RECORD VERIFIED - CHARLIE GREEN, CLERK
BY: H. FERNSTROM, D.C.

OFF REC 1804 pg 2359

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

WHEREAS, Lee County Board of County Commissioners on behalf of L & M Development, has properly filed an application for: a) the following district boundary changes: Parcel A - District boundary change from RM-2 to PUD; Parcel B - District boundary change from AG to PUD; Parcel C - District boundary change from C-1A to PUD; Parcel D - District boundary change from CT to PUD; Parcel E - District boundary change from C-1A to PUD; Parcel F - District boundary change from RM-2 to PUD; Parcel G - District boundary change from RM-2 to PUD; and Parcel H - District boundary change from RM-2 to PUD. The above district boundary change requests to PUD will include both preliminary and final PUD approval; and b) a variance to relax the Lee County Zoning Regulations PUD application requirement 606.C.2.a. which states the need for evidence of unified control of the proposed PUD; on a piece of property located approximately 1/2 mile south of the intersection of Cypress Lake Drive and Winkler Road, described more particularly as;

LEGAL DESCRIPTION: Section 21, 27, & 28, Township 45S, Range 24E, Lee County, Florida.

A parcel of land lying in Section 21, Township 45S, Range 24E, Lee County, Florida, described as follows:

From the southeast corner of said Section 21 run N 89° 51' 16" W along the south line of said Section 21 for 332.46' to the west line of the east ½ of the east ½ of the southeast ¼ of the southeast ¼ of said Section 21 and the point of beginning. From said point of beginning continue N 89° 51' 16" W along the south line of Section 21 for 1305.89'; thence run N 00° 08' 44" E for 548.02' to the southerly corner of the lands described in Official Record Book 968 at Pages 173 and 174 of the public records of Lee County, Florida; thence run N 39° 00' 18" E along the southeasterly line of said lands described in O.R. Book 968 at pages 173 and 174 for 219.00' to a point on the northwesterly line of Lake McGregor as described in O.R. Book 1087 at page 343 of said public records; thence run S 50° 59' 42" E (perpendicular to said westerly line) for 100.00' to the centerline of said Lake McGregor; thence run N 39° 00' 18" E along said centerline for 675.00'; thence run N 89° 08' 11" E for 233.32' to the southwest corner of Lot 1, Block 5 of Fiesta Village, First Addition, according to the Plat Book 12 at page 135 of said public records; thence run east along the southerly line of Block 5 for 434.01' to the aforesaid west line of the east ½ of the east ½ of the southeast ¼ of said Section 21; thence run S 00° 09' 14" W for 1186.63' to the point of beginning.

AND

NE ¼ of Section 28, and NW ¼ of Section 27 west of Winkler Road in Township 45S, Range 24E, Lee County, Florida.

Less the following:

A tract or parcel of land situated in the State of Florida, County of Lee, being a part of Section 27, Township 45 South, Range 24 East, and further bounded and described as follows:

Starting at the northwest corner of said Section 27; thence S 0° 16' 12" E along the west line of said Section a distance of 50.00 feet to a point on the southerly right-of-way line of Myerlee Country Club Boulevard (50.00 feet wide); thence N 89° 54' 45" E along said southerly right-of-way line a distance of 1716.38 feet; thence by a curve deflecting to the right a distance of 47.49 feet, said curve having a radius of 30.00 feet and a chord that bears S 44° 44' 20" E a distance of 42.68 feet to a point on the westerly right-of-way line of Winkler Road (100.00 feet wide); thence S 0° 36' 35" W along said westerly right-of-way line a distance of 1021.18 feet; thence by a curve deflecting to the right along said westerly right-of-way line a distance of 248.56 feet, said curve having a radius of 850.00 feet and a chord that bears S 8° 59' 13" W a distance of 247.67 feet to a point and the principal place of beginning; thence continue along said curve deflecting to the right and along said westerly right-of-way line a distance of 128.63 feet, said curve having a radius of 850.00 feet and a chord that bears S 21° 41' 58" W a distance of 128.51 feet; thence S 26° 02' 05" W along said westerly right-of-way line a distance of 408.03 feet; thence by a curve deflecting to the left a distance of 230.92 feet, said curve having a radius of 950.00 feet and a chord that bears S 19° 04' 16" W a distance of 230.35 feet to a point on the northeasterly line of a former IDD canal easement (124.00 feet wide); thence N 68° 19' 34" W along said northeasterly line a distance of 421.65 feet; thence N 22° 14' 45" E parallel with and 100.00 feet southeasterly of, as measured on a perpendicular, the southeasterly line of Cedarhurst Drive (50.00 feet wide) a distance of 589.69 feet; thence N 89° 43' 48" E parallel with and 100.00 feet south of, as measured on a perpendicular, the south line of Edgewater Circle (50.00 feet wide) a distance of 470.46 feet to the point of beginning.

Subject to reservations, restrictions and easements of record.

OFF REC 1804 PG 2360

WHEREAS, Lee County Board of County Commissioners has the authority under Section 401.1.D of the Lee County Zoning Regulations to initiate this application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Zoning Board, with full consideration of all the evidence available to the Zoning Board; and

WHEREAS, the Lee County Zoning Board fully reviewed the matter and recommended approval of preliminary PUD on all parcels and final PUD on all parcels except parcel D with conditions proposed by staff, based on the LPA finding the request consistent with the Lee County Comprehensive Plan and the Zoning Board upholding the findings of staff and approving as to their recommendations; and

WHEREAS, an appeal was timely filed by Division of Community Development; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners; and

WHEREAS, in the legislative process the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the Staff, the Local Planning Agency, the Zoning Board, the documents on file with the County, and the testimony of all interested persons:

OFF REC 1804 PG 2361

LEGISLATIVE HISTORY:

The staff recommended that the Board of County Commissioners approve the preliminary PUD on all parcels, and approve the final PUD on all parcels except parcel D, and approve the variance. The basis for the staff recommendation is that the requested zoning change is an effort to reconcile the existing land use and zoning. "Myerlee" had originally been approved as a "Planned Unit Development concept" before the County had adopted a PUD zoning district. Parts of the existing development do not meet the current property development regulations, and could therefore not be built back in the event of a natural disaster. Also, the current zoning would not allow the construction of an adult congregate living facility on the remaining vacant parcel known as parcel D, as was anticipated in previous master plan approvals by the Board of County Commissioners.

The plans submitted for all parcels other than parcel D have been previously approved for development by Lee County, some as early as 1972. Their approval through the PUD process at this time will insure subsequent owners that their zoning is proper and that their units could be reconstructed in the event of their destruction. It will also maintain the existing golf course by removing its multi-family zoning. The project has been constructed in conformance with regulations in effect at the time of various site plan approvals.

The precise unit totals and acreages approved at the numerous County Commission meetings since 1972 have been impossible to trace due to lax record keeping, the lack of a true PUD mechanism, and several plan revisions. However, it is clear that the development has proceeded in substantial conformance with the original plans, and at a density slightly below that initially approved for the project. The variance is necessary because no longer can anyone present unified controls since the property has been sold off to individual unit and lot owners.

Preliminary PUD approval of parcel D should be conditioned as follows to avoid negative impacts on existing phases of the project:

1. The west property line will have a 20' wide continuous landscaped buffer approximately 450' in length;
2. The building complex proposed will not exceed 3 stories in height above existing grade, nor any closer than 100' to the west property line;
3. There will be no traffic connection to the existing shopping center on the north side except for a pedestrian/bike path for in-house residents.
4. There will be no building construction on/or to inhibit the 94' IDD Canal running across the north end of the property.
5. If the residential units are constructed as an adult congregate living facility, commercial uses may be allowed for the use of residents such as the following: barber/beauty shop, in-house medical office, dining area, pool/courtyard and an office for the existing developer of Myerlee; and other conditions above will not be exceeded; and
6. The final PUD plans shall be filed concurrently for a Preliminary Development Order and must be consistent with all Development Regulations in effect at the time of submission.

The LPA found the request to be consistent with the Plan and the PUD to be consistent with the Plan provided that it does not require the developer to build at less than 5 units per acre overall; in other words, if the PUD that is being proposed says this site must be developed at a number which will make the total project inconsistent or less than 5 units per acre, it will be inconsistent with the Plan because it is requiring too little density.

The Zoning Board recommended preliminary PUD approval on all parcels and final PUD approval on all parcels except D and recommended approval of the variance.

The staff in their conversations with the Board of County Commissioners noted that as-built plans were submitted by the developer of the project and noted that the developer and the County have worked together in an effort to resolve the zoning difficulties with this property.

OFF REC 1804 PG 2347

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS AS THE ZONING APPEALS BOARD, that the Zoning Appeals Board does hereby grant preliminary and final PUD approval for parcels A, B, C, E, F, G, and H in accordance with the 30 page plan submitted by Edgar A. Wilson, Architect, dated March 16, 1984 and signed by the Chairman on March 11, 1985. The Board also hereby grants preliminary PUD approval only on parcel D, also in accordance with the above-referenced plans and with the following six additional conditions:

1. The west property line will have a 20' wide continuous landscaped buffer approximately 450' in length;
2. The building complex proposed will not exceed 3 stories in height above existing grade, nor any closer than 100' to the west property line;
3. There will be no traffic connection to the existing shopping center on the north side except for a pedestrian/bike path for in-house residents.
4. There will be no building construction on/or to inhibit the 94' IDD Canal running across the north end of the property.
5. If the residential units are constructed as an adult congregate living facility, commercial uses may be allowed for the use of residents such as the following: barber/beauty shop, in-house medical office, dining area, pool/courtyard and an office for the existing developer of Myerlee; and other conditions above will not be exceeded; and
6. The final PUD plans shall be filed concurrently for a Preliminary Development Order and must be consistent with all Development Regulations in effect at the time of submission.

The Board does also hereby grant approval of a variance to relax the Lee County Zoning Regulations PUD application requirement 606.C.2.A which states the need for evidence of unified control of the proposed PUD, due to the present impossibility of acquiring a document of unified control, in light of the fact that the majority of the project is built out.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Wallace, and seconded by Commissioner Goss and, upon being put to a vote, was as follows:

Porter J. Goss	Aye
Roland Eastwood	Aye
Mary Ann Wallace	Aye
Bill Fussell	Aye
Donald D. Slisher	Aye

DULY PASSED AND ADOPTED this 11th day of March, A.D., 1985.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

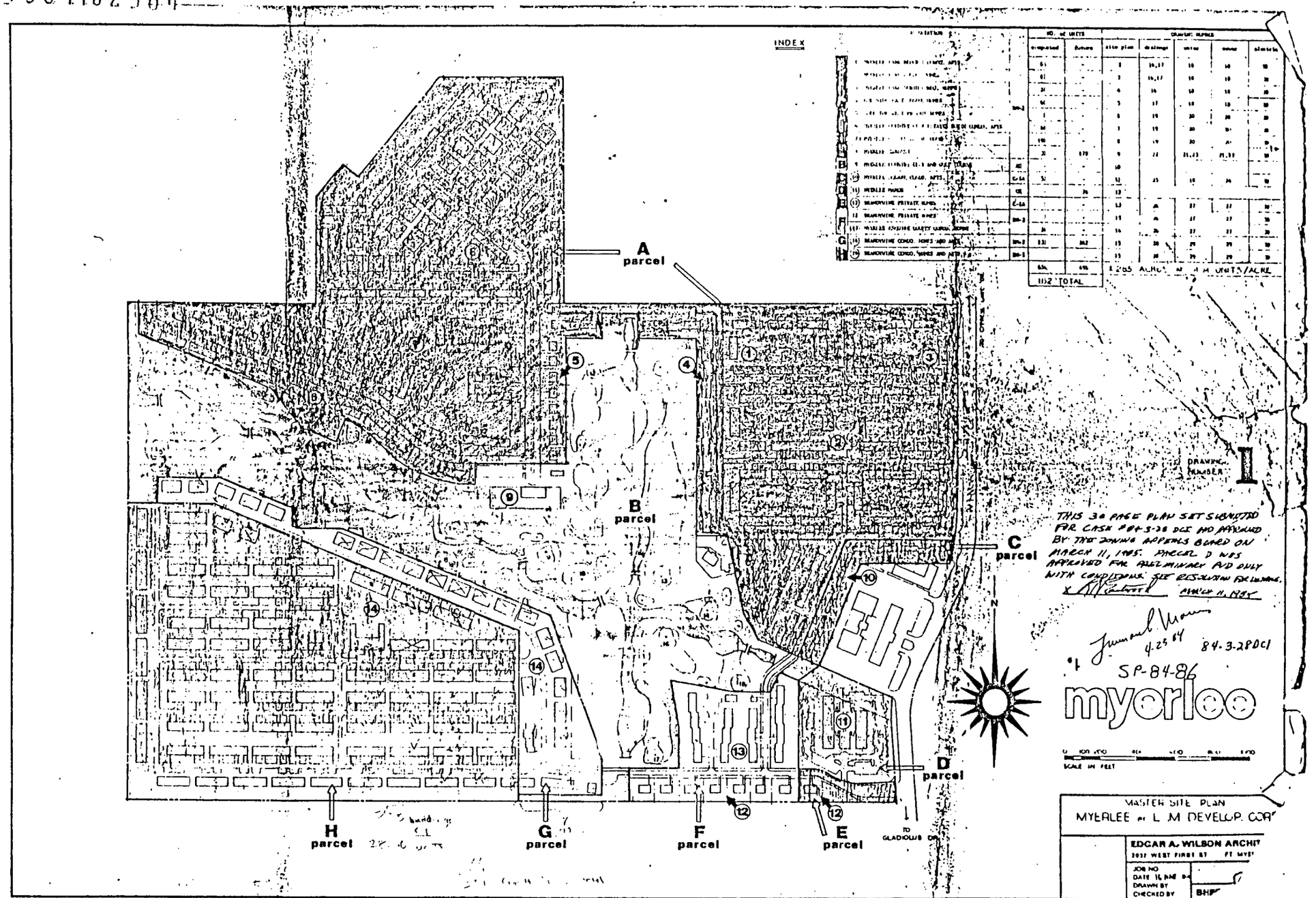
_____
County Attorney's Office

REC 1804PG2363

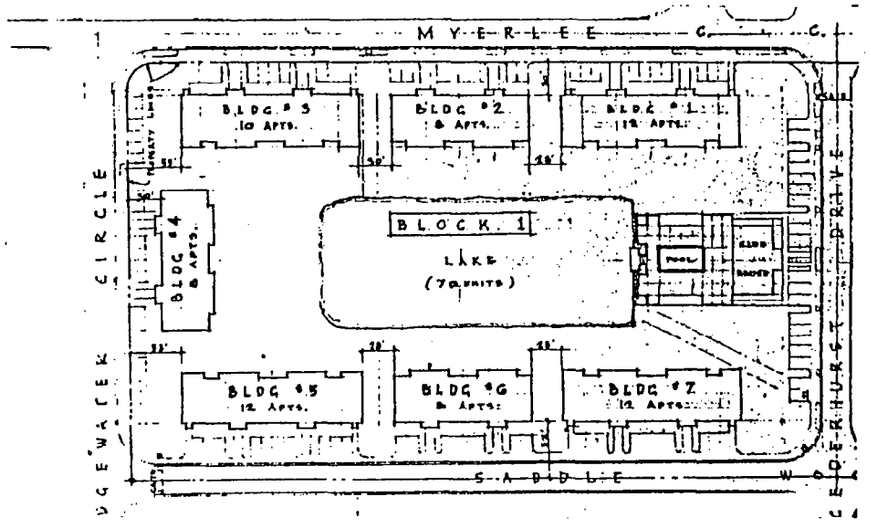
RESOLUTION NUMBER ZAB-84-86
(0534Z)

HEARING NUMBER 84-3-28 DCI

OFF REC 1804 PG 2364



OFF REC 1804 PG 2365



NORTH

MYERLEE PARK BLOCK 1 CONDO. APTS.

SCALE 1"=50'

2

84-3-28DC1

SP-84-86

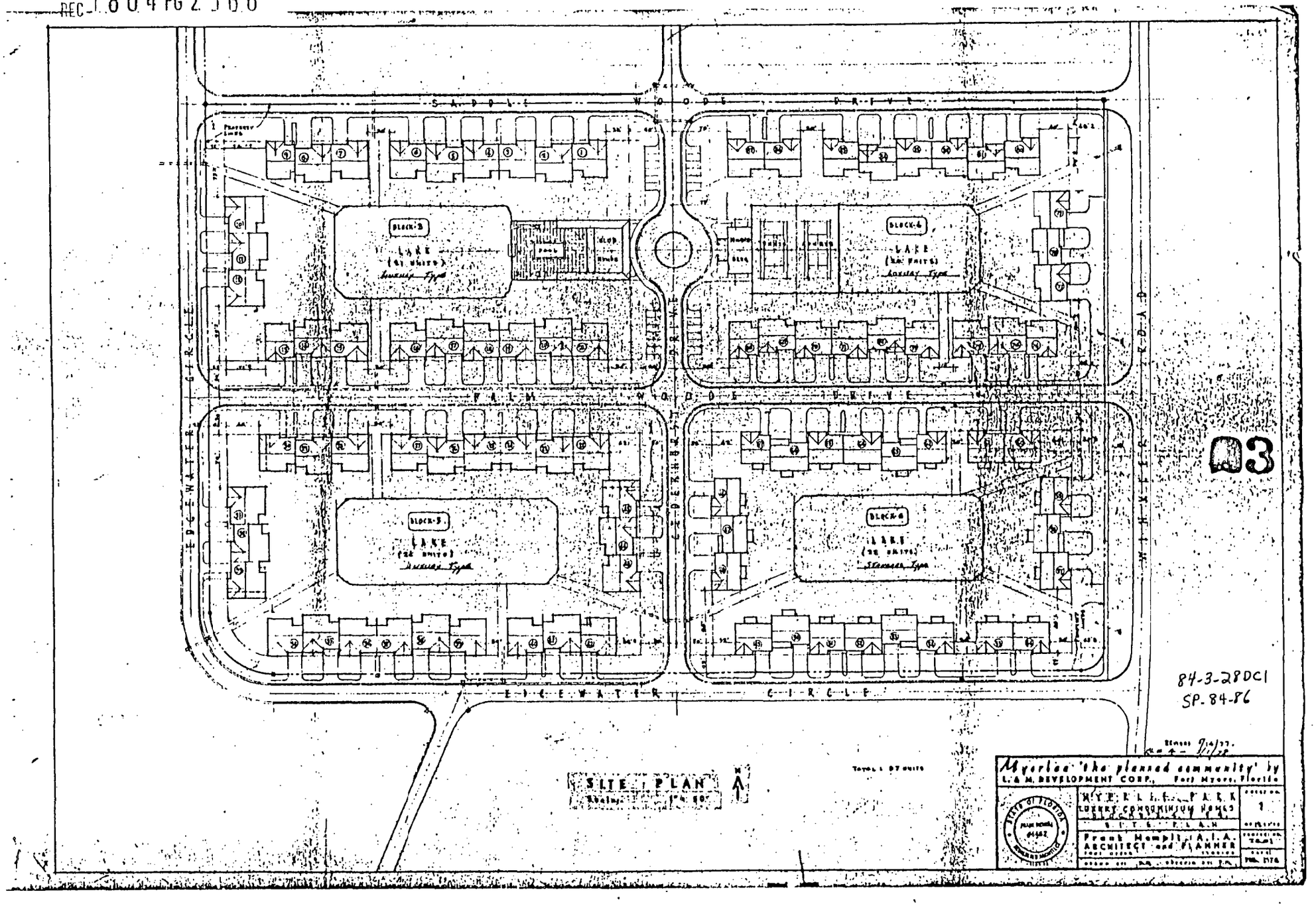
SITE PLAN

EDGAR A. WILSON ARCHITECT
3037 WEST FIRST ST. FT MYERS, FLA.

JOB NO.
DATE
DRAWN BY
CHECKED BY

SHEET OF

OFF REC 1804 PG 2366



Q3

84-3-28DC1
SP-84-86

Revised 7/14/77
7/15/77

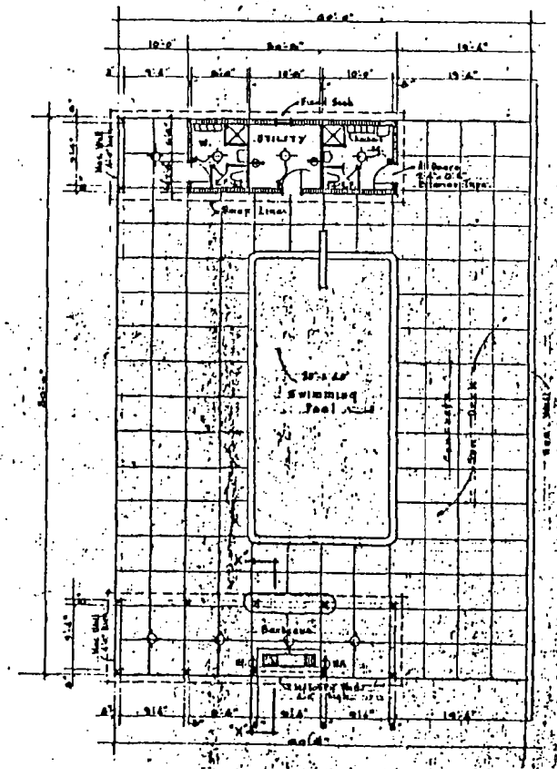
Myerlee 'the planned community' by
L.A.M. DEVELOPMENT CORP., Fort Myers, Florida

MYERLEE PARK
LUXURY CONDOMINIUM HOMES
SITE PLAN

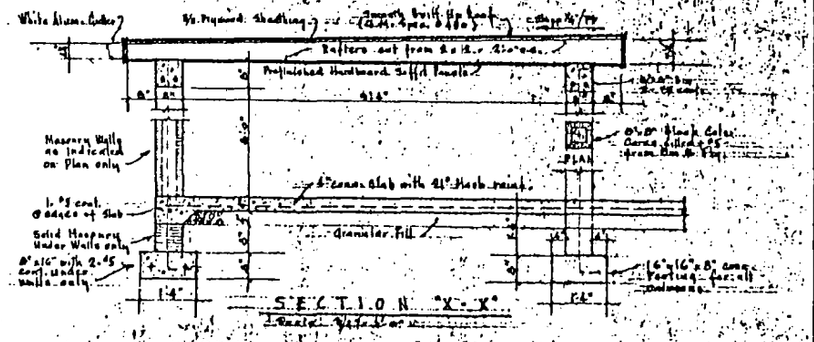
Frank Hample, A.I.A.
ARCHITECT and PLANNER

SHEET NO. 1

OFF REC 1804PG2367

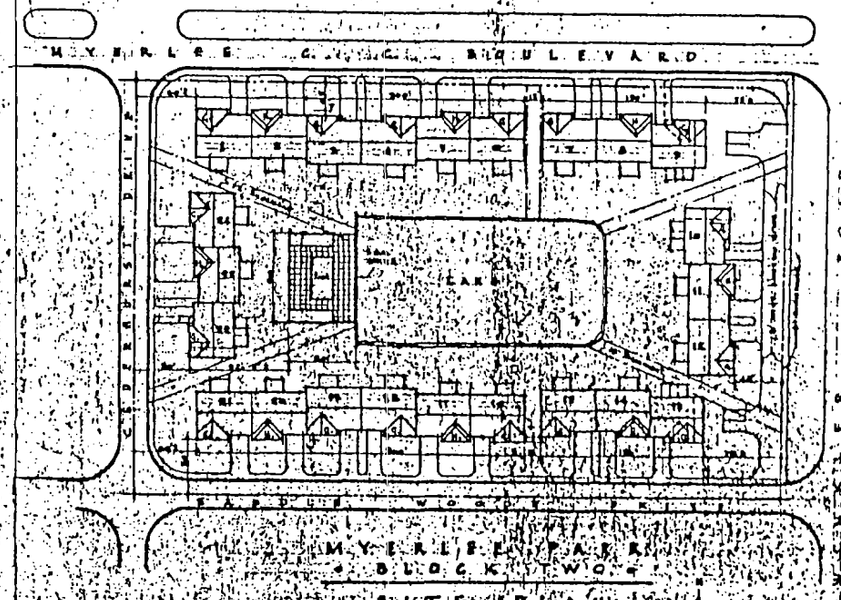


PLAN OF RECREATION AREA



SECTION "X-X"

KEY:
Property Lines
Easement Lines, for above water
Orthonet, with code Unit
Centerline, Paving
Side of Road



SITE PLAN

Total of Two Type, One Story Condominium Homes in Project.

4

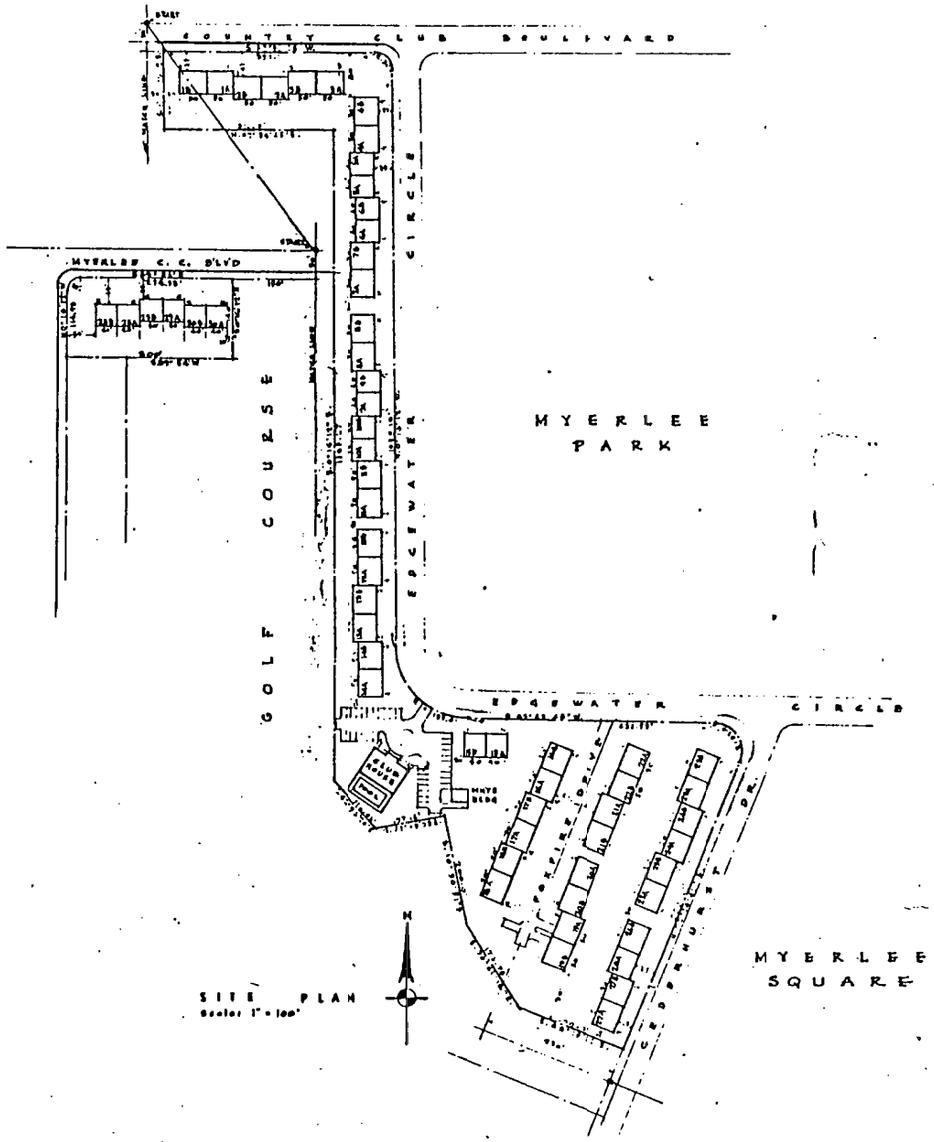
84-3-28 DCI
SP-84-86

Myerlee is the planned community of L.A.M. DEVELOPMENT CORP.(S) - Fort Myers, Florida

MYERLEE PARK
BLOCK TWO
SITE PLAN - REC. AREAS

Frank Mamell, A.I.A.
ARCHITECT and PLANNER

MYERLEE
GOLFSIDE EAST



SITE PLAN
Scale: 1" = 100'

GOLFSIDE EAST
REVISED LEGAL DESCRIPTION
OF
PARCELS #5 #9 & #10

SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF SECTION 28 AND SECTION 27, TOWNSHIP 46 SOUTH, RANGE 26 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
STARTING AT THE NORTHWEST CORNER OF AFORESAID SECTION 27; THENCE S 0° 16' 12" E ALONG THE WEST LINE OF AFORESAID SECTION 27 A DISTANCE OF 50.00 FEET; THENCE N 89° 54' 48" E A DISTANCE OF 50.00 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING; THENCE S 0° 16' 12" E A DISTANCE OF 140.28 FEET; THENCE N 89° 54' 48" E A DISTANCE OF 310.00 FEET; THENCE S 0° 16' 12" E A DISTANCE OF 1142.27 FEET; THENCE S 43° 54' 28" E A DISTANCE OF 116.86 FEET; THENCE N 74° 05' 32" E A DISTANCE OF 132.76 FEET; THENCE S 15° 54' 28" E A DISTANCE OF 500.00 FEET; THENCE S 74° 05' 32" W A DISTANCE OF 176.76 FEET; THENCE S 58° 19' 24" W A DISTANCE OF 500.00 FEET; THENCE N 31° 54' 48" E A DISTANCE OF 594.41 FEET; THENCE BY CURVE DEFLECTING TO THE LEFT A DISTANCE OF 102.15 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CHORD THAT BEARS N 84° 00' 48" W A DISTANCE OF 84.66 FEET); THENCE S 39° 53' 36" W A DISTANCE OF 426.30 FEET; THENCE BY A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 212.04 FEET, SAID CURVE HAVING A RADIUS OF 183.98 FEET AND A CHORD THAT BEARS S 73° 54' 12" W A DISTANCE OF 200.98 FEET; THENCE N 0° 16' 12" W A DISTANCE OF 1683.10 FEET; THENCE BY A CURVE DEFLECTING TO THE LEFT A DISTANCE OF 47.08 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CHORD THAT BEARS N 45° 16' 44" W A DISTANCE OF 42.36 FEET; THENCE N 90° 54' 48" W A DISTANCE OF 290.00 FEET TO THE PLACE OF BEGINNING.
ALSO STARTING AT THE NORTHEAST CORNER OF SECTION 28; THENCE S 0° 16' 12" E ALONG THE EASTERLY LINE OF THE AFORESAID SECTION 28 A DISTANCE OF 50.0 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MYERLEE COUNTRY CLUB BOULEVARD; THENCE S 89° 54' W ALONG THE AFORESAID RIGHT-OF-WAY LINE A DISTANCE OF 140.28 FEET TO A POINT AND THE PRINCIPAL PLACE OF BEGINNING; THENCE S 0° 16' 12" E A DISTANCE OF 144.28 FEET; THENCE S 89° 54' W A DISTANCE OF 300.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MYERLEE COUNTRY CLUB BOULEVARD; THENCE N 0° 16' 12" W ALONG THE AFORESAID RIGHT-OF-WAY LINE A DISTANCE OF 114.28 FEET; THENCE BY A CURVE DEFLECTING TO THE RIGHT A DISTANCE OF 20.24 FEET, SAID CURVE HAVING A RADIUS OF 13.00 FEET AND A CHORD THAT BEARS N 34° 54' E A DISTANCE OF 33.41 FEET; THENCE N 89° 54' E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MYERLEE COUNTRY CLUB BOULEVARD A DISTANCE OF 274.00 FEET TO THE POINT OF BEGINNING.

HOWELL F. DAVIS
REG. LAND SURVEYOR #1046
STATE OF FLORIDA
OCTOBER 10, 1973

5

84-3-28DCI
SP-84-86

revised Oct. 17, 1978

Myerlee 'the planned community' by
L. & M. DEVELOPMENT CORP., Fort Myers, Florida

GOLFSIDE EAST
1 STORY CONDOMINIUM HOMES
SITE PLAN
Frank Memoli, A.I.A.
ARCHITECT and PLANNER
Fort Myers, Florida

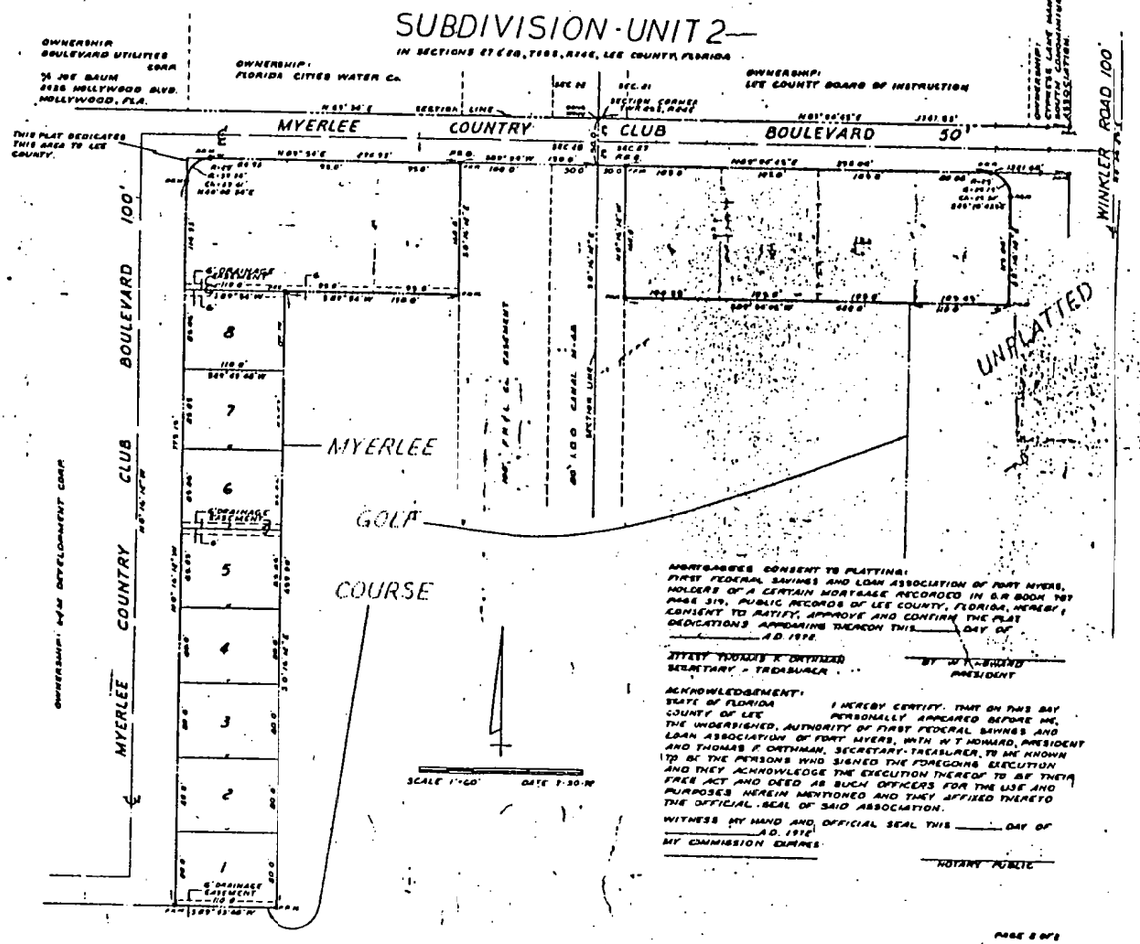
sheet no. 1
of 4 sheets
project no. 7801
date MARCH, 73

MYERLEE

SUBDIVISION - UNIT 2

IN SECTIONS 27 & 28, T46S., R26E., LEE COUNTY, FLORIDA

PLAT BOOK ____ PAGE ____



MORTGAGEES CONSENT TO PLATTING:
FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT MYERS, HOLDERS OF A CERTAIN MORTGAGE RECORDED IN O.R. BOOK 787 PAGE 319, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, HEREBY CONSENT TO RATIFY, APPROVE AND CONFIRM THE PLAT DEDICATIONS APPEARING THEREON THIS ____ DAY OF ____ A.D. 1976.

ATTEST THOMAS F. OATHMAN
SECRETARY - TREASURER

BY W.T. HOWARD
PRESIDENT

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED, AUTHORITY OF FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF FORT MYERS, WITH W.T. HOWARD, PRESIDENT AND THOMAS F. OATHMAN, SECRETARY-TREASURER, TO BE KNOWN TO BE THE PERSONS WHO SIGNED THE FOREGOING EXECUTION AND THEY ACKNOWLEDGE THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE USE AND PURPOSES HEREIN MENTIONED AND THEY AFFIXED THERETO THE OFFICIAL SEAL OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ____ DAY OF ____ A.D. 1976

MY COMMISSION EXPIRES:

NOTARY PUBLIC

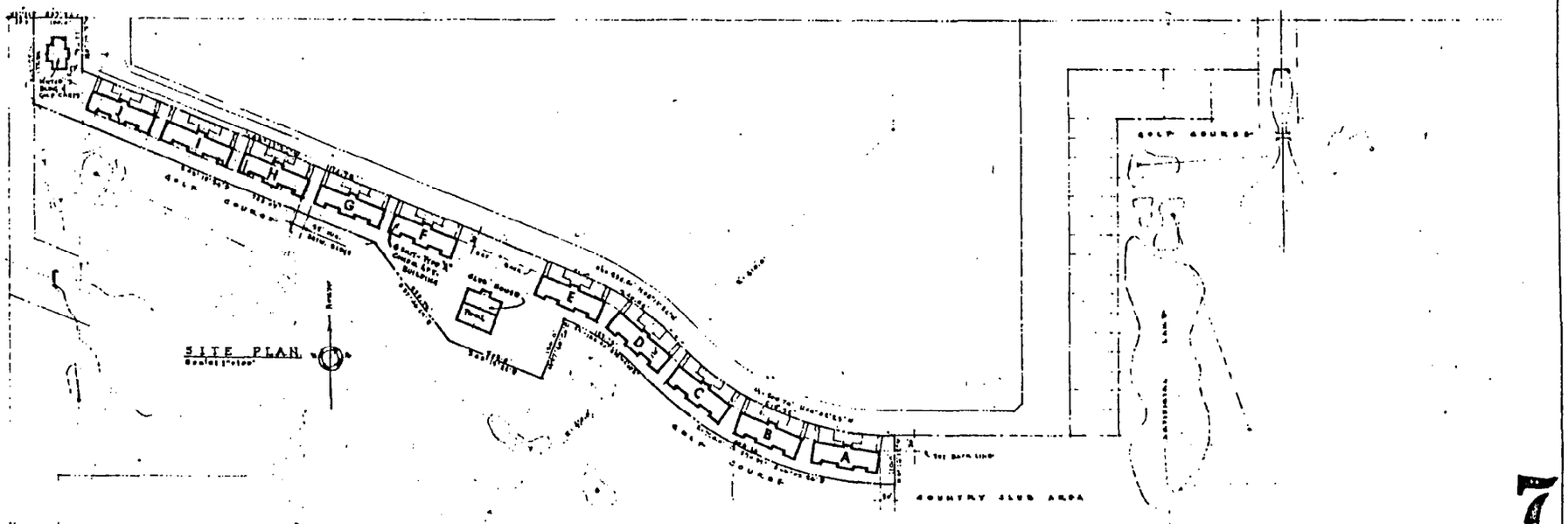
PAGE 2 OF 2

HOWEL F. DAVIS & ASSOCIATES
ENGINEERS & SURVEYORS
FORT MYERS, FLA.

MYERLEE

84-3-28 DCI
SP-84-86

6



Myerlee
COUNTRY CLUB ESTATES NORTH

Type "A" Condominium Apartments
10 Buildings - 6 Apts. ea. = 60 Total Apts.
5.5 Acres - 11 Apts./Acre Density

- LEGAL DESCRIPTION -

[illegible] NORTH OF IONA DRAINAGE EASEMENT CANAL "F" AND "G-4" AND WEST OF FLORIDA POWER AND LIGHT EASEMENT.

Situated in the State of Florida, County of Lee, being a part of Section 36, Township 43 South, Range 24 East and further bounded and described as follows:

Starting at the Northwest corner of the Northeast ¼ of aforesaid Section 36; thence S 89° 54' E along the North boundary line of aforesaid Section 36 a distance of 30 feet to a point and the principle point of beginning; thence S 0° 08' 31" W a distance of 178.32 feet; thence S 46° 19' 34" E a distance of 753.07 feet; thence S 21° 40' 26" E a distance of 338.79 feet; thence S 68° 19' 34" E a distance of 306.0 feet; thence N 21° 40' 26" E a distance of 140.0 feet; thence by a curve that deflects to the right a distance of 189.73 feet, said curve having a radius of 610.0 feet and a chord that bears N 33° 04' 08" E a distance of 188.94 feet; thence by a curve deflecting to the left a distance of 526.56 feet, said curve having a radius of 730.0 feet and a chord that bears S 66° 03' 16" E a distance of 390.99 feet; thence S 0° 14' 12" W a distance of 110.0 feet; thence by a curve that deflects to the right a distance of 211.95 feet, said curve having a radius of 250.0 feet and a chord that bears S 66° 03' 34" W a distance of 205.70 feet; thence by a curve deflecting to the left a distance of 340.64 feet, said curve having a radius of 190.0 feet and a chord that bears S 23° 04' 08" W a distance of 296.06 feet; thence S 68° 19' 34" E a distance of 111.76 feet; thence S 0° 08' 31" W a distance of 141.27 feet to a point on the South boundary line of Section 36; thence S 89° 54' W along the aforesaid South line of Section 36 a distance of 100.00 feet to the place of beginning.

Legal Description by Donald T. Davis, Registered Land Surveyor, State of Florida, Certificate No. 1864.

DRAWING INDEX	
Dwg. no.	Title
1	SITE PLAN, INDEX
2	FOUNDATION & 2nd FL. FRAMING
3	ROOF FRAMING & DETAILS
4	BUILDING FLOOR PLANS
5	ELEVATIONS & SECTIONS
6	CONSTR. DETAILS - TRUSS
7	CONSTR. DETAILS - STAIRS
8	TYP. APT. PLAN & DETAILS
9	PLUMBING PLAN & DETAILS
10	H.V.A.C. PLAN & DETAILS
11	ELECTRICAL PLAN & DET.
12	SPECIFICATIONS

7

84-3-28DCI
SP-84-86

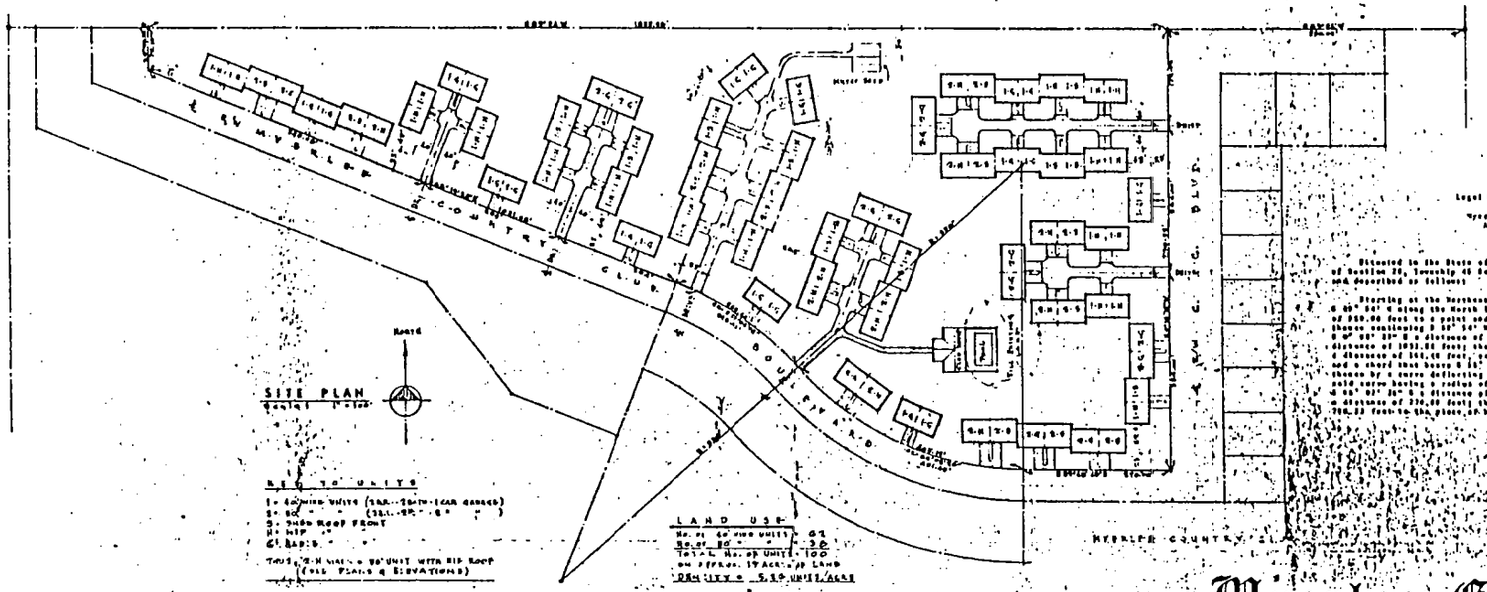
Myerlee 'the planned community' by
L. & M. DEVELOPMENT CORP., Fort Myers, Florida

STATE OF FLORIDA — FRANK MOMOLI — #5463 — REGISTERED ARCHITECT

COUNTRY CLUB ESTATES - NORTH
TYPE 'A' CONDOMINIUM APARTMENTS
SITE PLAN & DRAWING INDEX

Frank Momoli, A.I.A.
ARCHITECT and PLANNER

SHEET NO. 1



Myerlee Circle

8

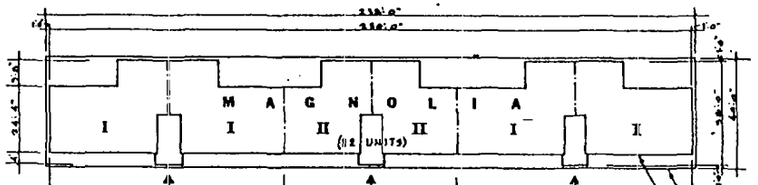
One Story - Cluster Type - Condominium Homes

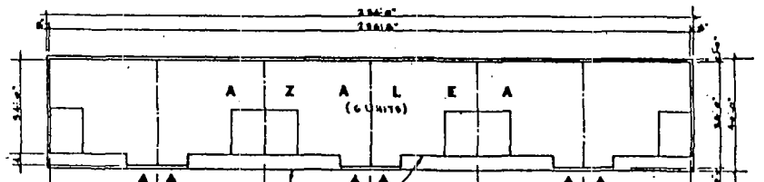
84-3-28DCI
SP-84-86

Myerlee 'the planned community' by
L. & M. DEVELOPMENT CORP., Fort Myers, Florida

	MYERLEE CIRCLE	
	SITE PLAN	1
	Frank Memoli, A.I.A. ARCHITECT and PLANNER	

M Y E R L E E G A R D E N S

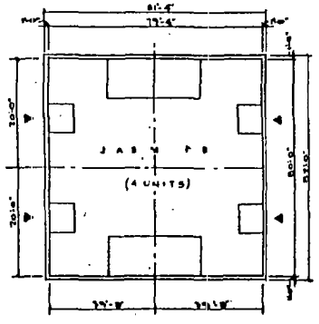




TYPICAL BUILDING PLANS

Scale: 1" = 20'

OUTER LINES INDICATE MAXIMUM BUILDING LINES AS SHOWN ON SITE PLAN, INCLUDING PORCHES & ROOF OVERHANGS
INNER LINES INDICATE ACTUAL BLDG LINES AT GRADE.



SITE PLAN

Scale: 1" = 100'

SCHEDULE OF UNITS		
AMT	TYPE	DESCRIPTION
92	MAG. I	2 B.R. - 1½ BTH - CP
8	MAG II	2 B.R. - 1½ BTH - "
40	JASMINE	2 B.R. - 2 BTH - "
50	AZALEA	2 B.R. - 2 BTH - "
	AZALEA	2 B.R. - 2½ BTH - "
80	JASMINE	3 B.R. - 2 BTH - "
	HIBISCUS	3 B.R. - 2½ BTH - "
210	TOTAL CONDO. UNITS	

EACH CONDO UNIT HAS A 1/210th SHARE OF OWNERSHIP OF THE LAND & COMMON ELEMENTS OF THE ENTIRE CONDO.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 46 SOUTH, RANGE 24 E. ST., LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF S.1/2 SECTION 21, RUN N 89° 35' 18" W., ALONG THE NORTH LINE OF S.1/2 SECTION 21 FOR 127.44' TO THE WEST LINE OF THE E.1/2 OF THE W.1/2 OF THE E.1/2 OF THE NORTHWEST 1/4 OF S.1/2 SECTION 21 AND THE POINT OF BEGINNING.

FROM S.T.P.O.B. CONTINUE N 89° 35' 18" W. ALONG THE SOUTH LINE OF SECTION 21 FOR 1303.59'; THENCE RUN N 00° 00' 44" E FOR 544.01' TO THE SOUTHERLY RIGHT OF WAY LINE OF THE LEE COUNTY DRAINAGE DISTRICT CANAL AS RECORDED IN O. R. OFFICIAL RECORD BOOK 944 AT PAGES 173 - 178 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN S 73° 00' 18" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID CANAL AS DESCRIBED IN O. R. BOOK 944 AT PAGES 173 - 178 FOR 211.00' TO A POINT ON THE NORTHEASTERLY LINE OF LAKE MEADOWS AS DESCRIBED IN O. R. BOOK 1011 AT PAGE 341 OF SAID PUBLIC RECORDS; THENCE RUN S 54° 59' 42" E PERPENDICULAR TO SAID NORTHEAST LINE FOR 100.00' TO THE CENTERLINE OF S.R.80 LAKE MEADOWS; THENCE RUN S 35° 00' 18" W ALONG S.R.80 CENTERLINE FOR 473.1'; THENCE RUN N 89° 35' 18" E FOR 253.12' TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF FIESTA VILLAGE, FIRST ADDITION, RECORDING TO A PLAT RECORDED IN PLAT BOOK 12 AT PAGE 133 OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE WESTERLY LINE OF BLOCK 1 FOR 434.41' TO THE NORTHEAST WEST LINE OF THE E.1/2 OF THE E.1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE RUN S 00° 01' 14" W FOR 1186.03' TO THE POINT OF BEGINNING.

9

NOTES

STREETS: 9" of base are authorized, Myerlee Gardens Blvd. shall have a 60' right of way with an 8' wide median strip and 28' wide pavement each side. All other streets have a 50' right of way with a 24' pavement. All streets have concrete "Miami" type curb-gutters each side.

SET-BACKS: Buildings are set back at least 25' from all property lines and street right of way lines, to provide required front, side and rear yards.

Separation distances between buildings are indicated on Site Plan. Where doors or windows are in lieu for walls, separations are 30' or more.

For purposes of determining setback and separations, dimensions on Site Plan include porches, patios and roof overhangs.

PARKING: The 2 story "townette" apartment units (6 & 7) have 2 parking spaces each. The one story "studio" and "junior" units have 2 parking spaces each.

Additional parking is provided at the recreation area.

TOLERANCES: Tree Covered in Building Areas 37 trees, or 12.3%
Tree Covered in Parking Areas 37 trees, or 11.0%
Total Plant Material Requirement 18.0% trees, or 59.1%
TOTAL 18.33 trees 100.00%

DENSITY: A total of 210 dwelling units is to be built on 10.33 acres of property, for a maximum density of 20.3 DWELLING UNITS PER ACRE

84-3-28 DCI / SP-84-86

NOTES: ANCHORED SITE PLANS ADDING BISCAYNE APT TYPE AS CLARIFICATION OF EXISTING AZALEA & JASMINE APT TYPES

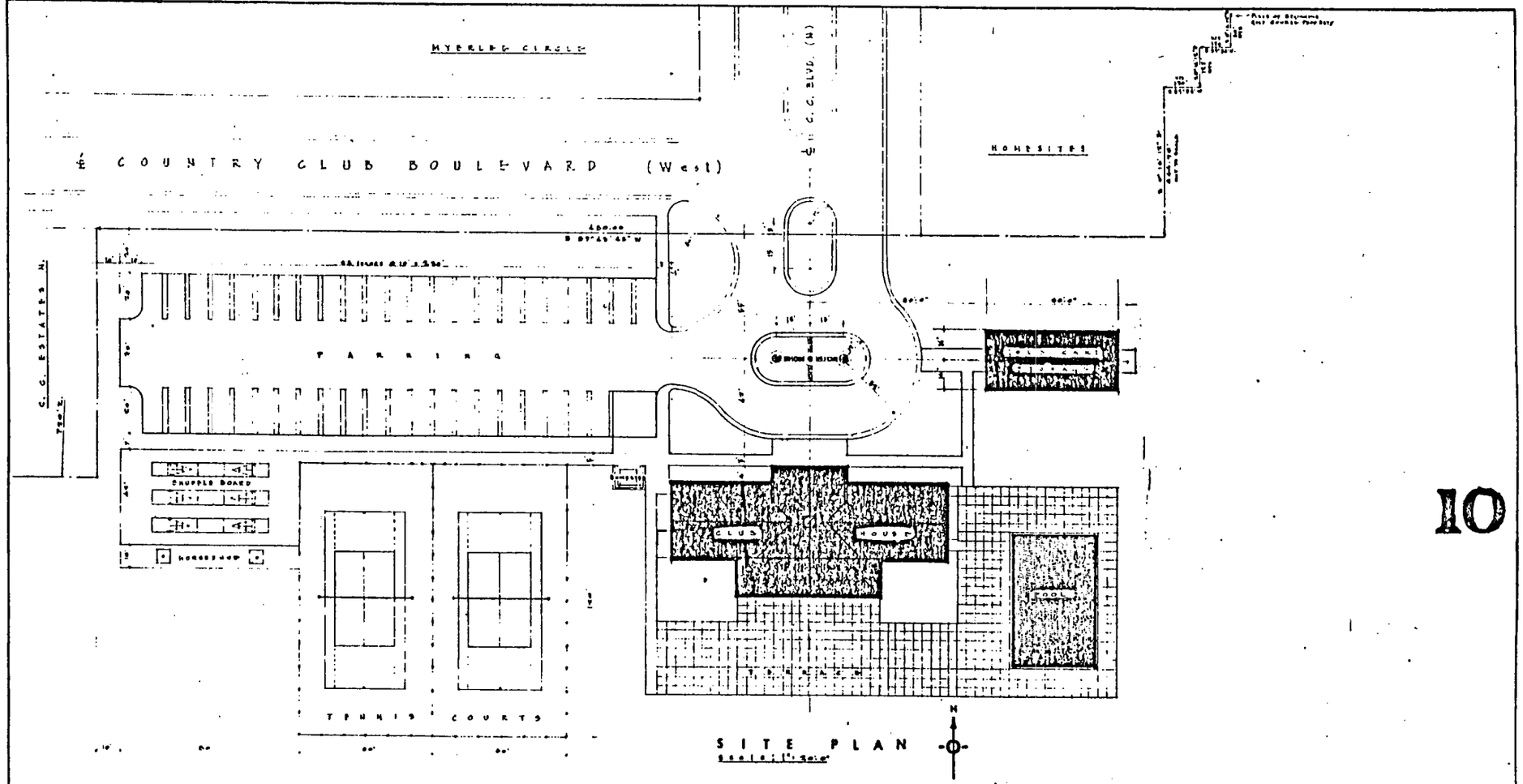
MYERLEE GARDENS CONDOMINIUMS
BY: LIMBACH DEVELOPMENT CORP
FT MYERS FLA.

EDGAR A. WILSON ARCHITECT
2037 WEST FIRST ST FT MYERS FLA

JOB NO. [illegible]
DATE [illegible]
DRAWN BY [illegible]
CHECKED BY

SITE PLAN

SHEET 1 OF 9



10

84-3-280 CI
SP-84-86

MYERLEE COUNTRY CLUB

FORT MYERS FLORIDA

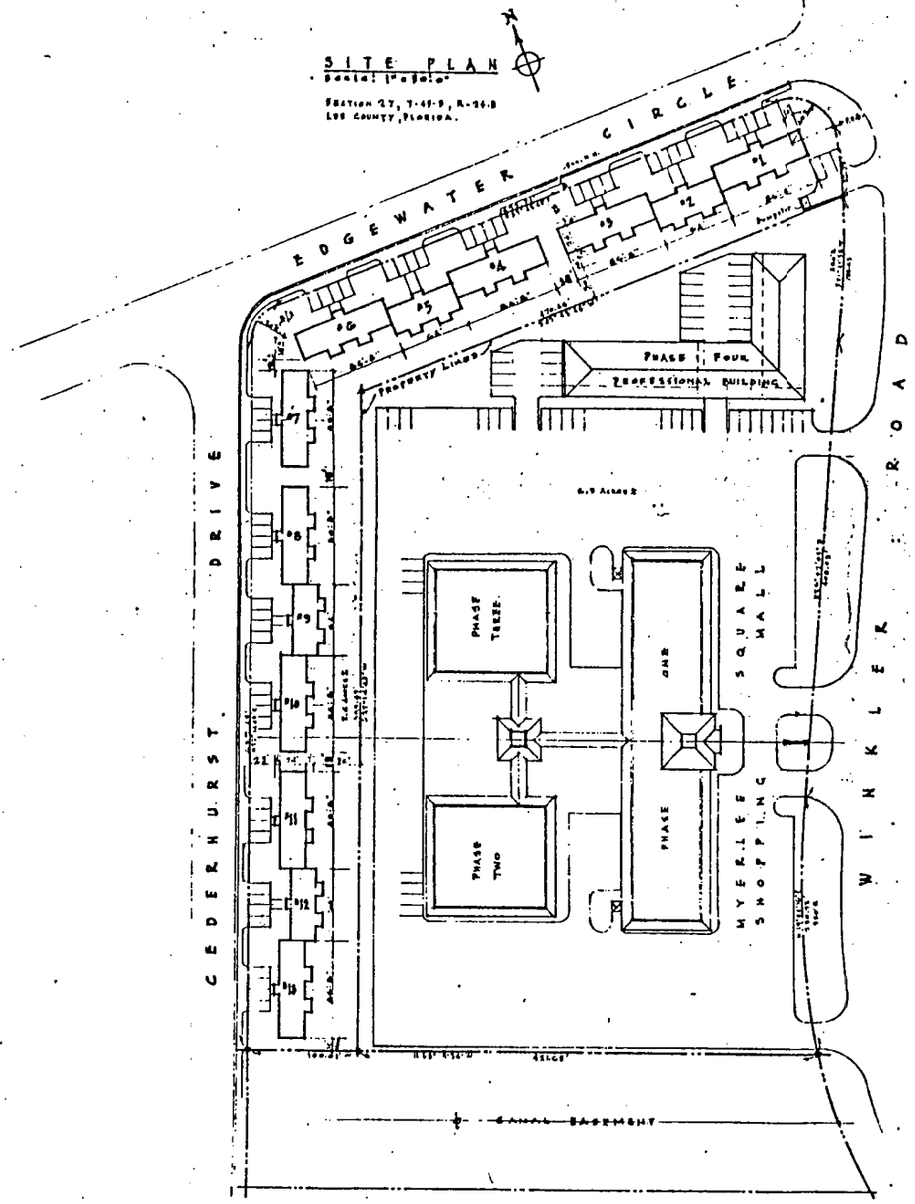
Myerlee 'the planned community' by
L & M. DEVELOPMENT CORP., Fort Myers, Florida

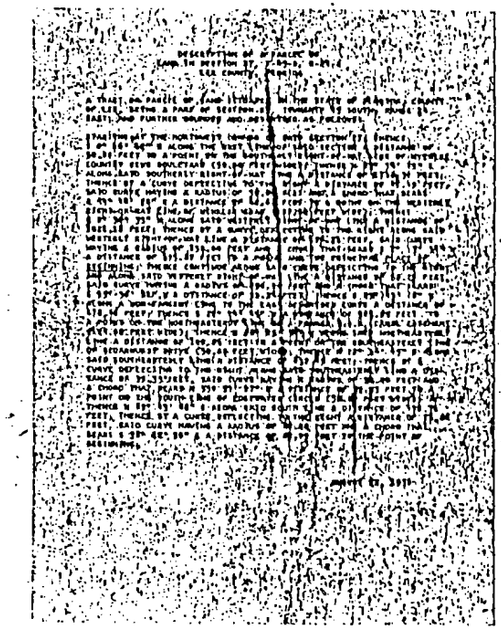
STATE OF FLORIDA FRANK MOMOLI #5462 REGISTERED ARCHITECT	MYERLEE COUNTRY CLUB	sheet no. 1
	SITE PLAN	
	Frank Momoli, A.I.A. ARCHITECT and PLANNER FORT MYERS FLORIDA	revisions none
	drawn by T.M. designed by T.M.	date MAY, 1975

SITE PLAN

Scale: 1" = 50'-0"

Section 27, T-47-S, R-24-E
Lee County, Florida.





11

84-3-28DC1
SP-84-86

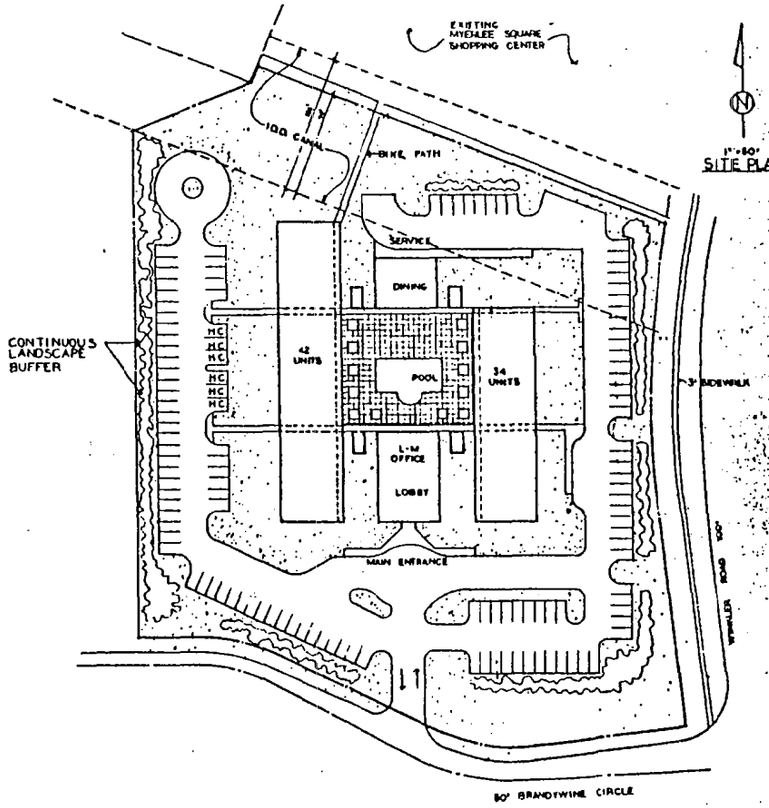
Myerlee 'the planned community' by
L.A.M. DEVELOPMENT CORP., Fort Myers, Florida

STATE OF FLORIDA
FRANK MOMOLI
#5462
REGISTERED ARCHITECT

MYERLEE SQUARE
CONDOMINIUM APARTMENTS

Frank Momoli, A.I.A.
ARCHITECT and PLANNER
FORT MYERS FLORIDA

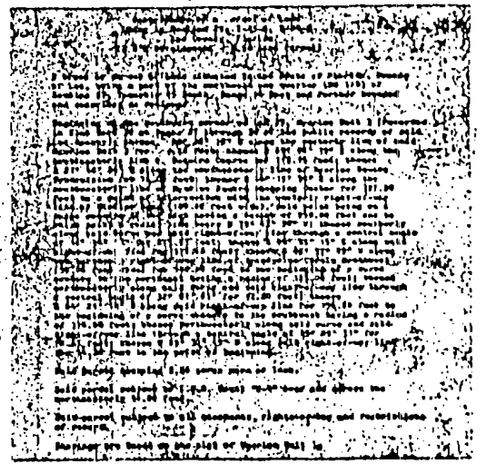
SHEET NO. 1 OF 11 SHEETS
DATE: 1978



1"=80'
SITE PLAN

MYERLEE MANOR ADULT CONDO. APTS.

76 UNITS on 5.66 ACRES with 124 PARKING SPACES



12

84-3-28DC
SP-84-86

MYERLEE MANOR ADULT COND. APTS.
SITE PLAN

EDGAR A. WILSON ARCHITECT
1837 WEST FIRST ST. FT. MYERS, FLA.

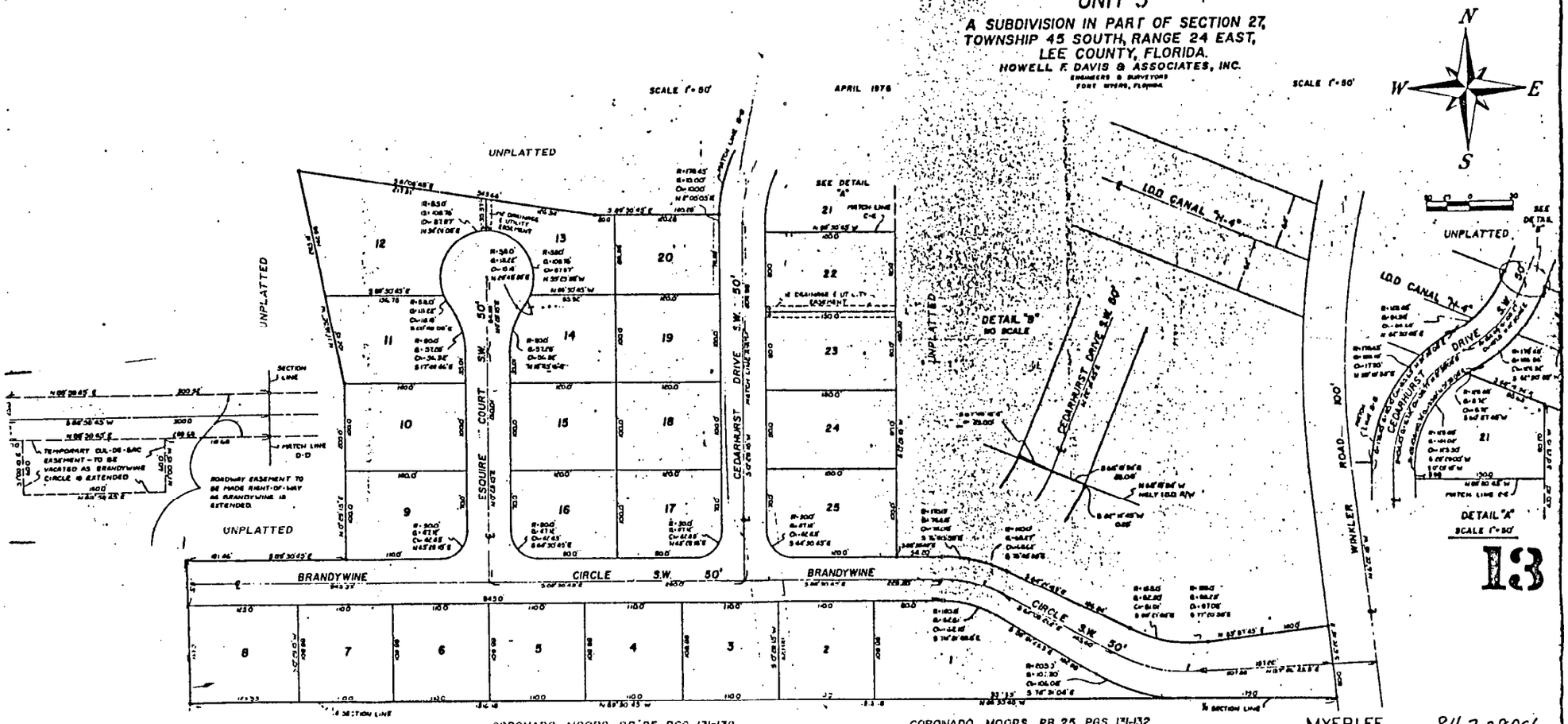
JOB NO.	1"= 80'
DATE	
DRAWN BY	
CHECKED BY	SHEET OF

MYERLEE
UNIT 3

A SUBDIVISION IN PART OF SECTION 27, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

HOWELL F. DAVIS & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
FORT MYERS, FLORIDA

APRIL 1976



13

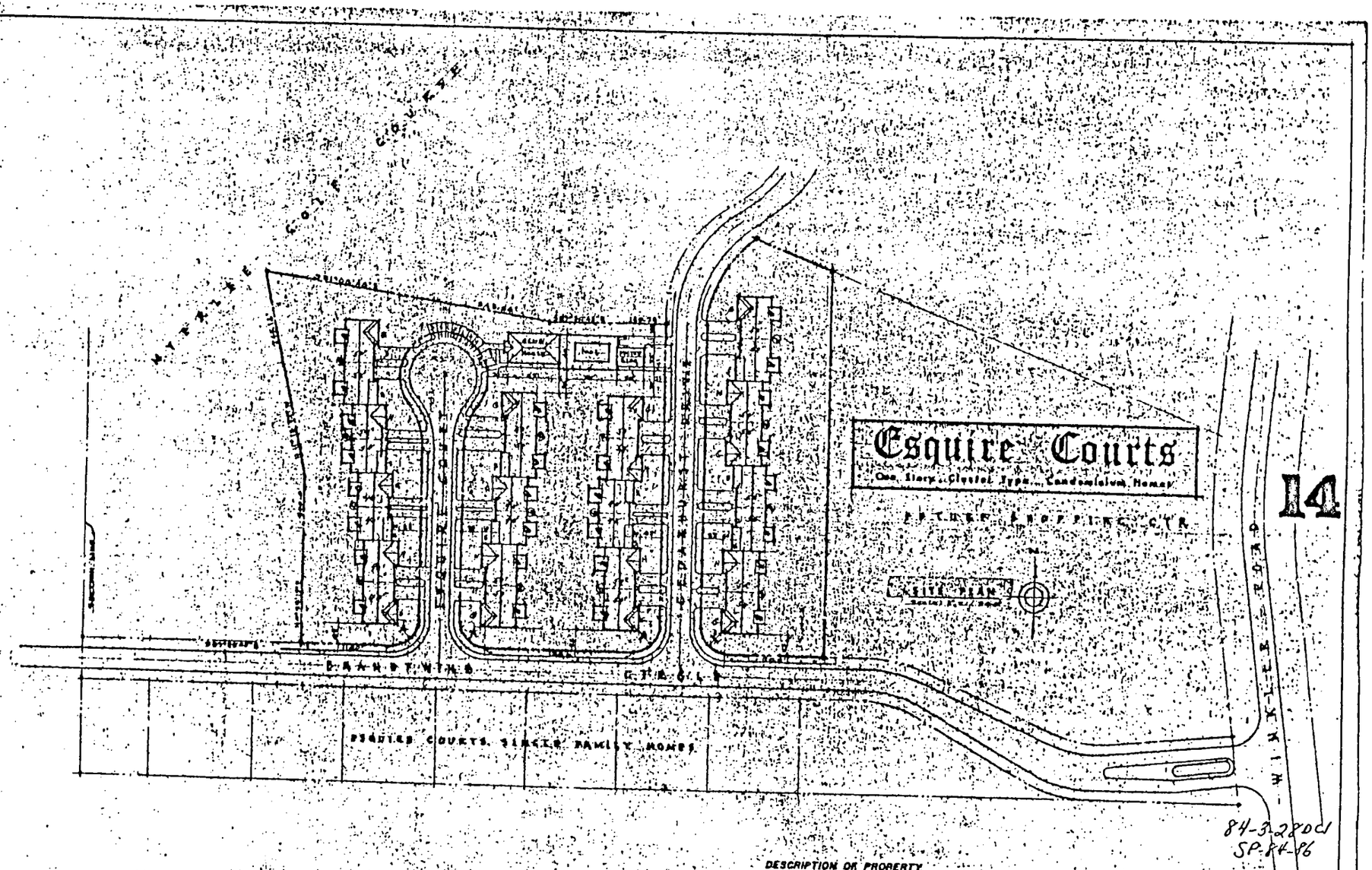
CORONADO MOORS PB. 25 PGS. 131-132

CORONADO MOORS PB. 25 PGS. 131-132

MYERLEE

84-3-28DCI

SP-84-86


Esquire Courts
One Story Cluster Type Condominium Homes
SITE PLAN
14
84-3-228DCI
SP-84-86
DESCRIPTION OF PROPERTY
LOTS 9 THRU 25, MYERLEE, UNIT 3,
AS RECORDED IN P.B. 30, PAGES 24-26,
SECTION 27, T.45S, R.24E,
LEE COUNTY, FLORIDA
Myerlee 'the planned community' by
L. & M. DEVELOPMENT CORP. Fort Myers, Florida
ESQUIRE COURTS
2 STORY CONDOMINIUM HOMES
SITE PLAN
Frank Memoli, A.I.A.
ARCHITECT and PLANNER
STATE OF FLORIDA
7407
SEPT. 1979

SCHEDULE OF CONDOMINIUM UNITS (MAY VARY WITH MARKET)			QUANT. PER PHASE		
SYMBOL	TYPE OF UNIT	QUANTITY	I	II	III
H	"HAZELTINE"	144	8	60	96
B	"BROADWATER"	65	1	32	32
A	"ARCOLA"	82	1	32	50
M	"MEDINAH"	77	1	26	50
B	"BRANDYWINE"	38	1	26	12
TOTAL No. OF UNITS		407	13	156	238

N

SITE PLAN

Scale: 1" = 100'

PHASE I & II			PHASE III	
SYM	NAME	UNITS	SYM	NAME
A	ARCOLA	1 - 15	E	BRANDYWINE
B	BROADWATER	33 - 63	G	ARCOLA-MEDINAH
C	HAZELTINE	85 - 86	H	HAZELTINE
D	BRANDYWINE	87 - 137	I	BRANDYWINE
M	MEDINAH	138 - 165	J	ARCOLA-MEDINAH
			K	BROADWATER
			L	HAZELTINE
			M	TURNBERRY

	PHASE III	PHASE II
BRANDYWINE	27-38	1 2
ARCOLA-MEDINAH-BROADWATER	139-140-141	
HAZELTINE	166	84-3-280
		SP-84-86

15

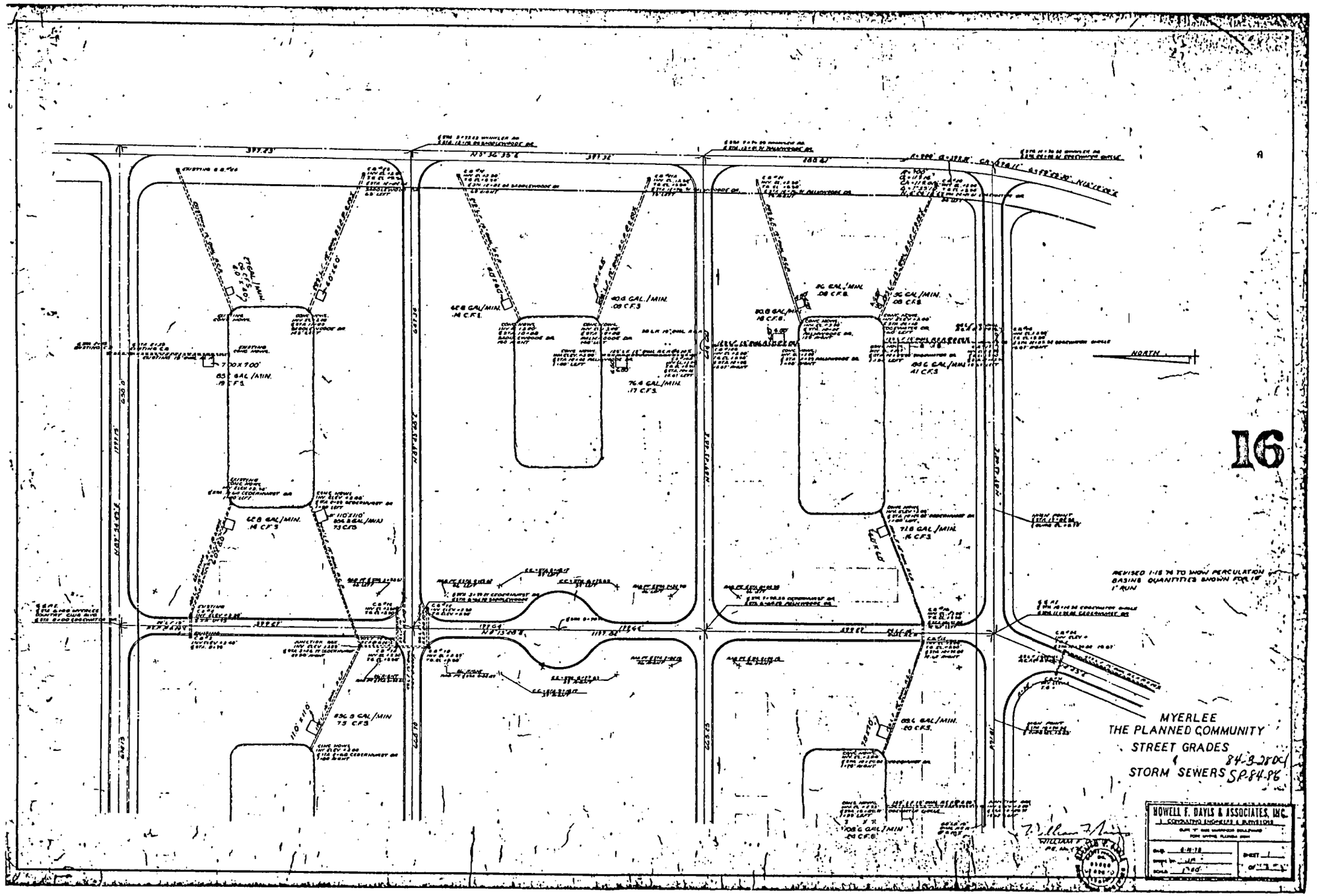
Models - 7 units

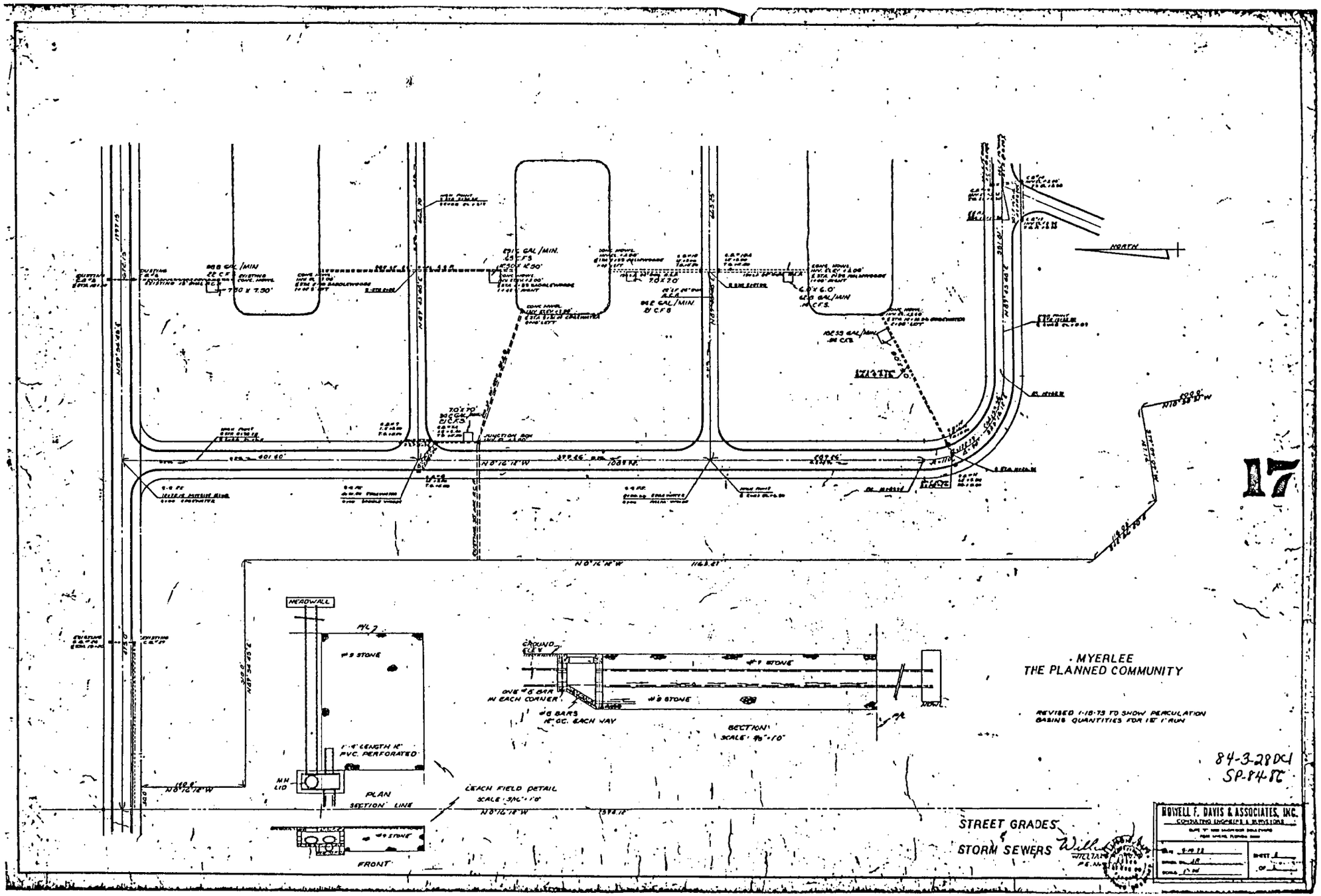
Maples "the planned community" by
L.A.M. DEVELOPMENT CORP., Fort Myers, Florida

BRANDYWINE

Frank Memoli, A.I.A.
ARCHITECT and PLANNER

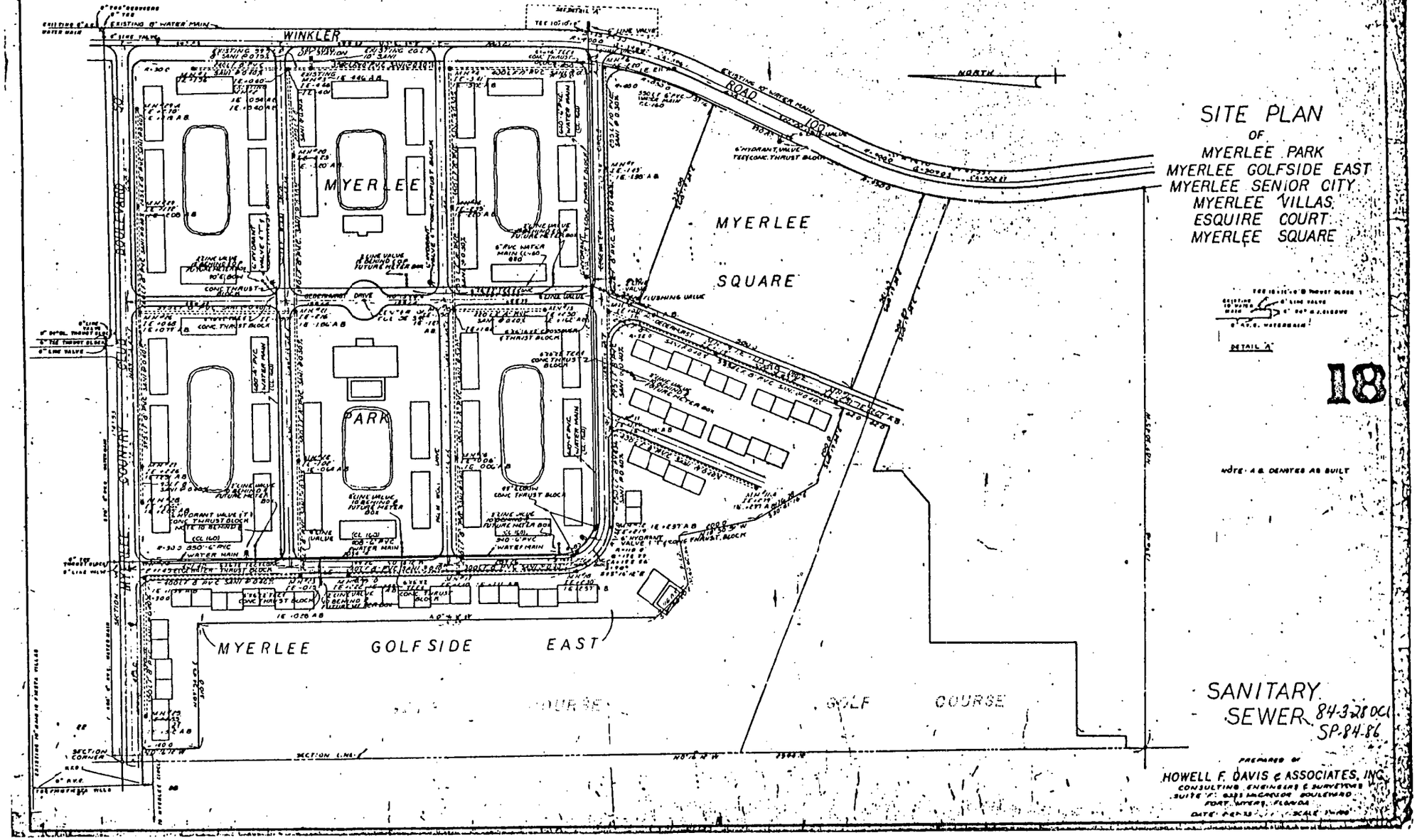
BRANDYWINE


NORTH
16
MYERLEE
THE PLANNED COMMUNITY
STREET GRADES
84-3280(
STORM SEWERS SP-84-86
REVISED 1-18-78 TO SHOW PERCULATION BASINS QUANTITIES SHOWN FOR 10 YEAR 1 RUN
HOWELL F. DAVIS & ASSOCIATES, INC.


NORTH
MEADWALL
#4 7
#8 STONE
1'-4" LENGTH 4" PVC. PERFORATED
MH LID
PLAN
SECTION LINE
LEACH FIELD DETAIL
SCALE: 3/4"=1'0"
FRONT
GROUND LEV
#1 STONE
#8 STONE
ONE #8 BAR IN EACH CORNER
#8 BARS 6" OC. EACH WAY
SECTION
SCALE: 3/4"=1'0"
MYERLEE
THE PLANNED COMMUNITY
REVISED 1-18-73 TO SHOW PERCULATION BASINS QUANTITIES FOR 15" I RUN
84-3-28DC
SP-84-8C
STREET GRADES
STORM SEWERS
HOWELL F. DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
17

MYERLEE

'THE PLANNED COMMUNITY'



SITE PLAN
OF
MYERLEE PARK
MYERLEE GOLFSIDE EAST
MYERLEE SENIOR CITY
MYERLEE VILLAS
ESQUIRE COURT
MYERLEE SQUARE

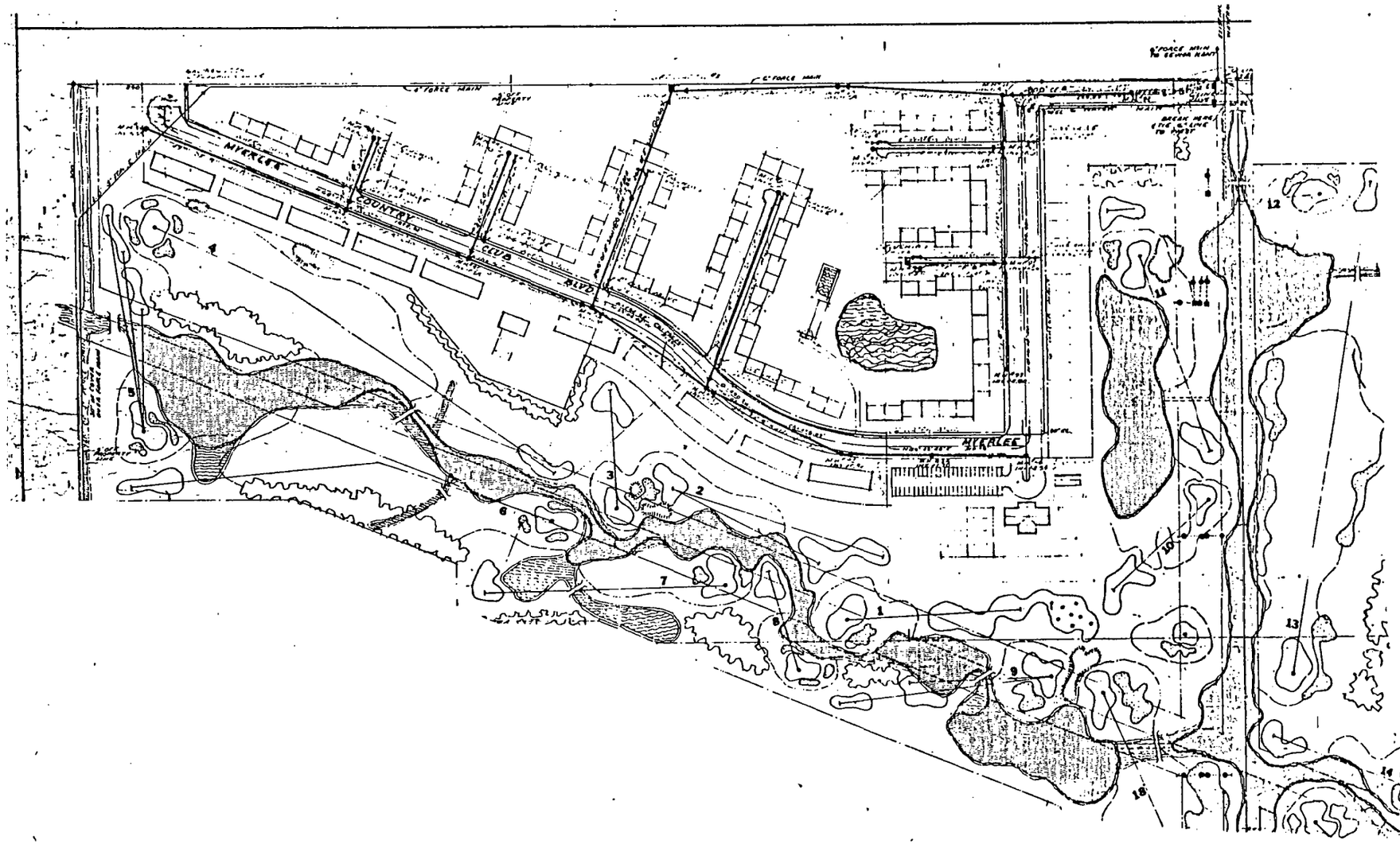
18

SANITARY SEWER 84-328 OC
SP-84-86

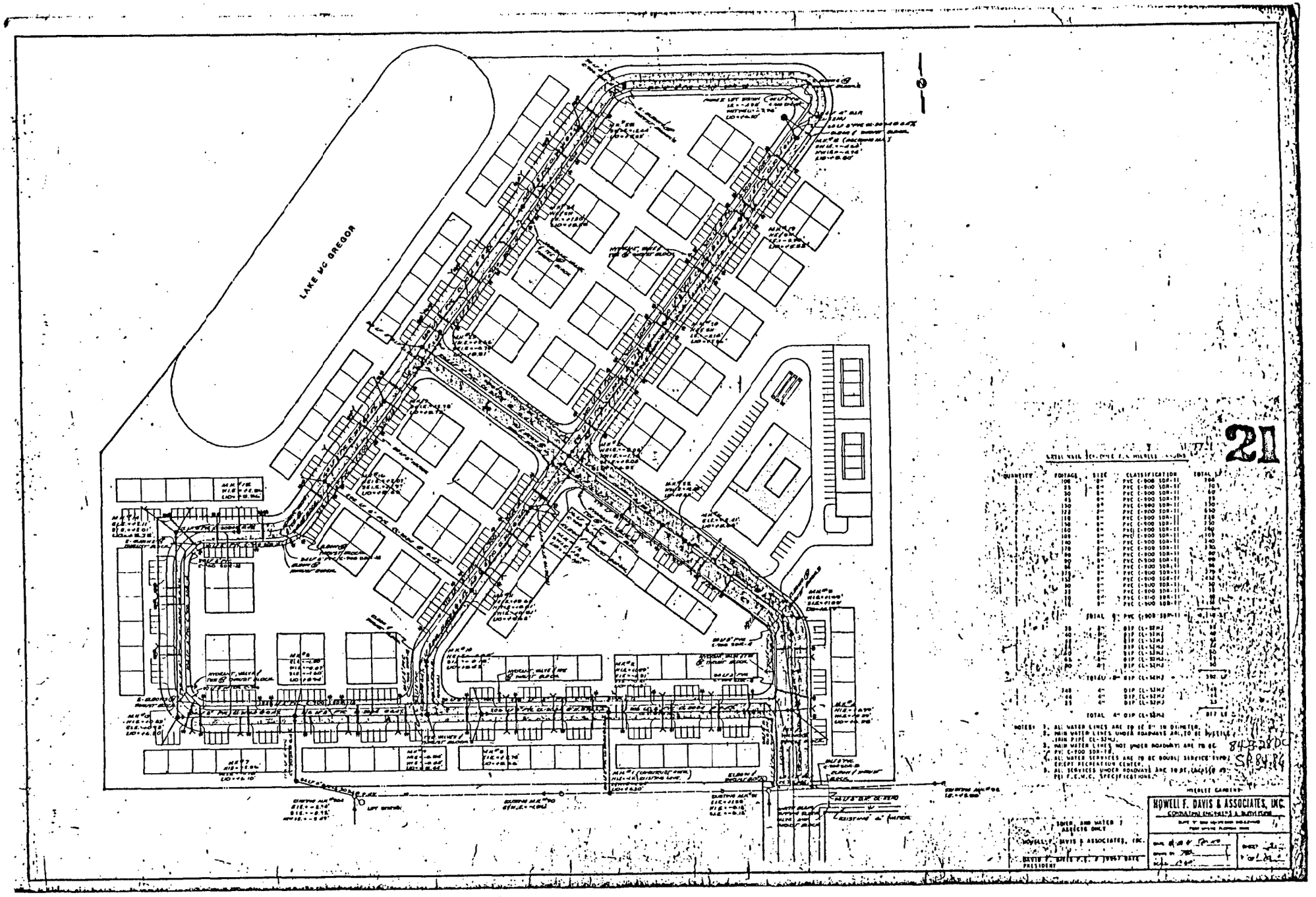
PREPARED BY
HOWELL F. DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
SUITE 'C' 6225 McGREGOR BOULEVARD
FORT MYERS, FLORIDA

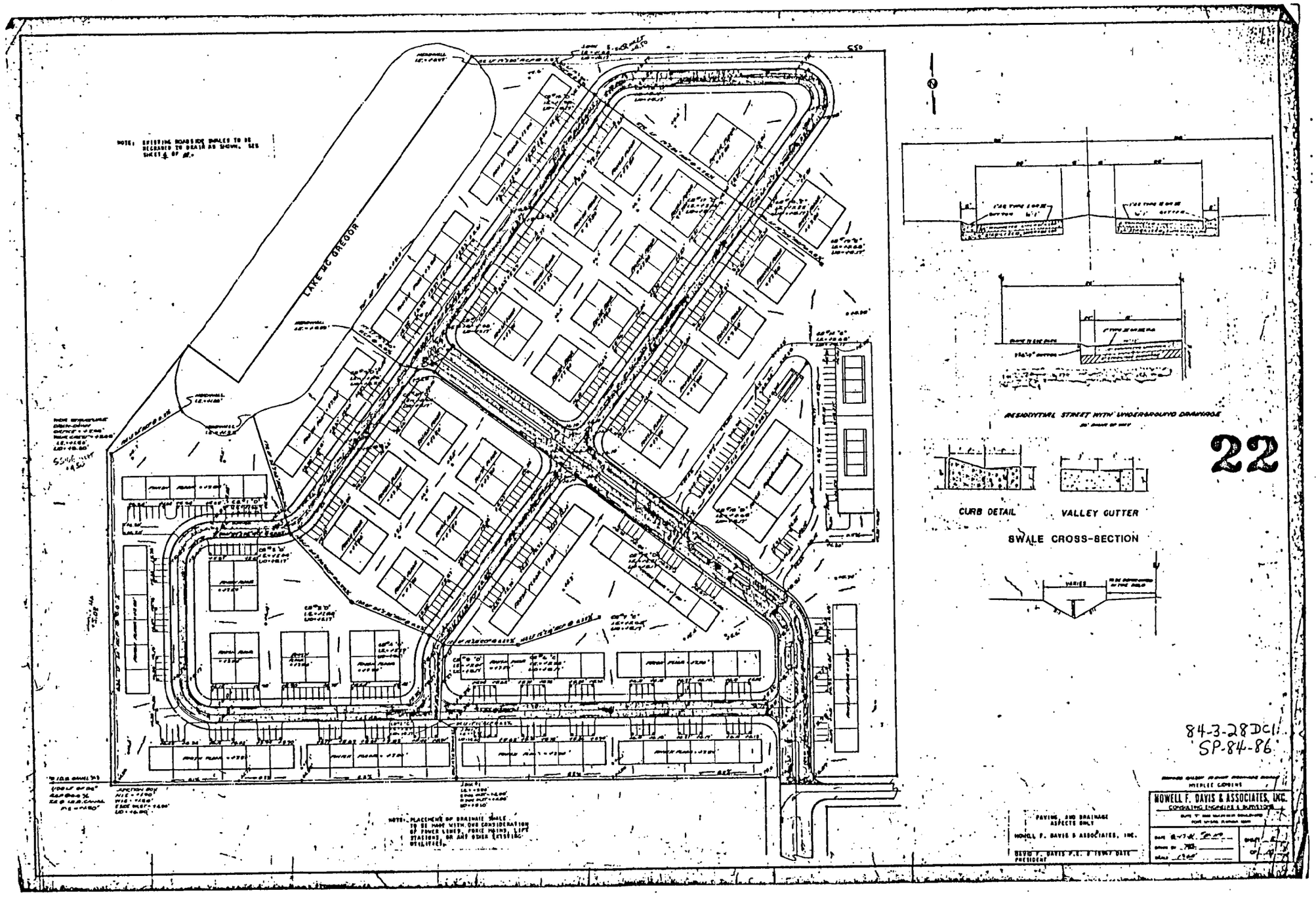
REC

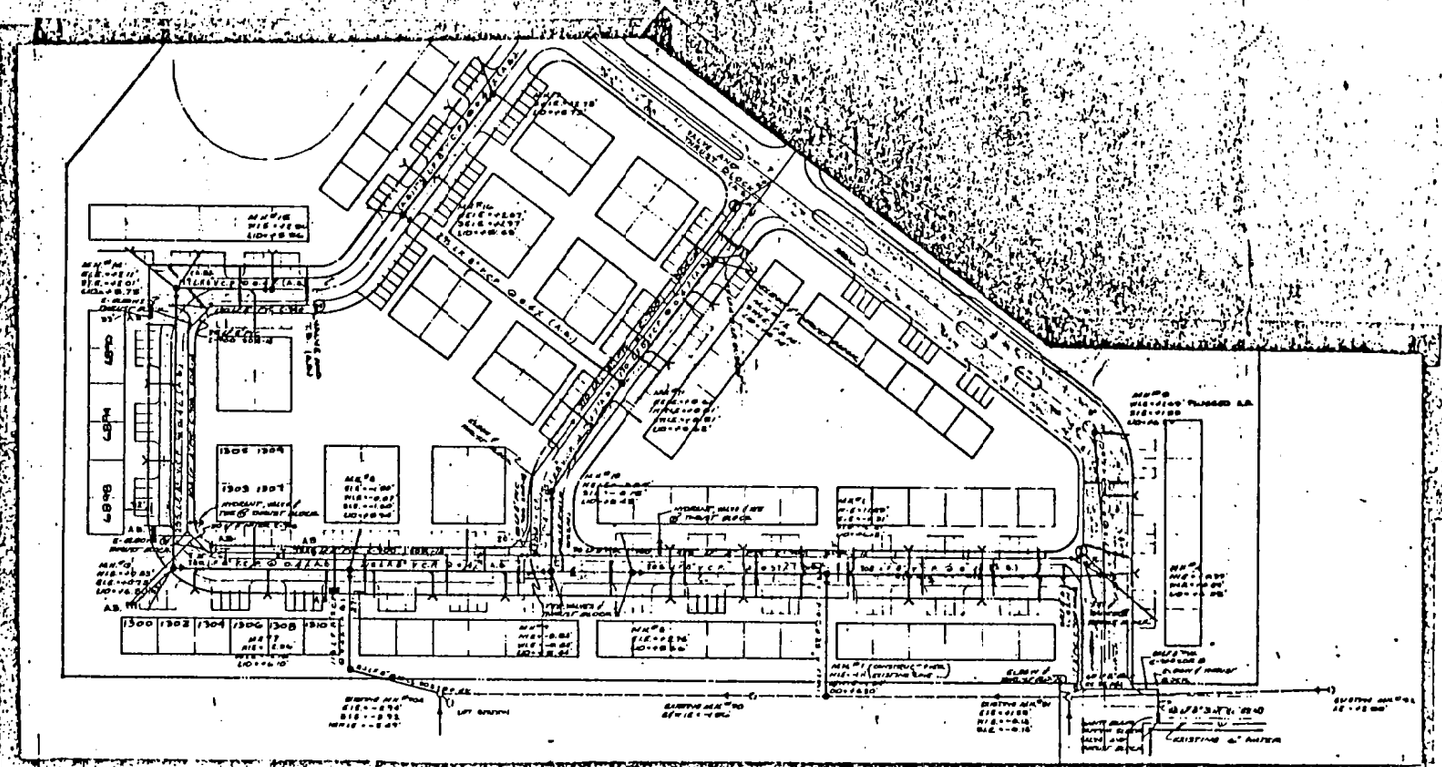
REC 1 6 0 4 PG 7 3 8 3



84-3-28DCI
SP-84-86


LAKE MC GREGOR
21
HOWELL F. DAVIS & ASSOCIATES, INC.
84-3280
SP84-84


LAKE OSWEGO
NOTE: EXISTING ROADSIDE SWALES TO BE REGRADED TO DRAIN AS SHOWN. SEE SHEET 4 OF 4.
NOTE: PLACEMENT OF DRAINAGE SWALE TO BE MADE WITH DUE CONSIDERATION OF POWER LINES, POLE MOUNTED LIGHT STATIONS, OR ANY OTHER EXISTING UTILITIES.
RESIDENTIAL STREET WITH UNDERGROUND DRAINAGE
CURB DETAIL
VALLEY GUTTER
SWALE CROSS-SECTION
PAVING AND DRAINAGE ASPECTS ONLY
HOWELL F. DAVIS & ASSOCIATES, INC.
DAVID F. DAVIS P.E. & FIRM DATE
PRESIDENT
HOWELL F. DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS
22
84-3-28DC1
SP-84-86



23

CERTIFICATION OF RECORD DRAWINGS

CONTRACTOR:

I HEREBY ATTEST THAT THESE ATTACHED RECORD DRAWINGS REFLECT THE ACTUAL LOCATION OF THE UTILITY INSTALLATIONS CONSTRUCTED AT MY DIRECTION AND THAT ALL SPECIFICATIONS AND PERFORMANCE TESTING HAVE BEEN PROPERLY COMPLETED.

TITLE _____ CONTRACTOR

CERTIFICATION BY ENGINEER

THE ATTACHED ASBUILT AND RECORD DRAWING (6 DRAWING) PAGES _____ ARE, TO THE BEST OF MY KNOWLEDGE AND BELIEF, A TRUE AND CORRECT REPRESENTATION OF THE SYSTEM INSTALLATION, IN ACCORDANCE WITH THE PERMIT APPLICATIONS AND PROVISIONS AS SIGNED AND SEALED BY MYSELF DATED _____ AND PERMIT ISSUED BY THE DEPARTMENT OF ENVIRONMENTAL REGULATION, PERMIT NUMBER _____ IN COMPLIANCE WITH CHAPTER 471 OF FLORIDA STATUTES.

84-3-2804

DATE

SP-P4-86

PERMIT #

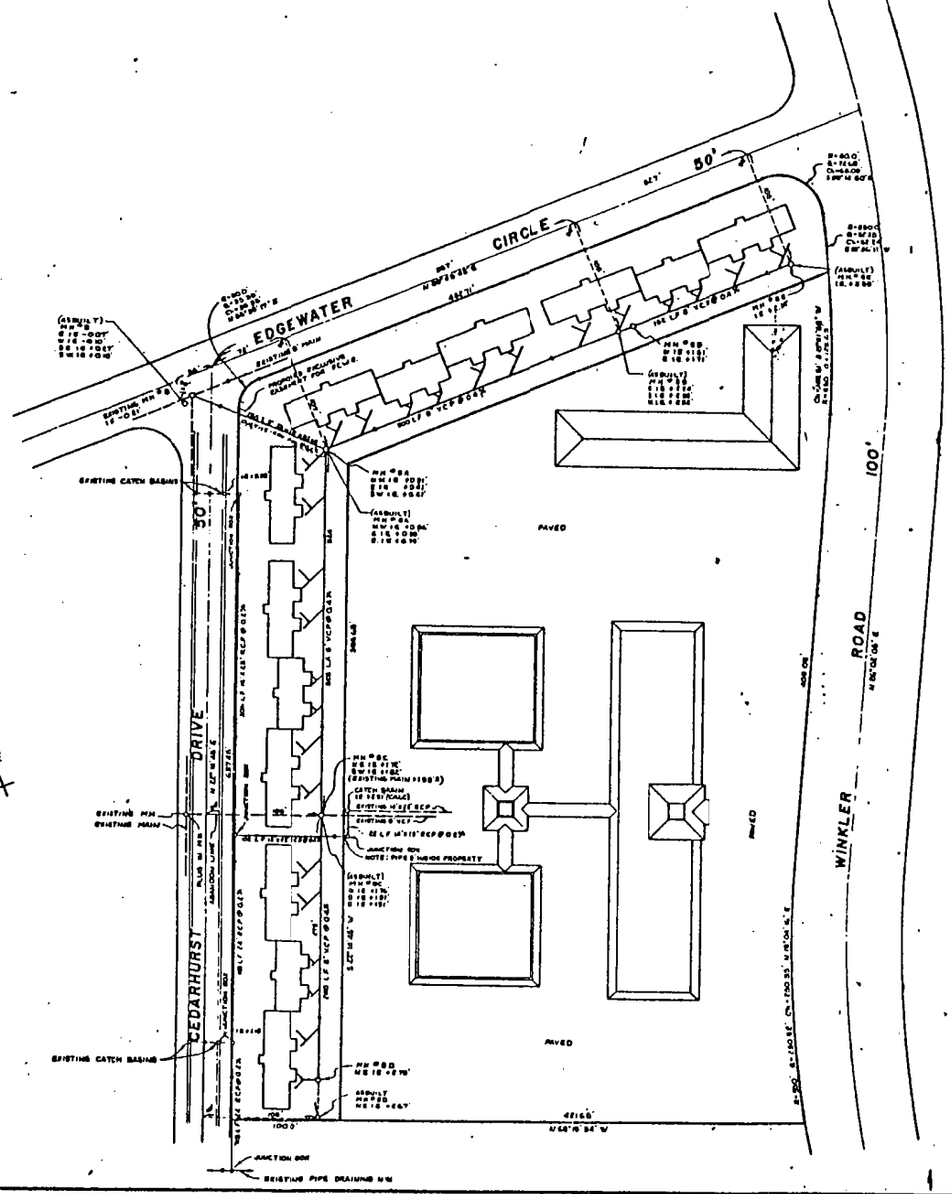
MYERLEE GARDENS PHASE I ASBUILTS (SEWER & WATER)

HOWELL F. DAVIS & ASSOCIATES, INC.

HFD CONSULTING ENGINEERS AND SURVEYORS

DATE	PROJECT NO.	DRN BY	SCALE		FILE NO.
8-11-87	82-19	LMCU	1" = 40'		28-43-84

REC 1804 PG 2381



SITE · PLAN

MYERLEE SQUARE

CONDOMINIUM APARTMENTS

24

84-328DC
SP-84-86

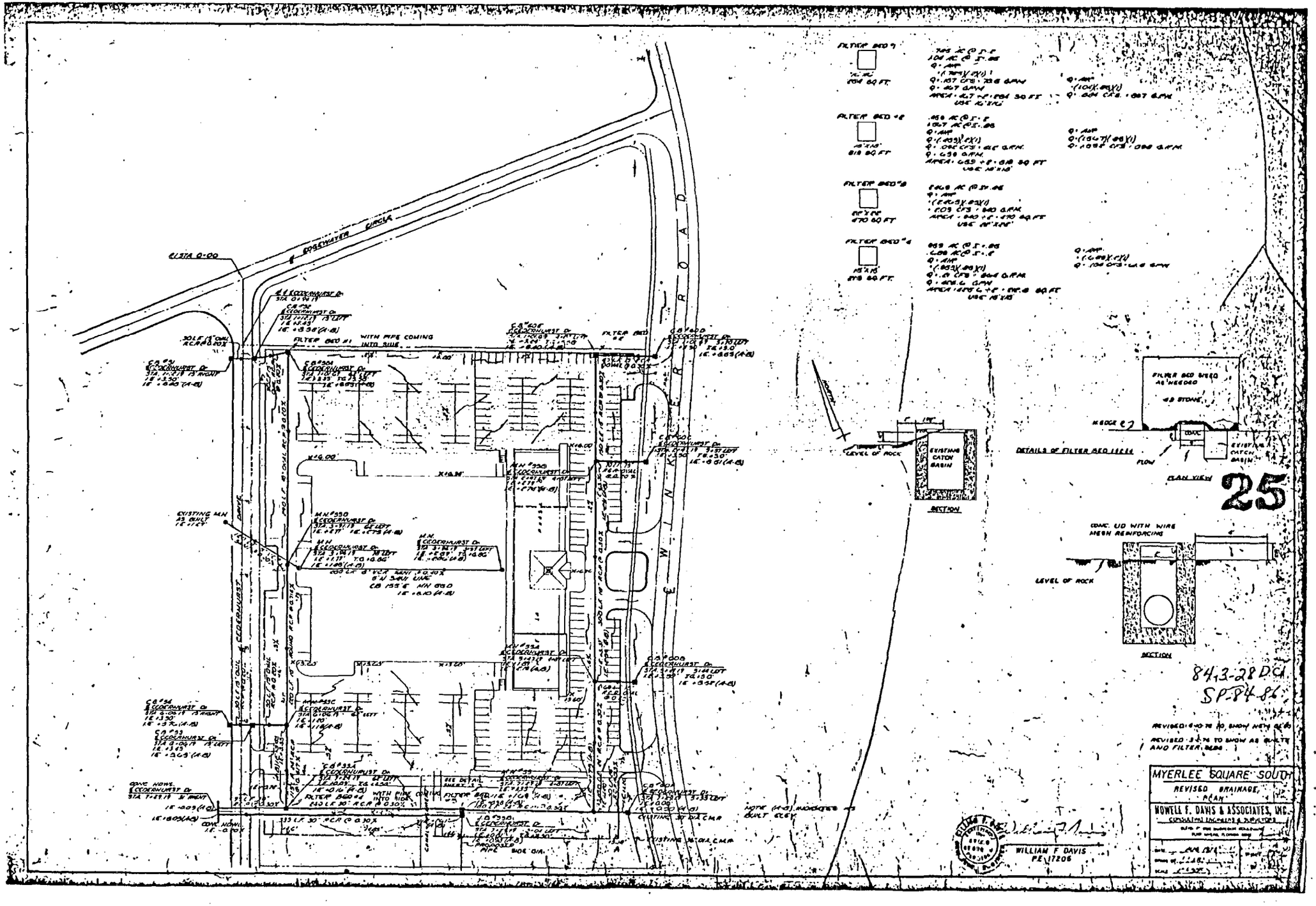
MYERLEE SQUARE
CONDOMINIUM APARTMENTS

PROPOSED SANITARY SEWER AND REROUTING OF EXISTING STORM DRAIN.
SEC. 27, T-43-S, R-24-E,
LEE COUNTY, FLA. 470-1551.

REVISED 4-16-79 TO SHOW SEWER AS BUILT

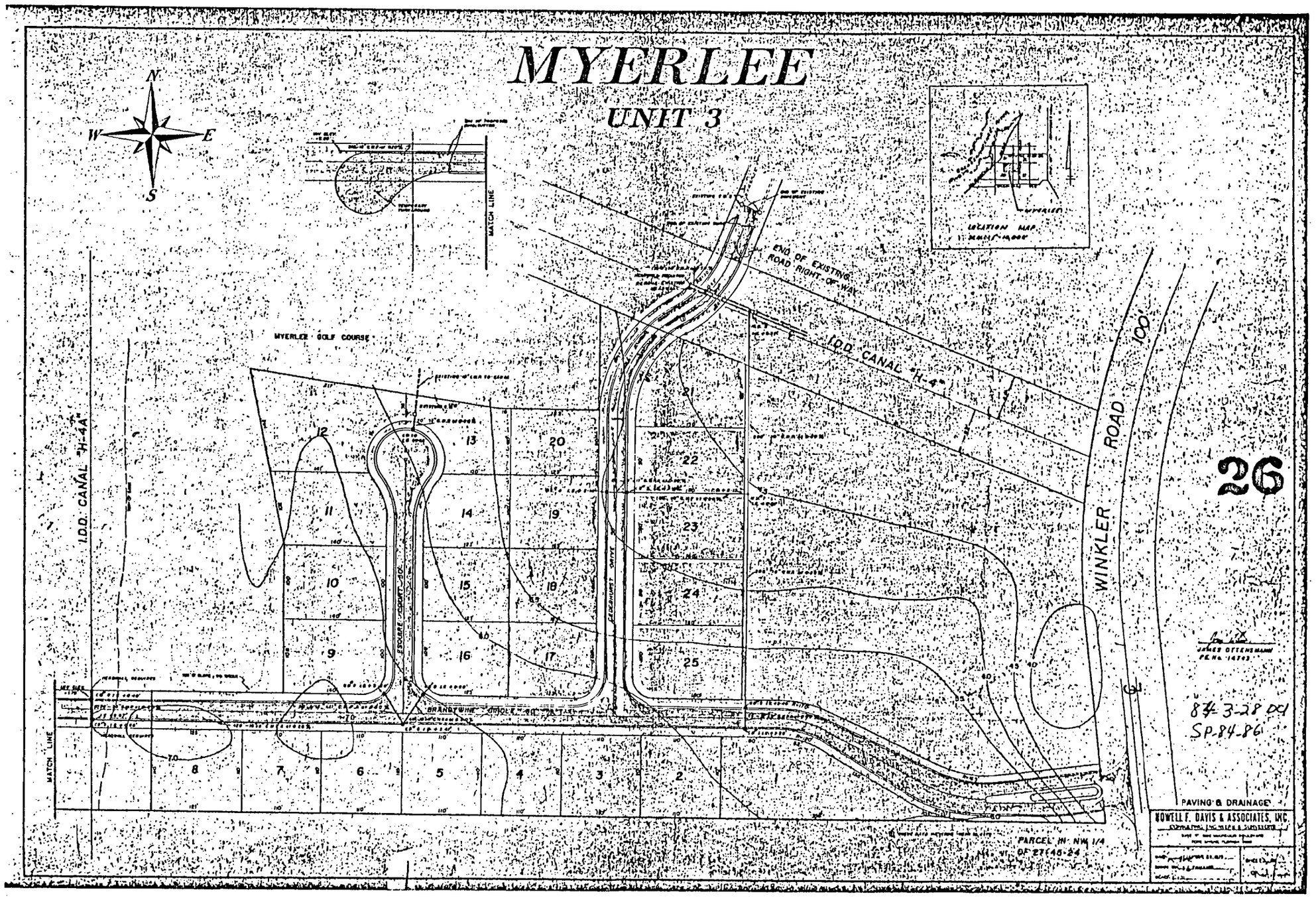
HOWELL F. DAVIS & ASSOCIATES, INC.
CONSULTING ENGINEERS & SURVEYORS

REC'D 00074007



MYERLEE

UNIT 3



26

JAMES OTTENHAUS
P.E. No. 14763

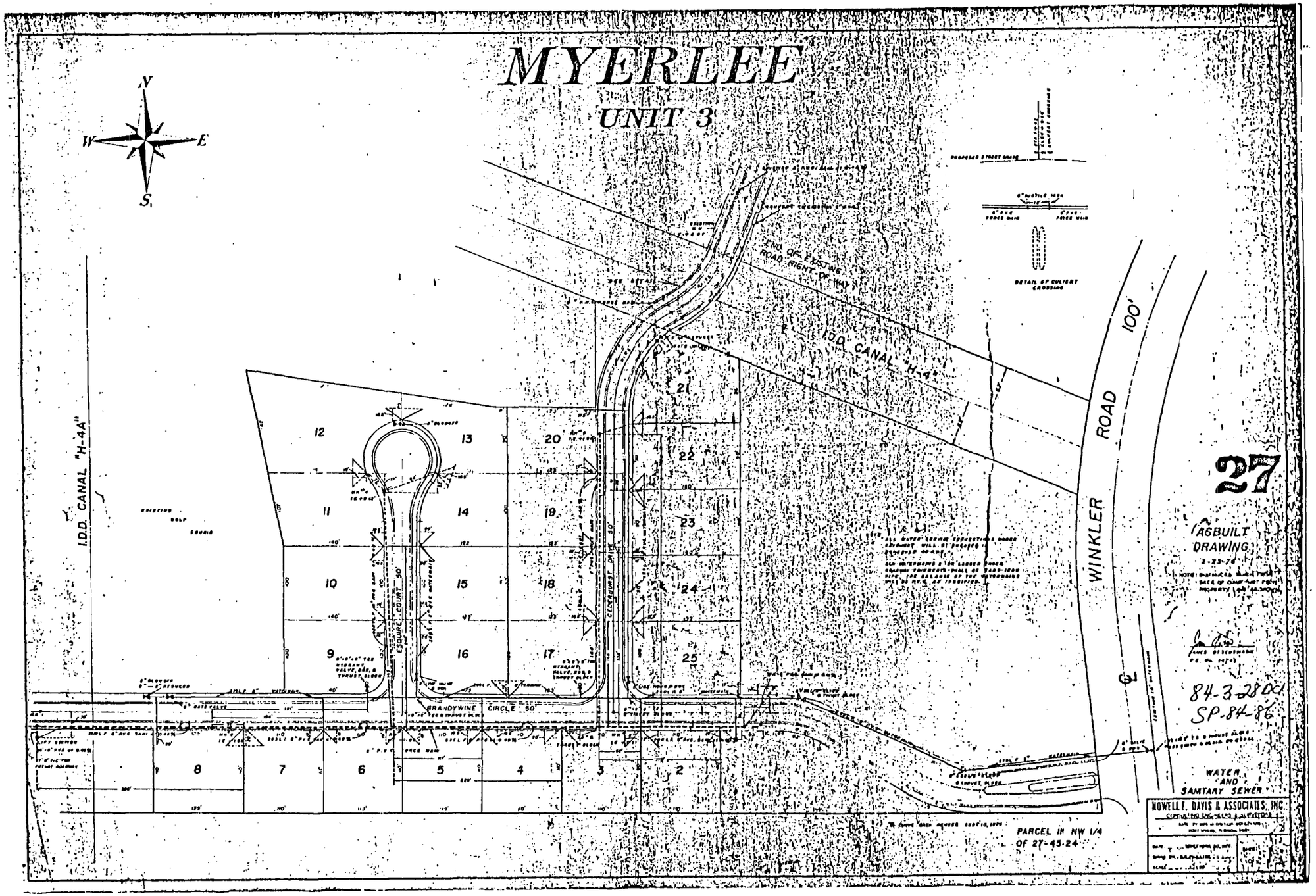
84-3-28 DD1
SP-84-86

PAVING & DRAINAGE

HOWELL F. DAVIS & ASSOCIATES, INC.

MYERLEE

UNIT 3



27

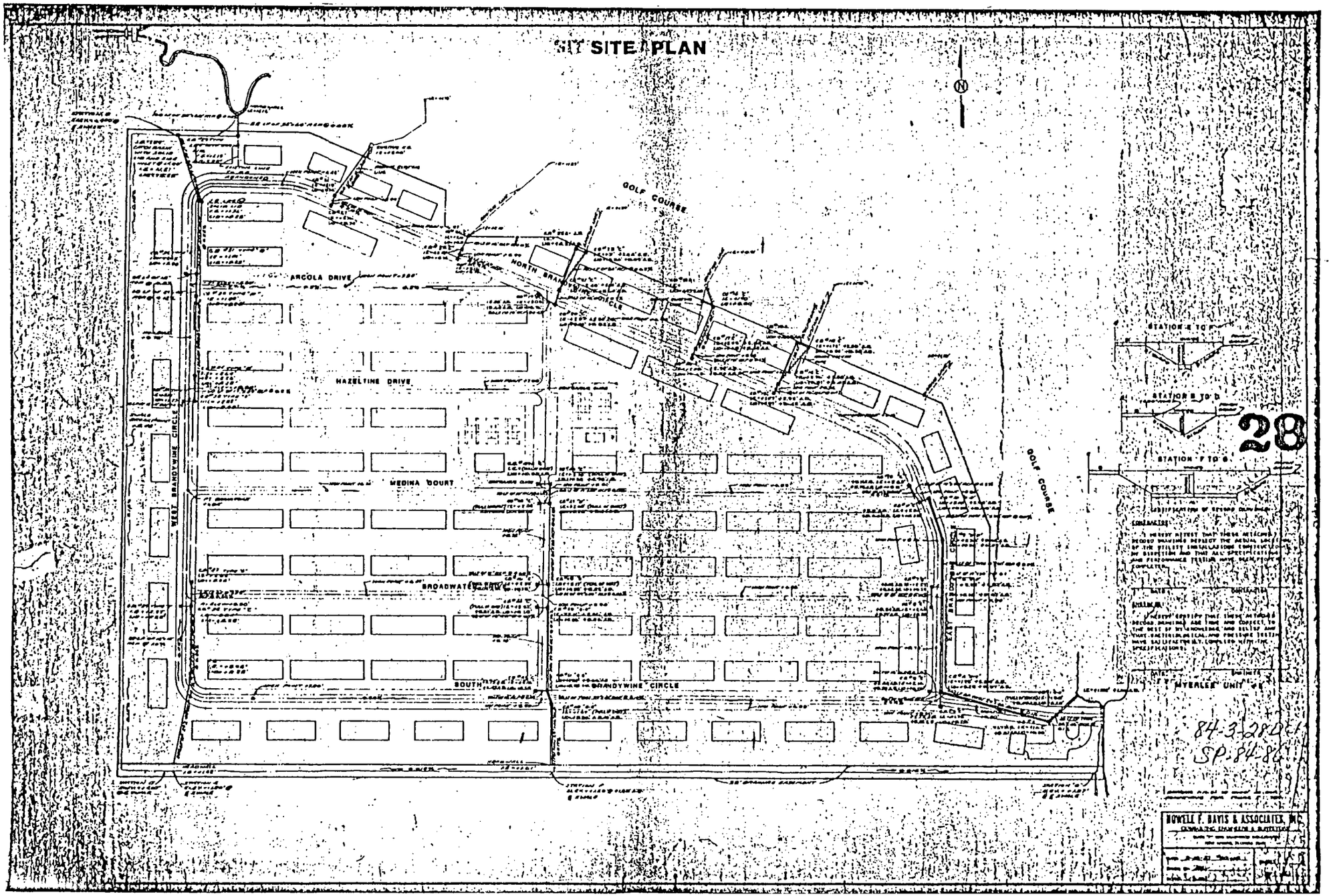
AS BUILT DRAWING

2-23-76

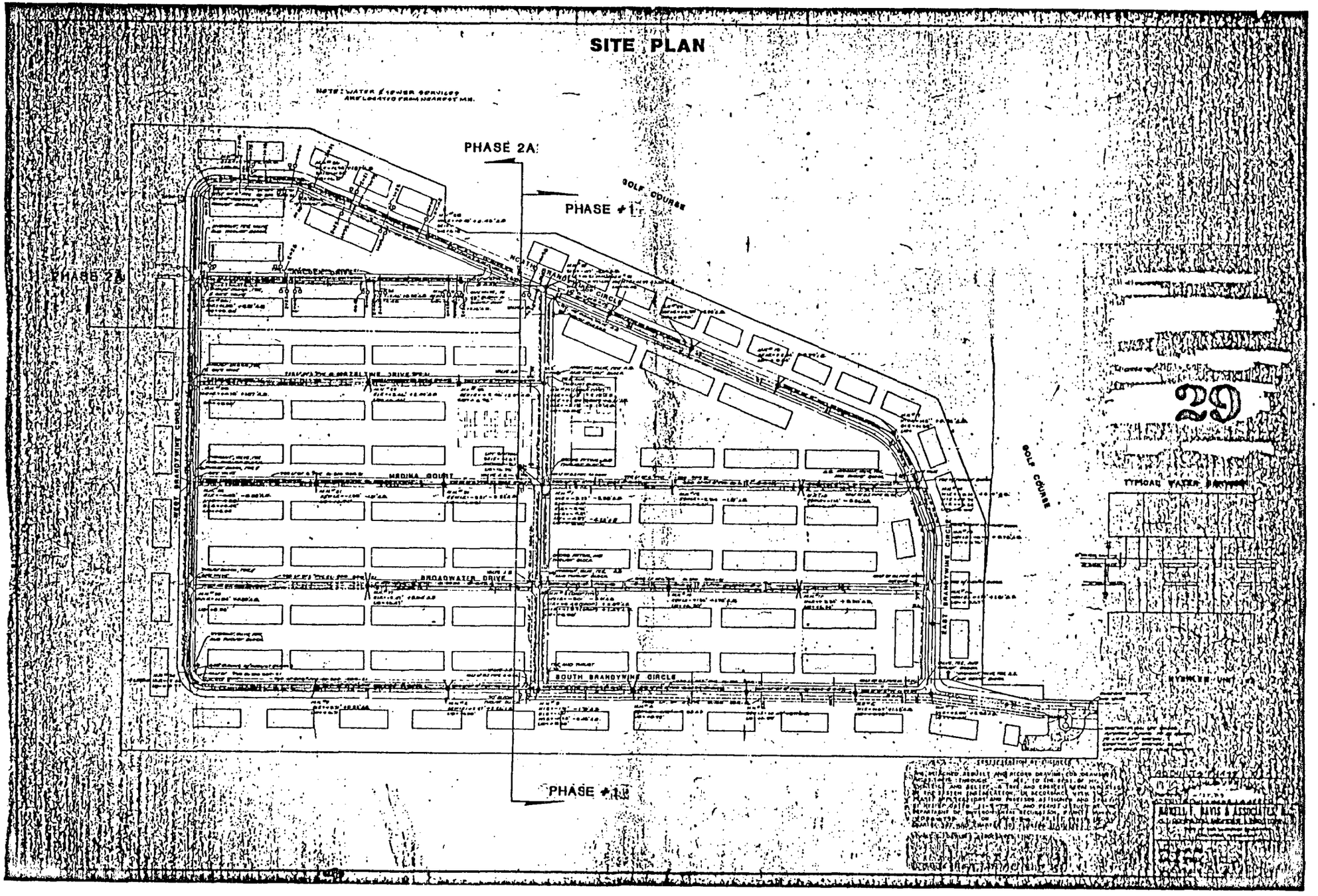
84-3-2801
SP-84-86

WATER AND SANITARY SEWER

NOWELL F. DAVIS & ASSOCIATES, INC.


SIT SITE PLAN
N
GOLF COURSE
ARGOLA DRIVE
HAZELTINE DRIVE
MEDINA COURT
WEST BRANDYWINE CIRCLE
BROADWATER ROW
SOUTH
BRANDYWINE CIRCLE
GOLF COURSE
STATION A TO C
STATION B TO D
STATION F TO E
MYERLEE UNIT
28
84-328DEV
SP-84-84
HOWELL F. DAVIS & ASSOCIATES, INC.

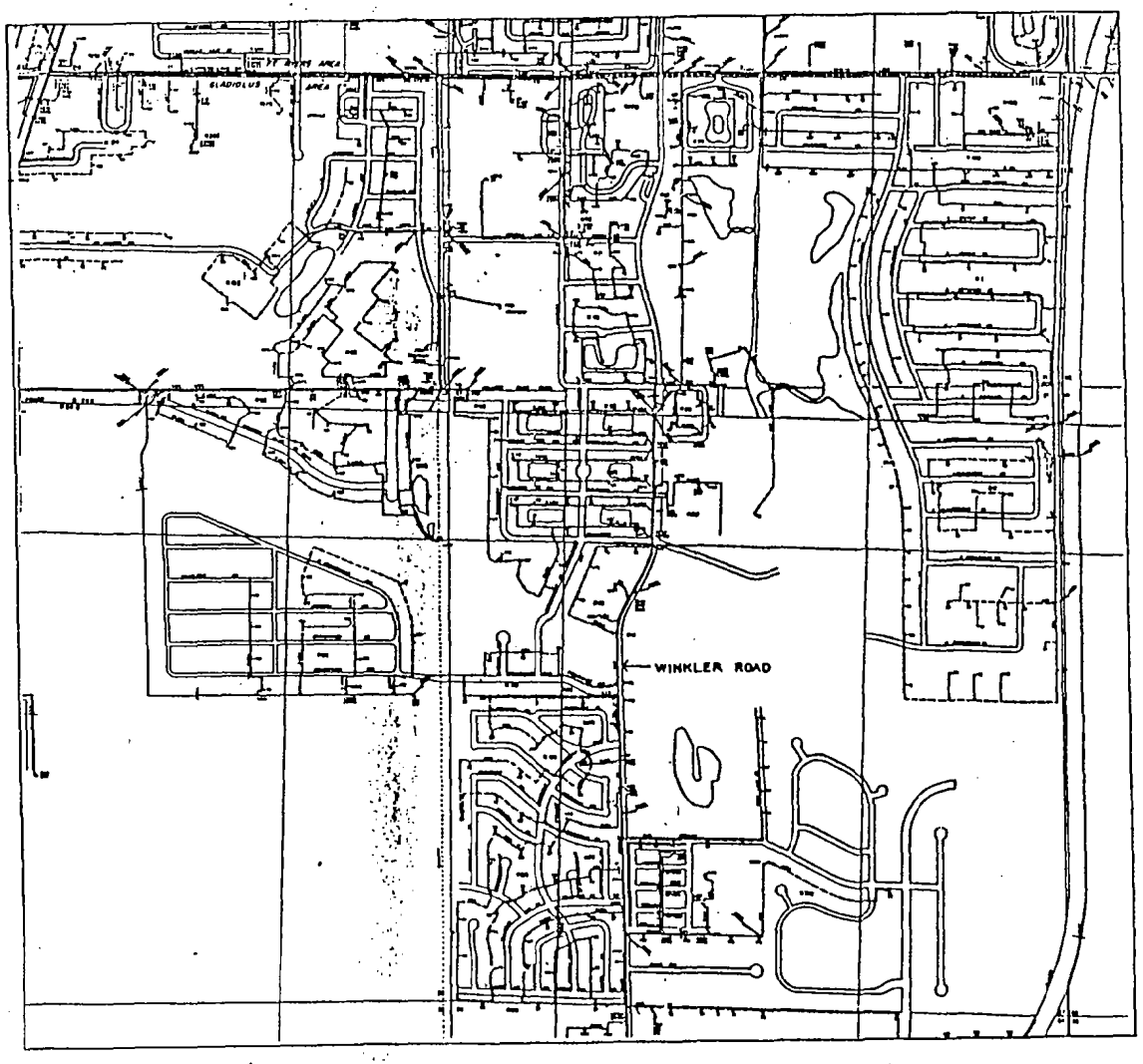
REC 18047PG2347



CHARLIE GREEN
CLERK OF CIRCUIT COURT
Charlie Green

SEP 18 10 20 AM '85
RECORDS
LEE COUNTY, FLORIDA
RECORD VERIFIED

OFF
REC 1804 PG 2393



FLORIDA POWER & LIGHT
ELECTRIC POWER DISTRIBUTION

30

84-3-280C1
SP-84-86