

GIS Tracking Sheet

Case No.:

Intake Date:

DCI 2011-00025

Project Name:

STRAP Number(s):

Planner Name:

Ext.

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:

gr

If not, give brief explanation:

ZONE: RPD: 501422

 **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 30, 2011

JENNIFER M. SHEPPARD
BANKS ENGINEERING, INC.
10511 SIX MILE CYPRESS PKWY
SUITE 101
FT MYERS FL 33912
Re: THE TOWNHOMES AT ESTERO PARK
BCCR11-10-01 Extension (F)
DCI2011-00025

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-08-032, DCI2011-00025, THE TOWNHOMES AT ESTERO PARK, is hereby extended for the following:

APPROVAL OF A 4-YEAR EXTENSION FROM AUGUST 18, 2013 TO AUGUST 18, 2017 FOR THE HOMES AT ESTERO PARK RPD (Resolution Z-08-032).

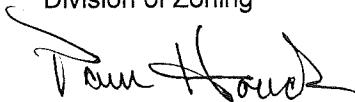
No additional extensions under BCCR11-10-01 may be granted for the above-referenced development permit. All underlying conditions of the zoning resolution remain in full force and effect. Failure to comply with zoning conditions may result in enforcement action as provided under Florida law and local 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

November 1, 2011

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

RECEIVED
NOV 03 2011
CJN
COMMUNITY DEVELOPMENT

Reference: 344625010000C0230
PERMIT EXTENSION REQUEST
THE TOWNHOMES AT ESTERO PARK (Z-08-032)
~~DOS2005-00226~~
DCI 2006-00056

DCI 2011-00025

To Whom It May Concern:

Please accept this letter as a request for a four (4) year extension for the Townhomes at Estero Park Zoning Resolution as referenced above, pursuant to Lee County Resolution No. 11-10-01. The zoning resolution was issued on August 18, 2008, which falls within the required date range of between January 2, 2006 and June 12, 2012.

Attached please find 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, Coastal Land and Homes, LLC filed an application to rezone a 5.02± acre parcel from Agriculture (AG-2) to Residential Planned Development (RPD) in reference to The Homes At Estero Park RPD, f/k/a Townhomes At Estero Park RPD; and

WHEREAS, a public hearing was advertised and held on July 2, 2008, before the Lee County Zoning Hearing Examiner, Richard A. Gescheidt, who gave full consideration to the evidence in the record for Case #DCI2006-00056; and

WHEREAS, a second public hearing was advertised and held on August 18, 2008, 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 5.02± acre parcel from AG-2 to RPD, to allow the development of 26 single-family dwelling units, with a maximum height of 35 feet. The applicant will provide connections to central water and sewer. No blasting is proposed. The property is located in the Suburban 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 single-page Master Concept Plan (MCP) entitled "Master Concept Plan - Single Family, The Homes at Estero Park, Lee County, Florida," dated October 29, 2007, last revised October 9, 2008, and date-stamped "RECEIVED OCT 10 2008 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.

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

a. Schedule of Uses

Accessory Uses, Buildings and Structures
Administrative Offices
Dwelling Unit - Single-family only
Entrance Gate and Gatehouses
Essential Services
Essential Service Facilities - Group I only
Excavation, Water Retention - not to include the removal of excavated material from the site.
Fences, Walls
Home Occupation, with no outside help
Models:
 Model Home
 Display Center
Parking Lot, Accessory
Real Estate Sales Office (Temporary)
Recreation Facilities , Personal
Signs in accordance with LDC Chapter 30

b. Site Development Regulations

Minimum lot size	2,750 square feet
Minimum lot width	35 feet
Minimum lot depth	75 feet
Maximum height	35 feet/2 stories
Maximum lot coverage	55%

Minimum Setbacks:

Private Street:

Internal Two-Way Road	7 feet
Alley	5 feet (measured from property line)
Side	5 feet

3. Environmental Conditions

- a. Prior to local development order approval, the development order plans must delineate a minimum of 2.01 acres of common open space or 1.51 acres of common area open space and 0.5 acres of private open space.
- b. Prior to development order approval, the applicant must submit a native tree survey depicting all native trees equal to or greater than four caliper inches at diameter at breast height (dbh). Several oak trees will be protected based upon negotiations between Environmental Sciences staff and the applicant.

- c. The development order landscape plans must delineate preservation or replacement of all heritage trees (minimum 20-inch dbh) with minimum 20 foot heights, with like species within open space areas.
- d. The development order plans must delineate the design of the dry detention and open space areas to avoid existing mature native trees to, the maximum extent possible, be reviewed and approved by the Lee County Division of Environmental Sciences.
- e. The landscape plans must depict all dry detention areas including swales, be designed to include the planting of native trees to replace the trees that were removed.
- f. Prior to vegetation permit approvals, the locations of dry detention areas must be staked by the developer and field verified by the Lee County Division of Environmental Sciences staff to insure the preservation of existing mature native trees.

4. Solid Waste

Solid waste pick-up locations must be located along the center internal, two-way road. Any other configuration is subject to review by Lee County Solid Waste Division.

5. Traffic Calming

Traffic calming devices acceptable to Lee County Development Services must be shown prior to local development order approval.

6. Model Homes

Model Homes must comply with Section 34-1954 of the LDC.

7. Vehicular and Pedestrian Impacts

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.

8. Lee County Comprehensive Plan Allocations

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, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee County Comprehensive Plan provisions.

9. 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 prior to issuance of a local development order.

10. Agricultural Exemption

Agricultural Uses: Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

- (a) Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit D attached hereto, may continue until approval of a local development order for the area of the project containing those uses.
- (b) Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
- (c) Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:
 - (1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:
 - a) the date the agricultural uses ceased;
 - b) the legal description of the property subject to the development order approval;
 - c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is rezoned to permit such uses; and
 - d) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest. The covenant must be properly recorded in the public records of the county at the owner's expense.
 - (2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to

termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.

11. UTILITIES

The subject property must connect to potable water and sanitary sewers. As a condition of the rezoning, a development order must be submitted for review and approval depicting connection to all applicable utilities.

SECTION C. DEVIATIONS:

1. Minimum Buffer - Deviation (1) seeks relief from the LDC §10-416(d)(6) requirement where there are roads, drives, or parking areas located less than 125 feet from an existing single-family residential subdivision or single-family residential lots, a solid wall or combination berm and solid wall not less than eight feet in height must be constructed not less than 25 feet from the abutting property and landscaped (between the wall and the abutting property) with a minimum of five trees and 18 shrubs per 100 lineal feet, to allow a solid wall to be constructed 7.5 feet from the abutting property and landscaped with at least five (5) Dahoon Holly trees per 100 lineal feet that will be 12 to 14 feet in height at planting and 40 Silver Buttonwood shrubs and a native vine. This deviation is DENIED.
2. Street Setback - Deviation (2) requests relief from the LDC §34-1174(b)(3) requirement which requires where there are accessory uses, buildings and structures may be closer to the street than the principal building, but may not be closer than the minimum setbacks for streets as set forth in LDC Chapter 34, Article VII, Division 30, Subdivision III, §34-2192(a), or 20 feet, to allow a 10-foot minimum setback from the garages to the pavement of the 10-foot-wide 1-way private streets (alleys) and a 5-foot minimum setback from garages to the 20-foot-wide easements, in which the alley is being provided. This deviation is APPROVED.
3. Minimum Street Width - Deviation (3) requests relief from the LDC §10-296(b)(Table 3) which requires a minimum easement width of 30 feet for one-way private local streets, to allow a 20 foot easement width for one-way private local access ways (alleys). This deviation is APPROVED.
4. Turnaround Radius - Deviation (4) requests relief from the LDC §34-1748(5) which requires a paved turn-around, having a turning radius sufficiently to accommodate a U-turn for a single unit truck (SU) vehicle as specified in the AASHTO Green Book (current edition), must be provided on the ingress side of the gate or gatehouse, to allow a turn-around as shown on the MCP. This deviation is APPROVED.

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
- Exhibit D: Agricultural uses at time of zoning application

The applicant has indicated that the STRAP number for the subject property is:
34-46-25-01-000C.0230

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; 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 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, 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 Janes made a motion to adopt the foregoing resolution, seconded by Commissioner Mann. The vote was as follows:

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

DULY PASSED AND ADOPTED this 18th day of August 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

BY: Ray Judah
Ray Judah
Chair



Approved as to form by:

Robert Spickerman
Robert Spickerman
County Attorney's Office

RECEIVED
MINUTES OFFICE
mw
2008 OCT 21 AM 9:41

North 1/2 of Lot 22, Block C,
'Florida Gulf Land
Company's Subdivision'
(Plat Book 1, Page 59)

North 1/2 of Lot 23, Block C,
'Florida Gulf Land
Company's Subdivision'
(Plat Book 1, Page 59)

North 1/2 of Lot 24, Block C,
'Florida Gulf Land
Company's Subdivision'
(Plat Book 1, Page 59)

BLOCK LANE

North Line of the South 1/2 of Lot 23, Block C,
S89°38'50"E 330.93'

(66' Wide Road & Utility Easement)
(ORB 60, Page 73)

'Florida Gulf Land Company's Subdivision'
(Plat Book 1, Page 59)

West Line of Lot 23, Block C
N00°44'03"W 661.40'

South 1/2 of Lot 23, Block C,
'Florida Gulf Land
Company's Subdivision'
(Plat Book 1, Page 59)

East Line of Lot 23, Block C
S00°43'28"E 661.26'

'ESTERO PALMS'
(Plat Book 76, Page 94)

SW Corner of Lot 23, Block C
NB9°40'19"W 330.81'
South Line of Lot 23, Block C

POINT OF BEGINNING
SW CORNER OF 'ESTERO PALMS'
(Plat Book 76, Page 94)
SE Corner of Lot 23, Block C

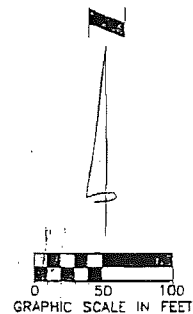
'Florida Gulf Land Company's Subdivision'
(Plat Book 1, Page 59)

DCI 2006-00056 (HIGH SCHOOL)

Applicant's Legal Checked
by *[Signature]* 6-16-08

RECEIVED
JUN 06 2006

PERMIT COUNTER



NOTE: SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

 J H McCARRIER LAND SURVEYING, INC. Licensed Business No. 7027 7440 SUNRISE BOULEVARD FORT MYERS, FLORIDA 33907 Phone: (239) 277-7101 Fax: (239) 277-7026	PROJECT SKETCH and LEGAL DESCRIPTION SOUTH 1/2 OF LOT 23, BLOCK C, 'FLORIDA GULF LAND COMPANY'S SUBDIVISION'	ADDRESS 9400 BLOCK LANE ESTERO, FLORIDA 33928	
	CLIENT COASTAL LAND AND HOMES, LLC 9010 ESTERO RIVER CIRCLE ESTERO, FLORIDA 33928 Phone: (239) 498-0690	REVISIONS _____ _____ _____ F.B. / PG: N/A	SCALE 1"=100'
		FILENAME FOLS_BRC_L23.dwg	PROJECT NO 05-090
		DRAWN BY JHM	CHECKED BY JHM
			SHEET 1 OF 2

LEGAL DESCRIPTION

THE SOUTH ONE-HALF (1/2) OF LOT 23, BLOCK C, 'FLORIDA GULF COAST LAND COMPANY'S SUBDIVISION', ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

METES and BOUNDS LEGAL DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF LOT 23, BLOCK C, 'FLORIDA GULF COAST LAND COMPANY'S SUBDIVISION', ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 59, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA (SAID POINT ALSO BEING THE SOUTHWEST CORNER OF 'ESTERO PALMS', ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 94, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA); THENCE N89°40'19"W ALONG THE SOUTH LINE OF SAID LOT 23 FOR 330.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE N00°44'03"W ALONG THE WEST LINE OF SAID LOT 23 FOR 661.40 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF (1/2) OF SAID LOT 23; THENCE S89°38'50"E ALONG SAID NORTH LINE FOR 330.93 FEET TO A POINT ON THE EAST LINE OF SAID LOT 23; THENCE S00°43'28"E ALONG SAID EAST LINE AND ALONG THE WEST LINE OF SAID 'ESTERO PALMS', FOR 661.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.022 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT OVER THE FOLLOWING DESCRIBED PROPERTIES:

PARCEL 1:

THE NORTH 33 FEET OF THE SOUTH 1/2 OF LOT C 17 TO AND INCLUDING LOT C 28; THE SOUTH 33 FEET OF THE NORTH 1/2 OF LOT C 17 TO AND INCLUDING LOT C 28; THE NORTH 33 FEET OF LOT C 30, ALL BEING IN THE FLORIDA GULF LAND COMPANY'S SUBDIVISION OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 59, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 2:

COMMENCING 33 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, THE POINT OF BEGINNING; THENCE RUN EASTERLY TO A POINT 33 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 66 FEET TO A POINT 33 FEET NORTH OF THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE WESTERLY TO A POINT 33 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 66 FEET TO A POINT 33 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 TO THE POINT OF BEGINNING.

PARCEL 3:

THE WEST 33 FEET OF LOTS NO. C 6 AND C 27 AND THE EAST 33 FEET OF LOTS C 31 AND C 7, LESS THAT PART OF LOTS C 26, C 27 AND C 31 PREVIOUSLY DEDICATED IN THE FLORIDA GULF LAND COMPANY'S SUBDIVISION AS PLATTED AND FILED IN PLAT BOOK 1, PAGE 59, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

PARCEL 4:

COMMENCING AT A POINT 33 FEET EAST AND 33 FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING THE POINT OF BEGINNING; THENCE NORTH TO A POINT ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE WEST ON THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34 FOR 66 FEET; THENCE SOUTH TO THE NORTH LINE OF LOT C 31 OF THE FLORIDA GULF LAND COMPANY'S SUBDIVISION AS PLATTED AND FILED IN PLAT 1, PAGE 59, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE EAST 33 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LOT C 31; THENCE SOUTH ALONG THE EAST BOUNDARY OF LOT C 31 TO A POINT ON THE SOUTH BOUNDARY OF LOT C 31; THENCE EAST 33 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

- 1) BEARINGS SHOWN HEREON ARE BASED UPON FIXING THE MONUMENTED WEST LINE OF 'ESTERO PALM', ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 94, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS S00°43'28"E.
- 2) THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.
- 4) THE SUBJECT PROPERTY LIES IN ZONE B AS SHOWN ON FLOOD INSURANCE RATE MAP 125124, PANEL # 0475-B (NO MINIMUM BASE FLOOD ELEVATION / PANEL NOT PRINTED).
- 5) ORB DENOTES

RECEIVED


Applicant's Legal Checked
by CA 6-10-06

DCI 2006-00058 IN 06 2006

PERMIT COUNTER

NOTE: SEE SHEET 1 OF 2 FOR SKETCH.

JUDITH H. McCARRIER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA LICENSE NO. 18021

 J H McCARRIER LAND SURVEYING, INC. Licensed Business No. 7027	PROJECT SKETCH and LEGAL DESCRIPTION SOUTH 1/2 OF LOT 23, BLOCK C, 'FLORIDA GULF LAND COMPANY'S SUBDIVISION'	ADDRESS 9400 BLOOMERNE ESTERO, FLORIDA 33928	
	CLIENT COASTAL LAND AND HOMES, LLC 9010 ESTERO RIVER CIRCLE ESTERO, FLORIDA 33928 Phone: (238) 498-0690	REVISIONS _____ _____ F.B. / PG.: N/A	SCALE N/A
2400 SUNRISE BOULEVARD FORT MYERS, FLORIDA 33903 Phone: (781) 277-1827 Fax: (781) 277-7829	FRENCH FGLS_BAC_1231.dwg	PROJECT NO. 05-090	SHEET 2 OF 2

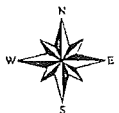
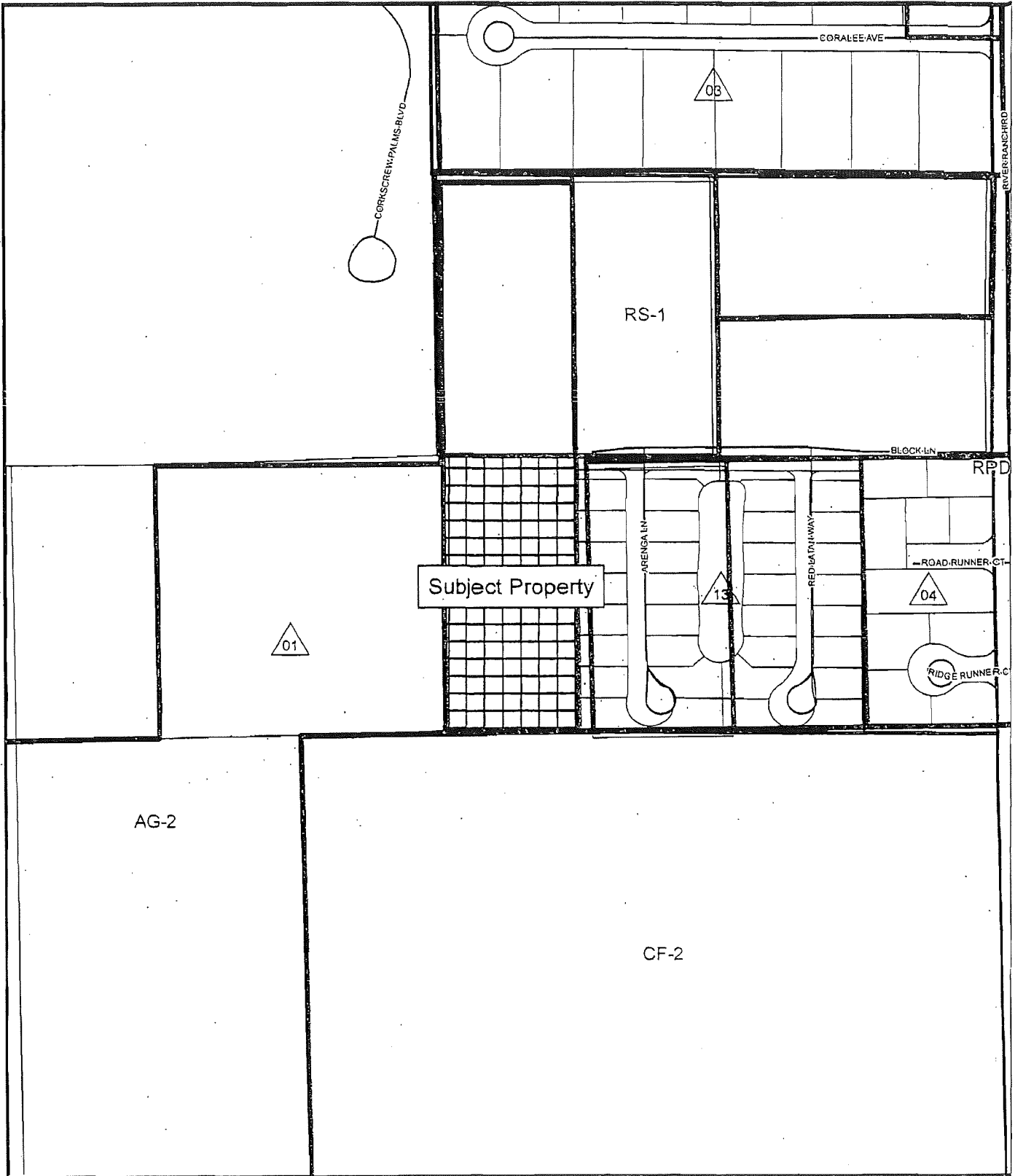
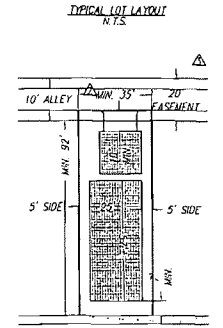
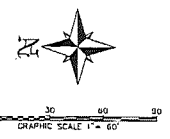
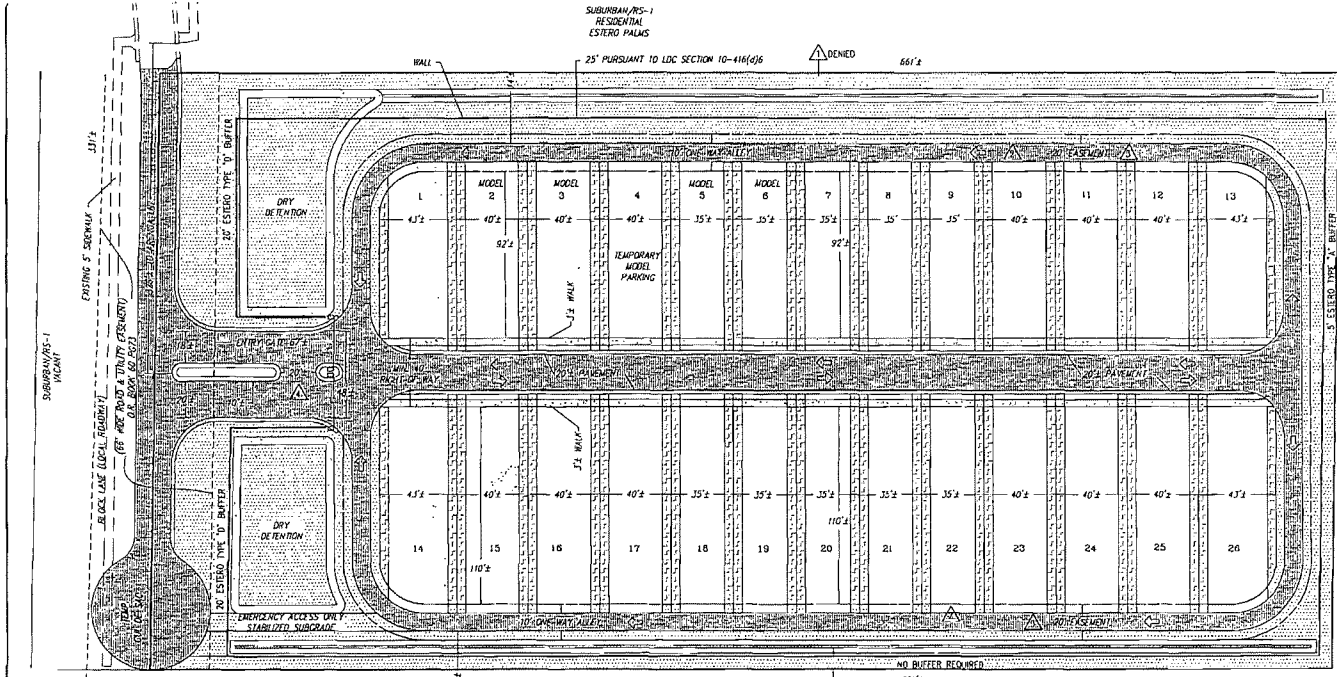


EXHIBIT B





- LEGEND:**
- COMMON AREA OPEN SPACE (MINIMUM 1.51 ACRE)
 - PRIVATE OPEN SPACE (MINIMUM 0.50 ACRE)
 - PAVEMENT
 - DRY DETENTION
- OPEN SPACE**
 TOTAL SITE: 5.02 AC (100%)
 OPEN SPACE REQUIRED = 2.01 AC (40%)
 OPEN SPACE PROVIDED = MIN. 2.01 AC (40%)

EXHIBIT C

RECEIVED
 OCT 16 2008

COMMUNITY DEVELOPMENT

DCI 2006-00056

Approved as Exhibit C
 MCP Page 1 of 1
 Resolution # Z-08-03a

- SCHEDULE OF DEMARCTIONS**
- DENIED
 - DENIED
 - DENIED
 - DENIED

PREPARED FOR:
COASTAL LAND AND HOMES, L.L.C.
 9810 ESTERO RIVER CIRCLE
 ESTERO, FL 33928
 PHONE: (239) 454-6500
 FAX: (239) 458-1330

NO.	DATE	DESCRIPTION	BY
1	10/29/2007	PRELIMINARY MASTER PLAN	ML
2	11/14/07	REVISION TO MASTER PLAN	ML
3	11/14/07	REVISION TO MASTER PLAN	ML
4	11/14/07	REVISION TO MASTER PLAN	ML
5	11/14/07	REVISION TO MASTER PLAN	ML
6	11/14/07	REVISION TO MASTER PLAN	ML
7	11/14/07	REVISION TO MASTER PLAN	ML
8	11/14/07	REVISION TO MASTER PLAN	ML
9	11/14/07	REVISION TO MASTER PLAN	ML
10	11/14/07	REVISION TO MASTER PLAN	ML

Banks Engineering
 Professional Engineers, Planners & Land Surveyors
 18011 SW HALE CREEK PARKWAY - SUITE 101
 FORT MYERS, FLORIDA 33966
 PHONE: (239) 938-2000 FAX: (239) 438-2523
 ENGINEERING LICENSE # EB 4440
 SURVEYING LICENSE # 18 6896

MASTER CONCEPT PLAN - SINGLE FAMILY
THE HOMES AT ESTERO PARK
 LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DATE	SCALE	SHEET	OF	FILE NO. (S-1-N)
10/29/2007	7219	-MCP	SLH	SDJ	1"=40'	1	1	(14-45-28)

RECEIVED
AUG 10 2007
PERMIT COUNTER

EXHIBIT PH-3.I.3

AGRICULTURAL USES AT TIME OF ZONING APPLICATION

STATE OF FLORIDA

COUNTY OF LEE

BEFORE ME this day appeared Robert Gleason, Managing Member for Coastal Land and Homes, L.L.C. who, being first duly sworn, deposes and says:

1. He is the Managing Member for Coastal Land and Homes, L.L.C., the owner of the property that is identified by STRAP Number: 34-46-25-01-0000C.0230.
2. A copy of the boundary sketch of the property to be rezoned is attached as Exhibit "A". The parcel consists of 5.02+/- acres.
3. A portion of the parcel described in Exhibit "A" has been cleared and is being used for grazing purposes and comprises 3.43+/- acres of the overall subject property.
3. Coastal Land and Homes, L.L.C., or its successors in interest, intend to continue this use upon the approval of the rezoning until approval of a Local Development Order for the area of the project upon which the cattle grazing use exists.

EXECUTED this 4 day of May, 2007

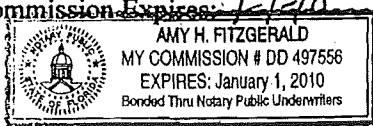
COASTAL LAND AND HOMES, L.L.C.

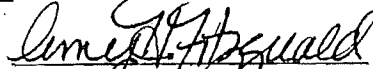
By:


Robert Gleason, Managing Member

SWORN TO AND SUBSCRIBED before me this 4 day of May, 2007, by Robert Gleason, who is personally known to me or who has produced _____ as identification.

My Commission Expires: 1-1-10



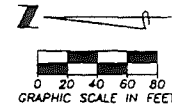

Notary Public

Amy H. Fitzgerald
Print/Type Name of Notary

DCI 2006-00056

STAFF EXHIBIT # 2
7/2/08

RIVER RANCH ROAD
S00°33'31"E 3321.41'



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AUG 10 2007

PERMIT COUNTER

LEGEND

3/4" TC	3/4" TC DENOTES SET 3/4" IRON ROD & CAP STAMPED "TRANSVERSE FT. J.M. 187023"	R.E.	R.E. DENOTES RISE ELEVATION
FCM	FCM DENOTES FOUND CONCRETE MONUMENT - SIZE & IDENTIFICATION AS NOTED	TEM	TEM DENOTES TEMPORARY BENCHMARK
FMK	FMK DENOTES FOUND IRON ROD - SIZE & IDENTIFICATION AS NOTED	TL	TL DENOTES ELEVATION
SPND	SPND DENOTES SET PAPER-NAILON NAIL & DOTT STAMPED "J.M. 187023"	ORR	ORR DENOTES OFFICIAL RECORDS BOOK
PRM	PRM DENOTES PERMANENT REFERENCE MONUMENT	PH	PH DENOTES FIRE HYDRANT
(C)	(C) DENOTES CALCULATED	W	W DENOTES WATER WALK
(D)	(D) DENOTES DEED	PM	PM DENOTES POWER POLE
(M)	(M) DENOTES MEASURED	⊙	⊙ DENOTES SANITARY SEWER MANHOLE
CONC.	CONC. DENOTES CONCRETE	⊕	⊕ DENOTES SPOT ELEVATION
I.E.	I.E. DENOTES INVERT ELEVATION	P/L	P/L DENOTES PROPERTY LINE

ESTERO PALMS
(Plat Book 78, Page 84)

POINT OF BEGINNING
(METERS AND BOUNDS DESCRIPTION)
SE CORNER OF LOT 23, BLOCK C
SW CORNER OF ESTERO PALMS
(Plat Book 78, Page 84)
FCM-37.3" (8.41'N)
PRM (8884)

LEGAL DESCRIPTION

THE SOUTH ONE-HALF (1/2) OF LOT 23, BLOCK C, FLORIDA GULF COAST LAND COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

METERS AND BOUNDS LEGAL DESCRIPTION

BEGIN AT THE SOUTHWEST CORNER OF LOT 23, BLOCK C, FLORIDA GULF COAST LAND COMPANY'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 84, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N86°40'19"W ALONG THE SOUTH LINE OF SAID LOT 23 FOR 330.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23; THENCE N00°44'03"W ALONG THE WEST LINE OF SAID LOT 23 FOR 661.40 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF (1/2) OF SAID LOT 23; THENCE S83°38'50"E ALONG SAID NORTH LINE FOR 330.83 FEET TO A POINT ON THE EAST LINE OF SAID LOT 23; THENCE S00°44'03"W ALONG SAID EAST LINE AND ALONG THE WEST LINE OF SAID ESTERO PALMS, FOR 661.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.022 ACRES, MORE OR LESS.

- SURVEYOR'S NOTE**
1. BOUNDS SHOWN HEREON ARE BASED UPON THE UNADJUSTED WEST LINE OF "ESTERO PALMS" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 84, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS 300'43'28"E.
 2. THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL HANGED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS AND RIGHTS-OF-WAY OF RECORD.
 4. UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS WERE NOT LOCATED OR SHOWN HEREON.
 5. TOTAL AREA OF SUBJECT PROPERTY = 3.022 ACRES.
 6. THE SUBJECT PROPERTY LIES IN ZONE B AS SHOWN ON FLOOD INSURANCE RATE MAP 128124, PANEL 0478-8 (NO MINIMUM BASE FLOOD ELEVATION / PANEL NOT PRINTED).
 7. ELEVATIONS SHOWN HEREON RELATE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NOTED: SHOWN BENCHMARK = NEW TEM IN WOODS NORTH OF SUBJECT PROPERTY (PLUB W/ ELEVATION=13.36)).
 8. THERE EXISTS AN ENCROACHMENT OF A 8-FOOT HIGH CHAIN LINK FENCE ALONG THE SOUTH BOUNDARY OF SUBJECT PROPERTY.
 9. TITLE COMMITMENT PROVIDED BY A BENCHMARK TITLE INSURANCE FUND, INC. COMMITMENT NO. 03-330001, EFFECTIVE DATE OF APRIL 11, 2003.

PROPERTY ADDRESS
8403 BLOCK LANE
ESTERO, FLORIDA 33928
STATE NO.
34-48-25-01-0000002330



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FEB 20 2006
COMMUNITY DEVELOPMENT

<p>J.M. MCGUIRE LAND SURVEYING, INC. 240 BUNKER BOULEVARD FORT MYERS, FLORIDA 33907 PHONE (238) 271-7211 FAX (238) 271-7126</p>	<p>SURV TIMOTHY HERNANDEZ 8403 BLOCK LANE ESTERO, FLORIDA 33928</p>	<p>PROJECT ALTA / ACSM LAND TITLE SURVEY SOUTH 1/2 OF LOT 23, BLOCK C, FLORIDA GULF LAND COMPANY'S SUBDIVISION LYING IN SECTION 34, TOWNSHIP 46S, RANGE 25E</p>	<p>REVISIONS</p>	<p>SCALE 1"=40'</p>	<p>DATE DEC. 12, 2008</p>	<p>CERTIFIED BY: CONYAL LAND AND HOMER, LLC PAULEY LAY PIRN ATTORNEY'S TITLE INSURANCE FUND, INC.</p>	<p><i>Timothy Hernandez</i> TIMOTHY HERNANDEZ PROFESSIONAL SURVEYOR & MAPPER FLORIDA LICENSE NO. 187023</p>	<p>SHEET 1 OF 1</p>
				<p>PLANNED BY J.M.</p>	<p>PROJECT NO. 03-083</p>			

REZ 2005-0003E

DCI 2006-00056