RESOLUTION NUMBER Z-99-034

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

WHEREAS, Russell Schropp, Esquire, of Henderson, Franklin, Starnes & Holt, P.A., and Patricia Newton of Johnson Engineering, Inc., filed an application on behalf of the owners of the property, S.W.F. Development, Limited Partnership, Attn: Peter A. Tschernitz and Werner J. Preuss, Trustee, to rezone 363± total acres of land from Agricultural (AG-2) to Residential Planned Development (RPD); and

WHEREAS, a public hearing was advertised and held on May 19, 1999, and continued on June 10, 1999 and June 15, 1999, before the Lee County Hearing Examiner who gave full consideration to the evidence in the record (Case # 98-11-186.03Z 01.01); and

WHEREAS, a second public hearing was advertised and held on August 30, 1999, 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 the 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 a 363±-acre parcel from AG-2 to RPD in the Suburban Land Use Category. The legal description of the property is set forth in Exhibit A attached to this resolution. The request is APPROVED subject to the conditions and deviations set forth in Sections B and C below.

SECTION B. CONDITIONS:

1. The development of this project must be in substantial compliance with the six-page set of plans entitled "Crown Colony Resort RPD." Sheets 1, 3, 4, 5, and 6 are stamped Received May 19, 1999, and Sheet No. 2 is stamped Received May 26, 1999. Sheet No. 2, Master Concept Plan–last revised 5-17-99, Sheet No. 3, Property Development Regulations–last revised 2-4-99, Sheet No. 4, Schedule of Uses and Deviations & Details–last revised 4-9-99, 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. The following limits apply to the project and uses:

8/30/99

a. **Schedule of Uses**

Administrative Offices
Club, Country
Commercial Uses, (Ancillary to this project only) as listed below and limited to a maximum of 7,500 square feet, and as further restricted In LDC Section 34-937. The following uses are to be calculated in the 7,500-square-foot limitation, and must be located in the Clubhouse or Practice Complex:
- Accessory Uses and Structures
- Bait and Tackle Shop, Accessory only
- Banks and Financial Establishments, Group I limited to an ATM
- Business Services, Group I
- Convenience Food & Beverage Store, not to exceed 1,000 square feet, limited to 6:00 a.m. until 10:00 p.m. only
- Drugstore/Pharmacy
- Food Stores, Group I, including a gourmet grocery store
- Golf Driving Range and Golf Training Facility
- Laundry & Dry Cleaning, Group I
- Medical Office
- Package Store
- Parking Lot, Accessory
- Personal Services, Group I
- Real Estate Sales Office, limited to this project only
- Restaurants, Groups I, II & III--only within the clubhouse
- Specialty Retail Shops, Group I, II & IV

Consumption on Premises, limited to the Clubhouse area only
Daycare Center, Child
Dwelling Units: maximum of 500 units for the entire project, to consist of a mix of the following: Single-family, duplex, two-family attached, townhouse, zero lot line, and, a maximum of 140 multi-family units
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Groups I & II
Excavation, Water Retention
Fences and Walls
Food and Beverage Service, Limited
Golf Course and Accessory Facilities
Home Occupation
Model Home, Model Unit and Model Display Center- a maximum of eight units in each of the two development areas, for a total of 16, further limited by to the following:
- Model use is for this project only; and
- Each model must be a unique example; and
- Model sites must be designated on the Development Order Plans; and
- Prior to constructing model homes within Crown Colony Resort RPD,

the lots upon which the model homes will be constructed will have been shown on a preliminary plat filed concurrently with a required local development order for this project. Such model home(s) will comply with all setbacks set forth within the Property Development Regulations for Crown Colony Resort or the Land Development Code, whichever applies. Should setback problems arise after construction of a model home, it will be the responsibility of the owner/developer to resolve the setback problem; and

Model use must be in compliance with the LDC regulations for model homes, model units and model display center; and

Dry models are prohibited.

Parks--Private, Group I
Private Boat Ramp and Observation/Fishing Pier
Recreational Facilities, Personal & Private
Residential Accessory Uses
Signs, in accordance with Chapter 30 of the LDC and as may be approved by deviation
Storage, Indoor only
Temporary uses

b. **Site Development Regulations**

Specific setbacks and other property development regulations for this project are those found in Exhibit C attached hereto.

c. **Commercial uses are limited to the following:**

(1) Signs for commercial uses other than project sales must not be visible from the perimeter of the project and said signs must comply with Chapter 30; and

(2) Commercial uses must be oriented to the interior of the project, located centrally within the development, and not quickly or easily accessible from the outside perimeter; and

(3) Outside display or storage of goods for retail sale is prohibited and;

(4) No commercial land use or commercial occupancy of a structure may commence until a substantial proportion of the residential uses or occupancies have begun. The following table indicates the maximum proportion of the total permitted commercial floor space that may be occupied for a minimum proportion of residential land uses commenced.

PHASING LIMITS

Proportions are cumulative from left to right.

Residential use (minimum)	25%	50%	75%	100%
Commercial use (maximum)	25%	50%	100%	

3. Environmental Conditions

   a. Prior to issuance of a local development order, the gopher tortoise management plan provided as part of the "Protected Species Management Plan and Open Indigenous Space Plan" within the zoning sufficiency submittal information must be amended to specify where the fenced gopher tortoise preserve(s) will be located. These areas must be shown on the development order plans with a note that gopher tortoise fencing must be erected and gopher tortoises relocated prior to issuance of a vegetation removal permit for the entire site.

   b. Prior to issuance of a vegetation removal permit, the possible Big Cypress fox squirrel nests located during the protected species survey must be inspected by a qualified biologist. Should Big Cypress fox squirrel use be verified on the site, a management plan per LDC Section 10-474 is required. Confirmation in writing must be provided to the Division of Planning, Environmental Sciences staff that the requirements of this condition have been met prior to issuance of the vegetation removal permit.

   c. A detailed management plan for the twisted air plants existing on the site per LDC Section 10-474 must be submitted to the Division of Planning, Environmental Sciences, prior to issuance of a local development order. All of the twisted air plants existing on Brazilian pepper trees within the saltwater marsh with buttonwood must be relocated. The twisted air plants must remain attached to the portion of the branch on which they grew and be relocated to an existing native tree. The relocation branches and plants must be positioned so they are exposed to similar periods of sunlight as their place of origin and so they can collect adequate amounts of water.

4. The following conditions are to help mitigate potential hurricane damage and/or loss of life, as well as to ensure compliance with comprehensive plan objectives. Prior to approval of a local development order the developer must:

   a. Establish a resident's or property owner's association. The association must provide an educational program on an annual basis, in conjunction with the staff of Emergency Management, which will provide literature, brochures and speakers for Hurricane Awareness Preparedness Seminars, describing the risks of natural hazards. The intent of this recommendation is to provide a mechanism to educate residents concerning the actions they should take to mitigate the dangers inherent in these hazards.

b. Formulate an emergency hurricane notification and evacuation plan for the development, which will be subject to review and approval by the Lee County Office of Emergency Management.

c. Agree to pay a fee per dwelling unit in lieu of land donation, on-site sheltering, or other improvement to mitigate the project's possible adverse impacts on the County's hurricane preparedness program and the safety of the public at large. The fee will be calculated utilizing the formula contained in Administrative Code Policy AC-7-9, Section B.2), and paid on a per unit basis at the time of issuance of building permits for dwelling units within the project.

5. Drive thru uses are specifically prohibited.

6. Unless the Lee County Blasting Ordinance (that is in effect at the time blasting on this project occurs) is more restrictive, the following conditions will apply:

a. Insurance: The Applicant will employ a licensed blaster who has comprehensive general liability insurance for bodily and personal injury in the amount of $5 million for each occurrence and aggregate, and property damage insurance in the amount of $5 million for each occurrence and aggregate.

b. Notice to nearby Owners: Provisions of written notification by regular U.S. Mail or hand delivery to the property owner at least 20 days prior to blasting to all owners of property containing structures located with a radius calculated using a Scaled Distance Formula of 150 feet.

c. Pre-Blast and Post-Blast Inspections: Offering and conducting pre-blast and post-blast inspections at no cost to property owners with structures that are within a distance from the blast site equal to or less than a scaled distance of 150 feet times the square root of the charge away from the blast, computed using the Scaled Distance Formula. Any such pre-blast inspection must include, if requested by the property owner, a pre-blast inspection of any potable well on the property and a follow-up post-blast inspection of the well that specifically tests for increases in suspended solids and production capacity of the well. Requests for inspections must be acted upon promptly.

d. Blast Measurement: Blasting will not be allowed to create a resultant peak particle velocity in excess of .50 inches per second from a line measured from the northern property line of the subject property to a point 1,320 feet south of that line. The peak particle velocity south of the 1,320 foot line will not exceed .70 inches per second.

e. Excavation of Trench: Prior to any blasting on the site, the Applicant will excavate a trench through the first layer of rock along the northern boundary of the site adjacent to the Heritage Farms/Heritage Pines subdivision. The design and location of the trench will be reviewed and approved in advance by the Director of

Development Services, and will be designed and located in such a manner as to reduce the potential vibrations on Heritage Farms/Heritage Pines from blasting on the site.

f. Blasting Schedule: Blasting is limited to Mondays through Fridays from 9:00 a.m. to 5:00 p.m., and prohibited on nationally recognized holidays.

g. Initial Blasting: Initial blast(s) on the project will occur on the proposed lakes in the south-central portion of the project. Seismic monitors to measure the initial blasts will be located at locations acceptable to the Director of Development Services. Seismic data from the initial blast(s) will be reviewed by the County and the Applicant to determine whether adjustments or refinements to the blasting operations are necessary prior to blasting that occurs closer to existing residences.

h. Mediation: If complaints are received from residents in the vicinity of the blasting who claim to have received damage from the blasting operation, the Applicant will agree to be bound to undertake mediation to address the complaint if the complainant requests it. The mediator will be someone acceptable to both parties and the mediator's fees will be paid by the Applicant.

7. Construction activities are limited to the hours of 7:00 a.m. through 6:00 p.m., Mondays through Fridays, and from 9:00 a.m. until 5:00 p.m. on Saturdays, except that no construction will be allowed on nationally recognized holidays.

8. Landscaping, buffering, and parking must be provided in compliance with the regulations in effect when development orders are sought.

9. Bona fide agricultural uses that are now in existence may continue until the development commences. However, no development activity of any kind may occur on the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemption or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.

10. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-2174(a).

11. 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. Road impact fees generated by this project must be utilized by the County to improve the traffic flow through the intersection of Gladiolus and Summerlin.

12. Approval of this rezoning does not give the Developer an undeniable right to receive local development order approval. Future development order approvals must satisfy the

requirements of the Lee Plan Planning Communities Map and Acreage Allocations Table, Map 16 and Table 1(b).

13. 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.

14. Use of the north access easement adjacent to IDD Canal "B" will be limited to maintenance vehicles traveling between Winkler Road and the proposed maintenance building.

15. No administrative amendments to the Master Concept Plan may be made that will allow vehicular access to adjoining parcels, unless a secondary or emergency access is required by the appropriate governmental authority. However, if the developer desires, a secondary or emergency access may be provided through Winkler Walk PUD.

16. The operator of the golf course will utilize the Florida Department of Environmental Protection's guidelines entitled *Best Management Practices For Golf Course Maintenance Departments* dated May 1995, in the operation of its golf course.

17. Discharge of surface water from the project into IDD Canal "B" (the northern canal) is strongly discouraged by the County, and this must be communicated to the South Florida Water Management District (SFWMD). Discharges into IDD Canal "B" are not permitted unless absolutely required by the SFWMD, and then no more than the minimum allowed by the SFWMD.

18. Dwelling units may not exceed 35 feet in height.

19. Irrigation wells for the golf course and other common areas must use reclaimed water and water from the surficial aquifer to the maximum extent possible. Drawing water from the Mid-Hawthorne Aquifer is strongly discouraged. No water may be drawn from the Sandstone Aquifer. The developer must cooperate and make best efforts to tie into the reclaimed water line to be extended from the Fiesta Village plant in order to increase the amount of reclaimed water available to the project and, if available in a sufficient amount to meet the irrigation needs of the project, must utilize reclaimed water exclusively. Wells for irrigation of individual lots must be prohibited by deed restrictions, the language of which will be reviewed by the Lee County Attorney's office during the development order process.

20. No dwelling units may be constructed within 330 feet of the Heritage Farms property line.

21. A buffer 20 feet in width must be planted along the northern property line that abuts Heritage Farms prior to the approval of building permits for any dwelling units in Residential Area "A." The vegetation in the buffer must contain, at a minimum, 6 native trees per 100 lineal feet. All trees must be a minimum of 10 feet tall at time of planting. All shrubs must be a minimum of 4 feet tall at the time of planting and must create an unbroken hedge. Existing indigenous native vegetation may be counted towards the vegetation requirements of this condition.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from LDC Section 10-413(b)(2) which requires large residential developments to provide 40 percent open space, to allow adoption of the open space table shown on the MCP. This deviation is APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

    a. Prior to issuance of a local development order, a detailed restoration and enhancement plan for the non-indigenous wetlands proposed for preservation on the Master Concept Plan counter stamped March 19, 1999 must be submitted to the Division of Planning, Environmental Sciences staff for their review and approval. This plan must follow the general guidelines of the "Protected Species Management Plan and Open Indigenous Space Plan" provided as justification during the zoning sufficiency review. Detailed restoration and monitoring that meet the general intent of LDC Section 14-384 must be committed within the final management plan. The monitoring reports must also include those portions of the preserve areas maintained at five feet for a fly-way within the golf course. Should any of the native species die-off from the trimming, the Applicant must restore the areas per LDC Section 14-384. A minimum of 48.56 acres of existing indigenous wetlands and uplands must also be preserved within the residential planned development; and

    b. A minimum 25-foot-wide existing indigenous upland buffer must be provided along the eastern edge of the property as delineated on the Master Concept Plan counter stamped May 19, 1999.

2. Deviation (2) seeks relief from LDC Section 34-939 that sets forth the property development regulations for certain residential districts, to allow adoption of the Crown Colony Resort property development regulations shown on the MCP and provided as Attachment B to the Staff Report. This deviation is APPROVED.

3. Deviation (3) seeks relief from LDC Section 10-414 that prohibits any portion of a buffer area that consists of trees and shrubs to be located in an easement, to allow planted buffers in easements. This deviation is APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

    a. Any required buffer plantings that are removed must be replaced by the property owner with the same size and species of the plants (at the time of such removal), at no cost to Lee County; and

    b. The maintenance and replacement responsibility rests with the Developer or the Property Owners' Association and these requirements must be included and documented in the residents'/home owners' association documents.

4. Deviation (4) seeks relief from LDC Section 10-296, Table 4 (7)(c) which establishes wearing surfaces for local and access Class A roads, to allow decorative pavers within the privately maintained internal roadways. This deviation is APPROVED WITH THE

CONDITION that the proposed alternate street cross-section must be structurally equivalent to the standard flexible pavement cross-section specified in the LDC.

5. Deviation (5) Withdrawn.

6. Deviation (6) seeks relief from LDC Section 10-329(e)(4) that requires a maximum bank slope of 4:1, to allow 40 percent of the lake banks to use vertical bulkheads. This deviation is APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

   a. Littoral planting zones, subject to review and approval by the Environmental Sciences staff, must be provided on the outside edge of the bulkhead; and

   b. The native wetland herbaceous plants required per LDC Section 10-418 must be provided based on the entire linear length of lake shoreline, including the bulkhead portions; and

   c. The bulkheads must not encroach into easements required by the South Florida Water Management District; and

   d. The lake slope must be maintained 4:1 from the toe of the bulkhead to four feet below dry season water table.

7. Deviation (7) seeks relief from LDC Section 10-328(a) that requires a minimum 20-foot-wide maintenance access easement along lake perimeter, to eliminate this requirement along bulkheaded portions of lakes. This deviation is APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

   a. The bulkheads must not encroach into any easements required by the South Florida Water Management District; and

   b. This deviation is subject to administrative review and additional conditioning by the Director during the development order process.

8. Deviation (8) Withdrawn.

SECTION D. EXHIBITS:

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

Exhibit A. The legal description and STRAP number of the property.
Exhibit B. A map depicting the subject parcel (shaded in) in relation to the surrounding area.
Exhibit C. Conceptual Property Development Regulations for Crown Colony Resort RPD
Exhibit D. Master Concept Plan

SECTION E. FINDINGS AND CONCLUSIONS:

1. The Applicant has proven entitlement to the RPD zoning district by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.

2. The RPD zoning classification:

   a. will meet or exceed all performance and locational standards set forth for the potential uses allowed in the district;

   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 unduly burden existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by development; and

   e. will not adversely affect environmentally critical areas or natural resources.

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

4. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest, and the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

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

6. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public, health, safety and welfare.

The foregoing resolution was adopted by the Lee County Board of Commissioners by a motion by Commissioner John E. Manning, and seconded by Commissioner Andrew W. Coy and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Nay
Andrew W. Coy	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 30th day of August, 1999.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____ 9/7/99
County Attorney's Office

MINUTES OFFICE

FILED SEP 08 1999

EXHIBIT A

LEGAL DESCRIPTION

The East Half (E½) and the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) East of Winkler Road in Section 03, Township 46 South, Range 24 East, Lee County, FL.

STRAP NUMBER

The applicant has indicated the STRAP #'s of the subject property are:

03-46-24-00-00001.0010
03-46-24-00-00001.0020
03-46-24-00-00001.0030
03-46-24-00-00001.0040
03-46-24-00-00001.0050
03-46-24-00-00001.0060

ZONING MAP

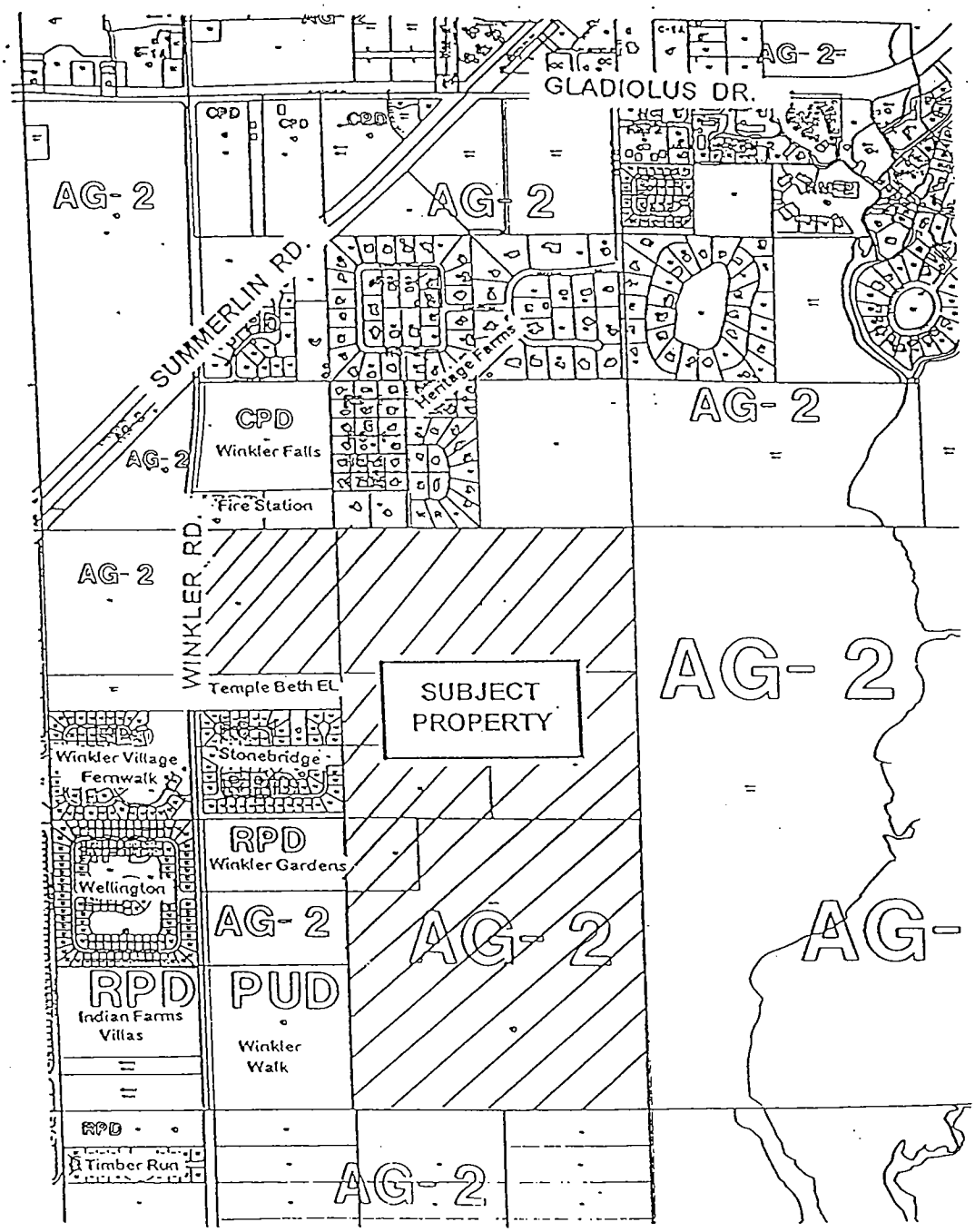


EXHIBIT B

EXHIBIT C

②

CONCEPTUAL PROPERTY DEVELOPMENT REGULATIONS
for
CROWN COLONY RESORT RPD

TYPE OF DEVELOPMENT	MINIMUM LOT DIMENSIONS			MINIMUM STRUCTURAL SETBACKS				*Minimum Utility Easement			Maximum Height	Maximum Number of Habitable Floors	Minimum Building Separation (feet)	Minimum Driveway Separation (feet)	Possible Subdivision	Possible Condominium	Maximum Lot Coverage (structural)
	Area (s.f.)	Depth (feet)	Width (feet)	Side (feet)	Rear (feet)	Front Road (feet)	Water Body (feet)	front	side	rear	(feet)						
Townhouse 1st Side 2nd Side	1,960	70	28	 0 0 OR 10	10	20	20	10	3	3	45	3	**	2	YES	YES	70%
Zero Lot Line 1st Side 2nd Side	3,150	70	45	 0 4	10	15	20	10	3	3	45	3	4	5	YES	YES	60%
Duplex 1st Side 2nd Side	3,500	70	50	 0 7.5	10	15	20	10	3	3	45	3	15	0	YES	YES	60%
Single-Family	3,500	70	50	5	5	20	20	10	3	3	35	2	10	10	YES	YES	60%
Multi-Family	10,000	100	100	10	20	20	25				60	5	20		YES	YES	60%
Clubhouse	6,400	80	80	15	20	20	0				60	6	20				70%
Commercial	10,000	100	100	10	20	20	20				45	3	15		YES	YES	60%

All Housing Types (see Typicals)

1) Pie-shaped lots shall have no minimum lot width but will meet lot area requirements.
2) See LDC Sections 34-1174, 34-1176, 34-2191 and 34-2194 for accessory structure setbacks unless in conflict with above regulations.

* If required by the Utility Company
** See Land Development Code

EXHIBIT D
Page 1 of 6

MASTER CONCEPT PLAN

FOR

CROWN COLONY RESORT RPD

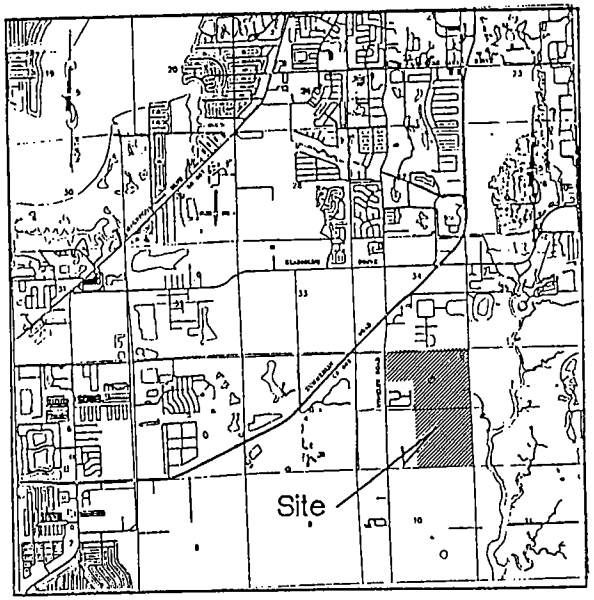
SECTION 3, TOWNSHIP 46 S., RANGE 24 E.

LEE COUNTY, FLORIDA

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	MASTER CONCEPT PL
3	PROPERTY DEVELOPMENT REGULATIONS
4	DEVIATIONS AND USES & DETAILS
5	FLUCFCS, SOILS AND TOPOGRAPHY
6	BOUNDARY SURVEY

APPROVED
Master Concept Plan
Site Plan # 99-034 Page 1 Of 6
Subject to conditions in Resolution Z-99-034
Zoning Case # 98-11-186.03Z 01.01



LOCATION MAP

JOB # 19981022

PREPARED BY

JOHNSON ENGINEERING, INC.

ENGINEERS, SURVEYORS AND ECOLOGISTS

2158 JOHNSON STREET
POST OFFICE BOX 1550
FORT MYERS, FLORIDA 33902
PHONE (941) 334-0046
FAX (941) 334-3661

NOVEMBER 1998
REV. MARCH 1999
REV. MAY 1999

OWNER/DEVELOPER

S.W.F. DEVELOPMENT LIMITED PARTNERSHIP
PETER A. ISCHERNTZ
CROWN COLONY MANAGEMENT, INC.
2255 W. END COURT
LEHIGH, FLORIDA 33971
(941) 369-2428

STRAP NUMBER

3-46-24-00-0000.0010
3-46-24-00-0000.0020
3-46-24-00-0000.0030
3-46-24-00-0000.0040
3-46-24-00-0000.0050
3-46-24-00-0000.0060

SIZE OF PARCEL

363.8 ACRES ±

ZONING

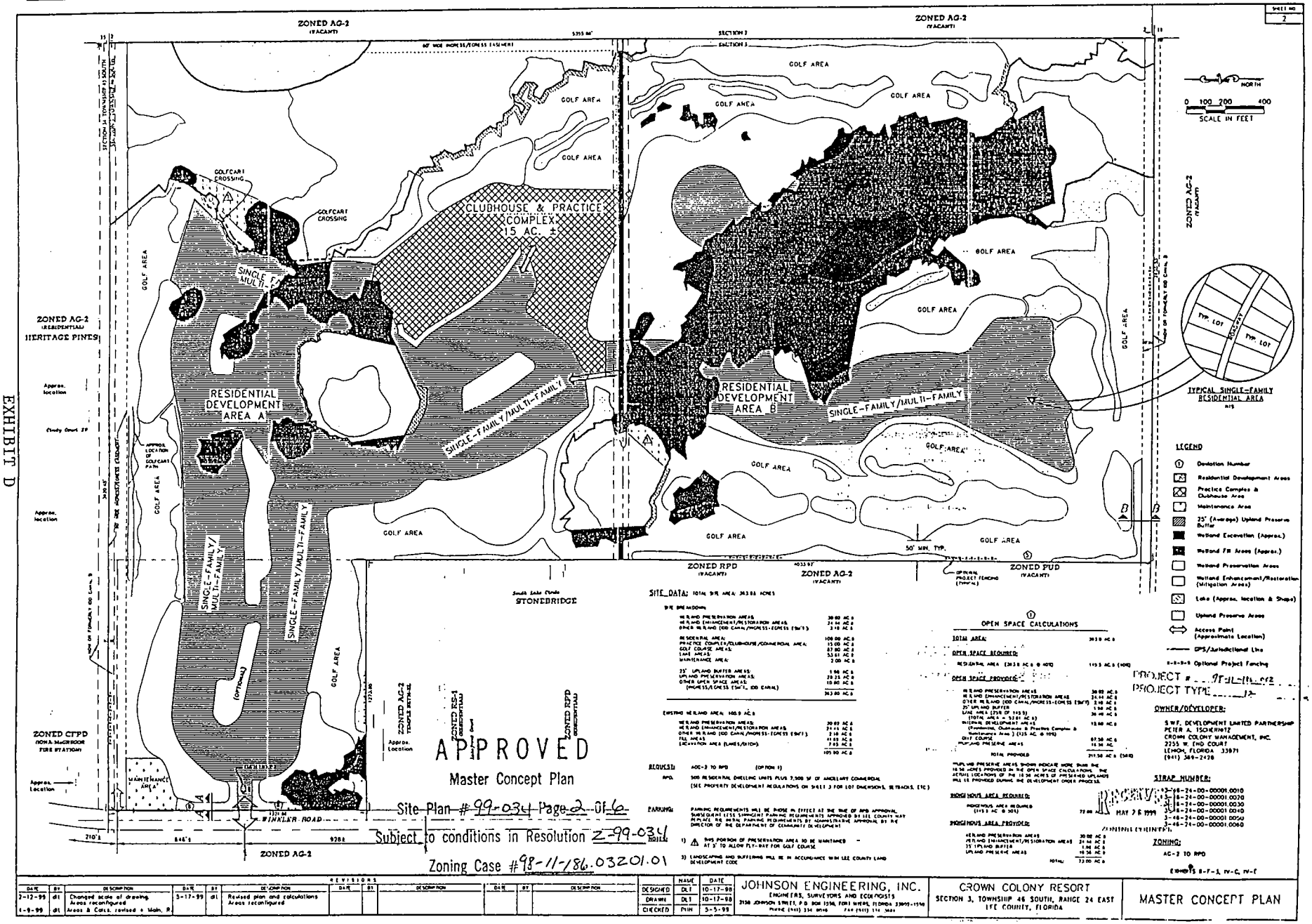
AG-2 TO RPD

RECEIVED
MAY 13 1999
PERMIT CENTER

98-11-186.03Z 01.01
APPLICANT'S INITIAL
LANDUSE TYPE

EXHIBITS B-2, B-D, B-F-1, B-F-3, B-F-4, B-F-5, IV-C, IV-F

EXHIBIT D
Page 2 of 6



REVISIONS												
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	
2-12-99	dl	Changed scale of drawing. Areas reconfigured	3-17-99	dl	Revised plan and calculations Areas reconfigured							
4-9-99	dl	Areas & Calcs. revised + Main. R.										

	NAME	DATE
DESIGNED	DLT	10-17-98
DRAWN	DLT	10-17-98
CHECKED	PHN	5-5-99

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
2158 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550
Phone (941) 334-8166 FAX (941) 334-3661

CROWN COLONY RESORT
SECTION 3, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

MASTER CONCEPT PLAN

①

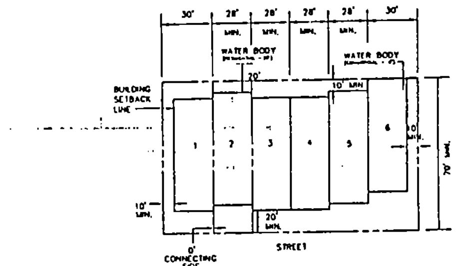
CONCEPTUAL PROPERTY DEVELOPMENT REGULATIONS
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CROWN COLONY RESORT RPD

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Clubhouse	8,400	80	80	15	20	20	0				80	8	20				70%
Commercial	10,000	100	100	10	20	20	20				45	3	15		YES	YES	60%

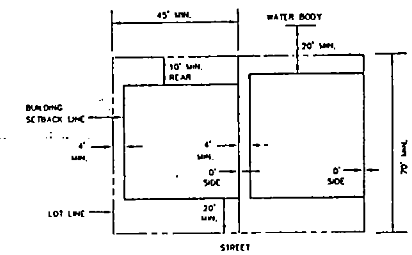
All Housing Types (see Typicals)

1) Pie-shaped lots shall have no minimum lot width but will meet lot area requirements.
2) See LDC Sections 34-1174, 34-1176, 34-2191 and 34-2194 for accessory structure setbacks unless in conflict with above regulations.

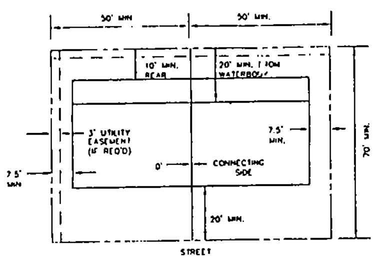
* If required by the Utility Company
** See Land Development Code



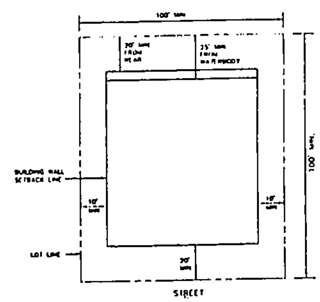
TOWNHOUSE
minimum lot area 1,960 S.F. min.



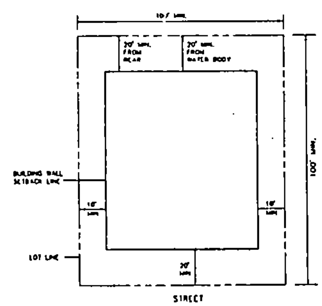
ZERO LOTLINE
minimum lot area 3,150 S.F. min.



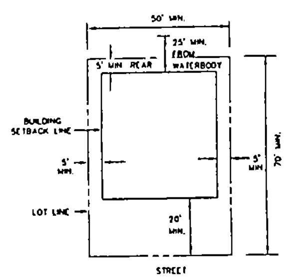
DUPLEX
minimum lot area 3,500 S.F. min.



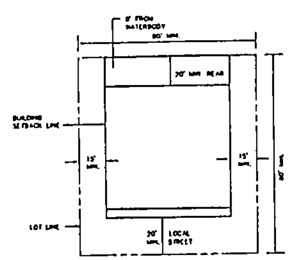
MULTI-FAMILY
minimum lot area 10,000 S.F. min



COMMERCIAL
minimum lot area 10,000 S.F. min.



SINGLE-FAMILY
minimum lot area 3,500 S.F. min



CLUBHOUSE
minimum lot area 8,400 S.F. min

APPROVED
Master Concept Plan
Site Plan # 99-034 Page 3 Of 6
Subject to conditions in Resolution Z-99-034
Zoning Case # 98-11-186 03Z0101

LEGEND
① Deviation Number

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MAY 19 1999
PERMIT COUNTER

OWNER/DEVELOPER:
S.W.F. DEVELOPMENT LIMITED PARTNERSHIP
PETER A. TSCHERNITZ
CROWN COLONY MANAGEMENT, INC.
2255 W. END COURT
LEHIGH, FLORIDA 33971
(941) 369-2428

STRAP NUMBER:
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3-46-24-00-00001.0020
3-46-24-00-00001.0030
3-46-24-00-00001.0040
3-46-24-00-00001.0050
3-46-24-00-00001.0060

ZONING:
AG-2 & RPD

01.01

98-11-186 03

REVISIONS

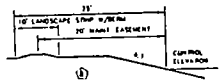
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
3-4-99	DLT	ADDED COMMERCIAL DEVELOPMENT, REV SINGLE-FAMILY DIMENSIONS									

	NAME	DATE
DESIGNED	DLT	10-28-98
DRAWN	DLT	10-19-98
CHECKED	PDH	

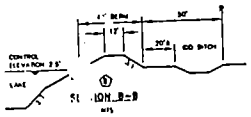
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
2158 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550
PHONE (941) 334-0046 FAX (941) 334-3661

CROWN COLONY RESORT
SECTION 3, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

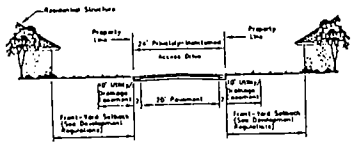
PROPERTY DEVELOPMENT REGULATIONS



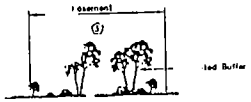
SECTION A-A
NTS



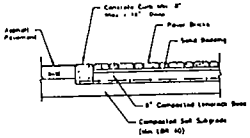
SECTION B-B
NTS



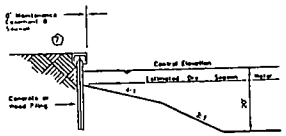
ACCESS DRIVE
(TYPICAL 24', PRIVATELY-MAINTAINED ROADWAY)
NTS



EASEMENT W/BUFFER



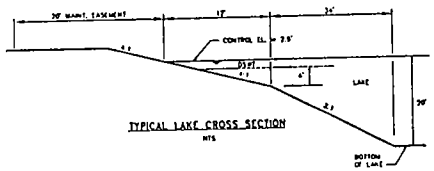
OPTIONAL PAVER BRICK INSTALLATION
NTS
(1)



TYPICAL BULKHEAD
RECREATION AREA ONLY
NTS

Note: 1) No more than 40% of lake banks to be bulkheaded

(1)



TYPICAL LAKE CROSS SECTION
NTS

SCHEDULE OF USES
for
CROWN COLONY RESORT RPD

ACCESSORY USES AND STRUCTURES
ACCESSORY APARTMENT (d1)
ADMINISTRATIVE OFFICES (d1)
BAIT AND TACKLE SHOP
BANKS AND FINANCIAL ESTABLISHMENTS, Group I [Section 34-622(c)(3)], limited to an ATM facility
BUSINESS SERVICES Group I, [Section 34-622(c)(5)]
CLUBS:
  COUNTRY (d1), public and private
  PRIVATE (d1)
CONSUMPTION ON PREMISES (Section 34-1261)
DAYCARE CENTER, CHILD (d1)
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE (d1), PHARMACY (d1)
DWELLING UNIT:
  SINGLE-FAMILY (d1)
  DUPLEX (semi-attached)
  TWO-FAMILY ATTACHED (d1)
  TOWNHOUSE (d1)
  MULTIPLE-FAMILY BUILDING (d1)
  ZERO LOT LINE (d1)
ENTRANCE GATES and GATEHOUSES (d1)
ESSENTIAL SERVICES (d1)
ESSENTIAL SERVICE FACILITIES, GROUPS I and II
EXCAVATION - WATER RETENTION
FENCES / WALLS
FOOD AND BEVERAGE SERVICE, LIMITED (d1)
FOOD STORES, Group I [Section 1001.16], including a gourmet grocery store
GOLF COURSE AND ACCESSORY FACILITIES
GOLF DRIVING RANGE AND GOLF TRAINING FACILITY
HELISTOP (d1)
HOME OCCUPATION
LAUNDRY OR DRY CLEANING, Group I [Section 34-622(c)(24)]
MEDICAL OFFICE
MODEL HOME, MODEL UNIT AND DISPLAY CENTER
  (A Model Homes within Recreation Development Area A and B Model Homes within Residential Development Area B)
PACKAGE STORE
PARKS, PRIVATE, Group I [Section 34-622(c)(33)]
PARKING LOT ACCESSORY (d1)
PERSONAL SERVICES, Groups I [Section 34-622(c)(33)]
PHARMACY (d1), DRUGSTORE (d1)
PRIVATE BOAT RAMP AND OBSERVATION/FISHING PIER
REAL ESTATE SALES OFFICE
RECREATIONAL FACILITIES
  PERSONAL (d1)
  PRIVATE (d1)
RESIDENTIAL ACCESSORY USES [Section 34-622(c)(42)]
RESTAURANTS, Groups I, II and III [Section 34-622(c)(43)] limited to clubhouse facility
SELF SERVICE FUEL PUMPS, limited to clubhouse development area
SIGNS - In accordance with Chapter 30 of Land Development Code and Deviation
SPECIALTY RETAIL SHOP, Groups I, II and IV [Section 34-622(c)(47)]
STORAGE, INDOOR ONLY
TEMPORARY USES
TEMPORARY CONSTRUCTION TRAILER
TEMPORARY SALES CENTER
TIME SHARE UNITS

SCHEDULE OF DEVIATIONS AND JUSTIFICATIONS
for
CROWN COLONY RESORT RPD

D-1 REQUIREMENT THAT RESIDENTIAL DEVELOPMENTS SHALL PROVIDE 40% OPEN SPACE FOR LARGE DEVELOPMENTS (50% OF WHICH SHALL BE INDIGENOUS) [SECTION 10-415(b)(7)] TO ALLOW THE OPEN SPACE TABLE PROVIDED.

D-2 DEVIATION FROM SECTION 34-939 OF THE LEE COUNTY LAND DEVELOPMENT CODE TO ALLOW THE PROPERTY DEVELOPMENT REGULATIONS FOR CROWN COLONY RESORT RPD.

D-3 REQUIREMENT THAT NO PORTION OF A BUFFER AREA THAT CONSISTS OF TREES AND SHRUBS SHALL BE LOCATED IN ANY EASEMENT [SECTION 10-416] TO ALLOW PLANTED BUFFERS IN EASEMENTS.

D-4 REQUIREMENT THAT WEARING SURFACES FOR LOCAL AND ACCESS ROADS FOR CLASS A DEVELOPMENT SHALL BE 1 ½ INCH ASPHALTIC CONCRETE OR FLORIDA DEPARTMENT OF TRANSPORTATION TYPE S-1 [SECTION 10-296, TABLE 4 (7)(c)] TO ALLOW FOR DECORATIVE PAVERS WITHIN THE PRIVATELY MAINTAINED INTERNAL ROADWAYS.

D-5 REQUIREMENT FOR STREET STUBS TO ADJOINING AREAS [SECTION 10-295] TO NO STUBS.

D-6 REQUIREMENT THAT EXCAVATION BANK SLOPES BE NO GREATER THAN 4:1 [SECTION 10-329(c)(4)] TO PERMIT 40% OF THE LAKE BANKS TO UTILIZE VERTICAL BULKHEADS

D-7 REQUIREMENT OF A MINIMUM 20-FOOT WIDE MAINTENANCE ACCESS EASEMENT ALONG LAKE PERIMETERS [SECTION 10-329(a)] TO 0-FEET WHERE LAKES ARE BULKHEADED

D-8 DEVIATION FROM LDC SECTION 10-329(a)1.a.3. WHICH REQUIRES EXCAVATIONS TO SETBACK 50 FEET FROM ANY PROPERTY LINE UNDER SEPARATE OWNERSHIP TO 25 FEET FOR THE LAKES ADJOINING WHALER ROAD

LEGEND
(1) Deviation Number

RECEIVED
MAY 19 1999
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APPROVED
Master Concept Plan
Site Plan # 99-034 Page 4 Of 6
Subject to conditions in Resolution Z-99-034
Zoning Case # 98-11-186.032 01.01

OWNER/DEVELOPER:
S.W.F. DEVELOPMENT Limited PARTNERSHIP
PETER A. FISCHKNETZ
CROWN COLONY MANAGEMENT, INC.
2255 W. END COURT
LEHIGH, FLORIDA 33971
(941) 369-2428

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ZONING 98-11-186.032 01.01
Z-99-034 TO RPD

EXHIBITS IV-C, IV-H

EXHIBIT D
Page 4 of 6

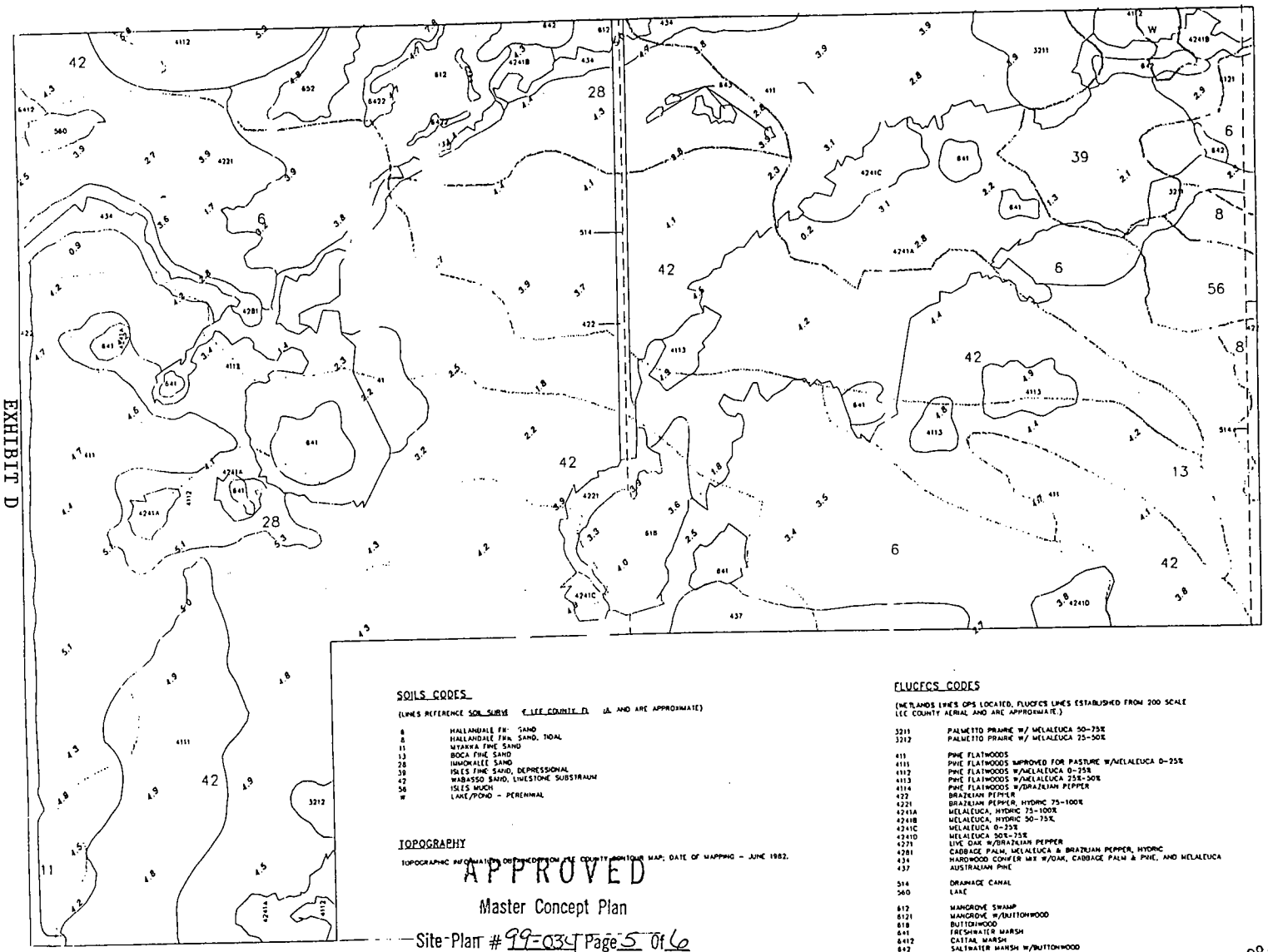
BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
DS	DETAILS MOVED FROM SHEET 3									
DS	SCHEDULE OF USES REVISED									
DS	Model home note removed (D.O.)									

	NAME	DATE
DESIGNED	DLT	10-28-98
DRAWN	DLT	10-19-98
CHECKED	PHH	

JOHNSON ENGINEERING, INC.
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CROWN COLONY RESORT
SECTION 3, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

SCHEDULE OF USES AND DEVIATIONS & DETAILS



SOILS CODES

(LINES REFERENCE SOIL SURVEY OF LEE COUNTY FL (& AND ARE APPROXIMATE)

8	HALLANDALE FN: SAND
8	HALLANDALE FNN, SAND, TIDAL
11	MYAKKA FINE SAND
13	BOCA FINE SAND
28	IMMOKALEE SAND
39	ISLES FINE SAND, DEPRESSIONAL
42	WABASSO SAND, LIMESTONE SUBSTRAUM
56	ISLES MUCK
W	LAKE/POND - PERENNIAL

TOPOGRAPHY

TOPOGRAPHIC INFORMATION OBTAINED FROM LEE COUNTY CONTOUR MAP; DATE OF MAPPING - JUNE 1982.

FLUCFCS CODES

(WETLANDS LINES GPS LOCATED, FLUCFCS LINES ESTABLISHED FROM 200 SCALE LEE COUNTY AERIAL AND ARE APPROXIMATE.)

3211	PALMETTO PRAIRIE W/ MELALEUCA 50-75%
3212	PALMETTO PRAIRIE W/ MELALEUCA 25-50%
411	PINE FLATWOODS
4111	PINE FLATWOODS IMPROVED FOR PASTURE W/MELALEUCA 0-25%
4112	PINE FLATWOODS W/MELALEUCA 0-25%
4113	PINE FLATWOODS W/MELALEUCA 25%-50%
4114	PINE FLATWOODS W/BRAZILIAN PEPPER
422	BRAZILIAN PEPPER
4221	BRAZILIAN PEPPER, HYDRIC 75-100%
4241A	MELALEUCA, HYDRIC 75-100%
4241B	MELALEUCA, HYDRIC 50-75%
4241C	MELALEUCA 0-25%
42410	MELALEUCA 50%-75%
4271	LIVE OAK W/BRAZILIAN PEPPER
4281	CABBAGE PALM, MELALEUCA & BRAZILIAN PEPPER, HYDRIC
434	HARDWOOD CONIFER MIX W/OAK, CABBAGE PALM & PINE, AND MELALEUCA
437	AUSTRALIAN PINE
514	DRAINAGE CANAL
560	LAKE
612	MANGROVE SWAMP
6121	MANGROVE W/BUTTONWOOD
618	BUTTONWOOD
641	FRESHWATER MARSH
6412	CATTAIL MARSH
642	SALTWATER MARSH W/BUTTONWOOD
6422	MEDERUSH MARSH
643	WET PRAIRIE

LEGEND

- FLUCFCS LINE
- 4241 FLUCFCS CODE NUMBER
- SOILS LINE
- 13 SOILS CODE NUMBER
- 3.9 ELEVATION

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3-46-24-00-00001.0090
3-46-24-00-00101.0060

APPROVED

Master Concept Plan

Site Plan # 99-034 Page 5 Of 6

Subject to conditions in Resolution Z-99-034

98-11-181.032.01.01

Zoning Case #

98-11-181.032.01.01
ZONED AC-2 TO RPD
FINANCE # 02
CHECK TYPE 11
EXHIBITS: B-F-4, B-F-3

REVISIONS									
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
2-12-99	MR	REVISED SCALE OF DWG.									
4-8-99	MR	ADDED NEW FLUCFCS LINES & CODES									

	NAME	DATE
DESIGNED	DLT	10-17-98
DRAWN	DLT	10-17-98
CHK'D	PHT	

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CROWN COLONY RESORT
SECTION 3, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

FLUCFCS & SOILS & TOPOGRAPHY MAP

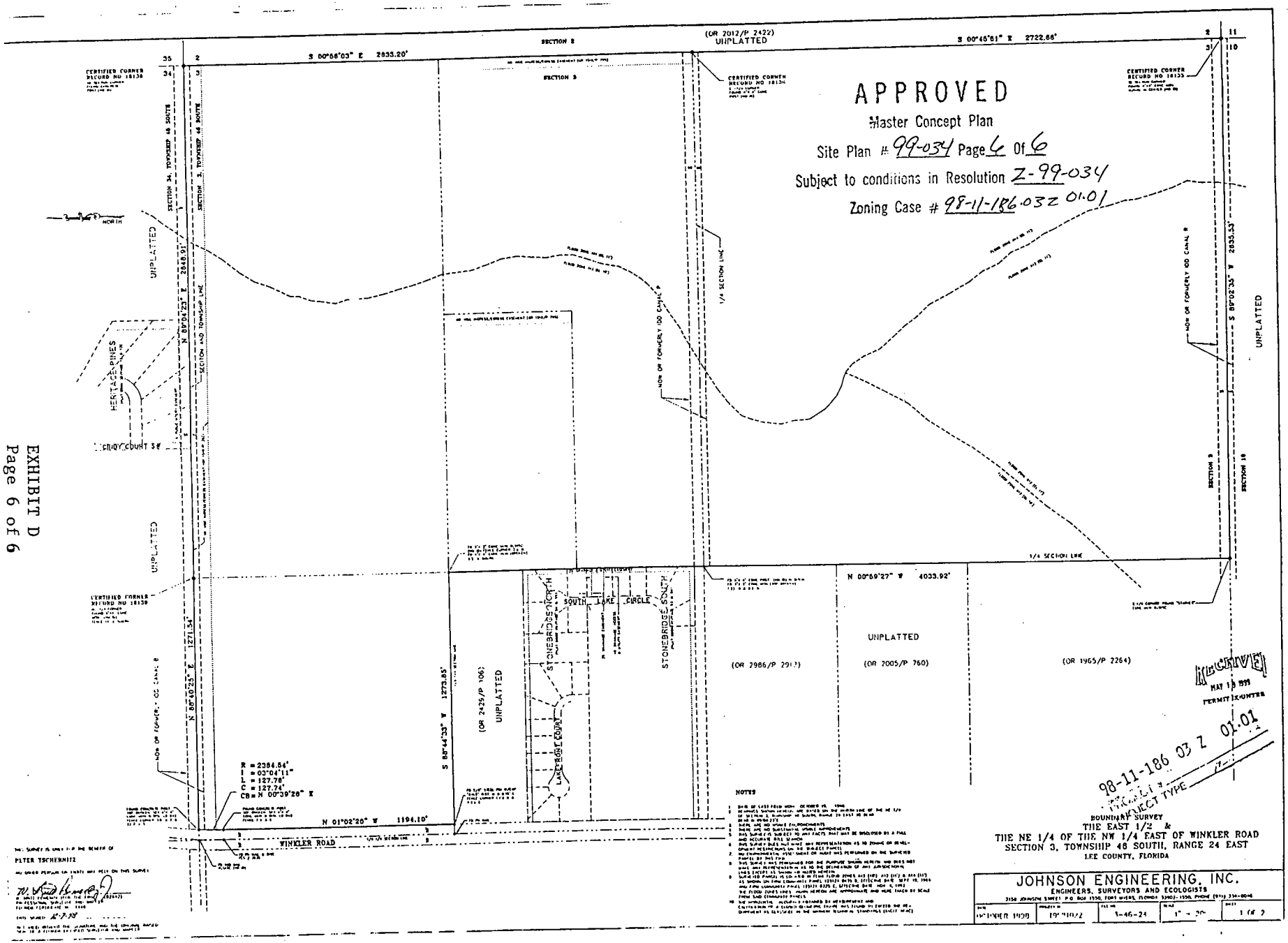


EXHIBIT D
Page 6 of 6