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EXHIBITS

CASE #_____ DCI2005-00027 QUATTRONE&ASSOCIATES, INC. - BUCKINGHAM VILLAGES ___

CASE NAME:_____

_____

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

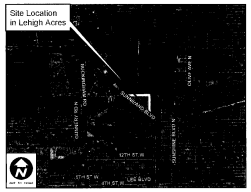
Diana's Closet

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

LOCATION OF BOARDS_____

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

Buckingham Villages RPD
Proposed Master Concept Plan Overlay
(as revised Oct 5, 2005)
Case Numbers DCI2005-00027
and
REZ2005-00004 for (Bonus Density)



Legend

Subject Property

Roads

0 170 340 680 Feet

2005 Aerial - Photograph

Map Prepared by
Lee County DCD
Zoning Division
OCT 27, 2005

STAFF'S EXHIBIT
DCI2005-00027 &
REZ2005-00004

Buckingham Villages RPD
Proposed Master Concept Plan Overlay
(as revised Oct 5, 2005)
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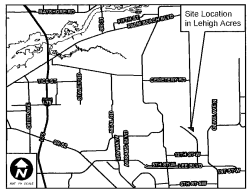


Legend

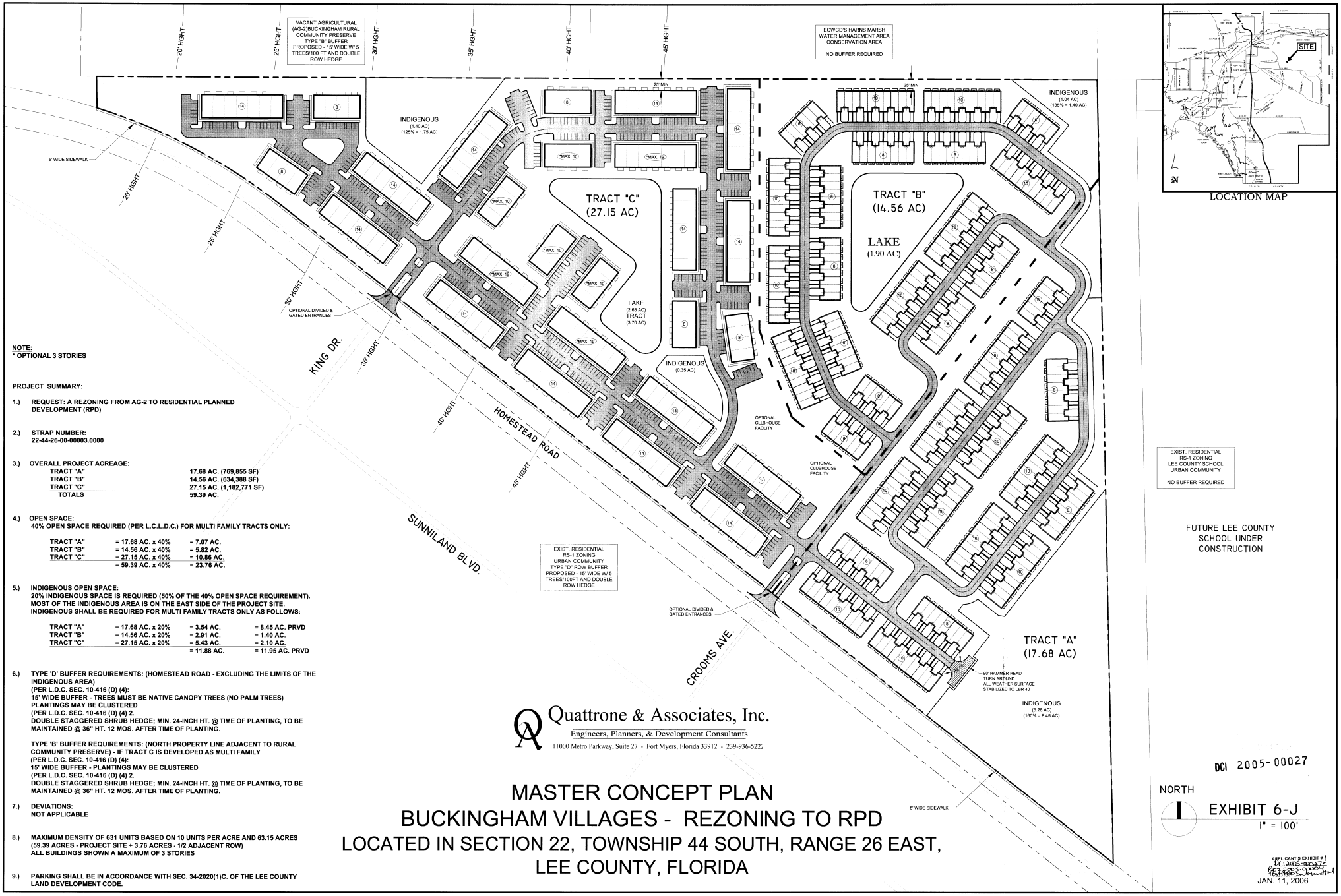
- Subject Property
- Zoning
- Parcels
- Major Roads

0 1,000 2,000 4,000 Feet

2005 Aerial - Photograph

Map Prepared by
Lee County DCD
Zoning Division
OCT 27, 2005

STAFF'S EXHIBIT
Duane Ded 7-
REZ2005-00004



NOTE:
*** OPTIONAL 3 STORIES**

PROJECT SUMMARY:

1.) **REQUEST: A REZONING FROM AG-2 TO RESIDENTIAL PLANNED DEVELOPMENT (RPD)**

2.) **STRAP NUMBER:**
22-44-26-00-00003.0000

3.) **OVERALL PROJECT ACREAGE:**

TRACT "A"	**17.68 AC. (769,855 SF)**
TRACT "B"	**14.56 AC. (634,388 SF)**
TRACT "C"	**27.15 AC. (1,182,771 SF)**
TOTALS	**59.39 AC.**

4.) **OPEN SPACE:**
40% OPEN SPACE REQUIRED (PER L.C.L.D.C.) FOR MULTI FAMILY TRACTS ONLY:

TRACT "A"	**= 17.68 AC. x 40%**	**= 7.07 AC.**
TRACT "B"	**= 14.56 AC. x 40%**	**= 5.82 AC.**
TRACT "C"	**= 27.15 AC. x 40%**	**= 10.86 AC.**
	= 59.39 AC. x 40%	**= 23.76 AC.**

5.) **INDIGENOUS OPEN SPACE:**
20% INDIGENOUS SPACE IS REQUIRED (50% OF THE 40% OPEN SPACE REQUIREMENT). MOST OF THE INDIGENOUS AREA IS ON THE EAST SIDE OF THE PROJECT SITE. INDIGENOUS SHALL BE REQUIRED FOR MULTI FAMILY TRACTS ONLY AS FOLLOWS:

TRACT "A"	**= 17.68 AC. x 20%**	**= 3.54 AC.**	**= 8.45 AC. PRVD**
TRACT "B"	**= 14.56 AC. x 20%**	**= 2.91 AC.**	**= 1.40 AC.**
TRACT "C"	**= 27.15 AC. x 20%**	**= 5.43 AC.**	**= 2.10 AC.**
		= 11.88 AC.	**= 11.95 AC. PRVD**

6.) **TYPE 'D' BUFFER REQUIREMENTS: (HOMESTEAD ROAD - EXCLUDING THE LIMITS OF THE INDIGENOUS AREA)**
(PER L.D.C. SEC. 10-416 (D) (4):
15' WIDE BUFFER - TREES MUST BE NATIVE CANOPY TREES (NO PALM TREES) PLANTINGS MAY BE CLUSTERED
(PER L.D.C. SEC. 10-416 (D) (4) 2.
DOUBLE STAGGERED SHRUB HEDGE; MIN. 24-INCH HT. @ TIME OF PLANTING, TO BE MAINTAINED @ 36" HT. 12 MOS. AFTER TIME OF PLANTING.

TYPE 'B' BUFFER REQUIREMENTS: (NORTH PROPERTY LINE ADJACENT TO RURAL COMMUNITY PRESERVE) - IF TRACT C IS DEVELOPED AS MULTI FAMILY
(PER L.D.C. SEC. 10-416 (D) (4):
15' WIDE BUFFER - PLANTINGS MAY BE CLUSTERED
(PER L.D.C. SEC. 10-416 (D) (4) 2.
DOUBLE STAGGERED SHRUB HEDGE; MIN. 24-INCH HT. @ TIME OF PLANTING, TO BE MAINTAINED @ 36" HT. 12 MOS. AFTER TIME OF PLANTING.

7.) **DEVIATIONS:**
NOT APPLICABLE

8.) **MAXIMUM DENSITY OF 631 UNITS BASED ON 10 UNITS PER ACRE AND 63.15 ACRES (59.39 ACRES - PROJECT SITE + 3.76 ACRES - 1/2 ADJACENT ROW)**
ALL BUILDINGS SHOWN A MAXIMUM OF 3 STORIES

9.) **PARKING SHALL BE IN ACCORDANCE WITH SEC. 34-2020(1)C. OF THE LEE COUNTY LAND DEVELOPMENT CODE.**

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
11000 Metro Parkway, Suite 27 - Fort Myers, Florida 33912 - 239-936-5222

MASTER CONCEPT PLAN
BUCKINGHAM VILLAGES - REZONING TO RPD
LOCATED IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 26 EAST, LEE COUNTY, FLORIDA

DCI 2005-00027

NORTH

EXHIBIT 6-J
1" = 100'

APPLICANT'S EXHIBIT #1
DCI 2005-00027
JAN. 11, 2006