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EXHIBITS

CASE # DCI2004-00028

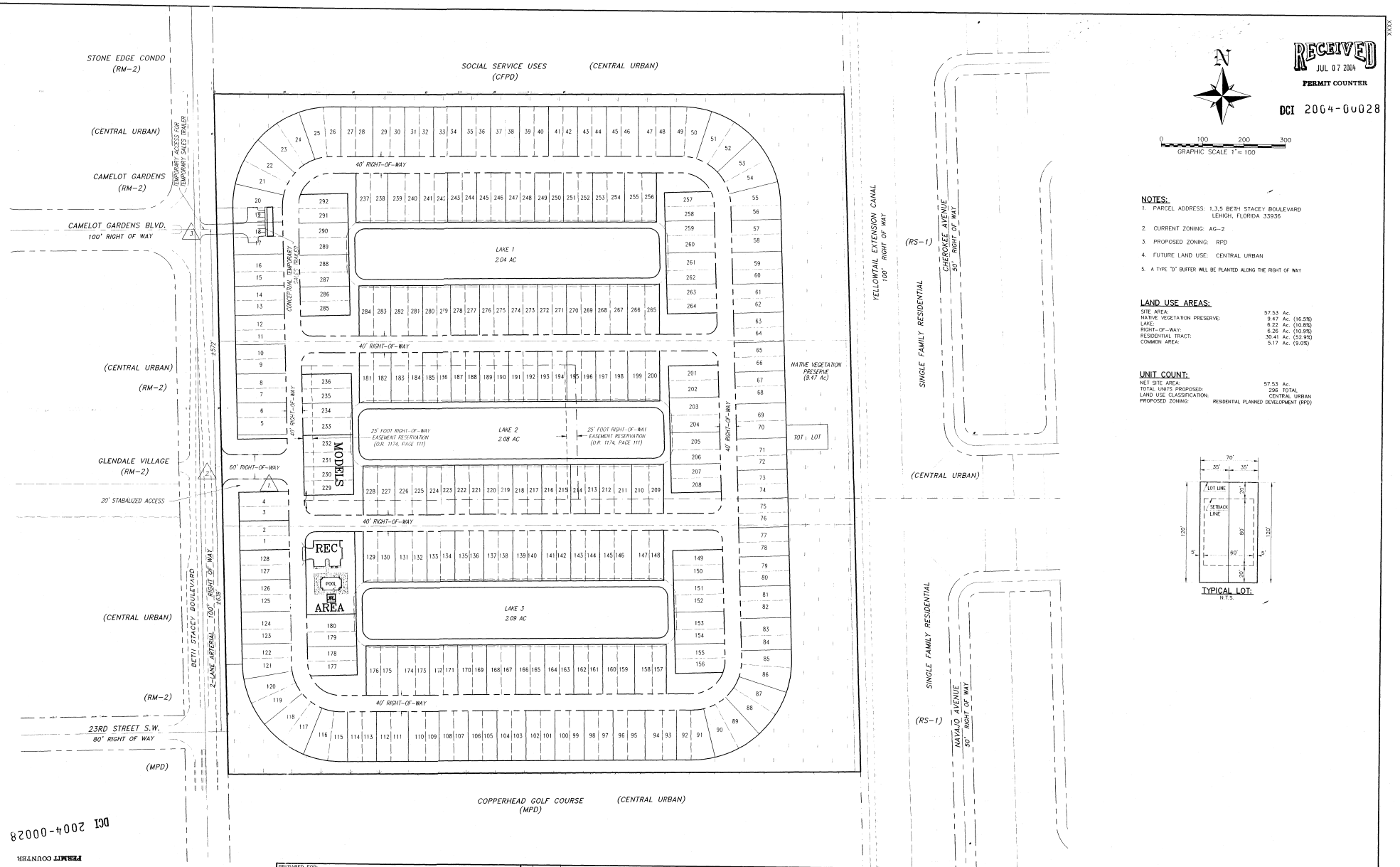
CASE NAME: KB HOMES in ref. to VISTANA RPD

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

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

LOCATION OF BOARDS _____

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



RECEIVED
JUL 07 2004
PERMIT COUNTER
DCI 2004-00028

XXXX

NOTES:

1. PARCEL ADDRESS: 1,3,5 BETH STACEY BOULEVARD LEHIGH, FLORIDA 33936
2. CURRENT ZONING: AG-2
3. PROPOSED ZONING: RPD
4. FUTURE LAND USE: CENTRAL URBAN
5. A TYPE "D" BUFFER WILL BE PLANTED ALONG THE RIGHT OF WAY

LAND USE AREAS:

SITE AREA:	57.53 Ac.
NATIVE VEGETATION PRESERVE:	9.47 Ac. (16.5%)
LAKE:	6.22 Ac. (10.8%)
RIGHT-OF-WAY:	6.26 Ac. (10.9%)
RESIDENTIAL TRACT:	30.41 Ac. (52.9%)
COMMON AREA:	5.17 Ac. (9.0%)

UNIT COUNT:

NET SITE AREA:	57.53 Ac.
TOTAL UNITS PROPOSED:	296 TOTAL
LAND USE CLASSIFICATION:	CENTRAL URBAN
PROPOSED ZONING:	RESIDENTIAL PLANNED DEVELOPMENT (RPD)

DCI 2004-00028
PERMIT COUNTER
RECEIVED JUL 07 2004

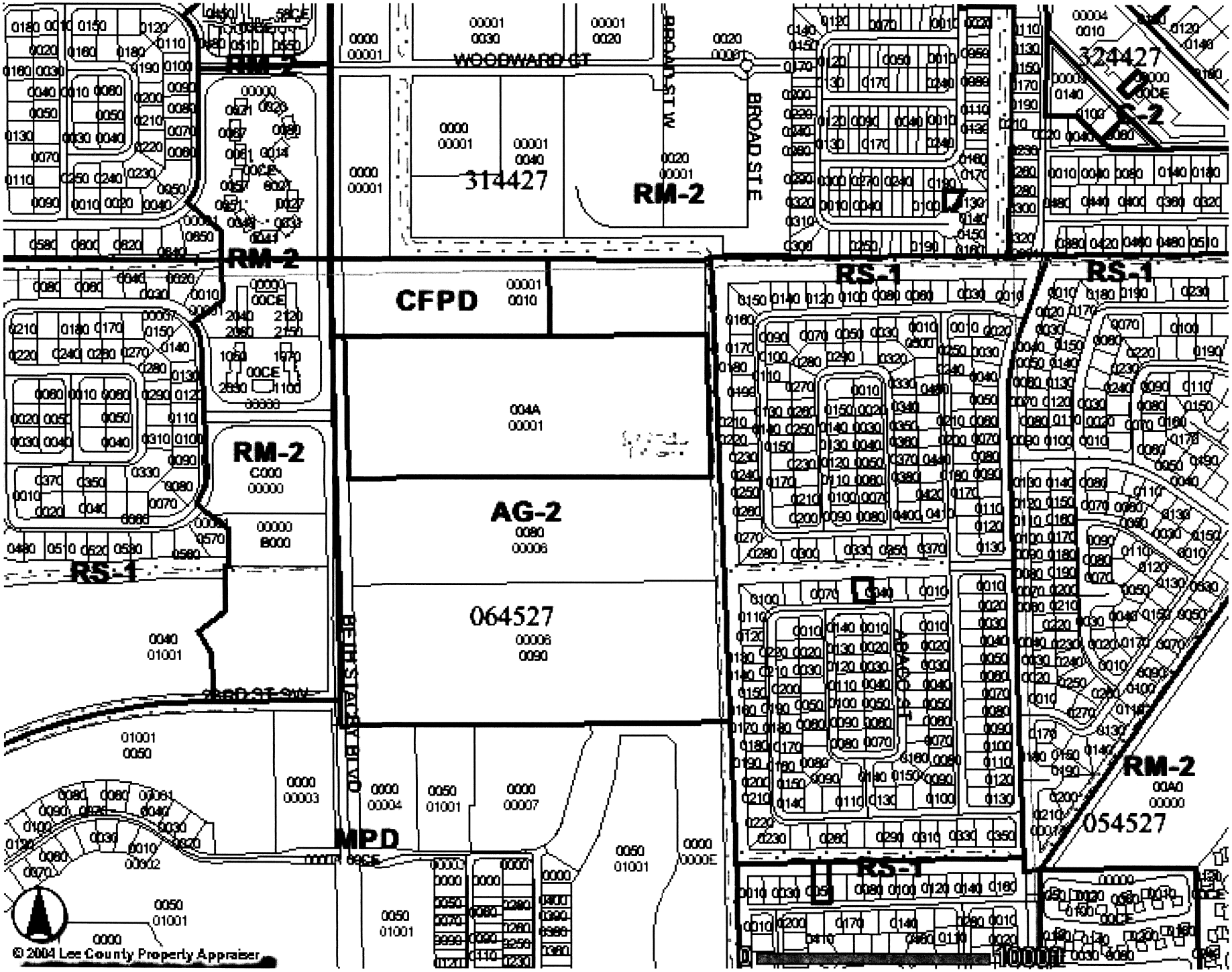
PREPARED FOR:
KB HOME
12535 NEW BRITTANY BOULEVARD, SUITE 28
FORT MYERS, FLORIDA 33907
PH: (239)-274-5664

NO.	DATE	REVISION DESCRIPTION	BY

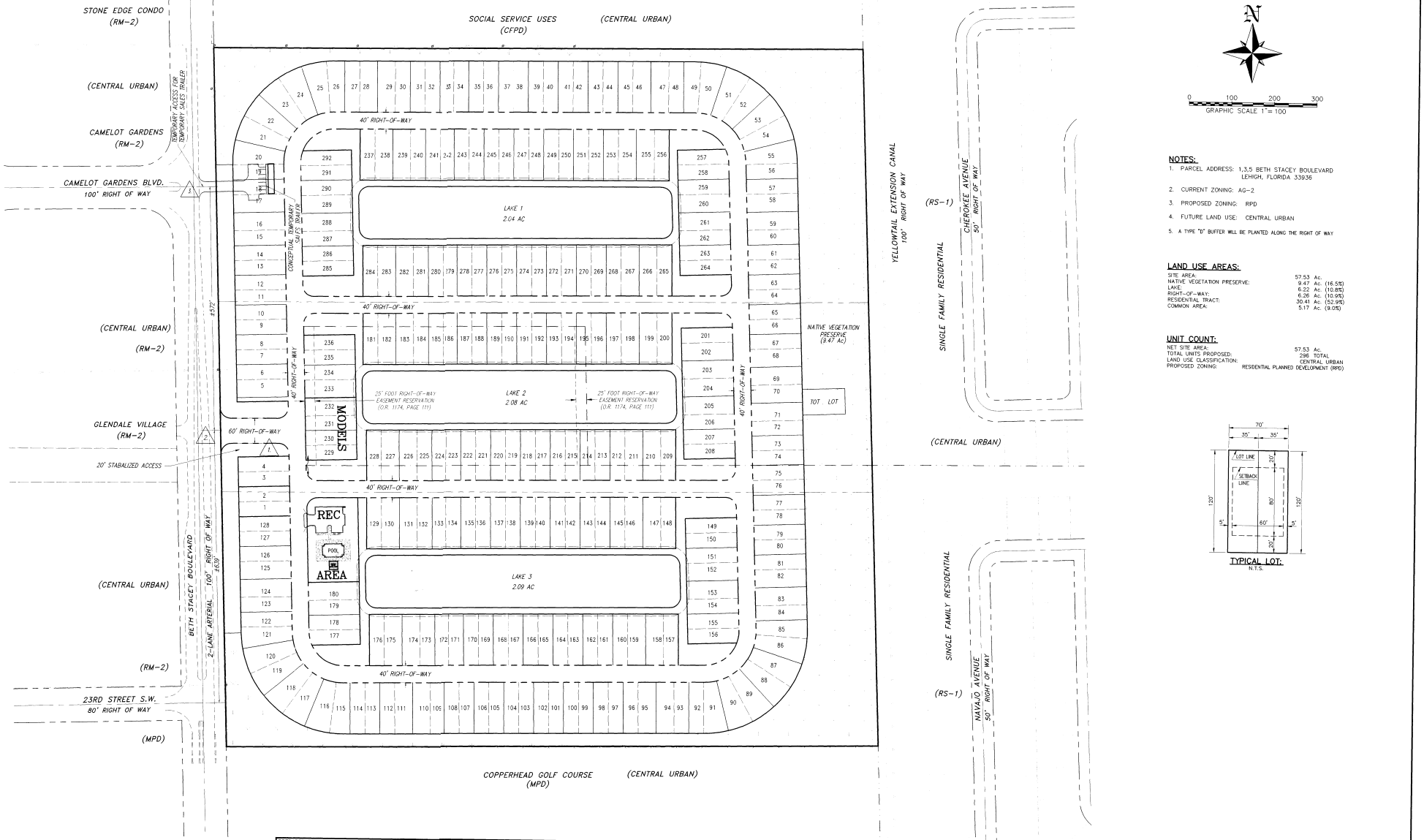
Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN
VISTANA
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04-28-04	1830	MCP	SEH	DGP	JGH	1"=100' SEH	1	1	



WOODWARD CT
BROAD ST W
BROAD ST E
RM-2
314427
324427
CFPD
RS-1
AG-2
064527
MPD
054527
BETH STACEY BLVD
© 2004 Lee County Property Appraiser



NOTES:

1. PARCEL ADDRESS: 1,3,5 BETH STACEY BOULEVARD LEHIGH, FLORIDA 33936
2. CURRENT ZONING: AG-2
3. PROPOSED ZONING: RPD
4. FUTURE LAND USE: CENTRAL URBAN
5. A TYPE "D" BUFFER WILL BE PLANTED ALONG THE RIGHT OF WAY

LAND USE AREAS:

SITE AREA:	57.53 Ac.
NATIVE VEGETATION PRESERVE:	9.47 Ac. (16.5%)
LAKE:	6.22 Ac. (10.8%)
RIGHT-OF-WAY:	6.26 Ac. (10.9%)
RESIDENTIAL TRACT:	30.41 Ac. (52.9%)
COMMON AREA:	5.17 Ac. (9.0%)

UNIT COUNT:

NET SITE AREA:	57.53 Ac.
TOTAL UNITS PROPOSED:	296 TOTAL
LAND USE CLASSIFICATION:	CENTRAL URBAN
PROPOSED ZONING:	RESIDENTIAL PLANNED DEVELOPMENT (RPD)

PREPARED FOR:

KB HOME
12535 NEW BRITTANY BOULEVARD, SUITE 28
FORT MYERS, FLORIDA 33917
PH: (239)-274-5664

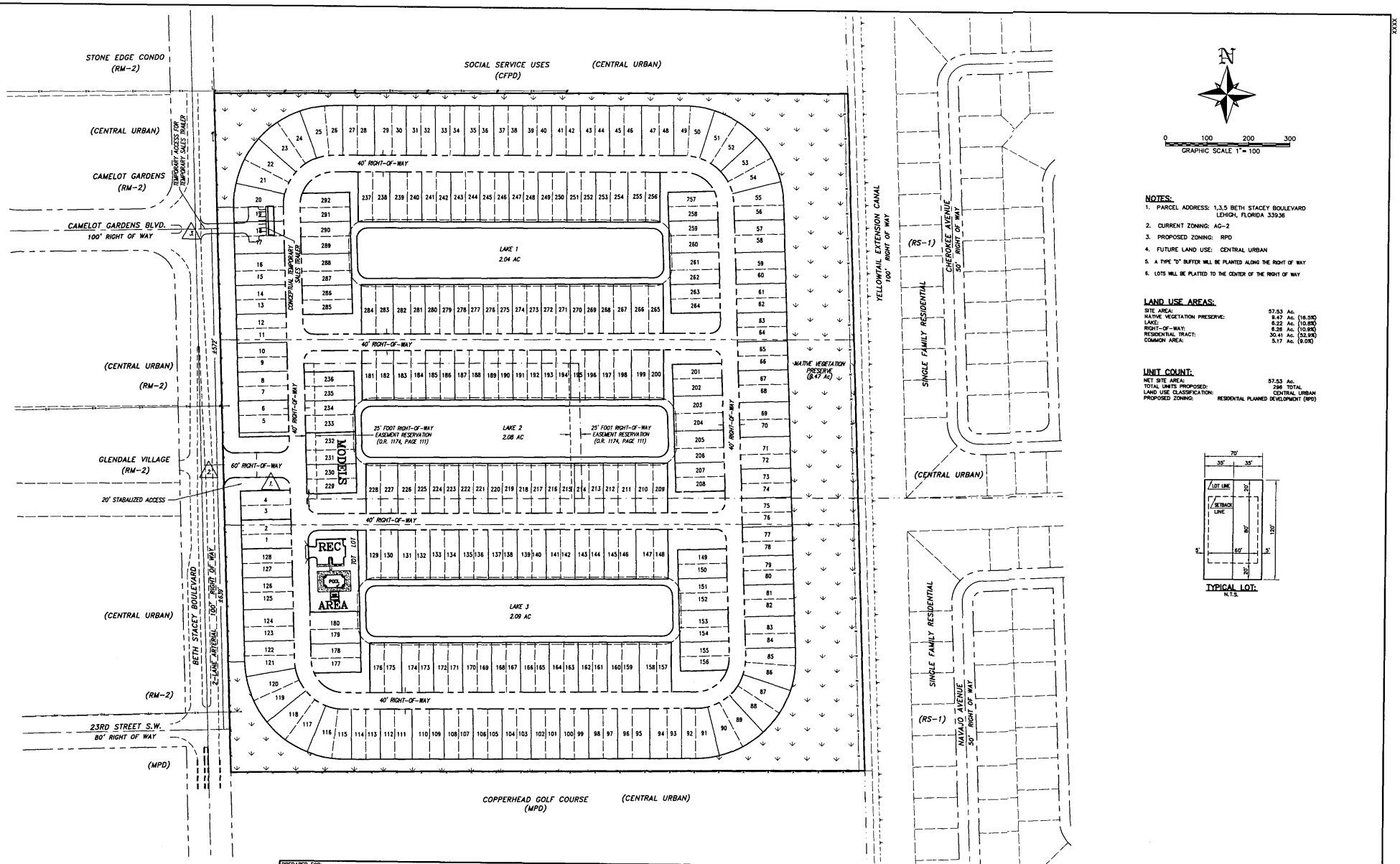
NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN
VISTANA
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04-28-04	1830	MCP	SEH	DGP	JGH	1"=100' SEH	1	1	

APPLICANT'S EXHIBIT # 3
Lg MCP
DC2004-00028



NOTES:

1. PARCEL ADDRESS: 1,3,5 BETH STACEY BOULEVARD LEHIGH, FLORIDA 33936
2. CURRENT ZONING: AG-2
3. PROPOSED ZONING: RPD
4. FUTURE LAND USE: CENTRAL URBAN
5. A TYPE "D" BUFFER WILL BE PLANTED ALONG THE RIGHT OF WAY
6. LOTS WILL BE PLATTED TO THE CENTER OF THE RIGHT OF WAY

LAND USE AREAS:

SITE AREA:	57.53 Ac.	
NATIVE VEGETATION PRESERVE:	9.47 Ac.	(16.5%)
LAKE:	6.22 Ac.	(10.8%)
RIGHT-OF-WAY:	6.26 Ac.	(10.9%)
RESIDENTIAL TRACT:	30.41 Ac.	(52.9%)
COMMON AREA:	5.17 Ac.	(9.0%)

UNIT COUNT:

NET SITE AREA:	57.53 Ac.
TOTAL UNITS PROPOSED:	298 TOTAL
LAND USE CLASSIFICATION:	CENTRAL URBAN
PROPOSED ZONING:	RESIDENTIAL PLANNED DEVELOPMENT (RPD)

TYPICAL LOT:
N.T.S.

PREPARED FOR:

KB HOME
12535 NEW BRITTANY BOULEVARD, SUITE 28
FORT MYERS, FLORIDA 33907
PH: (239)-274-5864

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
10511 SIX MILE CYPRESS PARKWAY - SUITE 101
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PHONE: (239) 939-5490 FAX: (239) 939-2523
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MASTER CONCEPT PLAN
VISTANA
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
04-28-04	1830	MCP	SEH	DGP	JCH	1"=100' SEH	1	1	

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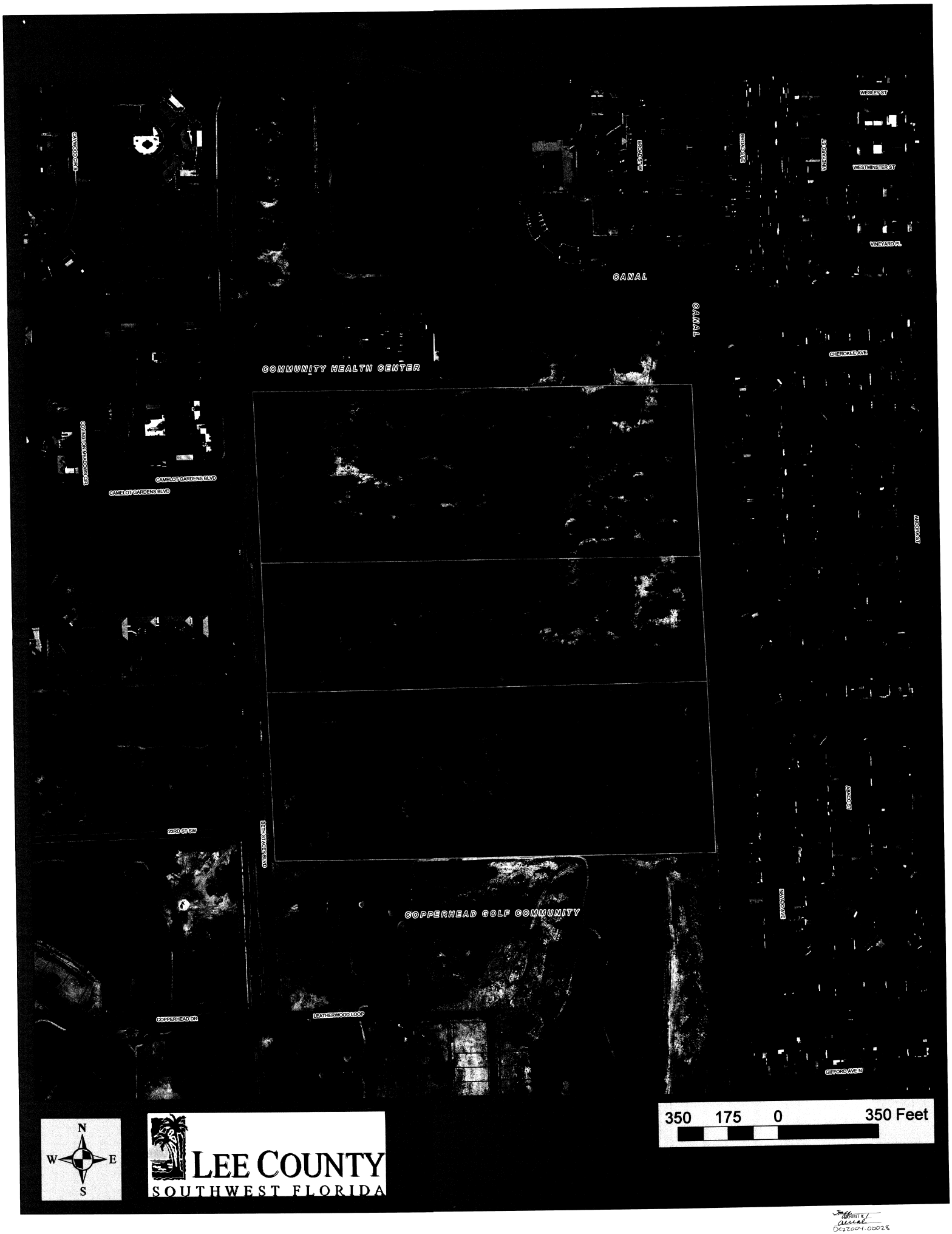

EXHIBIT A/1
DCI2004-00028