

GIS Tracking Sheet

Case No.:

Intake Date:

Project Name:

STRAP Number(s):

Planner Name:

Ext.

DCI 2011-60629

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date:

INTAKE:

LEGAL SUFFICIENT

YES

NO

Initials:

If not, give brief explanation:

MAP UPDATE following FINAL ACTION

Date:

Hearing Examiner Decision

Board of County Commissioner's Resolution

Administrative Approval

Blue Sheet

Zoning Notes:

12/20/11

MAP UPDATED

YES

NO

Initials:

cf

If not, give brief explanation:

ZONE: RPD: 501375



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

239-533-8585

John E. Manning
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing Examiner

November 22, 2011

JENNIFER M. SHEPPARD
BANKS ENGINEERING, INC.
10511 SIX MILE CYPRESS PKWY
SUITE 101
FT MYERS FL 33912
Re: HERITAGE ISLE
BCCR11-10-01 Extension (F)
DCI2011-00029

Dear JENNIFER M. SHEPPARD:

In accord with BCCR11-10-01, development permits meeting certain criteria are entitled to one 4-year extension from the existing/initial permit expiration date. Accordingly, the effectiveness of the Master Concept Plan identified in Zoning Resolution, Z-06-094, DCI2011-00029, HERITAGE ISLE, is hereby extended for the following:

APPROVAL OF A 4-YEAR EXTENSION FROM JANUARY 29, 2012 TO JANUARY 29, 2016 FOR HERITAGE ISLE.

No additional extensions under BCCR11-10-01 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 BCCR11-10-01, 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



Professional Engineers, Planners & Land Surveyors

DCI 2011-00029

November 2, 2011

Lee County Community Development
1500 Monroe Street
Fort Myers, Florida 33901

RECEIVED
NOV 03 2011
CJN
COMMUNITY DEVELOPMENT

Reference: 06462401000100000
PERMIT EXTENSION REQUEST
HERITAGE ISLE
DCI2006-00014 (Z-06-094)

To Whom It May Concern:

Please accept this letter as a request for a four (4) year extension for the Heritage Isle Zoning as referenced above, pursuant to Lee County Resolution No. 11-10-01. The zoning was issued on January 27, 2007 which falls within the required date range of between January 2, 2006 and June 12, 2012.

Attached please find attached a check in the amount of \$200.00 for the requested extension. Please do not hesitate to contact me if you have any questions or require further information.

Sincerely,
BANKS ENGINEERING

Jennifer M. Sheppard
Permitting Coordinator

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

WHEREAS, an application was filed by the property owner, US Home, a Lennar Company, to rezone 44.24± acres from Commercial Planned Development (CPD) to Residential Planned Development (RPD), in reference to Heritage Isle RPD; and,

WHEREAS, a public hearing was advertised and held on November 2, 2006, before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI2006-00014; and

WHEREAS, a second public hearing was advertised and held on January 29, 2007, 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 44.24± acres from CPD to RPD to permit a maximum of 440 multi-family dwelling units with a maximum height of 4 stories/55 feet. It is the intent of the applicant to connect to potable water and central sewer as part of any development of this property. 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 consistent with the 2-page Master Concept Plan (MCP) entitled "Heritage Isle Master Concept Plan Lee County," last revised January 31, 2007, prepared by Heidt & Associates, stamped "RECEIVED FEB 06 2007 COMMUNITY DEVELOPMENT" and attached hereto as Exhibit "C," except as modified by the conditions below.

This development must comply with all requirements of the 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.

Maximum Number of Dwelling Units: 440

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

a. Schedule of Uses

Accessory Uses and Structures
Administrative Office
Bulkhead Seawall, as shown on the approved master concept plan.
Clubhouse, private
LIMITED TO AMENITY CENTER AS SHOWN ON THE
APPROVED MCP
Dwelling Units, multi-family or townhouse - 440 maximum
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - not to include the removal of excavated
material from the site. No blasting.
Fences and Walls
Home Occupation, No outside help.
Model Units - ALSO SEE MODEL UNIT/REAL ESTATE SALES CONDITION 7
Observation Pier
Parking Lot, Accessory
Real Estate Sales Office - ALSO SEE MODEL HOME/REAL ESTATE
SALES CONDITION 7
Recreational Facilities - Private, On-site only.
Residential Accessory Uses
Signs, in compliance with Lee County LDC Chapter 30
Temporary Uses, including construction trailer as shown on the approved
master concept plan.

b. Site Development Regulations

Multi-Family

Minimum Lot Areas and Dimensions

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

Minimum Setbacks

Street 20 feet, private roads, 25 feet minimum from Pine Ridge Road.
Side 7 feet
Rear 20 feet
Water body 20 feet

Accessory Setbacks: Per the LDC

Minimum Building Separation: 45 feet. Also see Deviation 6.

Minimum Perimeter Setbacks: 25 feet, or 50 feet from Residential Single-Family zoning if any building exceeds 45 feet in height.

Maximum Height: 4 stories/55 feet.

Maximum Lot Coverage: 45 percent

Townhouse

Minimum Lot Areas and Dimensions

Lot Size: 7,500 square feet
Lot Width: 37.5 feet
Lot Depth: 100 feet

Minimum Setbacks

Street 20 feet, private roads, 25 feet minimum from Pine Ridge Road.
Side 10 feet from lot line, 20 feet between buildings
Rear 20 feet
Water body 20 feet

Accessory Setbacks: Per the LDC

Minimum Building Separation: 20 feet. Also See Deviation 6

Minimum Perimeter Setbacks: 25 feet

Maximum Height: 2 stories/35 feet

Maximum Lot Coverage: 45 percent

Recreational Facility, Clubhouse, Amenity Center

Minimum Lot Areas and Dimensions

Lot Size: 40,000 square feet
Lot Width: 200 feet
Lot Depth: 200 feet

Minimum Setbacks

Street 20 feet
25 feet minimum from Pine Ridge Road.
Side 15 feet
Rear 20 feet
Water body 20 feet

Accessory Setbacks: Per the LDC

Building Separation: 20 feet.

Perimeter Setbacks: 25 feet

Maximum Height: 1 story/35 feet

Maximum Lot Coverage: 60 percent

3. 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.
4. Approval of this zoning request 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.
5. 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 prior to issuance of a local development order.
6. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

7. Model Units /Real Estate Sales:
- a. The number of model units will be limited to no more than 6 within the development at one time.
 - b. Models cannot be of the same floor plan and each must be a distinctly different design.
 - c. Real estate sales are limited to temporary sales trailers, model units, amenity sites, clubhouses, and real estate sales locations.
 - d. Real estate sales will be limited to the sale of lots or units within the development only.
 - e. Hours of operation for both models and real estate sales are limited to Monday through Sunday, 8:00 a.m. through 8:00 p.m.
 - f. Model units 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 unit per §34-1954(d)(1).
 - g. Dry models are prohibited.
 - h. Model Homes, Model Display Centers and Model Display Groups are not a permitted use.
8. 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.
9. ACCESS TO PINE RIDGE ROAD
- A. The approved MCP and local development order must depict a divided entrance to Pine Ridge Road that includes a median with two lanes on both sides of the median for ingress and egress.
 - B. A minimum of one emergency entrance, as shown on the approved MCP, must be provided.
 - C. Prior to issuance of a development order, the developer must provide written documentation from the Iona/McGregor Fire District indicating that these access points are acceptable and provide adequate access for emergency vehicles.

10. ENHANCED BUFFER TO THE WEST

The 15-foot-wide enhanced Type "B" buffer along the western property line must consist of an 8-foot-high wall, with a minimum 12-foot (varying between a height of 12 feet and 20 feet) tall Oak Trees planted along the west side of the wall at a minimum of five trees per 100 feet, 3-foot-tall double staggered hedge row of shrubs planted along the outboard side of the wall three feet on center and minimum 10-foot-tall (clear trunk) Sabal Palms must be planted on the east side of the wall at a minimum of seven trees per 100 feet. Further, all Sabal Palms and Oak Trees required in this buffer must be provided from the existing indigenous trees on-site, which will result in a minimum of 70 percent of indigenous trees on-site being utilized in this buffer. Also, Sabal Palms in this buffer must be clustered in groups of a minimum of five palms of varying heights. All materials and the wall must be located in the eastern 7.5 feet of the 15-foot-wide buffer.

11. Upon approval of this zoning action, Zoning Resolution #Z-98-046 becomes null and void. However, the golf course and related accessory uses may continue until approval of a local development order for a residential development.
12. Prior to local development order approval, management plans meeting §10-474 criteria must be submitted for the Lee County Division of Planning / Environmental Sciences (ES) Staff review and approval for the following: alligators, snowy egrets, white ibis and wood storks.
13. Prior to local development order approval, all development order plans must delineate a minimum of 18.25 acres of common open space.
14. Prior to local development order approval, the development order plans must delineate all indigenous native trees to be preserved that meet the intent of §10-415(b)(1)(b).
15. Stormwater management area requirements:
 - A. Prior to local development order approval, the development order plans must delineate a sinuous lake design meeting the requirements of §10-418.
 - B. Prior to local development order approval, the development order plans must delineate bulkheads meeting the requirements of §10-418(3).

SECTION C. DEVIATIONS:

- (1) Deviation (1) - Withdrawn by the Applicant.
- (2) Deviation (2) seeks relief from the §10-291(3) requirement that residential developments of more than five acres must provide more than one means of ingress or egress, to allow for one main access on Pine Ridge Road. The Applicant proposes a single, gated access on Pine Ridge Road - similar to Heritage Pointe. The Applicant also proposes an emergency access on Pine Ridge Road. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. Approval is contingent upon compliance with Condition 9 above; and
 - b. A stub out of pavement and easement for a future interconnect with the property to the south be provided from the proposed internal road.
- (3) Deviation (3) seeks relief from the §34-2020(1)c.4. requirement that 1.5, 1.75 and 2 parking spaces per 1, 2 and 3-bedroom units, to permit multi-family or townhouses to have a minimum 1.5 parking spaces per unit plus 10 percent for guest parking. This deviation is APPROVED, SUBJECT TO the following conditions:
 - a. The parking plan must be largely consistent with the figures shown on the Table entitled "Condo Parking" on the MCP; and
 - b. Minor changes to this Table may be approved as an administrative amendment to the MCP (no public hearing required).
- (4) Deviation (4) - Withdrawn by the Applicant.
- (5) Deviation (5) - Withdrawn by the Applicant.
- (6) Deviation (6) seeks relief from the §34-935(e)(4) requirement of a minimum building separation of one-half of the height of the sum of the heights of the buildings or 20 feet, whichever is greater, to allow a 45-foot building separation for multi-family buildings (four stories/55 feet maximum height), and 20 feet for townhomes (two stories/35 feet maximum height). This deviation is APPROVED, SUBJECT TO the following condition:

Prior to issuance of a development order, the Developer must provide written documentation from the Iona/McGregor Fire District indicating that building separations are acceptable and provide adequate access for emergency vehicles and/or workers.

(7) Deviation (7) - Withdrawn by the Applicant.

SECTION D. EXHIBITS AND STRAP NUMBER:

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

The applicant has indicated that the STRAP number for the subject property is:
06-46-24-01-00010.0000

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 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.

Commissioner Ray Judah made a motion to adopt the foregoing resolution, seconded by Commissioner Tammara Hall. The vote was as follows:


Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DULY PASSED AND ADOPTED this 29th day of January, 2007.


ATTEST:
CHARLIE GREEN, CLERK

BY: 
Deputy Clerk

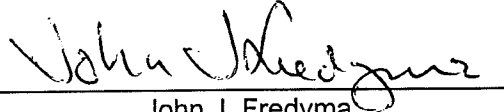
BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: 
Robert P. Janes, Chair



RECEIVED
MINUTES OFFICE

2007 FEB 14 PM 3:09

Approved as to form by:


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

Banks Engineering

Professional Engineers, Planners & Land Surveyors
FORT MYERS ♦ NAPLES ♦ SARASOTA

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 06, TOWNSHIP 46 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

LOTS 10 THRU 13 AND PART OF LOT 14, BLOCK 2, E.P. BATES PINE RIDGE TRUCK FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 68, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SECTION 6; THENCE RUN N 01°39'25" W ALONG THE EAST LINE OF SAID SECTION 6 AND THE CENTERLINE OF PINE RIDGE ROAD (66 FEET WIDE) FOR 817.50 FEET; THENCE RUN S 89°04'19" W FOR 33.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PINE RIDGE ROAD AND THE POINT OF BEGINNING; THENCE S 88°59'31" W FOR 1290.49 FEET TO THE WEST LINE OF THE AFORESAID BLOCK 2; THENCE RUN N 01°33'55" W ALONG SAID WEST LINE FOR 1498.78 FEET TO A POINT ON THE SOUTH LINE OF RIDGEHILL SUBDIVISION AS RECORDED IN PLAT BOOK 33, PAGE 36, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE RUN N 89°00'14" E ALONG SAID SOUTH LINE FOR 1285.97 FEET TO THE AFORESAID WEST RIGHT-OF-WAY LINE; THENCE RUN S 01°44'17" E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 1498.54 FEET TO THE POINT OF BEGINNING.

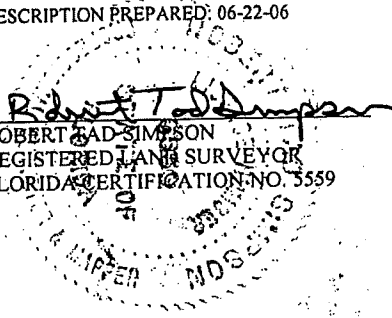
PARCEL CONTAINS 44.32 ACRES MORE OR LESS

ASSUMED NORTH BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEARING S.01°44'17"E.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED: 06-22-06


ROBERT RAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5559



APPROVED
LEGAL

8/29/06
CSJ

RECEIVED
JUL 31 2006

PERMIT COUNTER

DCI 2006-00014

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10511 Six Mile Cypress Pkwy, Suite 101, Ft Myers, Florida 33912 • (239) 939-5490 • Fax (239) 939-2923

EXHIBIT "A"
(Page 1 of 2)



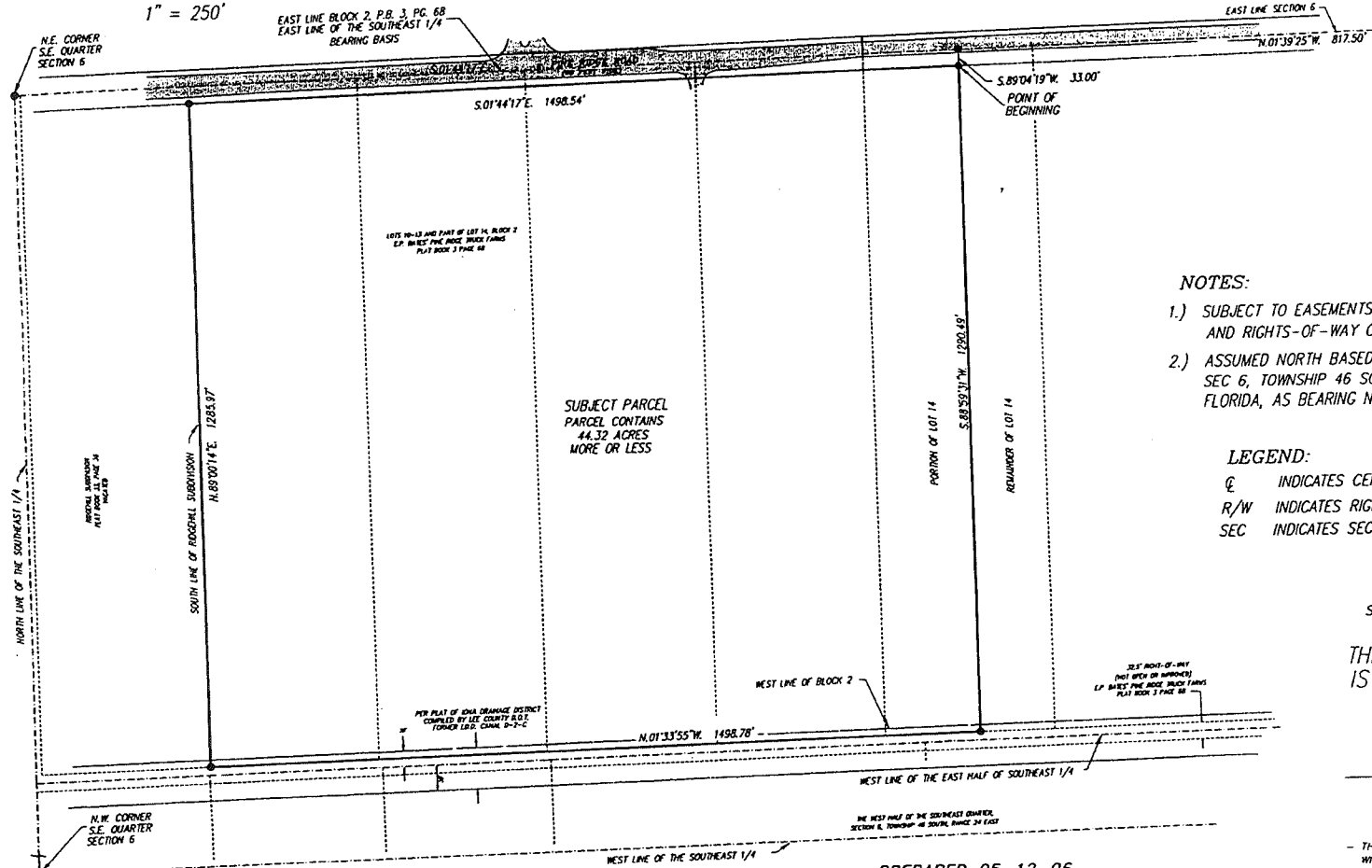
1" = 250'

SKETCH OF DESCRIPTION

OF
A TRACT OR PARCEL OF LAND LYING IN
SECTION 6, TOWNSHIP 46 SOUTH, RANGE 24 EAST,
LEE COUNTY, FLORIDA

Banks Engineering

PROFESSIONAL ENGINEERS, LAND SURVEYORS & PLANNERS
FLORIDA BUSINESS CERTIFICATION NUMBER LB 6690
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33912 (239) 939-5490



RECEIVED
JUL 31 2006
PERMIT COUNTER

NOTES:

- 1.) SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.
- 2.) ASSUMED NORTH BASED ON THE EAST LINE OF THE SE 1/4 SEC 6, TOWNSHIP 46 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEARING N 01°44'17" W.

LEGEND:

- ⊕ INDICATES CENTERLINE
- R/W INDICATES RIGHT-OF-WAY LINE
- SEC INDICATES SECTION

APPROVED LEGAL
SKETCH
8/24/06
CSJ

SEE SHEETS 1 AND 2 FOR COMPLETE METES AND BOUNDS DESCRIPTION.

THIS SKETCH OF DESCRIPTION IS NOT A BOUNDARY SURVEY

Robert T. Simpson
ROBERT TAD SIMPSON
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 6559

- THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED 05-12-06
SHEET 2 OF 2

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S:\JOBS\22XX\2223\SURVEYING\DESCRIPTIONS\2223-DESC.DWG

DOI 2006-00017

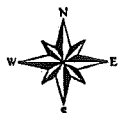
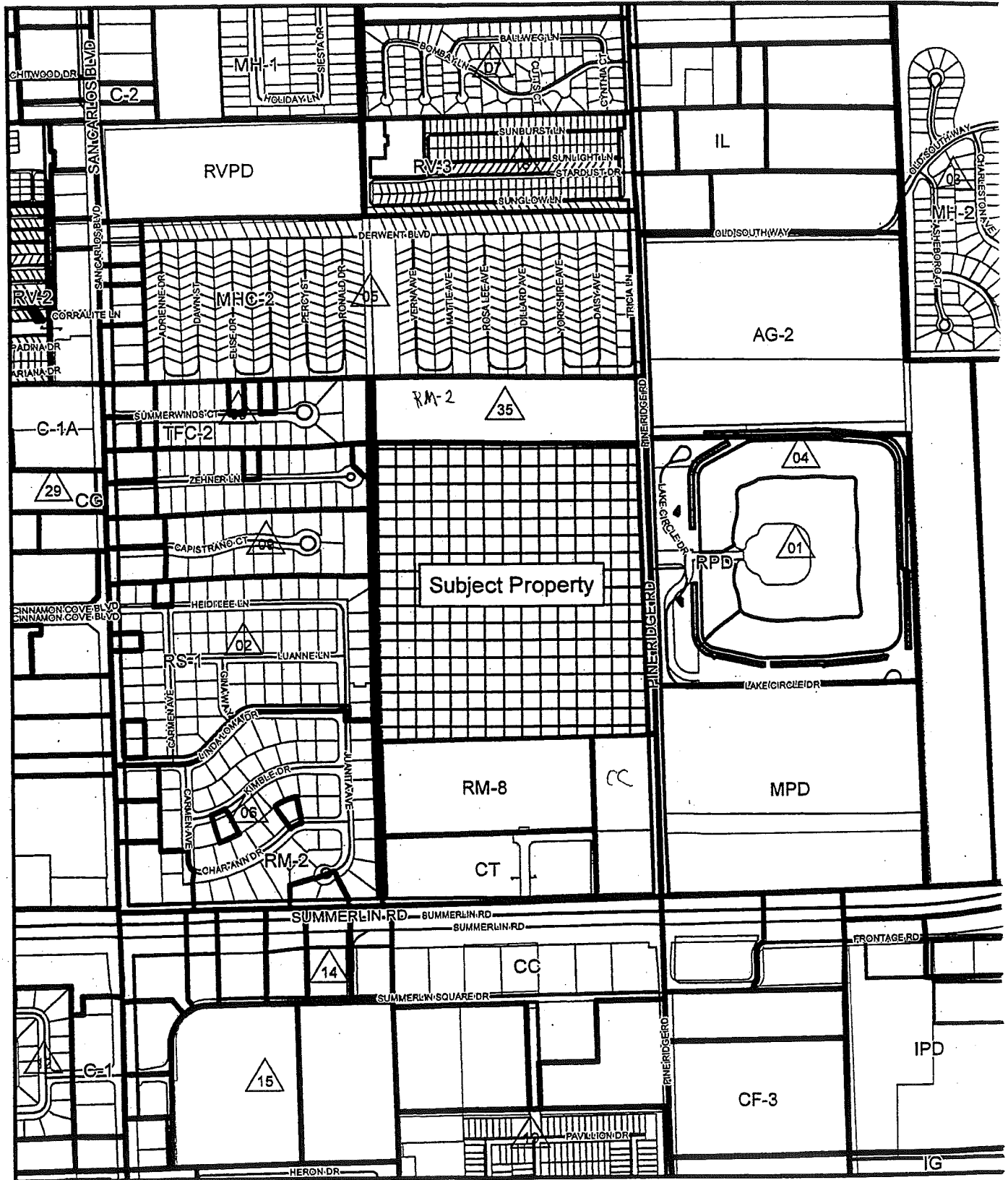


EXHIBIT "B"
(Zoning Map)



PER PLAN OF EASEMENT DISTRICT
 COMPLETED BY LEE COUNTY DATE
 FORMER L.A.S. FORM 2-2-2

PROPOSED 20'
 WATER
 MANAGEMENT
 CANAL AREA

PROPOSED 6'
 SOLID WALL

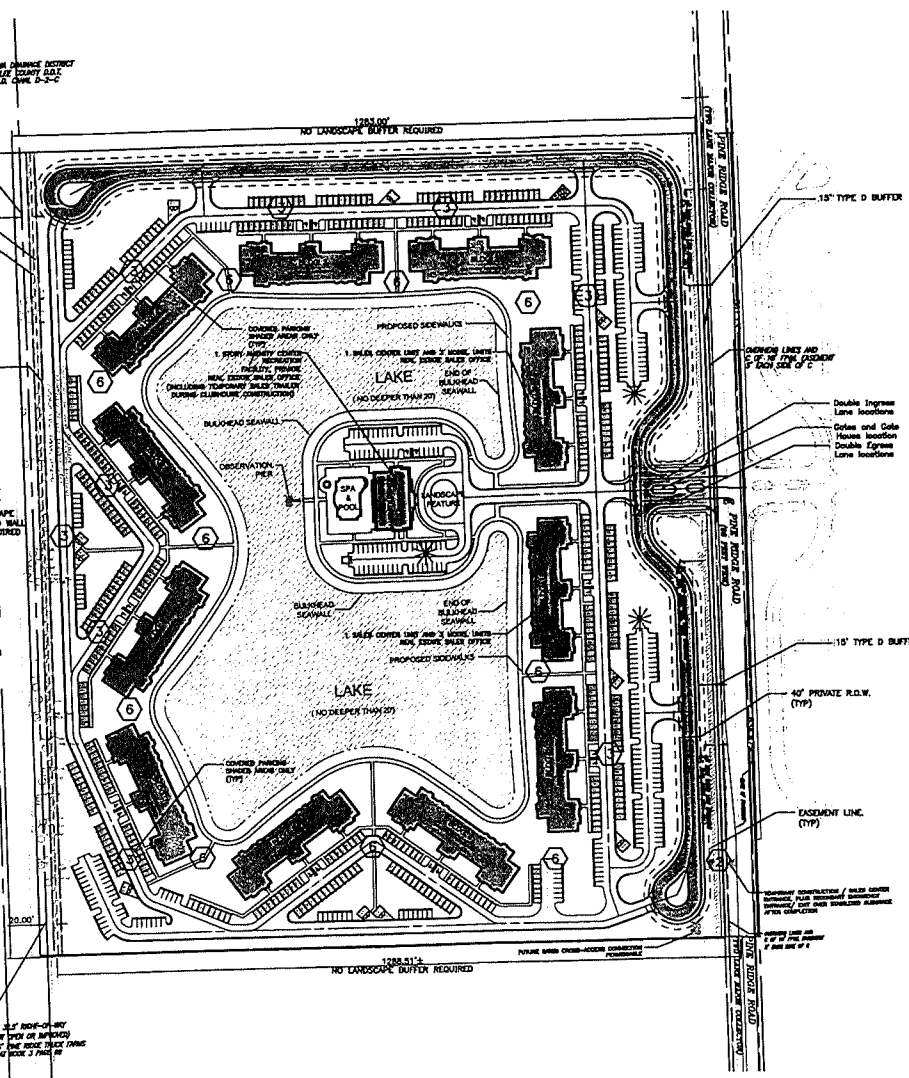
PROPOSED 15'
 TYPE "B"
 LANDSCAPE BUFFER
 (HATCHED AREA)

PROPOSED
 8' TALL
 CONCRETE
 WALL

1462.27'
 TYPE "B"
 LANDSCAPE
 WITH 6' SOLID WALL
 BUFFER REQUIRED

20' WATER
 MANAGEMENT
 CANAL MAINTENANCE
 EASEMENT AREA

20' ROOF-TO-ROOF
 (SEE PLAN OR BUFFER)
 OR BURY THE ROOF OVER TRUSS
 FOR ROOF 2'-0" MIN.

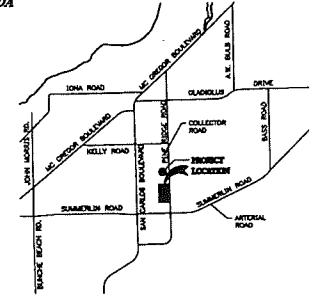


Heritage Isle
Master Concept Plan
Lee County
 Sheet # 1 of 2
 January 31, 2007

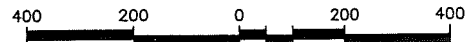
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COMMUNITY DEVELOPMENT

SECTION 05 TOWNSHIP 46 SOUTH, RANGE 24 EAST
 LEE COUNTY, FLORIDA



LOCATION MAP
 LEE COUNTY, FLORIDA
 SECTION 05, TOWNSHIP 46S, RANGE 24E



SCALE: 1" = 200'



Approved as Exhibit
 MCP Page 1 of 2
 Resolution # 2-06-094

PROPOSED DEVIATIONS

GENERALIZED LOCATIONS FOR TEMPORARY SALES AND
 CONSTRUCTION TRAILER(S)



DCI 2006-00014

POTENTIAL FUTURE GATED CROSS-ACCESS CONNECTION.

NO.	DESCRIPTION	DATE
1	Revised as per Design Comments	07/28/06
2	Revised as per County Staff Review	08/17/06
3	Revised for P&Z Meeting	10/26/06
4	Revised as per P&Z Board	1/25/07
5	Revised as per County Approval	1/25/07

HEIDT & ASSOCIATES, INC.

1015 LAURELWOOD
 SUITE 100
 TAMPA, FL 33610
 TEL: 813-289-1100
 FAX: 813-289-1101
 WWW.HEIDTINC.COM

Professional Seal: *Heidt & Associates, Inc.*

EXHIBIT "C"
 (Page 1 of 2)

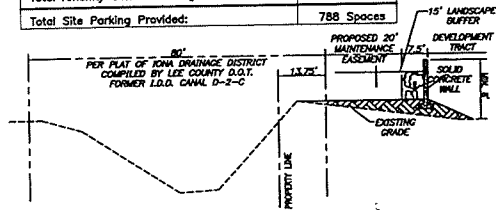
Heritage Isle Notes and Details Lee County, Florida

Sheet # 2 of 2
January 31, 2007

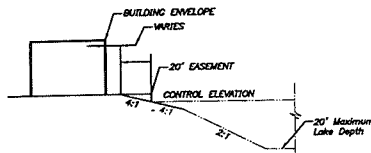
RECEIVED
COMMUNITY DEVELOPMENT

OPEN SPACE TABLE	
MULTIFAMILY & TOWN HOUSE RESIDENTIAL PLANS	44.24 AC±
MINIMUM REQUIRED @ 40%	17.7 AC±
OPEN SPACE AREAS	
PLUS ALLOWABLE LAKE AREAS (25% of 7.4 = 1.85 AC.)	4.42 AC±
COMMON LANDSCAPE AREA OUT OF RIGHT OF WAYS, BUILDINGS, AND OUTSIDE LANDSCAPE AREA OF MULTI -FAMILY BUILDINGS	13.83 AC±
OPEN SPACE PROVIDED	18.25 AC ±

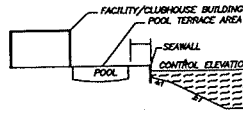
CONDO PARKING:	
Total Parking Required: (40 Units x 15 = 600)	660 Spaces
Total Guest Parking Required: (400 x 10% = 40)	66 Spaces
Total Parking Required:	726 Spaces
Total Condo Parking Provided: (Covered Parking)	440 Spaces
Total Guest Surface Parking Provided:	277 Spaces
Total Amenity Center Parking Provided:	71 Spaces
Total Site Parking Provided:	788 Spaces



Existing IDD Canal & Proposed Buffer Section
not to scale



Proposed Lake Easement & Setbacks
not to scale



Proposed Lake Bulkhead Seawall Detail
not to scale

Approved as Exhibit
MCP Page 2 of 3
Resolution # E-06-074

DCI 2006-00014

REVISIONS		HEIDT & ASSOCIATES, INC.	
NO.	DESCRIPTION	DATE	
1	Revised as per County Document	01.26.07	Paul Meyer
	Revised as per County Final Report	01.26.07	Paul Meyer
	Revised as per NEI Meeting	01.26.07	Paul Meyer
	Revised as per NEI Report	01.26.07	Paul Meyer
	Revised as per County Meeting	01.26.07	Paul Meyer

CELESTINE S. HEIDT
ARCHITECT
PLANNING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCE

Paul Meyer
Principal
10000 W. US Highway
Fort Myers, FL 33907
Tel: 813-938-1111
Fax: 813-938-1112