LEE COUNTY
SOUTHWEST FLORIDA

239-533-8585

BOARD OF COUNTY COMMISSIONERS

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County Hearing Examiner

December 29, 2009

MS. STACY HEWITT
BANKS ENGINEERING
10511 SIX MILE CYPRESS PKWY
FORT MYERS FL 33966

Re: COBBLESTONE
Senate Bill 360 Extension (F)
DCI2009-00051

Dear MS. STACY HEWITT:

In accord with Senate Bill 360 (SB360) and Lee County Resolution 09-06-22, development permits meeting certain criteria are entitled to one 2-year extension from the existing/initial permit expiration date. Accordingly, the effectiveness of the Master Concept Plan identified in Zoning Resolution Z-05-057, DCI2005-00001, COBBLESTONE, is hereby extended for the following:

APPROVAL OF A 2-YEAR EXTENSION OF Z-05-057 FROM OCTOBER 3, 2010 TO OCTOBER 3, 2012 FOR COBBLESTONE RPD.

No additional extensions under SB360 may be granted for the above-referenced development permit. All underlying conditions of the zoning resolution remain in full force and effect. Failure to comply with zoning conditions may result in enforcement action as provided under Florida law and local regulations.

This extension applies only to the specific approvals identified above. If your project requires additional development permits or authorizations to continue construction, you are required to obtain the necessary approvals, including related permit extensions. If you hold other permits or authorizations that qualify for an extension under SB360, you must file a specific request for each qualifying development permit.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Department of Community Development
Division of Zoning

Pam Houck
Director

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

WHEREAS, the contract purchaser, Shelby Homes, Inc., filed an application with the consent of the property owners, Six Mile Parkway Partnership, Penzance Road Partnership, and Truman J. Costello, Trustee, to rezone a 50±-acre parcel from Commercial Planned Development (CPD) to Residential Planned Development (RPD) in reference to a project known as Cobblestone RPD; and.

WHEREAS, a public hearing was advertised and held on July 13, 2005, before the Lee County Zoning Hearing Examiner Richard A. Gescheidt. Written submissions were requested by the Hearing Examiner at the close of hearing with a due date of July 15, 2005. The Hearing Examiner gave full consideration to the evidence in the record for Case #DCI2005-00001; and,

WHEREAS, a second public hearing was advertised and held on October 3, 2005, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record, and the testimony of all interested persons.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 50±-acre parcel from CPD to RPD to allow 216 dwelling units (including single-family and multi-family) with a maximum height of 35 feet and two stories. The property is located in the Central Urban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions specified in Section B below.

SECTION B. CONDITIONS:

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

1. Development must be consistent with the three-page Master Concept Plan (MCP) entitled Master Concept Plan for Cobblestone RPD, date stamped "Received September 16, 2005 Permit Counter" (attached hereto as Exhibit C) which includes "Notes & Typicals" on page 3 , except as modified by the conditions below.

   Development must comply with 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 MCP are subsequently pursued, appropriate approvals will be necessary.

   The maximum number of dwelling units is limited to 216.

COPY

2. The following limits apply to the project and uses:

a. Schedule of Uses

ACCESSORY USES AND STRUCTURES
ADMINISTRATIVE OFFICES - Clubhouse/Amenity Area only.
BOARDWALKS
CLUBS, CLUBHOUSE - PRIVATE. Clubhouse/Amenity Area only.
DOCKS, FISHING PIERS - limited to lakes as shown on the approved MCP.
DWELLING UNITS - SINGLE-FAMILY, MULTIFAMILY, COACH HOMES, TOWNHOUSES
ENTRANCE GATES, AND GATEHOUSE - IN COMPLIANCE WITH LDC § 34-1748.
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - GROUP I ONLY
EXCAVATION, WATER RETENTION - NO BLASTING. *REMOVAL OF EXCAVATED MATERIAL OFFSITE NOT PERMITTED.*
FENCES, WALLS, PER LDC § 34-1741
HOME OCCUPATION, PER LDC § 34-1741 *et seq.* - NO OUTSIDE HELP
MODELS: PER LDC § 34-1951 *et seq.*
- MODEL DISPLAY CENTER
- MODEL DISPLAY GROUPS
- MODEL HOME
- MODEL UNIT

REAL ESTATE SALES CENTER
PARKING LOT, ACCESSORY
PERSONAL SERVICES - GROUP I Clubhouse/Amenity Area only.
RECREATION FACILITIES, PERSONAL, PRIVATE, ON SITE - INCLUDING PRIVATE PARKS, PLAYGROUNDS, POOL, CABANA. Clubhouse/Amenity Area only.
RESIDENTIAL ACCESSORY USES
SIGNS IN ACCORDANCE WITH CHAPTER 30
STORAGE, INDOORS
TEMPORARY USES

b. Site Development Regulations

Single Family

Minimum Lot Areas and Dimensions

Lot Size:	6,500 square feet
Lot Width:	65 feet
Lot Depth:	100 feet

Minimum Setbacks

Street (external)	25 feet
Street (internal)	20 feet
Side	10 feet
Rear	10 feet

Water body	25 feet
Preserve	20 feet
Accessory	Per the LDC

Minimum Building Separation: 20 feet

Perimeter Setbacks: 25 feet

Maximum Height: 2 stories/35 feet

Maximum Lot Coverage: 50 percent

Multifamily, Townhouse, Coach Homes
Minimum Lot Areas and Dimensions

Lot Size:	10,000 square feet
Lot Width:	100 feet
Lot Depth:	100 feet

Minimum Setbacks

Street (external)	25 feet
Street (internal)	20 feet
Side	10 feet
Rear	10 feet
Water body	25 feet
Preserve	20 feet
Accessory	Per the LDC

Minimum Building Separation: 20 feet
Perimeter Setbacks: 25 feet
Maximum Height: 2 stories/ 35 feet
Maximum Lot Coverage: 60 percent

Clubhouse and Amenities
Minimum Lot Areas and Dimensions

Lot Size:	+/- 0.56 Acres

Minimum Setbacks

Street (external)	25 feet
Street (internal)	20 feet
Side	10 feet
Rear	10 feet
Water body	25 feet
Preserve	20 feet

Accessory Per the LDC

Minimum Building Separation: 20 feet.

Perimeter Setbacks: 25 feet

Maximum Height: 2 stories/35 feet

Maximum Lot Coverage: 50 percent

3. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

4. Model Units/Temporary Real Estate Sales

   a. The number of model homes or model units will be limited to no more than two within the development at one time.

   b. Any model homes or units must be developed within the area identified as "models," "townhouse site" or "model display center" on the approved MCP.

   c. Models cannot be of the same floor plan and each must be a distinctly different design.

   d. Model Display Centers or Model Display Groups must be shown on the development order plans. Parking areas for these uses will be buffered with a single-row hedge and tree canopy for parking areas in accordance with the LDC.

   e. Real estate sales uses are limited to model units, model homes, model display centers, model display groups, the amenity site and clubhouse.

   f. Real estate sales will be limited to the sale of lots or units within the development only.

   g. Hours of operation for model units and real estate sales are limited to Monday through Sunday, 8:00 a.m. through 8:00 p.m.

   h. Model homes and temporary real estate sales will be valid for a period of up to 3 years from the date of issuance of a certificate of occupancy of a model home in accordance with LDC §34-1954(d)(1).

5. All required buffers must utilize 100 percent all native vegetation.

6. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

7. DELETED

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

9. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), and be reviewed for, and found consistent with all Lee Plan provisions.

10. Prior to local development order approval, the developer must submit a restoration plan for 3.96 acres of the existing conservation easements to the Division of Environmental Sciences for review and approval. This plan must include details for the removal of all invasive exotic vegetation and replanting with indigenous wetland plants native to the Six Mile Cypress Watershed Basin. These plantings must be included on a landscape plan submitted with the development order and must meet the minimum restoration standards per LDC §14-384.

11. Prior to local development order approval, the development order must delineate a minimum of 1.99 acres of native indigenous preservation along Six Mile Cypress Parkway, in significant compliance with the MCP.

12. Prior to local development order approval, the development order must delineate a minimum of 7.98 acres of native indigenous wetland preservation, in significant compliance with the MCP.

13. Prior to local development order approval, the plans must include a landscape plan specifying that 100 percent of required planting material will be species native to the Six Mile Cypress Watershed Basin. The landscape plans, along with any internal landscaping and buffer areas, must also include the vehicular entry from Ben C. Pratt Six Mile Cypress Parkway into the project.

14. Prior to local development order approval, the development order must delineate a minimum of 30.25 acres of open space. Of this, a minimum of 9.97 acres, not including any credits, must be provided in the form of native indigenous preservation, in significant compliance with the MCP. The 9.97 acres must be comprised of the 1.99 acres of native indigenous preservation area and 7.98 acres of native indigenous wetland preservation area referenced in Conditions 11 and 12 above.

15. Prior to issuance of a Vegetation Removal Permit, the property must be re-surveyed for the presence of Big Cypress fox squirrel. If nest structures are located, the nests must be monitored for five days to determine if the nests are utilized by Big Cypress fox squirrel and if nesting activities are taking place. If the nests are deemed to be active, a 125-foot natural vegetated buffer must remain undisturbed around the nest tree until nesting activities have been deemed complete by the Florida Fish and Wildlife Conservation Commission (FWC) and the Division of Environmental Sciences. Once the nests have been deemed inactive, any request for removal of the nest tree must be coordinated with FWC and Division of Environmental Sciences.

16. Prior to development order approval, the lakes must be designed to abut the wetland restoration areas, in significant compliance with the MCP. The lake shorelines on the preserve side of lakes must be planted with double the required amount of littoral plantings. The plantings must be clustered to provide enhanced foraging areas for wading birds. Table 1 below, entitled "Planting List for Littoral Shelf", provides a list of wetland plants native to the Six Mile Cypress Watershed Basin that must be used for the littoral plantings and the planting specifications. A minimum of four of the six species listed in Table 1 will be planted in littoral zones with a minimum of 1,800 plants installed at the preserve side of the 2.26-acre lake shoreline and a minimum of 1,000 plants installed at the preserve side of the 1.07-acre lake shoreline. The developer must create two draw down pools in the wetland preserve area adjacent to the 2.26-acre lake. The area will be graded to create different elevations for enhanced foraging areas. A plan view and cross sectional view of the draw down pools is attached hereto as Exhibit C. Specific dimensions and elevations for the draw down pools will be determined during permitting with South Florida Water Management District. Table 2 below, entitled "Planting List for Draw Down Pools", provides a list of wetland plants native to the Six Mile Cypress Watershed Basin that must be used for the draw down pools and the planting specifications. A minimum total of 1,600 plants must be installed in the two draw down pools.

Table 1. Planting List for Littoral Shelf

Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Density
Maidencane	*Panicum hemitomon*	12 in.	2 in.	3 ft. o.c.
Spikerush	*Eleocharis cellulose*	12 in.	2 in.	3 ft. o.c.
Pickerelweed	*Pontederia cordata*	12 in.	2 in.	3 ft. o.c.
Duck potato	*Sagittaria lanceolata*	12 in.	2 in.	3 ft. o.c.
Soft-stem Bulrush	*Scirpus validus*	12 in.	2 in.	3 ft. o.c.
Cordgrass	*Spartina bakeri*	12 in.	2 in.	3 ft. o.c.

Table 2. Planting List for Draw Down Pools

Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Density
Zone 1				
Duck Potato	*Sagittaria lanceolata*	12 in.	2 in.	3 ft. o.c.
Maidencane	*Panicum hemitomon*	12 in.	2 in.	3 ft. o.c.
Pickerelweed	*Pontederia cordata*	12 in.	2 in.	3 ft. o.c.
Spikerush	*Eleocharis cellulos*	12 in.	2 in.	3 ft. o.c.
Zone 2				
Maidencane	*Panicum hemitomon*	12 in.	2 in.	3 ft. o.c.
Sawgrass	*Cladium jamaicense*	12 in.	2 in.	3 ft. o.c.
Soft-stem Bulrush	*Scirpus validus*	12 in.	2 in.	3 ft. o.c.

17. WILDLIFE CORRIDOR

a. Prior to local development order approval, the development order must provide details for a thirty foot wide wildlife corridor (that will also serve as the required building separation for the two buildings adjacent to the wildlife corridor). The wildlife corridor will be planted in the developed portion of the site to connect the 7.98-acre preserve and 1.99-acre preserve areas. The wildlife corridor will be located between buildings and planted up to the internal roadway. Table 3 below, entitled "Planting List for Wildlife Corridor", provides a list of wetland plants native to the Six Mile Cypress Watershed Basin that must be used in the wildlife corridor and the planting specifications. A minimum of 70 canopy trees, 70 shrubs, and 500 ground cover plants must be installed in the wildlife corridor.

Table 3. Planting List for Wildlife Corridor

Common Name	Scientific Name	Minimum Height	Minimum Container Size	Planting Density	Minimum Quantity
South Florida Slash Pine	*Pinus elliotti* var. *densa*	6 ft.	10 gal.	8 ft. o.c.	9
South Florida Slash Pine	*Pinus elliotti* var. *densa*	4 ft.	3 gal.	8 ft. o.c.	9
Laurel Oak	*Quercus laurifolia*	6 ft.	10 gal.	8 ft. o.c.	9

Laurel Oak	*Quercus laurifolia*	4 ft.	3 gal.	8 ft. o.c.	9
Live Oak	*Quercus virginiana*	6 ft.	10 gal.	8 ft. o.c.	9
Live Oak	*Quercus virginiana*	4 ft.	3 gal.	8 ft. o.c.	9
Cabbage Palm	*Sabal palmetto*	6 ft.	10 gal.	8 ft. o.c.	8
Cabbage Palm	*Sabal palmetto*	4 ft.	3 gal.	8 ft. o.c.	8
Wax-myrtle	*Myrica cerifera*	3 ft.	3 gal.	8 ft. o.c.	18
Gallberry	*Illex glabra*	3 ft.	3 gal.	8 ft. o.c.	17
Myrsine	*Myrsine guianensis*	3 ft.	3 gal.	8 ft. o.c.	17
Saw Palmetto	*Serenoa repens*	3 ft.	3 gal.	8 ft. o.c.	18
Cordgrass	*Spartina bakeri*	12 in.	4 in.	3 ft. o.c.	125
Wiregrass	*Aristida stricta*	12 in.	4 in.	3 ft. o.c.	125
Muly Grass	*Muhlenbergia capillaris*	12 in.	4 in.	3 ft. o.c.	125
Boston Fern	*Nephrolepis spp.*	12 in.	4 in.	3 ft. o.c.	125

b. Prior to local development order approval, the developer must submit a sample brochure to the Division of Environmental Sciences for review and approval that will be distributed to all residents advising them of the environmentally sensitive nature of the property and the possible presence of protected wildlife. This brochure must include a reference to the wildlife corridor and provide educational information as to the purpose of the corridor. The development order must also include signage details and locations along the roadway alerting residents to drive slow and be cautious of wildlife crossing the road.

18. The 0.56-acre pool, cabana and parking area shown on Penzance Boulevard must be clearly labeled "Clubhouse/Amenity Area" on the MCP and development order plans.

19. ENHANCED BUFFERING

The MCP must include the following enhancements:

a. The Type "D" buffer on Penzance Boulevard and Ben C. Pratt Six Mile Cypress Parkway must be a minimum of 25 feet in width, and utilize minimum 16-foot-high, 4-inch caliper canopy type trees (no palms).

b. The Type "B" buffer adjacent to Heritage Palm and Casa Del Lago must be a minimum of 25 feet in width, and utilize minimum 16-foot-high, 4-inch caliper canopy type trees (no palms).

20. The conditions applicable to the 50-acre CPD parcel, described and depicted in Attachment C of the Staff Report, as adopted in zoning resolutions Z-93-095 (The Sanctuary CPD/RPD) Z-97-020 and Z-97-020A (Section 8 CPD) are superceded by this zoning resolution

21. The developer must construct a 5-foot-wide off-site sidewalk within the northern eight (8) feet of the Penzance Boulevard right-of-way prior to the issuance of Certificates of Occupancy for residential structures. The sidewalk must be constructed from the project entrance onto Penzance Boulevard to the intersection of Penzance with Ben C. Pratt Six Mile Cypress Parkway. The sidewalk must be maintained in perpetuity by Lee County.

SECTION C. EXHIBITS AND STRAP NUMBER:

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

Exhibit A: Legal description
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: Master Concept Plan

The applicant has indicated that the STRAP numbers for the subject property are:

08-45-25-00-00003.2000
08-45-25-00-00004.0030
08-45-25-00-00004.001A
08-45-25-00-00004.0040

SECTION D. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the RPD rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes or regulations.

2. The RPD rezoning, as approved:

   a. meets or exceeds the performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

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

3. The RPD rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. Urban services, as defined in the Lee Plan, will be available and adequate to serve the proposed land use.

5. 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 upon the motion of Commissioner Albion, seconded by Commissioner Judah, and, upon being put to a vote, the result was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Absent
Ray Judah	Aye
Tammy Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of October 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Chairman

Approved as to form by:

_____
Donna Marie Collins
County Attorney's Office

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Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

EXHIBIT A

DESCRIPTION
Parcel in
Section 8, Township 45 South, Range 25 East,
Lee County, Florida

A tract or parcel of land lying in Section 8, Township 45 South, Range 25 East, Lee County, Florida. Said tract or parcel being more particularly described as follows:

Beginning at the intersection of the Westerly right of way line of Six Mile Cypress Parkway, (250 feet wide) and the Northerly right of way line of Penzance Boulevard, (60 feet wide) run S88°50'40"W along the north right of way line of Penzance Boulevard, said right of way line being 60.00 feet North as measured perpendicular to the South line of the North Half (N ½) of the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of said Section 8 for 863.21 feet; thence run S88°45'57"W along said right of way line being 60.00 feet North as measured perpendicular to the South line of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE ¼) of the Southwest Quarter (SW ¼) of said Section 8 for 657.22 feet to an intersection with the East line of the Record Plat of Heritage Palms Estates – Unit One, as recorded on Plat Book 68, Page 1, Lee County Records; thence run N01°41'41"W along said East line for 600.25 feet to an intersection with the South line of the Record Plat of Deer Lake Unit 2, as recorded in Plat Book 76, Page 70, Lee County Records; thence run N88°44'34"E along said South line for 654.82 feet to the Southeast Corner of said Record Plat; thence run N01°51'25"W along the East line of said Record Plat for 724.74 feet; thence run N52°11'51"E along the Southeasterly line of said Record Plat for 515.43 feet to the Southwest Corner of the Record Plat of Deer Lake Unit 1, as recorded in Plat Book 58, Page 73, Lee County Records; thence run along the Southerly line of said Record Plat the following courses: N71°17'42"E for 115.00 feet; S85°25'39"E for 390.11 feet and S50°15'16"E for 594.29 feet to an intersection with said westerly right of way line of Six Mile Cypress Parkway, (250 feet wide); thence run S20°01'51"W along said Westerly right of way line for 1,329.30 feet to the POINT OF BEGINNING.
Containing 49.62 acres, more or less.

Bearings hereinabove mentioned are State Plane for the Florida West Zone (NAD 1983/90 adjustment) and are based on the Westerly right of way line of Six Mile Cypress Parkway, to bear S20°01'51"W.

Applicant's Legal Checked
by Lgm 4/21/2005.

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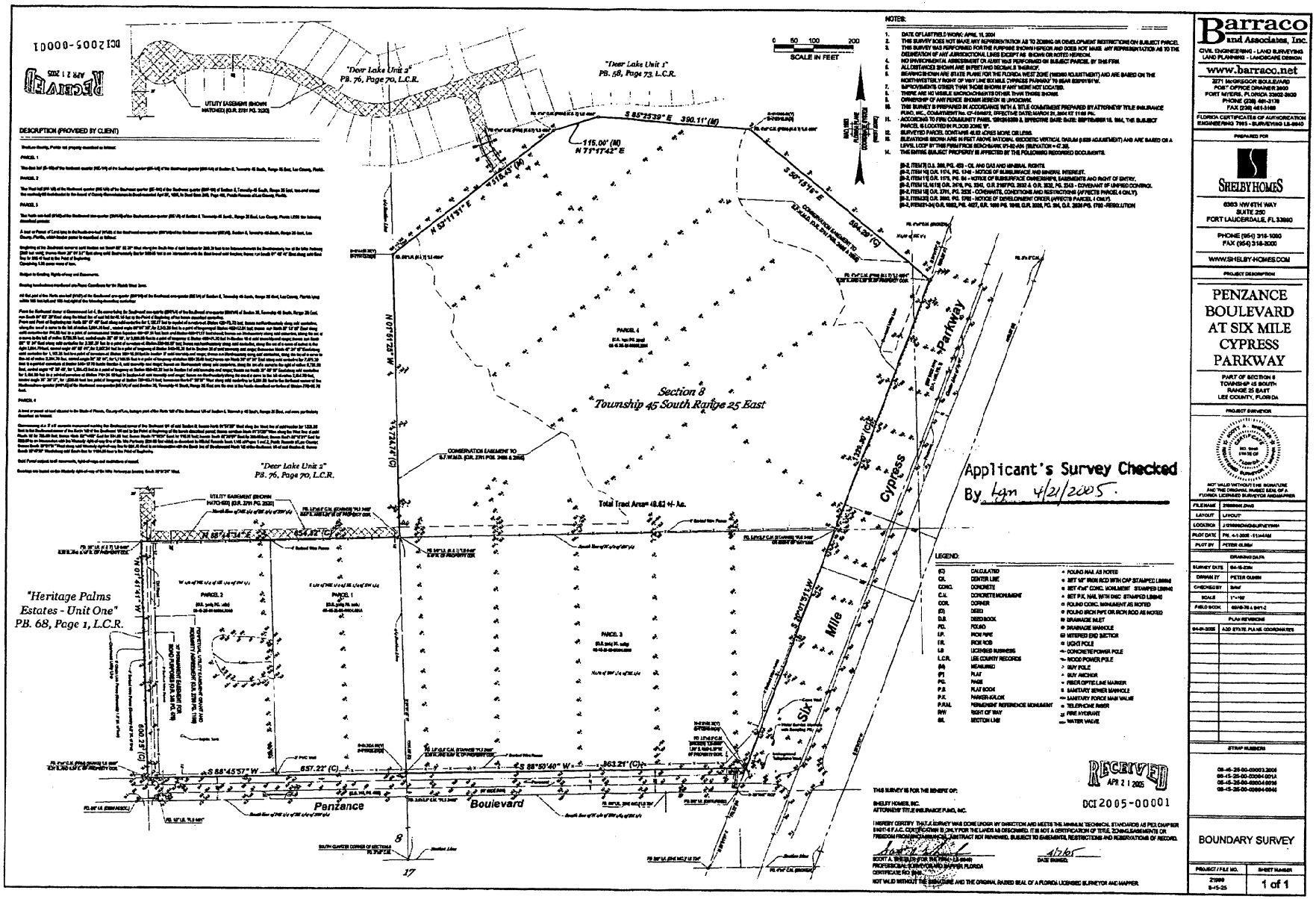
Scott A. Wheeler 4/7/05
Scott A. Wheeler (For The Firm)
Professional Surveyor and Mapper
Florida Certificate No. 5949

L:\21999 - Shelby Homes 48 Acre\DESC\21999S02DESC.DOC

DCI2005-00001

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

EXHIBIT A



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DESCRIPTION (PROVIDED BY CLIENT)

NOTES:

1. DATE OF LAST FIELD WORK: APRIL 19, 2004
2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DESIGNATION OF ANY JURISDICTIONAL LIMITS EXCEPT AS SHOWN OR NOTED HEREON.
4. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL, BY THIS FIRM.
5. ALL DISTANCES SHOWN ARE IN FEET AND SECMALS THEREOF.
6. BEARINGS SHOWN ARE STATE PLANE FOR THE FLORIDA WEST ZONE (1983/90 ADJUSTMENT) AND ARE BASED ON THE NORTHWESTERLY RIGHT OF WAY LINE SIX MILE CYPRESS PARKWAY TO BEAR S25°01'51"W.
7. IMPROVEMENTS OTHER THAN THOSE SHOWN IF ANY WERE NOT LOCATED.
8. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.
9. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
10. THIS SURVEY IS PREPARED IN ACCORDANCE WITH A TITLE COMMITMENT PREPARED BY ATTORNEYS' TITLE INSURANCE FUND, INC., COMMITMENT No. CF-1594625, EFFECTIVE DATE: MARCH 31, 2004 AT 11:00 PM.
11. - ACCORDING TO FIRM COMMUNITY PANEL 125124 0035 D, EFFECTIVE DATE: SEPTEMBER 18, 1984, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE 'B'.
12. SURVEYED PARCEL CONTAINS 48.62 ACRES MORE OR LESS.
13. ELEVATIONS SHOWN ARE IN FEET ABOVE NATIONAL GEODETIC VERTICAL DATUM (1929 ADJUSTMENT) AND ARE BASED ON A LEVEL LOOP BY THIS FIRM FROM BENCH MARK BM 40-404 (ELEVATION = 12.39).
14. THE ENTIRE SUBJECT PROPERTY IS AFFECTED BY THE FOLLOWING RECORDED DOCUMENTS:

(S-2, ITEM 7) O.R. 388, PG. 453 - OIL AND GAS AND MINERAL RIGHTS.
(S-2, ITEM 10) O.R. 1174, PG. 1745 - NOTICE OF SUBSURFACE AND MINERAL INTEREST.
(S-2, ITEM 11) O.R. 1178, PG. 84 - NOTICE OF SUBSURFACE OWNERSHIPS, EASEMENTS AND RIGHT OF ENTRY.
(S-2, ITEM 12, 14(18)) O.R. 2474, PG. 3343, O.R. 2187 PG. 3332 & O.R. 3532, PG. 2343 - COVENANT OF UNIFIED CONTROL.
(S-2, ITEM 13) O.R. 2791, PG. 2320 - EASEMENTS, CONDITIONS AND RESTRICTIONS (AFFECTS PARCEL 4 ONLY).
(S-2, ITEM 14(19)) O.R. 2843, PG. 3795 - NOTICE OF DEVELOPMENT ORDER (AFFECTS PARCEL 1 ONLY).
(S-2, ITEM 21-24) O.R. 1662, PG. 4427, O.R. 1660 PG. 1648, O.R. 2826, PG. 394, O.R. 2834 PG. 1795 - RESOLUTION

LEGEND:

(C)	CALCULATED	● FOUND NAIL AS NOTED
CL	CENTER LINE	● SET 5/8" IRON ROD WITH CAP STAMPED LB5940
CONC.	CONCRETE	● SET 4"x4" CONC. MONUMENT STAMPED LB5940
C.M.	CONCRETE MONUMENT	● SET P.K. NAIL WITH DISC STAMPED LB5940
COR.	CORNER	● FOUND CONC. MONUMENT AS NOTED
(D)	DEED	● FOUND IRON PIPE OR IRON ROD AS NOTED
D.B.	DEED BOOK	⊞ DRAINAGE INLET
FD.	FOUND	⊕ DRAINAGE MANHOLE
I.P.	IRON PIPE	⊟ MITERED END SECTION
I.R.	IRON ROD	☼ LIGHT POLE
LB	LICENSED BUSINESS	⊸ CONCRETE POWER POLE
L.C.R.	LEE COUNTY RECORDS	⊸ WOOD POWER POLE
(M)	MEASURED	⊸ GUY POLE
(P)	PLAT	⊸ GUY ANCHOR
P.C.	PAGE	⊸ FIBER OPTIC LINE MARKER
P.B.	PLAT BOOK	S SANITARY SEWER MANHOLE
P.K.	PARKER-KALON	⊸ SANITARY FORCE MAIN VALVE
P.R.M.	PERMANENT REFERENCE MONUMENT	▪ TELEPHONE RISER
R/W	RIGHT OF WAY	⊸ FIRE HYDRANT
SEC.	SECTION LINE	⊸ WATER VALVE

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APR 21 2005
DCI 2005-00001

THIS SURVEY IS FOR THE BENEFIT OF:
SHELBY HOMES, INC.
ATTORNEYS' TITLE INSURANCE FUND, INC.

I HEREBY CERTIFY THAT A SURVEY WAS DONE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS PER CHAPTER 5J-17 F.A.C. CONSTRUCTION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES. ABSTRACT NOT REVIEWED, SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

SCOTT A. WEBSTER FOR THE FIRM (LB 5940)
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
CERTIFICATE NO. 5144

4/21/05
DATE SIGNED

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

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BOULEVARD
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7993 - SURVEYING LB 5940

PREPARED FOR

SHELBY HOMES
6363 NW 6TH WAY
SUITE 250
FORT LAUDERDALE, FL 33360
PHONE (954) 316-1000
FAX (954) 316-3000
WWW.SHELBY-HOMES.COM

PROJECT DESCRIPTION

PENZANCE BOULEVARD AT SIX MILE CYPRESS PARKWAY

PART OF SECTION 8
TOWNSHIP 45 SOUTH
RANGE 25 EAST
LEE COUNTY, FLORIDA

PROJECT SURVEYOR

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

FILENAME	PENSHAN.DWG
LAYOUT	LAYOUT
LOCATION	J:\PENSHAN\SURVEY\PEN
PLOT DATE	FRI, 4-1-2005 - 11:44 AM
PLOT BY	PETER GUBA

DRAWING DATA

SURVEY DATE	04-19-2004
DRAWN BY	PETER GUBA
CHECKED BY	SAW
SCALE	1"=100'
FIELD BOOK	699/70 & 841-2

PLAN REVISIONS

04-01-2005	ADD STATE PLANE COORDINATES

STRAP NUMBERS

08-45-25-00-00003.3000
08-45-25-00-00004.0010
08-45-25-00-00004.0030
08-45-25-00-00004.0040

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
21999 5-15-25	1 of 1

DCI2005-00001 COBBLESTONE RPD

5/12/2005

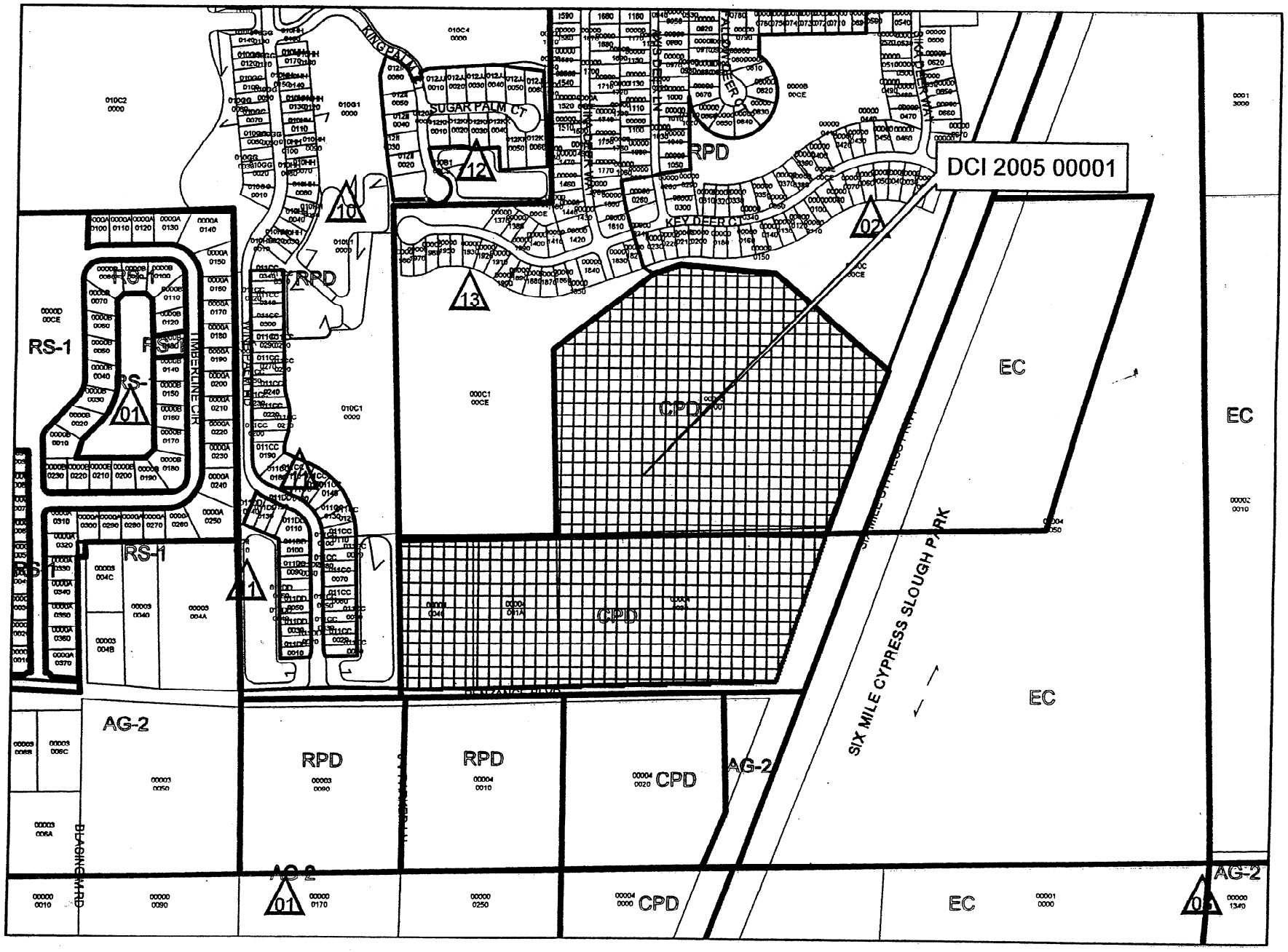


EXHIBIT B

670 335 0 670 Feet

MASTER CONCEPT PLAN
FOR
COBBLESTONE RPD

UTILITIES PROVIDING SERVICE:

WATER
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA, 33902
PHONE (239) 479-8181

SEWER
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA, 33902
PHONE (239) 479-8181

TELEPHONE:
SPRINT
1520 LEE STREET
FORT MYERS, FLORIDA 33901
PHONE (239) 336-2030

ELECTRIC:
FLORIDA POWER & LIGHT COMPANY
15834 WINKLER ROAD
FORT MYERS, FLORIDA, 33908
PHONE (239) 415-1326

CABLE TELEVISION:
COMCAST CABLEVISION
26880 OLD US ROUTE 41
BONITA SPRINGS, FLORIDA, 34135
PHONE (239) 793-9600

GARBAGE COLLECTION:
FLORIDA RECYCLING SERVICE, INC.
2465 HIGHLAND AVENUE
FORT MYERS, FLORIDA 33916
PHONE (239) 332-8500

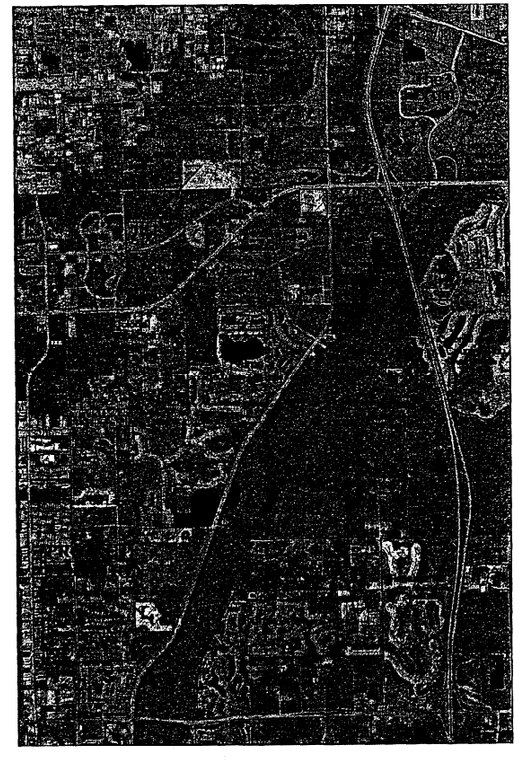
FIRE CONTROL DISTRICT:
SOUTH TRAIL FIRE DISTRICT
5531 HALIFAX AVENUE
FORT MYERS, FL 33912
PHONE (239) 433-0080

INCLUDES EXHIBITS

EXHIBIT	DESCRIPTION
6-A	BOUNDARY SURVEY (PH-3.D.3 AND 6-E)
6-B	AREA LOCATION MAP (PH-3.F)
6-C	EXISTING ZONING AND LAND USES
6-D	AERIAL PHOTOGRAPH
6-E	SOILS, VEGETATION, GROUND COVER AND TOPOGRAPHY
6-F	FLUCCS MAP
6-J	MASTER CONCEPT PLAN
6-M	~~SCHEDULE OF USES~~ REMOVED
6-N	SCHEDULE OF DEVIATIONS AND TYPICALS

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	COVER (AREA LOCATION MAP)
2	MASTER CONCEPT SITE PLAN
3	NOTES & TYPICALS
4	BOUNDARY SURVEY



SECTION 8, TOWNSHIP 45 S., RANGE 25 E.
LEE COUNTY, FLORIDA
NOVEMBER, 2004
REVISED OCTOBER, 2005

LOCATION MAP

0 2000 4000
SCALE IN FEET

APPLICANT

6363 NW 6TH WAY, SUITE 250
FORT LAUDERDALE , FLORIDA 33909
(954) 318-1000

STRAP NUMBER

08-45-25-00-00003.2000
08-45-25-00-00004.0030
08-45-25-00-00004.001A
08-45-25-00-00004.0040

SIZE OF PARCEL

50± ACRES

ZONING

CPD TO RPD

LAND USE CATEGORY

CENTRAL URBAN

PROPERTY ADDRESS

7401, 7431, 7541 Penzance Blvd
11780 Ben C Pratt Six Mile Cypress Parkway

APPROVED
Master Concept Plan
File Plan # 2-05-057 Page 1 of 3
Subject to conditions in Resolution Z 05-057
Case # DCI2005-00001

RECEIVED
SEP 15 2005
PERMIT COUNTER

JOHNSON ENGINEERING

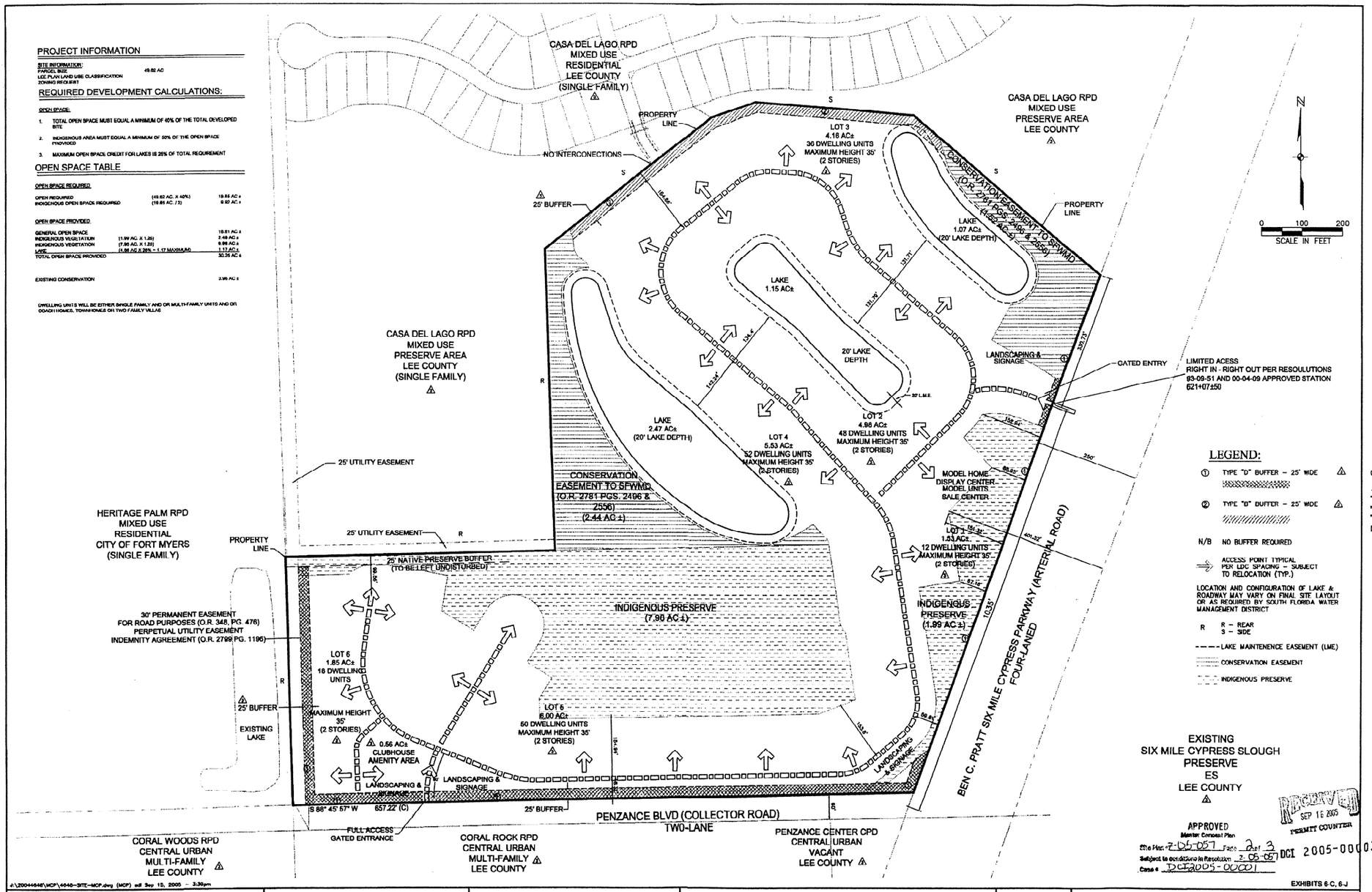
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

DCI 2005-00001

EXHIBIT 6-B/PH-3.F

SHEET 1

EXHIBIT C
Page 1 of 3



REVISIONS		
1	PER STAFF SUFFICIENCY LETTER DATED 1/31/05	2/10/06
2	PER STAFF SUFFICIENCY LETTER DATED	3/16/06
3	PER MLX RECOMMENDATION	9/13/06

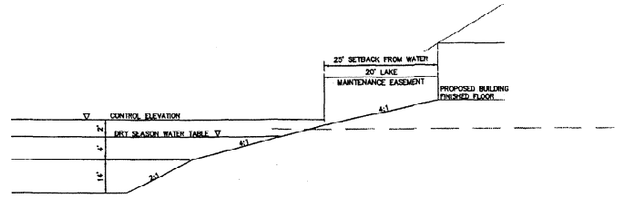
6363 NW 6TH WAY, SUITE 250
FORT LAUDERDALE, FLORIDA 33309
(954) 318-1000

COBBLESTONE RPD

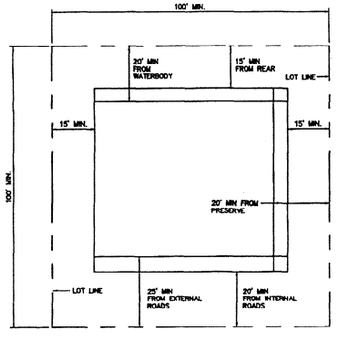
JOHNSON ENGINEERING
2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

MASTER CONCEPT PLAN

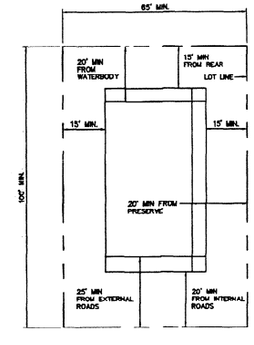
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
NOV., 2004	20044648	6-45-25	1" = 100'	2



TYPICAL LAKE SECTION N.T.S



MULTI-FAMILY RESIDENTIAL



SINGLE-FAMILY RESIDENTIAL

NOTE: ALL STRUCTURAL SETBACKS TO EXTERNAL RIGHTS OF WAY ARE 25' MINIMUM.

TYPICAL LOTS N.T.S

NOTE:
ALL FUTURE PLATTED LOTS WITHIN TRACTS WILL COMPLY WITH THE MINIMUM LOT SIZES AND DIMENSIONS OUTLINED IN THE PROPERTY DEVELOPMENT REGULATIONS FOR COBBLESTONE RPD

RECEIVED SEP 15 2005 PERMIT COUNTER

APPROVED Master Concept Plan
File Plan - E 05-067 Page 3 of 3 2005-00001
Subject to conditions in Resolution 2005-067
Case # DCI2005-00001

EXHIBIT 6-N

J:\20044648\MCP\4648-NOTES_TYPICALS-MCP.dwg (NOTES & LAYOUTS) edt Sep 15, 2005 - 3:37pm

REVISIONS		
1	PER STAFF SUFFICIENCY LETTER DATED 1/31/05	2/10/05
2	PER STAFF SUFFICIENCY LETTER	3/16/05
3	REMOVE GENERAL NOTES FROM PLAN SHEET.	9/13/05

6363 NW 6TH WAY, SUITE 250
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(954) 318-1000

COBBLESTONE RPD

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2158 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

NOTES & TYPICALS

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
NOV., 2004	20044648	8-45-25	N.T.S.	3

Exhibit C
Page 3 of 3