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

WHEREAS, an application was filed by the property owner, Donald R. Lucas c/o David Douglas Associates, Inc., to rezone 25.63± acres from Agricultural (AG-2) to Residential Planned Development (RPD), in reference to Cypress Hammock; and,

WHEREAS, a public hearing was advertised and held on September 20, 2010, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2009-00019; and

WHEREAS, a second public hearing was advertised and held on October 18, 2010, 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 25.63± acres from AG-2 to RPD with a maximum of 225 residential multi-family dwelling units or a maximum of 678 ALF/ILF and Memory Care units in any combination so long as the maximum density does not exceed 225.5 standard dwelling units. The maximum building height proposed is 50 feet. Any development will connect to public potable water and public sanitary sewer service. No development blasting is requested. 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 and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

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

1. The development of this project must be substantially consistent with the 1-page Master Concept Plan (MCP) entitled "Cypress Hammock," dated 04-08-2010, last revised 08-26-2010, date-stamped "Received Oct 18 2010 Community Development," and attached hereto as Exhibit C, except as modified by the conditions below.

10-18-10Z

This development must comply with all requirements of the LDC at time of the 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.

The Residential Planned Development (RPD) is limited to any combination of Assisted Living Units (ALF), Continuing Care Facility (CCF), Independent Living Units (ILU), Multiple-family Units, Hospice Beds, Townhouse Units, and Single-family Units so long as the density does not exceed 225.5 dwelling units;

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

A. Schedule of Uses

Accessory Uses and Structures.
Administrative Office
Assisted Living Facility (See Condition 1 for density)
ATM *
Banks and Financial Establishments, Group I only *
Boardwalk
Clubhouse **
Clubs/Private
Community Garden
Consumption on Premises ** (See Condition 12)
Continuing Care Facility (See condition 1 for density)
Day Care Center, Adult *
Dwelling Unit - Townhouse, Multiple-family (See condition 1 for density)
Single-family Homes (See Condition 13)
Entrance Gates and Gatehouses
Essential Services.
Essential Services Facilities, Group I only
Excavation - Water Retention and Detention - not to include the removal of excavated material from site, no blasting.
Fences and Walls
Food and Beverage Service, limited *
Gift & Souvenir Shop *
Guardhouse/Gatehouse
Health Care Facilities, Groups I and II *
Hospice
Home Occupation
Independent Living Units (See condition 1 for density)
Laundry or Dry Cleaning, Group I only *
Library *

Medical Office *
Models: Model Unit (see condition 7)
Nonstore Retailers, Group II only *
Parking Lot, Accessory, Temporary
Personal Services, Groups I & II *
Pharmacy *
Place of Worship *
Post Office *
Recreation Facilities, Private, On Site
Religious Facilities *
Real Estate Sales
Residential Accessory Uses
Restaurants, Groups I and II **
Signs per Chapter 30 LDC
Skilled Nursing Facility *
Social Services, Group I only *
Temporary uses

** Commercial uses listed above are accessory to an assisted living (ALF, CCF, and/or ILU) or Hospice use only.*

*** Restaurants, consumption on premises and clubhouses may be accessory to residential uses, hospice uses, assisted living uses, continuing care facilities and/or independent living units only.*

Site Development Regulations

Multiple-family, Assisted Living and Related Uses.

Lot Size

Minimum Lot Area:	10,000 square feet
Minimum Lot Depth:	100 feet
Minimum Lot Width:	100 feet

Lot Size, Townhouse

Minimum Lot Area	7,500 square feet
Per Unit	3,750 square feet
Width Per Unit	37.5 feet
Depth	100 feet

Setbacks

Street (Six Mile Cypress)	50 feet
Street (public)	25 feet
Street (private)	20 feet
Side	10 feet
Rear	20 feet

Accessory uses and setbacks must comply with the LDC §34-1174, *et. seq.* and §34-2194.

Minimum building separation: One half the sum of height of both buildings, or 20 feet, whichever is greater. Buildings exceeding 35 feet in height must maintain additional building separation and setbacks as regulated by LDC §§34-2174(a) and 34-935(e)(4).

Maximum Lot Coverage 40%

Maximum Height 50 feet

Single-family uses 35 feet (See condition 13)

3. **Concurrency**

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

4. **Traffic**

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

5. **Lee County Comprehensive Plan**

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

7. **Model Units**

A. Model homes and units are limited to a maximum of 8.

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

C. Real estate sales are limited to club houses, administrative offices, and within model units or homes.

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

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

F. No dry models are permitted.

8. **Water and Sewer**

Development of this project must connect to both public water and public sewer. At time of local development order, the developer must also demonstrate there is adequate water and sewer capacity to handle level of development as proposed in the development order submittal.

9. **Signs**

A backlighted sign is permitted for the ground-mounted project entrance sign. Neon signs are prohibited.

10. **Sidewalks**

Development must include internal sidewalks, as a sited-related improvement. Such facilities must be included in local development order as part of construction of the project's infrastructure.

11. **Solid Waste/Recycling**

As part of any local development order approval for vertical development, the developer must include facilities in compliance with LDC §10-261 and Lee County Solid Waste Ordinance #08-10 for the pick-up/disposal of solid waste and recyclables. The minimum area required for, and specific locations of, these facilities will be reviewed at the time of local development order application.

12. **Consumption on Premises**

A. Consumption on premises is limited to indoor seating in conjunction with a restaurant or clubhouse with a 4-COP-SRX and/or 2-COP beverage license. Both the restaurant and the COP uses are accessory uses to residential uses, hospice uses, assisted living uses, continuing care facilities and/or independent living units only.

B. The hours of operation for indoor consumption on premises is limited to between 11:00 am to 11:00 pm daily.

C. No sale, service or consumption of alcoholic beverages will be permitted without the sale or availability of food and non-alcoholic beverages on the same premises.

D. Outdoor consumption on premises may be approved by a special exception or an administrative amendment to the Planned Development. The Applicant must provide adequate detail of the outdoor seating area (square footage, number of seats, proposed hours, distance to Six Mile Preserve, distance to other residential uses, outdoor entertainment, etc.) consistent with the requirements of the LDC.

13. **Single-family Uses**

Single-family uses may only be approved by amendment to the residential planned development, either through a public hearing or an administrative amendment. Any administrative amendment must provide the proposed number of units, updated master concept plan, property development regulations, and other details per the LDC requirements.

No administrative amendments will be approved which reduce buffering, reduce conservation areas, reduce open space, or have any negative impact on surrounding land uses or natural resources such as wetlands.

14. **Open Space**

Prior to local development order approval, the development order plans must delineate a minimum of 16.99 acres of open space for the project.

15. **Enhanced Plantings**

Prior to local development order approval, the landscape plans must depict enhanced planting for the conservation easement area consistent with the ERP, Permit number 36-05874-P, Application 040116-12 to include native trees, shrubs and ground cover to be planted in compliance with the requirements of Appendix "A" Recommended Native Plants for Landscape use within the Six Mile Cypress Watershed Basin for all indigenous areas.

16. **Conservation Area**

Prior to local development order approval, the development order plans must depict a minimum of 7.59 acres, as conservation area.

17. **Indigenous Management Plan**

Prior to local development order approval, the indigenous management plan must also include:

- exotic removal, including mechanical removal versus hand removal of exotics; and,
- hand removal of exotics will be required for indigenous areas with 50%-75% exotic coverage; and,
- a statement must be included in the indigenous management plan regarding coordination with the Division of Environmental Sciences staff on exotic removal within the 7.59 acre conservation area depicted on the Master Concept Plan (MCP); and
- the indigenous management plan must be in substantial compliance with the restoration requirements of the ERP.

18. **Big Cypress Fox Squirrels**

Prior to local development order approval a Big Cypress Fox Squirrel Management Plan must be submitted to Lee County Environmental Sciences for staff to review and approve.

19. **Right-of-way Buffer**

Prior to local development order approval, the development order plans must depict a 50-foot native tree buffer to include at a minimum the following:

- hand removal of exotics must be utilized, any mechanical clearing may occur with prior approval by Environmental Sciences staff; and,
- after exotic removal the 50-foot buffer must contain a minimum of 10 native trees per 100 linear feet; and,
- the 50-foot native tree buffer must remain at natural grade; and
- trees must be planted or retained at a one-to-one ratio with no credits applied.

20. **Signs/Right-of-way Buffer**

Prior to local development order approval, if the development order plans depict any proposed signage improvements within or adjacent to the 50-foot native tree buffer then the sign must be located and designed to protect existing native vegetation. The signage location must be reviewed and approved by Division of Environmental Sciences staff to ensure conflicts with existing vegetation is minimized or avoided.

21. **Conservation Area as Buffer**

Prior to local development order approval, the Landscape Plans must depict the native vegetation within the 7.59 acre conservation area meeting the requirements of LDC §10-416 for buffers. If the existing indigenous vegetation does not provide sufficient plantings to meet buffer requirements, then supplemental plantings must be provided to meet the requirements for the buffer. Any supplemental plantings must be installed to avoid impacts to existing vegetation.

22. **Light Poles**

Prior to local development order approval, development order plans must depict:

- Lighting of pedestrian and parking areas for any permitted use must be directed internally to the site. Parking lot areas must be illuminated with enough intensity to create secure areas consistent with the LDC; and

- Except as provided herein, parking lot lamps on all parcels must be hooded or globed and must not exceed 20 feet in height. Parking lot lamps must not exceed 12 feet in height for the eastern most parking lot visible to Six Mile Cypress Slough; and

- Mercury vapor lamps/lights are prohibited.

23. **Window Treatment**

Prior to local development order approval, development plans for the two most eastern buildings within Cypress Hammock must be reviewed by ES staff for the utilization of window treatment to reduce or break up window panel reflection in order to decrease the potential of bird strikes. Examples of acceptable window treatment may include the use of non-reflective tinting, ultraviolet reflective decals, exterior sun shades or similar treatments. This condition is applicable to the window and/or door panels on the two eastern building facades facing Six Mile Cypress Slough.

24. **Future Interconnection to the Property to the South**

The Developer must provide an access easement for the future interconnection to the property to the south as follows:

A. A 24-foot access easement from the access driveway to the southern property line must be provided as depicted on the MCP. The easement must be executed and recorded in the Public Records prior to approval of any vertical construction on the property.

B. The Developer of the subject property will not be responsible for constructing the interconnection to the property line. This improvement will be the responsibility of the neighboring property owner to the south should the property owner amend the existing Development Order (DOS2003-00220) and take advantage of the access that was planned as a part of the Controlled Access Resolution.

C. Prior to development order approval for vertical construction of any principal use, the Developer of the subject property must make a good-faith effort to negotiate an agreement, with the neighboring development to the south, to provide for an interconnection between the parcels in furtherance of LDC §10-295, and located as shown on the approved MCP. If an agreement cannot be reached, the Developer must provide evidence of the Developer's good-faith effort to negotiate with the owner of the neighboring development, in which case Developer is released from having to comply with this Condition.

SECTION C. DEVIATIONS:

1. **Single Means of Project Site Ingress-egress**

Deviation (#1) seeks relief from the LDC §10-291(3) which requires residential developments over 5 acres to provide more than 1 means of ingress-egress to allow one access point on Six Mile Cypress Parkway. This deviation is APPROVED, SUBJECT TO the following condition:

The access to the subject site will be constructed as depicted on the approved MCP.

SECTION D. EXHIBITS:

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

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

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.

2. The rezoning, as approved:

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

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

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

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

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

3. The rezoning satisfies the following criteria:

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

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

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

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

5. The approved deviation, as conditioned, enhances achievement of the planned development objectives, and preserves and promotes the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Frank Mann made a motion to adopt the foregoing resolution, seconded by Commissioner John E. Manning. The vote was as follows:

John E. Manning	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 18th day of October, 2010.

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Tammara Hall, Chair

SEAL

Approved as to form by:

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

RECEIVED
MINUTES OFFICE
MW
2010 OCT 18 PM 2:22

DESCRIPTION;

A TRACT OF LAND IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 17, THENCE;

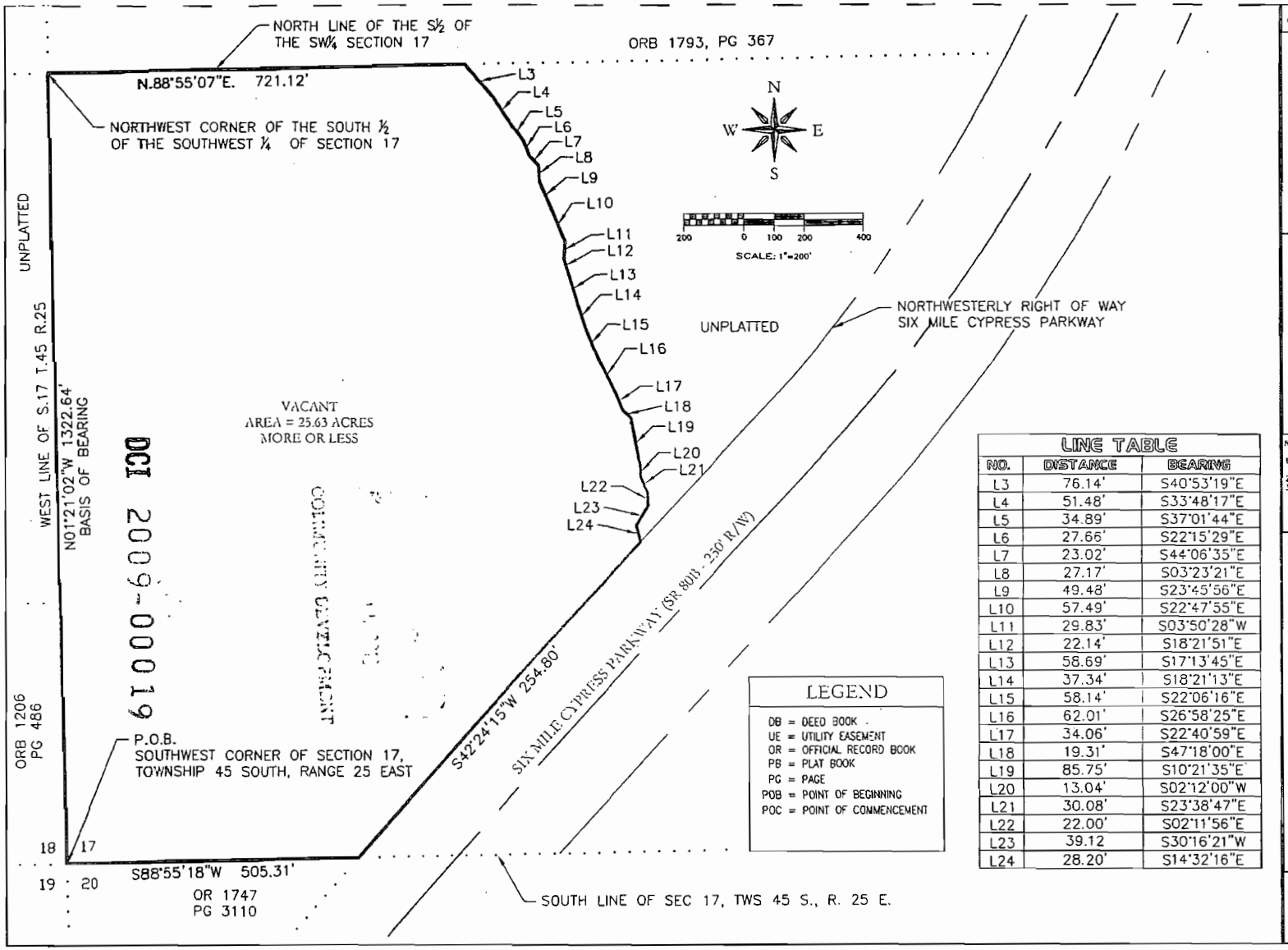
1. NORTH 01°21'02" WEST, ALONG THE WEST LINE OF SAID SECTION 17, AS A BASIS OF BEARING FOR 1322.64 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17, THENCE;
2. NORTH 88°55'07" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 17 FOR 721.12 FEET, THENCE;
3. SOUTH 40°53'19" EAST 76.14 FEET, THENCE;
4. SOUTH 33°48'17" EAST, 51.48 FEET, THENCE;
5. SOUTH 37°01'44" EAST, 34.89 FEET, THENCE;
6. SOUTH 22°15'29" EAST, 27.66 FEET, THENCE;
7. SOUTH 44°06'35" EAST, 23.02 FEET, THENCE;
8. SOUTH 03°23'21" EAST, 27.17 FEET, THENCE;
9. SOUTH 23°45'56" EAST, 49.48 FEET, THENCE;
10. SOUTH 22°47'55" EAST, 57.49 FEET, THENCE;
11. SOUTH 03°50'28" WEST, 29.83 FEET, THENCE;
12. SOUTH 18°21'51" EAST, 22.14 FEET, THENCE;
13. SOUTH 17°13'45" EAST, 58.69 FEET, THENCE;
14. SOUTH 18°21'13" EAST, 37.34 FEET, THENCE;
15. SOUTH 22°06'16" EAST, 58.14 FEET, THENCE;
16. SOUTH 26°58'25" EAST, 62.01 FEET, THENCE;
17. SOUTH 22°40'59" EAST, 34.06 FEET, THENCE;
18. SOUTH 47°18'00" EAST, 19.31 FEET, THENCE;
19. SOUTH 10°21'35" EAST, 85.75 FEET, THENCE;
20. SOUTH 02°12'00" WEST, 13.04 FEET, THENCE;
21. SOUTH 23°38'47" EAST, 30.08 FEET, THENCE;
22. SOUTH 02°11'56" EAST, 22.00 FEET, THENCE;
23. SOUTH 30°16'21" WEST, 39.12 FEET, THENCE;
24. SOUTH 14°32'16" EAST FOR 28.20 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY OF SIX MILE PARKWAY, THENCE;
25. SOUTH 42°24'15" WEST FOR 713.34 FEET, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE TO THE SOUTH LINE OF SAID SECTION 17, THENCE;
26. SOUTH 88°55'18" WEST FOR 505.31 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING A COMPUTED AREA OF 25.63 ACRES OF LAND, MORE OR LESS.

COMMUNITY DEVELOPMENT

OCT 2009-00019

APPROVED
LEGAL
69 1-8-16

EXHIBIT "A"
(Page 1 of 2)



LINE TABLE		
NO.	DISTANCE	BEARING
L3	76.14'	S40°53'19"E
L4	51.48'	S33°48'17"E
L5	34.89'	S37°01'44"E
L6	27.66'	S22°15'29"E
L7	23.02'	S44°06'35"E
L8	27.17'	S03°23'21"E
L9	49.48'	S23°45'56"E
L10	57.49'	S22°47'55"E
L11	29.83'	S03°50'28"W
L12	22.14'	S18°21'51"E
L13	58.69'	S17°13'45"E
L14	37.34'	S18°21'13"E
L15	58.14'	S22°06'16"E
L16	62.01'	S26°58'25"E
L17	34.06'	S22°40'59"E
L18	19.31'	S47°18'00"E
L19	85.75'	S10°21'35"E
L20	13.04'	S02°12'00"W
L21	30.08'	S23°38'47"E
L22	22.00'	S02°11'56"E
L23	39.12	S30°16'21"W
L24	28.20'	S14°32'16"E

LEGEND

DB = DEED BOOK
UE = UTILITY EASEMENT
OR = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

JOB #: 99027.04

Neese & Associates
Civil Engineering & Land Surveying
LB #3590
13375 McGregor Boulevard
Fort Myers, Florida 33919
239-768-0077
Fax 239-768-3457

SKETCH (NOT A SURVEY)

SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
(SEE EXHIBIT "A")
CYPRESS HAMMOCK
DONALD R. LUCAS

SECTION 17 , TOWNSHIP 45 SOUTH , RANGE 25 EAST

NOTES:
1. SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.
2. DRAWING IS IN ACCORDANCE WITH INFORMATION PROVIDED BY CLIENT
3. BEARINGS ARE BASED ON THE WESTERLY LINE OF SECTION 17, TWS 45 S. R. 25 E. BEING N01°21'02"W

CERTIFIED TO:

APPROVED LEGAL 8/4/10

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SKETCH OF THE HEREON DESCRIBED PROPERTY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUES. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY AND IT IS NOT VALID.

FOR NEESE & ASSOCIATES:

EDDIE E. NEESE, P.L.S.
FLORIDA REGISTRATION NO. 2653

DATE SIGNED: 7/27/09

SCALE: 1"=200' DATE OF SURVEY: N.A.
FIELD BOOK: N/A PAGE N/A
DRAWN BY: JG DATE DRAWN: 07/24/09
CHECKED BY: EEN FILE #: 99027-04-SK

EXHIBIT "A"
(Page 2 of 2)

DCI2009-00019

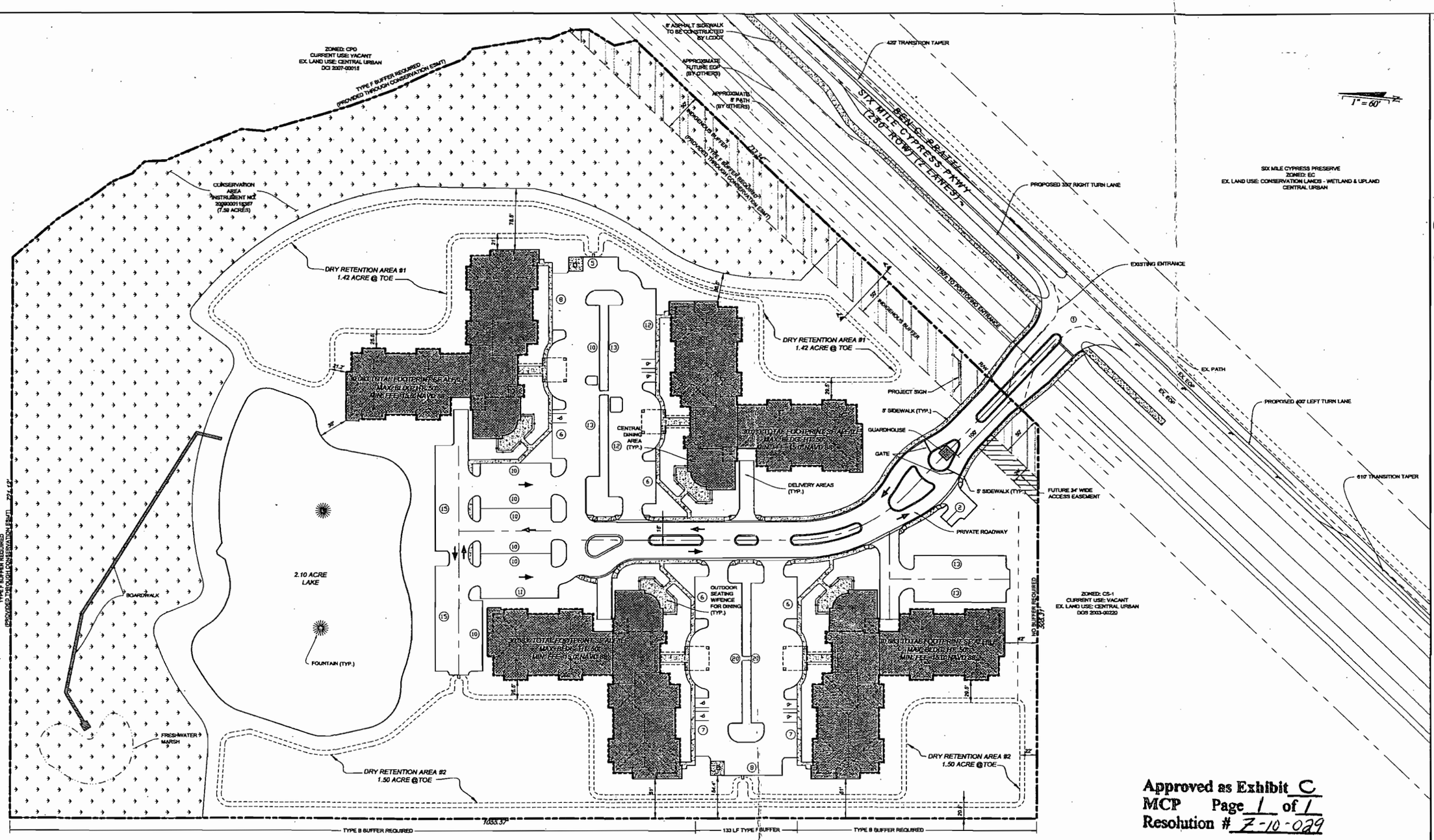
Zoning Map

6/25/2010



EXHIBIT "B"

500 250 0 500 1,000 Feet



RECEIVED
OCT 18 2010
COMMUNITY DEVELOPMENT

IMPERVIOUS AREAS

BUILDING FOOTPRINT AREA:	2.78 AC.
ROADWAY, PARKING & SIDEWALKS:	3.86 AC.
TOTAL IMPERVIOUS	6.64 AC.
TOTAL SITE AREA:	25.63 AC.

OPEN SPACE

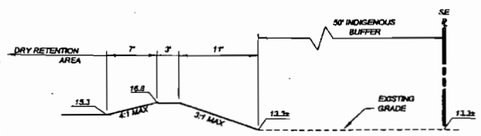
REQUIRED: 25.63 ACRES X 40% = 10.25 ACRES
PROVIDED: 2.10 AC. LAKE + 7.89 AC. CONSERVATION AREA + 0.36 AC. ADDITIONAL INDIGENOUS AREA + 6.84 AC. OPEN AREA =16.99 (66%) PROVIDED

INDIGENOUS OPEN SPACE

REQUIRED: 10.25 ACRES X 50% = 5.12 ACRES

PROVIDED: 7.89 ACRES CONSERVATION AREA
0.36 ACRES ADDITIONAL INDIGENOUS AREA

TOTAL PROVIDED: 7.85 ACRES



SECTION A-A
N.T.S.

Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-10-029

LEGEND

- PROPOSED BUILDING
- PROPOSED SIDEWALK
- D DUMPSTER PAD
- SITE BOUNDARY
- RIGHT OF WAY
- PROPOSED EDGE OF PAVEMENT/CURB
- EXISTING FEATURES (PARKING, WALKS, ROADS, ETC)
- (1) PARKING SPACE COUNT
- ① DEVIATION
- BUFFER AREA
- CONSERVATION AREA

DDAI
DAVID DOUGLAS ASSOCIATES, INC.
1621 Victoria Avenue,
Fort Myers, Florida 33901
Ph. 239-337-3330, Fax 239-337-1236
Website: www.ddai-engineers.com
Florida Certification of Business # 7568

PROJECT DESCRIPTION

CYPRESS HAMMOCK

PROJECT LOCATION:
12770,12990 BEN C. PRATT
SIX MILE CYPRESS PKWY.
FORT MYERS, FL 33966

OWNER / CLIENT:
DONALD LUCAS
13379 McGREGOR BLVD., SUITE
FORT MYERS, FL 33919
PH: (239) 274-7744
FAX: (239)274-7749
OTHER: FUTUREDL@AOL.COM

DDAI CONTACT:
L. STEVEN HURLEY
LAND PLANNER

THIS PLAN IS INTENDED FOR THE USE OF ZONING APPROVAL ONLY. ACTUAL ENGINEERING AND ARCHITECTURAL CONSTRUCTION DOCUMENTS WILL BE PREPARED ONCE ZONING IS APPROVED & COMPLETE.

"NOT FOR CONSTRUCTION"

Legal Disclaimer:

THIS DOCUMENT, THE IDEAS AND DESIGNS INCORPORATED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE, AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF DAVID DOUGLAS ASSOCIATES, INC. © 2010

REVISIONS

	DESCRIPTION
03-04-10	REVISED LAYOUT
03-30-10	REDUCE MAX. BLDG. HEIGHT
05-12-10	LEE COUNTY RAI REVISIONS
06-09-10	LEE COUNTY RAI REVISIONS
08-09-10	REMOVE DEVIATION #3
08-19-10	REV. OPEN SPACE CALCS.
08-26-10	ADD FUTURE ACCESS ESMT.

JOB# 08-0064

SITE DATA

STRAP #	17-45-25-00-00007.0000_0070.0026
SEC-TWP-RGE	SEC. 17 TWP. 45-S RGE. 25-E
CITY PERMIT #	N/A
SFWMD PERMIT #	36-05874-P
LEE COUNTY #	N/A
PROJECT MGR	L. STEVEN HURLEY
PROJECT #	08-0064
FILE NAME	(01)MCP] 08-0064 MCP.dwg
ORIGIN DATE	04-06-2010
DESIGNER	:
CAD TECH	: MCP
CHECKED BY	:
PLOT DATE	: 2/2/2009 10:27 AM
PLOTTED BY	: Sed Stuart

SHEET TITLE

MASTER CONCEPT PLAN

SHEET NO. 1

PLAN STATUS
ZONING DRAWINGS
NOT FOR CONSTRUCTION

ZONING | LAYOUT | LOCATION | STUART | PLOT BY: | PLOT DATE | WED 8-11-2010 - 8:40 AM | EXISTING USE: WETLANDS | TYPE F BUFFER REQUIRED (PROVIDED THROUGH CONSERVATION ESMT) | FILE NAME: (01MCP) 08-0064 MCP.DWG