# EXHIBITS

Post-it® eLabel 006 083 736

**CASE #** DCI2001-00038

**CASE NAME:** HERITAGE CREEK

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**Attach copy of this form to top of packet of exhibits & place exhibits in case file.**

**ARE THERE ANY BOARD EXHIBITS?** ✓ **YES** ____ **NO**

**LOCATION OF BOARDS** DIANA'S CLOSET

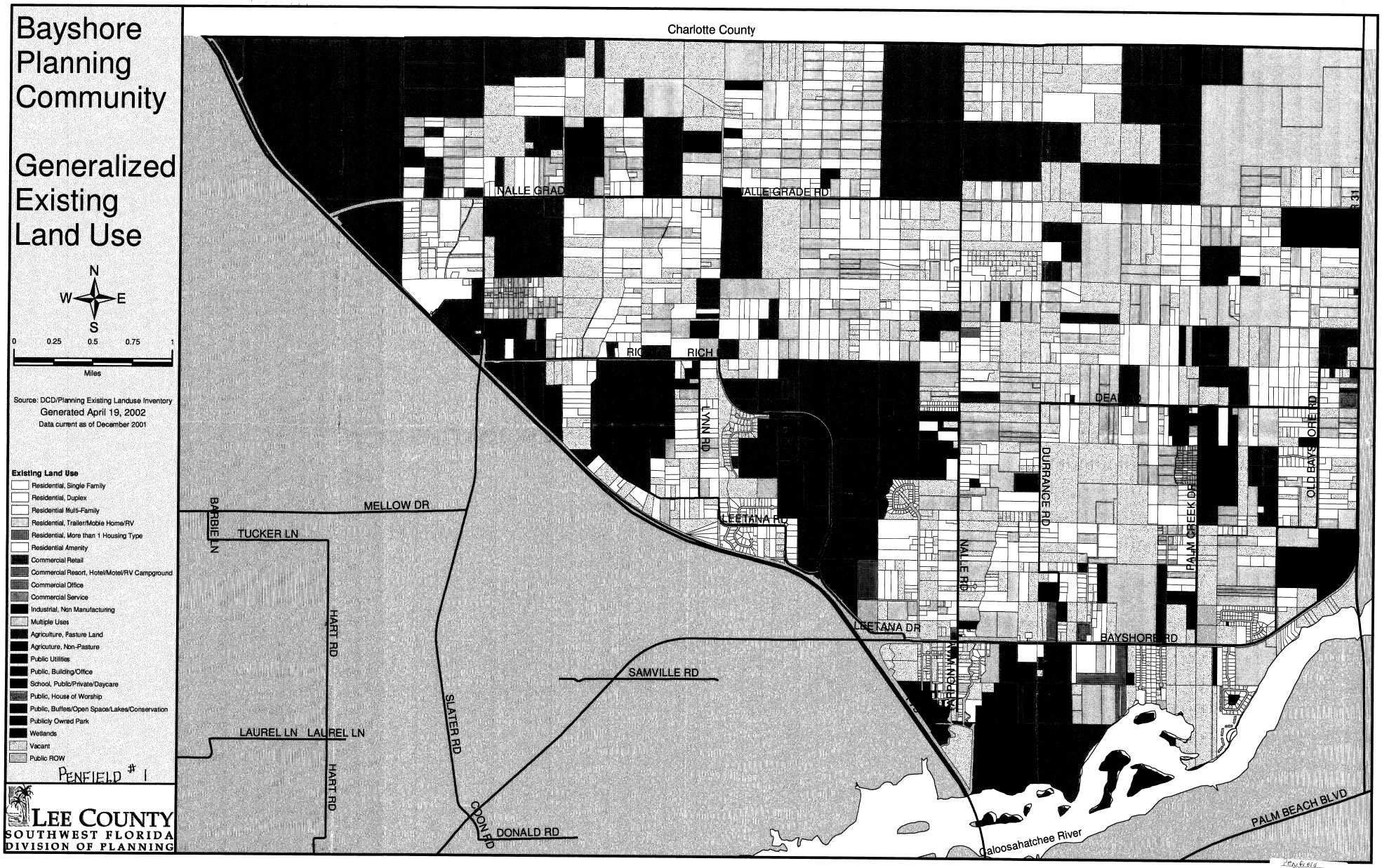
**If there are any board exhibits, attach another copy of this form to boards for identification purposes.**

# Heritage Creek 1958 Aerials



# Bayshore Planning Community

# Generalized Existing Land Use




Source: DCD/Planning Existing Landuse Inventory
Generated April 19, 2002
Data current as of December 2001

**Existing Land Use**

- Residential, Single Family
- Residential, Duplex
- Residential Multi-Family
- Residential, Trailer/Mobile Home/RV
- Residential, More than 1 Housing Type
- Residential Amenity
- Commercial Retail
- Commercial Resort, Hotel/Motel/RV Campground
- Commercial Office
- Commercial Service
- Industrial, Non Manufacturing
- Multiple Uses
- Agriculture, Pasture Land
- Agriculture, Non-Pasture
- Public Utilities
- Public, Building/Office
- School, Public/Private/Daycare
- Public, House of Worship
- Public, Buffers/Open Space/Lakes/Conservation
- Publicly Owned Park
- Wetlands
- Vacant
- Public ROW

PENFIELD # 1

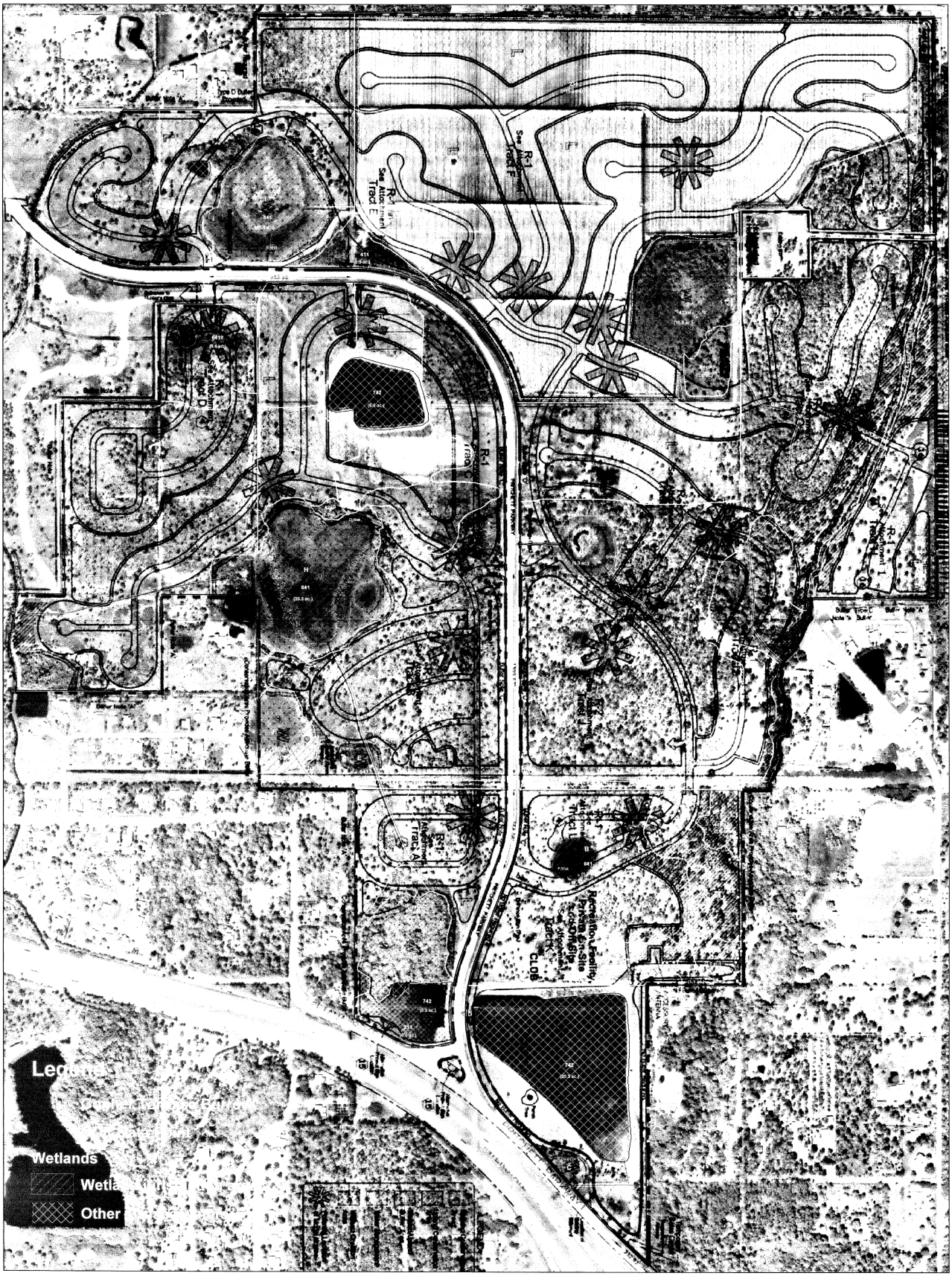
LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Penfield
EXHIBIT # 1
DCI2001-00038

# Heritage Creek RPD

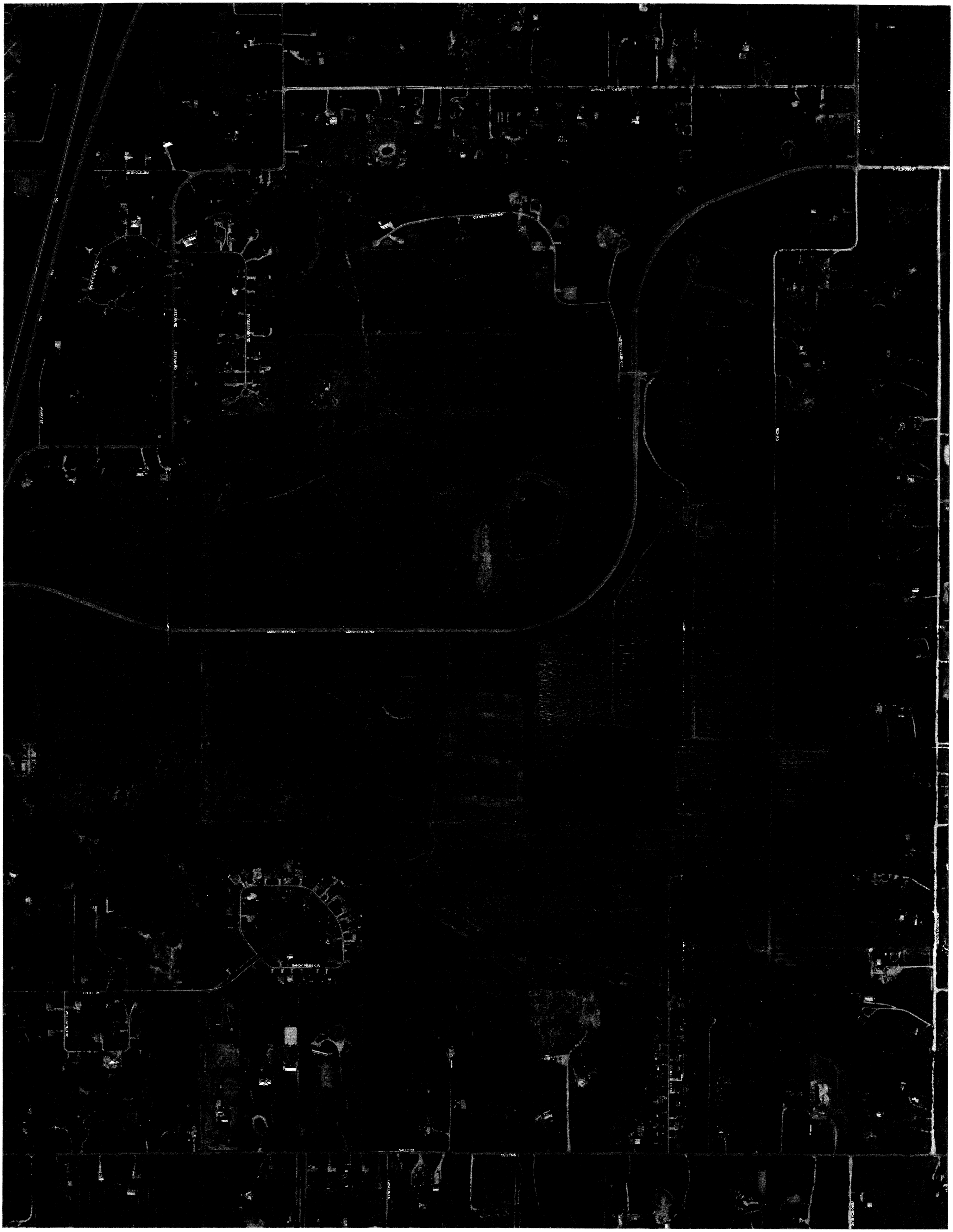
## MCP, FLUCCS and Protected Species with 1998 aerial

## Attachment F




LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

APPLICANT'S EXHIBIT
# 2
DCI2001-00058




Brookes
EXHIBIT # 7
DC 2001-00038

# MODEL OPENING JULY 20, 2003




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ABRAMS
EXHIBIT # 8
DCI2001-00039

# Lee leads nation in 'hotness' of housing market

## Collier second in permits issued per 1,000 people

By DICK HOGAN
dhogan@news-press.com

As Southwest Florida gets bigger, it's harder to match the growth rates it had in the roaring 80s and 90s.

But it still ranks high by another growth measure: market hotness.

U.S. Housing Markets magazine ranks Lee County No. 1 in the nation for hotness, an index showing the number of home-building permits compared to the size of the population. And Collier comes in second.

Lee had 24.8 home permits issued per thousand residents in the year ending the first quarter of 2003. Collier had 23.6 and No. 3, Myrtle Beach, S.C., had 21.

But uneasy lies the head that wears the crown of growth, warned Wayne Daltry, director of Smart Growth for the county.


DALTRY


AUBUCHON

"The high rate shows the importance of the growth being smart," he said, "because if you're not doing it right you're assembling a lot of problems quickly. You've got to keep the funding streams relatively equal to what's needed."

So far, he said, the county is having trouble keeping up with storm-water management but should get high marks for its efforts to diversify its economy — with Florida Gulf Coast University in Estero, for example.

A lot of the county's growth these days is coming in Cape Coral, with its burgeoning population and plentiful supply of residential lots.

Gary Aubuchon of Cape-based Aubuchon Homes said the city has much more room to grow despite zooming to nearly 120,000 residents in the past few years.

"I don't think this is a short-term phenomenon," he said. "By no means is it a flash in the pan."

The city has almost 100,000 lots ready to build on, he noted — not counting future developments on large tracts of land that haven't been subdivided. "We're going to remain at this high rate of growth through the next decade."

As the home-building industry has migrated north, he said, so have some of the people doing the work.

"From a builder's perspective, we're seeing the impact," Aubuchon said. "Five years ago the subcontractors were leaving the Cape to go down to Naples to earn the higher rate of pay. Now we're finding they're coming back — the same folks who were too busy for us are coming back today."

It hasn't hurt, he chuckled, that driving down to a job in Naples has become ever more time consuming. "Add to that the frustration of traveling south on Interstate 75" in morning rush hour.

Tim Oaks, home-building division president of WCI Communities — a Bonita Springs-based publicly traded builder of upscale homes — said that if anything "it's probably that the index is maybe even a little behind where the trend really is."

He's noticed a lot of builders who used to operate exclusively in Collier County now are moving into Lee as the supply of land in Collier dries up.

The future will see continued development east of Interstate 75 such as WCI's own Sun City Fort Myers retirement community, he said. "It's inevitable that it's going to have to go there."

North Fort Myers, which long has lagged as an area where new homes are being built, will also see a variety of types of developments, he said.

Pat Logue, owner of First Home Builders, said the Naples area isn't in a position to duplicate its successes of the past.

While Cape Coral and Lehigh Acres have a huge supply of lots, there's no equivalent places in Collier County, he said. "It's had much of its land absorbed and as you go to the east, it's environmentally sensitive" and largely owned by the government.

It's also an area where housing is much more expensive than in Lee. "Naples used to be affordable; now it's beyond most people's reach."

According to the Florida Association of Realtors, the median price of a house sold in the Naples area in May was $287,000, highest in the state. In Lee County, the median was $156,900.

Dealing with the consequences of growth can be tricky, however, said Arnold Rosenthal, a long-time civic activist in the fast-growing Estero area.


ROSENTHAL

"Dealing with growth intelligently is difficult because there's a large group out there whose main purpose is to make a lot of money," he said. "Those of us who live here have to live with what it built and we look to control it with intelligent growth management."

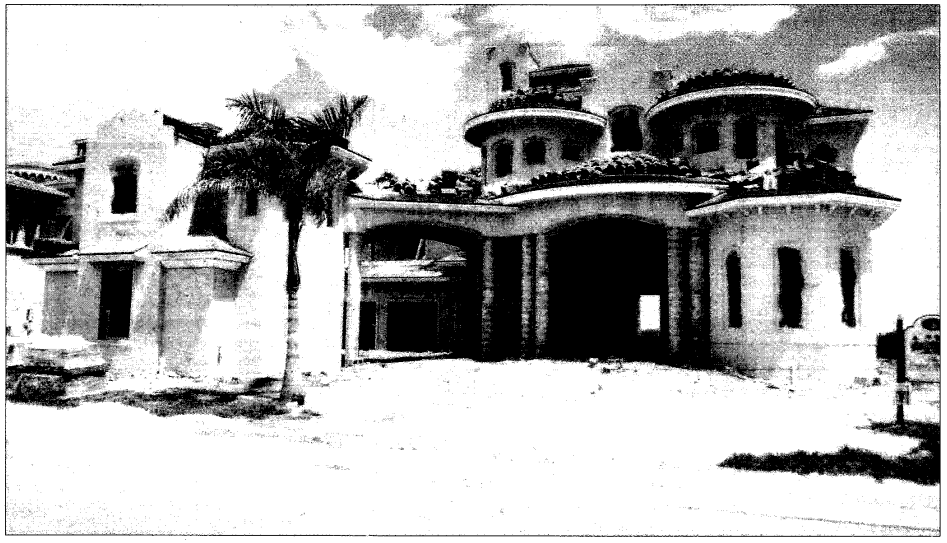
The difference is often in what's allowed where, he said. "We've got a Mobil station with a car wash right near Corkscrew Road and U.S. 41 and no one has complained about it because it's completely surrounded by commercial. Three miles south is essentially the same thing and it backs up to Pelican Landing, and the people there hate it. And the difference is, one is compatible with its surroundings and the other is definitely not."

One advantage Estero has is the Estero Community Planning Council, which looks at developments with an eye to the community's well being, he said.

Daltry said Lee's community-based plans in Estero and elsewhere are "an important institutional addition" that will ultimately result in better planning although they need to encompass more of the county.

In a rapidly growing community, he said, time is not necessarily on your side.

"When you're adding a lot of people, you run out of capacities to make mistakes today and fix it tomorrow," he said. "You just can't afford to think tomorrow we'll fix tomorrow's problems — because tomorrow you'll also have to deal with aging infrastructure from today."


Photos by MARC BEAUDIN/The News-Press

The Grand Mariner model being built at Cape Harbour in southwest Cape Coral.




Treesite Drive being built at Sun City in Fort Myers.

EXHIBIT #1
DCL2001-00038

# Florida cities dominate index which charts supply, demand

By DICK HOGAN
dhogan@news-press.com

The Market Hotness index is followed avidly by construction industry boosters to determine their place in the firmament.

Another telling index for the housing industry is Investor Hotness, which "is really just a demand/supply ratio," said Meyers Group manager of analysis Rebecca Wood. "It's a measure of supply coming into the market relative to housing demand. We calculate that demand mostly by employment growth because that feeds growth more than any other driver."

The information is part of a package of data published quarterly by The Meyers Group of Costa Mesa, Calif.

Investor Hotness works even in areas such as Lee County, where many of the people arriving are retirees who aren't looking for work, she said. "It sort of balances itself out."

She said the demand/supply ratio "seems to influence home price appreciation rather more than market hotness."

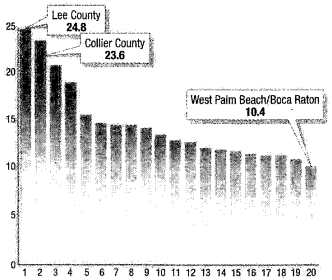
The two indexes aren't necessarily in lockstep although there's a tendency for fast-growing Florida metropolitan areas to be well represented in both.

West Palm Beach, for example, is No. 1 in Investor Hotness while Lee County is No. 1 in Market Hotness. But Fort Myers is No. 13 in Investor Hotness and West Palm Beach is 20th in Market Hotness.

At the bottom of both indexes are large, older areas that are largely built up. New York-Long Island, for example, is 71st in Investor Hotness and 74th in Market Hotness.

## Market hotness

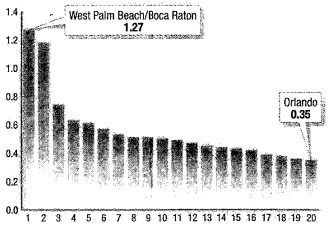
Number of new-home permits issued per thousand residents in the year ending the first quarter of 2003.




| | | | |
|---|---|---|---|
| 1. **Lee County** | **24.8** | 11. Reno | 13.1 |
| 2. **Collier County** | **23.6** | 12. Charlotte/Gastonia/Rock Hill | 12.9 |
| 3. Myrtle Beach | 21 | 13. Raleigh/Durham/Chapel Hill | 12.3 |
| 4. Las Vegas | 19.2 | 14. Colorado Springs | 12.1 |
| 5. **Sarasota/Bradenton** | **15.8** | 15. **Melbourne/Titusville/Palm Bay** | **12.0** |
| 6. Boise City | 14.9 | 16. **Jacksonville** | **11.7** |
| 7. **Orlando** | **14.7** | 17. McAllen/Edinburg/Mission | 11.5 |
| 8. Atlanta | 14.7 | 18. Austin/San Marcos | 11.5 |
| 9. **Daytona Beach** | **14.4** | 19. Sacramento | 11.1 |
| 10. Phoenix/Mesa | 13.7 | 20. **West Palm Beach/Boca Raton** | **10.4** |

## Investor hotness

Ratio of housing supply to employment growth.



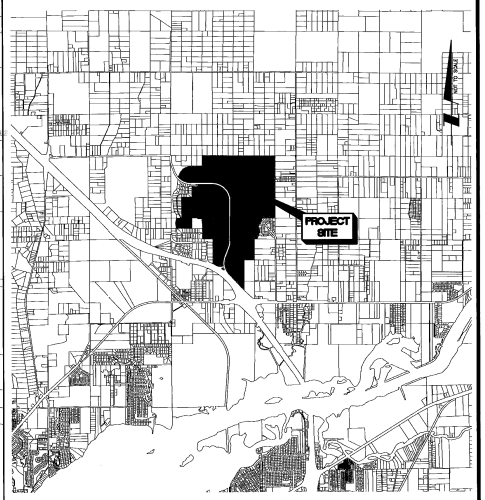

| | | | |
|---|---|---|---|
| 1. **West Palm Beach** | **1.27** | 11. **Tampa** | **0.49** |
| 2. **Collier County** | **1.18** | 12. Washington, D.C. | 0.47 |
| 3. Albuquerque | 0.74 | 13. **Lee County** | **0.45** |
| 4. San Antonio | 0.63 | 14. Las Vegas | 0.44 |
| 5. Riverside/San Bernadino | 0.61 | 15. Cleveland | 0.43 |
| 6. Knoxville | 0.57 | 16. San Diego | 0.42 |
| 7. **Miami/Fort Lauderdale** | **0.53** | 17. Cincinnatti | 0.39 |
| 8. **Daytona Beach** | **0.51** | 18. Myrtle Beach | 0.38 |
| 9. Oklahoma City | 0.51 | 19. Des Moines | 0.36 |
| 10. **Sarasota/Bradenton** | **0.50** | 20. **Orlando** | **0.35** |

## Single-family home permits

Lee County single-family home permits






SITE MAP
LEGEND

- STONEYBROOK NORTH (1.67 du/ac)
- COLONIAL PINES (1.17 du/ac)
- HUNTERS GLEN AND VIRGINIA FARMS (1.23 du/ac)
- OAKMONT SUBDIVISION (1.93 du/ac)
- HIGHPOINT SUBDIVISION (2.25 du/ac)

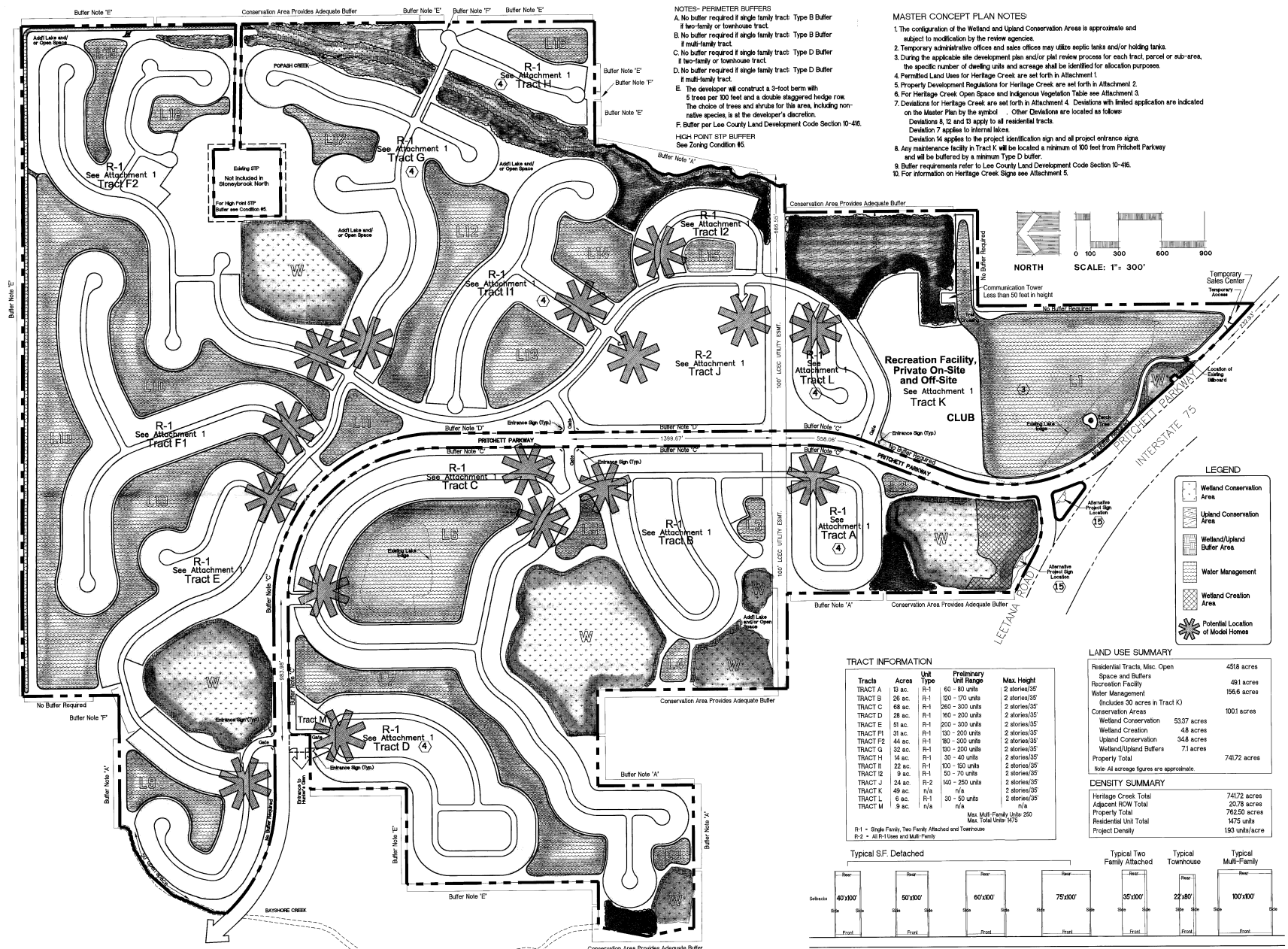

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Phone 941-908-1900 Fax 941-908-1909
E-mail FortMyers@wilsonmiller.com www.wilsonmiller.com


# STONEYBROOK NORTH

# DENSITY EXHIBIT

PREPARED FOR : US HOME CORPORATION


SEC 15,16/21 TWP 43S RGE 25E
Designed by:
Drawn by: A.C.S./1324
Checked by:
Approved by:
Date: 08/07/03
Scale: NTS
PIN: 03642-000-000 PZPSR
File # : D-3642-07
Sheet 1 of 1




NOTES- PERIMETER BUFFERS

A. No buffer required if single family tract: Type B Buffer if two-family or townhouse tract.
B. No buffer required if single family tract: Type B Buffer if multi-family tract.
C. No buffer required if single family tract: Type D Buffer if two-family or townhouse tract.
D. No buffer required if single family tract: Type D Buffer if multi-family tract.
E. The developer will construct a 3-foot berm with 5 trees per 100 feet and a double staggered hedge row. The choice of trees and shrubs for this area, including non-native species, is at the developer's discretion.
F. Buffer per Lee County Land Development Code Section 10-416.

HIGH POINT STP BUFFER
See Zoning Condition #5.

MASTER CONCEPT PLAN NOTES:

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. Permitted Land Uses for Heritage Creek are set forth in Attachment I.
5. Property Development Regulations for Heritage Creek are set forth in Attachment 2.
6. For Heritage Creek Open Space and Indigenous Vegetation Table see Attachment 3.
7. Deviations for Heritage Creek are set forth in Attachment 4. Deviations with limited application are indicated on the Master Plan by the symbol . Other Deviations are located as follows:
   Deviations 8, 12 and 13 apply to all residential tracts.
   Deviation 7 applies to internal lakes.
   Deviation 14 applies to the project identification sign and all project entrance signs.
8. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buffered by a minimum Type D buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.
10. For information on Heritage Creek Signs see Attachment 5.

TRACT INFORMATION

| Tracts | Acres | Unit Type | Preliminary Unit Range | Max. Height |
|---|---|---|---|---|
| TRACT A | 13 ac. | R-1 | 60 - 80 units | 2 stories/35' |
| TRACT B | 26 ac. | R-1 | 120 - 170 units | 2 stories/35' |
| TRACT C | 68 ac. | R-1 | 260 - 300 units | 2 stories/35' |
| TRACT D | 28 ac. | R-1 | 160 - 200 units | 2 stories/35' |
| TRACT E | 51 ac. | R-1 | 200 - 300 units | 2 stories/35' |
| TRACT F1 | 31 ac. | R-1 | 130 - 200 units | 2 stories/35' |
| TRACT F2 | 44 ac. | R-1 | 180 - 300 units | 2 stories/35' |
| TRACT G | 32 ac. | R-1 | 130 - 200 units | 2 stories/35' |
| TRACT H | 14 ac. | R-1 | 30 - 40 units | 2 stories/35' |
| TRACT I1 | 22 ac. | R-1 | 100 - 150 units | 2 stories/35' |
| TRACT I2 | 9 ac. | R-1 | 50 - 70 units | 2 stories/35' |
| TRACT J | 24 ac. | R-2 | 140 - 250 units | 2 stories/35' |
| TRACT K | 49 ac. | n/a | n/a | 2 stories/35' |
| TRACT L | 6 ac. | R-1 | 30 - 50 units | 2 stories/35' |
| TRACT M | 9 ac. | n/a | n/a | n/a |

Max. Multi-Family Units: 250
Max. Total Units: 1475

R-1 - Single Family, Two Family Attached and Townhouse
R-2 - All R-1 Uses and Multi-Family

LAND USE SUMMARY

| | | |
|---|---|---|
| Residential Tracts, Misc. Open Space and Buffers | | 451.8 acres |
| Recreation Facility | | 49.1 acres |
| Water Management (Includes 30 acres in Tract K) | | 156.6 acres |
| Conservation Areas | | 100.1 acres |
| Wetland Conservation | 53.37 acres | |
| Wetland Creation | 4.8 acres | |
| Upland Conservation | 34.8 acres | |
| Wetland/Upland Buffers | 7.1 acres | |
| Property Total | | 741.72 acres |

Note: All acreage figures are approximate.

DENSITY SUMMARY

| | |
|---|---|
| Heritage Creek Total | 741.72 acres |
| Adjacent ROW Total | 20.78 acres |
| Property Total | 762.50 acres |
| Residential Unit Total | 1475 units |
| Project Density | 1.93 units/acre |

Typical S.F. Detached




For specific setbacks for these typical lots see Attachment 2.

APPLICANT'S EXHIBIT #2
DCI 2004-00027

Jun 16, 2003 - 14:29:38 O:\MYA\PLA\03642\09\36420905.dwg

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Landscape Architects • Transportation Consultants
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E-mail: FortMyers@WilsonMiller.com • Web-Site: www.wilsonmiller.com

# STONEYBROOK NORTH

# MASTER CONCEPT PLAN

PREPARED FOR : US HOME CORPORATION

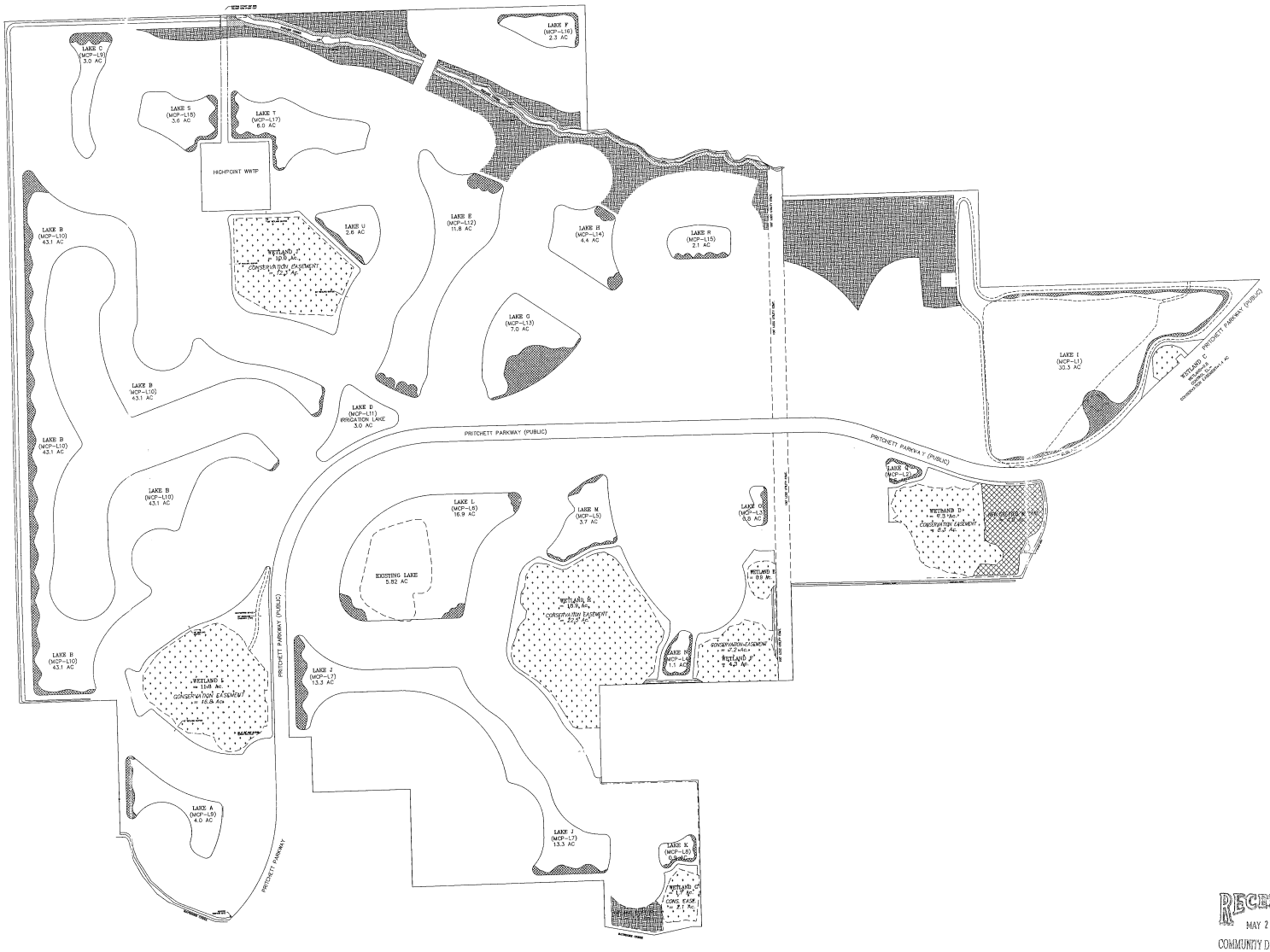
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Wilson Miller, Inc. - Certificate of Authorization #AA3

SEC 15/16 TWP 43S RGE 25E
Designed by:
Drawn by: S.W.P./1078
Checked by:
Approved by:
Date: 10/01/001
Scale: 1" = 300'
PIN: 03642-000-000 PZPSR
File #: D-3642-02

Sheet 1 of 1

## STONEYBROOK NORTH
## LAKE PERIMETER (LF)
## LITTORAL AREA (AC)

| | |
|---|---|
| LAKE A | LAKE K |
| 2,404 LF | 820 LF |
| 0.50 AC | 0.17 AC |
| LAKE B | LAKE L |
| 18,105 LF | 3,541 LF |
| 3.74 AC | 0.73 AC |
| LAKE C | LAKE M |
| 2,104 LF | 1,781 LF |
| 0.43 AC | 0.37 AC |
| LAKE D | LAKE N |
| 1,662 LF | 856 LF |
| | 1.10 AC |
| LAKE E | LAKE O |
| 4,255 LF | 783 LF |
| 0.88 AC | 0.16 AC |
| LAKE F | LAKE Q |
| 1,394 LF | 670 LF |
| 0.34 AC | 0.22 AC |
| LAKE G | LAKE R |
| 2,131 LF | 1,174 LF |
| 2.11 AC | 0.24 AC |
| LAKE H | LAKE S |
| 1,819 LF | 1,794 LF |
| 0.38 AC | 0.37 AC |
| LAKE I | LAKE T |
| 6,422 LF | 2,643 LF |
| 2.49 AC | 0.55 AC |
| LAKE J | LAKE U |
| 6,870 | 1,334 LF |
| 1.42 AC | 0.28 AC |




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MAY 29 2003
COMMUNITY DEVELOPMENT

PREPARED FOR:
U.S. HOME CORPORATION
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA
PHONE: (239) 275-1177
FAX: (239) 275-4884

| NO. | DATE | REVISION DESCRIPTION | BY |
|---|---|---|---|

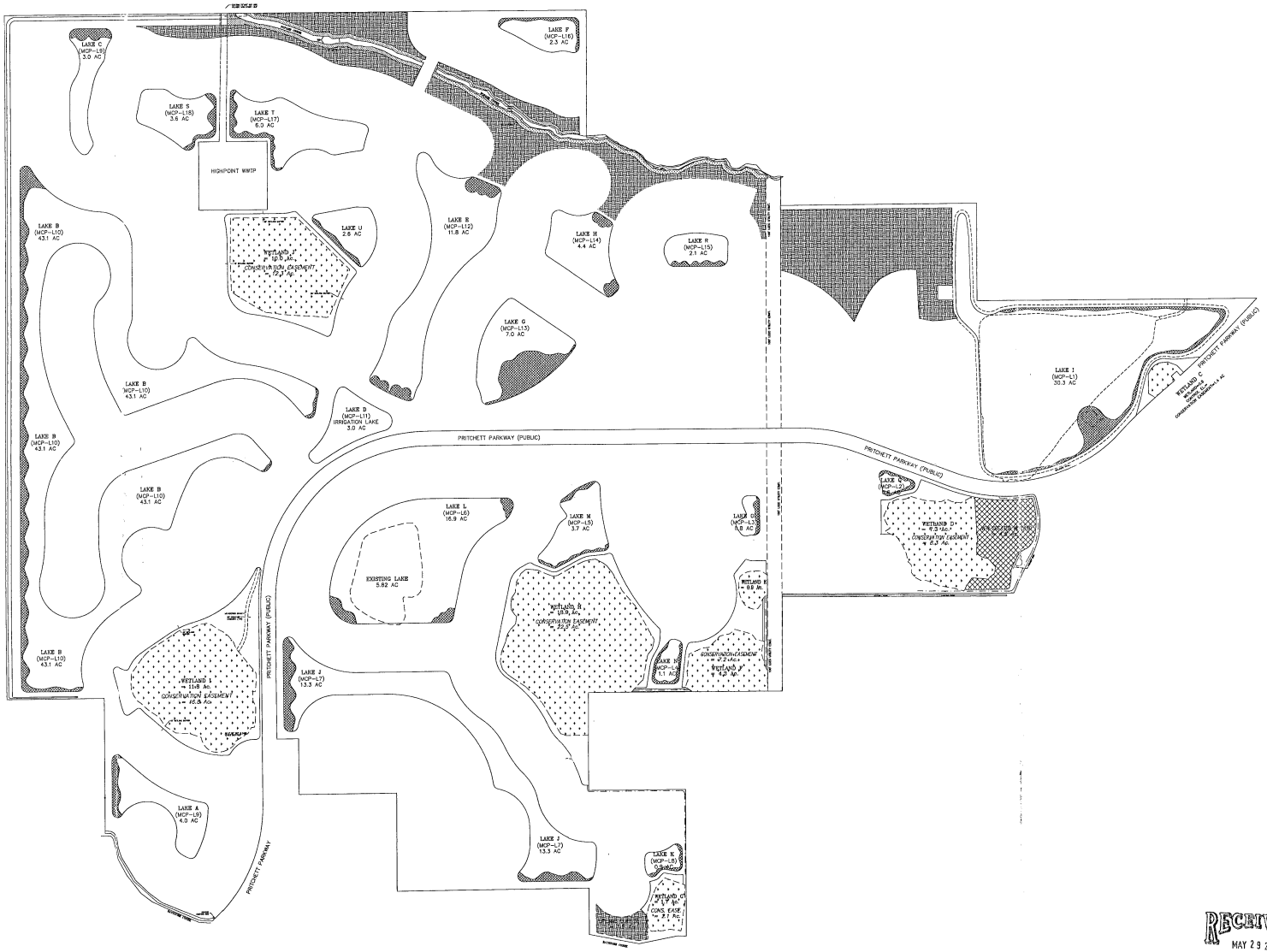

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
10511 SIX MILE CYPRESS PARKWAY, SUITE 101
FORT MYERS, FLORIDA 33966-3503
PHONE: (239) 939-1490 FAX: (239) 939-2523
EMAIL: info@banksengr.com
CERTIFICATE OF AUTHORIZATION #7 LB 6990


LITTORAL PLANTING EXHIBIT
STONEYBROOK NORTH
LEE COUNTY, FLORIDA

| DATE | PROJECT | DRAWING | DESIGN | DRAWN | CHECKED | SCALE | SHEET | OF | FILE NO. (S-T-R) |
|---|---|---|---|---|---|---|---|---|---|
| 13 JAN 2003 | 1.447 | LITTORAL | JCU | JCU | SWM | 1"=400' | 1 | 1 | 15,16&21-45-25 |

## STONEYBROOK NORTH
## LAKE PERIMETER (LF)
## LITTORAL AREA (AC)

| | |
|---|---|
| LAKE A | LAKE K |
| 2,404 LF | 820 LF |
| 0.50 AC | 0.17 AC |
| LAKE B | LAKE L |
| 18,105 LF | 3,541 LF |
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| LAKE C | LAKE M |
| 2,104 LF | 1,781 LF |
| 0.43 AC | 0.37 AC |
| LAKE D | LAKE N |
| 1,662 LF | 856 LF |
| | 1.10 AC |
| LAKE E | LAKE O |
| 4,255 LF | 783 LF |
| 0.88 AC | 0.16 AC |
| LAKE F | LAKE Q |
| 1,394 LF | 670 LF |
| 0.34 AC | 0.22 AC |
| LAKE G | LAKE R |
| 2,131 LF | 1,174 LF |
| 2.11 AC | 0.24 AC |
| LAKE H | LAKE S |
| 1,819 LF | 1,794 LF |
| 0.38 AC | 0.37 AC |
| LAKE I | LAKE T |
| 6,422 LF | 2,643 LF |
| 2.49 AC | 0.55 AC |
| LAKE J | LAKE U |
| 6,870 | 1,334 LF |
| 1.42 AC | 0.28 AC |




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MAY 29 2003
COMMUNITY DEVELOPMENT

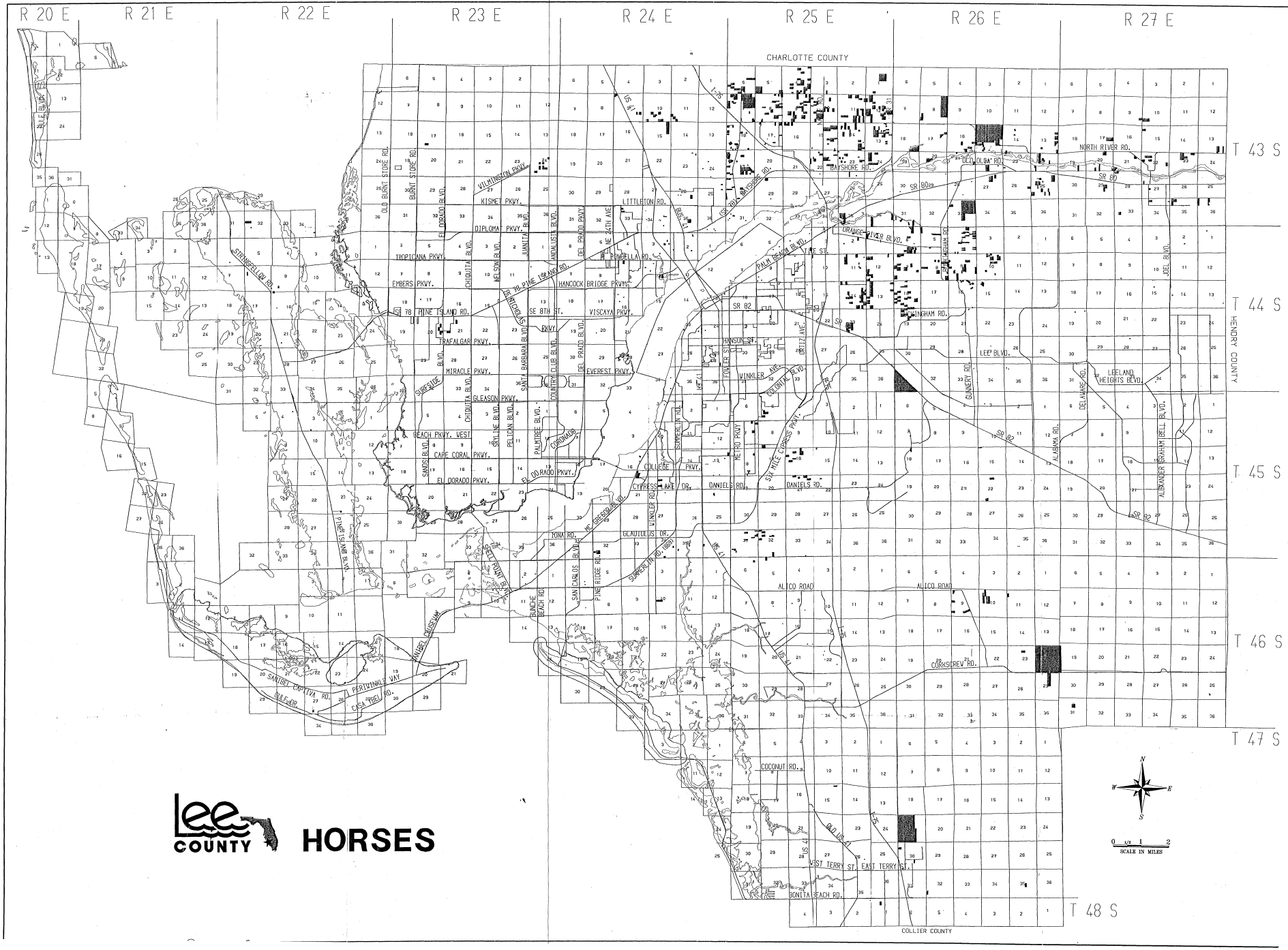
LITTORAL PLANTING EXHIBIT
STONEYBROOK NORTH
LEE COUNTY, FLORIDA

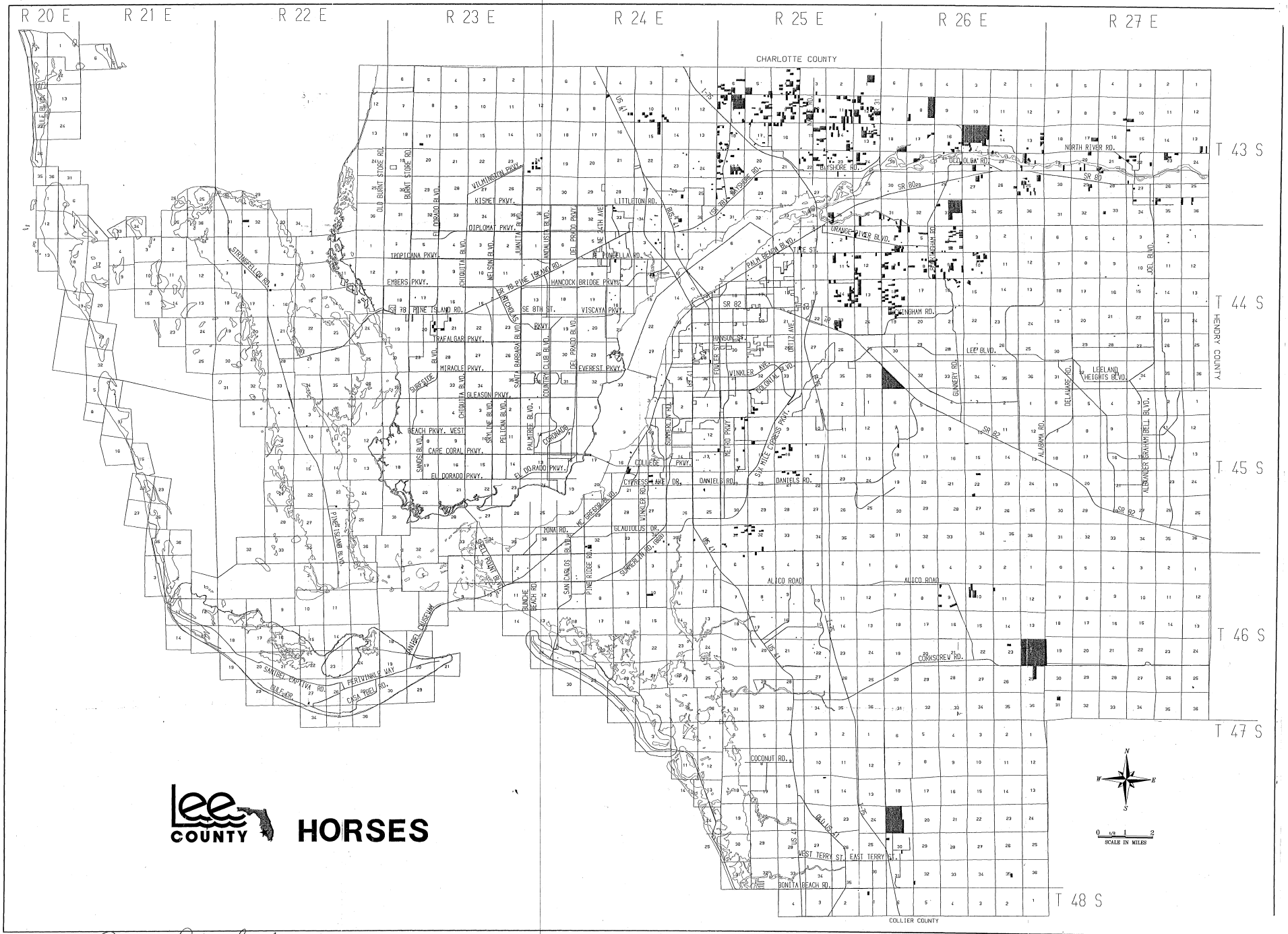
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|---|---|---|---|---|---|---|---|---|---|
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Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
CERTIFICATE OF AUTHORIZATION #LB 642
SURVEY LICENSE # LB 6660


| NO. | DATE | REVISION DESCRIPTION | BY |
|---|---|---|---|

PREPARED FOR:
U.S. HOME CORPORATION
10481 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA
PHONE: (239) 278-1177
FAX: (239) 210-6083


R 20 E
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T 46 S
T 47 S
T 48 S
CHARLOTTE COUNTY
COLLIER COUNTY
HENDRY COUNTY
Lee COUNTY
HORSES
SCALE IN MILES
0 1/2 1 2




Property of Jeanne Cornell

Council Exhibit # 2
DCI 000-00029

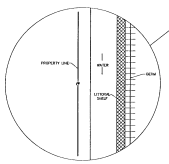
# STONEYBROOK NORTH
# LITTORAL PLANTING EXHIBIT

**Banks Engineering, Inc.**
Professional Engineers, Planners & Land Surveyors

DCI 2001-00038
RECEIVED
APR 07 2003
COMMUNITY DEVELOPMENT

N

0 300 600 900
GRAPHIC SCALE 1"=300 FT




IRRIGATION

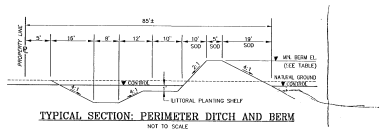
PRITCHETT PARKWAY

PRITCHETT PARKWAY

LEGEND

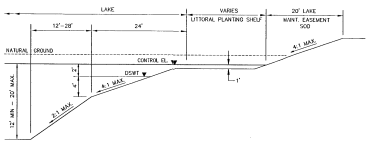
LITTORAL ZONE

| SPECIES | SIZE | SPACING |
|---|---|---|
| SPARTINA BAKERI | 2"/LINER | 3' O.C. |
| JUNCUS EFFUSUS | 2"/LINER | 3' O.C. |
| PANICUM HEMITOMON | 2"/LINER | 3' O.C. |
| SAGITTARIA LATIFOLIA | BARE ROOT | 3' O.C. |
| CANNA FLACCIDA | BARE ROOT | 3' O.C. |
| PONTEDERIA CORDATA | BARE ROOT | 3' O.C. |
| SAGITTARIA SAMOENSIS | BARE ROOT | 3' O.C. |
| IRIS HEXAGONA | BARE ROOT | 3' O.C. |
| THALIA GENICULATA | BARE ROOT | 3' O.C. |




TYPICAL SECTION: PERIMETER DITCH AND BERM
NOT TO SCALE

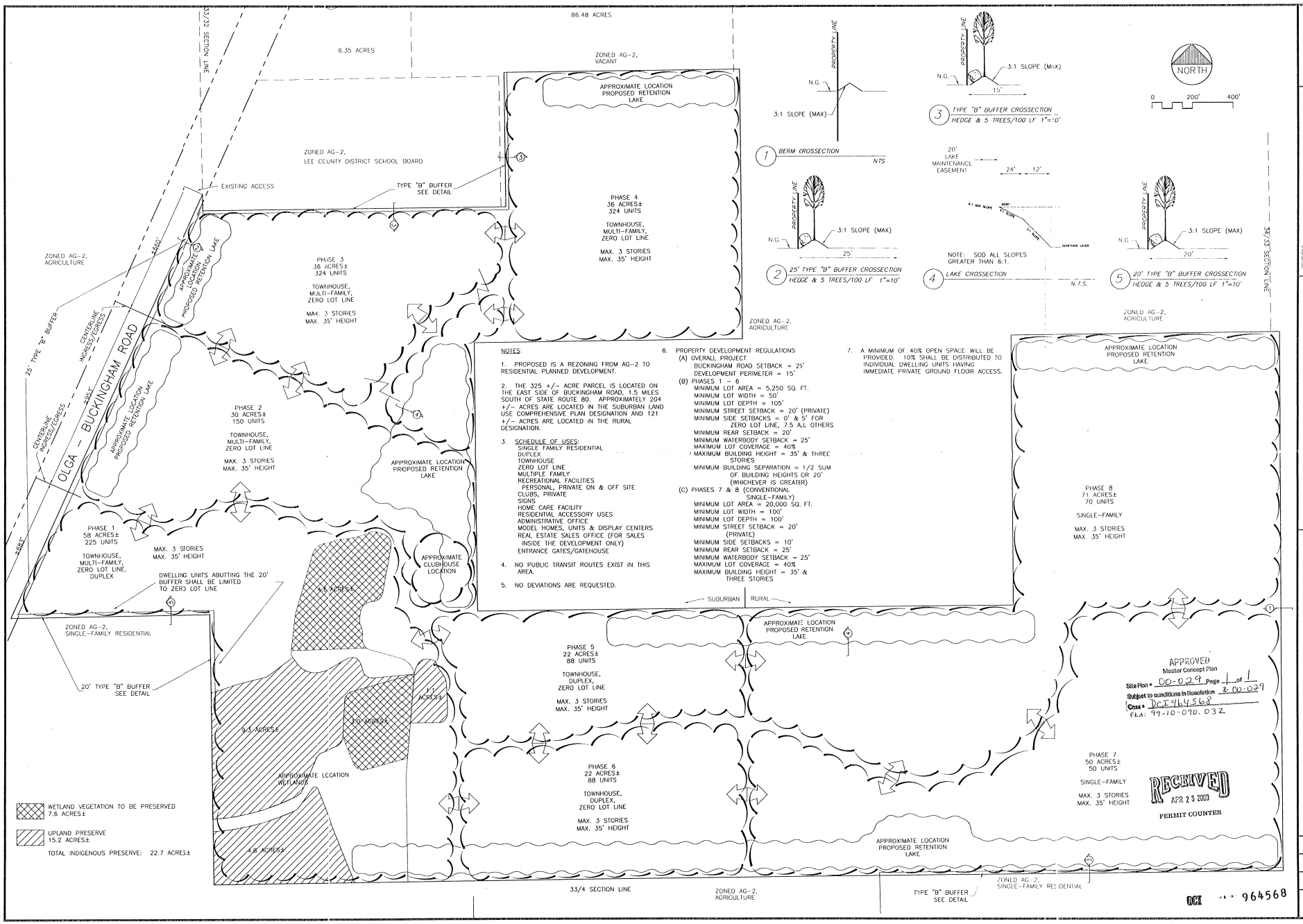
A–A




TYPICAL SECTION: LAKE WITH LITTORAL PLANTING
NOT TO SCALE

B–B

SLIDES\HatchHATCH\mailbox\WILLOWMILLER\1447_EXHIBIT1.dwg, 4/4/2003 7:39:44 PM, John Lee




NOTES:

1. PROPOSED IS A REZONING FROM AG-2 TO RESIDENTIAL PLANNED DEVELOPMENT.
2. THE 325 +/- ACRE PARCEL IS LOCATED ON THE EAST SIDE OF BUCKINGHAM ROAD, 1.5 MILES SOUTH OF STATE ROUTE 80. APPROXIMATELY 204 +/- ACRES ARE LOCATED IN THE SUBURBAN LAND USE COMPREHENSIVE PLAN DESIGNATION AND 121 +/- ACRES ARE LOCATED IN THE RURAL DESIGNATION.
3. SCHEDULE OF USES:
   - SINGLE FAMILY RESIDENTIAL
   - DUPLEX
   - TOWNHOUSE
   - ZERO LOT LINE
   - MULTIPLE FAMILY
   - RECREATIONAL FACILITIES
   - PERSONAL, PRIVATE ON & OFF SITE
   - CLUBS, PRIVATE
   - SIGNS
   - HOME CARE FACILITY
   - RESIDENTIAL ACCESSORY USES
   - ADMINISTRATIVE OFFICE
   - MODEL HOMES, UNITS & DISPLAY CENTERS
   - REAL ESTATE SALES OFFICE (FOR SALES INSIDE THE DEVELOPMENT ONLY)
   - ENTRANCE GATES/GATEHOUSE
4. NO PUBLIC TRANSIT ROUTES EXIST IN THIS AREA.
5. NO DEVIATIONS ARE REQUESTED.
6. PROPERTY DEVELOPMENT REGULATIONS
   (A) OVERALL PROJECT
   BUCKINGHAM ROAD SETBACK = 25'
   DEVELOPMENT PERIMETER = 15'
   (B) PHASES 1 – 6
   MINIMUM LOT AREA = 5,250 SQ. FT.
   MINIMUM LOT WIDTH = 50'
   MINIMUM LOT DEPTH = 105'
   MINIMUM STREET SETBACK = 20' (PRIVATE)
   MINIMUM SIDE SETBACKS = 0' & 5' FOR ZERO LOT LINE, 7.5 ALL OTHERS
   MINIMUM REAR SETBACK = 20'
   MINIMUM WATERBODY SETBACK = 25'
   MAXIMUM LOT COVERAGE = 40%
   MAXIMUM BUILDING HEIGHT = 35' & THREE STORIES
   MINIMUM BUILDING SEPARATION = 1/2 SUM OF BUILDING HEIGHTS OR 20' (WHICHEVER IS GREATER)
   (C) PHASES 7 & 8 (CONVENTIONAL SINGLE-FAMILY)
   MINIMUM LOT AREA = 20,000 SQ. FT.
   MINIMUM LOT WIDTH = 100'
   MINIMUM LOT DEPTH = 100'
   MINIMUM STREET SETBACK = 20' (PRIVATE)
   MINIMUM SIDE SETBACKS = 10'
   MINIMUM REAR SETBACK = 25'
   MINIMUM WATERBODY SETBACK = 25'
   MAXIMUM LOT COVERAGE = 40%
   MAXIMUM BUILDING HEIGHT = 35' & THREE STORIES
7. A MINIMUM OF 40% OPEN SPACE WILL BE PROVIDED. 10% SHALL BE DISTRIBUTED TO INDIVIDUAL DWELLING UNITS HAVING IMMEDIATE PRIVATE GROUND FLOOR ACCESS.

APPROVED
Master Concept Plan
Site Plan # 00-029 Page 1 of 1
Subject to conditions in Resolution Z-00-029
Case: DCI964568
FLA: 99-10-090.032

RECEIVED
APR 2 5 2000
PERMIT COUNTER

DCI 964568

| REVISIONS | |
|---|---|
| 01/27/00 | REVISED PDSS PER SUFFICIENCY |
| 03/01/00 | SUFFICIENCY RESPONSE |
| 04/26/00 | PER PRE-HEARING CONFERENCE |

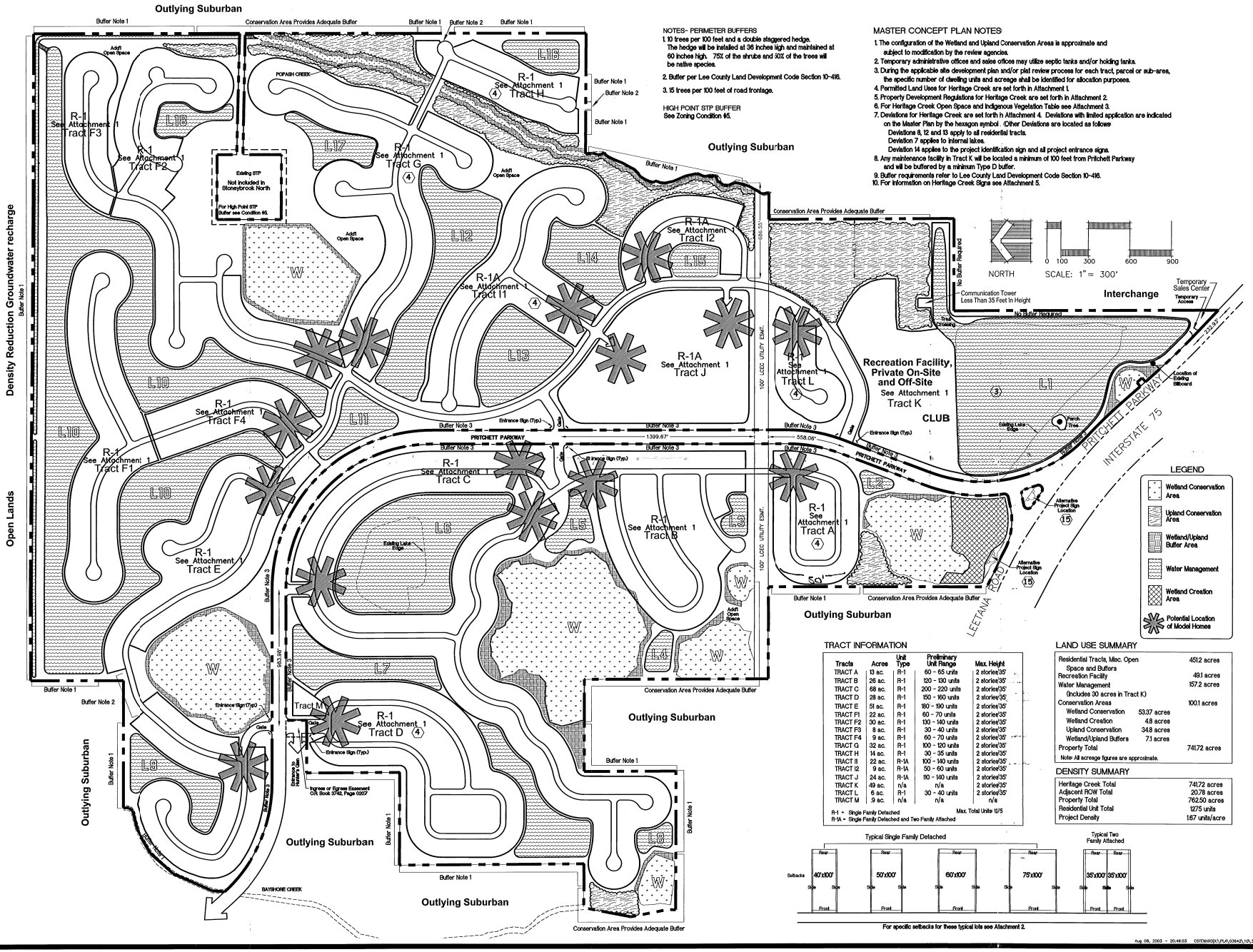
MORRIS - DEPEW ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS & MAPPERS
2216 Altamont Avenue • Fort Myers, Florida 33901 • (941) 337-3993 • (FAX) 337-3994

# CONCEPTUAL SITE PLAN

## BUCKINGHAM 320 RPD

SECTION 33, TOWNSHIP 43 S, RANGE 26 E, LEE COUNTY, FLORIDA

MDA PROJECT: 99103
CHECKED BY: DWD
DESIGNED BY: SAE
DATE: 10/07/99
SHEET: 1




NOTES- PERIMETER BUFFERS

1. 10 trees per 100 feet and a double staggered hedge. The hedge will be installed at 36 inches high and maintained at 60 inches high. 75% of the shrubs and 50% of the trees will be native species.
2. Buffer per Lee County Land Development Code Section 10-416.
3. 15 trees per 100 feet of road frontage.

HIGH POINT STP BUFFER
See Zoning Condition #5.

MASTER CONCEPT PLAN NOTES

1. The configuration of the Wetland and Upland Conservation Areas is approximate and subject to modification by the review agencies.
2. Temporary administrative offices and sales offices may utilize septic tanks and/or holding tanks.
3. During the applicable site development plan and/or plat review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
4. Permitted Land Uses for Heritage Creek are set forth in Attachment 1.
5. Property Development Regulations for Heritage Creek are set forth in Attachment 2.
6. For Heritage Creek Open Space and Indigenous Vegetation Table see Attachment 3.
7. Deviations for Heritage Creek are set forth in Attachment 4. Deviations with limited application are indicated on the Master Plan by the hexagon symbol . (Other Deviations are located as follows
   Deviations 8, 12 and 13 apply to all residential tracts.
   Deviation 7 applies to internal lakes.
   Deviation 14 applies to the project identification sign and all project entrance signs.
8. Any maintenance facility in Tract K will be located a minimum of 100 feet from Pritchett Parkway and will be buttered by a minimum Type D buffer.
9. Buffer requirements refer to Lee County Land Development Code Section 10-416.
10. For information on Heritage Creek Signs see Attachment 5.

TRACT INFORMATION

| Tracts | Acres | Unit Type | Preliminary Unit Range | Max. Height |
|---|---|---|---|---|
| TRACT A | 13 ac. | R-1 | 60 - 65 units | 2 stories/35' |
| TRACT B | 26 ac. | R-1 | 120 - 130 units | 2 stories/35' |
| TRACT C | 68 ac. | R-1 | 200 - 220 units | 2 stories/35' |
| TRACT D | 28 ac. | R-1 | 150 - 160 units | 2 stories/35' |
| TRACT E | 51 ac. | R-1 | 180 - 190 units | 2 stories/35' |
| TRACT F1 | 22 ac. | R-1 | 60 - 70 units | 2 stories/35' |
| TRACT F2 | 30 ac. | R-1 | 130 - 140 units | 2 stories/35' |
| TRACT F3 | 8 ac. | R-1 | 30 - 40 units | 2 stories/35' |
| TRACT F4 | 9 ac. | R-1 | 60 - 70 units | 2 stories/35' |
| TRACT G | 32 ac. | R-1 | 100 - 120 units | 2 stories/35' |
| TRACT H | 14 ac. | R-1 | 30 - 35 units | 2 stories/35' |
| TRACT I1 | 22 ac. | R-1A | 100 - 140 units | 2 stories/35' |
| TRACT I2 | 9 ac. | R-1A | 50 - 60 units | 2 stories/35' |
| TRACT J | 24 ac. | R-1A | 110 - 140 units | 2 stories/35' |
| TRACT K | 49 ac. | n/a | n/a | 2 stories/35' |
| TRACT L | 6 ac. | R-1 | 30 - 40 units | 2 stories/35' |
| TRACT M | 9 ac. | n/a | n/a | n/a |

R-1 = Single Family Detached
R-1A = Single Family Detached and Two Family Attached
Max. Total Units 1275

LAND USE SUMMARY

| | | |
|---|---|---|
| Residential Tracts, Misc. Open Space and Buffers | | 451.2 acres |
| Recreation Facility | | 49.1 acres |
| Water Management (Includes 30 acres in Tract K) | | 157.2 acres |
| Conservation Areas | | 100.1 acres |
| Wetland Conservation | 53.37 acres | |
| Wetland Creation | 4.8 acres | |
| Upland Conservation | 34.8 acres | |
| Wetland/Upland Buffers | 7.1 acres | |
| Property Total | | 741.72 acres |

Note: All acreage figures are approximate.

DENSITY SUMMARY

| | |
|---|---|
| Heritage Creek Total | 741.72 acres |
| Adjacent ROW Total | 20.78 acres |
| Property Total | 762.50 acres |
| Residential Unit Total | 1275 units |
| Project Density | 1.67 units/acre |

Typical Single Family Detached




Typical Two Family Attached




For specific setbacks for these typical lots see Attachment 2.

Aug 06, 2003 - 20:46:03 C:\STEWARD\X\PLA\03642\10\36420901.dwg

APPLICANT'S EXHIBIT # 26
DATE 2-26-04

Wilson Miller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
Naples • Fort Myers • Wilson Miller, Inc. • Sarasota • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33966
Phone 941-939-1020 • Fax 941-939-7709
E-mail: fortmyers@wilsonmiller.com • Web Site: www.wilsonmiller.com

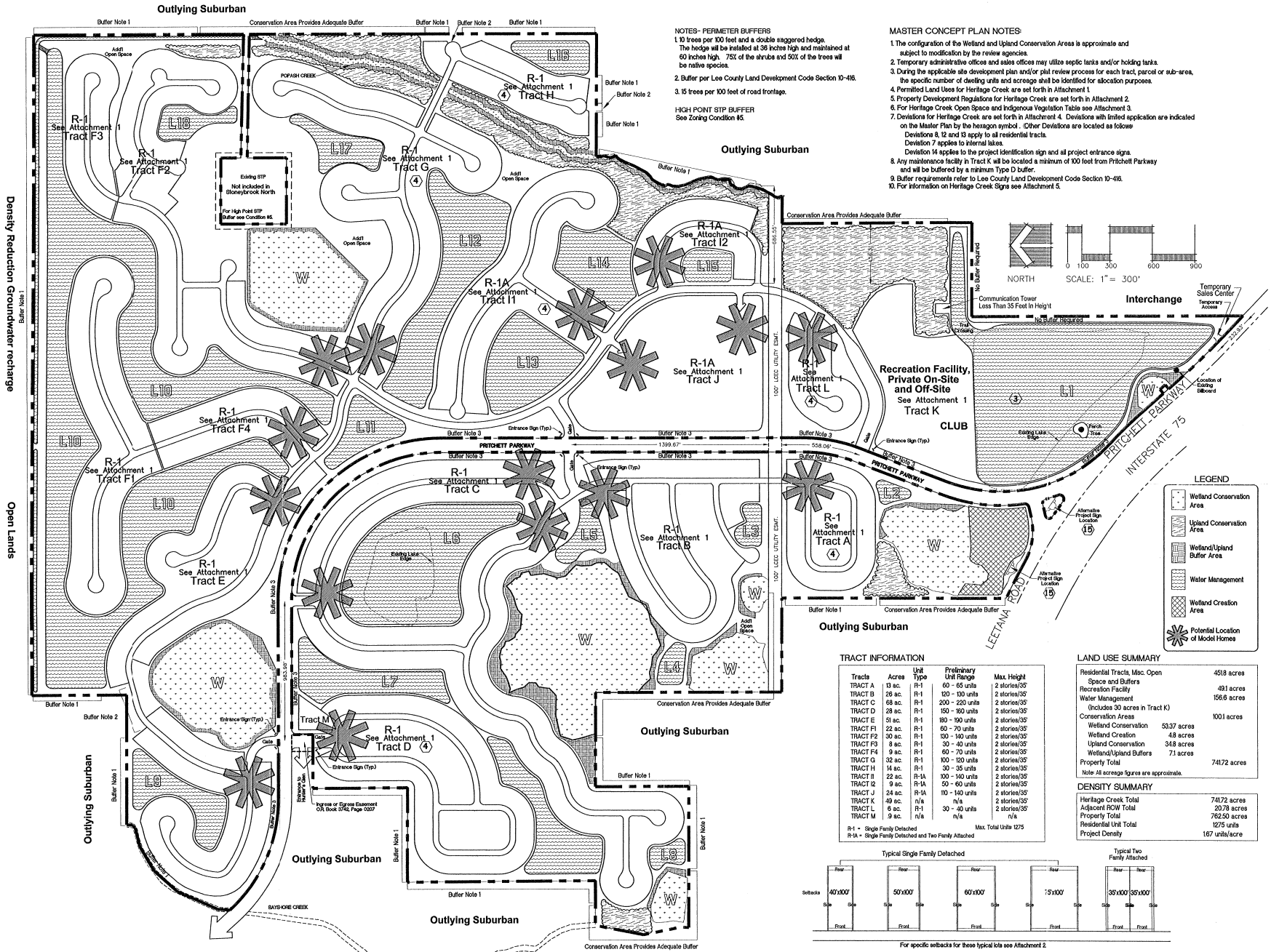
STONEYBROOK NORTH

MASTER CONCEPT PLAN

PREPARED FOR : US HOME CORPORATION

Wilson Miller, Inc. - FL LIC# LC-C000179
Wilson Miller, Inc. - Certificate of Authorization #AA

SEC 15 16 21 TWP 43S RGE 25E
Designed by:
Drawn by: S.W.P./1078
Checked by:
Approved by:
Date: 10/01/001
Scale: 1" = 300'
PIN: 03642-000-000 PZPSR
File # : D-3642-02
Sheet 1 of 1




NOTES- PERIMETER BUFFERS

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2. Buffer per Lee County Land Development Code Section 10-416.
3. 15 trees per 100 feet of road frontage.

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See Zoning Condition #5.

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LEGEND

- Wetland Conservation Area
- Upland Conservation Area
- Wetland/Upland Buffer Area
- Water Management
- Wetland Creation Area
- Potential Location of Model Homes

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Typical Two Family Attached




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Aug 16, 2003 CDAY X:\PLAN\03642\10\3642090I.dwg

WilsonMiller
Planners - Engineers - Ecologists - Surveyors
Landscape Architects - Transportation Consultants
WilsonMiller, Inc.
Naples - Fort Myers, Suite 400 - Fort Myers, Florida 33912
4571 Colonial Boulevard, Suite 100 - Fort Myers, Florida 33966
Phone 941-479-8900 - Fax 941-479-7709
E-mail: fortmyers@wilsonmiller.com - Web Site: www.wilsonmiller.com

# STONEYBROOK NORTH

# MASTER CONCEPT PLAN

## PREPARED FOR : US HOME CORPORATION

LEE COUNTY HEARING EXAMINER 03 AUG 22 PM 4:40

PRINTED
AUG 21 2003
WilsonMiller, Inc.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

WilsonMiller, Inc. - FL Lic# LC-0000782
WilsonMiller, Inc. - Certificate of Authorization #68

SEC 15,16,21,22 TWP 43S RGE 25E
Designed by:
Drawn by: S.W.P./1078
Checked by:
Approved by:
Date: 10/01/001
Scale: 1" = 300'
PIN: 03642-000-000 PZPSR
File #: D-3642-02

Sheet 1 of 1

Applicant's Exhibit # 25 3 pages
DCI2001-00033

NAILE ROAD
402
+,099
+,099
HENDERSON GRADE ROAD
RICH ROAD
PRITCHETT PAR