


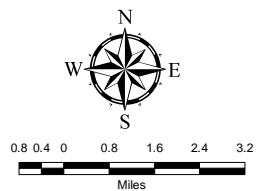
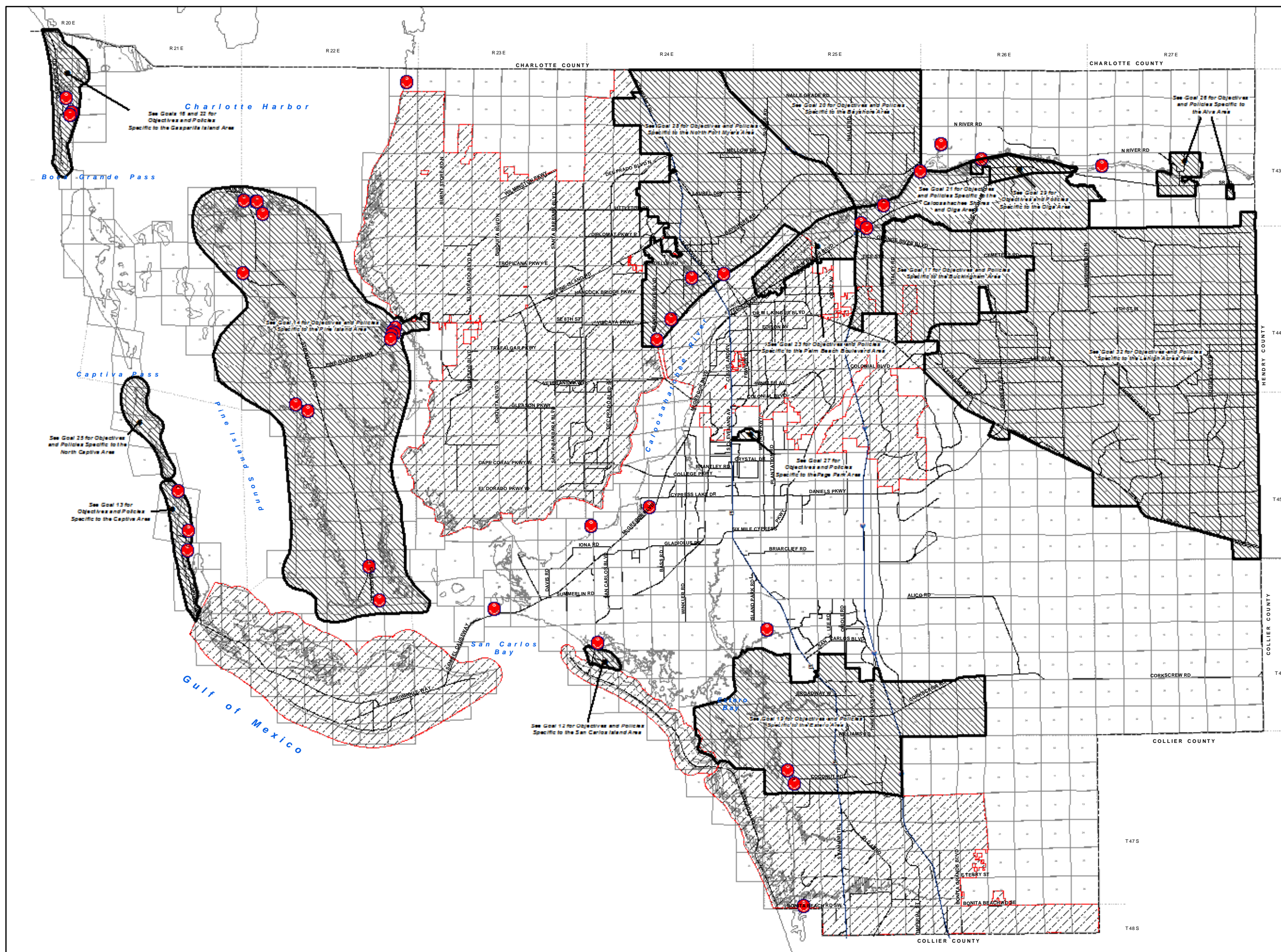


# SPECIAL TREATMENT AREAS

## Legend

### Water Dependent Overlay Status

-  Current
- See Maps 2 and 12 for Details
-  Community Planning Areas
-  City Limits



Map Generated: February 2011  
City Limits current to date of map generation




Last Amended: June 2, 2010  
Amended by Ordinance Nos.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
09-07, 09-08, 09-09, 09-10, 09-11, 10-16

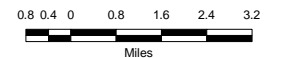
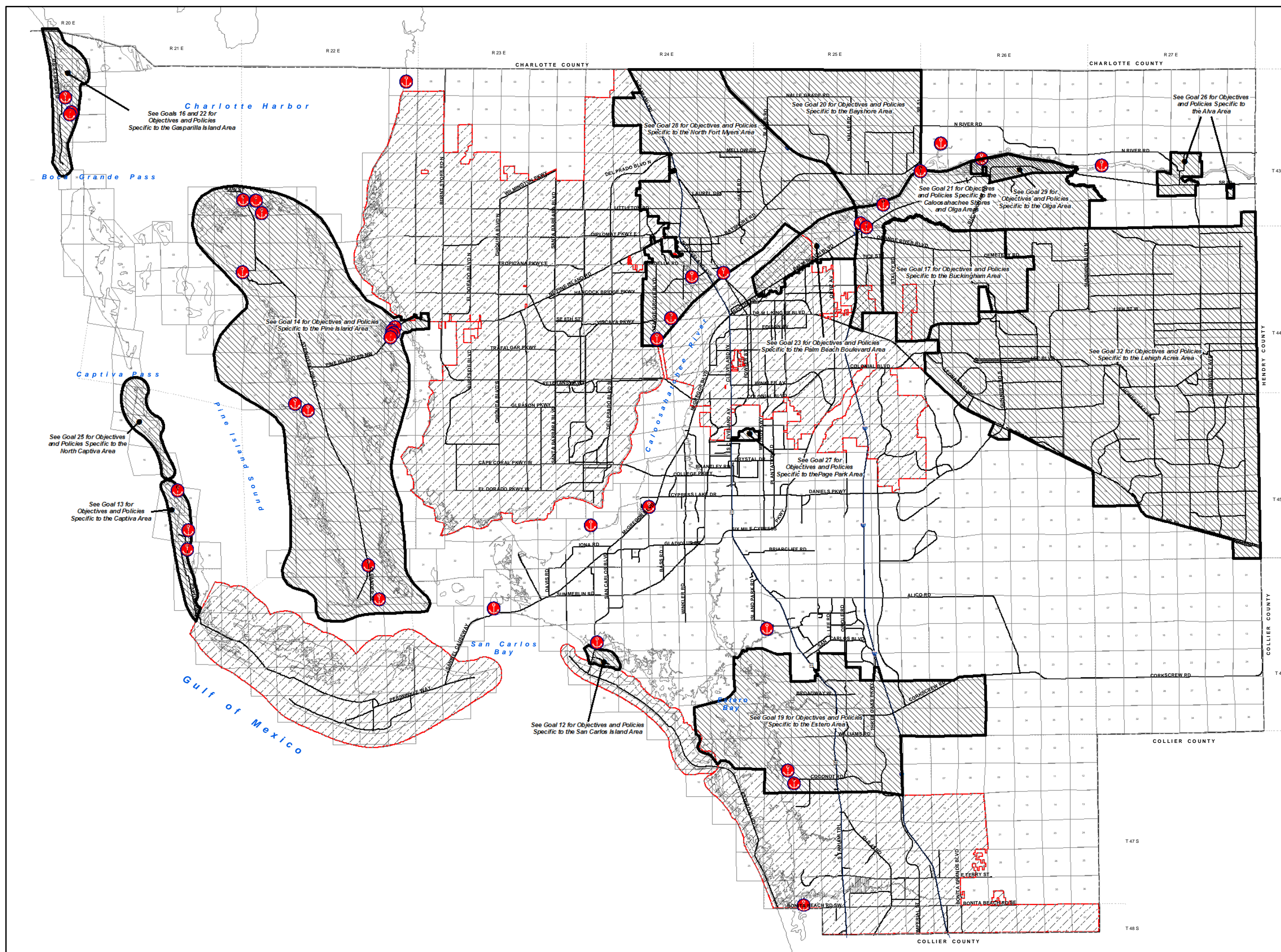


# SPECIAL TREATMENT AREAS

## Legend

### Water Dependent Overlay Status

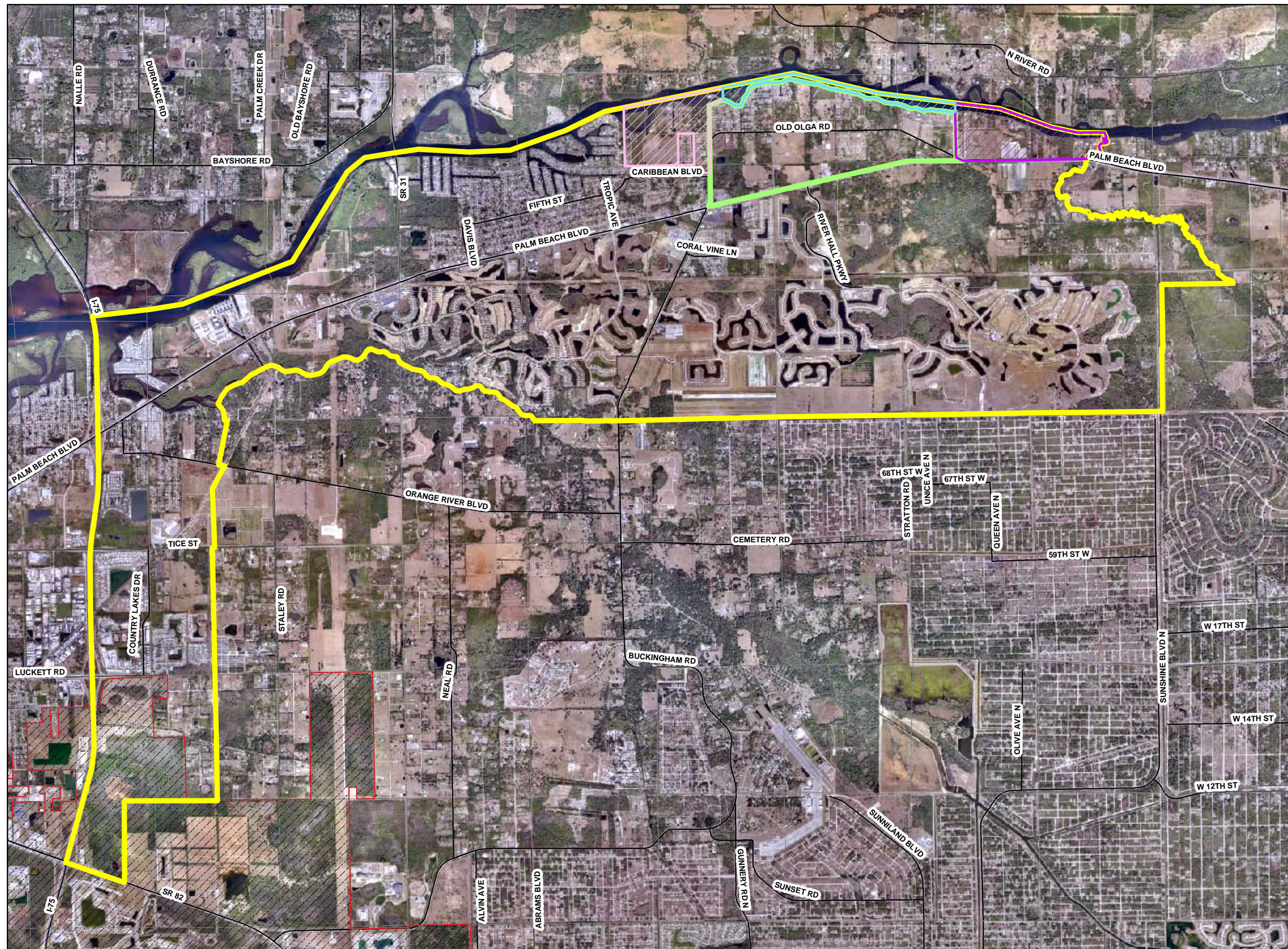
-  Current  
See Maps 2 and 12 for Details
-  Community Planning Areas
-  City Limits



Map Generated: February 2011  
City Limits current to date of map generation

Last Amended: June 2, 2010  
Amended by Ordinance Nos.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
09-07, 09-08, 09-09, 09-10, 09-11, 10-16





# SPECIAL TREATMENT AREAS

Portion of Map

CPA 2010-00022  
Coloosahatchee Shores  
Community Plan Clarification

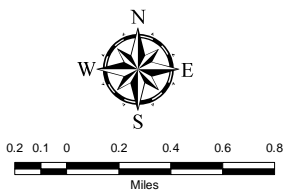
## Legend

### Community Planning Areas

- Caloosahatchee Shores
- Olga

### Addition to Olga

- East Addition
- River
- West Addition
- City Limits



Map Generated: February 2011  
City Limits current to date of map generation

Last Amended: June 2, 2010  
Amended by Ordinance Nos.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
09-07, 09-08, 09-09, 09-10, 09-11, 10-16



# SPECIAL TREATMENT AREAS



Portion of Map

CPA 2010-00022  
Coloosahatchee Shores  
Community Plan Clarification

Olga Community

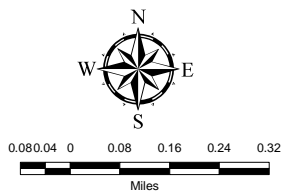
## Legend

### Community Planning Areas

-  Caloosahatchee Shores
-  Olga

### Addition to Olga

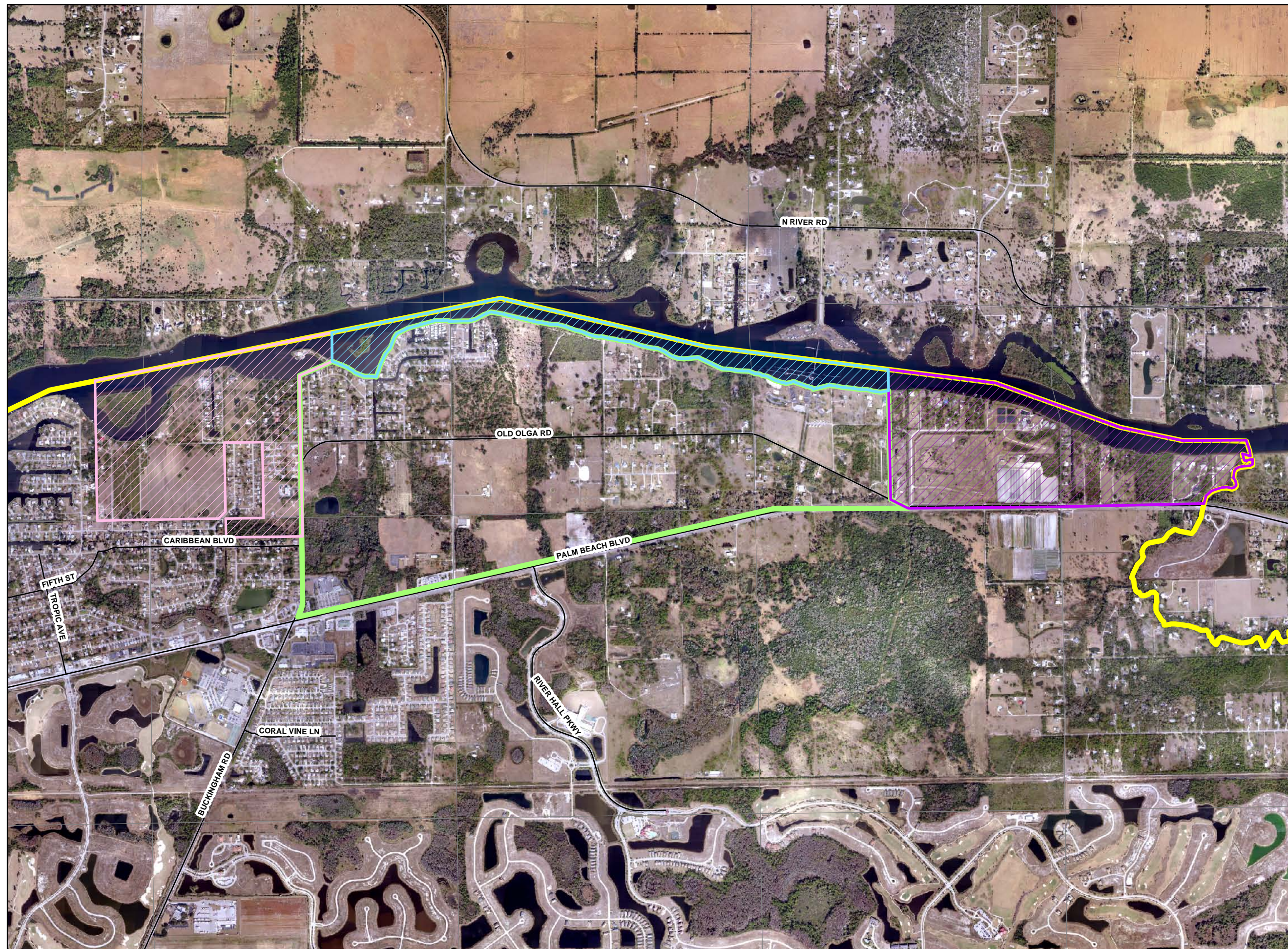
-  East Addition
-  River
-  West Addition
-  City Limits



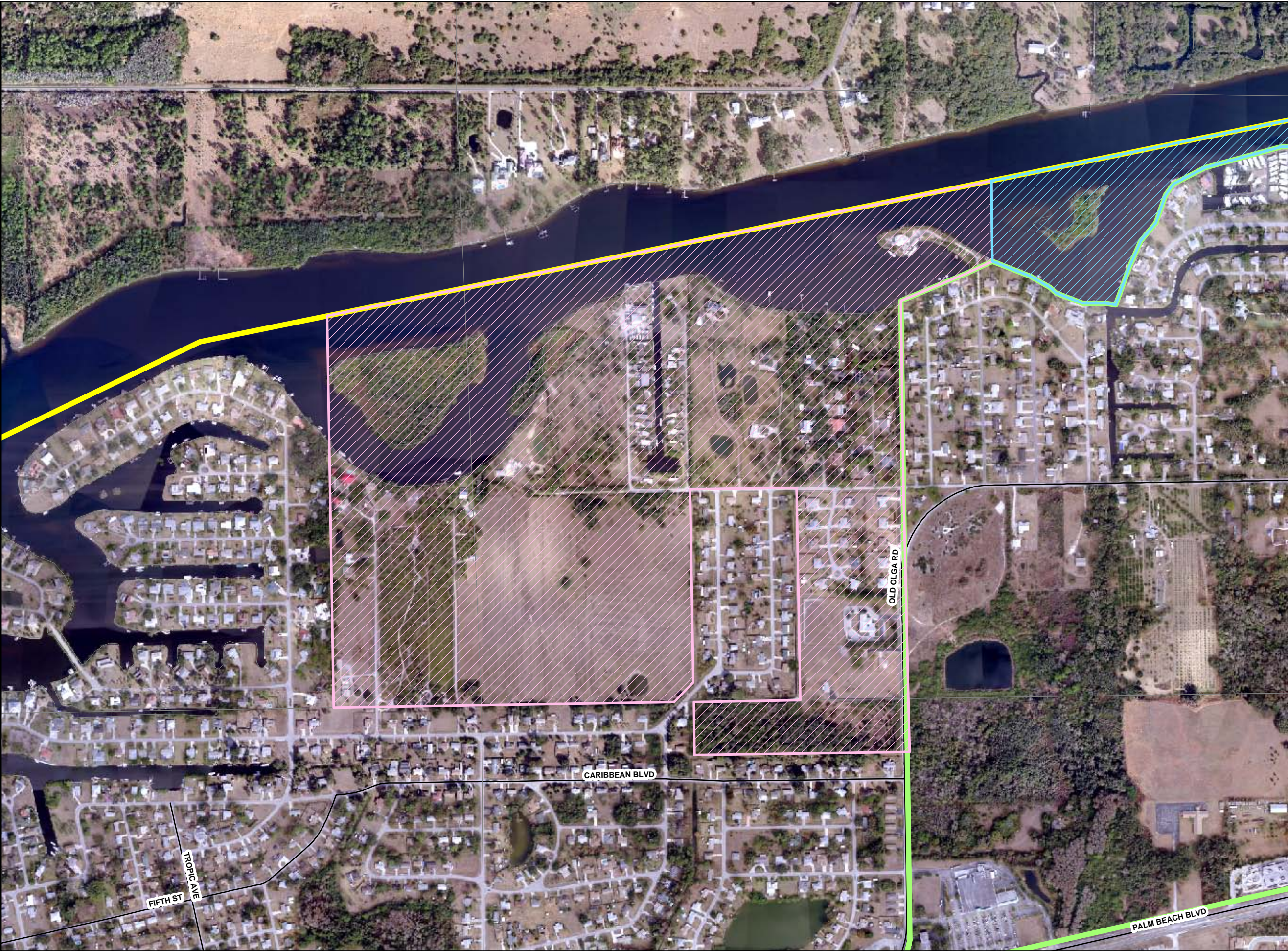
Map Generated: February 2011  
City Limits current to date of map generation

Last Amended: June 2, 2010  
Amended by Ordinance Nos.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
09-07, 09-08, 09-09, 09-10, 09-11, 10-16

Lee Plan Map 1  
Page 2 of 8







# SPECIAL TREATMENT AREAS

Portion of Map

CPA 2010-00022  
Coloosahatchee Shores  
Community Plan Clarification

Olga Community  
West Addition

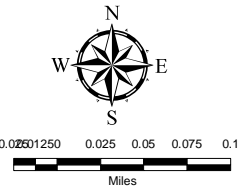
## Legend

### Community Planning Areas

- Caloosahatchee Shores
- Olga

### Addition to Olga

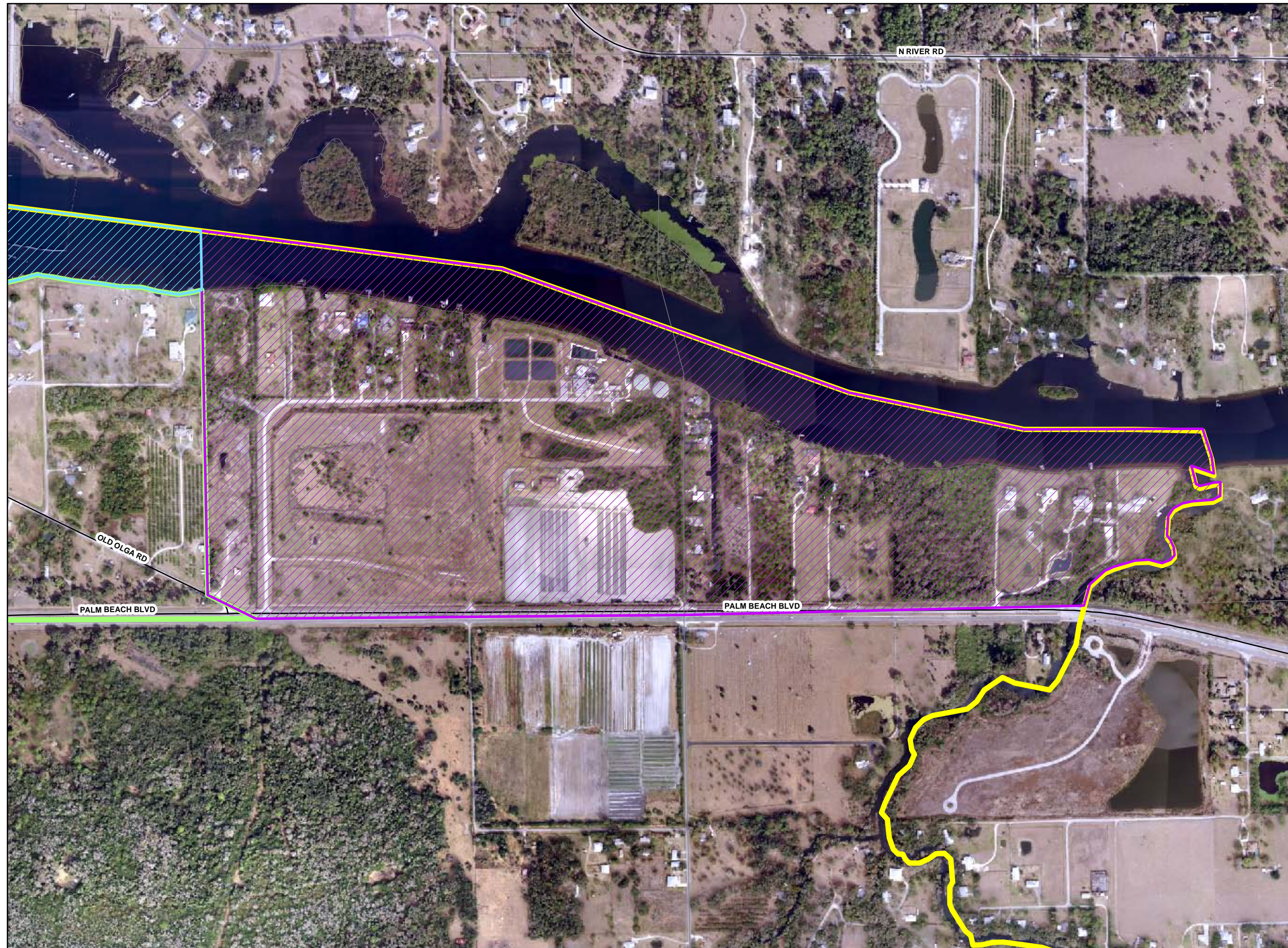
- East Addition
- River
- West Addition
- City Limits



Map Generated: February 2011  
City Limits current to date of map generation

Last Amended: June 2, 2010  
Amended by Ordinance Nos.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
09-07, 09-08, 09-09, 09-10, 09-11, 10-16





# SPECIAL TREATMENT AREAS

Portion of Map

CPA 2010-00022  
Coloosahatchee Shores  
Community Plan Clarification

Olga Community  
East Addition

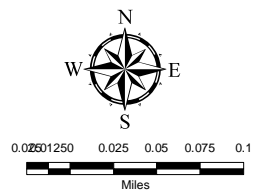
## Legend

### Community Planning Areas

- Caloosahatchee Shores
- Olga

### Addition to Olga

- East Addition
- River
- West Addition
- City Limits



Map Generated: February 2011  
City Limits current to date of map generation

Last Amended: June 2, 2010  
Amended by Ordinance Nos.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05,  
09-07, 09-08, 09-09, 09-10, 09-11, 10-16



## Caloosahatchee Shores Community Planning Committee

Ms. Kathie Ebaugh

Mr. Matt Noble

Lee County Department of

Community Development

P.O.Box398, Fort Myers Fl 33902

February 8, 2011

As we came closer to the finalization of the Caloosahatchee Shores Plan language, it became apparent, to our planning committee, that the Map of the boundaries did not accurately define the boundaries of the sub-tending Olga community area. A review of the existing Olga Community Plan boundary map highlighted an error of omission. It appears that the existing Olga Plan had as a central focus a location approval of a minor neighborhood commercial node. The Olga Community Map included in the plan, in our opinion, tried to define an impact area rather than the total Olga Community.

Rather than speculate on the defining boundaries of the Olga Community, the Caloosahatchee Shores Planning Committee went back in history to a time where Olga was the only named community between the Orange River to the west and Hickey Creek to the East, north of Owanita Rd. (a.k.a S.R.80). Three signature events later sub divide Olga, construction of the FPL plant, building of the S.R. 31 Bridge, and the establishment of the Fort Myers Shores Community development.

Using the six sub division plat records for Fort Myers Shores then plotting them as an overlay on current street maps, clearly define the remaining area as **OLGA**.

As a matter of fairness and correctness to the Olga Community Identity, please amend the Community Plan map to reflect this update. Our committee, working with the Olga Organization, has confirmed the information provided herein.

*Ed Kimball*

Chair- Caloosahatchee Shores

Planning Committee



# **OLGA COMMUNITY PLANNING COMMITTEE**

Ms. Kathie Ebaugh

Mr. Matt Noble

Lee County Department of

Community Development

P.O.Box398, Fort Myers Fl 33902

February 8, 2011

As we came closer to the finalization of the Caloosahatchee Shores Plan language, it became apparent, to our planning committee, that the Map of the boundaries did not accurately define the boundaries of the sub-tending Olga community area. A review of the existing Olga Community Plan boundary map highlighted an error of omission. It appears that the existing Olga Plan had as a central focus a location approval of a minor neighborhood commercial node. The Olga Community Map included in the plan, in our opinion, tried to define an impact area rather than the total Olga Community.

Rather than speculate on the defining boundaries of the Olga Community, the Caloosahatchee Shores Planning Committee went back in history to a time where Olga was the only named community between the Orange River to the west and Hickey Creek to the East, north of Owanita Rd. (a.k.a S.R.80). Three signature events later sub divide Olga, construction of the FPL plant, building of the S.R. 31 Bridge, and the establishment of the Fort Myers Shores Community development.

Using the six sub division plat records for Fort Myers Shores then plotting them as an overlay on current street maps, clearly define the remaining area as **OLGA.**

As a matter of fairness and correctness to the Olga Community Identity, please amend the Community Plan map to reflect this update.

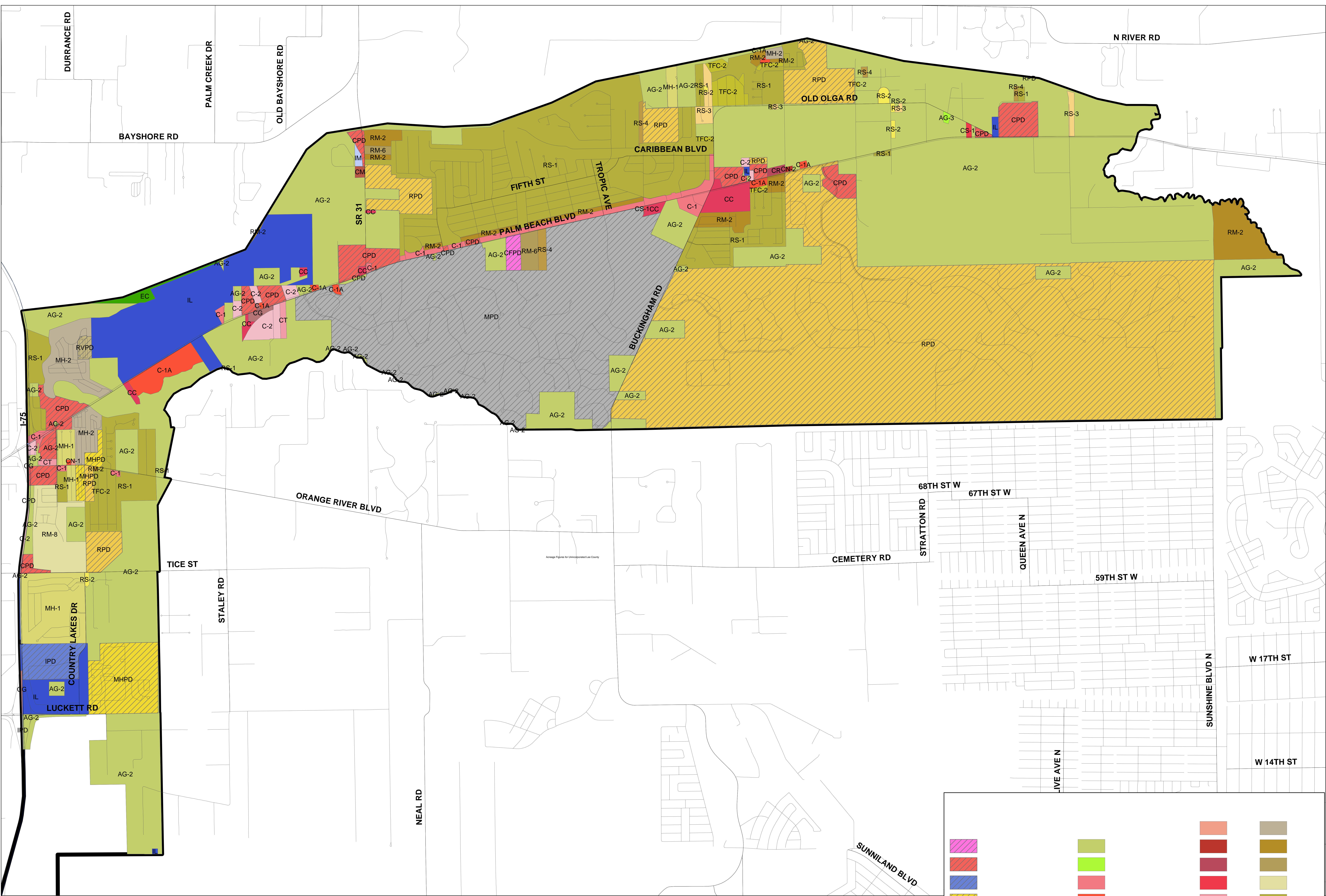
*Rosalie Prestarri*

Chair- Olga Community

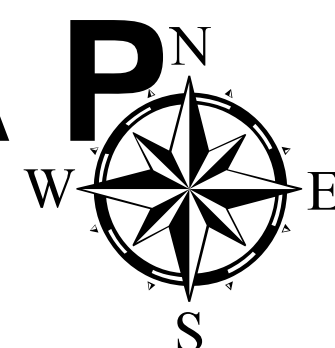
Planning Committee



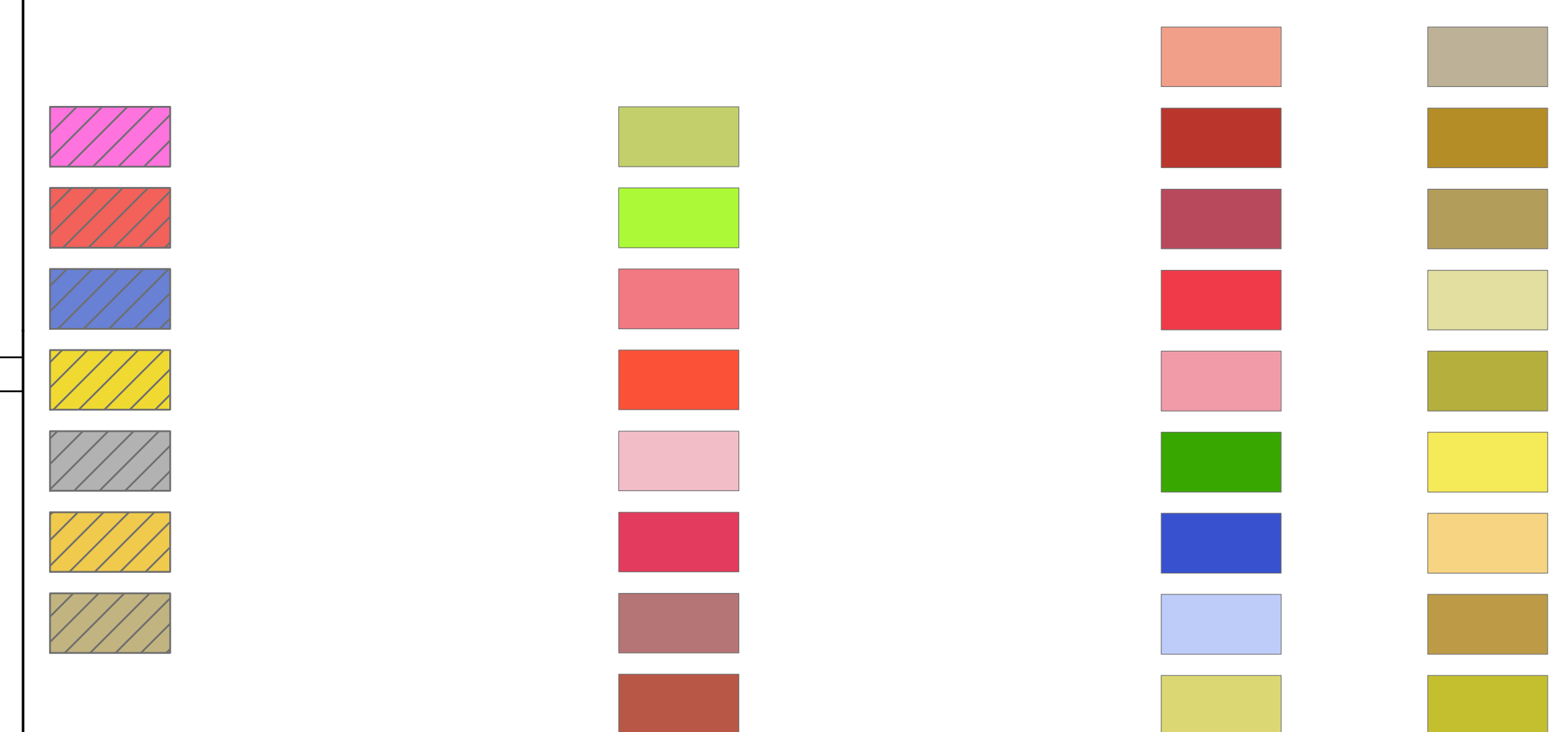
# EXISTING ZONING MAP (Attachment 8)



# EXISTING ZONING MAP



Map Generated: March 2011  
Prepared by: Lee County DCD/Planning Division





# PLANNING DIVISION

## M E M O R A N D U M



to: File  
 from: Paul O'Connor, AICP, Director of Planning  
 subject: Commercial Site Location Standards/SR 80  
 date: February 6, 2001

In response to the request for a zoning verification letter concerning the subject parcel, located at 13326 Palm Beach Boulevard (STRAP # 29-43-26-03-00046.0430), planning staff has researched the area and found that the parcel does not meet the commercial site location standards of Policy 6.1.2 of the Lee Plan. In response to this staff has performed additional research specifically for those parcels fronting the northern portion of State Road 80 from the intersection of State Road 31 east to the intersection of Old Olga Road/Buckingham Road and found that many of the existing commercial land uses, a predominate land use fronting this portion of State Road 80, also did not meet the standards of Policy 6.1.2 today.

Attached is a map generated by planning staff showing the existing land uses for this portion of the roadway. The majority of the parcels within the study area are small parcels with an average depth of 125 feet. Staff has conducted a field check and utilized the department's database as well as the Property Appraiser's database in the creation of this map. From this, staff has determined that the following acreage areas provided in the table below, on a block by block basis, do not meet site location standards. These areas are also depicted on the map inside the highlighted black lines. Staff has concluded that of the 50.20 acres of frontage, 8.60 acres do not meet the standards. As shown on the map there are various existing commercial uses within these areas and the parcels are very small and without depth, with the exception of the largest frontage parcel within the study area between S.R. 31 and West Road. Policy 6.1.7 of the Lee Plan addresses commercial development infill on small parcels, such as these, where existing commercial development would make residential uses clearly unreasonable. Policy 6.1.7 is reproduced below:

***POLICY 6.1.7:*** Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

Staff has found that the parcels within the study area, with the exception of one parcel noted above, do in fact meet the intent of Policy 6.1.7 for the following reasons. The parcels are small, there is existing commercial development along this portion of the roadway that are both within and outside of the commercial site location standards of Policy 6.1.2., the location of the studied area along



S.R.80 has become a commercial area with commercial/retail being the predominate existing land use, and the unreasonableness of scattered residential uses between commercial uses due to the large volume of traffic along the roadway and compatibility issues.

The parcel excluded from this finding, STRAP # 304326-00-00008.0000, located between S.R. 31 and West Road is a large parcel, 15.53 acres, compared to the other small parcels/small blocks in the area. The property includes an extensive amount of wetlands and indigenous cover. Due to the size and environmental resources of the property, it is being excluded from staff's finding and any proposed commercial development at the site must meet the commercial site location standards set out in the Lee Plan.

### Acreage Analysis

<b>Block</b>	<b>Total Acreage</b>	<b>Acreage Outside of Standards</b>
State Road 31 to West Road	17.63	2.56
West Road to Lakeview Drive	2.26	.08
Lakeview Drive to Davis Boulevard	1.78	0
Davis Boulevard to Parkview Drive	1.94	0
Parkview Drive to Parker Avenue	1.95	0
Parker Avenue to River Ridge Boulevard	2.06	.13
River Ridge Boulevard to W Cypress Avenue	1.83	0
W Cypress Avenue to E Cypress Avenue	.80	0
E Cypress Avenue to Upcohall Avenue	2.25	.50
Upcohall Avenue to Poinciana Avenue	2.15	.41
Poinciana Avenue to Tropic Avenue	2.69	.99
Tropic Avenue to Weber Boulevard	4.10	2.34
Weber Boulevard to Matanzas Drive	2.45	.38
Matanzas Drive to Cartagena Avenue	1.52	0
Cartagena Avenue to Old Olga Road	4.79	1.21
<b>Totals</b>	<b>50.20</b>	<b>8.60</b>



	SR80.strap	DOR	LANDUSE	RES_ACRES	COMMERCIAL	INDUSTRIAL	PARKS_PUBL	ACT_AG	CONSERV	PASS_AG	VACANT	NOTES
91	28-43-26-06-00057.0110	11	CM	0	0.28	0	0	0	0	0	0	J & C Canvas CA?
92	28-43-26-06-00057.0150	48	IW	0	0	0.21	0	0	0	0	0	West Coast Roofing
93	29-43-26-05-00056.0570	00	VA	0	0	0	0	0	0	0	0.12	
94	28-43-26-06-00057.0220	00	VA	0	0	0	0	0	0	0	0.73	
95	28-43-26-06-00057.0180	16	CM	0	0.29	0	0	0	0	0	0	Retail (Mini Plaza) CA?
96	28-43-26-06-00058.0030	00	VA	0	0	0	0	0	0	0	0.46	
97	28-43-26-06-00058.0110	00	VA	0	0	0	0	0	0	0	0.27	
98	28-43-26-06-00058.0090	00	VA	0	0	0	0	0	0	0	0.19	
99	29-43-26-05-00056.0540	91	PU	0	0	0	0.2	0	0	0	0	
100	28-43-26-06-00057.0010	17	CM	0	0.92	0	0	0	0	0	0	vac bank
101	28-43-26-06-00058.0010	14	CM	0	0.17	0	0	0	0	0	0	A-Z liquor CA?
102	28-43-26-06-00058.0170	00	VA	0	0	0	0	0	0	0	0.15	
103	28-43-26-06-00058.0140	00	VA	0	0	0	0	0	0	0	0.26	
104	28-43-26-06-00059.0180	00	VA	0	0	0	0	0	0	0	0.2	
105	28-43-26-06-00059.0160	00	VA	0	0	0	0	0	0	0	0.12	
106	28-43-26-06-00059.0210	10	VA	0	0	0	0	0	0	0	0.27	
107	28-43-26-06-00059.0010	48	CM CR	0	0.66	0	0	0	0	0	0	Ace Hardware CA?
108	28-43-26-06-00059.0250	10	VA	0	0	0	0	0	0	0	0.51	
109	28-43-26-06-00059.0310	23	CM CB	0	2.66	0	0	0	0	0	0	Bank of America CB?
110	28-43-26-06-00059.0110	10	VA	0	0	0	0	0	0	0	0.33	
111	30-43-26-00-00008.0000	00	VA	0	0	0	0	0	5.68	0	9.84	
112	30-43-26-00-00008.0000	00	VA <del>CC</del> ?	0	0	0	0	0	0	0	0.26	
113	29-43-26-03-00035.0330	00	VA CC	0	0	0	0	0	0	0	0.13	Retail (Auto Plaza) CA?
114	29-43-26-03-00035.0350	16	CM CC	0	0.13	0	0	0	0	0	0	Retail (Auto Plaza) CA?
115	29-43-26-03-00035.0390	16	CM CC	0	0.41	0	0	0	0	0	0	SMS Plaza CA?
116	29-43-26-03-00035.0370	11	CM CR	0	0.14	0	0	0	0	0	0	Retail (Freestanding?) semi-attached
117	29-43-26-03-00035.0270	11	CM CR	0	0.42	0	0	0	0	0	0	Domino's Pizzeria / Diller Rental CA?
118	29-43-26-03-00035.0450	48	CR CR	0	0.58	0	0	0	0	0	0	Ryder Rentals / Texaco
119	29-43-26-03-00037.0470	00	VA	0	0	0	0	0	0	0	0.66	
120	29-43-26-03-00036.0330	17	CM CC	0	0.4	0	0	0	0	0	0	Health Insurance / Mortgage / Furniture Store
121	29-43-26-03-00036.0380	00	VA	0	0	0	0	0	0	0	0.39	
122	29-43-26-03-00037.0410	11	CM CR/PU	0	0.39	0	0	0	0	0	0	Hobbs Vacuum / Church
123	29-43-26-03-00037.0350	75	VA	0	0	0	0	0	0	0	0.38	
124	29-43-26-03-00046.0370	00	VA IO	0	0	0	0	0	0	0	0.13	
125	29-43-26-03-00037.0640	00	VA IO	0	0	0	0	0	0	0	0.13	OS IO+
126	29-43-26-03-00037.0660	00	VA	0	0	0	0	0	0	0	0.2	OS IO+
127	29-43-26-03-00037.0570	75	VA	0	0	0	0	0	0	0	0.13	
128	29-43-26-03-00037.0590	00	VA IO	0	0	0	0	0	0	0	0.13	
129	29-43-26-03-00037.0610	00	VA	0	0	0	0	0	0	0	0.19	OS IO+
130	29-43-26-03-00046.0590	00	VA	0	0	0	0	0	0	0	0.4	
131	29-43-26-03-00046.0510	00	VA	0	0	0	0	0	0	0	0.54	
132	29-43-26-03-00046.0430	00	VA	0	0	0	0	0	0	0	0.53	



SR80.strap	DOR	LANDUSE	RES_ACRES	COMMERCIAL	INDUSTRIAL	PARKS_PUBL	ACT_AG	CONSERV	PASS_AG	VACANT	NOTES
29-43-26-03-00046.0390	00	VA	0	0	0	0	0	0	0	0.26	
29-43-26-03-00046.0350	00	VA CR - Parking	0	0	0	0	0	0	0	0.13	overlows parking? Dnt PM lot. Undefined
29-43-26-03-00046.0330	11	CM CR	0	0.12	0	0	0	0	0	0	Sub Shop CR?
29-43-26-03-00047.0570	17	CM CO	0	0.27	0	0	0	0	0	0	Riverside Dental Associates CO
29-43-26-03-00047.0610	25	CM CR	0	0.13	0	0	0	0	0	0	East Side Electric Motors CR?
29-43-26-05-00056.0060	39	CM CH	0	0.33	0	0	0	0	0	0	CH
29-43-26-05-00056.0010	14	CM CR	0	0.33	0	0	0	0	0	0	CR!
29-43-26-03-00047.0770	11	CM CR	0	0.26	0	0	0	0	0	0	Country Inns / Motel - Plaza CR?
29-43-26-03-00047.0750	11	CM CR/PW	0	0.13	0	0	0	0	0	0	Church / Daycare (Teaching Tots) MU
29-43-26-03-00047.0730	00	VA IO	0	0	0	0	0	0	0	0.13	OS IO
29-43-26-03-00047.0690	00	VA IO	0	0	0	0	0	0	0	0.26	OS IO
29-43-26-05-00056.0110	00	VA	0	0	0	0	0	0	0	0.27	
29-43-26-03-00047.0630	11	CM	0	0.4	0	0	0	0	0	0	ve Commercial bldg.
29-43-26-03-00047.0530	00	VA	0	0	0	0	0	0	0	0.27	
29-43-26-03-00047.0410	17	VA CR	0	0	0	0	0	0	0	0.26	Fischer Marine Boat Sales CM
29-43-26-05-00056.0440	00	VA	0	0	0	0	0	0	0	0.13	
29-43-26-05-00056.0490	00	VA	0	0	0	0	0	0	0	0.2	
29-43-26-05-00056.0460	76	MU RPM	0.04	0.17	0	0	0	0	0	0	Atkins / Davis Funeral Home PM
29-43-26-05-00056.0520	00	VA	0	0	0	0	0	0	0	0.14	
29-43-26-05-00056.0210	00	VA	0	0	0	0	0	0	0	0.13	
29-43-26-05-00056.0170	00	VA	0	0	0	0	0	0	0	0.27	
29-43-26-05-00056.0150	11	CM CR	0	0.26	0	0	0	0	0	0	looked vacant CR?
29-43-26-05-00056.0250	26	CM CR	0	0.33	0	0	0	0	0	0	CR?
29-43-26-05-00056.0230	00	VA	0	0	0	0	0	0	0	0.13	
29-43-26-05-00056.0300	21	CM CR	0	0.68	0	0	0	0	0	0	Rib City CR?
29-43-26-05-00056.0400	19	CM CO	0	0.27	0	0	0	0	0	0	Medical Dr's Office CO
30-43-26-01-00006.0010	00	VA	0	0	0	0	0	0	0	0.38	
30-43-26-01-00001.0010	33	CR	0	0.26	0	0	0	0	0	0	Bar
30-43-26-01-00001.0050	10	VA CR Parking	0	0	0	0	0	0	0	0.53	Unpaved (Common Parking for Bar)
30-43-26-01-00006.0100	12	CM	0	0.13	0	0	0	0	0	0	
30-43-26-01-00006.0080	00	VA	0	0	0	0	0	0	0	0.14	
30-43-26-01-00006.0060	00	VA	0	0	0	0	0	0	0	0.16	
30-43-26-01-00006.0040	00	VA	0	0	0	0	0	0	0	0.19	
30-43-26-01-00006.0170	11	CM CR	0	0.34	0	0	0	0	0	0	Circle K CR!
30-43-26-00-00007.0010	00	VA	0	0	0	0	0	0	0	0.43	Fairway Auto Sales / Serv. CM
30-43-26-00-00007.0000	26	CM	0	0.86	0	0	0	0	0	0	
30-43-26-01-00006.0220	27	CM CS	0	0.55	0	0	0	0	0	0	Mini's Car Wash CR?
30-43-26-01-00006.0120	27	CM CR	0	0.34	0	0	0	0	0	0	80 Auto
30-43-26-01-00007.0310	00	VA CR	0	0	0	0	0	0	0	0.13	Parking for Restaurant (19)
30-43-26-01-00007.0330	00	VA CR	0	0	0	0	0	0	0	0.25	Parking for Restaurant (19)
30-43-26-01-00007.0170	10	VA	0	0	0	0	0	0	0	0.27	
30-43-26-01-00007.0210	10	VA	0	0	0	0	0	0	0.41	0.13	



[illegible]



[illegible]

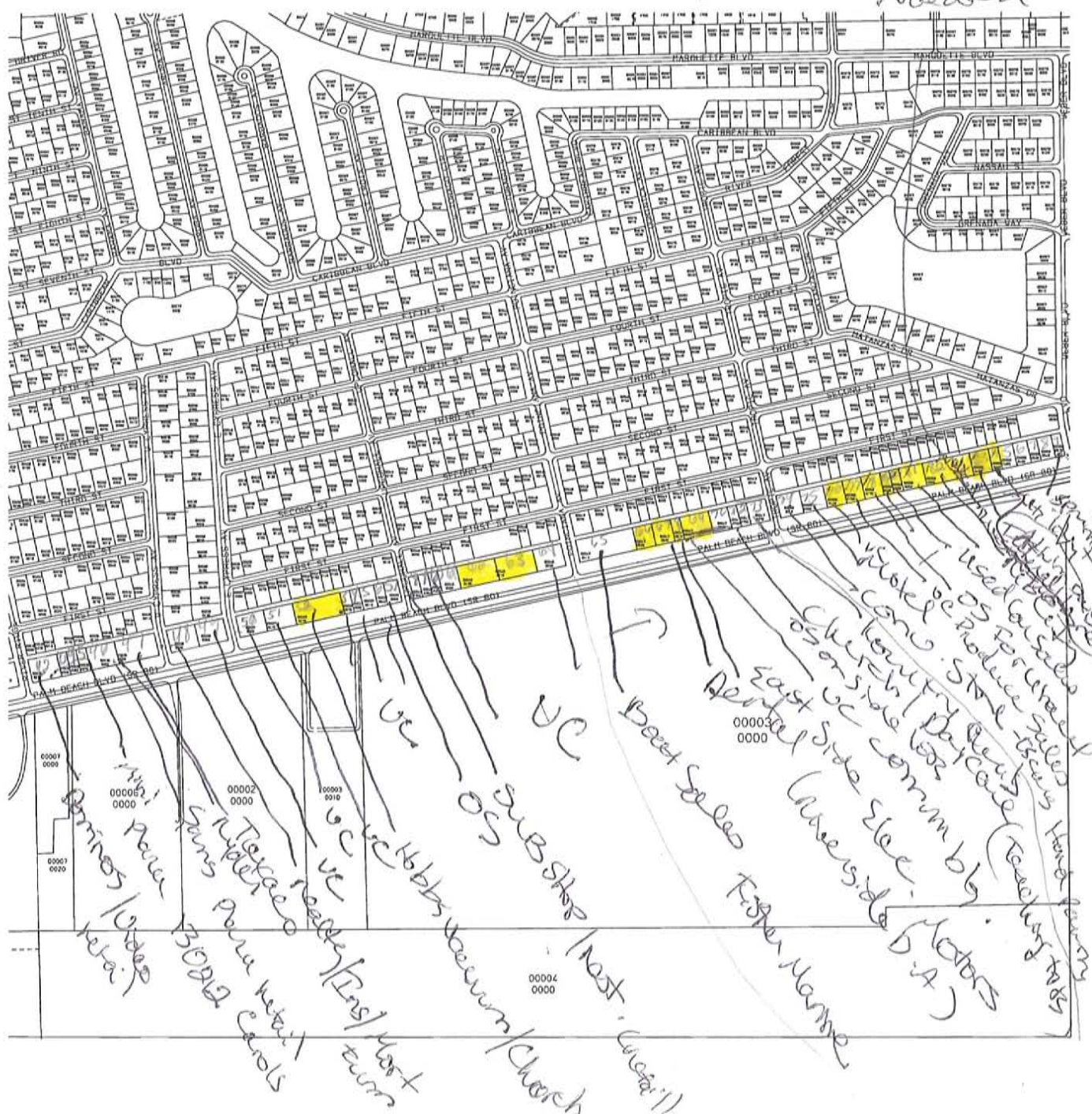


14

My

Med. of Green Rd City K  
Financial Home

Medon



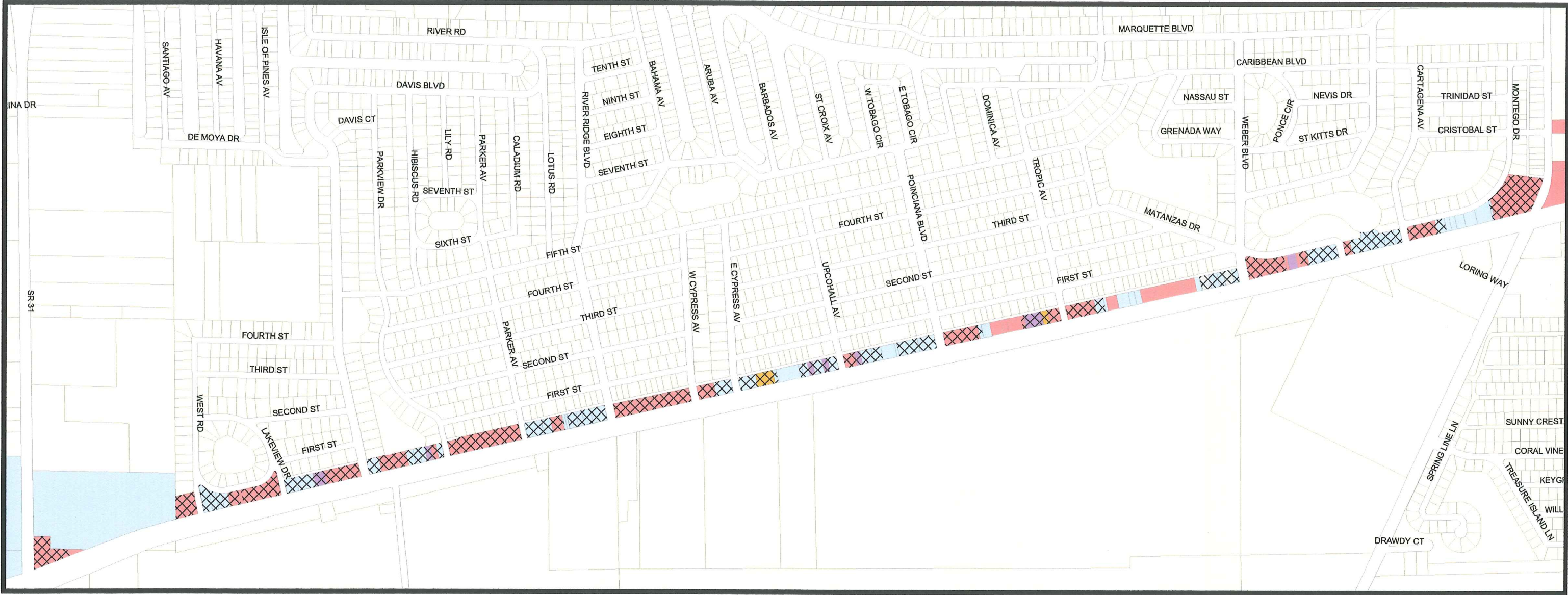


$\Sigma$ 



# State Road 80

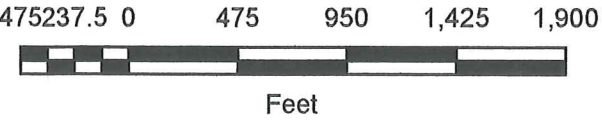
## Commercial Site Location Map



### Generalized Existing Land Use

- commercial
- industrial
- mixed
- public
- vacant

 Property Meets Site Location Standards







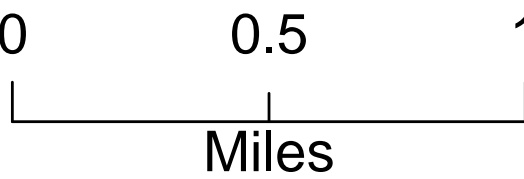
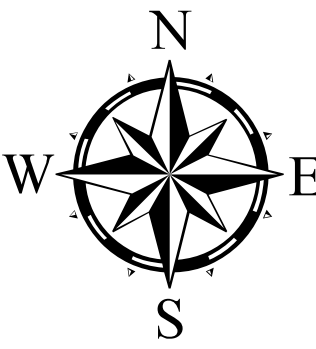
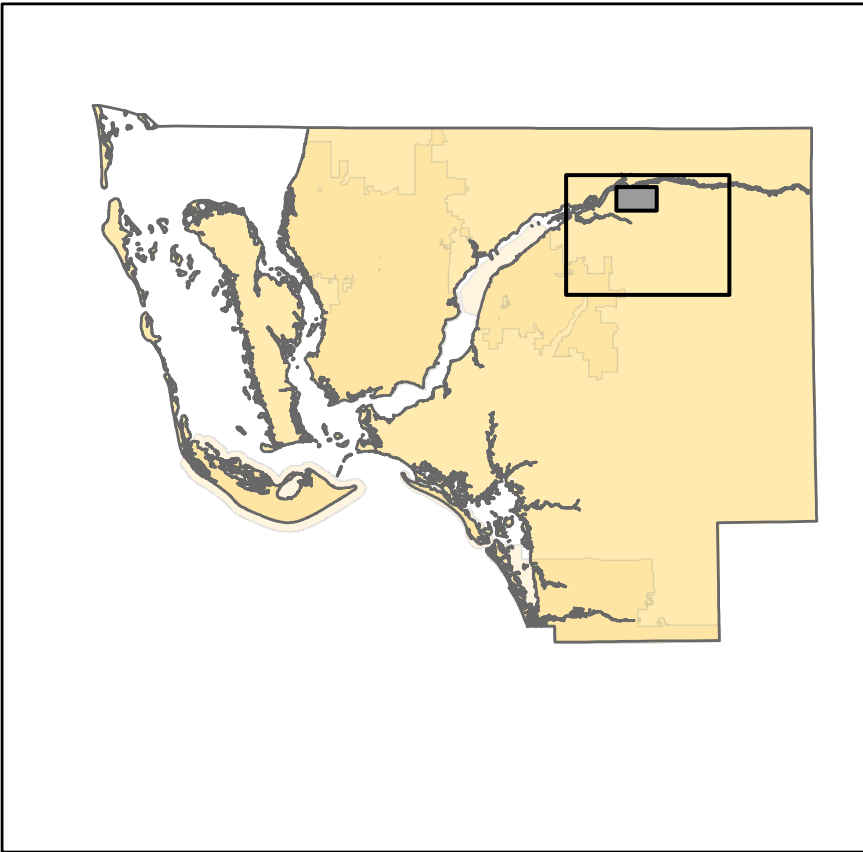






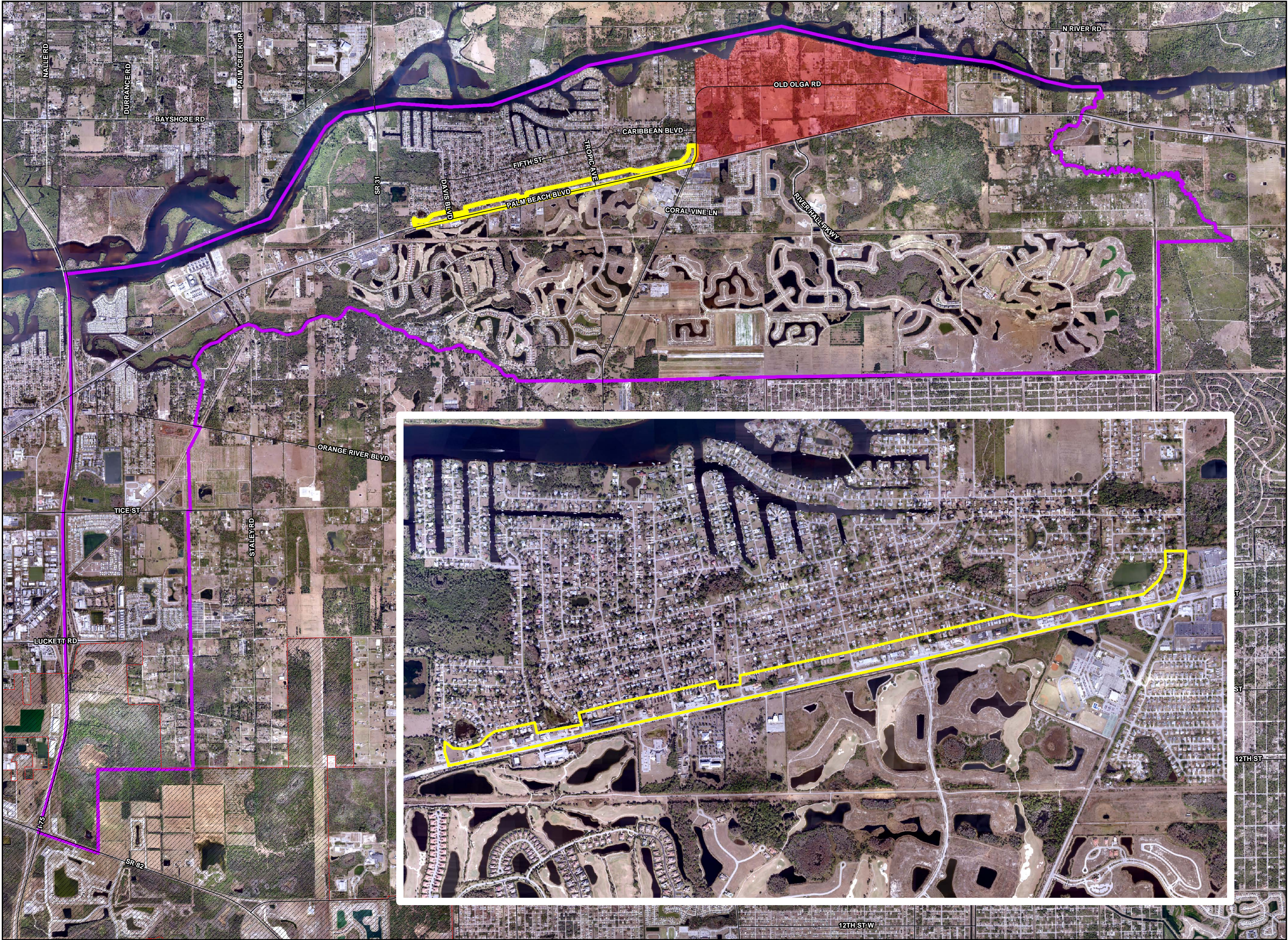
Caloosahatchee Shores

- Legend**
-  Caloosahatchee Shores
  -  Olga
  -  City Limits
  -  SR 80 Overlay



Prepared by:  
Lee County DCD  
Mapped May, 2010

2010 Aerial Photograph







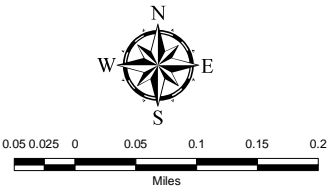


# PROPOSED VERANDAH COMMERCIAL NODE

CPA 2010-00022  
Caloosahatchee Shores

## Legend

-  Caloosahatchee Shores
-  Proposed Commercial Node



Attachment 11

Map Generated: February 2011  
City Limits current to date of map generation





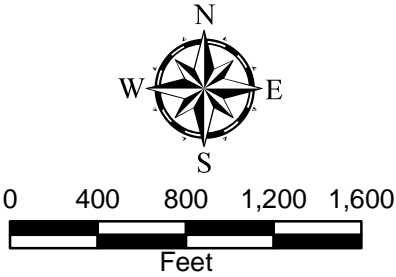
# LOCATION OF OLGA MALL

CPA2010-00022  
Caloosahatchee Shores  
Community Plan Clarification

Olga Community

**LEGEND**

 Olga Mall





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

WHEREAS, Commercial Properties Southwest, Inc., filed an application on behalf of the property owner, Margaret D. Lange, to rezone a 91.71±-acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD), in reference to a project known as Caloosahatchee Estates RPD; and,

WHEREAS, a public hearing was advertised and held on January 13, 2005, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2004-00023; and,

WHEREAS, a second public hearing was advertised and held on April 4, 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 91.71±-acre parcel from AG-2 to RPD, to allow a residential development of up to 325 dwelling units consisting of single-family detached dwelling units with a maximum building height of 35 feet (two stories). The applicant later revised the request to 275 dwelling units at the start of the hearing before the Hearing Examiner. The property is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED to allow a residential development at a density not to exceed one dwelling unit per acre, 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. Development must be consistent with the two-page Master Concept Plan (MCP) entitled "Caloosahatchee Estates RPD," stamped received April 14, 2005, last revised September 17, 2004, except as modified by the conditions below. Development must comply with 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. The project is limited to a maximum of 180 single-family detached dwelling units.  
b. Schedule of Uses

Residential "R"

ACCESSORY USES AND STRUCTURES (LDC §§ 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, 34-2141 *et seq.*, and 34-3108)

ADMINISTRATIVE OFFICES

BOATS: Boat ramp and dockage (not to exceed 9 slips) (a marina is not a permitted use)

CLUBS: Private (LDC § 34-2111)

DWELLING UNIT: Single-family

ENTRANCE GATES AND GATEHOUSE (LDC § 34-1741 *et seq.*)

ESSENTIAL SERVICES (LDC §§ 34-1611 *et seq.*, and 34-1741 *et seq.*)

ESSENTIAL SERVICE FACILITIES (LDC § 34-622(c)(13)): Group I (LDC §§ 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141, *et seq.*)

EXCAVATION: Water retention (LDC § 34-1651)

FENCES, WALLS (LDC § 34-1741)

HOME OCCUPATION (LDC § 34-1771 *et seq.*)

MODELS: Model Home (LDC § 34-1951 *et seq.*)

REAL ESTATE SALES OFFICE, (LDC §§ 34-1951 *et seq.*, and 34-3021)

RECREATIONAL FACILITIES:

Personal

Private, On-Site

SIGNS in accordance with LDC Chapter 30

TEMPORARY USES (LDC § 34-3041 *et seq.*) - limited solely to a temporary contractor's office and storage shed

Preserve "P"

ACCESSORY USES AND STRUCTURES (LDC §§ 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, 34-2141 *et seq.*, and 34-3108) including:

- Hiking and Nature Study (pedestrian boardwalks, hiking trails)
- Outdoor Education
- Picnic Area/Gazebo
- Recreational activities to include boardwalks, paths and passive recreation and that active recreation requiring little or no facilities.

ESSENTIAL SERVICES (LDC §§ 34-1611 *et seq.*, and 34-1741 *et seq.*)

SIGNS in accordance with LDC Chapter 30

c. Site Development Regulations

Development tracts along Linwood Avenue, Old Olga Road, South Olga Drive, and along the northern perimeter of the eastern development tract must comply with the one-half acre lot area requirement set forth below:

Minimum Lot Area and Dimensions:

Area: one-half acre  
Width: 150 feet



Depth: 130 feet

Minimum Setbacks:

Street: variable according to the functional classification of the street or road (§ 34-2191 *et seq.*)

Side: 12 feet

Rear: 20 feet

Water Body: 20 feet

All other lots:

Minimum Lot Area and Dimensions:

Area: 14,400 square feet

Width: 90 feet

Depth: 130 feet

Minimum Setbacks:

Street: variable according to the functional classification of the street or road (§ 34-2191 *et seq.*)

Side: 5 feet (no structures are permitted in this setback, including air conditioners, etc.)

Rear: 20 feet

Water Body: 20 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171 *et seq.* and 34-2194.

Maximum Lot Coverage: 50 percent

Maximum Building Height: 35 Feet

All residential units must comply with local building code requirements at the time of permitting.

3. Deleted.
4. Existing bona fide agricultural uses, in the form of grazing and orange groves, are allowed to remain only in strict compliance with the following:
  - a. Grazing activity and the existing orange groves on the property described in the affidavit attached hereto in Exhibit B may continue until approval of a local development order for the area of the project containing those uses.
  - b. Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
  - c. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The exemption termination must be filed with the Property Appraiser's Office by December 31<sup>st</sup> of the calendar



year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.

5. The development order approval governing the project must indicate that all existing native trees located in buffers and open space areas will be preserved in place. The development order must also identify the existing heritage oaks that will be impacted by development and specify that these trees will be replaced in open space areas at a ratio of one 20-foot tall tree of the same species for each heritage oak impacted.
6. The development order approval governing the project must indicate that all cabbage palms with at least eight feet of clear trunk will be relocated in a horticulturally correct manner and in coordination with Lee County Division of Environmental Sciences staff into common open space areas. Also, prior to issuance of any Vegetation Removal Permit, the palms to be relocated must be flagged in the field for Environmental Sciences staff inspection.
7. Prior to local development order approval, the developer must submit a Flowway Restoration and Planting Plan to Lee County Division of Environmental Sciences staff for review and approval. The plan must indicate that invasive exotic vegetation removal within the flowways and associated buffers will be limited to hand-removal only.
8. The development order approval governing the project must delineate a total of 14.3 acres of Open Space, of which 8.3 acres must be designated as tree preservation and restoration areas in significant compliance with the MCP.
9. Approval of this zoning request does not guarantee the approval of dock construction, number of slips, or boat ramp facilities. The developer must obtain a Dock and Shoreline Permit from the Lee County Division of Environmental Sciences prior to the construction of docks or boat ramp facilities.
10. The developer must provide the following buffer along the rights-of-way of Linwood, Avenue, Old Olga Road, and South Olga Drive:

Minimum width:	30 feet
Minimum number of trees:	5 per 100 linear feet
Minimum tree size:	Trees must be no less than four (4) inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
Hedge:	Shrubs must be a minimum ten-gallon container size; planted in double staggered rows; at least 48 inches in height; and spaced 36 inches on center. Shrubs must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement to be buffered, screened, or both. Exceptions are permitted to provide for visibility at intersections and in areas of pedestrian access.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.



No wall is required for this buffer.

11. The developer must provide for review and written approval by Lee County Natural Resources Division, the HEC-RAS models (existing and proposed conditions) for the conveyances of off-site drainage from all culverts under Old Olga Road from South Olga Road to Linwood Avenue that flow through or around the development prior to issuance of the first development order (or any early work, clearing, filling permits). The limits of these models must extend from the Caloosahatchee to the upstream side of the Old Olga Road culverts. The modeling must utilize a minimum Mannings' "n" value of 0.05 for constructed ditches or channels and 0.07 for natural flowways. The design flows for the HEC-RAS models above are those produced by considering a one-half (1/2) foot of differential head under a submerged outlet condition (downstream water surface just at/above the top of box/culvert elevation) for the culverts under Old Olga Road and that produced from the contributing portions of the development for a 25-year/3-day storm event. The modeling results must demonstrate that the water surface elevations at the upstream face of each culvert under Old Olga Road are at or below the top of box/culvert elevation plus one-half foot and that all flows remain within the channel along all portions of the conveyances. The installation of new culverts or other crossings within the development must be accounted for within the HEC-RAS models.
12. The open channel conveyances for off-site flow must have a 15-foot (minimum) access way along the top of bank(s); that is, in general, parallel to and transversable by light rubber tired equipment. The access way is envisioned to meander in order to avoid existing trees. The access way is also to be shown on the plans and typical section(s).
13. Prior to issuance of the first development order (or any early work, clearing, filling permits), the developer must submit the following information for review and written approval by Lee County Natural Resources Division: Plan and profile drawings (vertical scale: 1" = 2 feet) for each conveyance to show the existing and proposed invert profile; the water surface profile; and the lowest natural overbank elevation profile. The developer must also provide scaled and dimensioned cross sections (vertical scale: 1" = 2 feet) showing existing conditions (and as improved) with property lines and maintenance access locations shown. This requirement applies to the entire length of each conveyance associated with the off-site flows.
14. The developer must provide certified "as-built" plans of the constructed conveyance(s) prior to issuance of the first Certificate of Compliance for each phase that is adjacent to or includes any portion of the ditch or flowway
15. The developer must dedicate a drainage easement to Lee County for all conveyances of offsite drainage around or through the development from top-of-bank to top-of-bank and must include the maintenance accesses prior to the issuance of the Certificate of Compliance for each phase that is adjacent to or includes any portion of the ditch or flowway. No vegetative planting, other than short grasses, is allowed within the easement areas. The developer is responsible for monthly maintenance/mowing and to keep all exotic/emergent plants to less than one-foot of height within the easement area in perpetuity. The easement must be filed prior to, and not be subordinate to, any conservation easements recorded on the same property. This language must be approved by the Division of Natural Resources and included in the Homeowners' Association



documents (e.g., HOA, etc.). The developer must provide the Division of Natural Resources with a certified copy of the filed and recorded documents.

16. All fences or walls developed on lots adjoining Linwood Avenue, Old Olga Road, and South Olga Drive must be of consistent design and developed with like materials, color, and height.
17. Approval of this RPD 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.
18. Approval of this RPD 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).
19. Blasting was not requested nor is it authorized by this zoning approval.

#### SECTION C. DEVIATIONS:

1. Deviation (1) - WITHDRAWN AT HEARING
2. Deviation (2) - WITHDRAWN BY APPLICANT
3. Deviation (3) - WITHDRAWN BY APPLICANT
4. Deviation (4) seeks relief from the LDC §10-285 requirement to provide a minimum 125-foot spacing between driveway access to a local road; to allow two connections for local streets accessways and short cul-de-sacs (eyebrows at a spacing of less than 125 feet). This deviation is APPROVED, SUBJECT TO the depiction on Exhibit C.
5. Deviation (5) seeks relief from the LDC §10-285 requirement to provide a connection separation along collector roads of 330 feet; to allow a connection of 290 feet from the project's access on Old Olga Road to a driveway east of the subject property. 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: | Agricultural Uses Affidavit   |
| Exhibit C: | Illustration of Roadway Detail  |
| Exhibit D: | Zoning Map (subject parcel identified with shading)                                       |
| Exhibit E: | Master Concept Plan date stamped received April 14, 2005, last revised September 17, 2004 |

The applicant has indicated that the STRAP numbers for the property are:  
22-43-26-00-00003.0000 and 22-43-26-00-00008.0000.



**SECTION E. FINDINGS AND CONCLUSIONS:**

1. The applicant has proven entitlement to RPD rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes and regulations.
2. The RPD rezoning, as conditioned:
  - 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 the site 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 approval of this RPD rezoning request, as conditioned, 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 Judah, seconded by Commissioner Hall, and, upon being put to a vote, the result was as follows:

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



DULY PASSED AND ADOPTED this 4<sup>th</sup> day of April 2004.

ATTEST:  
CHARLIE GREEN, CLERK

BY: Michelle L Cooper  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: [Signature]  
Chairman

Approved as to form by:

[Signature]  
Donna Marie Collins  
County Attorney's Office



RECEIVED  
MINUTES OFFICE  
mjc  
2005 MAY 13 AM 10:40



Exhibit A  
Legal Description  
Property located in Lee County,  
Florida  
Page 1 of 2

LEGAL DESCRIPTIONS:

A PORTION OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, WATERWAY SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 88°52'40" EAST, ALONG THE SOUTHERLY BOUNDARY OF LOT 8, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, UNIT 2 WATERWAY SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 AT PAGE 59 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF SAID UNIT 2 WATERWAY SHORES; COURSE NO. 1: NORTH 88°52'40" E, 710.00 FEET; COURSE NO. 2: NORTH 17°07'00" WEST, 82.05 FEET; COURSE NO. 3: NORTH 43°07'00" WEST, 33.00 FEET; COURSE NO. 4: NORTH 01°37'00" WEST, 33.00 FEET; COURSE NO. 5: NORTH 38°25'00" EAST, 152.02 FEET; COURSE NO. 6: NORTH 22°03'00" WEST, 210.85 FEET; COURSE NO. 7: NORTH 11°21'00" WEST, 181.22 FEET; COURSE NO. 8: NORTH 28°29'00" WEST, 157.31 FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 28, SAID UNIT 2 WATERWAY SHORES PLAT; THENCE CONTINUE NORTH 28°29'00" WEST, 111.00 FEET TO A POINT ON THE APPROXIMATE MEAN HIGH WATER LINE OF THE CALOOSAHATCHEE RIVER; THENCE RUN THE FOLLOWING TWENTY FOUR (24) COURSES ALONG SAID APPROXIMATE MEAN HIGH WATER LINE; COURSE NO. 1: NORTH 54°30'20" EAST, 7.98 FEET; COURSE NO. 2: SOUTH 84°43'56" EAST, 10.45 FEET; COURSE NO. 3: SOUTH 38°14'54" EAST, 10.48 FEET; COURSE NO. 4: SOUTH 84°48'31" EAST, 7.82 FEET; COURSE NO. 5: NORTH 57°17'54" EAST, 31.74 FEET; COURSE NO. 6: SOUTH 50°28'42" EAST, 7.56 FEET; COURSE NO. 7: SOUTH 18°12'34" EAST, 4.99 FEET; COURSE NO. 8: SOUTH 46°32'56" EAST, 26.11 FEET; COURSE NO. 9: NORTH 64°39'06" EAST, 7.96 FEET; COURSE NO. 10: NORTH 11°32'27" EAST, 6.61 FEET; COURSE NO. 11: NORTH 53°39'09" EAST, 14.20 FEET; COURSE NO. 12: NORTH 86°17'59" EAST, 14.25 FEET; COURSE NO. 13: SOUTH 77°07'38" EAST, 22.93 FEET; COURSE NO. 14: SOUTH 72°08'15" EAST, 9.32 FEET; COURSE NO. 15: SOUTH 82°22'04" EAST, 90.10 FEET; COURSE NO. 16: SOUTH 78°03'55" EAST, 87.04 FEET; COURSE NO. 17: SOUTH 77°01'24" EAST, 90.13 FEET; COURSE NO. 18: SOUTH 77°35'46" EAST, 63.70 FEET; COURSE NO. 19: SOUTH 76°23'47" EAST, 77.89 FEET; COURSE NO. 20: SOUTH 76°53'06" EAST, 78.77 FEET; COURSE NO. 21: SOUTH 75°54'49" EAST, 91.77 FEET; COURSE NO. 22: SOUTH 77°59'41" EAST, 51.43 FEET; COURSE NO. 23: SOUTH 74°47'24" EAST, 75.58 FEET; COURSE NO. 24: SOUTH 85°11'37" EAST, 139.25 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2125 AT PAGE 2297 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 00°41'51" EAST, 679.14 FEET; COURSE NO. 2: NORTH 88°52'40" EAST, A DISTANCE OF 1,001.57 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°40'58" EAST, A DISTANCE OF 1,290.54 FEET; THENCE SOUTH 88°52'26" WEST, A DISTANCE OF 1,018.33 FEET; THENCE SOUTH 88°52'26" WEST, A DISTANCE OF 1,581.42 FEET; THENCE NORTH 00°45'19" WEST, A DISTANCE OF 1,290.75 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,995.803 SQUARE FEET OR 91.731 ACRES, MORE OR LESS.

Applicant's Legal Checked  
by [Signature] Sept 10, 2004.

SURVEYORS NOTES

1. I CERTIFY THAT, WHEN COMBINED, THE PARCELS CONVEYED BY THAT CERTAIN DEED TO COMMERCIAL PROPERTIES SOUTHWEST, INC., RECORDED IN OFFICIAL RECORDS BOOK 4146, PAGE 4365, LEE COUNTY RECORDS, ARE OTHERWISE DESCRIBED AS THE INSURED PREMISES AND SHOWN IN THE LEGAL ON THIS SURVEY.

2. I CERTIFY THAT ALL LANDS LYING WITHIN THE INSURED PREMISES THAT WERE SUBJECTED TO THE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 71, PAGE 47 WERE RELEASED BY THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1158, PAGE 1201, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS SHOWN ON THIS SURVEY.

RECEIVED

DCI 2004-00023

AUG 30 2004







**AGRICULTURAL USE AT THE TIME OF ZONING  
AFFIDAVIT**

STATE OF FL

COUNTY OF Collier

BEFORE ME this day appeared Joseph Ryan, authorized agent for Commercial Properties Southwest, Inc. who, being first duly sworn, deposes and says:

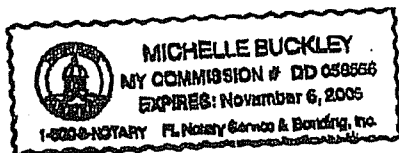
1. He is the authorized agent for Commercial Properties Southwest, Inc., the owner of the property that is identified by Strap Number(s): 22-43-26-00-00003.0000 and 22-43-26-00-00008.0000
2. A copy of the boundary sketch of the property to be rezoned is attached as Exhibit "A". The parcel consists of 91.7+/- acres.
3. ~~The parcel described in Exhibit "A" is being used for grazing purposes and orange groves.~~
4. Commercial Properties Southwest, Inc. or 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 27 day of August, 2004.

  
Joseph Ryan, Authorized Agent for  
Commercial Properties Southwest, Inc.

SWORN TO AND SUBSCRIBED before me this 27th day of August, 2004, by Joseph Ryan, who is personally known to me or who has produced Driver License as identification.

My Commission Expires:



  
Notary Public

Michelle Buckley  
Print/Type Name of Notary



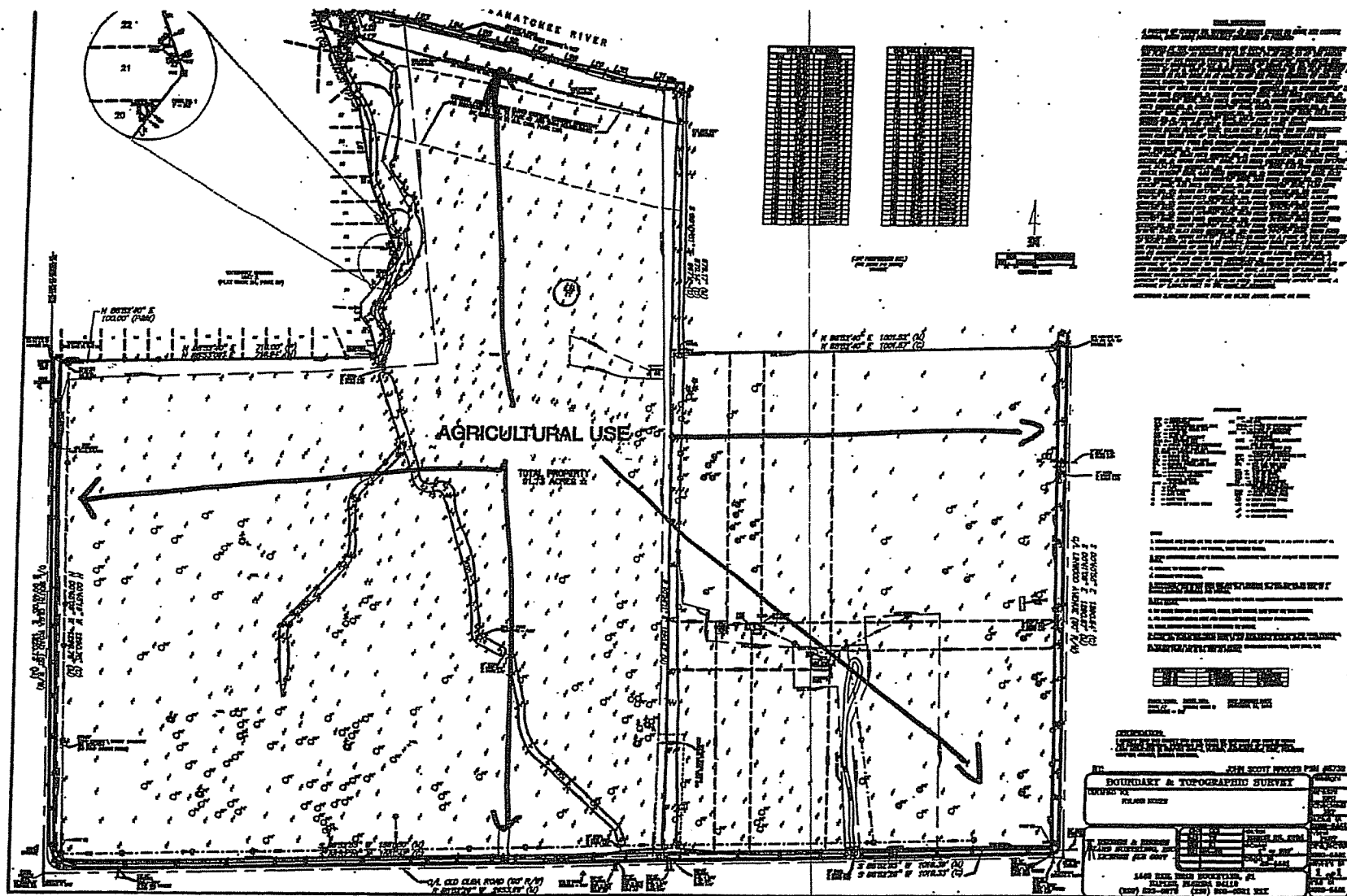


EXHIBIT A  
AGRICULTURAL USE AT THE TIME OF ZONING



# COMMERCIAL PROPERTIES SOUTHWEST, INC.

---

8825 TAMiami TRAIL EAST, NAPLES, FLORIDA 34113

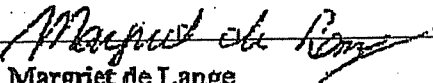
November 17, 2003

To whom it may concern:

Commercial Properties S.W., Inc. hereby authorizes Bahama Bay, LLC and Joseph Ryan to act as manager for the Caloosahatchee Estates Project and to enter into contractual agreements for the project.

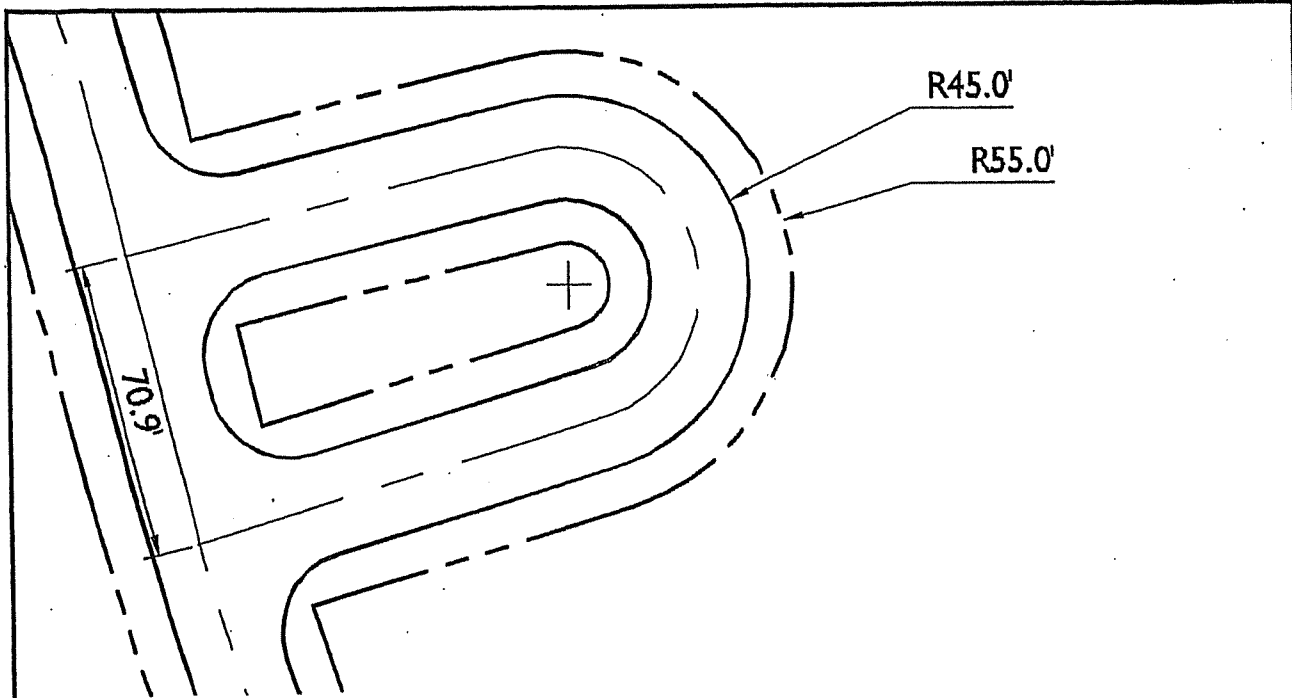
Commercial Properties, S.W., Inc.

---

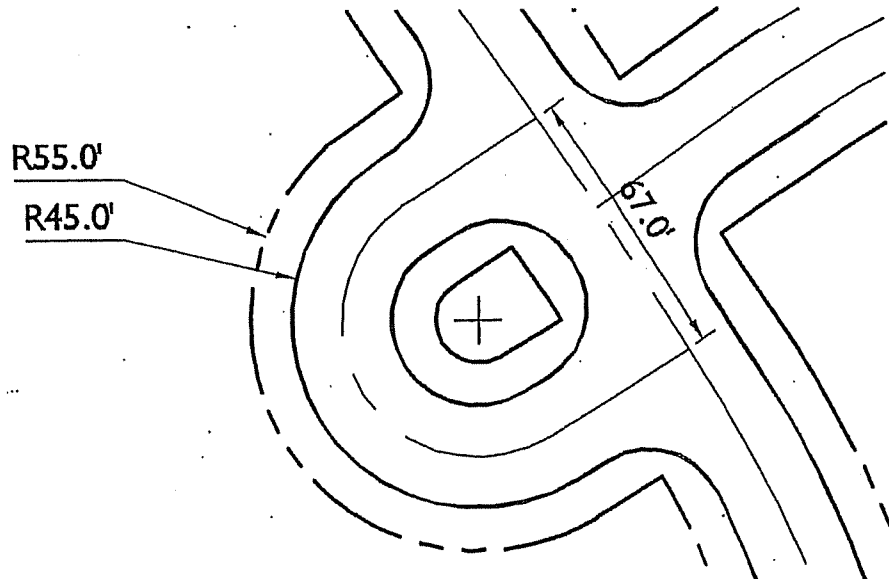
  
Margriet de Lange  
President



# EXHIBIT C



ROADWAY DETAIL NO. 1



ROADWAY DETAIL NO. 2

PROJECT: CALOOSAHATCHEE ESTATES

CLIENT:

**WilsonMiller**

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

**WilsonMiller, Inc.**

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee • Panama City Beach  
3200 Bailey Lane, Suite 200 • Naples, Florida 34105-6507 • Phone 239-648-4040 • Fax 239-648-5718 • Web Site [www.wilsonmiller.com](http://www.wilsonmiller.com)

Wilson Miller, Inc. - F.L. 14111-0000  
Wilson Miller, Inc. - Certificate of Authorization 443

SCALE:	1" = 40'	DATE:	12/23/04
SEC:	TWP:	RGE:	REV NO:
PROJECT NO:	03896-001-000		
DRWN BY/EMP NO:	KAC/1213		
SHEET NO:	1 of 1		

APPLICANT C

APPLICANT'S EXHIBIT

# 1  
DC12004-0023



# ZONING INTAKE MAP

12/9/2004

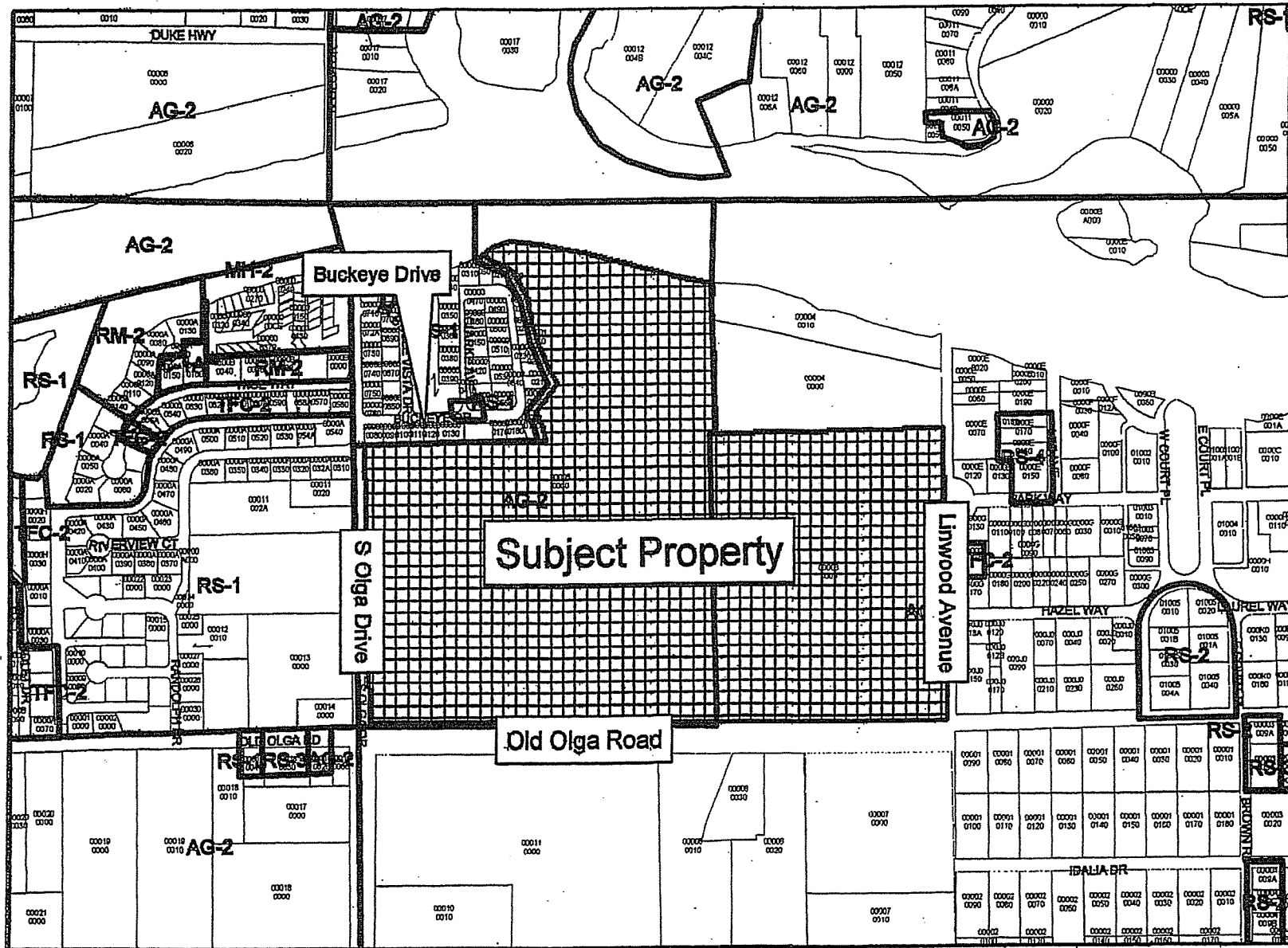


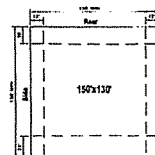
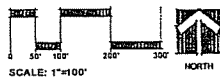
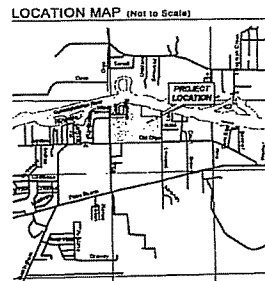
EXHIBIT D

700 350 0 700 Feet



**WILSON & WILSON, Inc.**  
Lapins • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee • Panama City Beach  
3720 Bulfinch Lane, Suite 204 • Naples, Florida 34116-3387  
Phone 238-414-0110 • Fax 238-443-8718

**PREPARED FOR: Commercial Properties Southwest, Inc.**

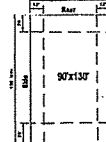
EXHIBIT E  
Page 1 of 2

**SINGLE FAMILY DETACHED  
(PERIMETER LOTS LOCATED  
ALONG OLD OLGA, SOUTH  
OLGA, LINWOOD AVE. & THE  
NORTHEAST BOUNDARY)**

**LOT TYPICAL**  
(Not to Scale)



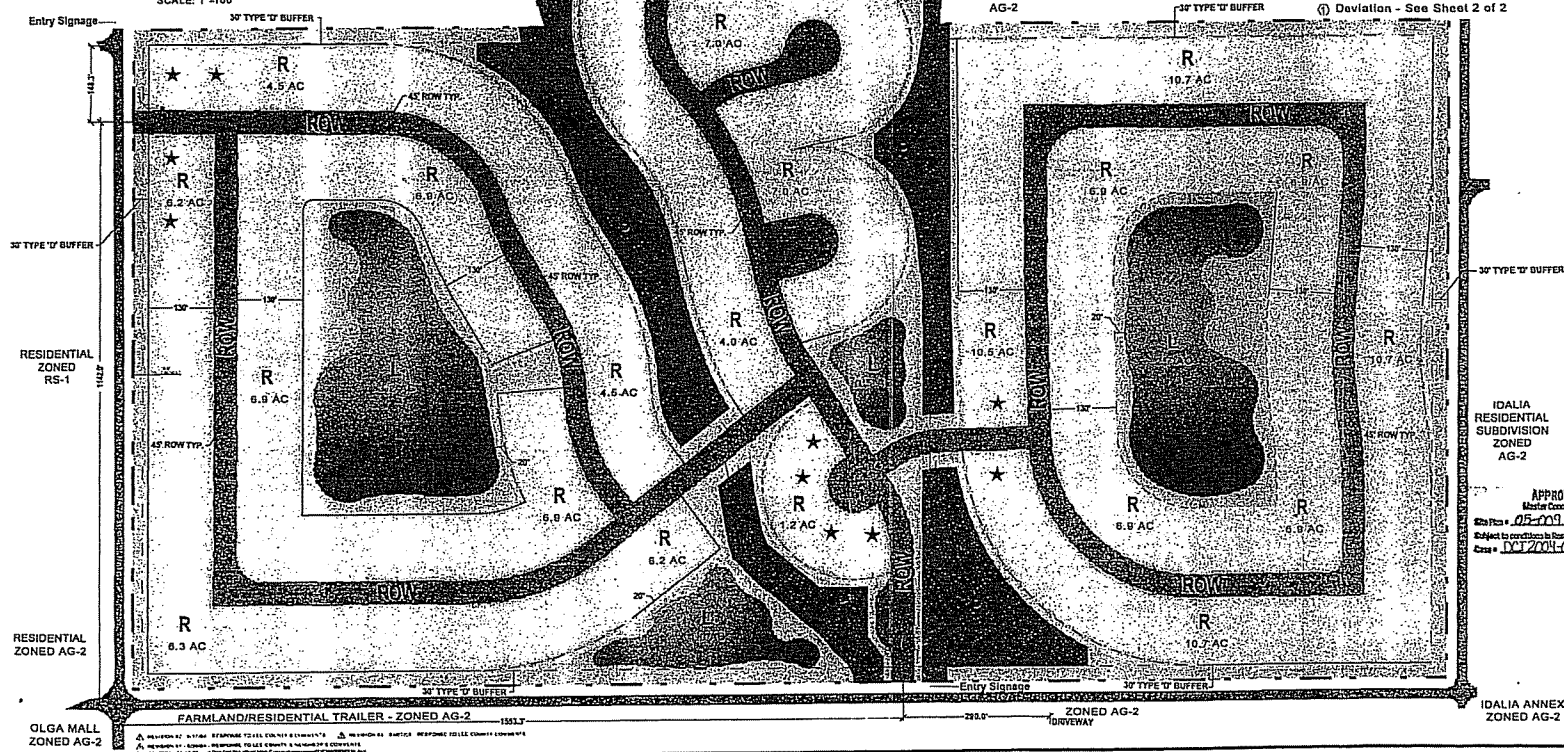
INSET SCALE: 1" = 100'



**SINGLE FAMILY DETACHED**  
**(INTERNAL LOTS)**  
**LOT TYPICAL**  
**(Not to Scale)**

LAND USE SUMMARY		
R	Residential	49.7 AC
P	Preserve	8.3 AC
L	Lakes	8.2 AC
ROW	Right of Way	11.2 AC
	Open Space	14.3 AC
Total Acres		91.7 AC

- ★ Model Home/Real Estate Office Locations  
✱ Approximate Gate House Location  
① Deviation - See Sheet 2 of 2



ITALIA  
RESIDENTIAL  
SUBDIVISION  
ZONED  
AG-2

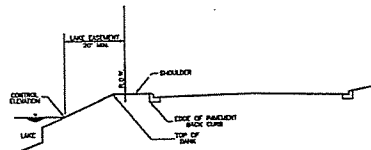
APPROVED  
Master Concept Plan  
Site Plan # 05-009 Page 1 of 2  
Subject to conditions in Resolution 05-009  
Case # DCI2004-00223

SEC 22 TWP 43 RGE 27  
 Designed by:  
 Drawn by: K  
 Checked by  
 Approved by: SJ  
 Date: 4/12/00  
 Scale: 1" = 100'  
 PRN: 03500-001-000 PZMS  
 File # D-03500-00

Sheet 1 of 2



1. Deviation from LDC Section 10-329(a)(1)(v), to allow lake setbacks from rights-of-way as follows:
  - a) Setbacks for excavations will be measured from right of way or property line in case of water control elevation.
  - b) Where adequate elements for the protection of highway vehicles are provided, a 20-foot setback from Internal rights of way will be provided.
2. Withdrawn.
3. Withdrawn.
4. Deviation from LDC Section 10-285 which requires a minimum of 125 foot spacing between sewer easements to a local road to allow two connections for house laterals, easements and short cut-de-sacs (eyebrows) at a spacing less than 125 feet.



DEVIATIONS 1A & 1B

▲ MEMOR #1 - 8/17/04 - RESPONSE TO LEE COUNTY COMMENTS  
 ▲ MEMOR #1 - 9/17/04 - RESPONSE TO LEE COUNTY COMMENTS  
 ▲ MEMOR #1 - 10/20/04 - RESPONSE TO LEE COUNTY & MOORE COUNTY COMMENTS

# Wilson Miller

**WHEELER, Inc.**  
 Planners • Engineers • Architects • Surveyors  
 Landscape Architects • Transportation Consultants

Memphis, Portland, Denver, Jacksonville • Personal City Service  
 1500 Baby Lane, Suite 201 • Nashville, TN 37203-6037  
 (Phone) 615-448-0300 • Fax 615-448-0378

**CALOOSA HATCHEE ESTATES RPD  
MASTER CONCEPT PLAN**

EXHIBIT E  
Page 2 of 2

Fig. 22-4. Continued.

APR 14 1964

2457552 :—

APPROVED  
Master Concept Plan  
Title Page # 05-009 Page 2 of 2  
Subject to conditions in Resolution Z-05-00  
Date: OCT 2004-00023

SEC 22 TYP 43 RCE 27  
Designed by:  
Drawn by: JO  
Checked by:  
Approved by: SJ  
Date: 4/12/0  
Scale: 1" = 100'  
PLOT 03095-001-000 PZMS  
File #: D-03095-001

Sheet 2 of 2



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

WHEREAS, Commercial Properties Southwest, Inc., filed an application on behalf of the property owner, Margaret D. Lange, to rezone a 91.71±-acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD), in reference to a project known as Caloosahatchee Estates RPD; and,

WHEREAS, a public hearing was advertised and held on January 13, 2005, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2004-00023; and,

WHEREAS, a second public hearing was advertised and held on April 4, 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; and,

WHEREAS, the Board of County Commissioners approved the request to rezone the property with modifications pursuant to Resolution Z-05-009; and.

WHEREAS, it was necessary to prepare an amended resolution to correct a scrivener's error regarding the number of units permitted.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 91.71±-acre parcel from AG-2 to RPD, to allow a residential development of up to 325 dwelling units consisting of single-family detached dwelling units with a maximum building height of 35 feet (two stories). The applicant later revised the request to 275 dwelling units at the start of the hearing before the Hearing Examiner. The property is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED to allow a residential development at a density not to exceed one dwelling unit per acre, 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. Development must be consistent with the two-page Master Concept Plan (MCP) entitled "Caloosahatchee Estates RPD," stamped received April 14, 2005, last revised September 17, 2004, except as modified by the conditions below. Development must comply with the

**COPY**



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. The project is limited to a maximum of 90 single-family detached dwelling units.
- b. Schedule of Uses

Residential "R"

ACCESSORY USES AND STRUCTURES (LDC §§ 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, 34-2141 *et seq.*, and 34-3108)

ADMINISTRATIVE OFFICES

BOATS: Boat ramp and dockage (not to exceed 9 slips) (a marina is not a permitted use)

CLUBS: Private (LDC § 34-2111)

DWELLING UNIT: Single-family

ENTRANCE GATES AND GATEHOUSE (LDC § 34-1741 *et seq.*)

ESSENTIAL SERVICES (LDC §§ 34-1611 *et seq.*, and 34-1741 *et seq.*)

ESSENTIAL SERVICE FACILITIES (LDC § 34-622(c)(13)):Group I (LDC §§ 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141, *et seq.*)

EXCAVATION: Water retention (LDC § 34-1651)

FENCES, WALLS (LDC § 34-1741)

HOME OCCUPATION (LDC § 34-1771 *et seq.*)

MODELS: Model Home (LDC § 34-1951 *et seq.*)

REAL ESTATE SALES OFFICE, (LDC §§ 34-1951 *et seq.*, and 34-3021)

RECREATIONAL FACILITIES:

Personal

Private, On-Site

SIGNS in accordance with LDC Chapter 30

TEMPORARY USES (LDC § 34-3041 *et seq.*) - limited solely to a temporary contractor's office and storage shed

Preserve "P"

ACCESSORY USES AND STRUCTURES (LDC §§34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, 34-2141 *et seq.*, and 34-3108) including:

- Hiking and Nature Study (pedestrian boardwalks, hiking trails)
- Outdoor Education
- Picnic Area/Gazebo
- Recreational activities to include boardwalks, paths and passive recreation and that active recreation requiring little or no facilities.

ESSENTIAL SERVICES (LDC §§ 34-1611 *et seq.*, and 34-1741 *et seq.*)

SIGNS in accordance with LDC Chapter 30



c. Site Development Regulations

Development tracts along Linwood Avenue, Old Olga Road, South Olga Drive, and along the northern perimeter of the eastern development tract must comply with the one-half acre lot area requirement set forth below:

Minimum Lot Area and Dimensions:

Area: one-half acre  
Width: 150 feet  
Depth: 130 feet

Minimum Setbacks:

Street: variable according to the functional classification of the street  
or road (§ 34-2191 *et seq.*)  
Side: 12 feet  
Rear: 20 feet  
Water Body: 20 feet

All other lots:

Minimum Lot Area and Dimensions:

Area: 14,400 square feet  
Width: 90 feet  
Depth: 130 feet

Minimum Setbacks:

Street: variable according to the functional classification of the street  
or road (§ 34-2191 *et seq.*)  
Side: 5 feet (no structures are permitted in this setback, including  
air conditioners, etc.)  
Rear: 20 feet  
Water Body: 20 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171 *et seq.* and 34-2194.

Maximum Lot Coverage: 50 percent

Maximum Building Height: 35 Feet

All residential units must comply with local building code requirements at the time of permitting.

3. Deleted.

4. Existing bona fide agricultural uses, in the form of grazing and orange groves, are allowed to remain only in strict compliance with the following:



- a. Grazing activity and the existing orange groves on the property described in the affidavit attached hereto in Exhibit B may continue until approval of a local development order for the area of the project containing those uses.
  - b. Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
  - c. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The exemption termination must be filed with the Property Appraiser's Office by December 31<sup>st</sup> of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.
5. The development order approval governing the project must indicate that all existing native trees located in buffers and open space areas will be preserved in place. The development order must also identify the existing heritage oaks that will be impacted by development and specify that these trees will be replaced in open space areas at a ratio of one 20-foot tall tree of the same species for each heritage oak impacted.
  6. The development order approval governing the project must indicate that all cabbage palms with at least eight feet of clear trunk will be relocated in a horticulturally correct manner and in coordination with Lee County Division of Environmental Sciences staff into common open space areas. Also, prior to issuance of any Vegetation Removal Permit, the palms to be relocated must be flagged in the field for Environmental Sciences staff inspection.
  7. Prior to local development order approval, the developer must submit a Flowway Restoration and Planting Plan to Lee County Division of Environmental Sciences staff for review and approval. The plan must indicate that invasive exotic vegetation removal within the flowways and associated buffers will be limited to hand-removal only.
  8. The development order approval governing the project must delineate a total of 14.3 acres of Open Space, of which 8.3 acres must be designated as tree preservation and restoration areas in significant compliance with the MCP.
  9. Approval of this zoning request does not guarantee the approval of dock construction, number of slips, or boat ramp facilities. The developer must obtain a Dock and Shoreline Permit from the Lee County Division of Environmental Sciences prior to the construction of docks or boat ramp facilities.
  10. The developer must provide the following buffer along the rights-of-way of Linwood, Avenue, Old Olga Road, and South Olga Drive:
 

Minimum width:	30 feet
Minimum number of trees:	5 per 100 linear feet
Minimum tree size:	Trees must be no less than four (4) inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.



Hedge:

Shrubs must be a minimum ten-gallon container size; planted in double staggered rows; at least 48 inches in height; and spaced 36 inches on center. Shrubs must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement to be buffered, screened, or both. Exceptions are permitted to provide for visibility at intersections and in areas of pedestrian access.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

No wall is required for this buffer.

11. The developer must provide for review and written approval by Lee County Natural Resources Division, the HEC-RAS models (existing and proposed conditions) for the conveyances of off-site drainage from all culverts under Old Olga Road from South Olga Road to Linwood Avenue that flow through or around the development prior to issuance of the first development order (or any early work, clearing, filling permits). The limits of these models must extend from the Caloosahatchee to the upstream side of the Old Olga Road culverts. The modeling must utilize a minimum Mannings' "n" value of 0.05 for constructed ditches or channels and 0.07 for natural flowways. The design flows for the HEC-RAS models above are those produced by considering a one-half (1/2) foot of differential head under a submerged outlet condition (downstream water surface just at/above the top of box/culvert elevation) for the culverts under Old Olga Road and that produced from the contributing portions of the development for a 25-year/3-day storm event. The modeling results must demonstrate that the water surface elevations at the upstream face of each culvert under Old Olga Road are at or below the top of box/culvert elevation plus one-half foot and that all flows remain within the channel along all portions of the conveyances. The installation of new culverts or other crossings within the development must be accounted for within the HEC-RAS models.
12. The open channel conveyances for off-site flow must have a 15-foot (minimum) access way along the top of bank(s); that is, in general, parallel to and transversable by light rubber tired equipment. The access way is envisioned to meander in order to avoid existing trees. The access way is also to be shown on the plans and typical section(s).
13. Prior to issuance of the first development order (or any early work, clearing, filling permits), the developer must submit the following information for review and written approval by Lee County Natural Resources Division: Plan and profile drawings (vertical scale: 1" = 2 feet) for each conveyance to show the existing and proposed invert profile; the water surface profile; and the lowest natural overbank elevation profile. The developer must also provide scaled and dimensioned cross sections (vertical scale: 1" = 2 feet) showing existing conditions (and as improved) with property lines and maintenance access locations shown. This requirement applies to the entire length of each conveyance associated with the off-site flows.



14. The developer must provide certified "as-built" plans of the constructed conveyance(s) prior to issuance of the first Certificate of Compliance for each phase that is adjacent to or includes any portion of the ditch or flowway
15. The developer must dedicate a drainage easement to Lee County for all conveyances of offsite drainage around or through the development from top-of-bank to top-of-bank and must include the maintenance accesses prior to the issuance of the Certificate of Compliance for each phase that is adjacent to or includes any portion of the ditch or flowway. No vegetative planting, other than short grasses, is allowed within the easement areas. The developer is responsible for monthly maintenance/mowing and to keep all exotic/emergent plants to less than one-foot of height within the easement area in perpetuity. The easement must be filed prior to, and not be subordinate to, any conservation easements recorded on the same property. This language must be approved by the Division of Natural Resources and included in the Homeowners' Association documents (e.g., HOA, etc.). The developer must provide the Division of Natural Resources with a certified copy of the filed and recorded documents.
16. All fences or walls developed on lots adjoining Linwood Avenue, Old Olga Road, and South Olga Drive must be of consistent design and developed with like materials, color, and height.
17. Approval of this RPD 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.
18. Approval of this RPD 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).
19. Blasting was not requested nor is it authorized by this zoning approval.

**SECTION C. DEVIATIONS:**

1. Deviation (1) - WITHDRAWN AT HEARING
2. Deviation (2) - WITHDRAWN BY APPLICANT
3. Deviation (3) - WITHDRAWN BY APPLICANT
4. Deviation (4) seeks relief from the LDC §10-285 requirement to provide a minimum 125-foot spacing between driveway access to a local road; to allow two connections for local streets accessways and short cul-de-sacs (eyebrows at a spacing of less than 125 feet). This deviation is APPROVED, SUBJECT TO the depiction on Exhibit C.
5. Deviation (5) seeks relief from the LDC §10-285 requirement to provide a connection separation along collector roads of 330 feet; to allow a connection of 290 feet from the project's access on Old Olga Road to a driveway east of the subject property. 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: Agricultural Uses Affidavit
- Exhibit C: Illustration of Roadway Detail
- Exhibit D: Zoning Map (subject parcel identified with shading)
- Exhibit E: Master Concept Plan date stamped received April 14, 2005, last revised September 17, 2004

The applicant has indicated that the STRAP numbers for the property are: 22-43-26-00-00003.0000 and 22-43-26-00-00008.0000.

#### SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to RPD rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes and regulations.
2. The RPD rezoning, as conditioned:
  - 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 the site 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 approval of this RPD rezoning request, as conditioned, 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 Judah, seconded by Commissioner Hall, and, upon being put to a vote, the result was as follows:

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

DULY PASSED AND ADOPTED this 4<sup>th</sup> day of April 2005.

ATTEST:  
CHARLIE GREEN, CLERK

BY: *Spice S. Purice*

Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: *[Signature]*

Chairman

Approved as to form by:

*[Signature]*  
Donna Marie Collins  
County Attorney's Office



RECEIVED  
MINUTES OFFICE  
*lp*  
2005 JUN -1 PM 1:48



EXHIBIT A  
Legal Description  
Property located in Lee County,  
Florida  
Page 1 of 2

LEGAL DESCRIPTIONS:

A PORTION OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, WATERWAY SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 88°52'40" EAST, ALONG THE SOUTHERLY BOUNDARY OF LOT 8, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, UNIT 2 WATERWAY SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 AT PAGE 59 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF SAID UNIT 2 WATERWAY SHORES; COURSE NO. 1: NORTH 88°52'40" E, 710.00 FEET; COURSE NO. 2: NORTH 17°07'00" WEST, 82.05 FEET; COURSE NO. 3: NORTH 43°07'00" WEST, 33.00 FEET; COURSE NO. 4: NORTH 01°37'00" WEST, 33.00 FEET; COURSE NO. 5: NORTH 38°25'00" EAST, 152.02 FEET; COURSE NO. 6: NORTH 22°03'00" WEST, 210.85 FEET; COURSE NO. 7: NORTH 11°21'00" WEST, 181.22 FEET; COURSE NO. 8: NORTH 28°29'00" WEST, 157.31 FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 28, SAID UNIT 2 WATERWAY SHORES PLAT; THENCE CONTINUE NORTH 28°29'00" WEST, 111.00 FEET TO A POINT ON THE APPROXIMATE MEAN HIGH WATER LINE OF THE CALOOSAHATCHEE RIVER; THENCE RUN THE FOLLOWING TWENTY FOUR (24) COURSES ALONG SAID APPROXIMATE MEAN HIGH WATER LINE; COURSE NO. 1: NORTH 54°30'20" EAST, 7.98 FEET; COURSE NO. 2: SOUTH 84°43'56" EAST, 10.45 FEET; COURSE NO. 3: SOUTH 38°14'54" EAST, 10.48 FEET; COURSE NO. 4: SOUTH 84°48'31" EAST, 7.82 FEET; COURSE NO. 5: NORTH 57°17'54" EAST, 31.74 FEET; COURSE NO. 6: SOUTH 50°28'42" EAST, 7.56 FEET; COURSE NO. 7: SOUTH 18°12'34" EAST, 4.99 FEET; COURSE NO. 8: SOUTH 46°32'56" EAST, 26.11 FEET; COURSE NO. 9: NORTH 64°39'06" EAST, 7.96 FEET; COURSE NO. 10: NORTH 11°32'27" EAST, 6.61 FEET; COURSE NO. 11: NORTH 53°39'09" EAST, 14.20 FEET; COURSE NO. 12: NORTH 86°17'59" EAST, 14.25 FEET; COURSE NO. 13: SOUTH 77°07'38" EAST, 22.93 FEET; COURSE NO. 14: SOUTH 72°08'15" EAST, 9.32 FEET; COURSE NO. 15: SOUTH 82°22'04" EAST, 90.10 FEET; COURSE NO. 16: SOUTH 78°03'55" EAST, 87.04 FEET; COURSE NO. 17: SOUTH 77°01'24" EAST, 90.13 FEET; COURSE NO. 18: SOUTH 77°35'46" EAST, 63.70 FEET; COURSE NO. 19: SOUTH 76°23'47" EAST, 77.89 FEET; COURSE NO. 20: SOUTH 76°53'06" EAST, 78.77 FEET; COURSE NO. 21: SOUTH 75°54'49" EAST, 91.77 FEET; COURSE NO. 22: SOUTH 77°59'41" EAST, 51.43 FEET; COURSE NO. 23: SOUTH 74°47'24" EAST, 75.58 FEET; COURSE NO. 24: SOUTH 85°11'37" EAST, 139.25 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2125 AT PAGE 2297 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 00°41'51" EAST, 679.14 FEET; COURSE NO. 2: NORTH 88°52'40" EAST, A DISTANCE OF 1,001.57 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°40'58" EAST, A DISTANCE OF 1,290.54 FEET; THENCE SOUTH 88°52'26" WEST, A DISTANCE OF 1,018.33 FEET; THENCE SOUTH 88°52'26" WEST, A DISTANCE OF 1,581.42 FEET; THENCE NORTH 00°45'19" WEST, A DISTANCE OF 1,290.75 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,995.803 SQUARE FEET OR 91.731 ACRES, MORE OR LESS.

Applicant's Legal Checked  
by [Signature] Sept 10, 2004.

SURVEYOR'S NOTES

1. I CERTIFY THAT, WHEN COMBINED, THE PARCELS CONVEYED BY THAT CERTAIN DEED TO COMMERCIAL PROPERTIES SOUTHWEST, INC., RECORDED IN OFFICIAL RECORDS BOOK 4146, PAGE 4365, LEE COUNTY RECORDS, ARE OTHERWISE DESCRIBED AS THE INSURED PREMISES AND SHOWN IN THE LEGAL ON THIS SURVEY.

2. I CERTIFY THAT ALL LANDS LYING WITHIN THE INSURED PREMISES THAT WERE SUBJECTED TO THE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 71, PAGE 47 WERE RELEASED BY THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1153, PAGE 1201, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS SHOWN ON THIS SURVEY.

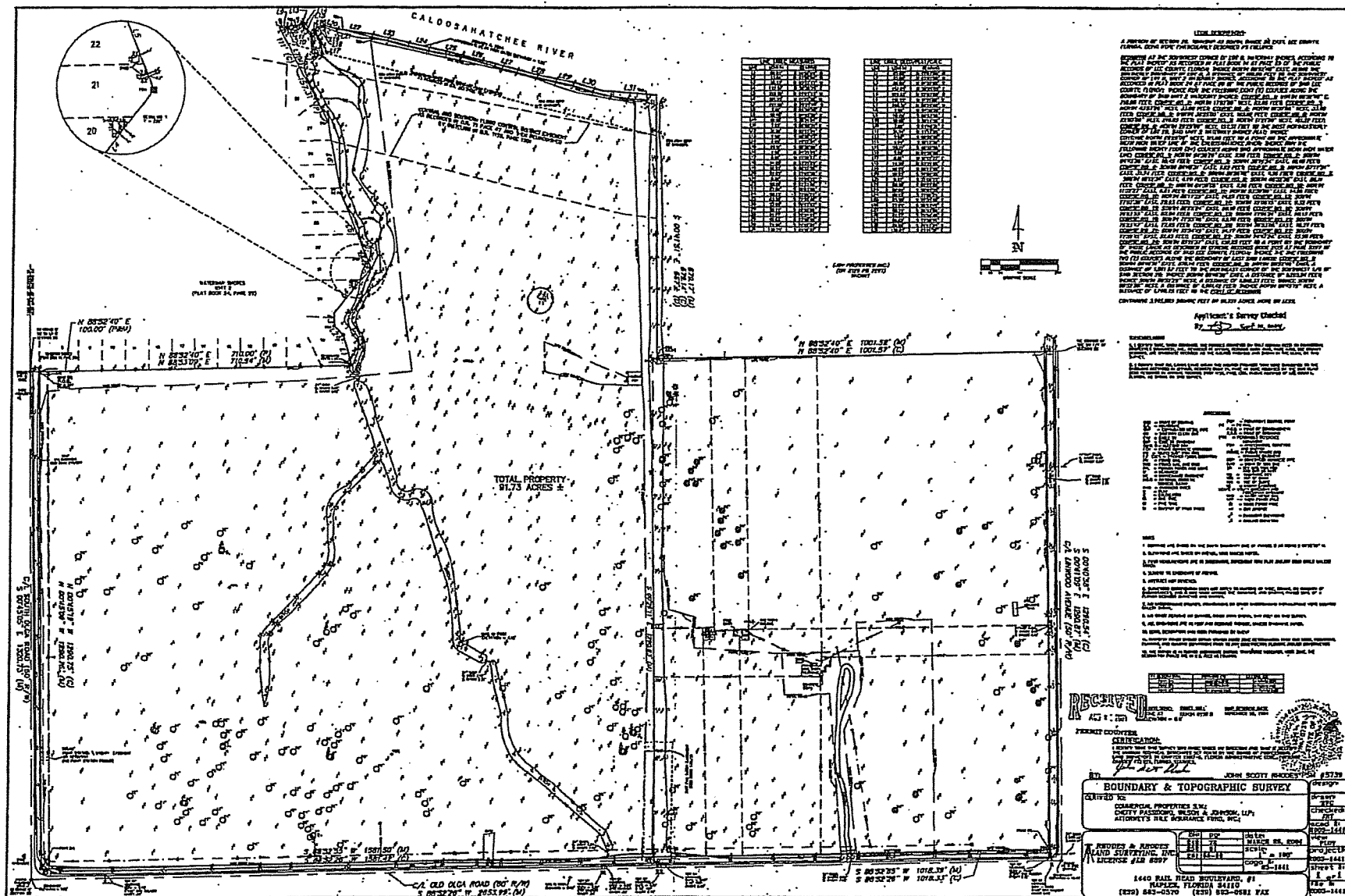
RECEIVED

DCI 2004-00023

AUG 30 2004

70KING







**AGRICULTURAL USE AT THE TIME OF ZONING**  
**AFFIDAVIT**

STATE OF FL

COUNTY OF Collier

BEFORE ME this day appeared Joseph Ryan, authorized agent for Commercial Properties Southwest, Inc. who, being first duly sworn, deposes and says:

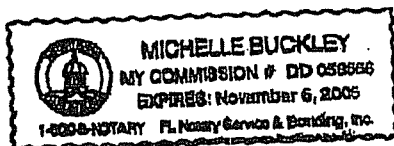
1. He is the authorized agent for Commercial Properties Southwest, Inc., the owner of the property that is identified by Strap Number(s):  
22-43-26-00-00003.0000 and 22-43-26-00-00008.0000
2. A copy of the boundary sketch of the property to be rezoned is attached as Exhibit "A". The parcel consists of 91.7+/- acres.
3. ~~The parcel described in Exhibit "A" is being used for grazing purposes and orange groves.~~
4. Commercial Properties Southwest, Inc., or successors in interested, 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 27 day of August, 2004.

  
\_\_\_\_\_  
Joseph Ryan, Authorized Agent for  
Commercial Properties Southwest, Inc.

SWORN TO AND SUBSCRIBED before me this 27th day of August, 2004, by Joseph Ryan, who is personally know to me or who has produced Driver License as identification.

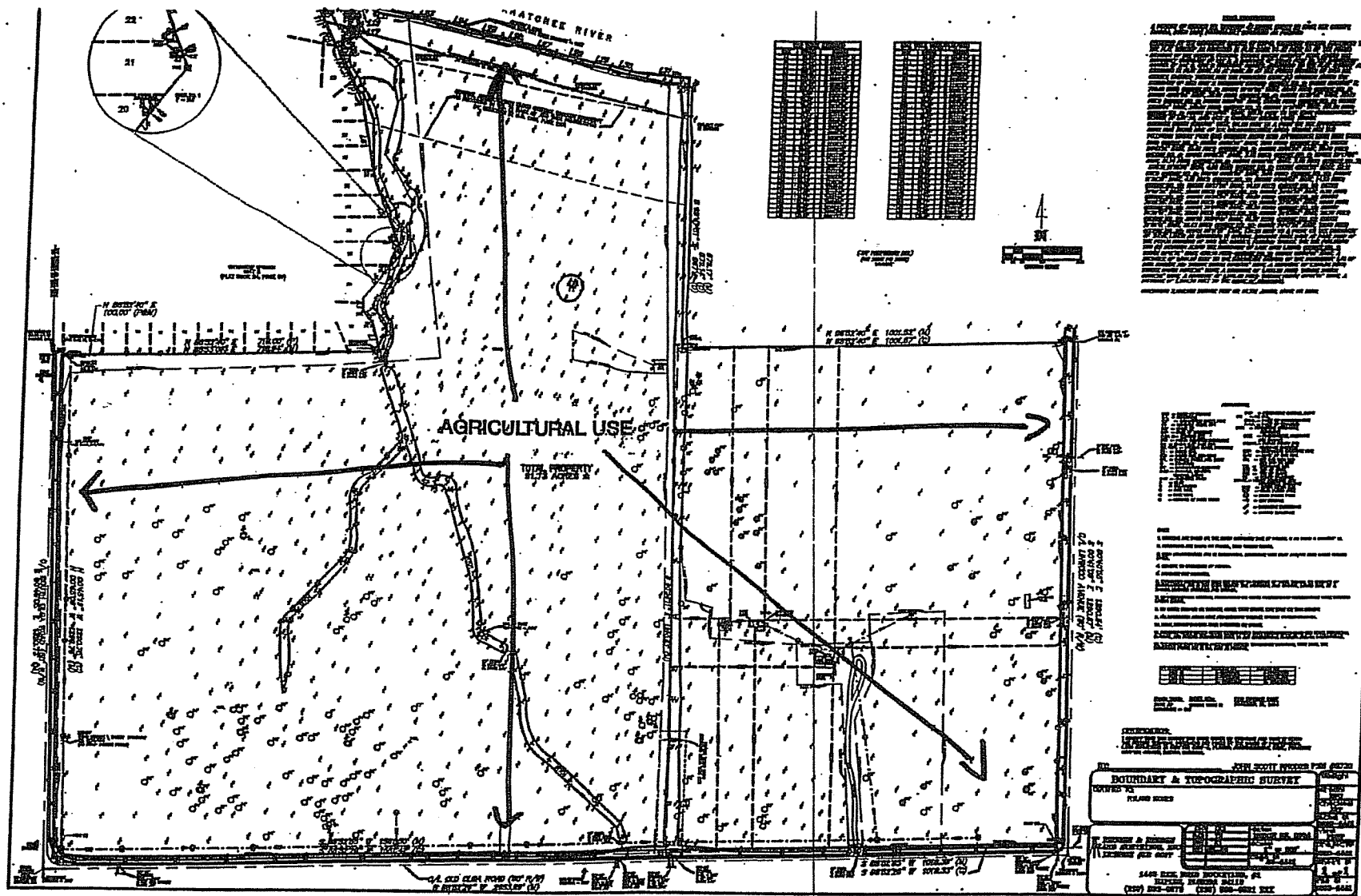
My Commission Expired:



  
\_\_\_\_\_  
Notary Public

MICHELLE BUCKLEY  
\_\_\_\_\_  
Print/Type Name of Notary







# COMMERCIAL PROPERTIES SOUTHWEST, INC.

---

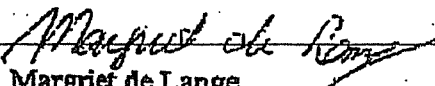
8825 TAMiami TRAIL EAST, NAPLES, FLORIDA 34113

November 17, 2003

To whom it may concern:

Commercial Properties S.W., Inc. hereby authorizes Bahama Bay, LLC and Joseph Ryan to act as manager for the Caloosahatchee Estates Project and to enter into contractual agreements for the project.

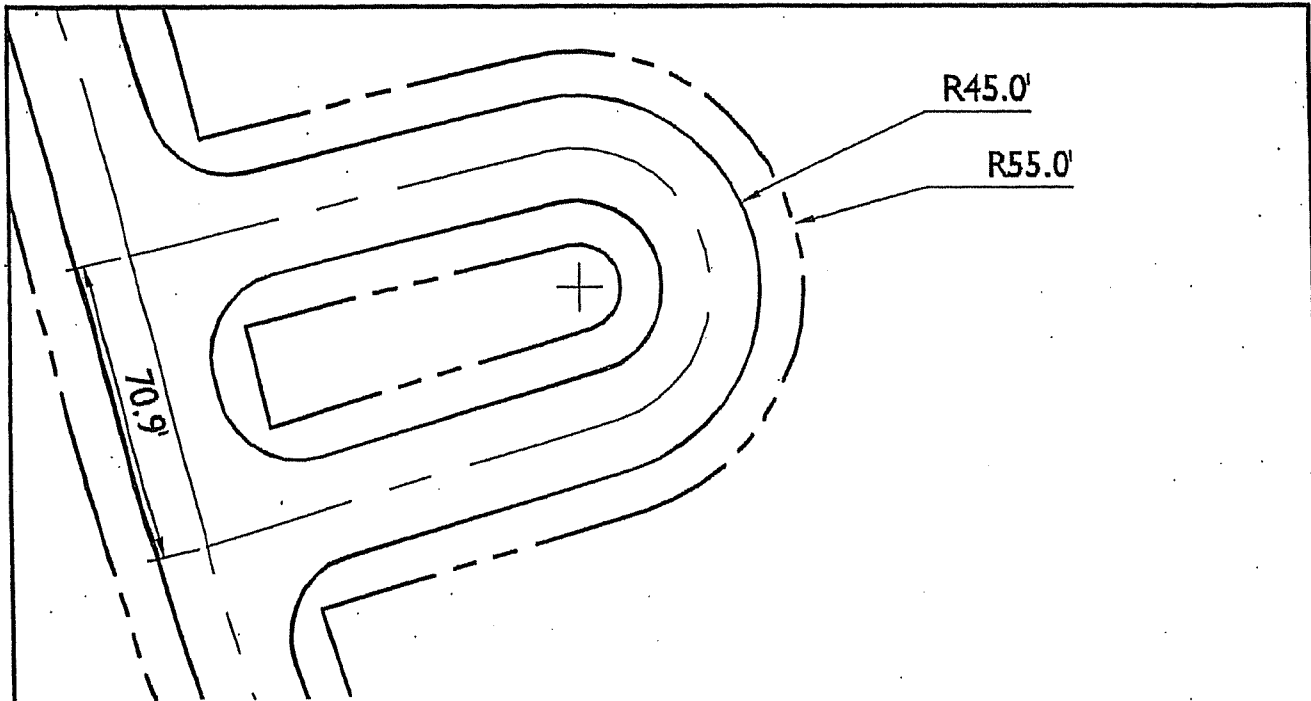
Commercial Properties, S.W., Inc.

  
Margriet de Lange  
President

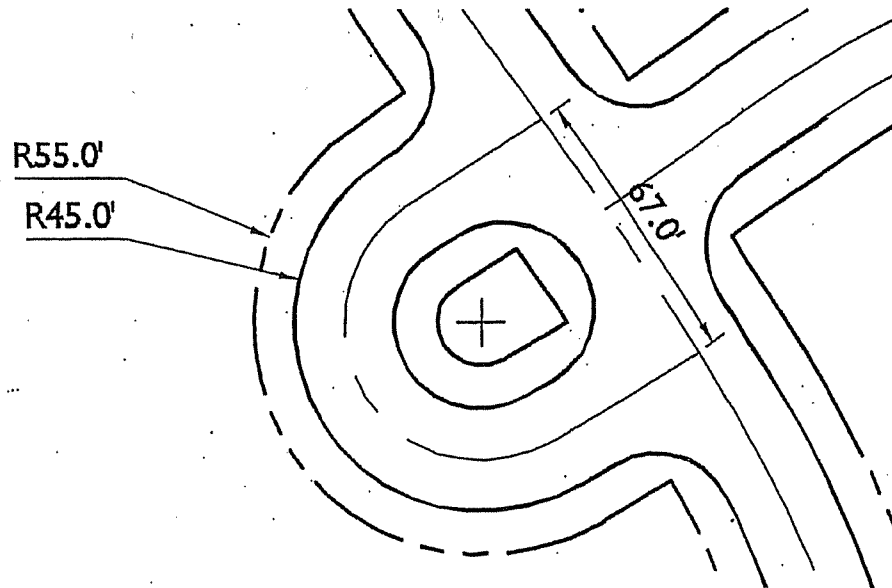
---



# EXHIBIT C



ROADWAY DETAIL NO. 1



ROADWAY DETAIL NO. 2

PROJECT: CALOOSAHATCHEE ESTATES

CLIENT:

**WilsonMiller**

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

**WilsonMiller, Inc.**

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee • Panama City Beach  
3200 Bailey Lane, Suite 200 • Naples, Florida 34105-6507 • Phone 239-649-4040 • Fax 239-643-5716 • Web-GIS: www.wilsonmiller.com

WilsonMiller, Inc. - FL (Professional Engineer)  
WilsonMiller, Inc. - Certificate of Authorization 043

SCALE:	1" = 40'	DATE:	12/23/04
SECT:	TWP:	RGE:	REV NO:
PROJECT NO:	03896-001-000		
DRWN BY/EMP NO:	KAC/1213		
SHEET NO:	1 of 1		

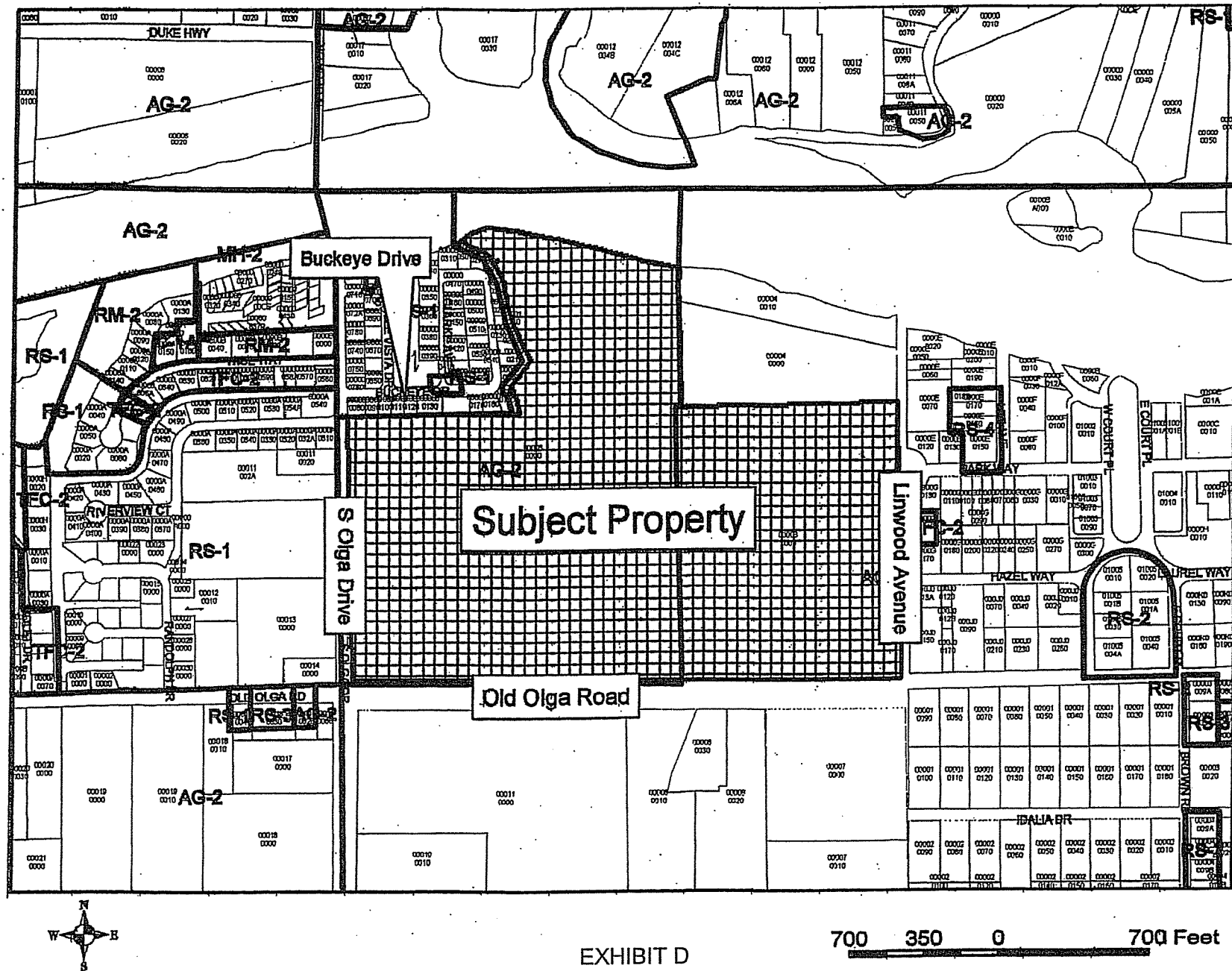
APPLICANT C

APPLICANT'S EXHIBIT

# 12  
DC12007-0023

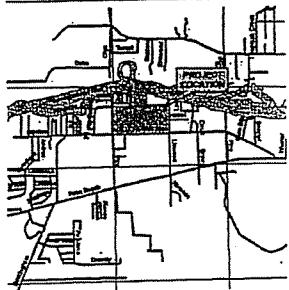


## 12/9/2004





# LOCATION MAP (Not to Scale)



WATERWAY  
SHORES  
RESIDENTIAL  
ZONED  
RS-1



Entry Signage

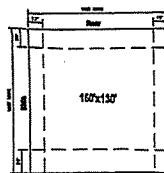
TYPE 'D' BUFFER

RESIDENTIAL  
ZONED  
RS-1

RESIDENTIAL  
ZONED  
AG-2

OLGA MALL  
ZONED AG-2

FARMLAND/RESIDENTIAL TRAILER - ZONED AG-2



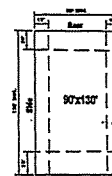
SINGLE FAMILY DETACHED  
(PERIMETER LOTS LOCATED  
ALONG OLD OLGA, SOUTH  
OLGA, LINWOOD AVE. & THE  
NORTHEAST BOUNDARY)

LOT TYPICAL  
(Not to Scale)

UNDEVELOPED  
AG-2

UNDEVELOPED  
AG-2

INSET SCALE: 1" = 100'



SINGLE FAMILY DETACHED  
(INTERNAL LOTS)  
LOT TYPICAL  
(Not to Scale)

30' TYPE 'D' BUFFER

## LAND USE SUMMARY

R	Residential	49.7 AC
P	Preserve	8.3 AC
L	Lakes	8.2 AC
ROW	Right of Way	11.2 AC
	Open Space	14.3 AC
Total Acres		91.7 AC

- ★ Model Home/Real Estate Office Locations
- \* Approximate Gate House Location
- ① Deviation - See Sheet 2 of 2

IDALIA  
RESIDENTIAL  
SUBDIVISION  
ZONED  
AG-2

APPROVED  
Master Concept Plan  
2004-00073  
APR 14 2005  
2004-00073

ZONING COUNCIL

REC 21 TWP 45 RGE 27  
Designed by: [blank]  
Drawn by: [blank]  
Checked by: [blank]  
Approved by: [blank]  
Date: 4/13/04  
Scale: 1" = 100'  
PAC 03506-001-000 PZMBP  
File #: D-03506-003

Sheet 1 of 2

**Wilson Miller**

Planners • Engineers • Architects • Surveyors  
Landscapers • Estimators • Transportation Consultants  
10100 Miller Rd., Suite 100  
2300 West 10th Ave., Suite 100, Fort Collins, CO 80501  
Phone: 970.225.1100 Fax: 970.225.1101  
Email: info@wilsonmiller.com Website: www.wilsonmiller.com

**CALOOSAHATCHEE ESTATES RPD  
MASTER CONCEPT PLAN**

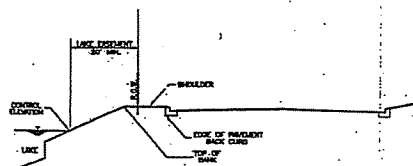
PREPARED FOR: Commercial Properties Southwest, Inc.

EXHIBIT E  
Page 1 of 2



## DEVIATIONS

1. Deviation from LDC Section 10-329(e)(1)(a), to allow lake setbacks from rights-of-way as follows:
  - a) Setbacks for excavations will be measured from right of way or property line to edge of water control elevation.
  - b) Where adequate elements for the protection of wayward vehicles are provided, a 20-foot setback from internal rights of way will be provided.
2. Withdrawn.
3. Withdrawn.
4. Deviation from LDC Section 10-285 which requires a minimum of 125 foot spacing between accesses to a local road to allow two connections for local streets, accessways and short cut-de-accs (eyebrows) at a spacing less than 125 feet.



**DEVIATIONS 1A & 1B**  
KLS

▲ ELEVATION 207.10 - 207.10/20 - REFERENCE TO LDC COUNTY CHARTER  
 ▲ ELEVATION 207.10 - 207.10/20 - REFERENCE TO LDC COUNTY CHARTER  
 ▲ ELEVATION 207.10 - 207.10/20 - REFERENCE TO LDC COUNTY & HARBOR CHARTER  
 C/L P. 207.10 - 207.10/20 - REFERENCE TO LDC COUNTY & HARBOR CHARTER

**Wilson Miller**

PERSONS • DESIGNERS • ENGINEERS • SURVEYORS  
 LANDSCAPE ARCHITECTS • TRANSPORTATION CONSULTANTS  
 WILSON MILLER, INC.  
 2200 West 10th Street, Suite 200 • Boise, ID 83725  
 Phone: (208) 333-0000 • Fax: (208) 333-0001  
 Email: info@wilsonmiller.com

## CALOOSA HATCHEE ESTATES RPD MASTER CONCEPT PLAN

PREPARED FOR: Commercial Properties Southwest, Inc.

BOE 2014-06021

APR 14 2015

APPROVED  
 Master Concept Plan  
 Site Plan - 05-001 Page 2 of 2  
 Subject to conditions to final plan - 2-05-001  
 Date - 04-20-14-00023

SEC 22 TWP 43 RGE 27  
 Designed by:  
 Drawn by: KLS  
 Checked by:  
 Approved by: SLO  
 Date: 4/12/14  
 Scale: 1" = 100'  
 POC: 03095-001-000 P2001P  
 File #: 0-03095-001

Sheet 2 of 2



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

WHEREAS, Commercial Properties Southwest, Inc., filed an application on behalf of the property owner, Margaret D. Lange, to rezone a 91.71±-acre parcel from Agricultural (AG-2) to Residential Planned Development (RPD), in reference to a project known as Caloosahatchee Estates RPD; and,

WHEREAS, a public hearing was advertised and held on January 13, 2005, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2004-00023; and,

WHEREAS, a second public hearing was advertised and held on April 4, 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; and,

WHEREAS, the Board of County Commissioners approved the request to rezone the property with modifications pursuant to Resolution Z-05-009; and,

WHEREAS, it was necessary to prepare an amended resolution to correct a scrivener's error regarding the number of units permitted.

WHEREAS, the amending resolution must be revised to permit the applicant to benefit from acreage attributable to surrounding roads rights-of-way in calculating the permissible number of units in accordance with Lee County development regulations.

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

SECTION A. REQUEST

The applicant filed a request to rezone a 91.71±-acre parcel from AG-2 to RPD, to allow a residential development of up to 325 dwelling units consisting of single-family detached dwelling units with a maximum building height of 35 feet (two stories). The applicant later revised the request to 275 dwelling units at the start of the hearing before the Hearing Examiner. The property is located in the Suburban Future Land Use Category and is legally described in attached Exhibit A. The request is APPROVED to allow a residential development at a density not to exceed one dwelling unit per acre, 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).

**COPY**



1. Development must be consistent with the two-page Master Concept Plan (MCP) entitled "Caloosahatchee Estates RPD," stamped received April 14, 2005, last revised September 17, 2004, except as modified by the conditions below. Development must comply with 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. The project is limited to a maximum of 95 single-family detached dwelling units.

b. Schedule of Uses

Residential "R"

ACCESSORY USES AND STRUCTURES (LDC §§ 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, 34-2141 *et seq.*, and 34-3108)

ADMINISTRATIVE OFFICES

BOATS: Boat ramp and dockage (not to exceed 9 slips) (a marina is not a permitted use)

CLUBS: Private (LDC § 34-2111)

DWELLING UNIT: Single-family

ENTRANCE GATES AND GATEHOUSE (LDC § 34-1741 *et seq.*)

ESSENTIAL SERVICES (LDC §§ 34-1611 *et seq.*, and 34-1741 *et seq.*)

ESSENTIAL SERVICE FACILITIES (LDC § 34-622(c)(13)): Group I (LDC §§ 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141, *et seq.*)

EXCAVATION: Water retention (LDC § 34-1651)

FENCES, WALLS (LDC § 34-1741)

HOME OCCUPATION (LDC § 34-1771 *et seq.*)

MODELS: Model Home (LDC § 34-1951 *et seq.*)

REAL ESTATE SALES OFFICE, (LDC §§ 34-1951 *et seq.*, and 34-3021)

RECREATIONAL FACILITIES:

Personal

Private, On-Site

SIGNS in accordance with LDC Chapter 30

TEMPORARY USES (LDC § 34-3041 *et seq.*) - limited solely to a temporary contractor's office and storage shed

Preserve "P"

ACCESSORY USES AND STRUCTURES (LDC §§ 34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, 34-2141 *et seq.*, and 34-3108) including:

- Hiking and Nature Study (pedestrian boardwalks, hiking trails)
- Outdoor Education
- Picnic Area/Gazebo
- Recreational activities to include boardwalks, paths and passive recreation and that active recreation requiring little or no facilities.



ESSENTIAL SERVICES (LDC §§ 34-1611 *et seq.*, and 34-1741 *et seq.*)  
SIGNS in accordance with LDC Chapter 30

c. Site Development Regulations

Development tracts along Linwood Avenue, Old Olga Road, South Olga Drive, and along the northern perimeter of the eastern development tract must comply with the one-half acre lot area requirement set forth below:

Minimum Lot Area and Dimensions:

Area: one-half acre  
Width: 150 feet  
Depth: 130 feet

Minimum Setbacks:

Street: variable according to the functional classification of the street  
or road (§ 34-2191 *et seq.*)  
Side: 12 feet  
Rear: 20 feet  
Water Body: 20 feet

All other lots:

Minimum Lot Area and Dimensions:

Area: 14,400 square feet  
Width: 90 feet  
Depth: 130 feet

Minimum Setbacks:

Street: variable according to the functional classification of the street  
or road (§ 34-2191 *et seq.*)  
Side: 5 feet (no structures are permitted in this setback, including  
air conditioners, etc.)  
Rear: 20 feet  
Water Body: 20 feet

Accessory Use and Structure setbacks must comply with LDC §§ 34-1171 *et seq.*  
and 34-2194.

Maximum Lot Coverage: 50 percent

Maximum Building Height: 35 Feet

All residential units must comply with local building code requirements at the time  
of permitting.

3. Deleted.



4. Existing bona fide agricultural uses, in the form of grazing and orange groves, are allowed to remain only in strict compliance with the following:
  - a. Grazing activity and the existing orange groves on the property described in the affidavit attached hereto in Exhibit B may continue until approval of a local development order for the area of the project containing those uses.
  - b. Additional clearing or grading of existing agricultural areas is prohibited. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.
  - c. The property owner must terminate the agricultural tax exemption for any portion of the property that receives a local development order. The exemption termination must be filed with the Property Appraiser's Office by December 31<sup>st</sup> of the calendar year in which the local development order is issued. A copy of the exemption termination must be provided to the Office of the County Attorney.
5. The development order approval governing the project must indicate that all existing native trees located in buffers and open space areas will be preserved in place. The development order must also identify the existing heritage oaks that will be impacted by development and specify that these trees will be replaced in open space areas at a ratio of one 20-foot tall tree of the same species for each heritage oak impacted.
6. The development order approval governing the project must indicate that all cabbage palms with at least eight feet of clear trunk will be relocated in a horticulturally correct manner and in coordination with Lee County Division of Environmental Sciences staff into common open space areas. Also, prior to issuance of any Vegetation Removal Permit, the palms to be relocated must be flagged in the field for Environmental Sciences staff inspection.
7. Prior to local development order approval, the developer must submit a Flowway Restoration and Planting Plan to Lee County Division of Environmental Sciences staff for review and approval. The plan must indicate that invasive exotic vegetation removal within the flowways and associated buffers will be limited to hand-removal only.
8. The development order approval governing the project must delineate a total of 14.3 acres of Open Space, of which 8.3 acres must be designated as tree preservation and restoration areas in significant compliance with the MCP.
9. Approval of this zoning request does not guarantee the approval of dock construction, number of slips, or boat ramp facilities. The developer must obtain a Dock and Shoreline Permit from the Lee County Division of Environmental Sciences prior to the construction of docks or boat ramp facilities.
10. The developer must provide the following buffer along the rights-of-way of Linwood, Avenue, Old Olga Road, and South Olga Drive:



Minimum width:	30 feet
Minimum number of trees:	5 per 100 linear feet
Minimum tree size:	Trees must be no less than four (4) inches in diameter at 12 inches above the ground and no less than 16 feet in height at the time of planting.
Hedge:	Shrubs must be a minimum ten-gallon container size; planted in double staggered rows; at least 48 inches in height; and spaced 36 inches on center. Shrubs must be at least 60 inches in height within 12 months of time of planting and maintained in perpetuity at a height of no less than 60 inches above the adjacent pavement to be buffered, screened, or both. Exceptions are permitted to provide for visibility at intersections and in areas of pedestrian access.

At least 75 percent of the trees and 50 percent of the shrubs used to fulfill these requirements must be native Florida species.

No wall is required for this buffer.

11. The developer must provide for review and written approval by Lee County Natural Resources Division, the HEC-RAS models (existing and proposed conditions) for the conveyances of off-site drainage from all culverts under Old Olga Road from South Olga Road to Linwood Avenue that flow through or around the development prior to issuance of the first development order (or any early work, clearing, filling permits). The limits of these models must extend from the Caloosahatchee to the upstream side of the Old Olga Road culverts. The modeling must utilize a minimum Mannings' "n" value of 0.05 for constructed ditches or channels and 0.07 for natural flowways. The design flows for the HEC-RAS models above are those produced by considering a one-half (1/2) foot of differential head under a submerged outlet condition (downstream water surface just at/above the top of box/culvert elevation) for the culverts under Old Olga Road and that produced from the contributing portions of the development for a 25-year/3-day storm event. The modeling results must demonstrate that the water surface elevations at the upstream face of each culvert under Old Olga Road are at or below the top of box/culvert elevation plus one-half foot and that all flows remain within the channel along all portions of the conveyances. The installation of new culverts or other crossings within the development must be accounted for within the HEC-RAS models.
12. The open channel conveyances for off-site flow must have a 15-foot (minimum) access way along the top of bank(s); that is, in general, parallel to and transversable by light rubber tired equipment. The access way is envisioned to meander in order to avoid existing trees. The access way is also to be shown on the plans and typical section(s).
13. Prior to issuance of the first development order (or any early work, clearing, filling permits), the developer must submit the following information for review and written approval by Lee County Natural Resources Division: Plan and profile drawings (vertical scale: 1" = 2 feet) for each conveyance to show the existing and proposed invert profile; the water surface profile; and the lowest natural overbank elevation profile. The developer must also provide scaled and dimensioned cross sections (vertical scale: 1" = 2 feet) showing existing



conditions (and as improved) with property lines and maintenance access locations shown. This requirement applies to the entire length of each conveyance associated with the off-site flows.

14. The developer must provide certified "as-built" plans of the constructed conveyance(s) prior to issuance of the first Certificate of Compliance for each phase that is adjacent to or includes any portion of the ditch or flowway
15. The developer must dedicate a drainage easement to Lee County for all conveyances of offsite drainage around or through the development from top-of-bank to top-of-bank and must include the maintenance accesses prior to the issuance of the Certificate of Compliance for each phase that is adjacent to or includes any portion of the ditch or flowway. No vegetative planting, other than short grasses, is allowed within the easement areas. The developer is responsible for monthly maintenance/mowing and to keep all exotic/emergent plants to less than one-foot of height within the easement area in perpetuity. The easement must be filed prior to, and not be subordinate to, any conservation easements recorded on the same property. This language must be approved by the Division of Natural Resources and included in the Homeowners' Association documents (e.g., HOA, etc.). The developer must provide the Division of Natural Resources with a certified copy of the filed and recorded documents.
16. All fences or walls developed on lots adjoining Linwood Avenue, Old Olga Road, and South Olga Drive must be of consistent design and developed with like materials, color, and height.
17. Approval of this RPD 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.
18. Approval of this RPD 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).
19. Blasting was not requested nor is it authorized by this zoning approval.

#### SECTION C. DEVIATIONS:

1. Deviation (1) - WITHDRAWN AT HEARING
2. Deviation (2) - WITHDRAWN BY APPLICANT
3. Deviation (3) - WITHDRAWN BY APPLICANT
4. Deviation (4) seeks relief from the LDC §10-285 requirement to provide a minimum 125-foot spacing between driveway access to a local road; to allow two connections for local streets accessways and short cul-de-sacs (eyebrows at a spacing of less than 125 feet). This deviation is APPROVED, SUBJECT TO the depiction on Exhibit C.



5. Deviation (5) seeks relief from the LDC §10-285 requirement to provide a connection separation along collector roads of 330 feet; to allow a connection of 290 feet from the project's access on Old Olga Road to a driveway east of the subject property. 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: Agricultural Uses Affidavit
- Exhibit C: Illustration of Roadway Detail
- Exhibit D: Zoning Map (subject parcel identified with shading)
- Exhibit E: Master Concept Plan date stamped received April 14, 2005, last revised September 17, 2004

The applicant has indicated that the STRAP numbers for the property are:  
22-43-26-00-00003.0000 and 22-43-26-00-00008.0000.

#### SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to RPD rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes and regulations.
2. The RPD rezoning, as conditioned:
  - 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 the site 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 approval of this RPD rezoning request, as conditioned, 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 Judah, seconded by Commissioner Hall, and, upon being put to a vote, the result was as follows:

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

DULY PASSED AND ADOPTED this 4<sup>th</sup> day of April 2005.

ATTEST:  
CHARLIE GREEN, CLERK

BY:   
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY: 

Chairman

Approved as to form by:

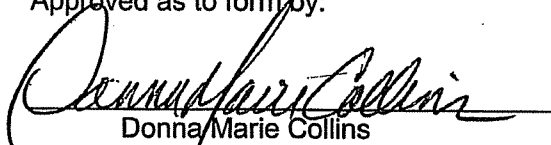
  
Donna Marie Collins  
County Attorney's Office





Exhibit A  
Legal Description  
Property located in Lee County,  
Florida  
Page 1 of 2

LEGAL DESCRIPTIONS

A PORTION OF SECTION 22, TOWNSHIP 43 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 8, WATERWAY SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14 AT PAGE 59 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE NORTH 88°52'40" EAST, ALONG THE SOUTHERLY BOUNDARY OF LOT 8, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 9, UNIT 2 WATERWAY SHORES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 24 AT PAGE 59 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING EIGHT (8) COURSES ALONG THE BOUNDARY OF SAID UNIT 2 WATERWAY SHORES; COURSE NO. 1: NORTH 88°52'40" E. 710.00 FEET; COURSE NO. 2: NORTH 17°07'00" WEST, 82.05 FEET; COURSE NO. 3: NORTH 43°07'00" WEST, 33.00 FEET; COURSE NO. 4: NORTH 01°37'00" WEST, 33.00 FEET; COURSE NO. 5: NORTH 38°25'00" EAST, 162.02 FEET; COURSE NO. 6: NORTH 22°03'00" WEST, 210.85 FEET; COURSE NO. 7: NORTH 11°21'00" WEST, 181.22 FEET; COURSE NO. 8: NORTH 28°29'00" WEST, 157.31 FEET TO THE MOST NORTHEASTERLY CORNER OF LOT 28, SAID UNIT 2 WATERWAY SHORES PLAT; THENCE CONTINUE NORTH 28°29'00" WEST, 111.00 FEET TO A POINT ON THE APPROXIMATE MEAN HIGH WATER LINE OF THE CALOOSAHATCHEE RIVER; THENCE RUN THE FOLLOWING TWENTY FOUR (24) COURSES ALONG SAID APPROXIMATE MEAN HIGH WATER LINE; COURSE NO. 1: NORTH 54°30'20" EAST, 7.98 FEET; COURSE NO. 2: SOUTH 84°43'56" EAST, 10.45 FEET; COURSE NO. 3: SOUTH 38°14'54" EAST, 10.48 FEET; COURSE NO. 4: SOUTH 84°48'31" EAST, 7.82 FEET; COURSE NO. 5: NORTH 57°17'54" EAST, 31.74 FEET; COURSE NO. 6: SOUTH 50°28'42" EAST, 7.56 FEET; COURSE NO. 7: SOUTH 18°12'34" EAST, 4.99 FEET; COURSE NO. 8: SOUTH 46°32'56" EAST, 26.11 FEET; COURSE NO. 9: NORTH 64°39'06" EAST, 7.96 FEET; COURSE NO. 10: NORTH 11°32'27" EAST, 6.61 FEET; COURSE NO. 11: NORTH 53°39'09" EAST, 14.20 FEET; COURSE NO. 12: NORTH 86°17'59" EAST, 14.25 FEET; COURSE NO. 13: SOUTH 77°07'38" EAST, 22.93 FEET; COURSE NO. 14: SOUTH 72°08'15" EAST, 9.32 FEET; COURSE NO. 15: SOUTH 82°22'04" EAST, 90.10 FEET; COURSE NO. 16: SOUTH 78°03'55" EAST, 87.04 FEET; COURSE NO. 17: SOUTH 77°01'24" EAST, 90.13 FEET; COURSE NO. 18: SOUTH 77°35'46" EAST, 63.70 FEET; COURSE NO. 19: SOUTH 76°23'47" EAST, 77.89 FEET; COURSE NO. 20: SOUTH 76°53'06" EAST, 78.77 FEET; COURSE NO. 21: SOUTH 75°54'49" EAST, 91.77 FEET; COURSE NO. 22: SOUTH 77°59'41" EAST, 51.43 FEET; COURSE NO. 23: SOUTH 74°47'24" EAST, 75.58 FEET; COURSE NO. 24: SOUTH 85°11'37" EAST, 139.25 FEET TO A POINT ON THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2125 AT PAGE 2297 OF THE PUBLIC RECORDS OF SAID LEE COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: SOUTH 00°41'51" EAST, 679.14 FEET; COURSE NO. 2: NORTH 88°52'40" EAST, A DISTANCE OF 1,001.57 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 00°40'58" EAST, A DISTANCE OF 1,290.54 FEET; THENCE SOUTH 88°52'26" WEST, A DISTANCE OF 1,018.33 FEET; THENCE SOUTH 88°52'26" WEST, A DISTANCE OF 1,581.42 FEET; THENCE NORTH 00°45'19" WEST, A DISTANCE OF 1,290.75 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,995,803 SQUARE FEET OR 91.731 ACRES, MORE OR LESS.

Applicant's Legal Checked

by  Sept 10, 2004.

SURVEYORS NOTES

1. I CERTIFY THAT, WHEN COMBINED, THE PARCELS CONVEYED BY THAT CERTAIN DEED TO COMMERCIAL PROPERTIES SOUTHWEST, INC., RECORDED IN OFFICIAL RECORDS BOOK 4146, PAGE 4368, LEE COUNTY RECORDS, ARE OTHERWISE DESCRIBED AS THE INSURED PREMISES AND SHOWN IN THE LEGAL ON THIS SURVEY.

2. I CERTIFY THAT ALL LANDS LYING WITHIN THE INSURED PREMISES THAT WERE SUBJECTED TO THE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 71, PAGE 47 WERE RELEASED BY THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1155, PAGE 1201, PUBLIC RECORDS OF LEE COUNTY, FLORIDA, AS SHOWN ON THIS SURVEY.

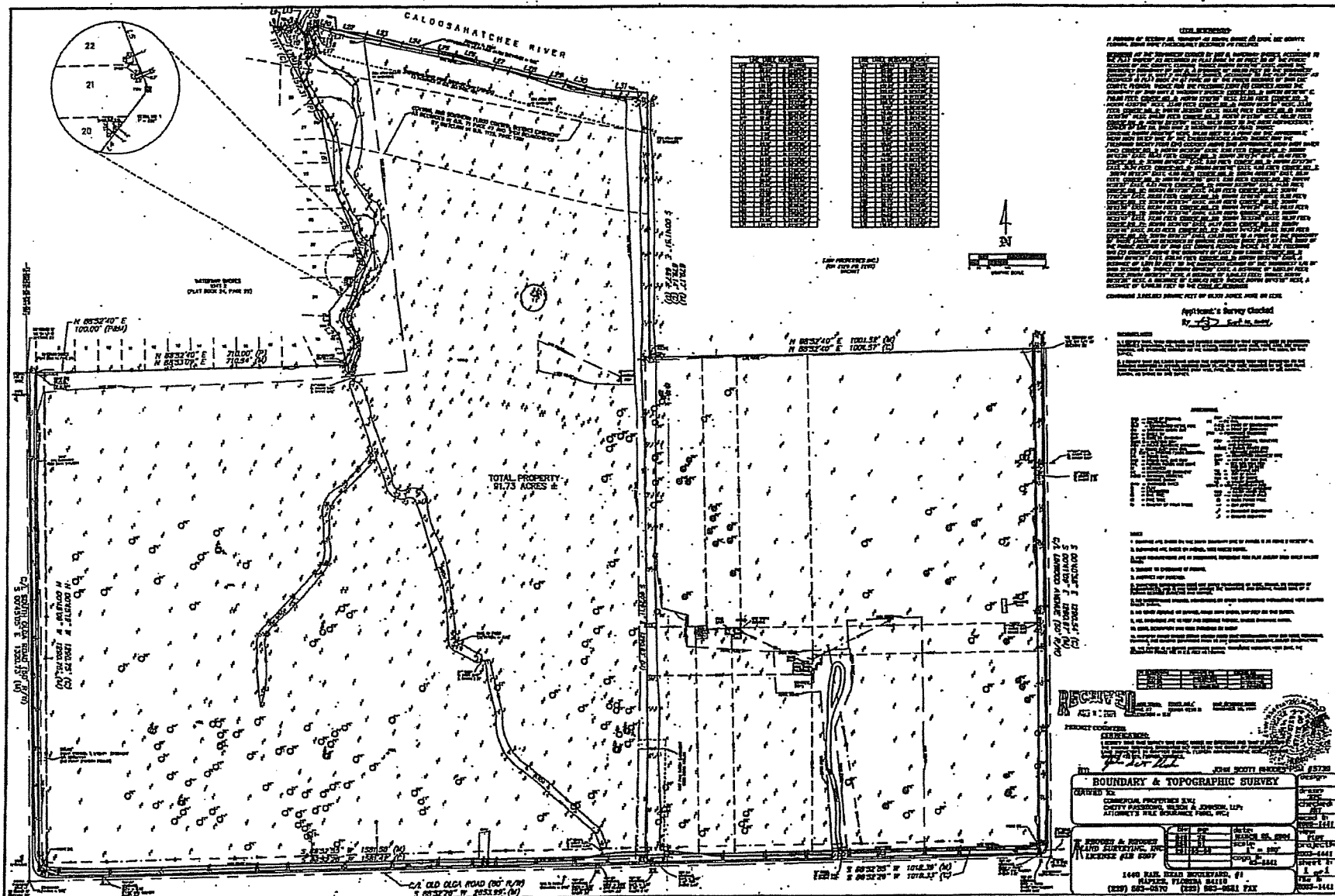
RECEIVED

DCI 2004-00023

AUG 30 2004

70NINE





**AGRICULTURAL USE AT THE TIME OF ZONING  
AFFIDAVIT**

STATE OF FL

COUNTY OF Collier

BEFORE ME this day appeared Joseph Ryan, authorized agent for Commercial Properties Southwest, Inc. who, being first duly sworn, deposes and says:

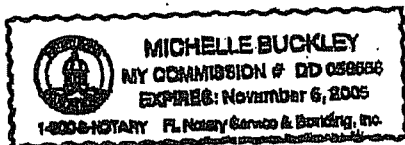
1. He is the authorized agent for Commercial Properties Southwest, Inc., the owner of the property that is identified by Strap Number(s): 22-43-26-00-00003.0000 and 22-43-26-00-00008.0000
2. A copy of the boundary sketch of the property to be rezoned is attached as Exhibit "A". The parcel consists of 91.7+/- acres.
3. ~~The parcel described in Exhibit "A" is being used for grazing purposes and orange groves.~~
4. Commercial Properties Southwest, Inc. or successors in interested, 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 27 day of August, 2004.

  
Joseph Ryan, Authorized Agent for  
Commercial Properties Southwest, Inc.

SWORN TO AND SUBSCRIBED before me this 27<sup>th</sup> day of August, 2004, by Joseph Ryan, who is personally known to me or who has produced Driver License as identification.

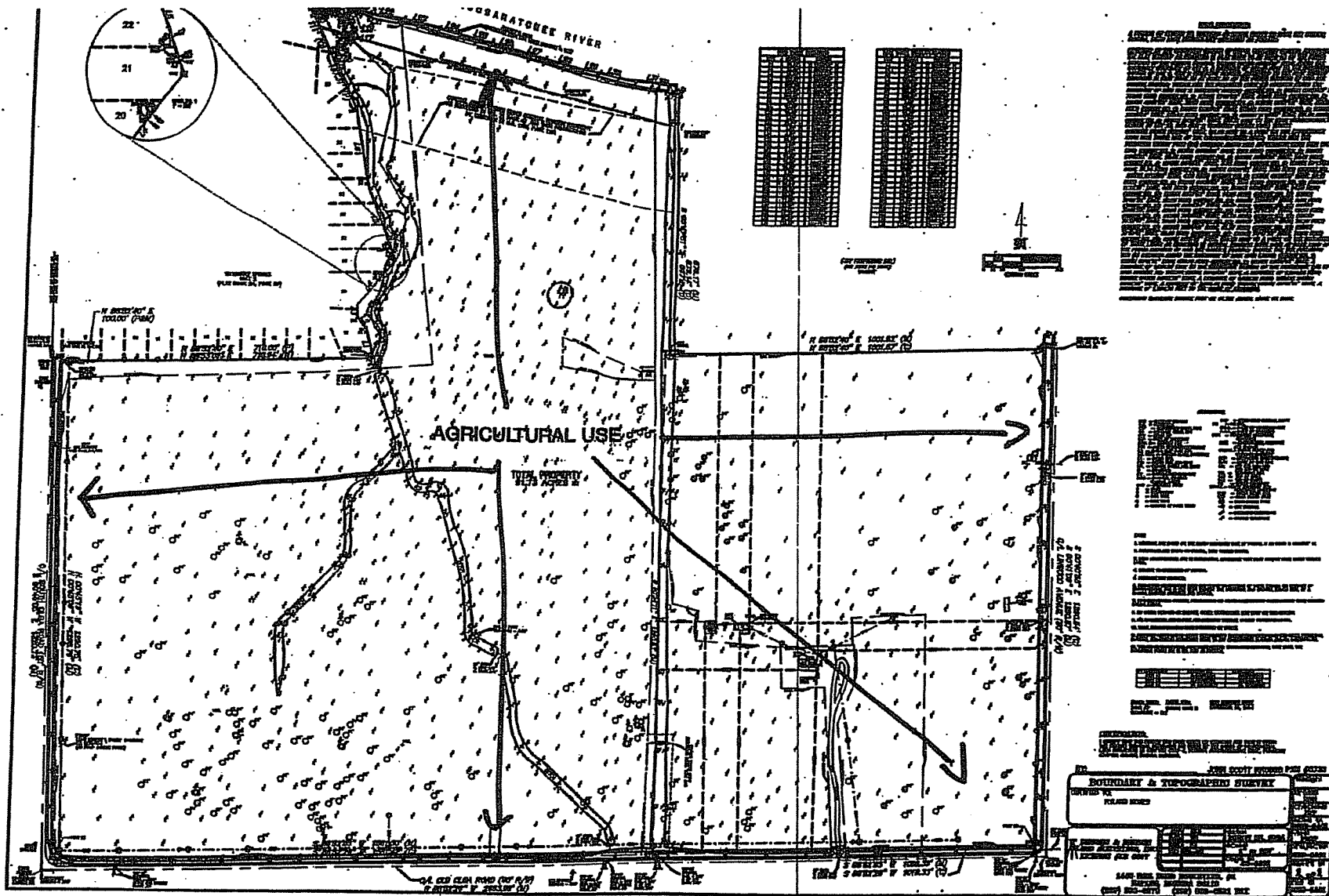
My Commission Expired:



  
Notary Public

Michelle Buckley  
Print/Type Name of Notary





# COMMERCIAL PROPERTIES SOUTHWEST, INC.

---

8825 TAMiami TRAIL EAST, NAPLES, FLORIDA 34113

November 17, 2003

To whom it may concern:

Commercial Properties S.W., Inc. hereby authorizes Bahama Bay, LLC and Joseph Ryan to act as manager for the Caloosahatchee Estates Project and to enter into contractual agreements for the project.

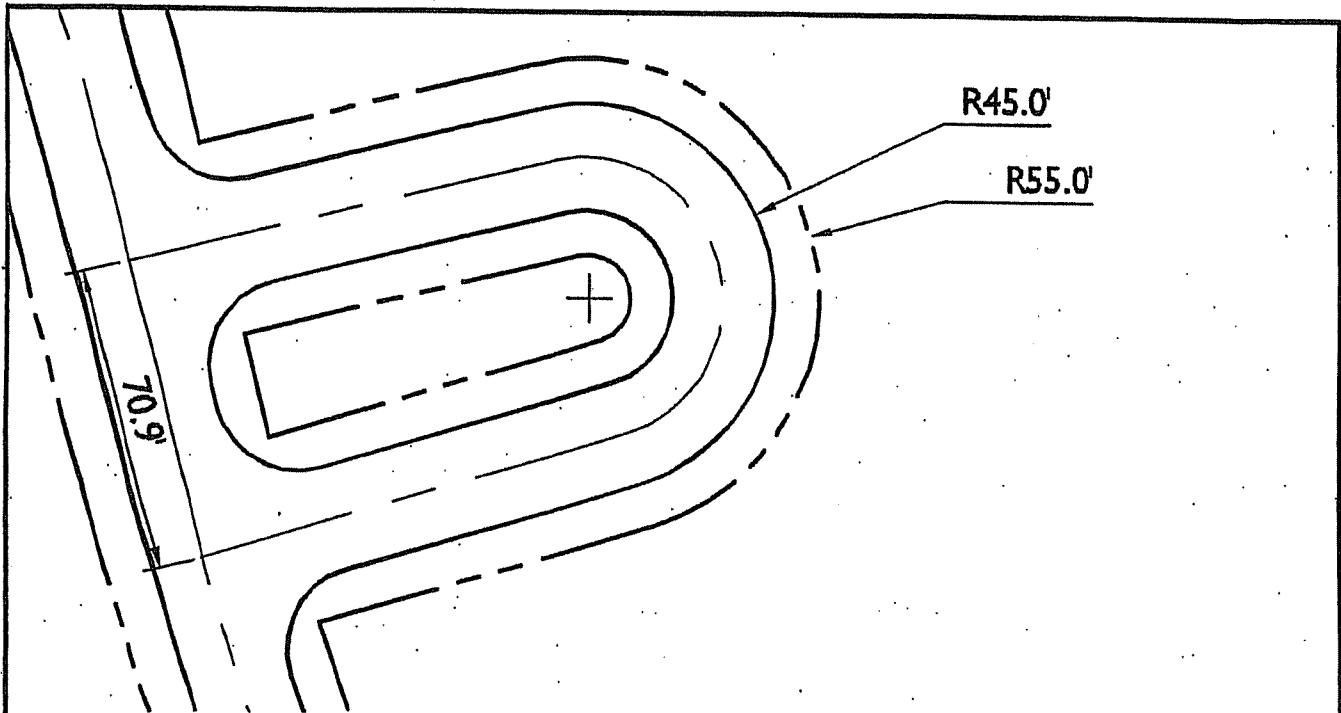
Commercial Properties, S.W., Inc.

  
Margriet de Lange  
President

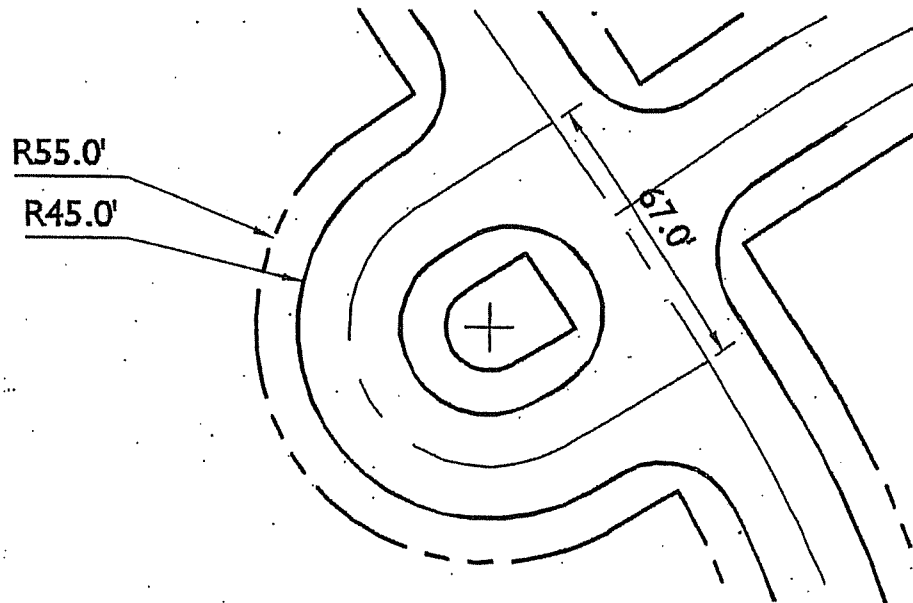
---



# EXHIBIT C



ROADWAY DETAIL NO. 1



ROADWAY DETAIL NO. 2

PROJECT: CALOOSAHATCHEE ESTATES

CLIENT:

**WilsonMiller**

Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants

**WilsonMiller, Inc.**

Naples • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee • Panama City Beach  
3200 Bailey Lane, Suite 200 • Naples, Florida 34105-6507 • Phone 239-648-4040 • Fax 239-648-5778 • Web Site [www.wilsonmiller.com](http://www.wilsonmiller.com)

WilsonMiller, Inc. - FL L&L 000007  
WilsonMiller, Inc. - Certificate of Authorization 0403

SCALE:	1" = 40'	DATE:	12/23/04
SHEET:	TWP:	REV NO:	
PROJECT NO:	03896-001-000	INDEX NO:	
DRAWN BY/EMP NO:	KAC/1213	SHEET NO:	1 of 1

APPLICANT C

APPLICANT'S EXHIBIT

# 2

DC12007-0023

# ZONING INTAKE MAP

12/9/2004

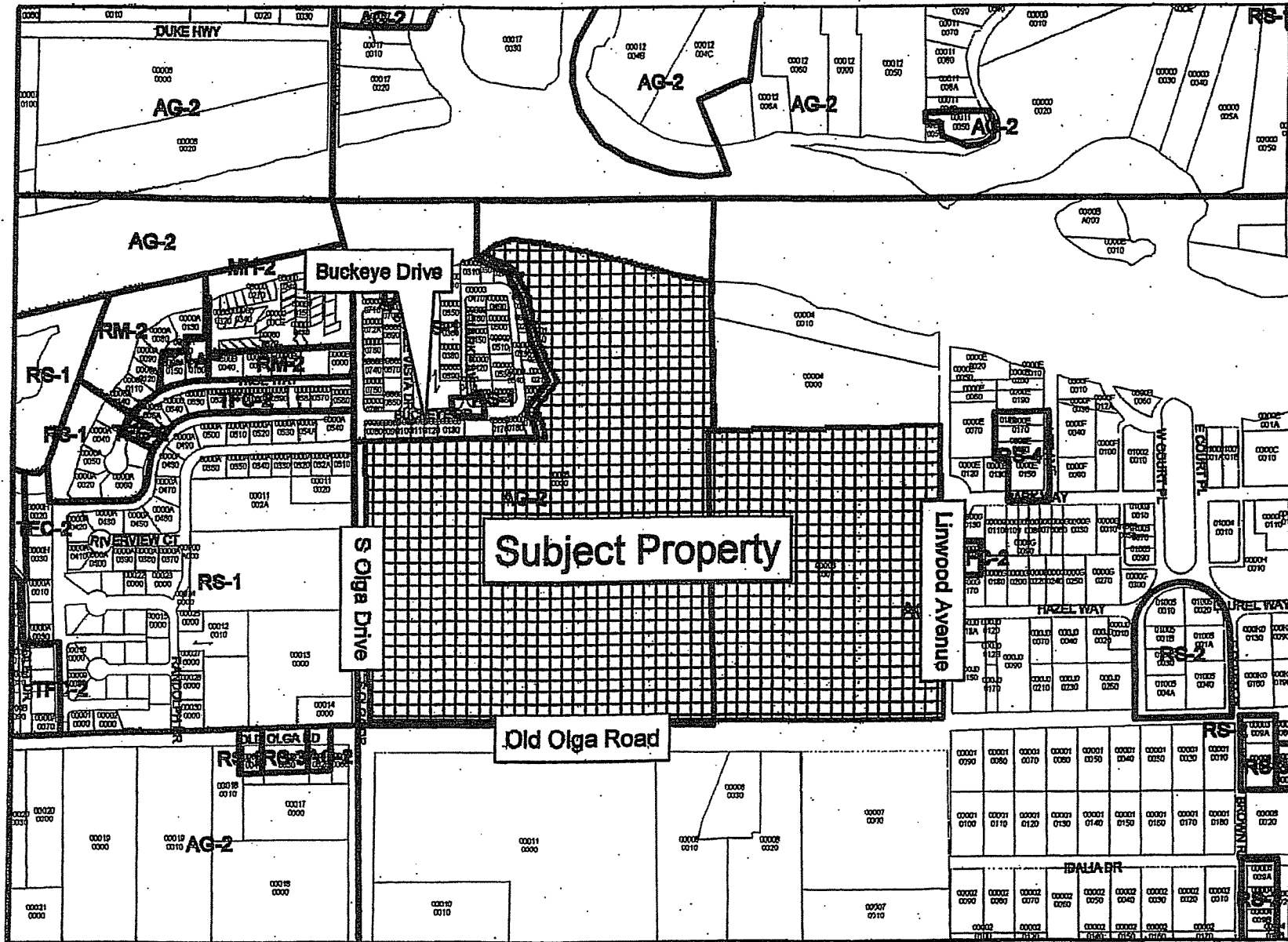
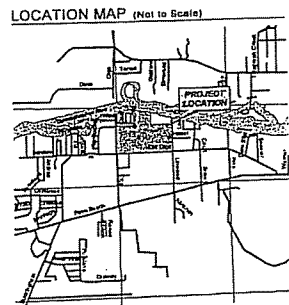


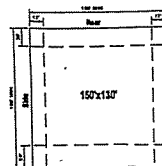
EXHIBIT D

700 350 0 700 Feet





WATERWAY  
SHORES  
RESIDENTIAL  
ZONED  
RS-1



SINGLE FAMILY DETACHED  
(PERIMETER LOTS LOCATED  
ALONG OLD OLGA, SOUTH  
OLGA, LINWOOD AVE. & THE  
NORTHEAST BOUNDARY)  
**LOT TYPICAL**  
(Not to Scale)

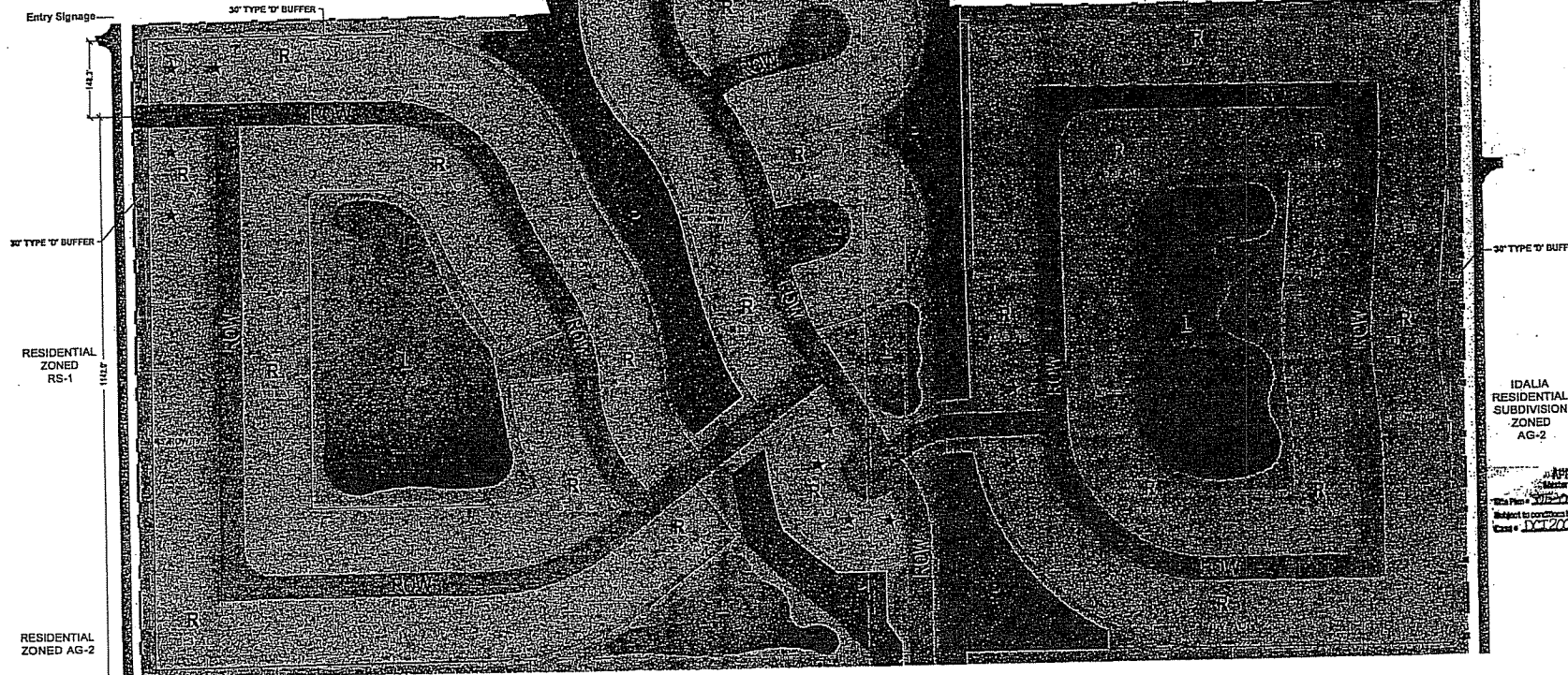
INSET SCALE: 1" = 100'



SINGLE FAMILY DETACHED  
(INTERNAL LOTS)  
**LOT TYPICAL**  
(Not to Scale)

LAND USE SUMMARY		
R	Residential	49.7 AC
P	Preserve	8.3 AC
L	Lakes	8.2 AC
ROW	Right of Way	11.2 AC
	Open Space	14.3 AC
Total Acres		91.7 AC

- ★ Model Home/Real Estate Office Locations
- \* Approximate Gate House Location
- ① Deviation - See Sheet 2 of 2



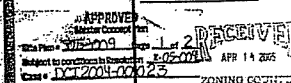
**Wilson Miller**

Planners • Engineers • Architects • Surveyors  
Landscape Architects • Transportation Consultants  
10000 Highway 101, Suite 100, Houston, Texas 77036  
Tel: 281.412.1111 Fax: 281.412.1112  
Email: info@wilsonmiller.com Website: www.wilsonmiller.com

# CALOOSAHATCHEE ESTATES RPD MASTER CONCEPT PLAN

PREPARED FOR: Commercial Properties Southwest, Inc.

001 2004-000033



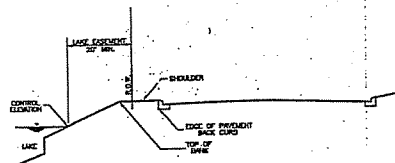
DES 21 TRP 43 R06 27  
Designed by: MC  
Drawn by: MC  
Checked by: BJB  
Approved by: BJB  
Date: 4/13/04

1. Deviation from LDC Section 10-328(e)(1)(e), to allow lake setbacks from rights-of-way as follows:

- a) Setbacks for excavations will be measured from right of way or property line to edge of water control elevation.
- b) Where adequate elements for the protection of wayward vehicles are provided, a 20-foot setback from internal rights of way will be provided.

3. Withdrawn.

4. Deviation from LDC Section 10-285 which requires a minimum of 125 foot spacing between accesses to a local road to allow two connections for local streets, accessways and short cul-de-sacs (eyebrows) at a spacing less than 125 feet.



DEVIATIONS 1A & 1B

# Wilson Miller

**WISCONSIN, INC.**  
Hedges • For Users • Services • Products • Traps • Tackles • Personal CP Death  
2023 Hwy. 200, Suite 203 • Appleton, Florida 33413-5227  
Phone 352-498-4340 • Fax 352-498-5778  
E-mail [Appleton@wisconsin.com](mailto:Appleton@wisconsin.com) Web Site [www.wisconsin.com](http://www.wisconsin.com)

**CALOOSA HATCHER ESTATES RPD  
MASTER CONCEPT PLAN**

PREPARED FOR: Commercial Properties Southwest, Inc.

REF ID: A664-05322

RECEIVED  
APR 14 1953

ZONING CODE 477

7

**APPROVED**  
Director Concept Plan

File # 05-009 Page 2 of 2  
Subject to conditions in Recertification 3-05-00  
Date: OCT 2004-00023

SEC 22 TMT 43 RGE 27  
Designed by:  
Drawn by: KC  
Checked by:  
Approved by: SJO  
Date: 4/12/04