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EXHIBITS

from HEX hearing

CASE #: DCI2004-00028

CASE NAME: Vistana RPD

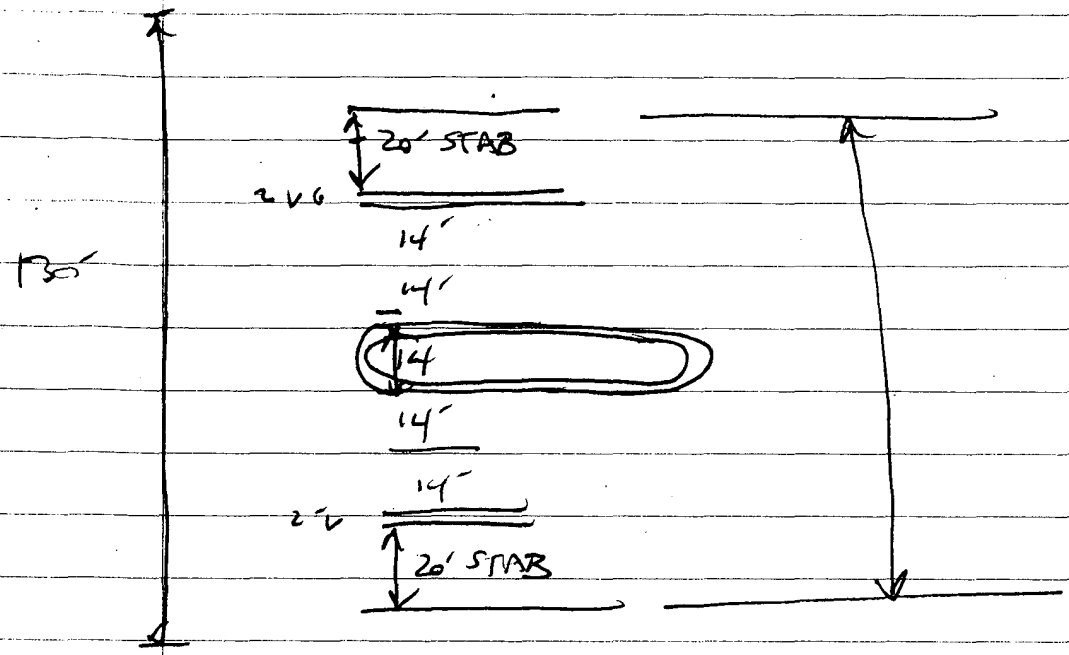
Attach a copy of this form to the top of packet of the exhibits & place exhibits in case file.

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.



APPLICANT'S EXHIBIT # 5
DCI2004-00028

DCI2004-00028 VISTANNA RPD

STAFF'S EXHIBIT # 2
DCI2004-00028



PHOTOGRPAHS BY TONY PALERMO, SENIOR PLANNER

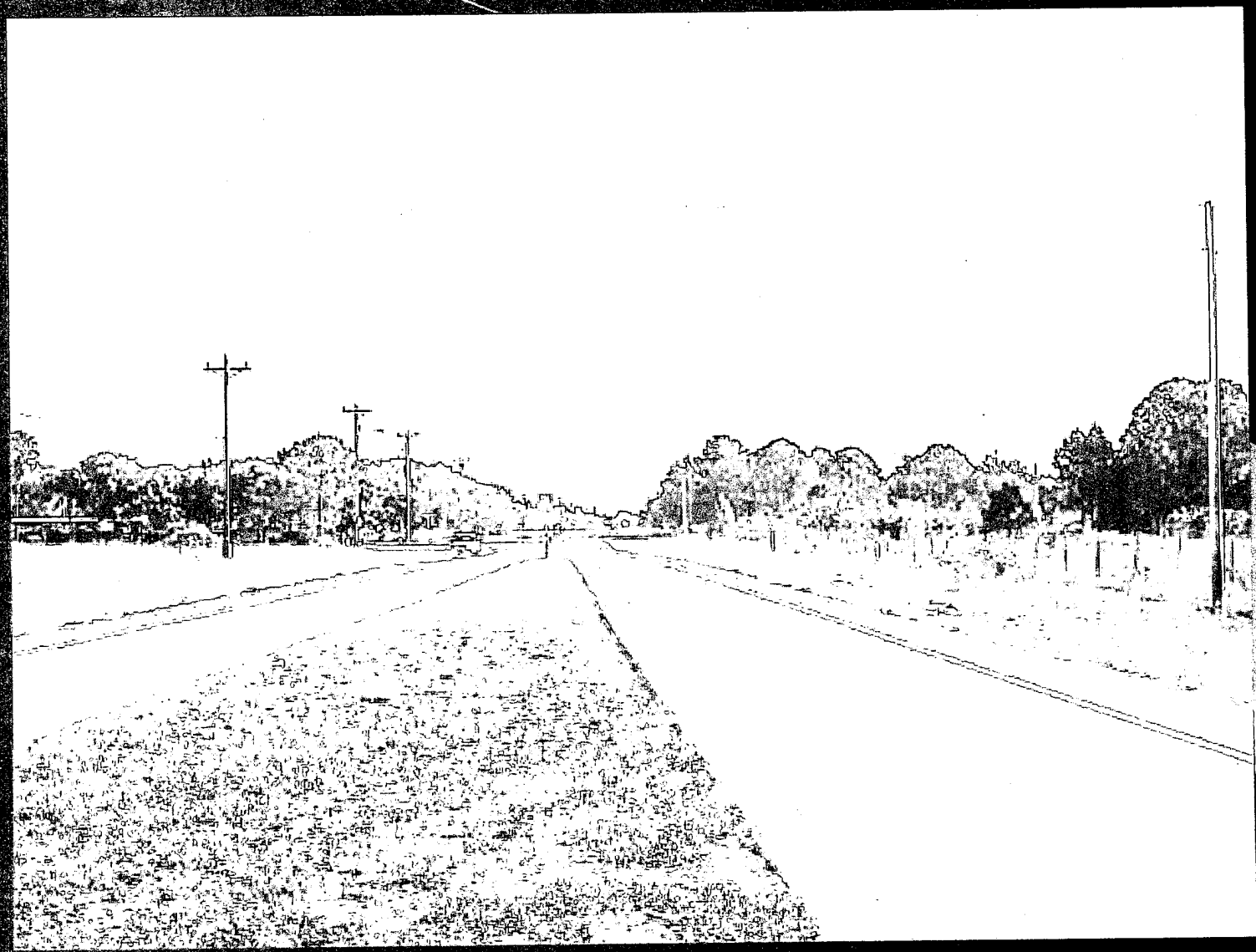
THESE PHOTOGRAPHS ACCURATELY PORTRAY CONDITIONS ON THE DATE SHOWN.

DCI2004-00028 VISTANNA RPD



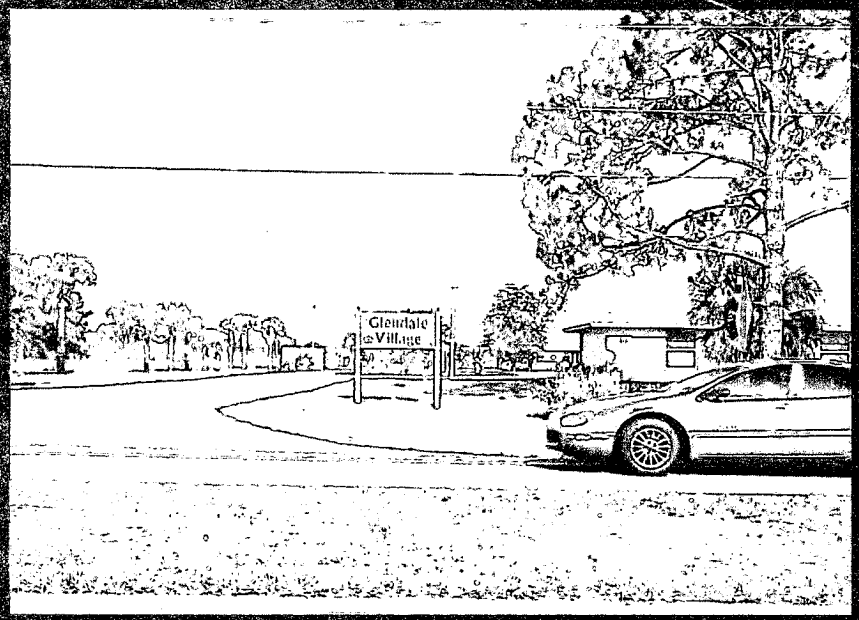
SUBJECT PROPERTY LOOKING SOUTH ON BETH STACEY BOULEVARD LEHIGH ACRES.

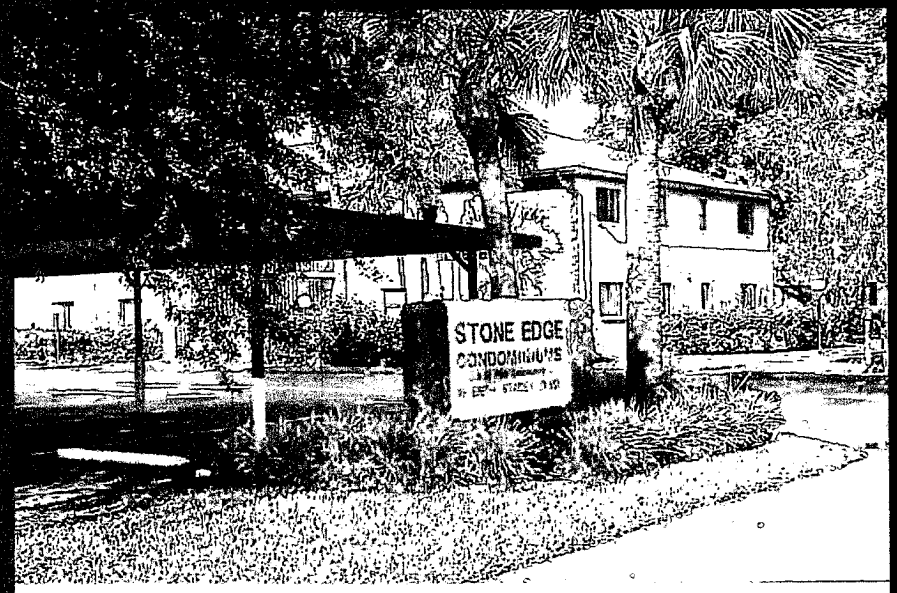
DCI2004-00028 VISTANNA RPD



SUBJECT PROPERTY LOOKING NORTH ON BETH STACEY BOULEVARD LEHIGH ACRES.

DCI2004-00028 VISTANNA RPD





LOOKING WEST ON BETH STACEY.

GLENDALE VILLAGE.

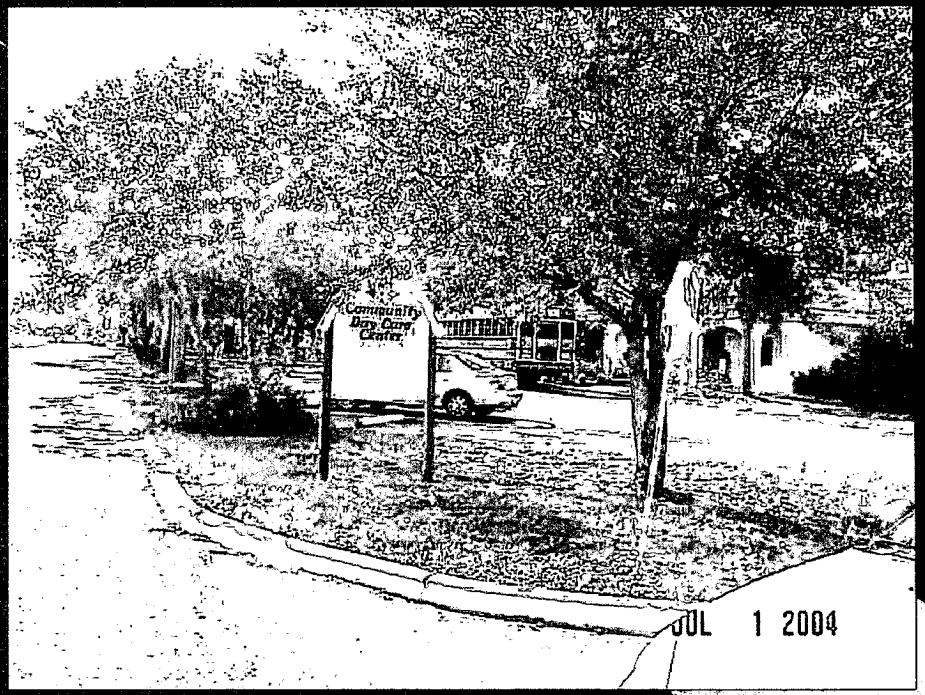
STONE EDGE CONDOMINIUMS.

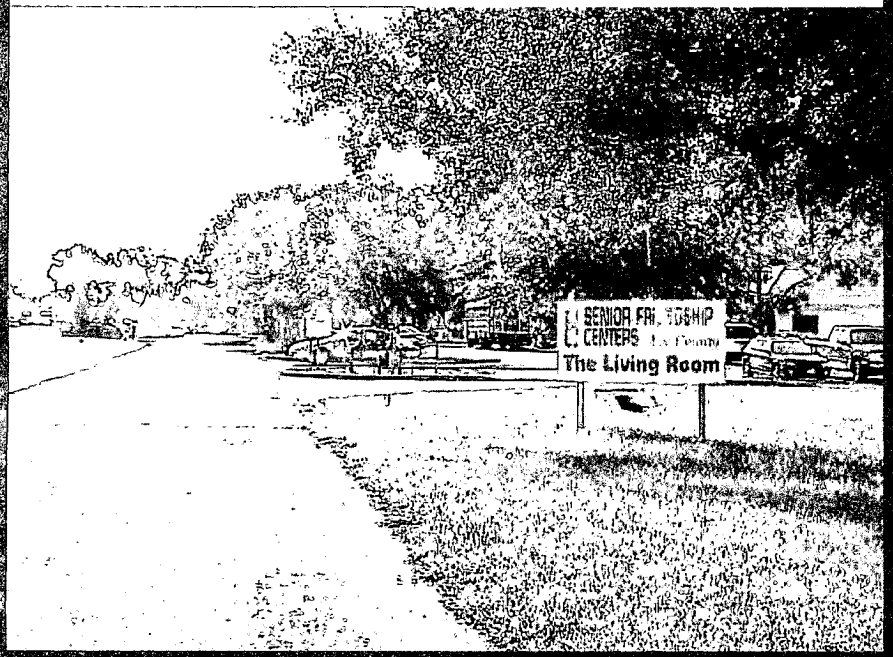
BELOW, CAMELOT GARDENS BLVD.



DCI2004-00028 VISTANNA RPD







NORTH

DAY CARE, SENIOR FRIENDSHIP CENTER.

DCI2004-00028 VISTANNA RPD





SOUTH

COPPERHEAD
GOLF
COMMUNITY.

DCI2004-00028 VISTANNA RPD



TO THE EAST, HOUSES ON CHEROKEE AVENUE (ABOVE) AND NAVAHOE AVENUE ARE SEPARATED FROM THE SUBJECT PROPERTY BY YELLOWTAIL CANAL.

DCI2004-00028 VISTANNA RPD



LOOKING SOUTH ON YELLOWTAIL DRAINAGE CANAL.

DCI2004-00028 VISTANNA RPD



YELLOWTAIL CANAL LOOKING WEST FROM CHEROKEE AVENUE.

MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ZONING

LEE COUNTY
HEARING EXAMINER
04 SEP 29 PM 4:13

DATE: September 29, 2004

TO: The Lee County Hearing Examiner

FROM: Tony Palermo
Senior Planner T. P.

RE: DCI2004-00028 VISTANA RPD

In the September 8, 2004 staff report, staff recommended an emergency access on Beth Stacey as a condition of approval for Deviation #1. The applicant argues the single access point adequately protects the public's health safety and welfare.

Since the hearing, the Lehigh Acres Fire Department has endorsed the single access as proposed by the applicant. The Community Development Department can also support the single access, as recommended by the local fire district.

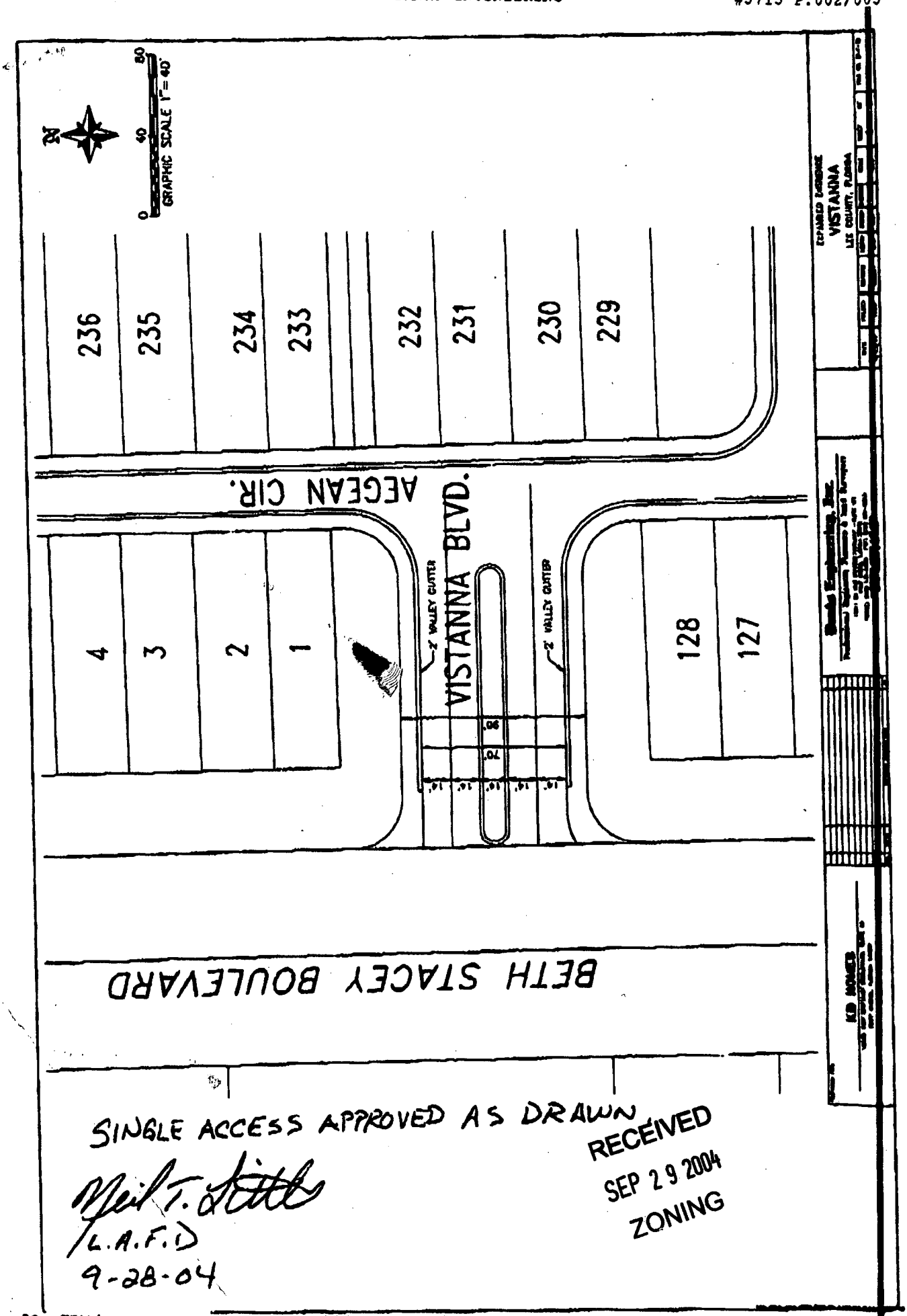
Thus staff changes its recommendation in favor of the single access point as proposed and enhanced by the applicant with the following conditions:

1. No trees in excess of 25 feet in height at maturity may be planted within the access point area per the applicant's exhibit stamped Received/Zoning September 29, 2004.
2. No walls or fences may be constructed within the access point area per the applicant's exhibit stamped Received/Zoning September 29, 2004.
3. All utilities along the entrance from Beth Stacy Boulevard as shown on the applicant's exhibit stamped Received/Zoning September 29, 2004 must be placed underground.
4. The Master Concept Plan and local development order must depict a 70-foot wide divided entrance that includes a 14-foot wide median with two 14-foot wide lanes on both sides of the median for ingress and egress.
5. If the divided entrance is ever gated, the gate must comply with all applicable regulations with respect to required equipment for an emergency override mechanism at the time of installation. Additionally, if an emergency necessitates the breaking of an entrance gate, the cost of repairing the gate and the emergency vehicle (if applicable) will be the responsibility of the owner or the operator of the gate.

cc. Jon Hagan, Banks Engineering
Chuck Basinait, Henderson, Franklin Law Firm
John Fredyma, Assistant County Attorney
Don Blackburn, Development Services Division

U:\200409\DCI20040.002\8\VISTANAMEMO2.WPD

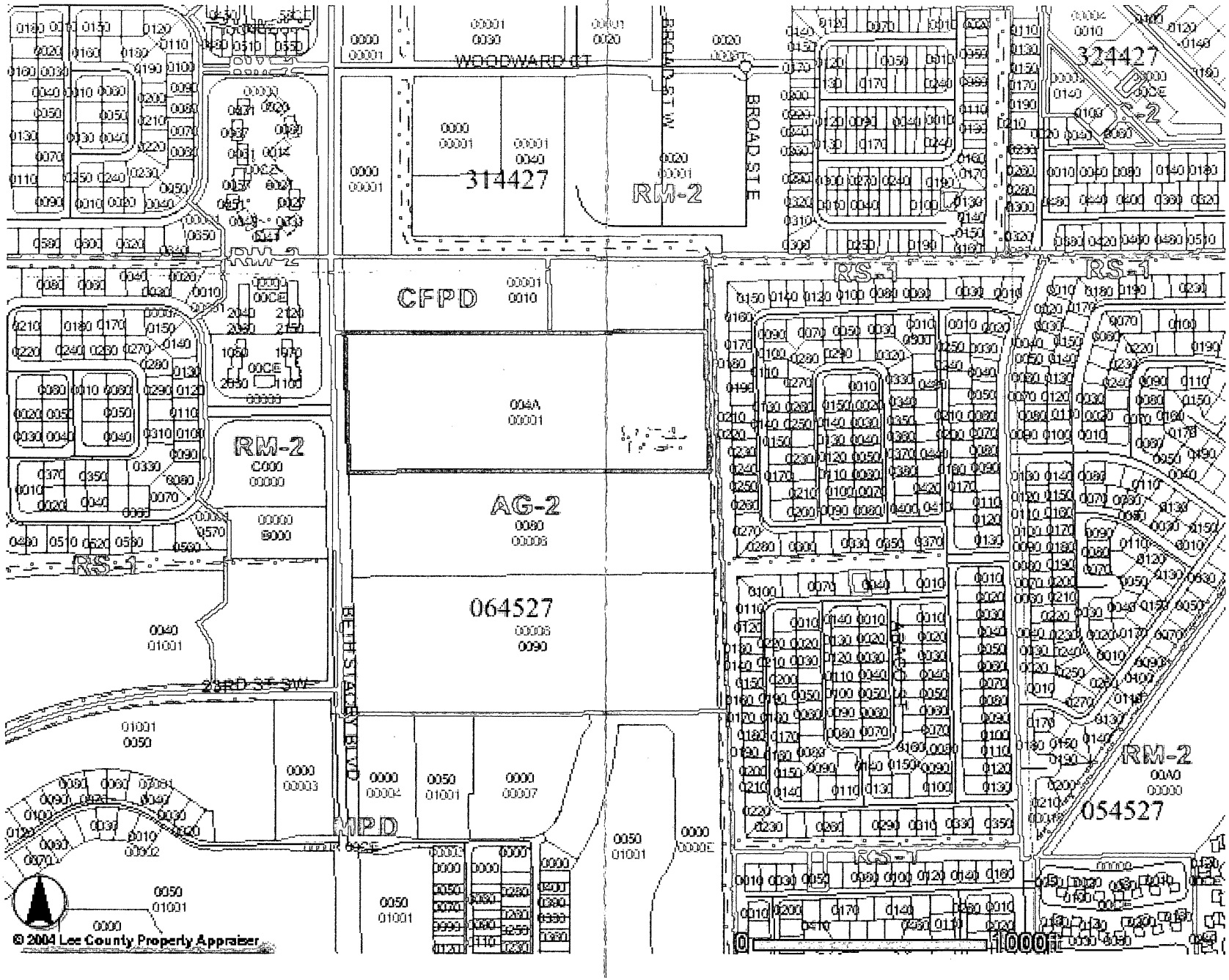
Staff's
EXHIBIT # 3
DCI2004-00028
Written Submittal

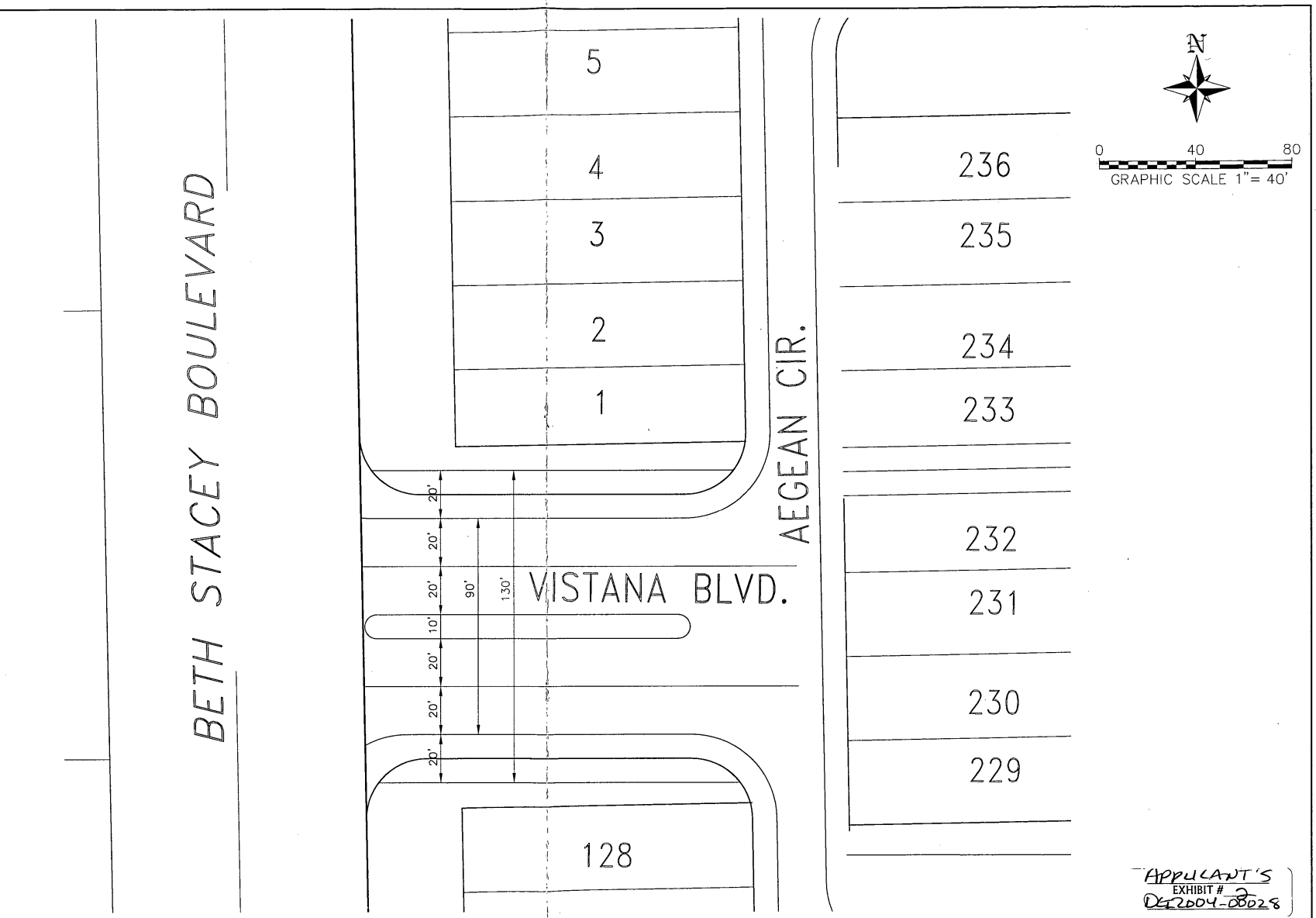


SINGLE ACCESS APPROVED AS DRAWN

Neil T. Little
L.A.F.D
9-28-04

RECEIVED
SEP 29 2004
ZONING


WOODWARD ST
BROADSTE
314427
RM-2
324427
CFPD
RS-1
AG-2
064527
RM-2
BETH STACEY BLVD
23RD ST SW
MPD
RM-2
054527
1000ft
© 2004 Lee County Property Appraiser



APPLICANT'S EXHIBIT # 2
DCI2004-00028

PREPARED FOR:

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

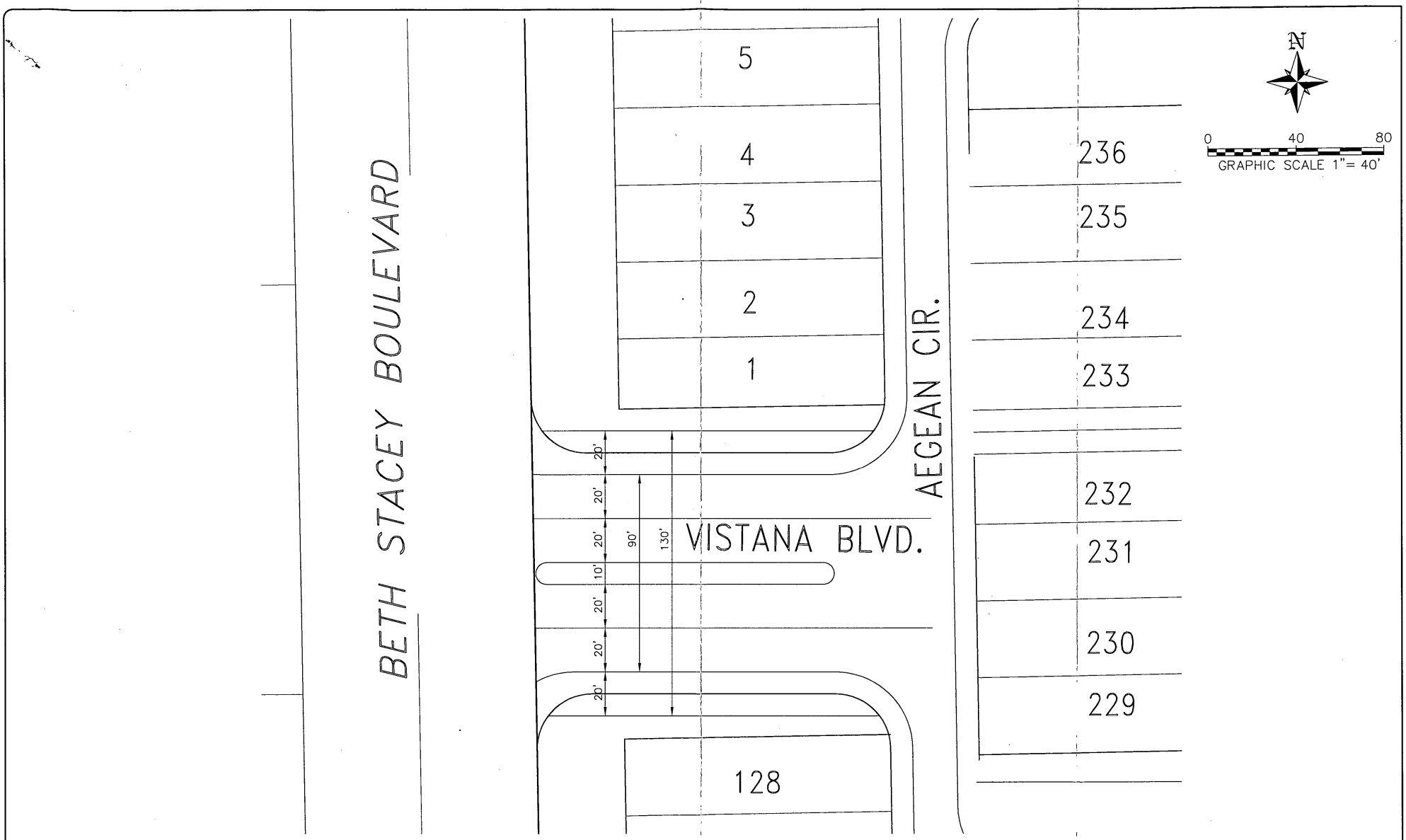
NO.	DATE	REVISION DESCRIPTION	BY

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

EXPANDED ENTRENCE
VISTANA
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
9/21/04	1830	ExEnt7	DGP	DGP		NTS	1	1	

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PREPARED FOR:

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

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering, Inc.
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FORT MYERS, FLORIDA 33912
PHONE: (239) 939-5490 FAX: (239) 939-2523
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EXPANDED ENTRENCE
VISTANA
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE
9/21/04	1830	ExEnt7	DGP	DGP		NTS

APPLICANT'S EXHIBIT # 2
DCI2004-00028

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