A

3. Expected life of the facility:

N/A

4. Who will operate and maintain the internal collection and treatment facilities:

N/A

5. Receiving bodies or other means of effluent disposal:

N/A

continued

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C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

N/A

2. Current water table conditions:

N/A

3. Proposed rate of application:

N/A

4. Back-up system capacity:

N/A

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PART 7 - SUBMITTAL REQUIREMENTS

Copies* Required	Exhibits	Item
		PUBLIC HEARING APPLICATION FORM
15		Public Hearing Application Form (Application for Public Hearing for Zoning Action Form, OR, if a DRI with Rezoning, submit Application for Public Hearing for a DRI Form). [34-373(a)(1)]
1		Application Fee. [34-373(a)(2)]
		DESCRIPTION OF EXISTING CONDITIONS
4	D-1-B	Historical or Archaeological sites: The nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be provided. [34-373(a)(4)h.]
15	D-1-C	Public Transit. A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. [34-373(a)(4)g.]
5	D-7-A	A Boundary Survey, prepared and sealed by a professional surveyor, that meets the minimum technical standards set forth in chapter 61G-17-6, F.A.C. The boundary survey must identify and depict all easements effecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection. [34-373(a)(4)a.]
15	D-7-B	Area Location Map (on 8.5" x 11" paper). A map marked to show the location of the property to be developed in relation to arterial and collector streets <u>as well as the location of existing easements and rights-of-way on or abutting the property.</u> [34-373(a)(4)b.]
15	D-7-C	Existing Zoning and Current Land Uses. A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet. [34-373(a)(4)c.]
15	D-7-D	Aerial Photograph with the site clearly delineated. [34-373(a)(4)d.] Originals only - photocopies are not acceptable.
4	D-7-E	Soils Map. Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. [34-373(a)(4)e.i.]
4	D-7-F	FLUCCS Map. A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. [34-373(a)(4)e.ii.]
4	D-7-G	Rare & Unique Upland Habitat Map. Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. [34-373(a)(4)e.iii.]
4	D-7-H	Topographic Map. A County topographic map (if available) or a USGS quadrangle map showing the subject property. [34-373(a)(4)e.iv.]
4	D-7-I	Existing and Historic Flow-Ways Map. Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. [34-373(a)(4)e.v.]

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NARRATIVE COMPLIANCE STATEMENTS		
15	D-7-J	LEE Plan Compliance. A narrative explanation as to how the proposed development complies with the LEE Plan. [34-373(a)(5)]
3	D-7-K	Design Standards Compliance. A narrative explanation as to how the proposed development complies with the Design Standards set forth in LCLDC Section 34-411. [34-373(a)(5)]
3	D-7-L	Decision-Making Compliance. A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in LCLDC Sections 34-145(c)(2)a & e. and 34-145(d)(3). [34-373(a)(5)]
MASTER CONCEPT PLAN		
2 & 15	D-7-M.1 (24X 36) & D-7-M.2 (11 X 17)	Master Concept Plan, Non-PRFPD . A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a - i. Copies of the Master Concept Plan must be provided in two sizes, 24" x 36" (2 copies), and 11" x 17" (15 copies - 2 originals required) in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. {See Instructions, Part 7, below.} [34-373(a)(6)]
15	D-7-N	Master Concept Plan, PRFPD : A clearly legible drawing, no less than 24" x 36" in size and drawn at a scale sufficient to adequately show and identify the information required by LCLDC Section 34-941(g).{See Instructions, Part 7, below.} [34-941(g)]
5	D-7-O	Traffic Impact Statement. A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. [34-373(a)(7)] TIS is not required for an existing development. [34-341(b)(2)d.1.]
15	D-7-P	Schedule of Uses. A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8). [34-373(a)(8)]
15	D-7-Q	Schedule of Deviations and Written Justification. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan. The location of each requested deviation must be located/shown on the Master Concept Plan. Deviation documentation and detail drawings including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. [34-373(a)(9); 34-412(a)]
ADDITIONAL REQUIREMENTS FOR MAJOR PDs		
4	D-7-R	Surface Water Management Plan A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1)a. - e. [34-373(b)(1)]
15	D-7-S	Phasing program. If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. [34-373(b)(3)]
ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS		
4	D-7-T	Protected species survey. A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. [34-373(b)(2)]
ADDITIONAL REQUIREMENTS FOR AMENDMENTS TO BUILT PLANNED DEVELOPMENTS		
4	D-7-U	Proof of Notice to Other Property Owners. The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. [34-373(c)]

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ADDITIONAL REQUIREMENTS FOR DRIs		
15	D-7-V	Binding letter of interpretation from DCA or a complete and sufficient ADA (See also Application for Public Hearing for DRI Form) [34-373(d)(2)]
ADDITIONAL EXHIBITS - PRFPDs		
4	D-7-W	Conceptual Surface Water Management Plan. A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. [34-941(d)(3)b.i.1]
15	D-7-X	Well Drawdown Information. If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. [34-941(d)(3)d.]
15	D-7-Y	Preliminary Indigenous Restoration Plan. A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. [34-941(e)(5)f.III.]
15	D-7-Z	Environmental Assessment. An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. [34-941(g)(2)]
15+	D-7-AA	Demonstration of Compatibility. Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. [34-941(g)(4)]

* At least one copy must be an original.

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Item	Exhibit No.	Number
1 Public Hearing Application		15
2 Filing Fee		1
3 Planned Development Amendment request	Sup D	15
4 Notarized Affidavit of Authorization Form	PH-1.B.2	3
5 Additional Agents	PH-1.C.2	4 (in Applications)
6 Disclosure of Interest Form	PH-2.B.1	4 (in Applications)
7 Legal Description	PH-3.C.1	5
8 Sealed Sketch of Legal Description	PH-3.C.2	5
9 Boundary Survey	PH-3.D.1	5 (see exhibit D-7-A)
10 List of Surrounding Property Owners	PH-3.G.1	3
11 Map of Surrounding Property Owners	PH-3.G.2	3
12 Mailing Labels	PH-3.G.3	2
13 Affidavit Regarding Proposed Use	PH-3.I.2	3
 <u>Public Hearing Supplement D:</u>		
14 Public Hearing Application Form		15
15 Boundary Survey	D-7-A	5
16 Area Location Map	D-7-B	15
17 Existing Zoning and Current Land Use	D-7-C	15
18 Aerial Photograph	D-7-D	15
19 Soils Map	D-7-E	4
20 FLUCCS Map	D-7-F	4
21 Topographic Map	D-7-H	4
22 Existing and Historic Flow-ways Map	D-7-I	4
23 Lee Plan Compliance	D-7-J	15
24 Design Standards Compliance	D-7-K	3
25 Decision Making Compliance	D-7-L	3
26 Master Concept Plan	D-7-M.1	2 (24x36)
27 Master Concept Plan	D-7-M.2	15 (11x17) / 2 originals
28 Schedule of Deviations & Written Justification	D-7-Q	15
29 Phasing Plan	D-7-S	15
30 Protected Species Survey	D-7-T	4

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**SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN
SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA**

LEGAL DESCRIPTION: COMBINED PARCELS

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEE COUNTY, FLORIDA BEING LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2469, PAGE 208, OFFICIAL RECORD BOOK 3095, PAGE 721 AND OFFICIAL RECORD BOOK 1760, PAGE 2200, ALL OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE N02°23'20"W ALONG THE EAST LINE OF SAID SECTION 30 FOR 604.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ABLE CANAL; THENCE N56°08'10"W ALONG SAID RIGHT OF WAY LINE FOR 111.02 FEET; THENCE N68°58'14"W ALONG SAID RIGHT OF WAY LINE FOR 329.63 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 AND THE POINT OF BEGINNING;

THENCE S02°23'20"W (CALCULATED) ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 FOR 33.35 FEET (CALCULATED) (S02°23'20"E, 34.05 FEET PER DEED OF SAID DESCRIBED LANDS) TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1626.24 (DEED AND CALCULATED), A CENTRAL ANGLE OF 12°29'50" (CALCULATED)(12°29'45", DEED), A CHORD BEARING OF S83°39'04"W (CALCULATED) (S83°45'45"W, DEED), AND A CHORD DISTANCE OF 354.01 FEET (CALCULATED) (353.97 FEET, DEED); THENCE WESTERLY ALONG THE ARC OF SAID CURVE FOR 354.71 FEET (CALCULATED) (354.67 FEET, DEED) TO THE POINT OF TANGENCY; THENCE S77°24'09"W ALONG THE SOUTHERLY LINES OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2469, PAGE 208, OFFICIAL RECORD BOOK 3095, PAGE 721 AND OFFICIAL RECORD BOOK 1760, PAGE 2200 FOR 801.52 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3095, PAGE 721; THENCE N01°15'45"W ALONG A WEST LINE OF SAID DESCRIBED LANDS FOR 168.00 FEET; THENCE N88°44'13"E ALONG SAID DESCRIBED LANDS FOR 40.00 FEET; THENCE N01°15'47"W ALONG A WEST LINE OF SAID DESCRIBED LANDS FOR 504.35 FEET TO THE NORTHWEST CORNER OF SAID DESCRIBED LANDS; THENCE S68°58'14"E ALONG THE NORTHERLY LINES OF SAID LANDS DESCRIBED AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF ABLE CANAL FOR 1186.53 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1760, PAGE 2200 AND THE POINT OF BEGINNING.

TOGETHER WITH A 30 FOOT ROADWAY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1760, PAGE 2200.

TOTAL OF ALL 3 PARCELS SHOWN HEREON CONTAIN 8.56 ACRES, MORE OR LESS (CALCULATED) 8.57 ACRES, MORE OR LESS (RECORDED DEEDS)

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PREPARED BY:
AIM ENGINEERING & SURVEYING, INC.

David G. Dearie 12 NOV 07
DAVID G DEARIE, P.S.M. DATE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 4999

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

AIM Engineering & Surveying, Inc. LB 3114

THIS IS NOT A SURVEY

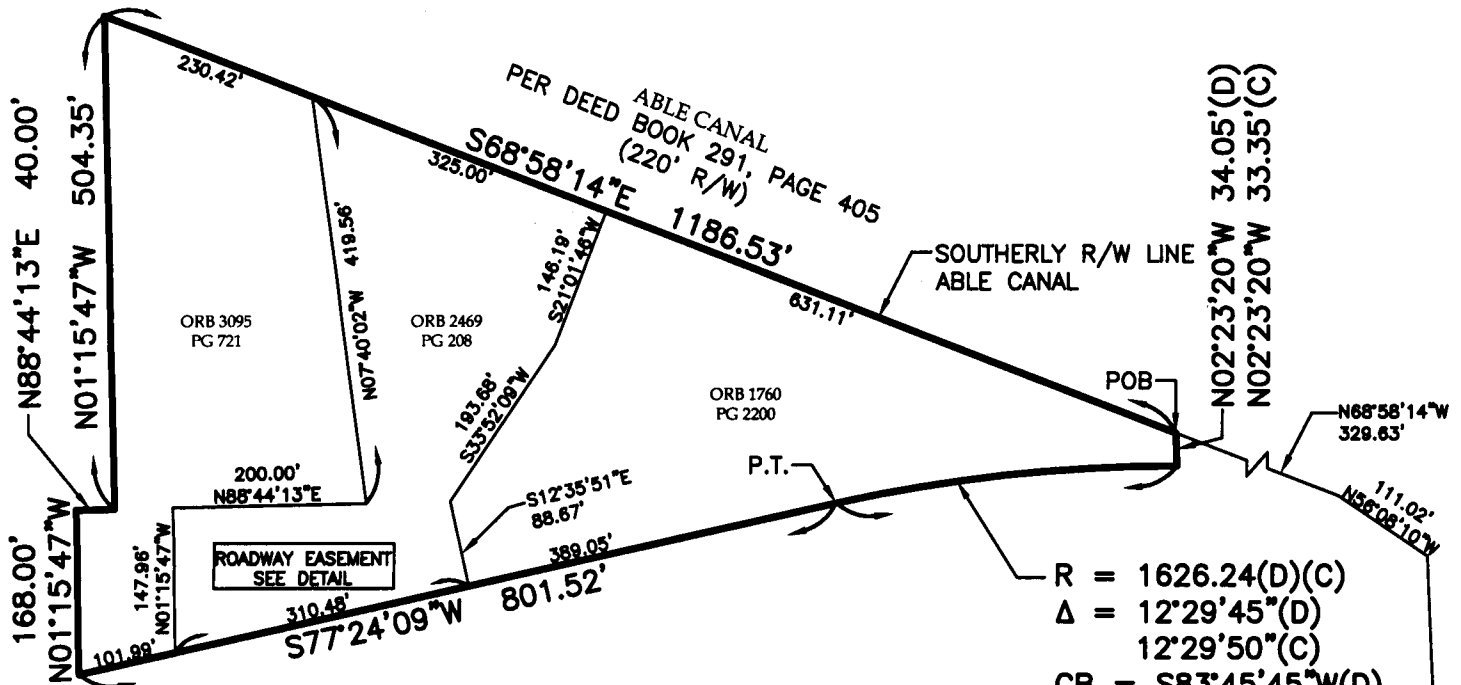
SHEET 1 OF 2



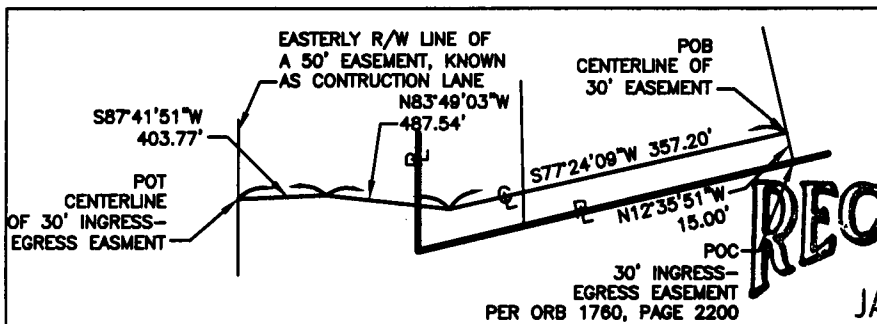
5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
(239) 332-4569
FX: (239) 332-8734

PROJECT NUMBER: 07-9413	DESCRIPTION: COMBINED BUNDARY DESCRIPTION OF PARCELS SHOWN		
DRAWN BY: JES	CLIENT: E.C.W.C.D.		
DATE: 11/09/07	SEC-TWP-RGE 30-44S-27E	FILE: 07-9413 SKETCH.DWG	COUNTY: LEE COUNTY

**SKETCH AND DESCRIPTION OF A PARCEL OF LAND LYING IN
SECTIONS 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST,
LEE COUNTY, FLORIDA**

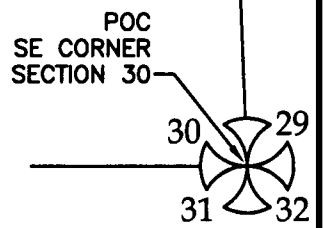


$R = 1626.24(D)(C)$
 $\Delta = 12^{\circ}29'45''(D)$
 $12^{\circ}29'50''(C)$
 $CB = S83^{\circ}45'45''W(D)$
 $S83^{\circ}39'04''W(C)$
 $CD = 353.97'(D)$
 $354.01'(C)$
 $A = 354.67'(D)$
 $354.71'(C)$



ROADWAY EASEMENT DETAIL
NOT TO SCALE

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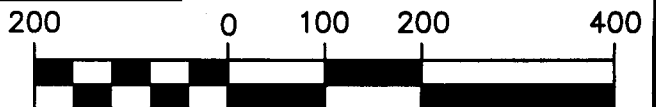
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NOTES:

- 1) ALL BEARINGS AND DISTANCES ARE PER DEED UNLESS OTHERWISE NOTED.
- 2) BEARINGS SHOWN HEREON ARE BASED UPON THE EAST LINE OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, HAVING A BEARING OF N02°23'20"W PER ORB 1760, PAGE 2200.

LEGEND:

- C = CENTERLINE
- P = PROPERTY LINE
- (C) = CALCULATED DATA
- (D) = DEED DATA
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- POT = POINT OF TERMINUS



1 INCH = 200 FEET

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

AIM Engineering & Surveying, Inc. LB 3114

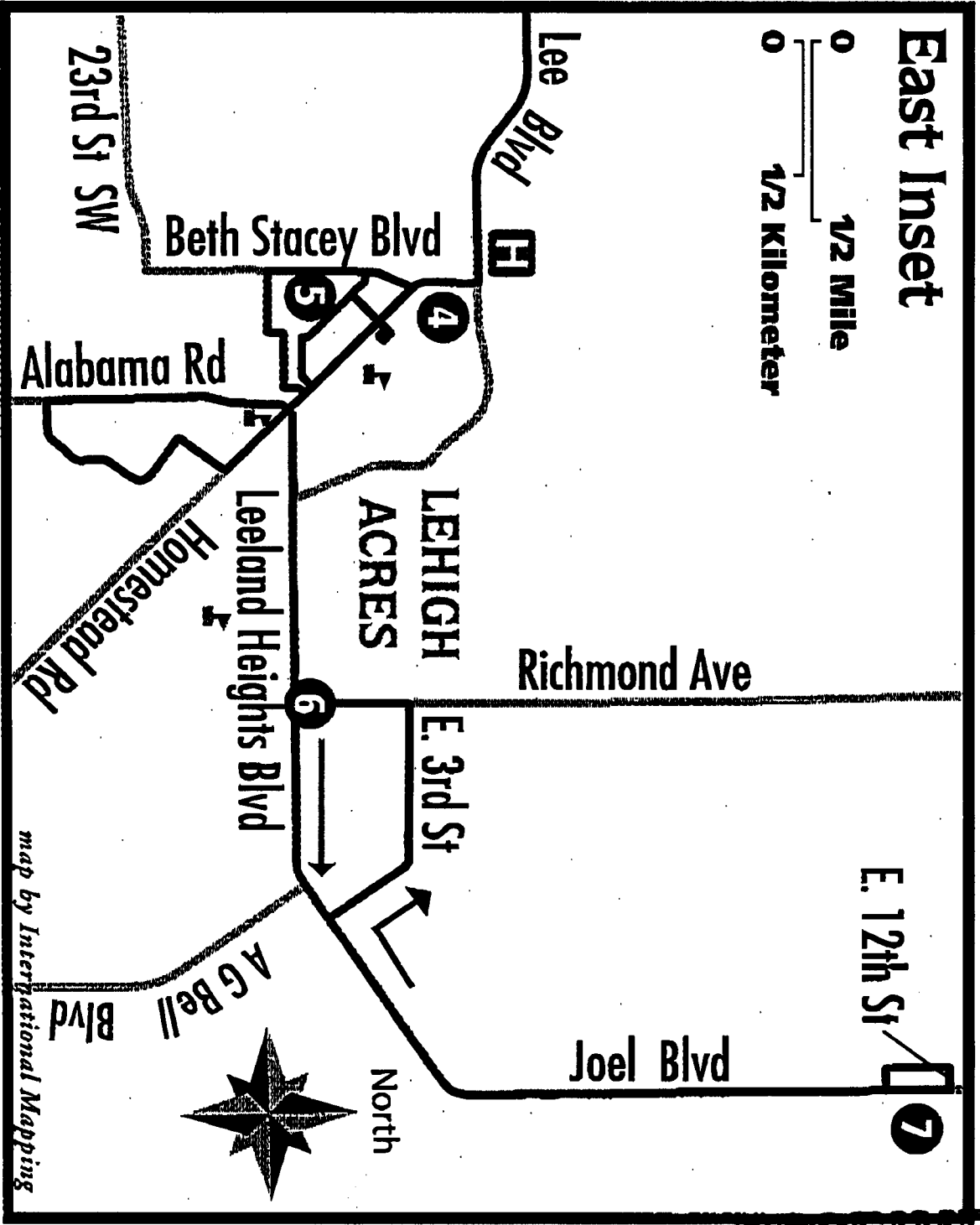
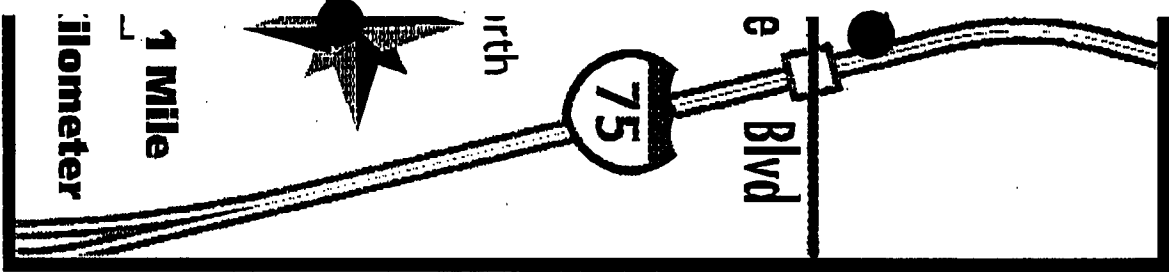
THIS IS NOT A SURVEY

SHEET 2 OF 2



5300 LEE BLVD.
P.O. BOX 1235
LEHIGH ACRES
FLORIDA 33970
(239) 332-4569
FX: (239) 332-8734

PROJECT NUMBER: 07-9413	DESCRIPTION: COMBINED BOUNDARY DESCRIPTION OF PARCELS SHOWN		
DRAWN BY: JES	CLIENT: E.C.W.C.D.		
DATE: 11/09/07	SEC-TWP-RGE 30-44S-27E	FILE: 07-9413 SKETCH.DWG	COUNTY: LEE COUNTY



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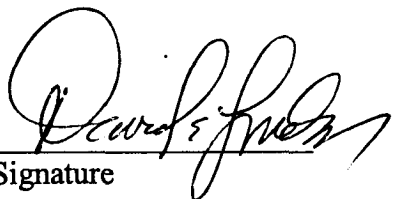
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AFFIDAVIT REGARDING PROPOSED USE

I, David E. Lindsay, swear or affirm under oath, that I am the District Manager of East County Water Control District and the Authorized Representative of the property located at 601 East County Lane, Lehigh Acres, FL.

And that all buildings and structures will be removed or the proposed use of the buildings, structures, and land, is or will be in compliance with all applicable requirements of the Lee County Land Development Code. (including but not limited to Chapter 10 and Chapter 34)

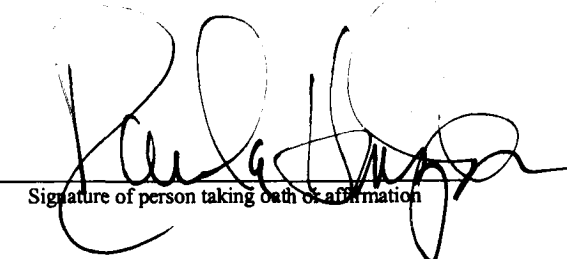

Signature

David E. Lindsay
(Typed or printed name)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 12/20/07 (date) by PAUL E. LINDSAY (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.


Signature of person taking oath of affirmation

PAULA HINSPETER
Notary Public, State of Florida
My Comm. Expires 12, 2011
Comm. # DD627803

PAULA HINSPETER
Name typed, printed or stamped

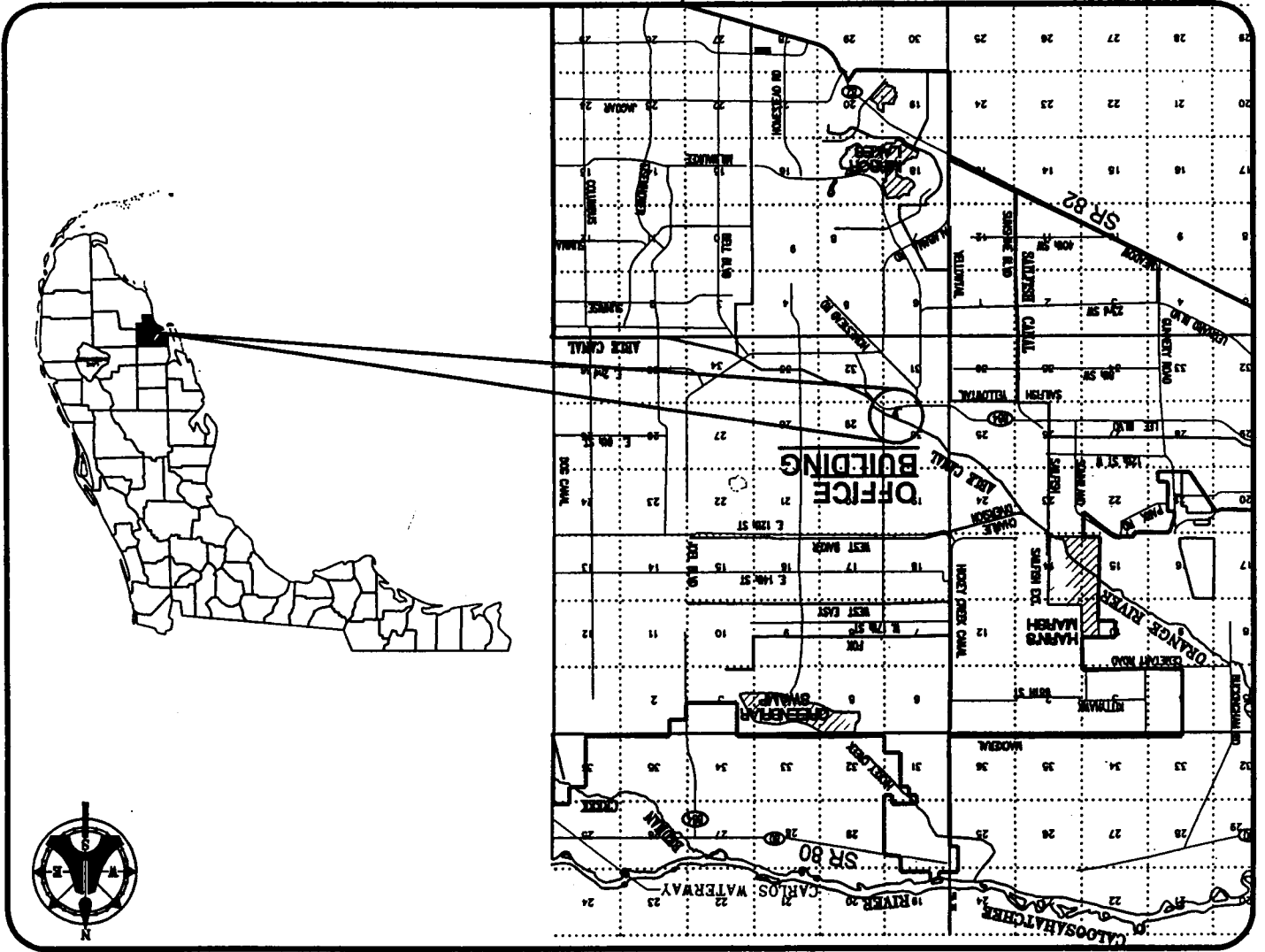
Title or rank

Serial number, if any

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VICINITY / LOCATION MAP
NOT TO SCALE



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EXHIBIT D-7-J Lee Plan Compliance

The East County Water Control District (ECWCD) proposed Commercial Planned Development (CPD) lies within the Central Urban Land Use and Public Facilities Land Use according to the Lee Plan Land Use Map.

Zoning Resolution No. 2-03-069 approved 3.18 acres of the proposed Master Concept Plan of ECWCD, from AG-2 to CPD. The Land Use then was Public Facilities however it was to be changed to Central Urban by the County.

The proposed CPD is a mix of uses that is acceptable in the Central Land Use category.

The subject site is easily accessible from an arterial road, Lee Boulevard and East County Lane. The requested change is consistent with the goals, objectives, policies and intent of the Lee Plan and meets or exceeds all performance and location standards set forth for the proposed use.

The following representations are made in accordance with the application request:

1. There are no environmentally critical areas and/or natural resources impacted by this proposed change:
2. The request is compatible with existing or planned uses and will not cause damage, hazard, nuisance or other detriment to persons or property: and,
3. The requested use will be in compliance with all general zoning provisions and supplemental regulations pertaining to the use as set forth in LDC Chapter 34.

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EXHIBIT D-7-K
Design Standard Compliance
Lee Plan Design Standards Section 34-411

The proposed Master Concept Plan is in compliance with the Lee Plan and will meet or exceed the Design Standards of the Lee County Land Development Code.

The site is so located as to reduce the negative impacts on the surrounding properties.

Landscape buffers are proposed to offset any negative impacts the site might have to the public park to the north of the site. Access to the site is from an arterial road and private access road through commercial zoned lands.

A minimum of 30% open space will be provided and the site will be designed to minimize any negative impacts of the planned development on the surrounding land and land uses.

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EXHIBIT D-7-L
Decision Making Compliance

The proposed CPD of East County Water Control District is an 8.95 acre tract consisting of three separate parcels which are being combined to serve as the District Headquarters of the East County Water Control District and other related uses. The property is located within the Central Urban Land Use which is characterized as the "Urban Core" of the County.

Lehigh Acres is a platted community with very little commercial property and the need for rezoning such as this to serve Lehigh is very critical.

The subject site is located in the area of urban services to serve the site and will not intrude into residential property.

The property is bounded on the north by a 200' wide canal right-of-way then a public park, on the east by vacant AG-2 property, on the south by commercial properties and on the west by industrial light property.

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DCI 2008-00005



DEVIATION No. 1
 REQUEST FOR DEVIATION FROM THE LAND DEVELOPMENT CODE (LDC), SEC. 10-118 (3) WHICH REQUIRES A MINIMUM TYPE "A" BUFFER SEPARATING COMMERCIAL DEVELOPMENT FROM COMMERCIAL DEVELOPMENT TO REMAIN IN PLACE ALONG THE SOUTH WESTERN 1,988 FEET THEREOF.

RECEIVED
 JAN 23 2008
 COMMUNITY DEVELOPMENT

DCI 2008-00005

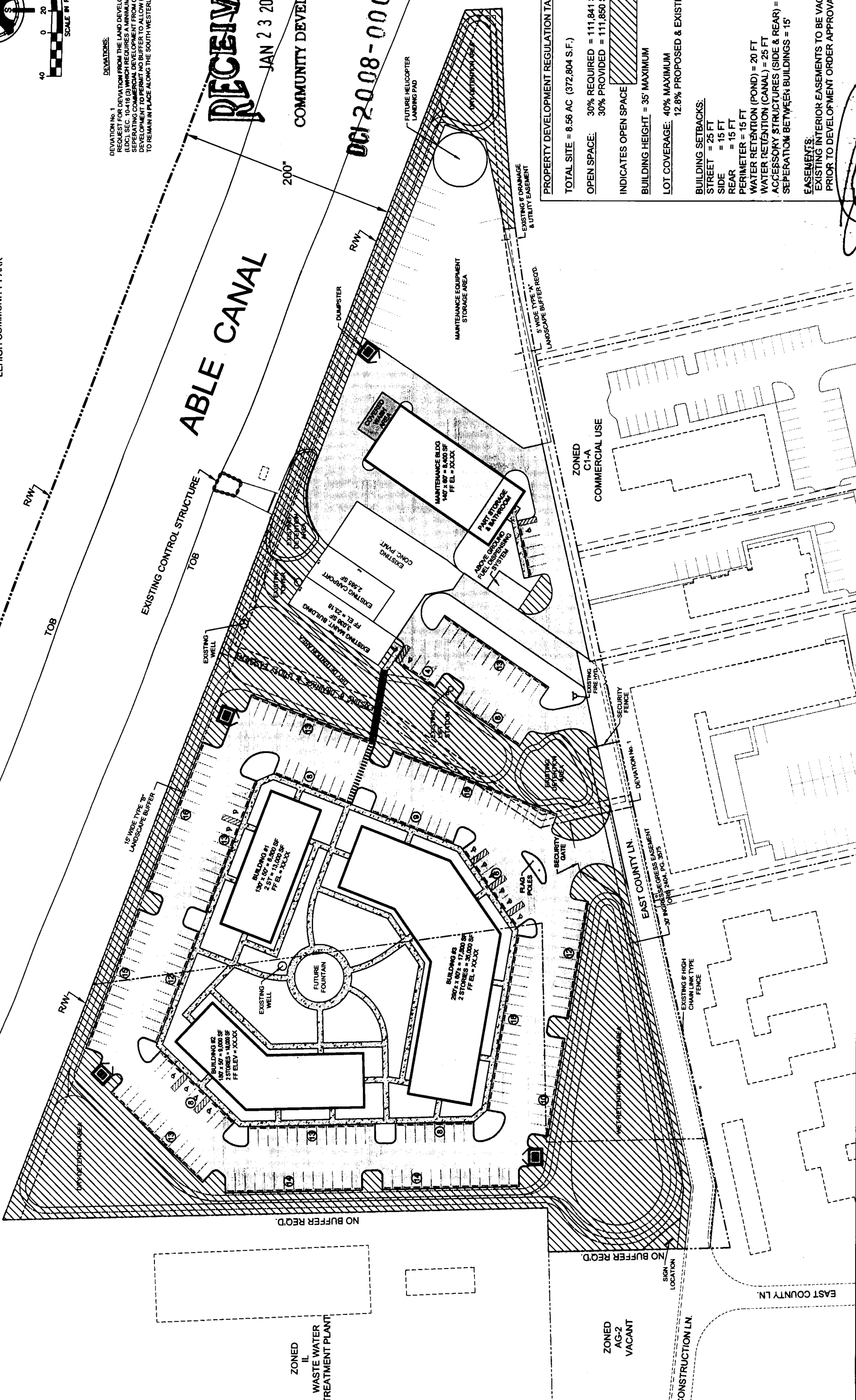
ZONED CF-2
 LEHIGH COMMUNITY PARK

ABLE CANAL

ZONED AG-2
 VACANT

PROPERTY DEVELOPMENT REGULATIONS TABLE

TOTAL SITE = 8.56 AC (372,804 S.F.)
 OPEN SPACE: 30% REQUIRED = 111,841 S.F.
 30% PROVIDED = 111,850 S.F.
 INDICATES OPEN SPACE
 BUILDING HEIGHT = 35' MAXIMUM
 LOT COVERAGE: 40% MAXIMUM
 12.8% PROPOSED & EXISTING
 BUILDING SETBACKS:
 STREET = 25 FT
 SIDE = 15 FT
 REAR = 15 FT
 PERIMETER = 15 FT
 WATER RETENTION (POND) = 20 FT
 WATER RETENTION (CANAL) = 25 FT
 ACCESSORY STRUCTURES (SIDE & REAR) = 5 FT
 SEPARATION BETWEEN BUILDINGS = 15'
 EASEMENTS:
 EXISTING INTERIOR EASEMENTS TO BE VACATED
 PRIOR TO DEVELOPMENT ORDER APPROVAL.



NO.	DATE	BY	REVISION DESCRIPTION
1	11-2007	MC	
2	11-2007	BSD	
3	11-2007	L.J.L.	
4			
5			

CLIENT CONTACT INFO: E.C.W.C.D. 801 EAST CO LANE LEHIGH ACRES, FL 33936 COUNTY: LEE	PHONE: (239) 368-0044 FAX NO.: OTHER:
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DESIGN BY: MC	DRAWN: BSD	CHECKED: L.J.L.
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SHEET TITLE: MASTER CONCEPT PLAN	SHEET NUMBER: 1
PROJECT: EAST COUNTY WATER CONTROL DISTRICT	DATE: 11-2007
801 EAST CO LANE LEHIGH ACRES, FL 33936	

AIM Engineering & Surveying, Inc. CIVIL • SANITARY • TRANSPORTATION • DEVELOPMENT • PROJECT MANAGEMENT	5300 LES BOLLIVARD FORT MYERS 339-332-4500 LEHIGH ACRES, FLORIDA 33971 E-Mail: engineering@aimengr.com
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Traffic Impact Statement East County Water Control District Headquarters

This report is being prepared for the new headquarters of East County Water Control District (ECWCD) which is filing an Application from CPD, & AG 2 To a Planned Development. The development will consist of demolishing the existing headquarter administrative offices of approximately 4,150 s.f. and construction a 13,000 s.f. building as its replacement. The next phase of the project is to construct two additional building containing 53,000 s.f.. The buildings will be office space for other government type services.

The project is located at 601 East County Lane in Lehigh Acres which is easily accessed from an arterial street (Lee Boulevard) and East County Lane.

Vehicular trip ends generated by this project were calculated based on the methodology provided by the Trip Generation Manual of the Institute of Transportation Engineers 7th Edition.

It was determined that land Use Code 710 (General Office Building) was applicable for phase three of the project and phases one and two would use Code (714) Corporate Headquarter Building.

Raw Trip Generation totals of the proposed buildings are provided as Phase I, II and III. Phase I depicts only the existing peak hour trips, Phase II depicts the proposed headquarter building peak hour trips and Phase III depicts the total project peak hour trips.

Phase I of this project will consist of the construction of a maintenance building and will not add any new trips.

The new headquarters building (Phase II) can be expected to generate a total of 37 daily trips on and average workday with at total of 19 a.m. peak hour trips. Subtracting the existing 6 a.m. peak hour trips leaves a new total of 13 a.m. peak hour trips giving a 50/50 directional split leaves 6.5 left and 6.5 right turns to be added to Lee Boulevard.

Phase III will consist of the construction of the two office buildings totaling 53,000 s.f. This phase can be expected to add an additional 65 average weekday trips with a total of 84 a.m. peak hour trips.(72 enter and 12 exit) Using a 50/50 directional split leaves a maximum turning movement of 36 left and 36 right turns to be added to Lee Boulevard.

Exhibit One provided trip distribution of the traffic for Phase II and Phase III.

Lee Boulevard is a four lane arterial road with a 30 mph speed limit in this area. There is a full crossover with right and left turn lanes at East County Lane adequate for this project.

The anticipated build out for Phase II is 2009 and Phase III is 2010.

DCI 2008-00005

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COMMUNITY DEVELOPMENT

CONCLUSION:

Based on the information detailed in this report, no addition offsite work should be needed for this project.

Phase II
New Corporate Office for ECWCD

LEVEL OF SERVICE CALCULATIONS

Count Station 22 was used to determine the level of service for Lee Boulevard.

100th Highest Peak Hour = 579 VPH(Highest Direction in 2006 Peak Season)

Compound Growth Rate = (Ten year data, 9 years growth)

2009 peak hour, peak season, peak direction. without project = $579 (0.595^3) = 708$ VPH

Project Traffic

Existing: 4.2 thousand S.F.

	Enter	Exit	Total
7-9 a.m.	6	0	6
4-6 p.m.	1	5	6

Proposed: 13 thousand S.F.

	Enter	Exit	Total
7-9 a.m.	18	1	19
4-6 p.m.	2	16	18

Difference:

	Enter	Exit	Total
7-9 a.m.	12	1	13
4-6 p.m.	1	11	12

TOTAL TRIPS AT BUILD-OUT PHASE II

Total Peak Season Peak Hour at Build-out = Year 2009

Background Traffic + Project Traffic

708 VPH + 6 VPH = 714

Service Volume:

Lee Boulevard operates at the Level Service "C" and will still operate at a Level of Service "C" at build-out.

Phase III
66,000 S.F. General Office Building

LEVEL OF SERVICE CALCULATIONS

Count Station 22 was used to determine the level of service for Lee Boulevard.

100th Highest Peak Hour = 579 VPH(Highest Direction in 2010 Peak Season)
Compound Growth Rate = (Ten year data, 9 years growth)

2007 peak hour, peak season, peak direction. without project = $579 (0.0595^4) = 750$
VPH

Project Traffic

Existing: 13 thousand S.F.

	Enter	Exit	Total
7-9 a.m.	18	1	19
4-6 p.m.	2	16	18

Proposed: 66 thousand S.F.

	Enter	Exit	Total
7-9 a.m.	90	13	103
4-6 p.m.	17	82	99

Difference:

	Enter	Exit	Total
7-9 a.m.	72	12	84
4-6 p.m.	15	66	81

TOTAL TRIPS AT BUILD-OUT PHASE II

Total Peak Season Peak Hour at Build-out = Year 2010

Background Traffic + Project Traffic

750 VPH + 36 VPH = 786

Service Volume:

Lee Boulevard operates at the Level Service "C" and will still operate at a Level of Service "C" at build-out.

R-1552 I (EXISTING)

East County Water Control District Headquarters
 Summary of Average Vehicle Trip Generation
 For 4.2 Th.Gr.Sq.Ft. of Corporate Headquarters Building (EXISTING)
 December 27, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	34	6	0	1	5

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	0	0	0
Sunday	0	0	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Phase II (Proposed)

East County Water Control District Headquarters
 Summary of Average Vehicle Trip Generation
 For 13 Th.Gr.Sq.Ft. of Corporate Headquarters Building (Proposed)
 December 27, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	104	18	1	2	16

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	0	1	1
Sunday	0	1	1

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

East County Water Control District Headquarters
 Summary of Average Vehicle Trip Generation
 For 66 Th.Gr.Sq.Ft. of General Office Building
 December 27, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	727	90	13	17	82

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	156	15	13
Sunday	65	5	4

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

PERIODIC COUNT STATION DATA

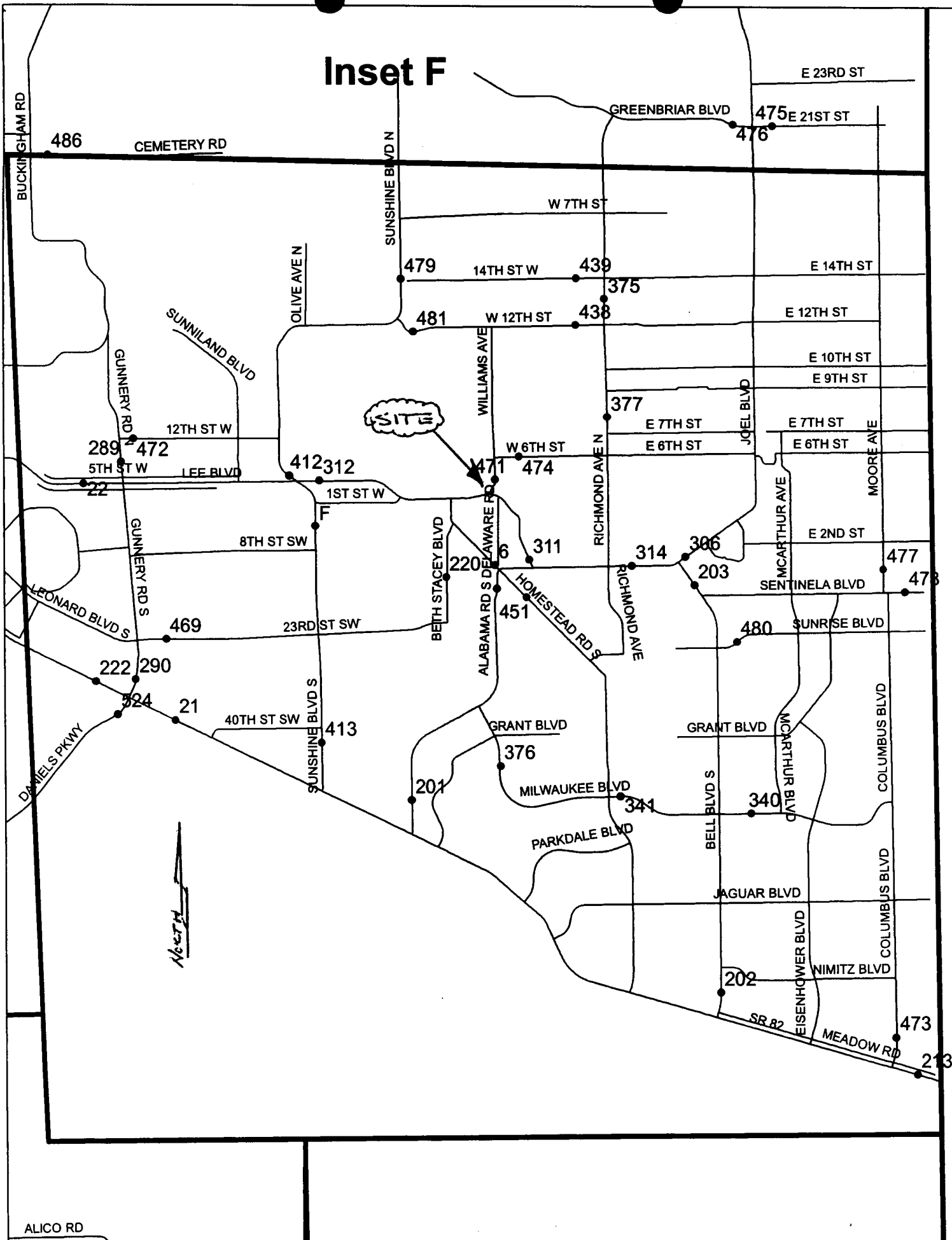
STREET	LOCATION	DATE	TIME	DATE	TIME	DATE	TIME	DATE	TIME	DATE	TIME	DATE	TIME
SAND PARK RD	W OF US 41	304	G	3000	10300	0800	10000	3100	10500	1300	14300	14300	14300
JOEL BLVD (CR 884)	E OF BELL BLVD	306	F	12600	12000	12700	11700	12500	12900	13500	13600	14300	15200
	S OF PALM BEACH BLVD	305	F	4500	4900	5100	4900	5100	5600	5500	3800	3800	36500
JOHN MORRIS RD	S OF SUMMERLIN RD	307	G	700	3000	3000	1200	1200	3000	3000	1200	700	3000
	N OF SUMMERLIN RD	498	G	2900	3400	3300	3200	3300	2900	3100	3200	3800	3900
KELLY RD	W OF SAN CARLOS BLVD	308	G	3500	3700	4100	3600	3400	3300	3800	3900	4000	4000
	E OF SAN CARLOS BLVD	307	G	600	1600	3000	2500	2100	2000	2000	2100	2500	2700
XORESHAN BLVD	E OF US 41												
	SEE SHERO PARWAY												
LAUREL DR	E OF BUSINESS 41	309	G	7500	3100	7500	3600	6500	6500	6500	6500	6500	6500
LEE BLVD (CR 884)	E OF INNOVATION RD	310	E	16000	15500	22100	23600	21600	29000	28000	30000	40200	41100
	W OF GUNNERY RD	22	F	15500	14000	20100	20900	21400	21900	20600	23300	26800	23500
	E OF SUNSHINE BLVD	312	E	12000	15000	21500	22300	23700	26500	26800	30000	36800	36800
	N OF LEE LAND HEIGHTS	311	F	7100	6300	8800	8900	9200	9400	10000	11100	11700	13000
LEE RD	S OF ALICO RD	313	H	6300	6400	7800	7200	7200	6900	6700	6200	5900	25
LEELAND HEIGHTS BLVD	E OF RICHMOND AVE	314	F	13500	10500	13500	13200	13800	15600	15100	17000	18800	19900
(CR 884)													
LEONARD BLVD	S OF WESTGATE BLVD		F	1600	2100	1500	2910	2910	2900	3200			
UNHART AVE	W OF US 41	315	B			1200	1300	1210	1100	1500			25
LITTLETON RD	W OF US 41	316	G	5200	6100	6500	5100	6000	6700	6200	7000	7000	7000
	W OF BUSINESS 41	315	C	5200	5200	5200	5600	5500	5500	6000	7000	6500	6800
LUCKETT RD	W OF I-75	317	E	9100	9700	9700	9000	10200	11600	12400	12900	14200	14000
	E OF I-75	306	E	2100	2100	2700	2100	3100	3100	4000	4000	4000	4000

ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
LAUREL DR.	BUSINESS 41	GAGE WAY	2LU	E	860	C	371	C	371	C	371		14500
LEE BLVD.	IMMOKALEE RD. (S.R. 82)	ALVIN AVE.	6LD	E	3,140	B	2,168	B	2,168	B	2,394		14600
LEE BLVD.	ALVIN AVE.	GUNNERY RD.	6LD	E	3,140	B	1,446	B	1,638	B	1,643		14700
LEE BLVD.	GUNNERY RD.	HOMESTEAD RD.	6LD	E	3,140	B	1,940	B	2,261	B	2,285		14800
LEE BLVD.	HOMESTEAD RD.	LEELAND HTS. BLVD.	2LD	E	1,040	C	589	C	579	C	662		14900
LEE RD.	SAN CARLOS BLVD.	ALICO RD.	2LU	E	860	C	279	C	296	C	296		15000
LEELAND HTS.	HOMESTEAD RD.	BELL BLVD.	4LN	E	2,080	C	947	C	967	C	970		15100
LEONARD BLVD.	GUNNERY RD.	LEE BLVD.	2LN	E	860	C	176	D	587	E	672		15200
LITTLETON RD.	INE 24th AVE	U.S. 41	2LN	E	860	C	356	C	359	C	359		15300
LITTLETON RD.	U.S. 41	BUSINESS 41	2LN	E	860	C	416	C	416	C	418		15400
LUCKETT RD.	ORTIZ AVE. (S.R. 80B)	I-75	2LN	E	910	E	708	E	711	E	762	4 Ln const prop in 09/10	15500
LUCKETT RD.	I-75	COUNTRY LAKES DR.	2LN	E	860	C	219	C	219	C	245		15600
MAPLE DR.	SUMMERLIN RD.	2ND AVE.	2LU	E	860	C	251	C	251	C	251		15700
MCGREGOR BLVD. (C.R. 867)	TOLL PLAZA	JONATHAN HARBOR DR.	4LD	E	2,050	B	749	B	753	B	753		15800
MCGREGOR BLVD. (C.R. 867)	JONATHAN HARBOR DR.	SUMMERLIN RD. (C.R. 869)	4LD	E	2,050	B	951	B	959	B	959		15900
MCGREGOR BLVD. (C.R. 867)	SUMMERLIN RD. (C.R. 869)	KELLY RD.	4LD	E	2,050	B	525	B	551	B	598		16000
MCGREGOR BLVD. (C.R. 867)	KELLY RD.	GLADIOLUS DR.	4LD	E	2,050	B	860	B	897	B	974		16100
MCGREGOR BLVD. (S.R. 867)	GLADIOLUS DR.	IONA LOOP RD.	4LD	E	1,990	C	1,134	C	1,155	C	1,156		16200

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR - BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
GUNNERY RD	SR 82	LEB BLVD	3	2.5	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	LEB BLVD	BUCKINGHAM RD	3	1.5	2LN	0	530	900	950	950	0	880	1,500	1,590	1,590
HANCOCK BRIDGE PKW	DEL PRADO BLVD	NE 24TH AVE	5	1.1	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
	NE 24TH AVE	ORANGE GROVE BLVD	2	0.5	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
	ORANGE GROVE BLVD	MOODY RD	2	1.2	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
	MOODY RD	US 41	2	0.9	4LD	0	1,340	1,980	2,070	2,070	0	2,440	3,600	3,760	3,760
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	8	1.1	2LN	0	300	500	680	850	0	560	930	1,250	1,570
	McLAUGHLIN BLVD	MELODY LANE	8	0.7	2LN	0	300	500	680	850	0	560	930	1,250	1,570
HOMESTEAD RD	MELODY LANE	ESTERO BLVD	8	6.7	2LN	0	300	500	680	850	0	560	930	1,250	1,570
	LEELAND HEIGHTS	LEELAND HEIGHTS	3	5.6	2LN	0	140	340	550	990	0	270	660	1,050	1,900
	LEELAND HEIGHTS	LEE BLVD	3	1.1	4LN	0	1,200	1,790	1,880	1,920	0	2,310	3,440	3,610	3,690
IMPERIAL ST I-75	COUNTY LINE	BONITA BEACH RD	8	1.0	4LD	450	1,630	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600
	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	BONITA BEACH RD	CORKSCREW RD	8	7.4	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	CORKSCREW RD	ALICO RD	4	4.3	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	ALICO RD	DANIELS PKWY	4	3.8	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	DANIELS PKWY	COLONIAL BLVD	4	4.5	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	COLONIAL BLVD	M.L.K.	1	1.6	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	M.L.K.	LUCKETT RD	1	1.5	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
JOEL BLVD	LUCKETT RD	SR 80	1	1.9	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
	SR 80	SR 78	1 & 2	2.4	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
	SR 78	COUNTY LINE	2	5.7	4LF	1,290	2,130	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900
	BELL BLVD	COUNTRY CLUB(N)	3	0.9	4LN	590	970	1,400	1,850	2,250	1,110	1,830	2,630	3,480	4,250
	COUNTRY CLUB(N)	16TH ST	3	3.9	4LN	590	970	1,400	1,850	2,250	1,110	1,830	2,630	3,480	4,250
	16TH ST	SR 80	3	3.1	2LN	0	150	350	550	1,010	0	280	660	1,040	1,910
	SR 80	GUNNERY RD	3	3.6	6LD	620	2,600	3,060	3,140	3,140	1,030	4,340	5,100	5,240	5,240
	GUNNERY RD	HOMESTEAD RD	3	3.9	6LD	620	2,600	3,060	3,140	3,140	1,030	4,340	5,100	5,240	5,240
LEELAND HEIGHTS	HOMESTEAD RD	LEELAND HEIGHTS	3	1.6	2LN	0	410	870	1,010	1,040	0	680	1,450	1,680	1,730
	HOMESTEAD RD	LEE BLVD	3	0.4	4LN	0	540	1,780	2,030	2,080	0	890	2,960	3,380	3,470
	LEE BLVD	JOEL BLVD	3	1.6	4LN	0	540	1,780	2,030	2,080	0	890	2,960	3,380	3,470
	JOEL BLVD	ORTIZ AVE	1	0.8	2LN	0	0	0	600	910	0	0	0	990	1,510
	ORTIZ AVE	SANBEL TOLL PLAZA	4	0.2	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	SANBEL TOLL PLAZA	HARBOR DR	4	2.2	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	HARBOR DR	SUMMERLIN RD	4	1.7	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	SUMMERLIN RD	KELLY RD	4	0.3	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
McGREGOR BLVD	KELLY RD	THORNTON RD	4	0.7	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	THORNTON RD	SAN CARLOS BLVD	4	1.0	4LD	240	1,630	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870
	SAN CARLOS BLVD	GRIFFIN BLVD	4	1.0	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750
	GRIFFIN BLVD	A & W BULB RD	4	1.0	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750
	A & W BULB RD	CYPRESS LAKE DR	4	0.7	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750
	CYPRESS LAKE DR	CYPRESS LAKE DR	4	0.8	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.8	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750
	COLLEGE PKWY		4	0.8	4LD	0	1,110	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750

Inset F



**PERMANENT COUNT STATION 22
LEE BLVD (SR 884) W OF GUNNERY RD**

2006 AADT = 23500
K100 Factor - 0.102

Monthly ADT as a % of Annual ADT

January	109%
February	109%
March	104%
April	101%
May	93%
June	91%
July	94%
August	96%
September	
October	
November	
December	

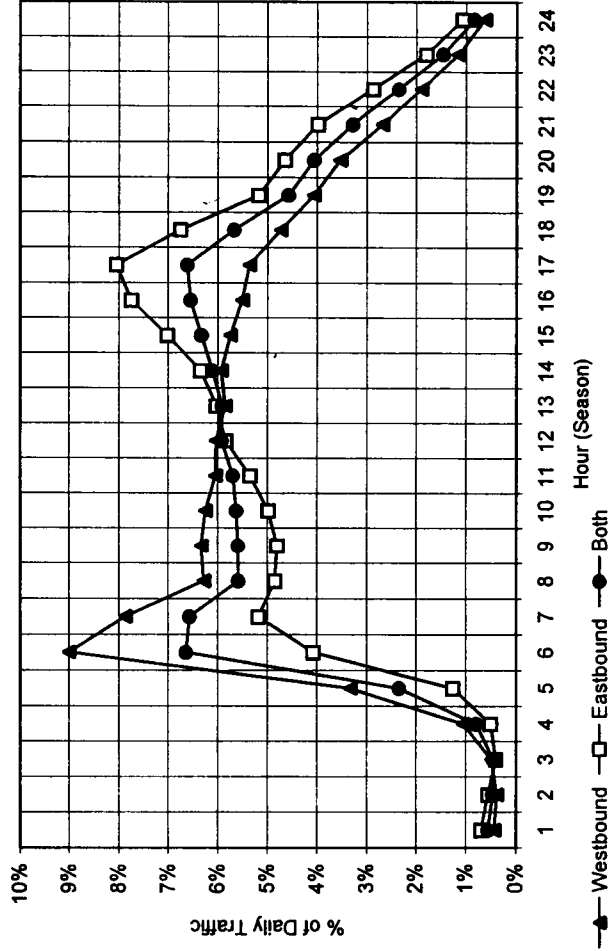
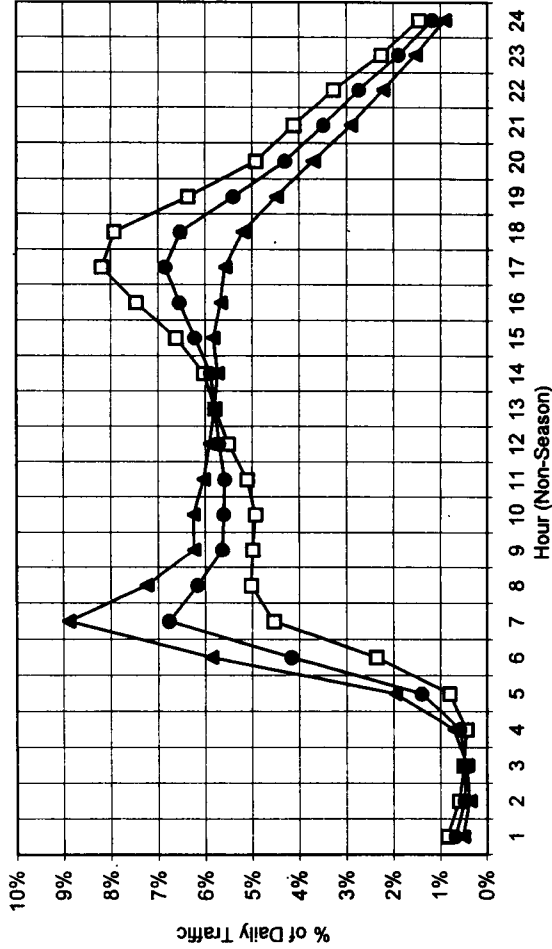
Day of Week as a % of Annual ADT

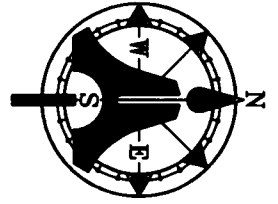
Monday	103%
Tuesday	106%
Wednesday	107%
Thursday	106%
Friday	115%
Saturday	90%
Sunday	71%

Weekday Peak Flow Characteristics

Peak Flow between 7 a.m. and 9 a.m. as a % of weekday traffic	Non-Season	Season
1) as a % of weekday traffic	5.9%	5.6%
2) directional Split (peak direction)	Westbound 57%	Westbound 57%
Peak Flow between 4 p.m. and 6 p.m. as a % of weekday traffic	6.7%	6.1%
2) directional Split (peak direction)	Eastbound 60%	Eastbound 59%

**PERMANENT COUNT STATION 22
LEE BLVD (SR 884) W OF GUNNERY RD**





N.T.S.

PHASE II

DIRECTION SPLIT = 50 EB
= 50 WB

7:9 AM = 12 ENTER
1 EXIT

4:6 PM = 1 ENTER
11 EXIT

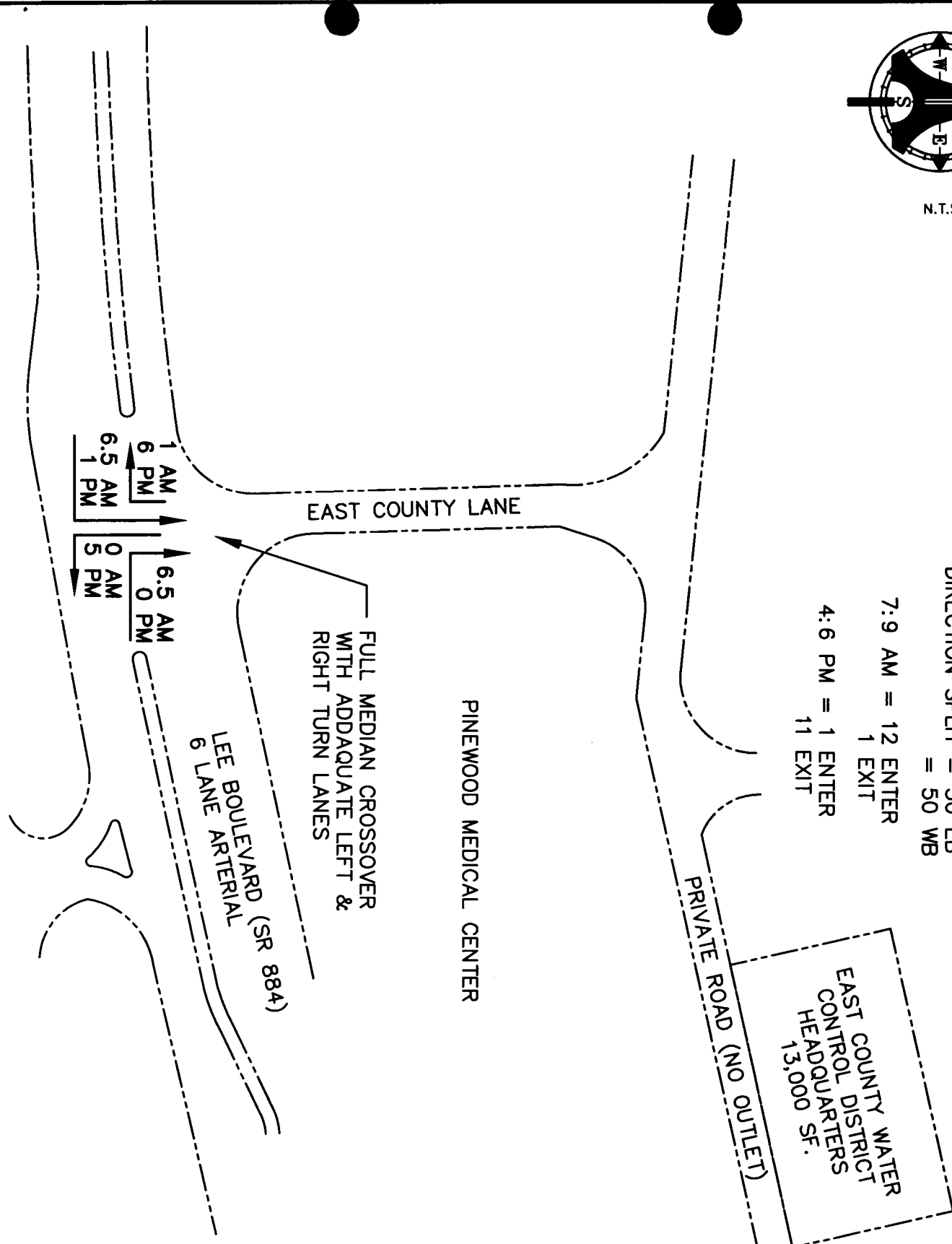


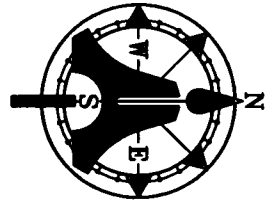
EXHIBIT ONE

AIM Engineering & Surveying, Inc.



5300 Lee Blvd. / P.O. Box 1235
LEHIGH ACRES, FLORIDA 33970
(239) 332-4569 800-226-4569
Fax: (239) 332-8734
E-MAIL: engineering@aimengr.com

JOB NUMBER: 07-9413	CLIENT: EAST COUNTY WATER CONTROL DISTRICT		
DRAWN BY PJM	DESCRIPTION: TRAFFIC IMPACT STATEMENT	DRAWING: EXHIBIT ONE	
REVISED	DATE: 01-2008	SEC. 30	COUNTY: LEE COUNTY, FLORIDA



N.T.S.

PHASE III

DIRECTION SPLIT = 50 EB
= 50 WB

7:9 AM = 72 ENTER
12 EXIT
4:6 PM = 15 ENTER
66 EXIT

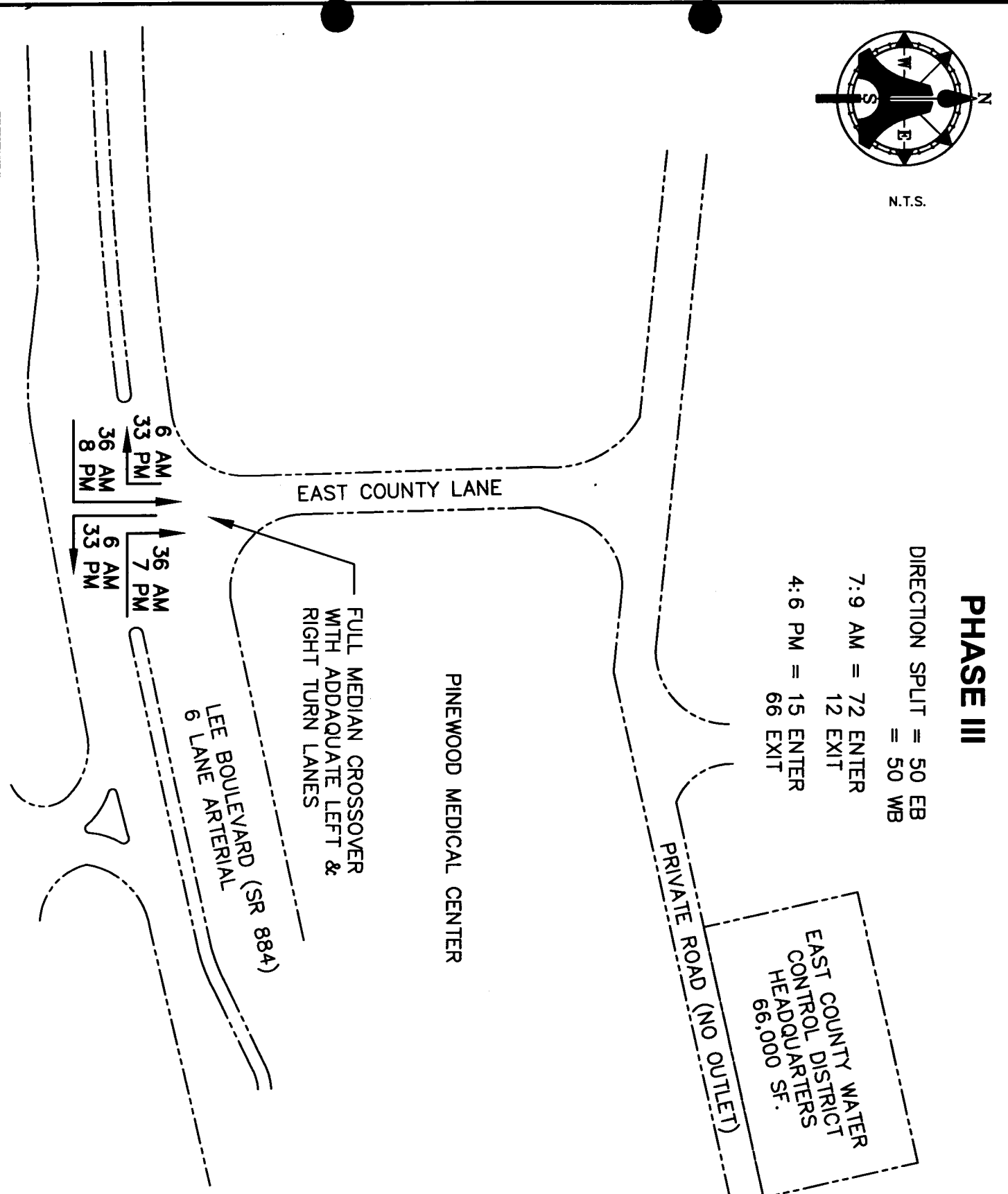


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REVISED	DATE: 01-2008	SEC. 30	COUNTY: LEE COUNTY, FLORIDA

A I M

Exhibit D-7-P
Schedule of Uses

Accessory Uses and Structures:
Administrative Offices:
Business Services: Group I
Communication Services, Wireless
Day Care Center: Child
Drive Thru Facility
Gasoline Dispensing System - Special
Health Care Facilities: I & II,
Helistop
Library:
Maintenance Facility: (Government)
News Stand
Entrance Gates and Gatehouse:
EMS, Fire or Sheriffs Office:
Emergency Operations Center:
Essential Services:
Essential Service Facilities: Groups I
Excavation: Water Retention Only (No Blasting)
Fences, Walls:
Government Agency Offices:
Parking lot: Accessory, Commercial
Restaurants: Group II
Schools: Non Commercial
Signs: (in accordance with Chapter 30)
Storage (Open)
Social Services: Groups I, II, III
Temporary Uses

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JAN 23 2008

COMMUNITY DEVELOPMENT

DCI 2008-00005

**EXHIBIT D-7-Q
DEVIATIONS**

Deviation No. I

Request for Deviation from the Land Development Code (LDC) Section 10-416 (3) which requires a minimum Type "A" Buffer Separating Commercial Development from Commercial Development To permit No Buffer along the south westerly 686 feet of the ECWCD Property.

Justification:

Permitting this deviation will allow the existing entrance road to the ECWCD Headquarters to remain in place. There is an existing 24 foot curb and gutter section of road within 6 feet of the existing property line. There will also be a wetland feature created along the northerly side of the roadway which will be more than required for the Type "A" Buffer.

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COMMUNITY DEVELOPMENT

DCI 2008-00005

**ENVIRONMENTAL ASSESSMENT
FOR
ENVIRONMENTAL RESOURCE PERMIT APPLICATION
FEDERAL DREDGE AND FILL PERMIT APPLICATION**

**EAST COUNTY WATER CONTROL DISTRICT
601 EAST COUNTY LANE
LEHIGH ACRES, FL 33936
Lee County, Florida**



DECEMBER 2007

RECEIVED
JAN 23 2008

COMMUNITY DEVELOPMENT

DCI 2008-00005

Prepared for:

EAST COUNTY WATER CONTROL DISTRICT
601 EAST COUNTY LANE
LEHIGH ACRES, FL 33936

Prepared by:

AIM Engineering & Surveying, Inc.
5802 Breckenridge Parkway,
Suite 100
Tampa, Florida 33610

TABLE OF CONTENTS

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IV. THREATENED AND ENDANGERED SPECIES.....	7
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LIST OF FIGURES

PROJECT LOCATION

SOIL

AERIAL/FLUCFCS

PROTECTED SPECIES SURVEY

ENVIRONMENTAL ASSESSMENT
FOR
ENVIRONMENTAL RESOURCE PERMIT APPLICATION
FEDERAL DREDGE AND FILL PERMIT APPLICATION

I. INTRODUCTION

East County Water Control District (ECWCD) engaged AIM Engineering & Surveying, Inc. (AIM) to conduct an environmental assessment, mitigation planning and protected species survey of the ECWCD, a 8.75-acre parcel located at 801 East County Lane, Lehigh Acres, Florida. This report documents the results of that assessment.

AIM conducted an environmental assessment and protected species survey of the ECWCD parcel, on November 28 2007. The property is located in Section 30, Township 44 South, Range 27 East, Lee County, Florida (Figure 1). The property comprises nearly nine acres of urban land. The project is bound by Able Canal to the north and northeast; bound by commercial development to the south; and bound by Lehigh Acres Wastewater Treatment Plant to the west.

Improvements and expansion of the ECWCD Headquarters are proposed.

II. METHODS

Prior to the site visit, the U.S. Geological Survey 7.5-minute Quadrangle Topographic Map, Alva SW Quadrangle (Photorevised 1983) and the *Soil Survey of Lee County Area, Florida* (U.S. Department of Agriculture 1977) were reviewed to determine topographic features and site soil mapping units. Copies of the most current (2005) aerial photographs of the parcel were obtained and reviewed to determine potential location of environmental features.

A pedestrian survey of the parcel was conducted to map approximate locations and boundaries of significant environmental resources, vegetative communities, exotic vegetation, wetland areas, and occurrence of listed plant or wildlife species. Approximate locations of vegetative community cover type boundaries and other features were mapped on an aerial photograph of the site. Communities were identified in accordance with *Florida Land Use Cover and Forms Classifications Systems Handbook* (Florida Department of Transportation 1999) (FLUCFCS). Wetland systems and surface water features were identified and characterized according to the U.S. Fish and Wildlife Service (USFWS) *Classification System of Wetlands and Deepwater Habitats of the United States*.

Wetland protection is mandated under both federal and state regulations. The U.S. Army Corps of Engineers (CE) regulates activities in Waters of the United States

pursuant to the Clean Water Act (PL92-500 Section 404) as further defined in the CE regulatory program (33 CFR 320-330). The State of Florida Department of Environmental Protection (DEP) has established wetland identification and permitting processes at Chapter 62-330, 62-340, and 62-312 of the Florida Administrative Code (FAC). Current federal and state wetland definitions are derived from the original definition found in 33 CFR 328.3, identifying wetlands as "those areas that are inundated, or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions". Delineation of federally regulated jurisdictional wetlands is determined by the *Corps of Engineers Wetlands Delineation Manual* (USAE Waterways Experiment Station Environmental Laboratory 1987). Delineation of wetlands regulated by DEP and South Florida Water Management District (SFWMD) is done according to Chapter 62-340 FAC, Delineation of the Landward Extent of Wetlands and Surface Waters. The *Florida Wetlands Delineation Manual* (Gilbert *et al.* 1995) serves as a guide to Chapter 62-340. Both manuals, which emphasize the identification of hydric soils, hydrophytic vegetation, and wetland hydrologic conditions in making wetland determinations, were used in this investigation.

Listed species of plants and wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission 2004) and *Preservation of Native Flora of Florida*, Chapter 5B-40.0055 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004). Prior to the site visit, a review of the "Official list of Endangered and Potentially Endangered and Fauna and Flora in Florida" (Florida Natural Areas Inventory) and the Lee County Protected Species List (Lee County Land Development Code), were conducted for potential listed species. Any occurrences of listed species were recorded.

III. RESULTS

A. Soils

Soils throughout the entire parcel are mapped as Hallandale fine sand or Hallandale Urban land complex (Figure 2). Hallandale is considered to be non-hydric soil.

B. Communities

Existing communities on the parcel were mapped using FLUCFCS (Figure 3). Acreages are estimated using aerial photographs and are not surveyed boundaries. The project area consists mainly of Urban land. Wetland and surface water features were identified within the project and characterized according to the U.S. Fish and Wildlife Service (USFWS) Classification System of Wetlands and Deepwater Habitats of the United States

Governmental (FLUCFCS 175). This urban land use consists of an office building, a modular office, a garage, two metal structures for the maintenance of ECWCD vehicles, paved and un-paved parking areas, and open areas. This land use is approximately 4.93 acres.

Undeveloped Land within Urban Areas (FLUCFCS 191). This urban land use consists of undeveloped land without structures, or specific identifiable land use. This community is approximately 3.44 acres.

Pond, Stormwater (FLUCFCS 534) & (USFWS LLMx). This system is classified as an *excavated, lacustrine, limnic system*. This community is a result of excavation of material, resulting in a predominately open water habitat. The system was excavated for stormwater storage and treatment. Littoral vegetation comprises pickerelweed, duck potato, fire flag, bulrush, spike rush and torpedo grass. This community is approximately 0.36 acres.

C. Wetlands and Surface Waters

No wetlands are associated with this project. Surface waters for this project consist of man-made stormwater management ponds.

VI. THREATENED AND ENDANGERED SPECIES

Listed species of plants and wildlife are found in *Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists* (Florida Fish and Wildlife Conservation Commission 2004) and *Preservation of Native Flora of Florida*, Chapter 5B-40.0055 (Florida Department of Agriculture and Consumer Services, Division of Plant Industry, April 2004). Prior to the site visit, a review of the "Official list of Endangered and Potentially Endangered and Fauna and Flora in Florida" (Florida

Natural Areas Inventory) and the Lee County Protected Species List (Lee County Land Development Code), were conducted for potential listed species. Any occurrences of listed species were recorded.

The study was conducted in two phases. The first phase consisted of initial review of existing literature and data to develop a project overview and determining what, if any, protected species would be most likely to utilize the habitats in the project area. The second phase consisted of developing appropriate field methodology and conducting field surveys.

Pedestrian transects of the open areas and borrow areas were conducted. The survey methodology provided 100 percent coverage of the various FLUCFCS areas indicative of Lee County listed species habitat.

Based upon the findings of this study, which included the preliminary data collection and the general species surveys, the following pertinent conclusions were made:

The closest known bald eagle (*Haliaeetus leucocephalus*) nest (LE-056) is 750 feet west of the ECWCD property. The nest is active and is visible from the northwest corner of the property. Due to the distance of this nest to the project area, the project is not likely to be detrimental to bald eagles.

The on-site surface waters may be used as foraging habitat by a variety of wading birds. They do not provide nesting habitat for the wood stork (*Mycteria americana*) or other listed wading birds. Due to the marginal quality, location and limited area of the surface waters, the proximity of similar habitat, and the fact that listed avian species sighted in the study area are highly mobile, the proposed project is not likely to have an adverse impact on listed avian species.

An American alligator was observed adjacent to the project within the Abel canal. No evidence of nests or nesting behavior was observed. Due to the proximity of canal system to the north of the project area and the mobility of species, the proposed project is not likely to have an adverse impact to alligators.

Coordination with the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Services (FWS) will be required during the ERP process to address construction schedules.

Site Specific Lee County Protected Species List (LCLDC Appendix H)

Scientific Name	Common Name	FLUCFCS	Aspect to be included in Survey	Observations
Alligator mississippiensis	American Alligator	500's 600's series	Nest	Adjacent property
Aramus guarauna	Limpkin	500's 600's series	Nest	Not Observed, Not Nesting
Egretta caerulea	Little Blue Heron	500's 600's series	Nest	Observed, Adjacent property
Egretta thula	Snowy Egret	500's 600's series	Nest	Not observed, Not Nesting
Egretta tricolor	Tricolored Heron	500's 600's series	Nest	Not Observed, Not Nesting
Grus canadensis pratensis	Florida Sandhill Crane	500's 600's series	Nest	Not Observed, Not Nesting
Rostrhamus sociabilis	Snail Kite	500's 600's series	Foraging, Nest	Not Observed, Not Nesting

V. REFERENCES

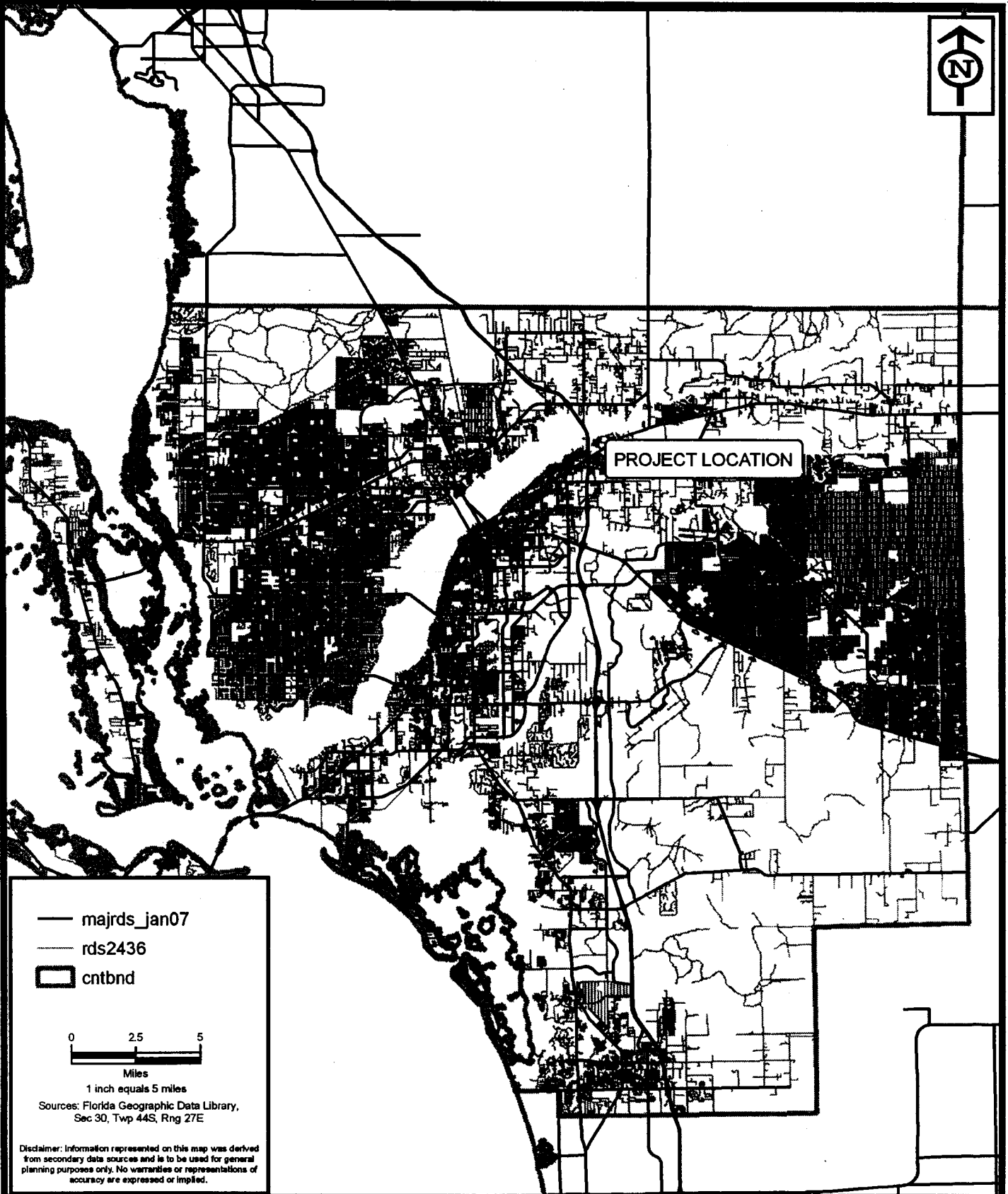
Florida Department of Agriculture and Consumer Services, Division of Plant Industry. April 2004. Preservation of Native Flora of Florida, Chapter 5B-40.0055, Florida Administrative Code.

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification Systems Handbook. Tallahassee, Florida.

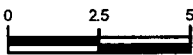
Florida Fish and Wildlife Conservation Commission. 2004. Florida's Endangered Species, Threatened Species and Species of Special Concern, Official Lists. Tallahassee, Florida.

Gilbert K., J. Tobe, R. Cantrell, M. Sweeley and J. Cooper. 1995. The Florida Wetlands Delineation Manual. The Florida Department of Environmental Protection, South Florida Water Management District, St. Johns River Water Management District, Suwanee River Water Management District, and Northwest Florida Water Management District.

U. S. Department of Agriculture, Soil Conservation Service. 1980. Soil Survey of Lee County Area, Florida.



- majrds_jan07
- rds2436
- ▭ cntbnd



Miles
1 inch equals 5 miles

Sources: Florida Geographic Data Library,
Sec 30, Twp 44S, Rng 27E

Disclaimer: Information represented on this map was derived from secondary data sources and is to be used for general planning purposes only. No warranties or representations of accuracy are expressed or implied.



AIM Engineering & Surveying, Inc.

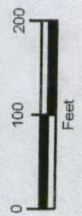
5802 Breckenridge Pkwy, Suite 100
Tampa, Florida 33610
(813) 627-4144
(813) 684-1899 Fax

PROJECT LOCATION
East County Water Control District
Lehigh Acres, Lee County, Florida

Project:	07-9413
Date:	12 - 2007
Drwn/Chkd:	plg/jl
Figure:	1



PROJECT LOCATION
 NRCS_SOILS36



1 inch equals 200 feet

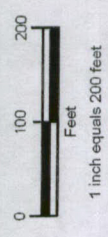
Sources: Florida Geographic Data Library,
 Sec 30, Twp 44S, Rng 27E
 Disclaimer: Information represented on this map was derived
 from secondary data sources and is to be used for general
 planning purposes only. No warranties or representations of
 accuracy are expressed or implied.

AIM Engineering & Surveying, Inc.
 5802 Beckenridge Pkwy, Suite 100
 Tampa, Florida 33610
 (813) 827-4144
 (813) 864-1899 Fax



Project:	07-9143
Date:	12 - 2007
Drwn/Chkd:	plg/jl
Figure:	2

NRCS SOILS
East County Water Control District
 Lehigh Acres, Lee County, Florida



1 inch equals 200 feet

Sources: FDOT Aerials.

Disclaimer: Information represented on this map was derived from secondary data sources and is to be used for general planning purposes only. No warranties or representations of accuracy are expressed or implied.

175 - Governmental, Offices & Warehouses 4.93 acres
 191 - Undeveloped land w/in Urban area 3.44 acres
 534 - Pond, Stormwater 0.36 acres

AIM Engineering & Surveying, Inc.
 5602 Breckenridge Pkwy, Suite 100
 Tampa, Florida 33610
 813-627-4144
 813-664-1898 Fax

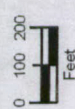


FLUCFCS MAP

East County Water Control District

Lehigh Acres, Lee County, Florida

Project:	07-9143
Date:	12/2007
Drwn/Chkd:	pgl/jl
Figure:	3



1 inch equals 500 feet

Sources: FDOT Aerials,

Disclaimer: Information represented on this map was derived from secondary data sources and is to be used for general planning purposes only. No warranties or representations of accuracy are expressed or implied.

AIM Engineering & Surveying, Inc.

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(813) 664-1699 Fax



Listed Species

East County Water Control District

Lehigh Acres, Lee County, Florida

Project: 07-9143

Date: 12/2007

Drwn/Chkd: pgl/jl

Figure: 4



AIM Engineering & Surveying, Inc.

Corporate Office
5300 Lee Boulevard (33971-1026)
Post Office Box 1235
Lehigh Acres, Florida 33970-1235

239-332-4569
800-226-4569
Fax: 239-332-8734

Successfully providing our clients and the community with quality planning, engineering and surveying services since 1980.

Mr. Josh Philpott
Department of Community Development
Zoning Division
PO Box 398
Fort Myers, Fl 33902-0398

May 5, 2008

RECEIVED

DCF 2008-00005 CB

PERMIT 00000000

Dear Mr. Philpott,

Transmitted herewith please find response to your request dated February 21, 2008, in reference to the above zoning application submittal.

LC ZONING ACTION LEGAL REQUIREMENTS CHECKLIST

9a) Sealed Sketch to Accompany Legal Description. In accordance with Rule 61G-17, F.A.C., the legal description must be accompanied by a sealed sketch of the legal description

First call out after Point of Beginning appears to have a typo. Calls for S02-23-20W, where boundary survey dwg calls for S02-23-20E. Please review and correct.

Response: The first call after the point of beginning has been changed.

9b) The legal description must specifically describe the entire perimeter boundary of the property subject to the zoning action, with accurate bearings and distances for every line, but need not describe each individual parcel.

Please review and correct typo on legal description on first bearing after Point of Beginning which, we believe, should read S02-23-20W (as shown on boundary survey) instead of S02-23-20W for 33.35 ft.

Response: The same call has been corrected on the boundary survey.

10a) The boundary survey must identify and depict all easements effected subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection.

Response: Note 2 has been revised and the survey shows all physical easements and as identified in the title opinion.

1) Sufficient Comments

1. The trip generation calculation shall include trip generation for P.M. peak with 66,000 square feet of the project.

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Response: Trip calculations have been added for the PM peak hour for the 66,000 s.f. building plan.

2. The year 2006 peak hour peak directional traffic volumes (2006 100th Highest Hour volumes) are 731. But, the TIS only shows 579 trips.

Response: The 2006 100th Highest Hour volume is 579 trips, compounded up to year 2010 (Build-out) without project it is 782, with the project traffic added it is 818. These calculations are based on the 2007 Traffic Report.

LC Environmental Sciences PD Application Sufficiency Checklist

12j) Open Space Percentage. The percentage of open space must be shown on the Master Concept Plan unless the proposed development consists solely of conventional single-family dwelling units on lots of no less than 65,000 square feet. As per LDC Section 10-615(d) (2) (c) wet retention may only account for up to 25% of the open space requirement. Please provide lake/pond (wet) acreages to confirm meets open space criteria.

Response: Open space calculations have been included for only 25% of the wet detention. Lake/pond acreages have been provided on Master Concept Plan.

12k) Excavations for Wet Retention. The general location of excavations for on-site fill and wet retention must be shown on the Master Concept plan. As per LDC Section 10-418(1) Shorelines must be sinuous in configuration. The MCP depicts the larger proposed wet retention geometric shape. Please revise

Response: The proposed wet retention area will be planted with wetland plants and trees to enhance the property. The pond will have a controlled depth of 2 feet minimum of water at all times. A cross section has been added to the MCP.

LC PUBLIC HEARING FOR PLANNED DEVELOPMENT APPLICATION-SUPPLEMENT D

1) Type of Planned Development Application. The type of application must be indicated on the Form (see Supplement D, Cover Sheet and appurtenant notes). Only one (1) type may be indicated.

The application must be revised to complete rezoning application of instead of the PD amendment application. Additional fees may be required.

Response: This application will be for a new Planned Development and all references to an amendment have been removed. Fees for a Minor PD was paid with the application. (\$5,000)

13b) Proposed Uses-Number of Units. The number of units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) for each proposed use must be submitted.

Please provide additional information regarding the proposed uses for the wireless communication facility (existing height, type of antennas, etc.). Please provide a parking calculation based on the proposed uses.

Response: The wireless communication facility is an ancillary use for the East County Water Control District. The antenna that they now use is a small roof-mounted antenna.

14) Schedule of Deviations and Written Justification. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. The location of each requested deviation must be indicated on the Master Concept Plan (see item 11m above.)

Per our discussion, please request a deviation from the architectural requirements of Section 10-600 for the eastern most building.

Response: Please find herewith a deviation from the architectural requirements for the eastern most building.

22) Miscellaneous items.

Per our discussion. Please provide evidence indicating the height of surrounding buildings due to the glide slope requirements for the proposed Helicopter Landing Pad. Also, please provide information from Lee County Port Authority showing no objection to the proposed facility.

Response: The Helicopter Landing Pad has been removed from the site.

Please provide a turn-around for vehicles denied entry to the gated facilities. Also please showing the stacking of vehicles for the gate in compliance with the LDC.

Response: A turn around is provided at the gate to the main facility. The gate is being provided for security purposes only and will be open to the public during working hours.

Sincerely



L.J. Lewis
AIM Engineering & Surveying, Inc.



PERMIT NUMBER

Cc: David Lindsay

Traffic Impact Statement East County Water Control District Headquarters

This report is being prepared for the new headquarters of East County Water Control District (ECWCD) which is filing an Application from CPD, & AG 2 To a Planned Development. The development will consist of demolishing the existing headquarter administrative offices of approximately 4,150 s.f. and construction a 13,000 s.f. building as its replacement. The next phase of the project is to construct two additional building containing 53,000 s.f.. The buildings will be office space for other government type services.

The project is located at 601 East County Lane in Lehigh Acres which is easily accessed from an arterial street (Lee Boulevard) and East County Lane.

Vehicular trip ends generated by this project were calculated based on the methodology provided by the Trip Generation Manual of the Institute of Transportation Engineers 7th Edition.

It was determined that land Use Code 710 (General Office Building) was applicable for phase three of the project and phases one and two would use Code (714) Corporate Headquarter Building.

Raw Trip Generation totals of the proposed buildings are provided as Phase I, II and III. Phase I depicts only the existing peak hour trips, Phase II depicts the proposed headquarter building peak hour trips and Phase III depicts the total project peak hour trips.

Phase I of this project will consist of the construction of a maintenance building and will not add any new trips.

The new headquarters building (Phase II) can be expected to generate a total of 37 daily trips on and average workday with at total of 19 a.m. peak hour trips. Subtracting the existing 6 a.m. peak hour trips leaves a new total of 13 a.m. peak hour trips giving a 50/50 directional split leaves 6.5 left and 6.5 right turns to be added to Lee Boulevard.

Phase III will consist of the construction of the two office buildings totaling 53,000 s.f. This phase can be expected to generate 165 average weekday trips with a total of 84 a.m. peak hour trips.(72 enter and 12 exit) and 81 p.m. peak hour trips (15 enter and 66 exit). Using a 50/50 directional split leaves a maximum turning movement of 36 left and 36 right turns will be added to Lee Boulevard.

Exhibit One provided trip distribution of the traffic for Phase II and Phase III.

Lee Boulevard is a four lane arterial road with a 30 mph speed limit in this area. There is a full crossover with right and left turn lanes at East County Lane adequate for this project.

The anticipated build out for Phase II is 2009 and Phase III is 2010.

DCI 2008-00005

PLANNING BOARD

Phase III
66,000 S.F. General Office Building

LEVEL OF SERVICE CALCULATIONS

Count Station 22 was used to determine the level of service for Lee Boulevard.

100th Highest Peak Hour = 579 VPH(Highest Direction in 2010 Peak Season)
Compound Growth Rate = (Ten year data, 9 years growth) = 7.81%

2007 highest peak hour, peak season, peak direction, without project = 579 (0.0781 4) =
786 VPH

Project Traffic

Existing: 13 thousand S.F.

	Enter	Exit	Total
7-9 a.m.	18	1	19
4-6 p.m.	2	16	18

Proposed: 66 thousand S.F.

	Enter	Exit	Total
7-9 a.m.	90	13	103
4-6 p.m.	17	82	99

Difference:

	Enter	Exit	Total
7-9 a.m.	72	12	84
4-6 p.m.	15	66	81

TOTAL TRIPS AT BUILD-OUT PHASE II

Total Peak Season Peak Hour at Build-out = Year 2010
Background Traffic + Project Traffic
786 VPH + 36 VPH = 818

Service Volume:

Lee Boulevard operates at the Level Service "C" and will still operate at a Level of Service "C" at build-out.

DCI 2008-00005

PLANT COUNCIL

CONCLUSION:

Based on the information detailed in this report, no addition offsite work should be needed for this project.

Phase II
New Corporate Office for ECWCD

LEVEL OF SERVICE CALCULATIONS

Count Station 22 was used to determine the level of service for Lee Boulevard.

100th Highest Peak Hour = 579 VPH(Highest Direction in 2006 Peak Season)

Compound Growth Rate = (Ten year data, 9 years growth) = 7.81%

2009 highest peak hour, peak season, peak direction. without project = $579 (0.0781^3) = 725.51$ VPH

Project Traffic

Existing: 4.2 thousand S.F.

	Enter	Exit	Total
7-9 a.m.	6	0	6
4-6 p.m.	1	5	6

Proposed: 13 thousand S.F.

	Enter	Exit	Total
7-9 a.m.	18	1	19
4-6 p.m.	2	16	18

Difference:

	Enter	Exit	Total
7-9 a.m.	12	1	13
4-6 p.m.	1	11	12

TOTAL TRIPS AT BUILD-OUT PHASE II

Total Peak Season Peak Hour at Build-out = Year 2009

Background Traffic + Project Traffic

726VPH + 6 VPH = 732

Service Volume:

Lee Boulevard operates at the Level Service "C" and will still operate at a Level of Service "C" at build-out.

DCI 2008-00005

Phase I (Existing)

East County Water Control District Headquarters
 Summary of Average Vehicle Trip Generation
 For 4.2 Th.Gr.Sq.Ft. of Corporate Headquarters Building (Existing)
 December 27, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	34	6	0	1	5

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	0	0	0
Sunday	0	0	0

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Phase II (Proposed)

East County Water Control District Headquarters
 Summary of Average Vehicle Trip Generation
 For 13 Th.Gr.Sq.Ft. of Corporate Headquarters Building (Proposed)
 December 27, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	104	18	1	2	16

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	0	1	1
Sunday	0	1	1

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Phase III

East County Water Control District Headquarters
 Summary of Average Vehicle Trip Generation
 For 66 Th.Gr.Sq.Ft. of General Office Building
 December 27, 2007

	24 Hour Two-Way Volume	7-9 AM Pk Hour		4-6 PM Pk Hour	
		Enter	Exit	Enter	Exit
Average Weekday	727	90	13	17	82

	24 hour Two-Way Volume	Peak Hour	
		Enter	Exit
Saturday	156	15	13
Sunday	65	5	4

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

PERIODIC COUNT STATION DATA

STREET	LOCATION	MI	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	PERCENT CHANGE STATION
ISLAND PARK RD	W OF US 41	304	10300	10800	10000	8100	10900	10300	10300	10300	1200	10100	9
JOEL BLVD (CR 884)	E OF BELL BLVD	306	12000	12700	11700	12500	12900	13500	13600	14300	15200	15100	11
	S OF PALM BEACH BLVD	305	4900	5100	4900	5100	5600	5500	6000	6800	8500	7600	1
JOHN MORRIS RD	S OF SUMMERLIN RD	497	800	900	1200	1200	800	4300	1200	1700	1300	1200	36
	N OF SUMMERLIN RD	498	3400	3300	3200	3300	2900	3100	3200	3800	3900	4500	36
KELLY RD	W OF SAN CARLOS BLVD	308	3700	4100	3600	3400	3300	3800	3900	4000	4000	3600	38
	E OF SAN CARLOS BLVD	307	1600	3000	2500	2100	2000	2000	2100	2500	2100	2600	38
KORESHAN BLVD	E OF US 41												
LAUREL DR	E OF BUSINESS 41	309	8100	7300	7300	6600	6500	6600	8200	7200	6900	6600	31
LEE BLVD (CR 884)	E OF MMOKALEE RD	310	15500	24100	23600	21800	25900	26300	33000	40200	4200	43900	22
	W OF GUNNERY RD	22	14000	20100	20900	21400	21900	20600	23300	26800	23500	21800	
	E OF SUNSHINE BLVD	312	14500	21500	22900	23700	25600	25800	30600	38500	36600	37800	22
	N OF LEELAND HEIGHTS	311	6300	8800	8900	9200	9400	10000	11100	11700	13000	12400	22
LEE RD	S OF ALICO RD	313	6400	7800	7200	7200	6900	6700	6200	5900	6400	6400	25
LEELAND HEIGHTS BLVD (CR 884)	E OF RICHMOND AVE	314	10500	13500	13200	13800	15600	15100	17000	18800	19900	19300	22
LEONARD BLVD	S OF WESTGATE BLVD		2100	1500		2900	2900	3200					
LINHART AVE	W OF US 41	615	1200	1300	1200	1400	1500	1200	1200	1300	1200	1300	28
LITTLETON RD	W OF US 41	316	6100	5600	5400	6000	5700	6200	7300	7300	7000	6500	32
	W OF BUSINESS 41	315	5200	5200	5600	5500	5500	6000	7000	6500	6800	5700	41
LUCKETT RD	W OF I-75	317	9700	9700	9000	10200	11600	12400	12900	14200	14000	13600	22
	E OF I-75	506	2700	2700	2100	3100	3300	4100	4500	4400	5200	4600	22

7.8

ROAD LINK VOLUMES													
Peak Direction of Flow													
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2005 100th HIGHEST HOUR		EST 2006 100th HIGHEST HOUR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
LAUREL DR.	BUSINESS 41	GAGE WAY	2LU	E	860	C	371	C	371	C	371		14500
LEE BLVD.	IMMOKALEE RD. (S.R. 82)	ALVIN AVE.	6LD	E	3,140	B	2,168	B	2,168	B	2,394		14600
LEE BLVD.	ALVIN AVE.	GUNNERY RD.	6LD	E	3,140	B	1,446	B	1,638	B	1,643		14700
LEE BLVD.	GUNNERY RD.	HOMESTEAD RD.	6LD	E	3,140	B	1,940	B	2,261	B	2,285		14800
LEE BLVD.	HOMESTEAD RD.	LEELAND HTS. BLVD.	2LD	E	1,040	C	589	C	579	C	662		14900
LEE RD.	SAN CARLOS BLVD.	ALICO RD.	2LU	E	860	C	279	C	296	C	296		15000
LEELAND HTS.	HOMESTEAD RD.	BELL BLVD.	4LN	E	2,080	C	947	C	967	C	970		15100
LEONARD BLVD.	GUNNERY RD.	LEE BLVD.	2LN	E	860	C	176	D	587	E	672		15200
LITTLETON RD.	NE 24th AVE	U.S. 41	2LN	E	860	C	356	C	359	C	359		15300
LITTLETON RD.	U.S. 41	BUSINESS 41	2LN	E	860	C	416	C	416	C	418		15400
LUCKETT RD.	ORTIZ AVE. (S.R. 80B)	I-75	2LN	E	910	E	708	E	711	E	762	4 Ln const prop in 09/10	15500
LUCKETT RD.	I-75	COUNTRY LAKES DR.	2LN	E	860	C	219	C	219	C	245		15600
MAPLE DR.	SUMMERLIN RD.	2ND AVE.	2LU	E	860	C	251	C	251	C	251		15700
MCGREGOR BLVD. (C.R. 867)	TOLL PLAZA	JONATHAN HARBOR DR.	4LD	E	2,050	B	749	B	753	B	753		15800
MCGREGOR BLVD. (C.R. 867)	JONATHAN HARBOR DR.	SUMMERLIN RD. (C.R. 869)	4LD	E	2,050	B	951	B	959	B	959		15900
MCGREGOR BLVD. (C.R. 867)	SUMMERLIN RD. (C.R. 869)	KELLY RD.	4LD	E	2,050	B	525	B	551	B	598		16000
MCGREGOR BLVD. (C.R. 867)	KELLY RD.	GLADIOLUS DR.	4LD	E	2,050	B	860	B	897	B	974		16100
MCGREGOR BLVD. (S.R. 867)	GLADIOLUS DR.	IONA LOOP RD.	4LD	E	1,990	C	1,134	C	1,155	C	1,156		16200

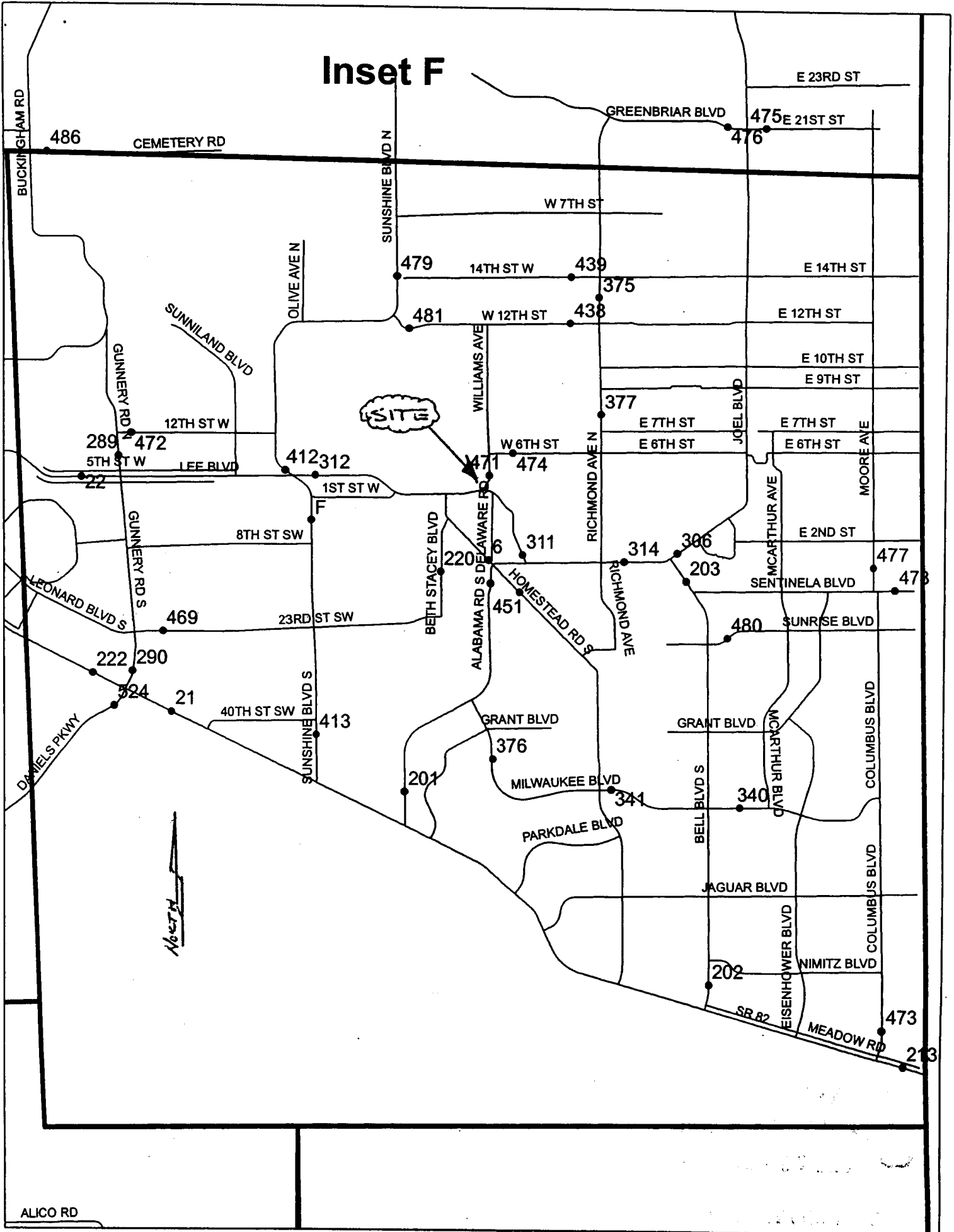
LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2004 DATA)

Sept. 2005

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)						SERVICE VOLUMES (PEAK HOUR - BOTH DIRECTIONS)					
						A	B	C	D	E	A	B	C	D	E		
GUNNERY RD	SR 82	LEE BLVD	3	2.5	4LD	450	1,630	1,900	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600	
	LEE BLVD	BUCKINGHAM RD	3	1.5	2LN	0	530	900	950	950	950	0	880	1,500	1,590	1,590	
HANCOCK BRIDGE PKWY	DEL PRADO BLVD	NE 24TH AVE	5	1.1	4LD	0	1,340	1,980	2,070	2,070	2,070	0	2,440	3,600	3,760	3,760	
	NE 24TH AVE	ORANGE GROVE BLVD	2	0.5	4LD	0	1,340	1,980	2,070	2,070	2,070	0	2,440	3,600	3,760	3,760	
	ORANGE GROVE BLVD	MOODY RD	2	1.2	4LD	0	1,340	1,980	2,070	2,070	2,070	0	2,440	3,600	3,760	3,760	
	MOODY RD	US 41	2	0.9	4LD	0	1,340	1,980	2,070	2,070	2,070	0	2,440	3,600	3,760	3,760	
HICKORY BLVD	BONITA BEACH RD	McLAUGHLIN BLVD	8	1.1	2LN	0	300	500	500	680	680	0	560	930	1,250	1,570	
	McLAUGHLIN BLVD	MELODY LANE	8	0.7	2LN	0	300	500	500	680	680	0	560	930	1,250	1,570	
	MELODY LANE	ESTERO BLVD	8	6.7	2LN	0	300	500	500	680	680	0	560	930	1,250	1,570	
HOMESTEAD RD	SR 82	LEELAND HEIGHTS	3	5.6	2LN	0	140	340	340	550	550	0	270	660	1,050	1,900	
	LEELAND HEIGHTS	LEE BLVD	3	1.1	4LN	0	1,200	1,790	1,900	1,880	1,920	0	2,310	3,440	3,610	3,690	
IMPERIAL ST 1-75	COUNTY LINE	BONITA BEACH RD	8	1.0	4LD	450	1,630	1,900	1,900	1,950	1,950	840	3,020	3,510	3,600	3,600	
	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	4LF	1,290	2,130	2,890	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910	
	BONITA BEACH RD	CORKSCREW RD	8	7.4	4LF	1,290	2,130	2,890	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910	
	CORKSCREW RD	ALICO RD	4	4.3	4LF	1,290	2,130	2,890	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910	
	ALICO RD	DANIELS PKWY	4	3.8	4LF	1,290	2,130	2,890	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910	
	DANIELS PKWY	COLONIAL BLVD	4	4.5	4LF	1,290	2,130	2,890	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910	
	COLONIAL BLVD	M.L.K.	1	1.6	4LF	1,290	2,130	2,890	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910	
	M.L.K.	LUCKBITT RD	1	1.5	4LF	1,290	2,130	2,890	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900	
	LUCKBITT RD	SR 80	1	1.9	4LF	1,290	2,130	2,890	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900	
	SR 80	SR 78	1 & 2	2.4	4LF	1,290	2,130	2,890	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900	
JOEL BLVD	SR 78	COUNTY LINE	2	5.7	4LF	1,290	2,130	2,890	2,890	3,400	3,800	2,350	3,870	5,250	6,220	6,900	
	BELL BLVD	COUNTRY CLUB(N)	3	0.9	4LN	590	970	1,400	1,400	1,850	2,250	1,110	1,830	2,630	3,480	4,250	
	COUNTRY CLUB(N)	16TH ST	3	3.9	4LN	590	970	1,400	1,400	1,850	2,250	1,110	1,830	2,630	3,480	4,250	
	16TH ST	SR 80	3	3.1	2LN	0	150	350	350	550	550	0	280	660	1,040	1,910	
LEE BLVD	SR 82	GUNNERY RD	3	3.6	6LD	620	2,600	3,060	3,060	3,140	3,140	1,030	4,340	5,100	5,240	5,240	
	GUNNERY RD	HOMESTEAD RD	3	3.9	6LD	620	2,600	3,060	3,060	3,140	3,140	1,030	4,340	5,100	5,240	5,240	
LEELAND HEIGHTS	HOMESTEAD RD	LEELAND HEIGHTS	3	1.6	2LN	0	410	870	870	1,010	1,040	0	680	1,450	1,680	1,730	
	HOMESTEAD RD	LEE BLVD	3	0.4	4LN	0	540	1,780	1,780	2,030	2,080	0	890	2,960	3,380	3,470	
	LEE BLVD	JOEL BLVD	3	1.6	4LN	0	540	1,780	1,780	2,030	2,080	0	890	2,960	3,380	3,470	
LUCKBITT RD	ORTIZ AVE	1-75	1	0.8	2LN	0	0	0	0	600	910	0	0	0	990	1,510	
	1-75	HARBOR DR	4	0.2	4LD	240	1,630	1,990	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870	
MCGREGOR BLVD	HARBOR DR	SUMMERLIN RD	4	2.2	4LD	240	1,630	1,990	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870	
	SUMMERLIN RD	KELLY RD	4	1.7	4LD	240	1,630	1,990	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870	
	KELLY RD	THORNTON RD	4	0.3	4LD	240	1,630	1,990	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870	
	THORNTON RD	SAN CARLOS BLVD	4	0.7	4LD	240	1,630	1,990	1,990	2,050	2,050	440	3,080	3,760	3,870	3,870	
HICKORY BLVD	SAN CARLOS BLVD	GRIFFIN BLVD	4	1.0	4LD	0	1,110	1,890	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750	
	GRIFFIN BLVD	A & W BULB RD	4	1.0	4LD	0	1,110	1,890	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750	
	A & W BULB RD	CYPRESS LAKE DR	4	0.7	4LD	0	1,110	1,890	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750	
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.8	4LD	0	1,110	1,890	1,890	1,990	1,990	0	2,090	3,560	3,750	3,750	

2008-00005

Inset F



**PERMANENT COUNT STATION 22
LEE BLVD (SR 884) W OF GUNNERY RD**

2006 AADT = 23500
K100 Factor - 0.102

Monthly ADT as a % of Annual ADT

January	109%
February	109%
March	104%
April	101%
May	93%
June	91%
July	94%
August	96%
September	
October	
November	
December	

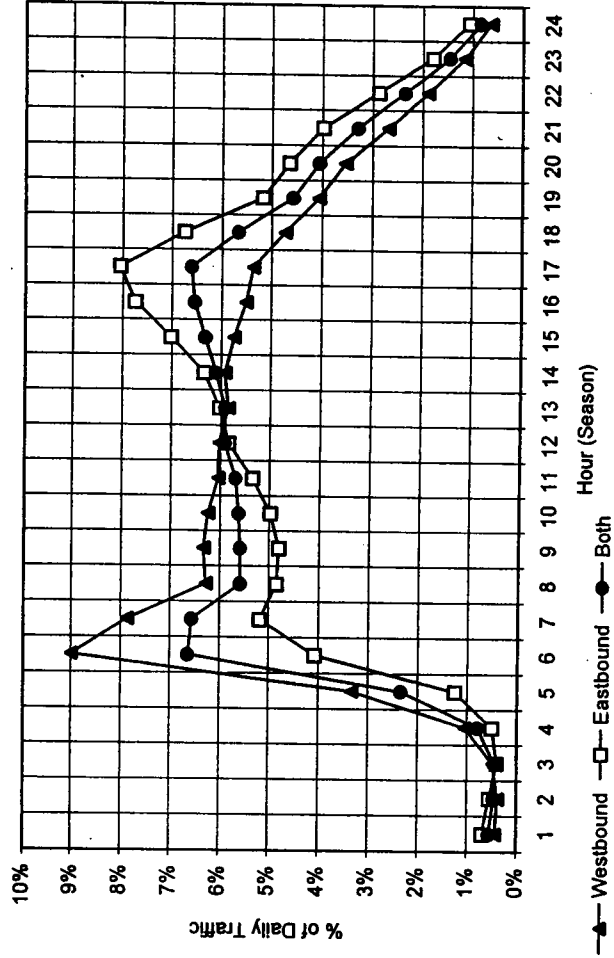
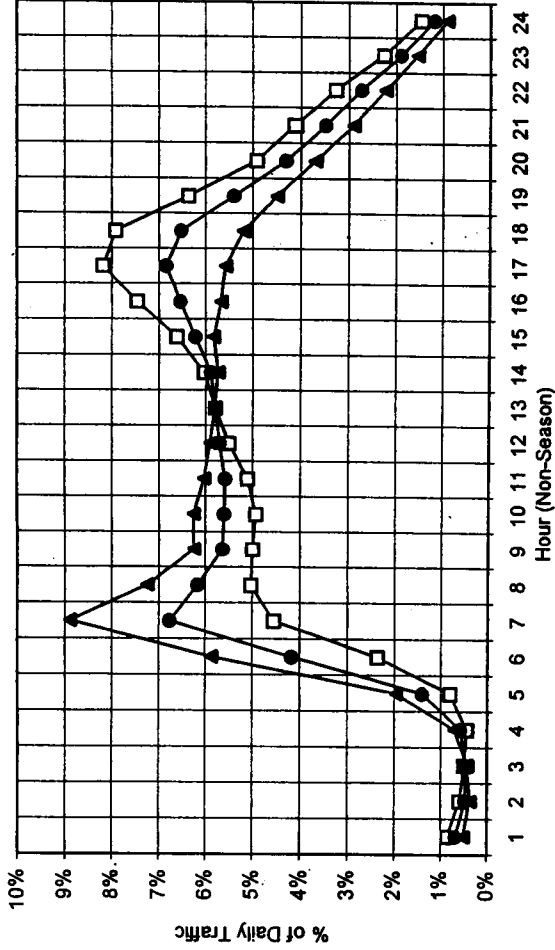
Day of Week as a % of Annual ADT

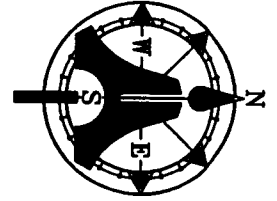
Monday	103%
Tuesday	106%
Wednesday	107%
Thursday	106%
Friday	115%
Saturday	90%
Sunday	71%

Weekday Peak Flow Characteristics

Peak Flow between 7 a.m. and 9 a.m	Non-Season	Season
1) as a % of weekday traffic	5.9%	5.6%
2) directional Split (peak direction)	57%	57%
	Westbound	Westbound
Peak Flow between 4 p.m. and 6 p.m.	6.7%	6.1%
1) as a % of weekday traffic	60%	59%
2) directional Split (peak direction)	Eastbound	Eastbound

**PERMANENT COUNT STATION 22
LEE BLVD (SR 884) W OF GUNNERY RD**





N.T.S.

PHASE II

DIRECTION SPLIT = 50 EB
= 50 WB

7:9 AM = 12 ENTER
1 EXIT

4:6 PM = 1 ENTER
11 EXIT

PRIVATE ROAD (NO OUTLET)

EAST COUNTY WATER
CONTROL DISTRICT
HEADQUARTERS
13,000 SF.

PINEWOOD MEDICAL CENTER

FULL MEDIAN CROSSOVER
WITH ADDAQUATE LEFT &
RIGHT TURN LANES

LEE BOULEVARD (SR 884)
6 LANE ARTERIAL

EAST COUNTY LANE

1 AM
6 PM
6:5 AM
1 PM

0 AM
5 PM
6.5 AM
0 PM

DCI 2008-00005

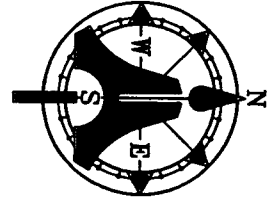
EXHIBIT ONE

AIM Engineering & Surveying, Inc.



5300 Lee Blvd. / P.O. Box 1235
LEHIGH ACRES, FLORIDA 33970
(239) 332-4569 800-226-4569
Fax: (239) 332-8734
E-MAIL: engineering@aimengr.com

JOB NUMBER: 07-9413	CLIENT: EAST COUNTY WATER CONTROL DISTRICT
DRAWN BY PJM	DESCRIPTION: TRAFFIC IMPACT STATEMENT
REVISED	DATE: 01-2008
	SEC. 30
	DRAWING: EXHIBIT ONE
	COUNTY: LEE COUNTY, FLORIDA

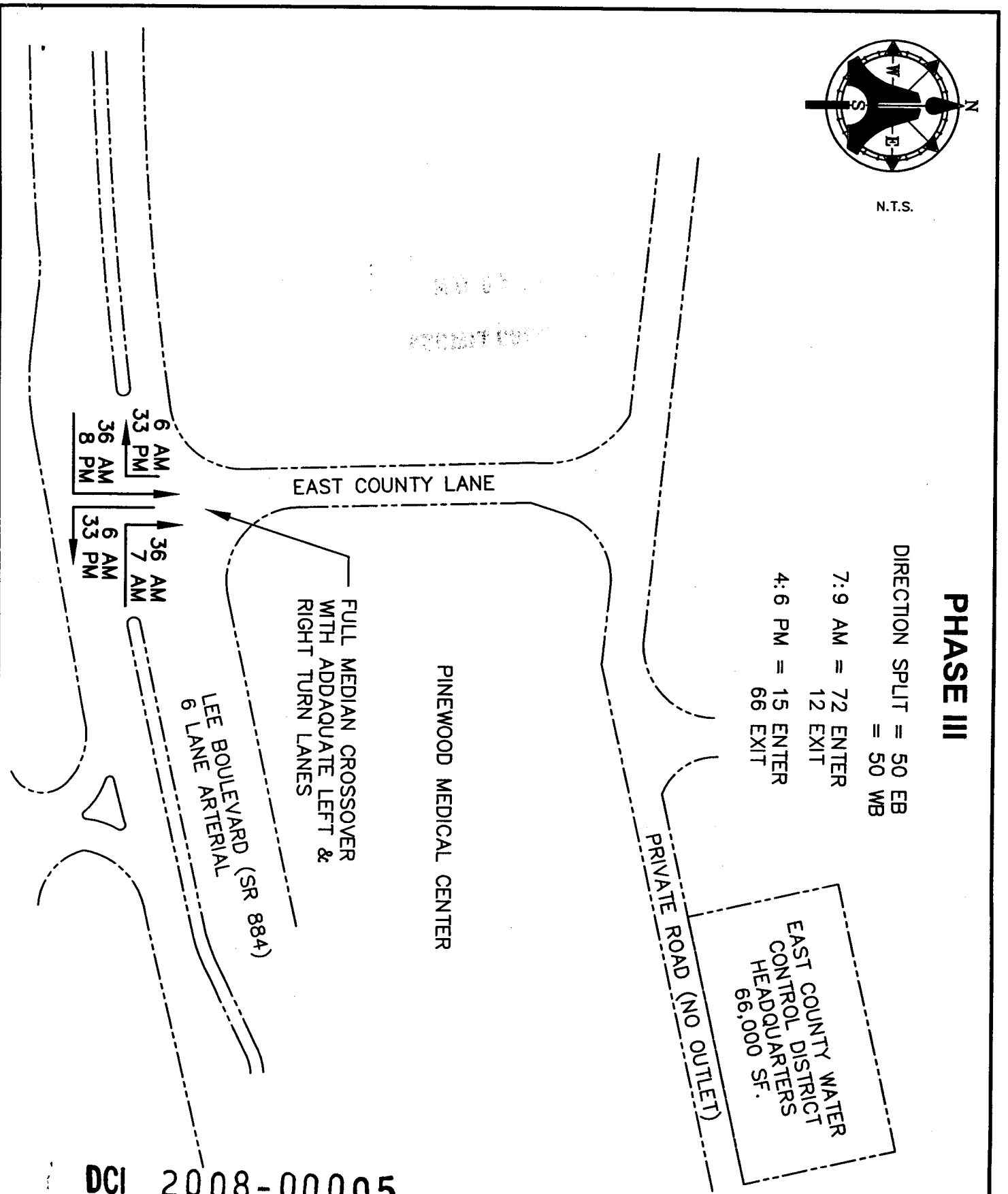


N.T.S.

PHASE III

DIRECTION SPLIT = 50 EB
= 50 WB

7:9 AM = 72 ENTER
12 EXIT
4:6 PM = 15 ENTER
66 EXIT



DCI 2008-00005

EXHIBIT ONE

AIM Engineering & Surveying, Inc.



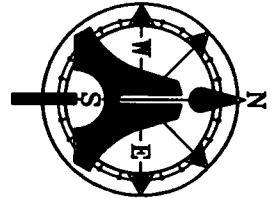
5300 Lee Blvd. / P.O. Box 1235
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REVISED	DATE: 01-2008
	SEC. 30
	COUNTY: LEE COUNTY, FLORIDA
	DRAWING: EXHIBIT ONE

AIM



N.T.S.

PHASE III

DIRECTION SPLIT = 50 EB
= 50 WB

7:9 AM = 72 ENTER
12 EXIT
4:6 PM = 15 ENTER
66 EXIT

EAST COUNTY WATER
CONTROL DISTRICT
HEADQUARTERS
66,000 SF.

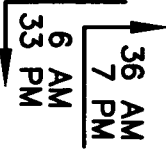
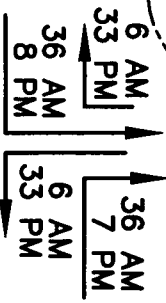
PRIVATE ROAD (NO OUTLET)

PINEWOOD MEDICAL CENTER

FULL MEDIAN CROSSOVER
WITH ADDAQUATE LEFT &
RIGHT TURN LANES

LEE BOULEVARD (SR 884)
6 LANE ARTERIAL

EAST COUNTY LANE



DCI 2008-00005

EXHIBIT ONE

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JOB NUMBER: 07-9413	CLIENT: EAST COUNTY WATER CONTROL DISTRICT		
DRAWN BY PJM	DESCRIPTION: TRAFFIC IMPACT STATEMENT	DRAWING: EXHIBIT ONE	
REVISED	DATE: 01-2008	SEC. 30	COUNTY: LEE COUNTY, FLORIDA

AIM

**EXHIBIT D-7-Q
DEVIATIONS**

**Deviation No. I
Request for Deviation from the Land Development Code
(LDC) Section 10-416 (3) which requires a minimum Type "A"
Buffer Separating Commercial Development from Commercial
Development To permit No Buffer along the south westerly 750
feet of the ECWCD Property.**

**Justification:
Permitting this deviation will allow the existing entrance road
to the ECWCD Headquarters to remain in place. There is an
existing 24 foot curb and gutter section of road within 6 feet of
the existing property line. There will also be a wetland feature
created along the northerly side of the roadway which will be
more than required for the Type "A" Buffer.**

**EXHIBIT D-7-Q
DEVIATIONS**

Deviation No. 2

Request for Deviation from the Land Development Code (LDC) Section 10-620, Design standards and Guidelines for Commercial Buildings, to allow the construction of a steel structure to be used as vehicle repair and storage for the proposed maintenance building and the existing maintenance building as directed on the Master Concept Plan for East County Water control district..

Justification:

Permitting this deviation will allow the existing maintenance building to remain in operation and allow the construction new steel building to be erected in the maintenance and equipment storage yard.

The storage yard is not visible from the public roadways and is separated from the public park with a 200 foot wide canal. It is the intent of the district to landscape the district right-of-way along the canal to form a vegetative buffer between the park and the district property,

DCI 2008-00005

ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Josh Philpott, AICP

DATE: 05/09/2008

John Fredyma, Asst County Attorney
DS Reviewer - Becky Penfield
TIS Reviewer - temporarily reviewed by DOT
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Sam Lee, Natural Resources
Chick Jakacki, Zoning
Mike Pavese, Public Works

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: EAST COUNTY WATER CONTROL DIST

CASE #: DCI2008-00005

INFORMATION SUMMARY:

RESUBMITTAL

To update your file
 Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 05/23/2008

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Prancing

Date: 05/09/2008

ZONING DIVISION
LEE COUNTY

PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution

FROM: Josh Philpott

DATE: 01/30/2008

John Fredyma, Asst County Attorney
DS Reviewer - Becky Penfield
TIS Reviewer - temporarily reviewed by DOT
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Dawn Gordon, Lee County School District
Sam Lee, Natural Resources
Chick Jakacki, Zoning
Mike Pavese, Public Works

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: EAST COUNTY WATER CONTROL DIST

CASE #: DCI2008-00005

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
 Review and forward sufficiency
questions or make finding of
sufficiency

RESPONSE REQUIRED BY: 02/12/2008

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

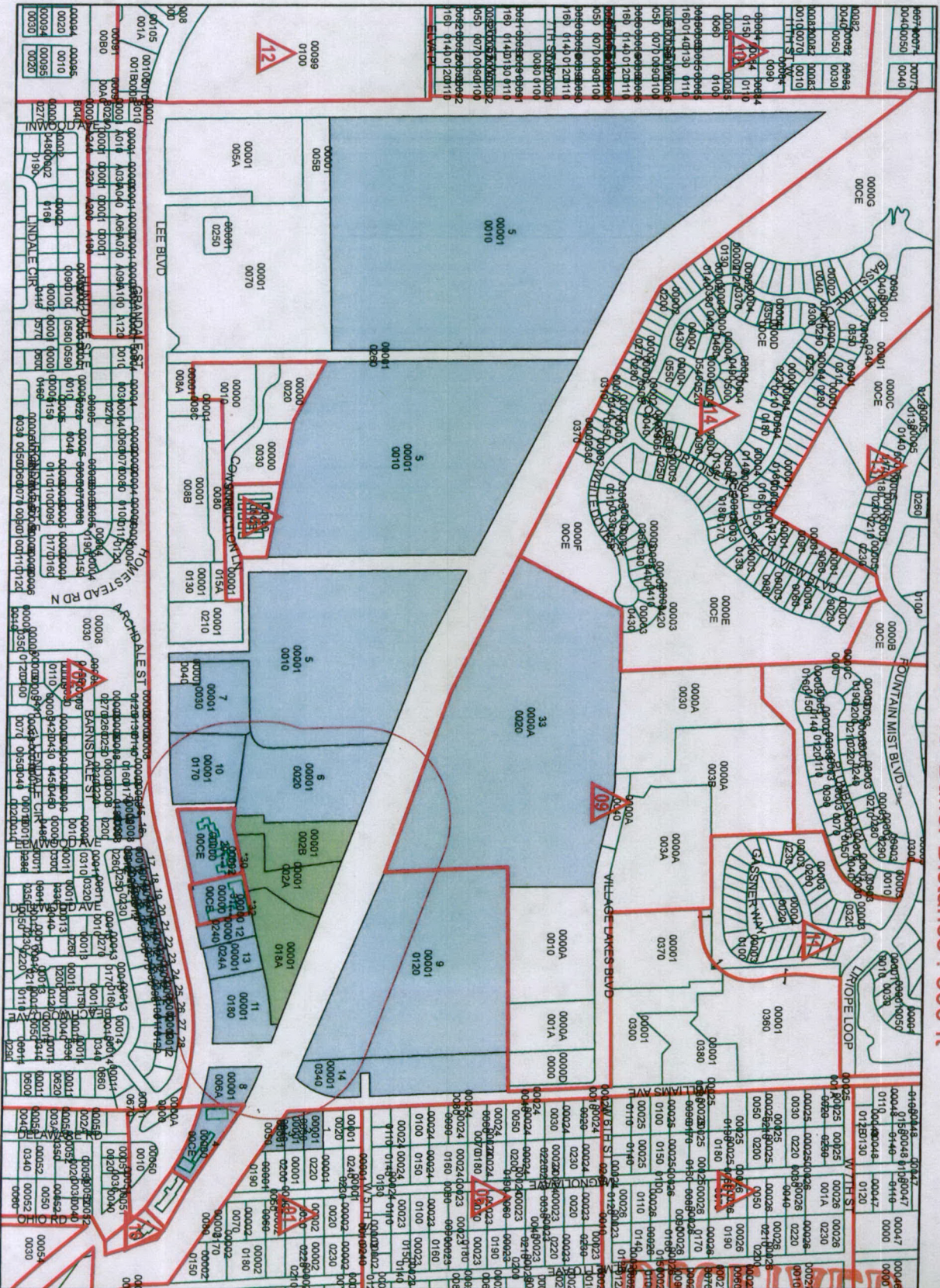
Distributed by: Donna M Hock

Date: 01/30/2008

VARIANCE REPORT

Subject Parcels : 3 Affected Parcels : 48 Buffer Distance : 500 ft

12/11/2007



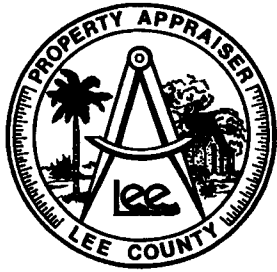
30-44-27-00-00001.018A et al.

840 420 0 840 Feet

DCI 2008-00005

JAN 23 2008

COMMUNITY DEVELOPMENT



Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

RECEIVED
JAN 23 2008

Date of Report: December 11, 2007

Buffer Distance: 500 ft

Parcels Affected: 48

Subject Parcel: 30-44-27-00-00001.018A, 30-44-27-00-00001.002A,
30-44-27-00-00001.002B

COMMUNITY DEVELOPMENT

DCI 2008-00005

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
EBRA ALEXIS 416 WILLIAMS AVE LEHIGH ACRES FL 33972	29-44-27-01-00001.0030 414 WILLIAMS AVE LEHIGH ACRES FL 33936	LEHIGH ACRES UNIT 1 BLK.1 DB 254 PG 20 LOT 3	1
STERR KARL + INGE PO BOX 1101 LEHIGH ACRES FL 33970	29-44-27-01-00001.0040 412 WILLIAMS AVE LEHIGH ACRES FL 33936	LEHIGH ACRES UNIT 1 BLK.1 DB 254 PG 20 LOT 4	2
GIOVANNELLI MELISA W + 5083 LEXINGTON BLVD FORT MYERS FL 33919	29-44-27-01-00001.0050 410 WILLIAMS AVE LEHIGH ACRES FL 33936	LEHIGH ACRES UNIT 1 REPLT BLK.1 DB 263 PG 344 LOT 5	3
PARK PLACE CONDO ASSOCIATION 1000 LEE BLVD LEHIGH ACRES FL 33936	29-44-27-13-00000.00CE COMMON ELEMENT LEHIGH ACRES FL 33936	PARK PLACE CONDO COMMON AREA DESC OR BK 1695 PG 2191 + OR BK 3081 PG0949	4
FLORIDA GOVT UTILITY AUTHORITY GOVERNMENT SERVICES GROUP INC 1500 MAHAN DR STE 250 TALLAHASSEE FL 32308	30-44-27-00-00001.0010 550 CONSTRUCTION LN LEHIGH ACRES FL 33936	PARL S OF ABLE CANAL SECT 30 DESC OR 324 PG 536 + OR 2083 PG 788	5
LAKEVIEW VILLAGE II LLC 6710 WINKLER RD STE 3 FORT MYERS FL 33919	30-44-27-00-00001.0020 555/557 CONSTRUCTION LN LEHIGH ACRES FL 33936	FR SW COR N242.14FT E3394. 73FT N403.03FT TO POB DESC OR2422/2062LES 1.002A/002B LESS ROW OR 2945/1311	6
ZIMMERMAN LEHIGH PROPERTY PO BOX 576 LEHIGH ACRES FL 33970	30-44-27-00-00001.0030 1250/530 LEE BLVD/CONSTRUCTION LN LEHIGH ACRES FL 33936	PARL N OF LEE BLVD + E OF CONSTRUCTION LN DESC IN OR 349 PG 269	7
B + J CORPORATION SCI MGMT CORP TAX DEPT PO BOX 130548 HOUSTON TX 77219	30-44-27-00-00001.006A 1100 LEE BLVD LEHIGH ACRES FL 33936	PARL IN S1/2 OF SE1/4 DESC IN OR1887 PG1103	8
LEE COUNTY PO BOX 398 FORT MYERS FL 33902	30-44-27-00-00001.0120 1400 W 5TH ST LEHIGH ACRES FL 33936	FROM SE COR RUN N 02 DEG 23 MIN 20 SEC W ALG E LI AS DESC IN OR 1144 PG 973	9
ZIMMERMAN LEHIGH PROPERTY PO BOX 576 LEHIGH ACRES FL 33970	30-44-27-00-00001.0170 1170 LEE BLVD LEHIGH ACRES FL 33936	PARL 400 FT ON LEE BLVD IN S 1/2 OF SE 1/4 OF SEC LESS ROW OR 2945/1315	10
805 DEL PRADO BUILDING LLP 3680 BROADWAY FORT MYERS FL 33901	30-44-27-00-00001.0180 1110 LEE BLVD LEHIGH ACRES FL 33936	PARL IN S 1/2 OF SE 1/4 LESS PARS 1.020 + 1.024 + 1.018A + PT 1.006 +1.0020	11
PLAZA LAPOINTE DEV CORP PO BOX 895 LEHIGH ACRES FL 33936	30-44-27-00-00001.0240 1130 LEE BLVD LEHIGH ACRES FL 33936	PARL IN SE 1/4 DESC OR1807 PG1716 LESS PAR 1.24A 1.23A	12
LEHIGH RADIATION ASSOCIATES 2234 COLONIAL BLVD FORT MYERS FL 33907	30-44-27-00-00001.024A 1120 LEE BLVD LEHIGH ACRES FL 33936	PARL IN SE 1/4 N OF LEE BLVD DESC IN OR 1806 PG 3336	13
EAST COUNTY WATER CONTROL DIST 601 EAST COUNTY LN LEHIGH ACRES FL 33936	30-44-27-00-00001.0340 505 WILLIAMS AVE LEHIGH ACRES FL 33936	PARL LOC IN THE E 1/2 OF THE SE 1/4 OF SECT AS DESC IN OR 3078 PG 751	14

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
LOPEZ BENJAMIN + NILDA I + 1302 ARCHDALE ST LEHIGH ACRES FL 33936	30-44-27-02-00008.0180 1302 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK.8 PB 15 PG 126 LOT 18	15
ZARPENTINE LYNN M 1300 ARCHDALE ST LEHIGH ACRES FL 33936	30-44-27-02-00008.0190 1300 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 8 PB 15 PG 126 LOT 19	16
WILLIAMS LAWRENCE M 1228 ARCHDALE ST LEHIGH ACRES FL 33936	30-44-27-02-00012.0010 1228 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK.12 PB 15 PG 127 LOT 1	17
SHUTT ROBERT G + VIRGINIA M 1226 ARCHDALE ST LEHIGH ACRES FL 33936	30-44-27-02-00012.0020 1226 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 12 PB 15 PG 127 LOT 2	18
KONDAN RICHARD G 209 GARFIELD RD KING OF PRUSSIA PA 19406	30-44-27-02-00012.0030 1224 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 12 PB 15 PG 127 LOT 3	19
TRIPPANY JAMES 1222 ARCHDALE ST LEHIGH ACRES FL 33936	30-44-27-02-00012.0040 1222 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 12 PB 15 PG 127 LOT 4	20
MCKINLEY HARRY W 1106-57TH ST KENOSHA WI 53140	30-44-27-02-00012.0050 1220 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 12 PB 15 PG 127 LOT 5	21
SMITH DAVID R + 1218 ARCHDALE ST LEHIGH ACRES FL 33936	30-44-27-02-00012.0060 1218 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 12 PB 15 PG 127 LOT 6	22
LEONARD KEVIN 1216 ARCHDALE ST LEHIGH ACRES FL 33936	30-44-27-02-00012.0070 1216 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 12 PB 15 PG 127 LOT 7	23
SMITH DALE R 3421 22ND ST W LEHIGH ACRES FL 33971	30-44-27-02-00012.0080 1214 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 12 PB 15 PG 127 LOT 8	24
CHINCHILLA ADOLFO + ERLINDA D 1212 ARCHDALE ST LEHIGH ACRES FL 33936	30-44-27-02-00012.0090 1212 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 12 PB 15 PG 127 LOT 9	25
PRATT CARMEN 1210 ARCHDALE ST LEHIGH ACRES FL 33936	30-44-27-02-00012.0100 1210 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 12 PB 15 PG 127 LOT 10	26
PETERS LISA A + 1208 ARCHDALE ST LEHIGH ACRES FL 33936	30-44-27-02-00012.0110 1208 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 12 PB 15 PG 127 LOT 11	27
ROMAN FELIPE 2501 SE 8TH PL CAPE CORAL FL 33904	30-44-27-02-00012.0120 1206 ARCHDALE ST LEHIGH ACRES FL 33936	WEDGEWOOD BLK 12 PB 15 PG 127 LOT 12	28
PINEWOOD MEDICAL PLAZA ASSOC DR ROBERT L HOOPER 1154 LEE BLVD UT 5 LEHIGH ACRES FL 33936	30-44-27-07-00000.00CE COMMON ELEMENT LEHIGH ACRES FL 33936	A CONDOMINIUM LOCATED IN SEC 30 TWP 44 RGE 27 AS DESC IN OR 1764 PG 783 LESS ROW OR 2945 PG 1307 + LESS ROW OR 3030 PG 2466 COMMON ELEMENTS	29
THOMPSON KENNETH K + BEVERLY 618 LINCOLN AVE LEHIGH ACRES FL 33972	30-44-27-07-00002.00A0 1150 LEE BLVD LEHIGH ACRES FL 33936	PINEWOOD MEDICAL PLAZA OR 1764 PG 0783 PH-II UNIT A	*30
PRABAKARAN BALA C + JANSI R 312 PRATHER DR FORT MYERS FL 33919	30-44-27-07-00002.00B0 1150 LEE BLVD LEHIGH ACRES FL 33936	PINEWOOD MEDICAL PLAZA OR 1764 PG 0783 PH-II UNIT B	*30
PENARANDA CARLO + FE S 1150 LEE BLVD STE C LEHIGH ACRES FL 33936	30-44-27-07-00002.00C0 1150 LEE BLVD LEHIGH ACRES FL 33936	PINEWOOD MEDICAL PLAZA OR 1764 PG 0783 PH-II UNIT C	*30
YLISASTIGUI PEDRO P 11 LINCOLN AV LEHIGH ACRES FL 33972	30-44-27-07-00002.00D0 1150 LEE BLVD LEHIGH ACRES FL 33936	PINEWOOD MEDICAL PLAZA OR 1764 PG 0783 PH-II UNIT D	*30

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
YLISASTIGUI PEDRO P 11 LINCOLN AV LEHIGH ACRES FL 33972	30-44-27-07-00002.00E0 1150 LEE BLVD LEHIGH ACRES FL 33936	PINEWOOD MEDICAL PLAZA OR 1764 PG 0783 PH-II UNIT E	*30
CROLEY JAMES E III 23921 ADDISON PLACE CT BONITA SPRINGS FL 34134	30-44-27-07-00002.00F0 1150 LEE BLVD LEHIGH ACRES FL 33936	PINEWOOD MEDICAL PLAZA OR 1764 PG 0783 PH-II UNIT F	*30
CORAL PLAZA CONDO ASSOC 1140 LEE BLVD LEHIGH ACRES FL 33936	30-44-27-08-00000.00CE COMMON ELEMENTS LEHIGH ACRES FL 33936	CORAL PLAZA CONDO DESC OR BK 2236 PG 0050 CE: LAND ONLY	31
JAN PROPERTIES OF LEHIGH LLC 403 JOAN AV N LEHIGH ACRES FL 33971	30-44-27-08-00000.1010 1140 LEE BLVD #101 LEHIGH ACRES FL 33936	CORAL PLAZA OR 2236 PG 0050 UNIT 101	*32
JAN PROPERTIES OF LEHIGH LLC 403 JOAN AV N LEHIGH ACRES FL 33971	30-44-27-08-00000.1020 1140 LEE BLVD #102 LEHIGH ACRES FL 33936	CORAL PLAZA OR 2236 PG 0050 UNIT 102	*32
JAN PROPERTIES OF LEHIGH LLC 403 JOAN AV N LEHIGH ACRES FL 33971	30-44-27-08-00000.1030 1140 LEE BLVD #103 LEHIGH ACRES FL 33936	CORAL PLAZA OR 2236 PG 0050 UNIT 103	*32
JAN PROPERTIES OF LEHIGH LLC 403 JOAN AV N LEHIGH ACRES FL 33971	30-44-27-08-00000.1040 1140 LEE BLVD #104 LEHIGH ACRES FL 33936	CORAL PLAZA OR 2236 PG 0050 UNIT 104	*32
JAN PROPERTIES OF LEHIGH LLC 403 JOAN AV N LEHIGH ACRES FL 33971	30-44-27-08-00000.1050 1140 LEE BLVD #105 LEHIGH ACRES FL 33936	CORAL PLAZA OR 2236 PG 0050 UNIT 105	*32
JAN PROPERTIES OF LEHIGH LLC 403 JOAN AV N LEHIGH ACRES FL 33971	30-44-27-08-00000.1060 1140 LEE BLVD #106 LEHIGH ACRES FL 33936	CORAL PLAZA OR 2236 PG 0050 UNIT 106	*32
JAN PROPERTIES OF LEHIGH LLC 403 JOAN AV N LEHIGH ACRES FL 33971	30-44-27-08-00000.1070 1140 LEE BLVD #107 LEHIGH ACRES FL 33936	CORAL PLAZA OR 2236 PG 0050 UNIT 107	*32
JAN PROPERTIES OF LEHIGH LLC 403 JOAN AV N LEHIGH ACRES FL 33971	30-44-27-08-00000.1080 1140 LEE BLVD #108 LEHIGH ACRES FL 33936	CORAL PLAZA OR 2236 PG 0050 UNIT 108	*32
KEELAN MICHAEL L 1209 E 3RD ST LEHIGH ACRES FL 33972	30-44-27-08-00000.1090 1140 LEE BLVD #109 LEHIGH ACRES FL 33936	CORAL PLAZA OR 2236 PG 0050 UNIT 109	*32
AT THE TOP INC 1140 LEE BLVD #110 LEHIGH ACRES FL 33936	30-44-27-08-00000.1100 1140 LEE BLVD #110 LEHIGH ACRES FL 33936	CORAL PLAZA OR 2236 PG 0050 UNIT 110	*32
JAN PROPERTIES OF LEHIGH LLC 403 JOAN AV N LEHIGH ACRES FL 33971	30-44-27-08-00000.1110 1140 LEE BLVD #111 LEHIGH ACRES FL 33936	CORAL PLAZA OR 2236 PG 0050 UNIT 111	*32
LEHIGH LAKES RESIDENTIAL HENRY PAUL JOHNSON ESQ 6640 WILLOW PARK DR NAPLES FL 34109	30-44-27-09-0000A.0020 1251 VILLAGE LAKES BLVD LEHIGH ACRES FL 33936	VILLAGE ON THE LAKES PB 60 PG 46 PARCEL A-2	33

48 RECORDS PRINTED



COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION

Date: February 5, 2008

Case Number: DCI2008-00005

Case Name: EAST COUNTY WATER CONTROL DIST

Request: Rezone 8.67± acres from Agriculture (Ag-2), Light Industrial (IL and Commercial Planned Development (CPD) to Commercial Planned Development to permit approximately 67,500 square-feet of commercial uses including but not limited to; office, Emergency Operations Center and Social Services. Connections to central sewer and water services will be provided.

Location: The subject property is located at 601 East County Lane, in S30-T44S-R27E, Lee County, FL. (

Location Map: SEE REVERSE

PROPERTY OWNER'S REPRESENTATIVE: AIM ENGINEERING & SURVEY INC
239-332-4569

Lee County Planner: Josh Philpott
(239) 533-8365

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/533-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

DMH

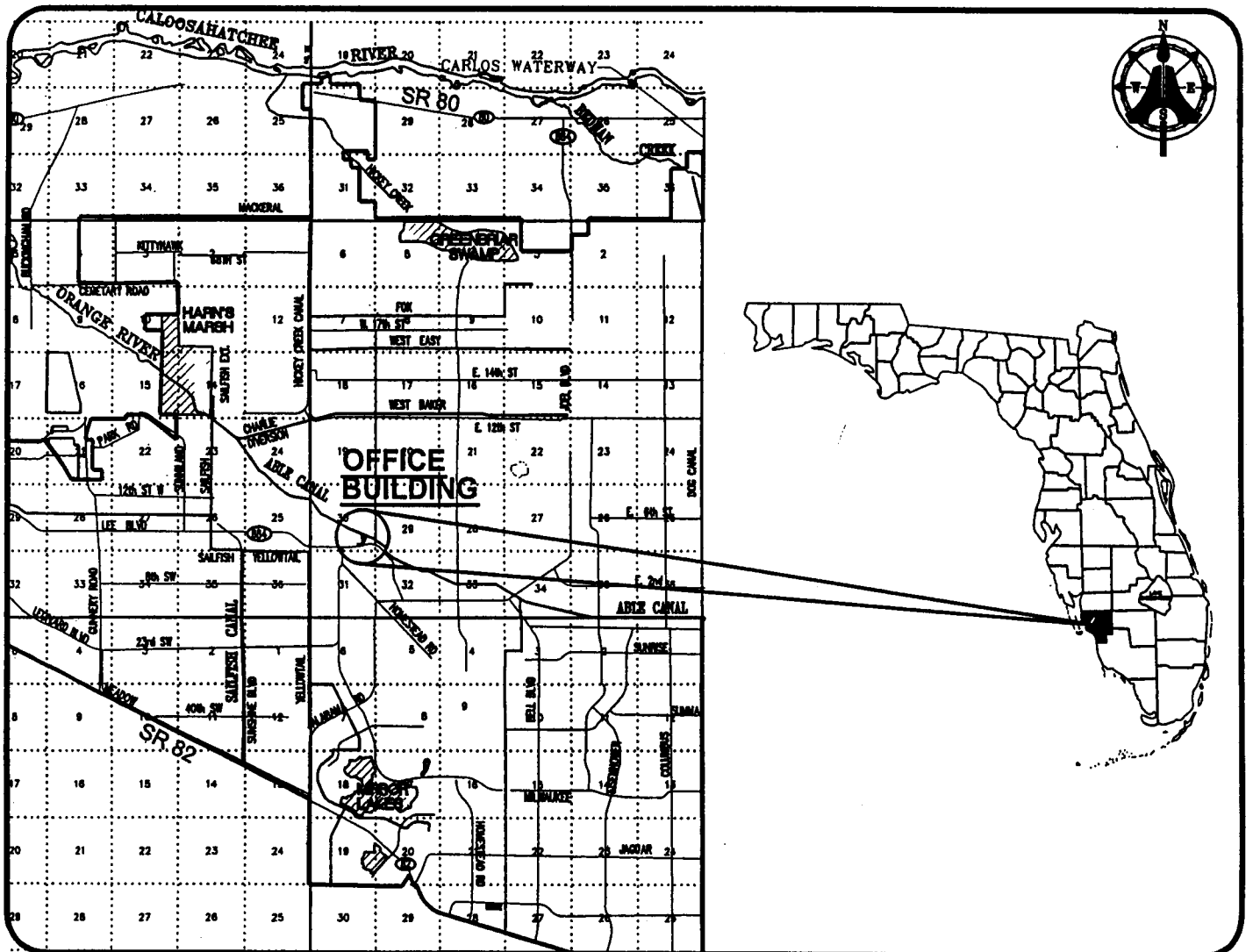
DCI 2008-00005

COMMUNITY DEVELOPMENT

JAN 23 2008

RECEIVED

SECTION 30, TOWNSHIP 44 SOUTH, RANGE 27 EAST, LEHIGH ACRES, FLORIDA



VICINITY / LOCATION MAP

NOT TO SCALE

29-44-27-01-00001.0030
EBRA ALEXIS
416 WILLIAMS AVE
LEHIGH ACRES, FL 33972

29-44-27-01-00001.0050
GIOVANNELLI MELISA W +
5083 LEXINGTON BLVD
FORT MYERS, FL 33919

30-44-27-00-00001.0010
FLORIDA GOVT UTILITY AUTHORITY
GOVERNMENT SERVICES GROUP INC
1500 MAHAN DR STE 250
TALLAHASSEE, FL 32308

30-44-27-00-00001.0030
ZIMMERMAN LEHIGH PROPERTY
PO BOX 576
LEHIGH ACRES, FL 33970

30-44-27-00-00001.0120
LEE COUNTY
PO BOX 398
FORT MYERS, FL 33902

30-44-27-00-00001.0180
805 DEL PRADO BUILDING LLP
3680 BROADWAY
FORT MYERS, FL 33901

30-44-27-00-00001.024A
LEHIGH RADIATION ASSOCIATES
2234 COLONIAL BLVD
FORT MYERS, FL 33907

30-44-27-02-00008.0180
LOPEZ BENJAMIN + NILDA I +
1302 ARCHDALE ST
LEHIGH ACRES, FL 33936

30-44-27-02-00012.0010
WILLIAMS LAWRENCE M
1228 ARCHDALE ST
LEHIGH ACRES, FL 33936

30-44-27-02-00012.0030
KONDAN RICHARD G
209 GARFIELD RD
KING OF PRUSSIA, PA 19406

29-44-27-01-00001.0040
STERR KARL + INGE
PO BOX 1101
LEHIGH ACRES, FL 33970

29-44-27-13-00000.00CE
PARK PLACE CONDO
ASSOCIATION
1000 LEE BLVD
LEHIGH ACRES, FL 33936

30-44-27-00-00001.0020
LAKEVIEW VILLAGE II LLC
6710 WINKLER RD STE 3
FORT MYERS, FL 33919

30-44-27-00-00001.006A
B + J CORPORATION
SCI MGMT CORP TAX DEPT
PO BOX 130548
HOUSTON, TX 77219

30-44-27-00-00001.0170
ZIMMERMAN LEHIGH PROPERTY
PO BOX 576
LEHIGH ACRES, FL 33970

30-44-27-00-00001.0240
PLAZA LAPOINTE DEV CORP
PO BOX 895
LEHIGH ACRES, FL 33936

30-44-27-00-00001.0340
EAST COUNTY WATER CONTROL DIST
601 EAST COUNTY LN
LEHIGH ACRES, FL 33936

30-44-27-02-00008.0190
ZARPENTINE LYNN M
1300 ARCHDALE ST
LEHIGH ACRES, FL 33936

30-44-27-02-00012.0020
SHUTT ROBERT G + VIRGINIA M
1226 ARCHDALE ST
LEHIGH ACRES, FL 33936

30-44-27-02-00012.0040
TRIPPANY JAMES
1222 ARCHDALE ST
LEHIGH ACRES, FL 33936

30-44-27-02-00012.0050
MCKINLEY HARRY W
1106-57TH ST
KENOSHA, WI 53140

30-44-27-02-00012.0060
SMITH DAVID R +
1218 ARCHDALE ST
LEHIGH ACRES, FL 33936

30-44-27-02-00012.0070
LEONARD KEVIN
1216 ARCHDALE ST
LEHIGH ACRES, FL 33936

30-44-27-02-00012.0080
SMITH DALE R
3421 22ND ST W
LEHIGH ACRES, FL 33971

30-44-27-02-00012.0090
CHINCHILLA ADOLFO + ERLINDA D
1212 ARCHDALE ST
LEHIGH ACRES, FL 33936

30-44-27-02-00012.0100
PRATT CARMEN
1210 ARCHDALE ST
LEHIGH ACRES, FL 33936

30-44-27-02-00012.0110
PETERS LISA A +
1208 ARCHDALE ST
LEHIGH ACRES, FL 33936

30-44-27-02-00012.0120
ROMAN FELIPE
2501 SE 8TH PL
CAPE CORAL, FL 33904

30-44-27-07-00000.00CE
PINWOOD MEDICAL PLAZA ASSOC
DR ROBERT L HOOPER
1154 LEE BLVD UT 5
LEHIGH ACRES, FL 33936

30-44-27-07-00002.00A0
THOMPSON KENNETH K + BEVERLY
618 LINCOLN AVE
LEHIGH ACRES, FL 33972

30-44-27-07-00002.00B0
PRABAKARAN BALA C + JANSI R
312 PRATHER DR
FORT MYERS, FL 33919

30-44-27-07-00002.00C0
PENARANDA CARLO + FE S
1150 LEE BLVD STE C
LEHIGH ACRES, FL 33936

30-44-27-07-00002.00D0
YLISASTIGUI PEDRO P
11 LINCOLN AV
LEHIGH ACRES, FL 33972

30-44-27-07-00002.00E0
YLISASTIGUI PEDRO P
11 LINCOLN AV
LEHIGH ACRES, FL 33972

30-44-27-07-00002.00F0
CROLEY JAMES E III
23921 ADDISON PLACE CT
BONITA SPRINGS, FL 34134

30-44-27-08-00000.00CE
CORAL PLAZA CONDO ASSOC
1140 LEE BLVD
LEHIGH ACRES, FL 33936

30-44-27-08-00000.1010
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AV N
LEHIGH ACRES, FL 33971

30-44-27-08-00000.1020
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AV N
LEHIGH ACRES, FL 33971

30-44-27-08-00000.1030
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AV N
LEHIGH ACRES, FL 33971

30-44-27-08-00000.1040
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AV N
LEHIGH ACRES, FL 33971

30-44-27-08-00000.1050
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AV N
LEHIGH ACRES, FL 33971

30-44-27-08-00000.1060
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AV N
LEHIGH ACRES, FL 33971

30-44-27-08-00000.1070
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AV N
LEHIGH ACRES, FL 33971

30-44-27-08-00000.1080
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AV N
LEHIGH ACRES, FL 33971

30-44-27-08-00000.1090
KEELAN MICHAEL L
1209 E 3RD ST
LEHIGH ACRES, FL 33972

30-44-27-08-00000.1100
AT THE TOP INC
1140 LEE BLVD #110
LEHIGH ACRES, FL 33936

30-44-27-08-00000.1110
JAN PROPERTIES OF LEHIGH LLC
403 JOAN AV N
LEHIGH ACRES, FL 33971

30-44-27-09-0000A.0020
LEHIGH LAKES RESIDENTIAL
HENRY PAUL JOHNSON ESQ
6640 WILLOW PARK DR
NAPLES, FL 34109

Lehigh Acres Community Planning Assoc.
536 Whispering Wind Bend
Lehigh Acres, FL 33936

Charlie DiFelice
Lehigh Acres Community Planning Assoc.
702 Willow Drive
Lehigh Acres, FL 33936

Robert Anderson
Lehigh Acres Watchdog Inc.
PO Box 1778
Lehigh Acres, FL 33970

L. J. Lewis
AIM Engineering & Survey, Inc.
5300 Lee Blvd.
Lehigh Acres, FL 33971

