BILLED

2155656

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

OF LEE COUNTY, FLORIDA

OFF REC 1869 PG 3389

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

WHEREAS, U.S. Home Corporation/Brookshire Village, has properly filed an application for partial final P.U.D. plan approval for a residential development for Phases I through XVI, which include 529 units not to exceed 35 feet or two stories in height, on 115.01 acres of land. The total project site is 143.49 acres, with 11.65 acres zoned CC and 16.93 acres remaining in subsequent residential phases. The phases in this request also include the package sewage treatment plant, recreational areas, and stormwater management areas for the entire development. If approved, the final P.U.D. plans would deviate from the Lee County standard which requires double frontage lots abutting a collector street to be 125 feet deep, to instead be 120 feet deep along Plantation Road (D.S.R. Section C.2.c).

The subject property is located on the north side of Daniels Road between Plantation Road and Six Mile Cypress Parkway, described more particularly as:

LEGAL DESCRIPTION: In Section 19, Township 45 South, Range 25 East, Lee County, Florida:

The Northeast Quarter of Section 19, Township 45 South, Range 25 East, Lee County, Florida, less the rights-of-way for Daniels Road and Six Mile Parkway.

LESS AND EXCEPT THE FOLLOWING THREE PARCELS:

OUTPARCEL "A" (PR-zoned parcel)

That part of said Section 19 lying north of the north right-of-way line of Daniels Road and east of the east right-of-way line of Six Mile Parkway.

TRACT 10

Commencing at the northeast corner of said Section 19; thence S 0° 32' 36" W (Basis of bearings being the State Plane Coordinate System, Florida West Zone) along the east line of said Section 19 for 689.63 feet to the northwesterly right-of-way line of Six Mile Parkway; thence southwesterly 1,222.15 feet along the arc of a curve concave to the southeast (radius = 2,989.79 feet; interior angle = 23° 25' 16"; chord bearing and distance = S 16° 17' 49" W, 1,213,65 feet) to the point of beginning; thence continue south 121.69 feet along said curve (interior angle = 2° 19' 55"; chord bearing and distance = S 3° 25' 14" W, 121.68 feet) to a point of tangency; thence S 2° 15' 16" W for 324.21 feet; thence S 88° 59' 45" W leaving said right-of-way, for 1105.95 feet; thence N 1° 00' 15" W for 415.00 feet to a point of curvature; thence north and east 47.12 feet along the arc of a curve concave to the southeast (radius = 30.00 feet; interior angle = 90° 00' 00"; chord bearing and distance = N 43° 59' 45", 42.42 feet) to a point of tangency; thence N 88° 59' 45" E for 1,103.77 feet to the point of beginning.

(1/512)

TRACT 3 / 4

Commencing at the North Quarter corner of said Section 19; thence S 1° 21' 24" W along the west line of the Northeast Quarter of said Section 19 for 555.41 feet; thence S 88° 38' 36" E for 20.00 feet to the point of beginning; thence S 1° 21' 24" W, parallel with said Quarter section line, for 1,202.52 feet to a point of curvature; thence South and East 48.36 feet along the arc of a curve concave to the northeast (radius = 30.00 feet; interior angle = 92° 21' 39"; chord bearing and distance = S 44° 49' 26" E, 43.29 feet) to a point of tangency; thence N 88° 59' 45" E for 499.19 feet; thence N 1° 21' 24" E for 1,237.85 feet; thence N 88° 10' 30" W for 499.77 feet to a point of curvature; thence west and south 47.37 feet along the arc of a curve concave to the southeast (radius = 30.00; interior angle = 90° 28' 07"; chord bearing and distance = S 46° 35' 27" W, 42.60 feet) to a point of tangency, said point being the point of beginning.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

OFF REC 1869 PG 3885

WHEREAS, proper authorization has been given to Source Inc. by U.S. Home Corporation, the owner of the subject parcel, to act as agent(s) to pursue this zoning 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, subject to review of 9 noted problem areas contained in the analysis in the Staff Report of September 13, 1985, and the testimony given at the September 23, 1985 Zoning Board Hearing; 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.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS AS THE ZONING APPEALS BOARD, that the Zoning Appeals Board does hereby grant partial final P.U.D. plan approval to Site Plan SP-85-237 for Phases I through XVI of this residential development. Phase I through XVI include 529 units not to exceed 35 feet or two stories in height, on 115.01 acres of land. Phases I through XVI also include the package sewage treatment plant, recreational areas, and stormwater management areas for the entire development. The Board does also hereby waive the requirement from the Lee County standard which requires double frontage lots abutting a collector street to be 125 feet deep, and does hereby allow lots to be 120 feet deep along Plantation Road (D.S.R. Section C.2.c) to accommodate the needed

right-of-way width for Plantation Road. The approval of the partial final PUD for Phases I-XVI is subject to the following conditions:

(a) Prior to the issuance of a Final Development Order for the first phase of this project, the developer shall donate their 1.84 acre PR-zoned parcel to Lee County. This donation, plus the recreational facilities provided by the developer as summarized in the September 27, 1985 Parks credit sheet, shall constitute 100% fulfillment of the neighborhood park requirement, and also provides a credit of .35 acres towards said requirement for the remaining multifamily tract not included in this request.

(b) Prior to the issuance of a Final Development Order for the first phase of this project, the developer shall provide funds towards the cost of constructing the Daniels Road fire station, as proposed in the March 14, 1985 letter from U.S. Home to the South Trail Fire District.

(c) Signs may be constructed within this development of such types and sizes and at such locations as are permitted by the Lee County Sign Ordinance.

(d) A rolling, landscaped type of berm system around the perimeter along Daniels Road and Six Mile Cypress Parkway is hereby required.

(e) Three single-family lots at the northwest corner of the project are approved at 120 feet deep, rather than the required 125 feet for double frontage lots, due to an increase in the requested right-of-way dedication along Plantation Road after the P.U.D. plans and plats had been prepared.

(f) Other issues concerning setbacks, models, homeowners' association, and signalization of access points, have been addressed on the preliminary P.U.D. plans and in conditions 8, 9, 11, 13, and 15 of the preliminary P.U.D. resolution, and remain unchanged by this final P.U.D. approval.

Site plan SP-85-237 is attached hereto and incorporated herein by reference.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Slisher, and seconded by Commissioner Fussell 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 21st day of October, A.D., 1985.

ATTEST:
CHARLIE GREEN, CLERK

BY: Mary Armentrout
Deputy Clerk

FILED
SEP 16 1986
CLERK CIRCUIT COURT
BY M Armentrout D.C.

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
County Attorney's Office

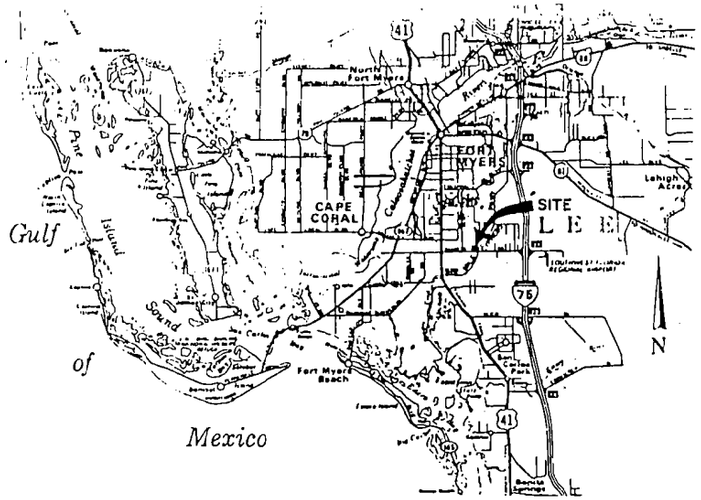
RESOLUTION NUMBER ZAB-85-237

HEARING NUMBER 85-1-4(a)DCI

(1451Z)

OFF REC 1869PG3086

OFF REC 1869PG3887



VICINITY MAP
N T S

FINAL PLANNED UNIT DEVELOPMENT

FOR

BROOKSHIRE VILLAGE

CONTENTS

COVER	PUD-1
SITE PLAN, GRADING, PAVING, DRAINAGE	PUD-2 THRU 7
PHASE PLAN	PUD-8
UTILITIES PLAN	PUD-9 THRU 14
DETAILS	PUD-15

FINAL PUD PLANS FOR PHASES 1 THRU XVI

SP-85-237

BROOKSHIRE VILLAGE

IN

SECTION 19, T45S, R25E
LEE COUNTY, FLORIDA
FOR DEVELOPE-
U.S. HOME CORPORATION
6314 WHISKEY CREEK DRIVE SUITE D
FORT MYERS, FLORIDA 33907

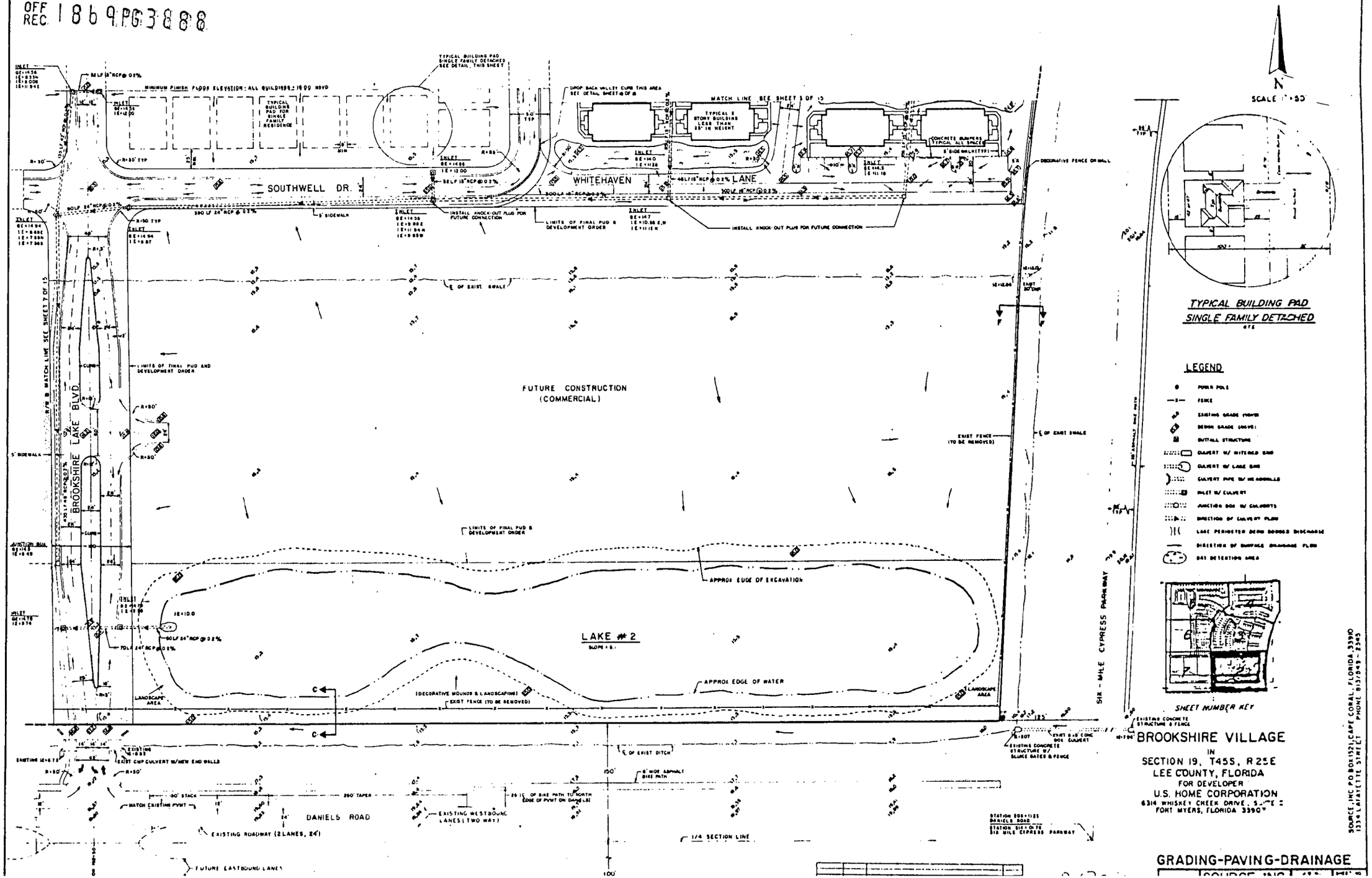
SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA 33910
1334 LAFAYETTE STREET PHONE 813/549-2348

RECEIVED
OCT 23 1985

85-1-4(a) DCI

SOURCE INC

OFF REC 1869 PG 3888



BROOKSHIRE VILLAGE

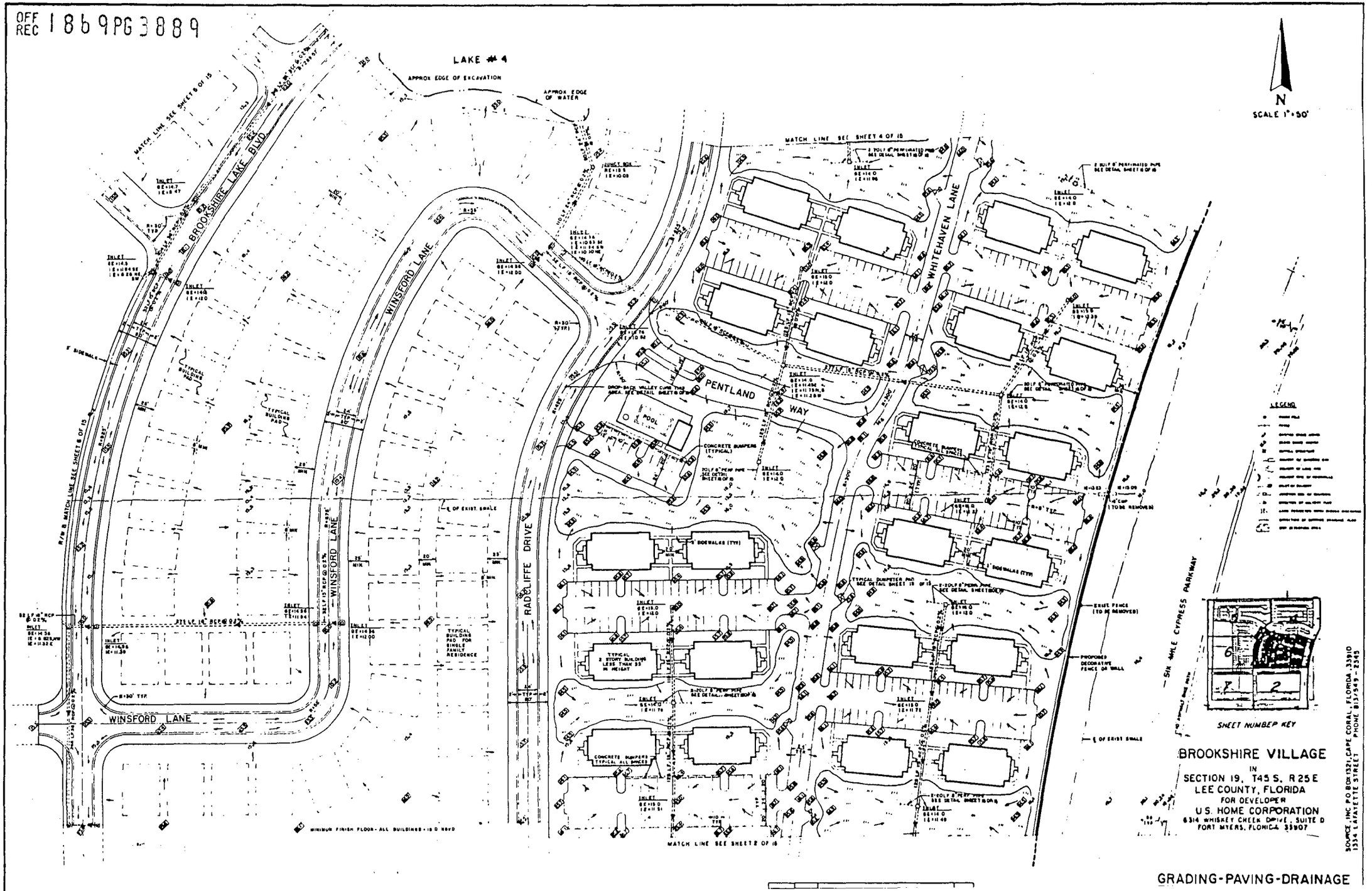
IN

SECTION 19, T45S, R25E
LEE COUNTY, FLORIDA
FOR DEVELOPER
U.S. HOME CORPORATION
6314 WHISKEY CREEK DRIVE, SUITE E
FORT MYERS, FLORIDA 33907

SOURCE, INC P.O. BOX 1521, CAPE CORAL, FLORIDA 33910
1334 LAFAYETTE STREET PHONE 813/549-2345

GRADING-PAVING-DRAINAGE

OFF REC 1869PG3889



BROOKSHIRE VILLAGE

IN

SECTION 19, T45 S, R25E

LEE COUNTY, FLORIDA

FOR DEVELOPER

U.S. HOME CORPORATION

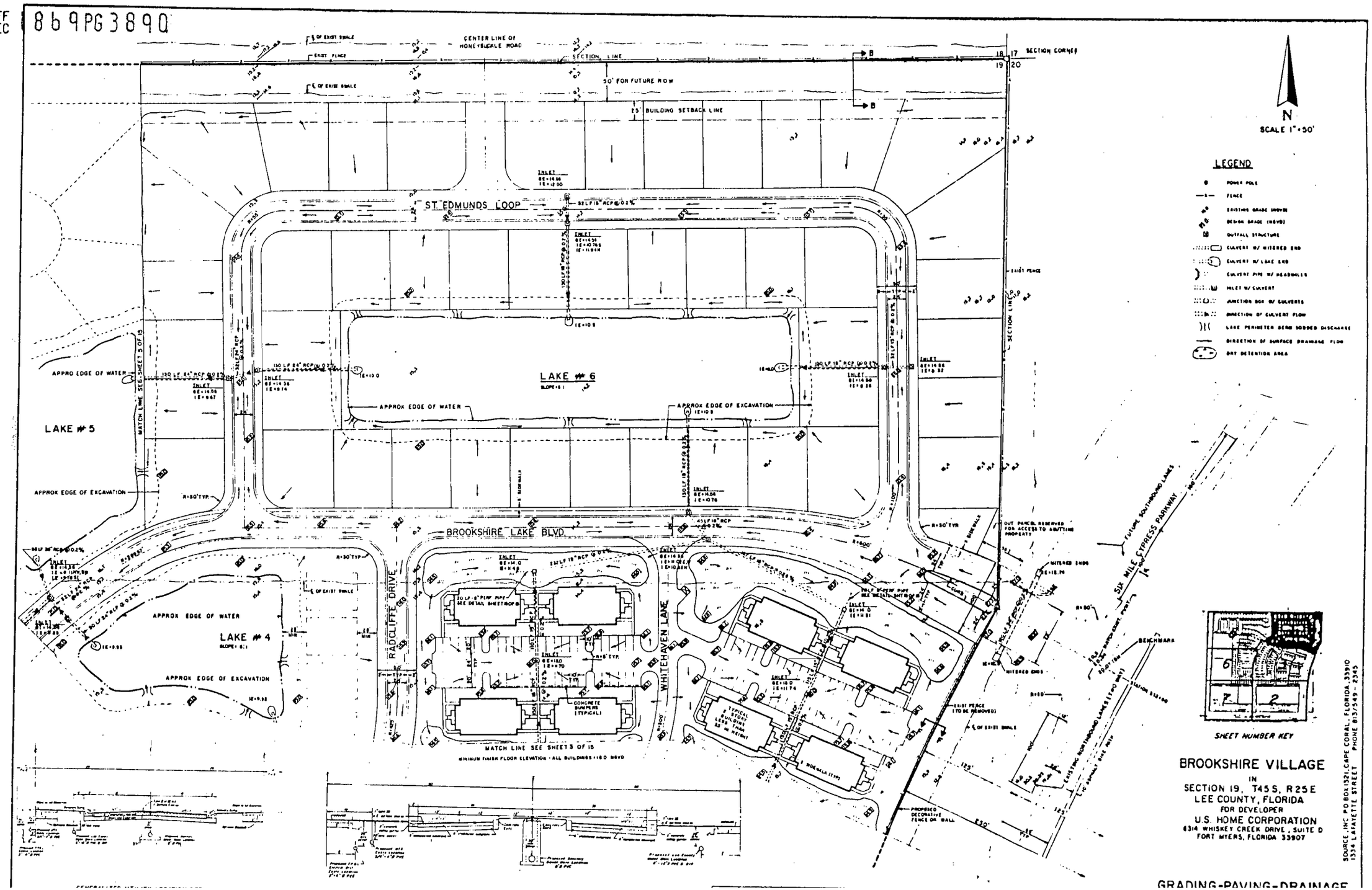
6314 WHISKEY CREEK DRIVE, SUITE D

FORT MYERS, FLORIDA 33907

SOURCE, INC PO BOX 1321, CAPE CORAL, FLORIDA 33910
1334 LAFAYETTE STREET PHONE 813/549-2345

GRADING-PAVING-DRAINAGE

OFF REC 869PG3890



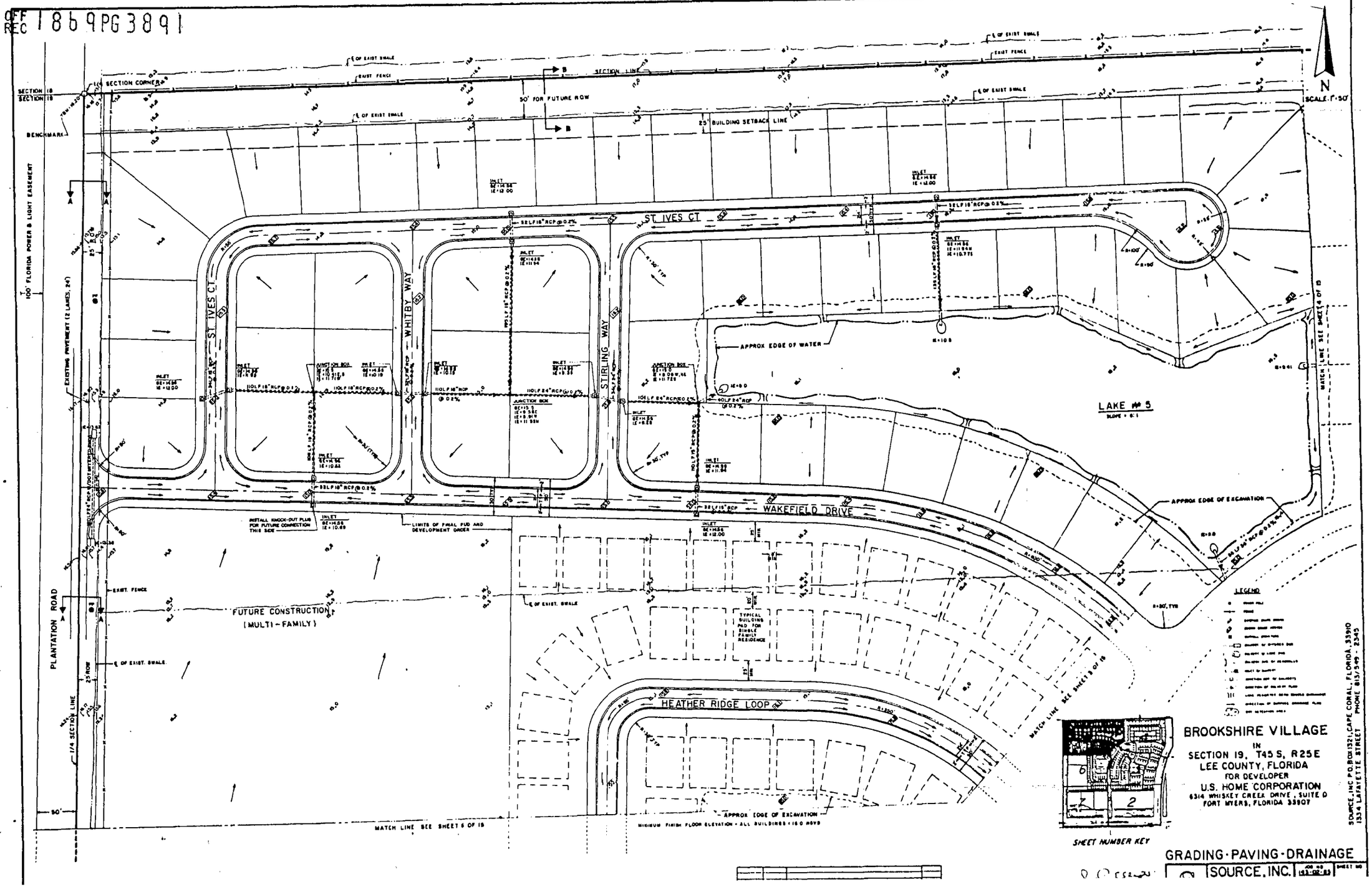
BROOKSHIRE VILLAGE

IN
SECTION 19, T45S, R25E
LEE COUNTY, FLORIDA
FOR DEVELOPER
U.S. HOME CORPORATION
6314 WHISKEY CREEK DRIVE, SUITE D
FORT MYERS, FLORIDA 33907

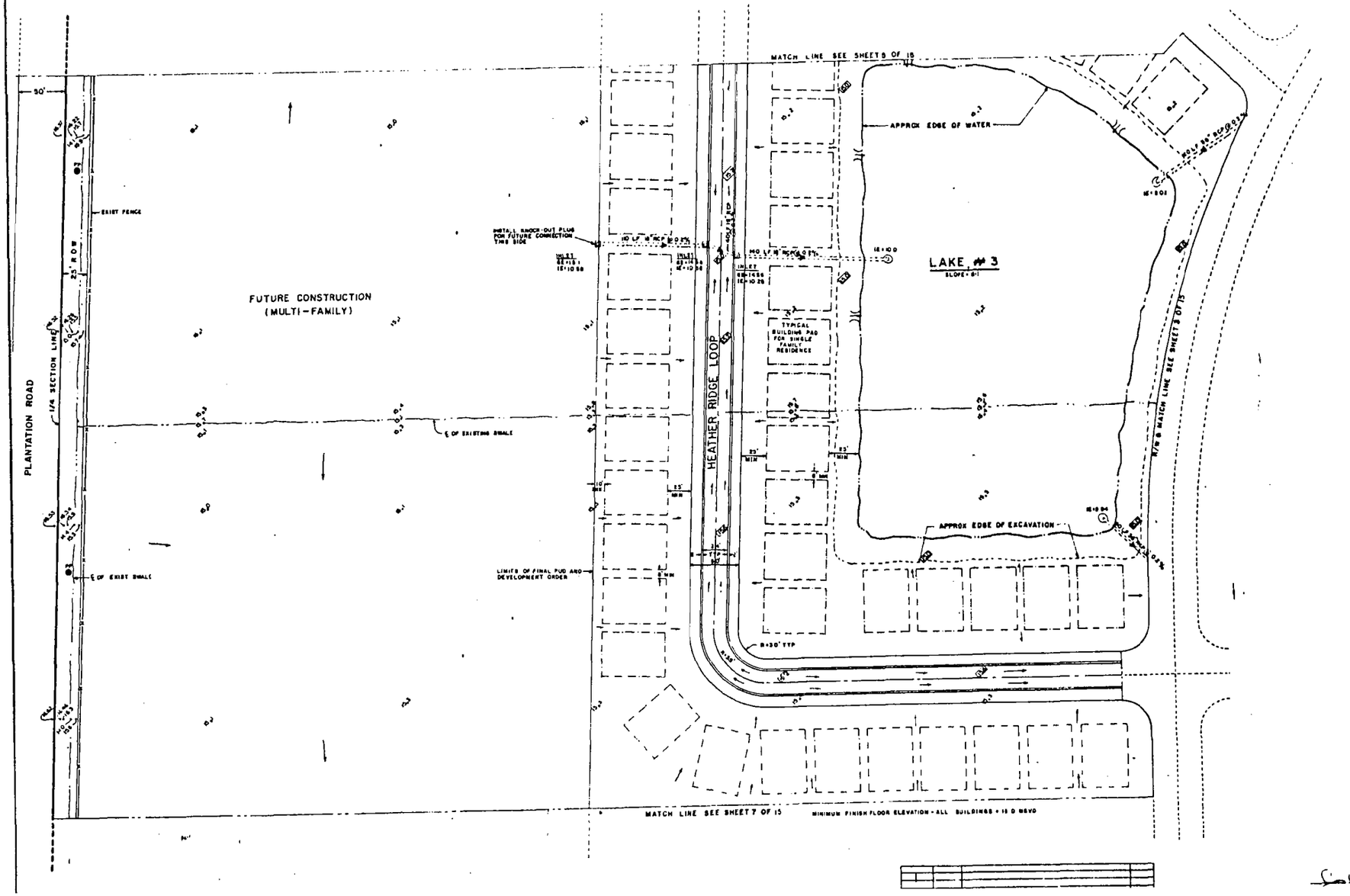
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1334 LAFAYETTE STREET PHONE 813/549-2345

GRADING-PAVING-DRAINAGE

OFF REC 1869PG3891



OFF REC 1869PG3892



N

SCALE 1" = 50'

LEGEND

- POWER POLE
- FENCE
- EXISTING GRADE CONTOUR
- DESIGN GRADE CONTOUR
- OUTFALL STRUCTURE
- CULVERT W/ MITERED END
- CULVERT W/ LAKE END
- CULVERT PIPE W/ HEADWALLS
- INLET W/ CULVERT
- JUNCTION BOX W/ CULVERTS
- DIRECTION OF CULVERT FLOW
- LAKE PERIMETER BERM SHAPED ENDCHANGE
- DIRECTION OF SURFACE DRAINAGE FLOW
- DRY DETENTION AREA



SHEET NUMBER KEY

BROOKSHIRE VILLAGE

IN

SECTION 19, T45S, R25E

LEE COUNTY, FLORIDA

FOR DEVELOPER

U.S. HOME CORPORATION

6314 WHISKEY CREEK DRIVE, SUITE D

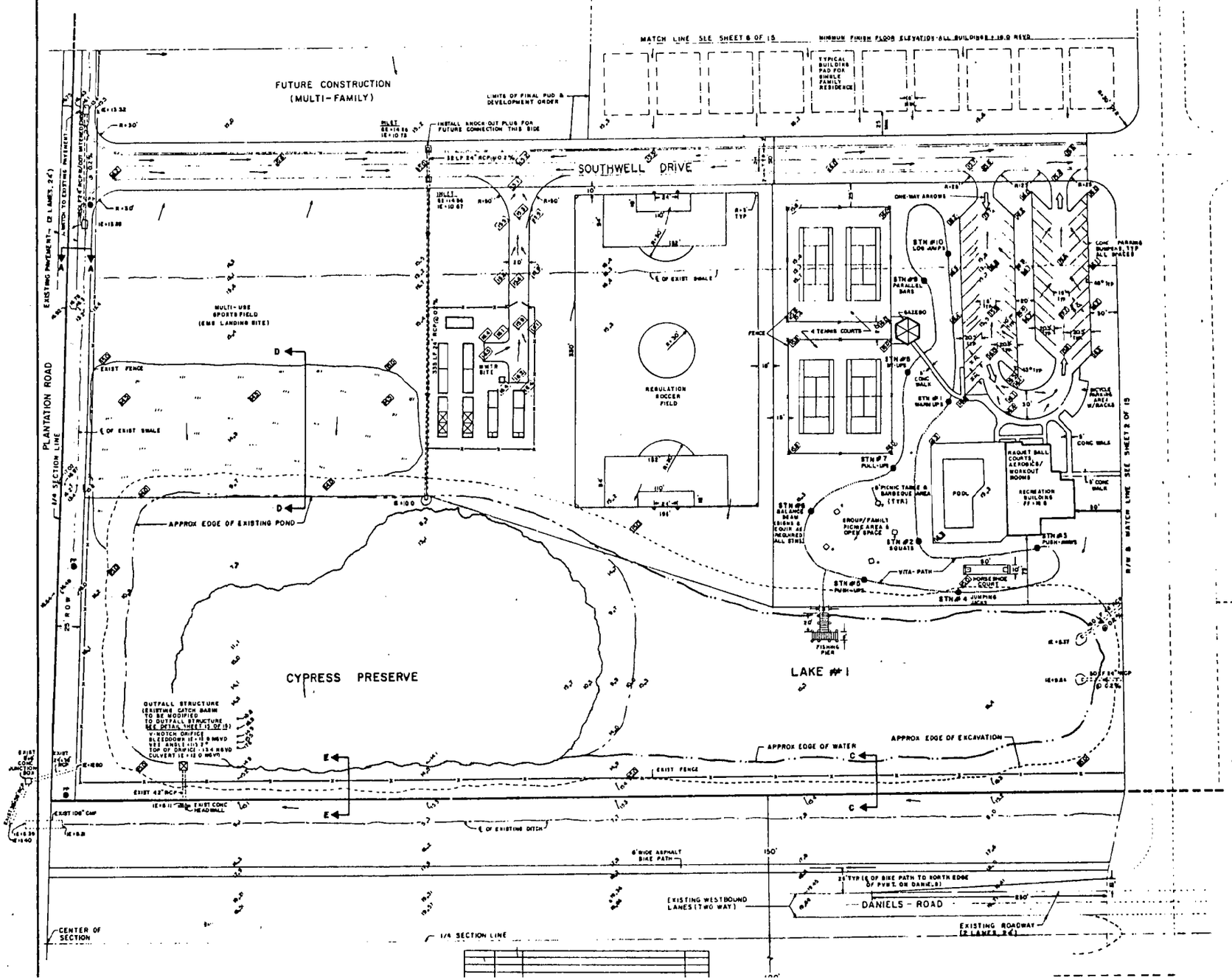
FORT MYERS, FLORIDA 33907

SOURCE, INC., P.O. BOX 1581, CAPE CORAL, FLORIDA 33910
1934 LAFAYETTE STREET PHONE 813/549-3345

GRADING - PAVING - DRAINAGE

SOURCE, INC.

OFF REC 1869PG3893

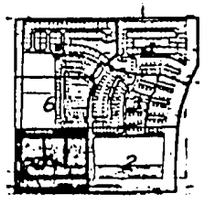


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SCALE 1"=50'

LEGEND

- POWER POLE
- FENCE
- EXISTING GRADE (NGVD)
- DESIGN GRADE (NGVD)
- OUTFALL STRUCTURE
- CULVERT W/ MITERED END
- CULVERT W/ LAKE END
- CULVERT PIPE W/ HEADWALLS
- INLET W/ CULVERT
- JUNCTION BOX W/ CULVERTS
- DIRECTION OF CULVERT FLOW
- LAKE PERIMETER SEND BROKEN DISCHARGE
- DIRECTION OF SURFACE DRAINAGE FLOW
- DRY DETENTION AREA



SHEET NUMBER KEY

BROOKSHIRE VILLAGE

IN
SECTION 19, T45S, R 25E
LEE COUNTY, FLORIDA
FOR DEVELOPER
U.S. HOME CORPORATION
6514 WHISKEY CREEK DRIVE, SUITE D
FORT MYERS, FLORIDA 33907

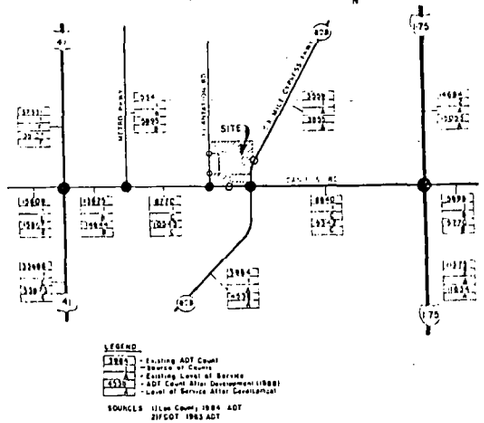
SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA 33910
1334 LAFAYETTE STREET PHONE 813/549-2345

GRADING · PAVING · DRAINAGE

SOURCE, INC.

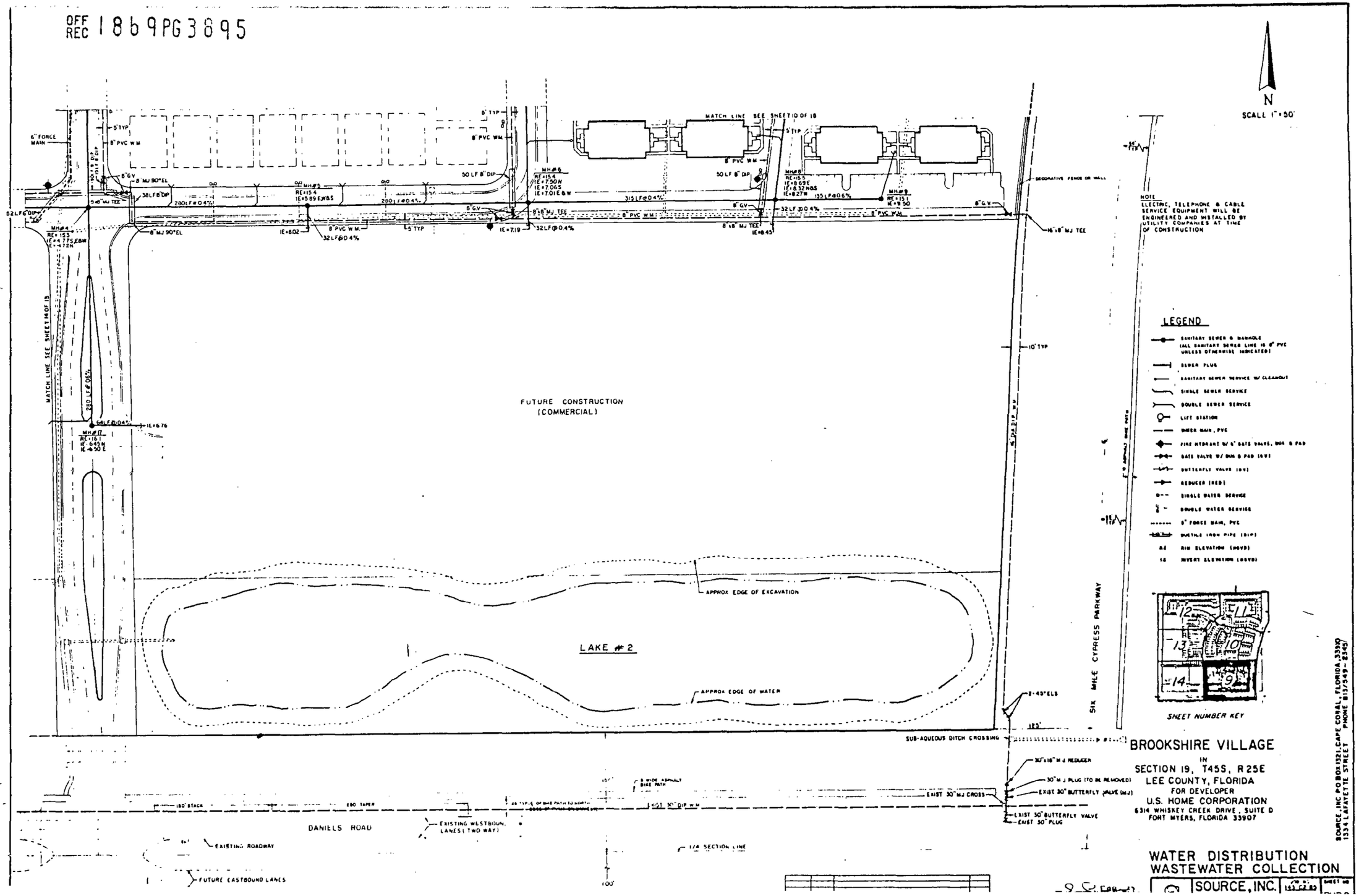
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BROOKSHIRE VILLAGE

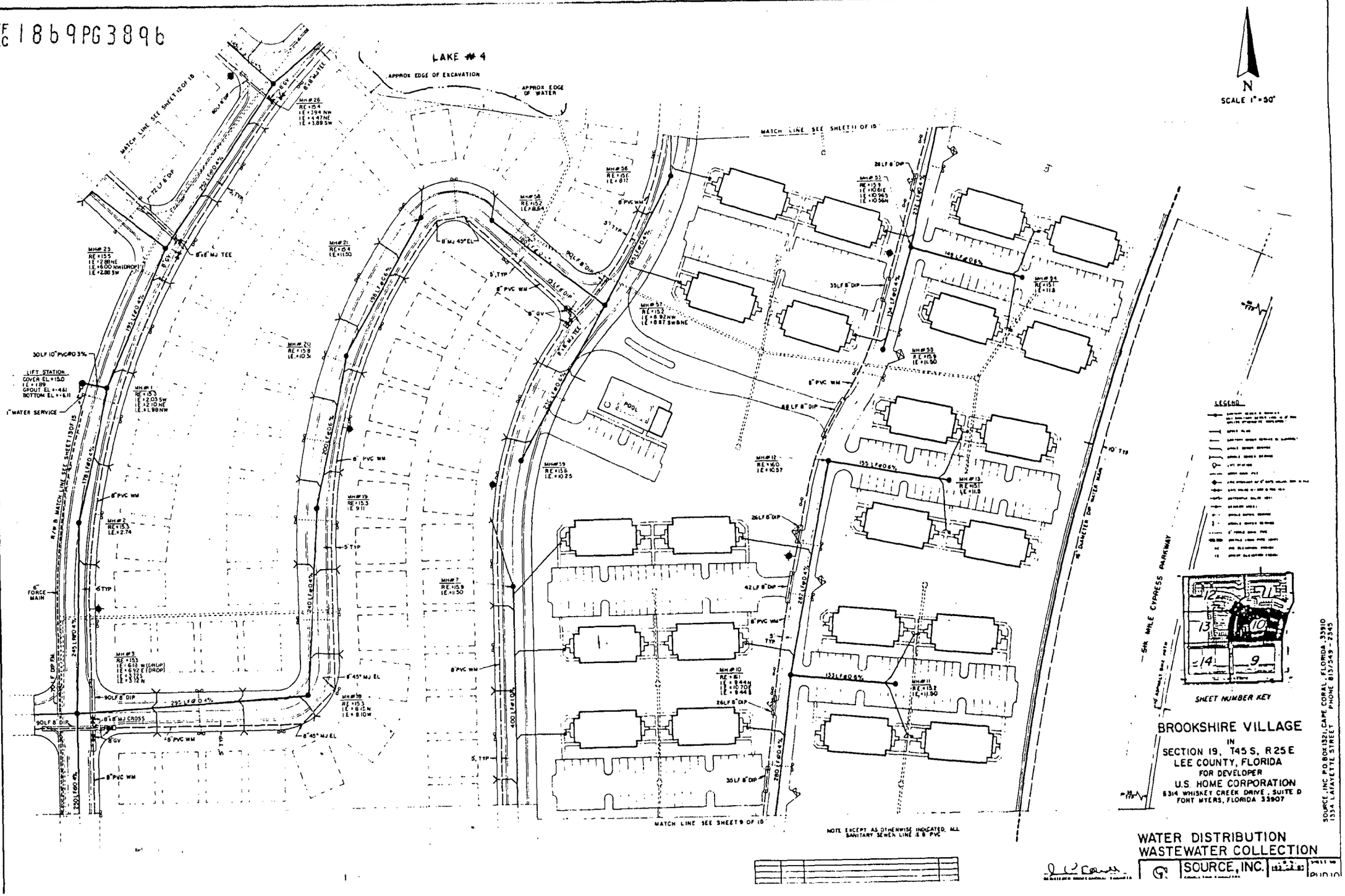


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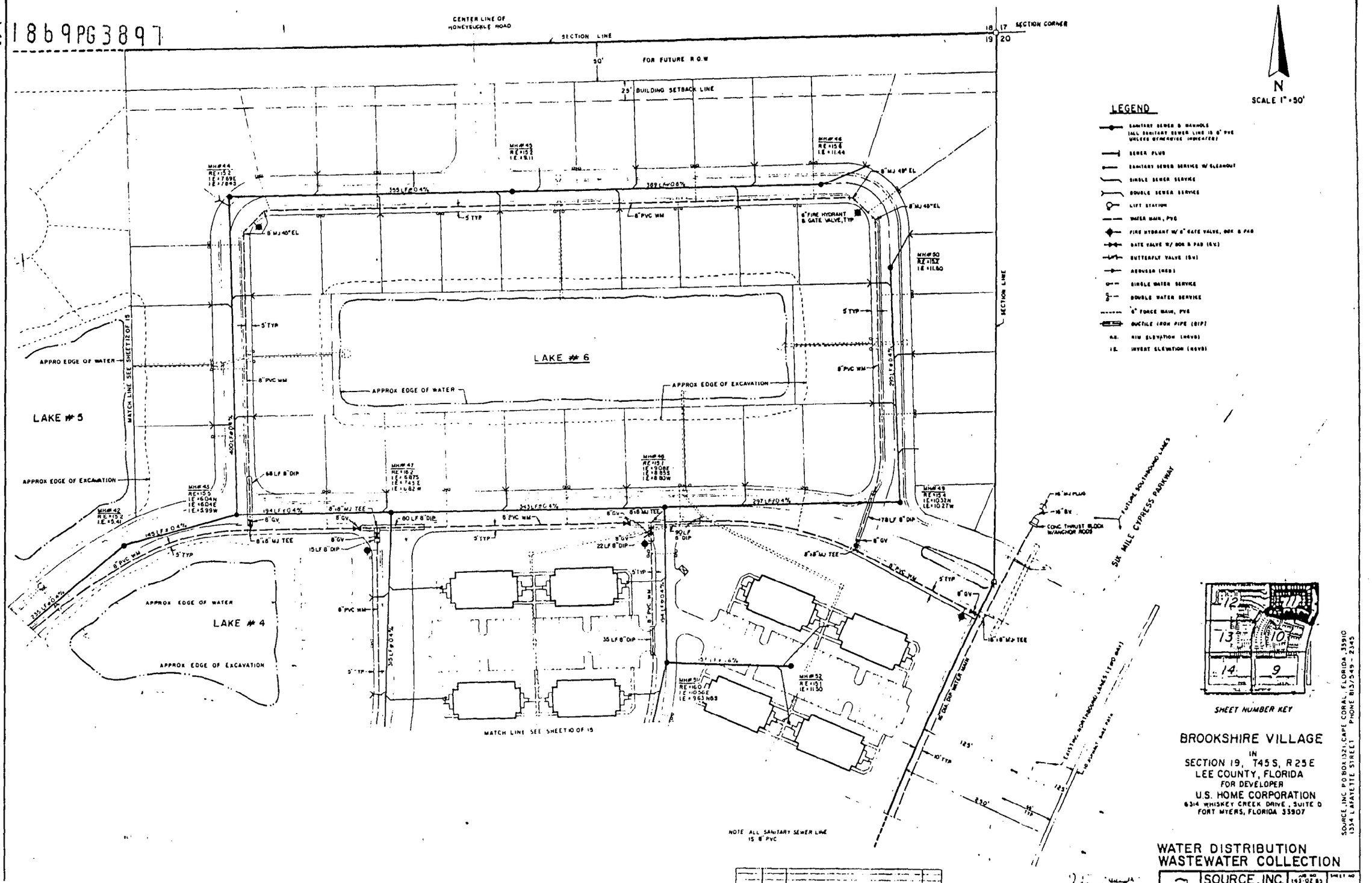
OFF REC 1869PG3895



OFF REC 1869PG3896



OFF REC 1869PG3897



BROOKSHIRE VILLAGE

IN
SECTION 19, T45S, R25E
LEE COUNTY, FLORIDA
FOR DEVELOPER
U.S. HOME CORPORATION
6314 WHISKEY CREEK DRIVE, SUITE D
FORT MYERS, FLORIDA 33907

WATER DISTRIBUTION WASTEWATER COLLECTION

SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA 33910
1334 LAFAYETTE STREET PHONE 813/549-2345

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21012

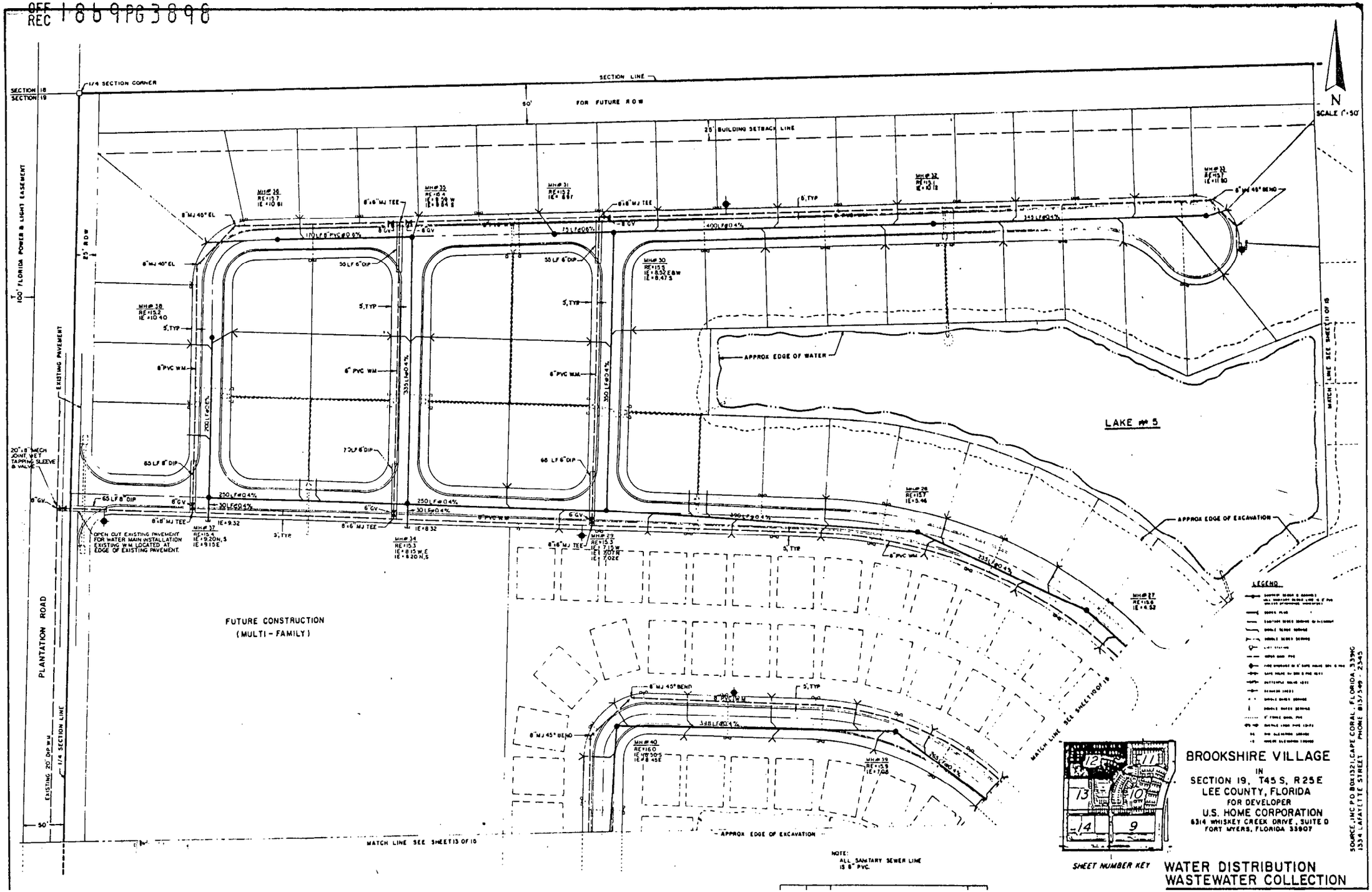
SOURCE, INC.

JOB NO. 191-02-83

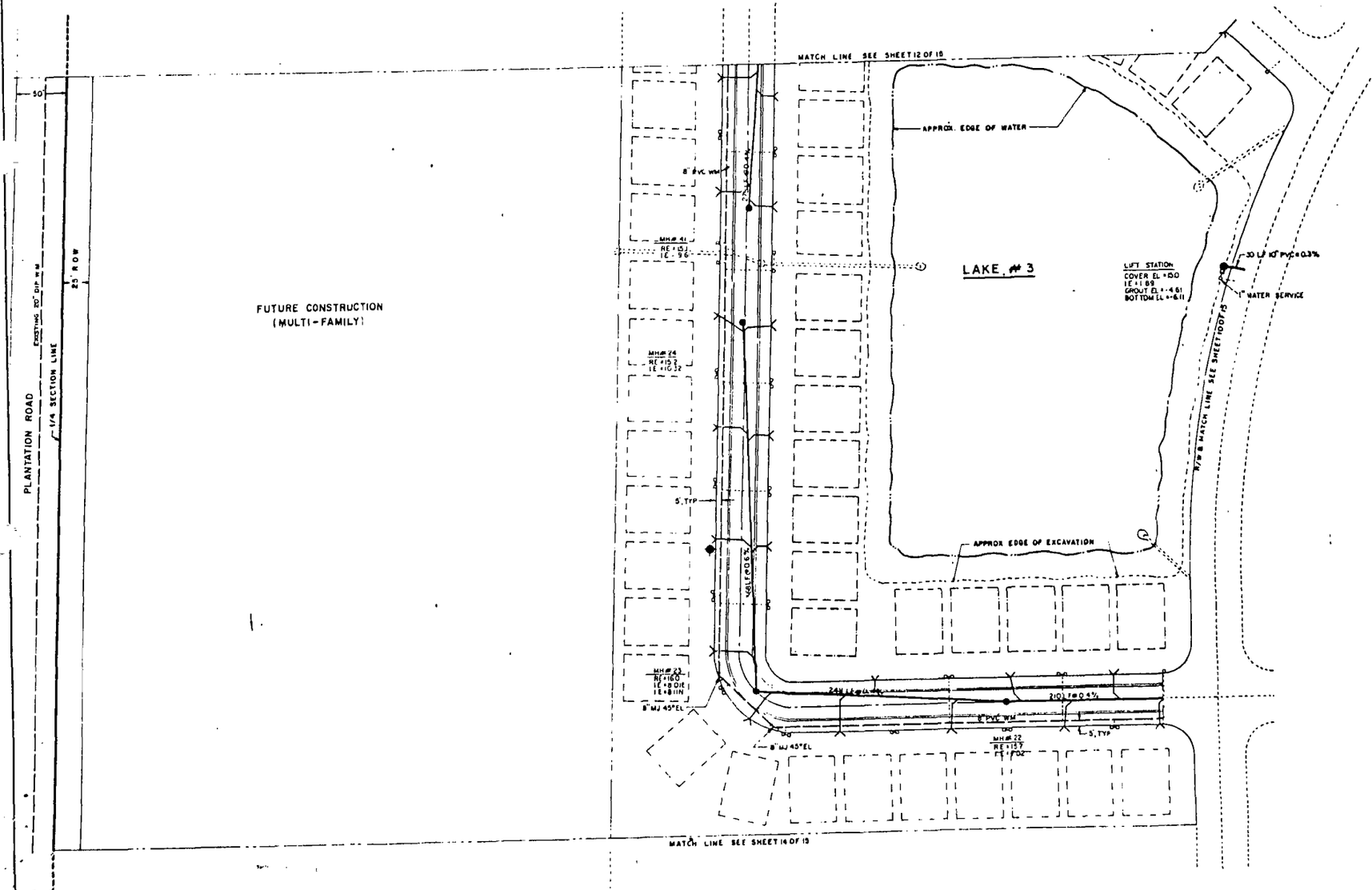
DATE

SHEET NO. PUD 11

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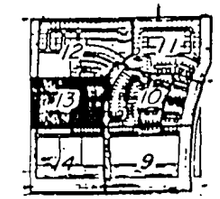


OFF REC 1869PG3899



LEGEND

- SANITARY SEWER & MANHOLE (ALL SANITARY SEWER LINE IS 8" PVC UNLESS OTHERWISE INDICATED)
- SEWER PLUG
- SANITARY SEWER SERVICE W/ CLEANOUT
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- LIFT STATION
- WATER MAIN, PVC
- FIRE HYDRANT W/ 6" GATE VALVE, BOX & PAD
- GATE VALVE W/ BOX & PAD (6")
- BUTTERFLY VALVE (8")
- REDUCER (RED.)
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- 6" FORCE MAIN, PVC
- DUCTILE IRON PIPE (DIP)
- RE RIM ELEVATION (NGVD)
- I.E. INVERT ELEVATION (NGVD)



SHEET NUMBER KEY

BROOKSHIRE VILLAGE

IN
SECTION 19, T45S, R25E
LEE COUNTY, FLORIDA
FOR DEVELOPER
U.S. HOME CORPORATION
6314 WHISKEY CREEK DRIVE, SUITE D
FORT MYERS, FLORIDA 33907

SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA 33910
1334 LAFAYETTE STREET PHONE 813/549-2345

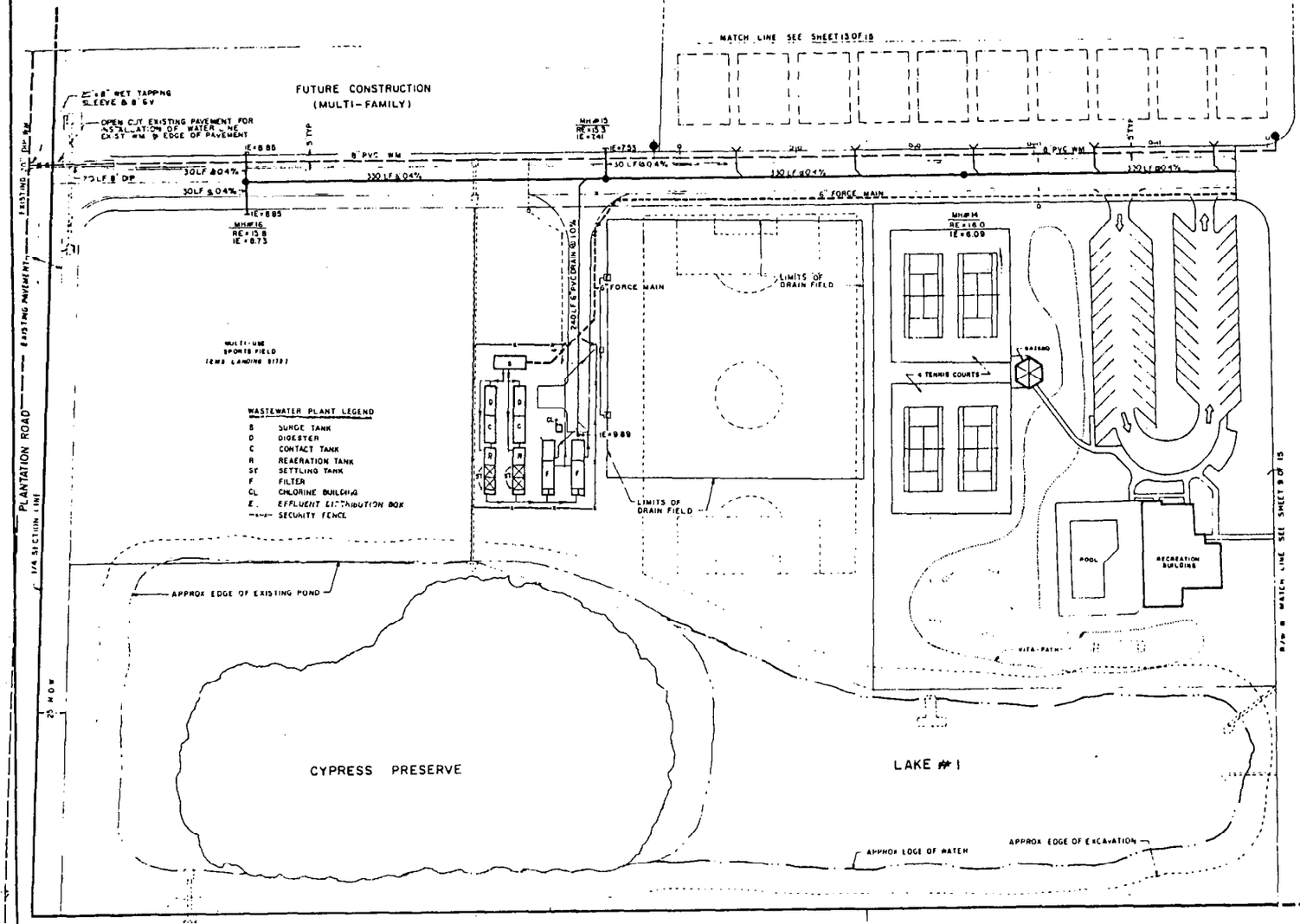
WATER DISTRIBUTION
WASTEWATER COLLECTION

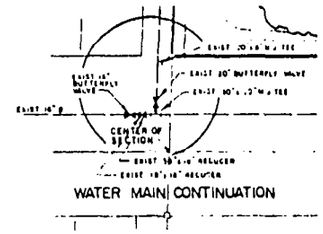
REGISTERED PROFESSIONAL ENGINEER

SOURCE, INC.

PUD 13

OFF REC 1869PG3900



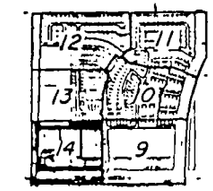


N

SCALE 1" = 50'

LEGEND

- SANITARY SEWER & MANHOLE (ALL SANITARY SEWER LINE IS 8" PVC UNLESS OTHERWISE INDICATED)
- SEWER PLUG
- SANITARY SEWER SERVICE W/ CLEANOUT
- SINGLE SEWER SERVICE
- DOUBLE SEWER SERVICE
- LIFT STATION
- WATER MAIN, PVC
- FIRE HYDRANT W/ 6" GATE VALVE, BOX & PAD
- GATE VALVE W/ BOX & PAD (GV)
- BUTTERFLY VALVE (BV)
- REDUCER (RED)
- SINGLE WATER SERVICE
- DOUBLE WATER SERVICE
- 6" FORCE MAIN, PVC
- DUCTILE IRON PIPE (DIP)
- RE RIM ELEVATION (MHVB)
- IE INVERT ELEVATION (MHVB)



SHEET NUMBER KEY

BROOKSHIRE VILLAGE

IN

SECTION 19, T45S, R25E
LEE COUNTY, FLORIDA
FOR DEVELOPER
U.S HOME CORPORATION
6314 WHISKEY CREEK DRIVE, SUITE D
FORT MYERS, FLORIDA 33907

WATER DISTRIBUTION
WASTEWATER COLLECTION

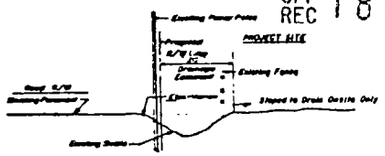
SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA 33910
1334 LAFAYETTE STREET PHONE 813/549-2345

SOURCE, INC. CONSULTING ENGINEERS — LAND PLANNERS

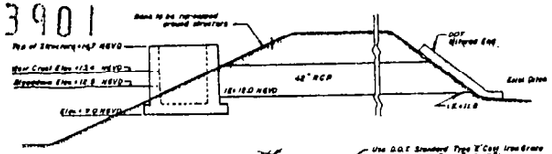
DATE 12/22/83

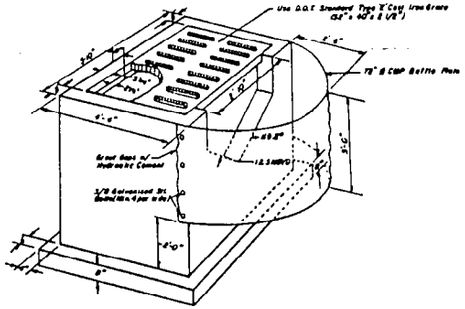
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OFF REC 1869PG3901

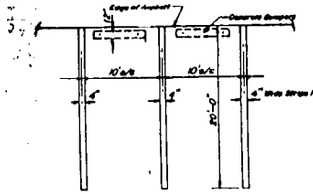


TYPICAL SECTION A-A
N.T.S.

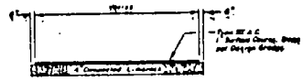




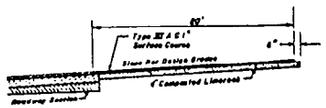
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N.T.S.



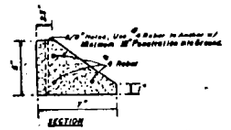
TYPICAL STRIPING DETAIL
N.T.S.



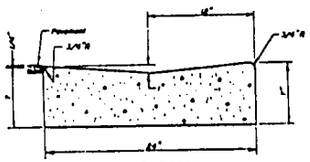
TYPICAL BIKE PATH SECTION
N.T.S.



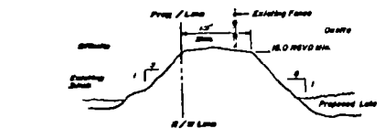
TYPICAL PARKING AREA SECTION
N.T.S.



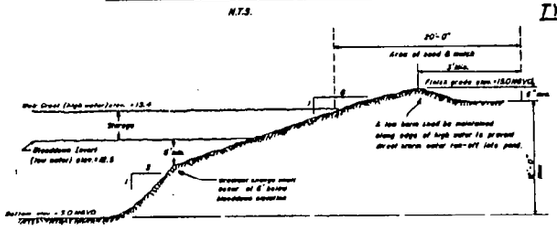
TYPICAL CONCRETE BUMPER
N.T.S.



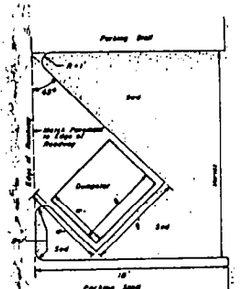
DROP-BACK VALLEY CURB
N.T.S.



TYPICAL SECTION C-C
N.T.S.



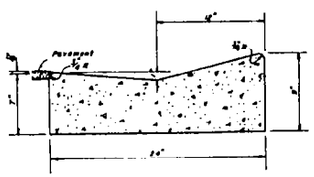
TYPICAL RETENTION LAKE SECTION
NTS



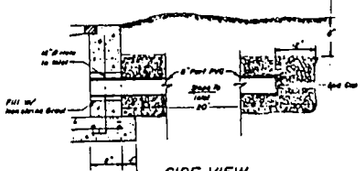
TYPICAL DUMPSTER PAD
N.T.S.



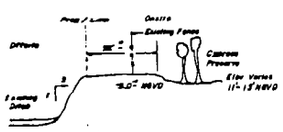
TYPICAL SECTION D-D
N.T.S.



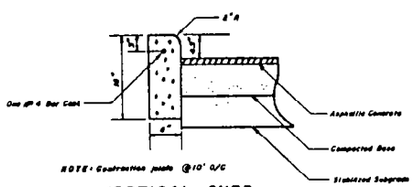
VALLEY CURB
N.T.S.



SIDE VIEW
N.T.S.

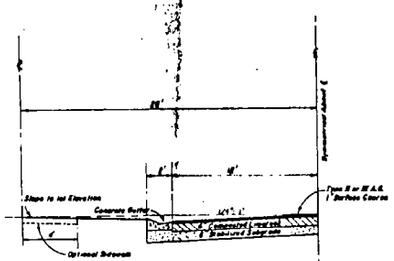


TYPICAL SECTION E-E
N.T.S.

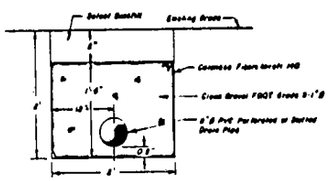


NOTE: Construction joints @10' O/C

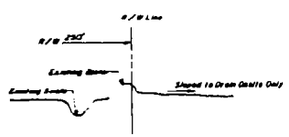
VERTICAL CURB
N.T.S.



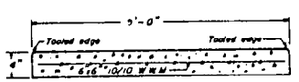
TYPICAL STREET SECTION
N.T.S.



PERFORATED PIPE UNDER DRAIN DETAIL TRENCH SECTION
N.T.S.



TYPICAL SECTION F-F
N.T.S.



Sidewalk shall have 1/2" Expansion joint every 20 L.F. @ all intersections

TYPICAL SIDEWALK SECTION
N.T.S.

RECORDED AND RECORD VERIFIED
CLERK CIRCUIT COURT
LEE COUNTY FLA
SEP 23 1 25 PM '86

BROOKSHIRE VILLAGE

IN
SECTION 19, T45S, R25E
LEE COUNTY, FLORIDA
FOR DEVELOPER
U.S. HOME CORPORATION
8314 INDIGO CREEK DRIVE, SUITE D
FORT MYERS, FLORIDA 33907

DETAILS
GRADING-PAVING-DRAINAGE

REVISION	DATE	REMARKS	BY
1	10-3-85	Revised Per Zoning Review	MHR

REGISTERED PROFESSIONAL ENGINEER
FLORIDA CERTIFICATE NO. 21011
DATE 6-12-1985

SOURCE, INC.
CONSULTING ENGINEERS
LAND PLANNERS
CAPE CORAL, FLORIDA 33904

JOB NO. 153.02.85
DATE 6-12-85
SHEET NO. PUD-15 OF 19

SOURCE, INC. P.O. BOX 1321, CAPE CORAL, FLORIDA, 33910
1334 LAFAYETTE STREET PHONE 813/549-2345