

# EXHIBITS

kwiktag® 026 619 061



**CASE #** \_\_\_\_\_

DCI2006-00003      STONEYBROOK @  
GATEWAY TRACT C-2

**CASE NAME:** \_\_\_\_\_  
\_\_\_\_\_

**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** \_\_\_\_\_

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

## EXHIBITS

### APPLICANT

#1 FLum

#2 Zoning Map (smaller area)

#3 Zoning Map (larger area)

#4 Ord. # 06-04

#5 TIS

#6 DuBois Resume

#7 \_\_\_\_\_

#8 \_\_\_\_\_

#9 \_\_\_\_\_

#10 \_\_\_\_\_

### STAFF

#1 Aerial

#2 Brent Cunningham Resume

#3 \_\_\_\_\_

#4 \_\_\_\_\_

#5 \_\_\_\_\_

#6 \_\_\_\_\_

#7 \_\_\_\_\_

#8 \_\_\_\_\_

#9 \_\_\_\_\_

#10 \_\_\_\_\_

## OTHER EXHIBITS

### NAME

#1 \_\_\_\_\_

#2 \_\_\_\_\_

#3 \_\_\_\_\_

#4 \_\_\_\_\_

#5 \_\_\_\_\_

### NAME

#1 \_\_\_\_\_

#2 \_\_\_\_\_

#3 \_\_\_\_\_

#4 \_\_\_\_\_

#5 \_\_\_\_\_

**ORDINANCE NO. 06-04**

**AN EMERGENCY ORDINANCE ADOPTING A MORATORIUM ON REZONING OF PROPERTY FROM A NON-RESIDENTIAL TO RESIDENTIAL ZONING DISTRICT WITHIN THE LEHIGH ACRES COMMUNITY PLANNING AREA; MORATORIUM ON PRIVATELY INITIATED PLAN AMENDMENTS; PROVIDING FOR LEGISLATIVE FINDINGS; ESTABLISHING A PURPOSE (DEVELOPMENT OF THE COMMUNITY PLAN AND LAND DEVELOPMENT REGULATIONS FOR THE LEHIGH ACRES PLANNING COMMUNITY); AN APPROXIMATE 18 MONTH MORATORIUM (UNTIL SEPTEMBER 30, 2007); PROVIDING FOR CONFLICTS OF LAW; SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS, pursuant to Article VIII, Section 1 of the Florida Constitution and Chapter 125 of the Florida Statutes, Lee County is authorized and required to protect the public health, safety and welfare of its citizens and has the power and authority to enact regulations for valid governmental purposes that are not inconsistent with general or special law; and**

**WHEREAS, Florida Statutes, Section 125.66(3) provides the County with the authority to adopt an emergency ordinance; and**

**WHEREAS, the 1996 Lehigh Acres Commercial Land Use Study and the 2004 Lehigh Population Model Study recognized the shortfall of acreage within Lehigh Acres committed to development with commercial and industrial land uses, school sites and park areas; and**

**WHEREAS, the County and the residents of Lehigh Acres are actively pursuing the creation of a Community Plan for the Lehigh Acres Planning Community; and**

**WHEREAS, the Lehigh Acres Community Planning Corporation, along with Lehigh Acres residents have requested that the Board of County Commissioners adopt a moratorium on: (1) rezonings that serve to change land from a non-residential zoning district to a residential zoning district; and, (2) privately initiated Lee Plan amendments, until after preparation and adoption of the Community Plan and land development regulations for the Lehigh Acres Planning Community; and**

**WHEREAS, the Board of County Commissioners finds it is appropriate to establish the requested moratorium in order to facilitate the adoption and implementation of the Community Plan for the Lehigh Acres Planning Community.**

5:00#1  
4-4-06

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Lee County, Florida:

**SECTION ONE: LEGISLATIVE FINDINGS**

The Board of County Commissioners hereby adopts the recitals set forth above as the legislative findings and conclusions necessary to support adoption of this ordinance.

The Board hereby waives the notice requirements set forth in Florida Statutes §125.66(2) and declares that an emergency exists making immediate enactment of this ordinance necessary.

**SECTION TWO: PURPOSE**

The purpose of the moratorium is to provide a reasonable amount of time to establish the Community Plan for the Lehigh Acres Planning Community along with the land development regulations necessary to implement the community plan; and, to prevent the review and approval of new development proposals that might be inconsistent with the new community plan.

**SECTION THREE: MORATORIUM**

A moratorium is hereby established and applicable to property within the area commonly known as the Lehigh Acres Planning Community, which is depicted on attached Exhibit A, as follows:

1. The moratorium is for a period of approximately 18 months and will remain in effect through September 30, 2007.
2. No rezoning applications requesting a zoning change from a non-residential zoning district to a residential zoning district will be accepted by the County after March 20, 2006. This includes rezonings from AG districts. The sole exception to this prohibition relates to a Mixed-Use Planned Development application meeting the criteria set forth in paragraph 5 below.
3. No private Lee Plan amendments affecting land within the Lehigh Acres Planning Community will be accepted or processed after March 20, 2006.
4. Rezoning or plan amendment applications received by the County on or before March 20, 2006 will be processed to their conclusion in the normal course of business. These requests may be approved notwithstanding this ordinance; but, nothing herein will be interpreted to require or guarantee approval of these applications.

5. Applications for rezonings to the Mixed-Use Planned Development (MPD) zoning district that contain a residential component may be accepted and processed by the County during the moratorium period provided that the MPD proposal meets the following criteria:
  - a. The request meets or exceeds two of the thresholds for an MPD rezoning contained in LDC §34-940(a) including at least one of the thresholds for commercial or industrial development. Further, the project must propose to provide a minimum of 50,000 square feet of non-residential use for every 250 residential dwelling units and provide a phasing plan depicting the mix of residential and nonresidential uses and the integration of those uses; and
  - b. The owner or agent conducts one public informational session within the Lehigh Acres Planning Community where the agent will provide an overview of the project for interested citizens. This meeting must be conducted before the owner or agent may submit a request for Board approval to file the application. The owner/agent is fully responsible for providing the meeting space and security measures as needed. The request for Board approval to file the MPD application must include a written summary of the public informational session that contains the following information: the date, time and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and, a proposal for how the owner/agent will respond to any issues that were raised; and,
  - c. The Board of County Commissioners grants authorization for the filing and processing of the MPD application at public hearing before the Board on a regular Board zoning day.

#### **SECTION FOUR: CONFLICTS OF LAW**

Whenever the requirements or provisions of this Ordinance are in conflict with the requirements or provisions of any other lawfully adopted ordinance or statute, the most restrictive requirements will apply.

#### **SECTION FIVE: SEVERABILITY**

It is the Board of County Commissioner's intent that if any section, subsection, clause or provision of this ordinance is deemed invalid or unconstitutional by a court of competent jurisdiction, such portion will become a separate provision and will not affect the remaining provisions of this ordinance. The Board of County Commissioners further declares its intent that this ordinance would have been adopted if such unconstitutional provision was not included.

**SECTION SIX: EFFECTIVE DATE**

The ordinance will take effect on the date a copy is accepted by the U.S. postal authority for special delivery by certified mail to the Department of State.

THE FOREGOING ORDINANCE was offered by Commissioner Albion, who moved its adoption. The motion was seconded by Commissioner St. Cerny and, being put to a vote, the vote was as follows:

ROBERT JANES	Aye
DOUGLAS ST. CERNY	Aye
RAY JUDAH	Aye
TAMMARA HALL	Aye
JOHN E. ALBION	Aye

DULY PASSED AND ADOPTED THIS 4<sup>th</sup> day of April, 2006

ATTEST:  
CHARLIE GREEN, CLERK

By: Michele A. Cooper  
Deputy Clerk

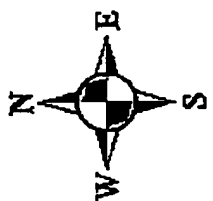
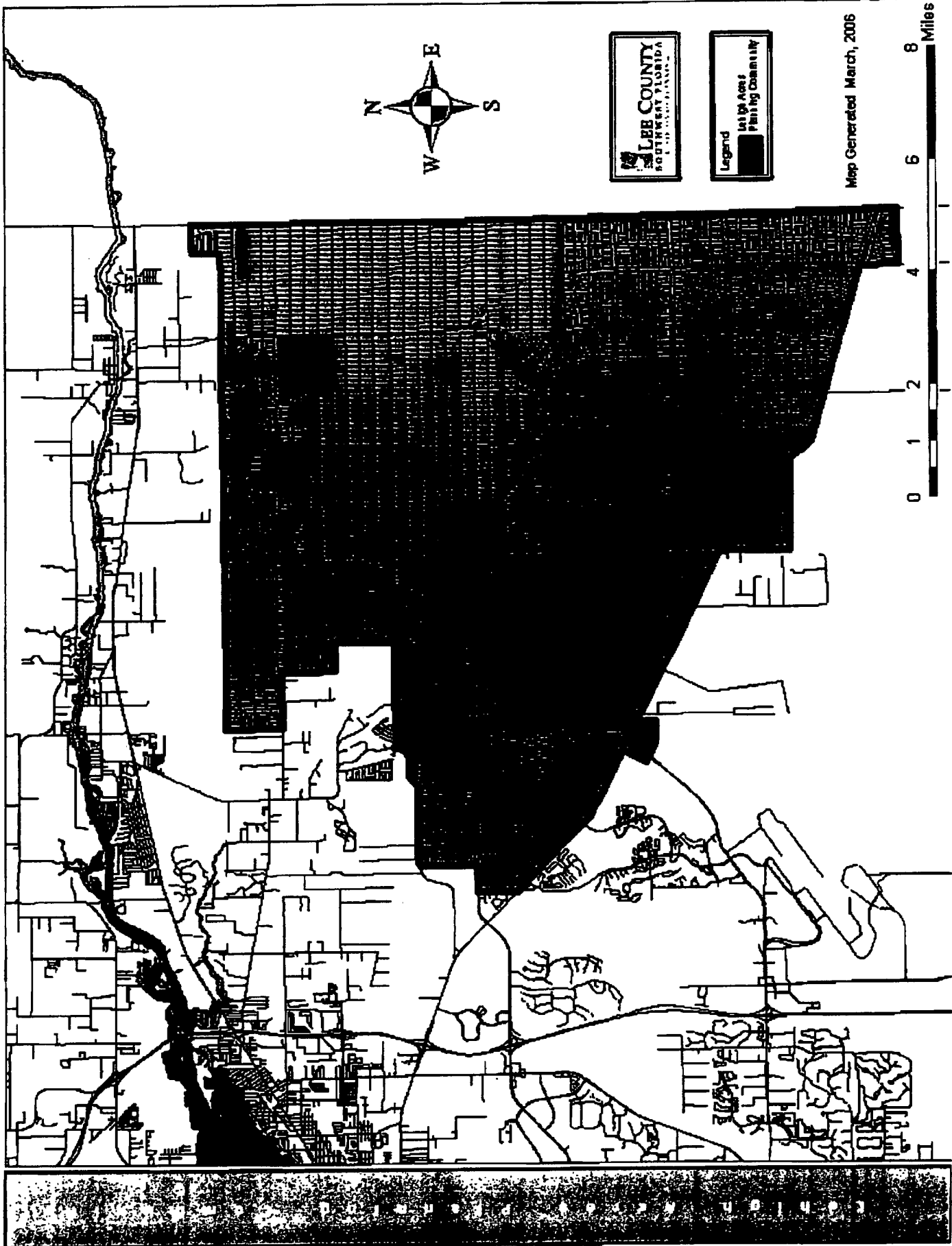
BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: [Signature]  
Chairwoman

APPROVED AS TO FORM:

By: [Signature]  
Dawn E. Perry-Lehnert  
Office of County Attorney

Exhibit A: Map of Moratorium Area



Map Generated March, 2006





FLORIDA DEPARTMENT OF STATE  
**Sue M. Cobb**  
Secretary of State  
DIVISION OF LIBRARY AND INFORMATION SERVICES

April 11, 2006

Honorable Charlie Green  
Clerk of Circuit Court  
Lee County  
Post Office Box 2469  
Fort Myers, Florida 33902-2469

Attention: Michele G. Cooper, Deputy Clerk

Dear Mr. Green:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated April 7, 2006 and certified copy of Lee County Ordinance No. 06-04, which was filed in this office on April 10, 2006.

Sincerely,

Liz Cloud  
Program Administrator

LC/mp

RECEIVED  
MINUTES OFFICE  
2006 APR 14 PM 1:31

STATE LIBRARY OF FLORIDA  
R.A. Gray Building • Tallahassee, Florida 32399-0250 • (850) 245-6600  
FAX: (850) 488-2746 • TDD: (850) 922-4085 • <http://www.dos.state.fl.us>  
☐ LEGISLATIVE LIBRARY SERVICE    ☐ RECORDS MANAGEMENT SERVICES    ☐ FLORIDA STATE ARCHIVES  
(850) 488-2812 • FAX: (850) 488-9879    (850) 487-2180 • FAX: (850) 413-7224    (850) 245-6700 • FAX: (850) 488-4894  
☐ ADMINISTRATIVE CODE AND WEEKLY  
(850) 245-6270 • FAX: (850) 245-6282



**Charlie Green**  
**Clerk of Circuit Court**  
**Lee County, Florida**

STATE OF FLORIDA

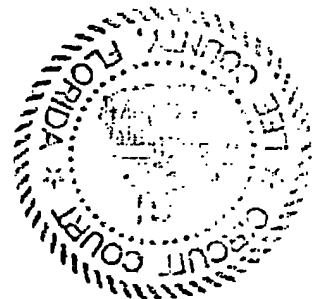
COUNTY OF LEE

I Charlie Green, Clerk of Circuit Court, Lee County, Florida, and ex-Officio Clerk of the Board of County Commissioners, Lee County, Florida, do hereby Certify that Lee County Ordinance No. 06-04, duly adopted by the Board of Lee County Commissioners, at their meeting held on the 4th day of April 2006, was accepted by the Fort Myers, FL, Downtown Post Office on this 7th day of April 2006, at 2:56 p.m. for delivery by Express Mail.

Given under my hand and seal, at Fort Myers, Florida, this 7th day of April 2006.

CHARLIE GREEN,  
Clerk of Circuit Court  
Lee County, Florida

By: Michele D Cooper  
Deputy Clerk





METRO TRANSPORTATION GROUP, INC.

12651 MCGREGOR BOULEVARD  
SUITE 4-403  
FORT MYERS, FL 33919-4489  
TELEPHONE 239-270-3090  
FAX 239-278-1906  
www.metrotransportation.com  
TRAFFIC ENGINEERING  
TRANSPORTATION PLANNING  
SIGNAL SYSTEMS/DESIGN

## MEMORANDUM

TO: Mr. Jon Hagan  
Banks Engineering, Inc.

FROM: Ted B. Treesh  
Principal/Regional Manager

DATE: December 29, 2005

RE: Stoneybrook @ Gateway  
Lee County, Florida

Metro Transportation Group, Inc. (Metro) has completed a trip generation analysis to support the modification to the zoning that was approved in 2002 for the Stoneybrook at Gateway development, formerly referred to as the Worthington Village RPD/CPD. The currently approved zoning resolution (Z-03-068) approves the project to contain up to 1,500 residential units along with 50,000 square feet of commercial floor area. The commercial parcel was located along S.R. 82. U.S. Home would like to modify the schedule of uses to eliminate the commercial uses and replace them with an additional 60 multi-family units. Pursuant to the zoning resolution, the of the 50,000 square feet of commercial uses, 30,000 square feet was permitted to be retail uses while the remaining 20,000 square feet would be non-retail uses. For this analysis, the remaining 20,000 square feet was assumed to be general office uses.

The subject site is located on south side of S.R. 82 at the intersection with Gateway Boulevard. Access to the site in question will be maintained from Gateway Boulevard.

### PROPOSED ZONING MODIFICATION

The zoning is proposed to be amended to eliminate the 50,000 square feet of commercial uses and replace it with an additional 60 multi-family dwelling units. A trip generation comparison was completed between the proposed 60 additional multi-family units and the approved 50,000 square feet of commercial uses. Pursuant to the zoning resolution,



Mr. Jon Hagan  
Stoneybrook @ Gateway  
December 29, 2005  
Page 2

30,000 square feet of the commercial floor area was assumed to be retail uses. The remaining 20,000 square feet was assumed to be general office uses. **Table 1** outlines the estimated weekday AM and PM peak hour and daily trip generation for the two uses.

**Table 1**  
**Trip Generation**  
**Stoneybrook @ Gateway Commercial Parcel Re-Zoning**

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Permitted Uses (30,000 s.f. Retail)	45	30	75	135	150	285	3,105
Permitted Uses (20,000 s.f. Office Use)	45	5	50	5	25	30	385
Total Trips from Permitted Use (50,000 s.f. Commercial)	90	35	125	140	175	315	3,490
Less Retail Pass-By Trips	-15	-10	-25	-40	-45	-85	-930
Total New Trips from Permitted Commercial Uses	75	25	100	100	130	230	2,560
Requested Use (60 Multi-Family Units)	5	30	35	25	15	40	415
<b>Trip Reduction due to Zoning Change</b>	<b>-70</b>	<b>+5</b>	<b>-65</b>	<b>-75</b>	<b>-115</b>	<b>-190</b>	<b>-2,145</b>

The trip generation equations for each use, as contained in the Institute of Transportation Engineer's report titled Trip Generation, 7<sup>th</sup> Edition, is attached to this memo for reference. Land Use Code 820 was used for the retail uses, Land Use Code 710 for the office uses and Land Use Code 230 for the multi-family units. A reduction in the retail trips due to pass-by was accounted for in the estimates. A pass-by rate of 30%, as approved by Lee County, was used for the retail uses.

## CONCLUSION

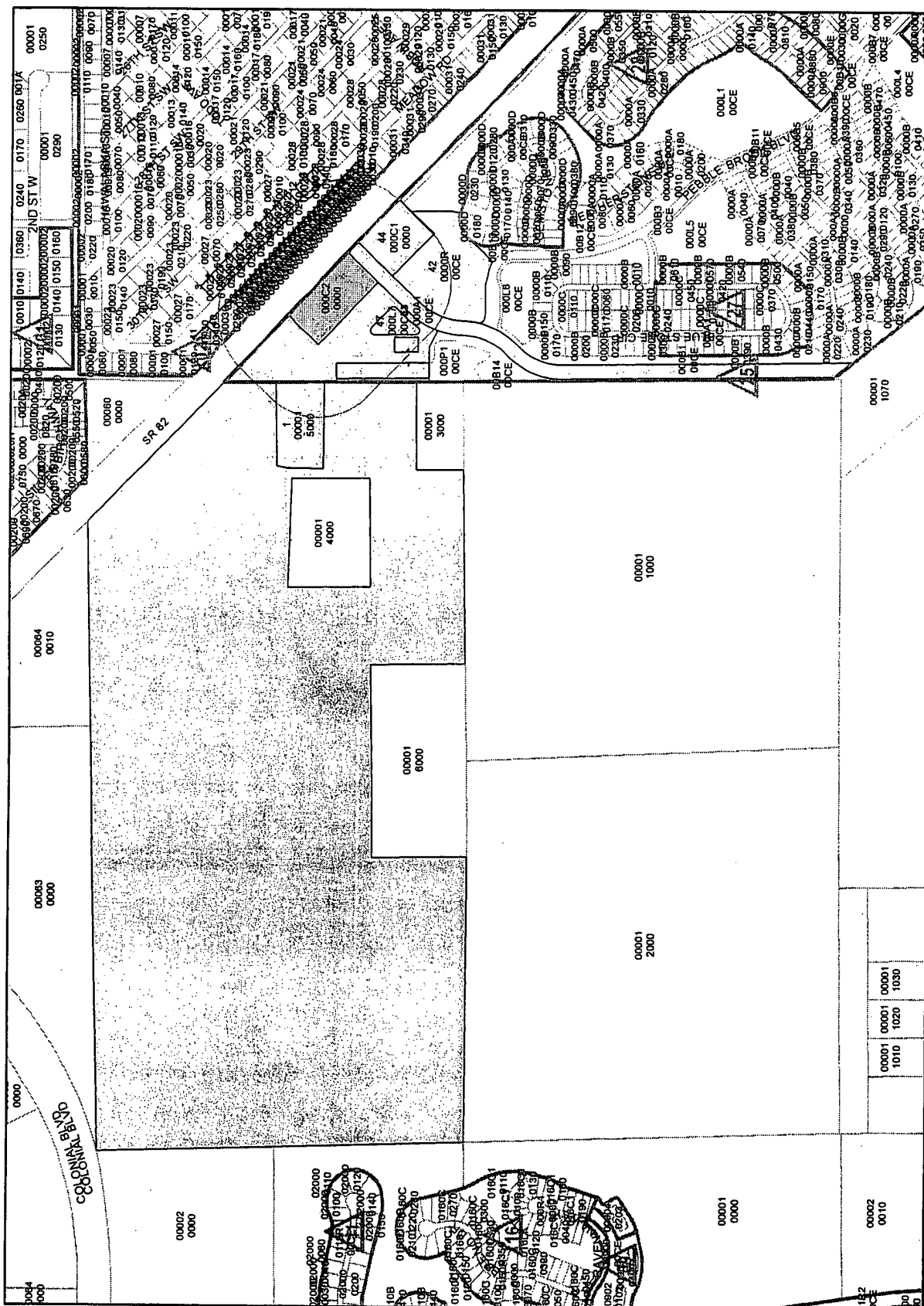
Based on the proposed zoning amendment to the Stoneybrook @ Gateway project, removal of the 50,000 square feet of commercial uses will reduce the overall impact the project will have on the surrounding roadway network. No additional access drives to the project are proposed. Therefore, no roadway improvements are warranted as a result of the proposed zoning modification.

**TRIP GENERATION EQUATIONS  
STONEYBROOK @ GATEWAY CPD TO RPD  
ITE TRIP GENERATION REPORT, 7<sup>th</sup> EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
Shopping Center (LUC 820)	$\ln(T) = 0.60 \ln(X) + 2.29$ (61% In / 39% Out)	$\ln(T) = 0.66 \ln(X) + 3.40$ (48% In / 52% Out)	$\ln(T) = 0.65 \ln(X) + 5.83$
T = Trips, X = 1,000's of square feet GLA			
General Office Building (LUC 710)	$\ln(T) = 0.80 \ln(X) + 1.55$ (88% In/12% Out)	$T = 1.12 (X) + 78.81$ (17% In/83% Out)	$\ln(T) = 0.77 \ln(X) + 3.65$
T = Trips, X = 1,000's of square feet GLA			
Multi-Family Residential (LUC 230)	$\ln(T) = 0.80 \ln(X) + 0.26$ (17% In/83% Out)	$\ln(T) = 0.82 \ln(X) + 0.32$ (67% In/33% Out)	$\ln(T) = 0.85 \ln(X) + 2.55$
T = Trips, X = Units			

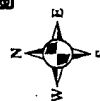
8/31/2005

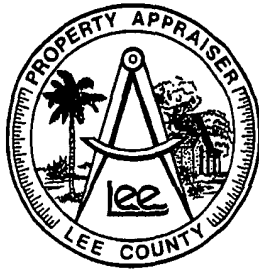
Subject Parcels : 1 Affected Parcels : 47 Buffer Distance : 500 ft



31-44-26-25-000C2.0000

1,100	550	0	1,100 Feet
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# Lee County Property Appraiser

**Kenneth M. Wilkinson, C.F.A.**

GIS Department / Map Room

Phone: (239) 339-6159 • Fax: (239) 339-6139 • eMail: MapRoom@LeePA.org

## VARIANCE REPORT

**Date of Report:** August 31, 2005  
**Buffer Distance:** 500 ft  
**Parcels Affected:** 47  
**Subject Parcel:** 31-44-26-25-000C2.0000

<b><u>OWNER NAME AND ADDRESS</u></b>	<b><u>STRAP AND LOCATION</u></b>	<b><u>LEGAL DESCRIPTION</u></b>	<b><u>Map Index</u></b>
RABER THOMAS E JR 2190 SEBASHIAN CT ALVA FL 33920	<b>36-44-25-00-00001.5000</b> 11960 SR 82/IMMOKALEE RD FORT MYERS FL 33913	PARL IN E 600 FT OF NE 1/4 AS DESC IN OR 1505 PG 1863	1
GULF DISPOSAL INC % WASTE MANAGEMENT PO BOX 1450 CHICAGO IL 60690	<b>36-44-25-00-00001.7000</b> 11900 SR 82/IMMOKALEE RD FORT MYERS FL 33913	N 1/2 SEC 36 SR 82 + LESS PARS 1.300 THRU 1.600 DESC ON OR 1832 PG 156	2
LAWRENCE DANIEL 9530 CORALEE AV ESTERO FL 33928	<b>31-44-26-02-00027.0190</b> 117/19 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATE UNIT 2 BLK 27 PB 15 PG 82 LOT 19	3
SMEJKAL LEO L + BARBARA A 3914 NORTHWOOD DR NE CEDAR RAPIDS IA 52402	<b>31-44-26-02-00027.0200</b> 121/23 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATE UNIT 2 BLK 27 PB 15 PG 82 LOT 20	4
INGLE JAMES M. + TERESA 125 MEADOW RD LEHIGH ACRES FL 33971	<b>31-44-26-02-00027.0210</b> 125/27 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATE UNIT 2 BLK 27 PB 15 PG 82 LOT 21	5
AFFORDABLE LEHIGH BUILDERS INC 4484 34TH ST ORLANDO FL 32811	<b>31-44-26-02-00027.0220</b> 129/31 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 27 PB 15 PG 82 LOT 22	6
PHAM CUONG NHU + 5831 HUGHES ST SAN DIEGO CA 92115	<b>31-44-26-02-00027.0230</b> 133/35 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 27 PB 15 PG 82 LOT 23	7
CARUSO ANTHONY V 3 LITTLE JOHN RD MORRIS PLAINS NJ 07950	<b>31-44-26-02-00027.0240</b> 137/39 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 27 PB 15 PG 82 LOT 24	8
ATWOOD MICHAEL S 1619 SE 6TH TERR CAPE CORAL FL 33990	<b>31-44-26-02-00027.0250</b> 141/43 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 27 PB 15 PG 82 LOT 25	9
BUTLER CHARLA D 5020 THE OAKS CIR ORLANDO FL 32809	<b>31-44-26-02-00027.0260</b> 145/47 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 27 PB 15 PG 82 LOT 26	10
PARKES HANDEL S + ETHLYN 117 WELLINGTON AVE LEHIGH ACRES FL 33972	<b>31-44-26-02-00027.0270</b> 149/50 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 27 PB 15 PG 82 LOT 27	11
LEVY JOEL + JAMI LIN 3001 QUAYSIDE LANE MIAMI FL 33138	<b>31-44-26-02-00028.0130</b> 153/55 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK.28 PB 15 PG 82 LOTS 13	12
BRUCE LORI A 13044 SEVENTH ST SE FT MYERS FL 33905	<b>31-44-26-02-00028.0140</b> 157/59 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK.28 PB 15 PG 82 LOT 14	13

<b><u>OWNER NAME AND ADDRESS</u></b>	<b><u>STRAP AND LOCATION</u></b>	<b><u>LEGAL DESCRIPTION</u></b>	<b><u>Map Index</u></b>
FONTANEZ EDGAR 61 BRONX RIVER RD YONKERS NY 10704	<b>31-44-26-02-00030.0030</b> 172 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 3	14
GARCIA REYNALDO 21532 LANGOLM RUN ESTERO FL 33928	<b>31-44-26-02-00030.0040</b> 170 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 0015 PG 0082 LOT 4	15
YOUNG WILLIAM A 4784 SKATES CIR FORT MYERS FL 33905	<b>31-44-26-02-00030.0050</b> 168 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 5	16
GARCIA DANIEL PO BOX 10553 NAPLES FL 34101	<b>31-44-26-02-00030.0060</b> 166 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 6	17
COUNTS ISAAC J + MARLENE F 9691 LAWHON LN N FT MYERS FL 33917	<b>31-44-26-02-00030.0070</b> 164 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 7	18
GARCIA GABRIEL + DIANA P O BOX 1344 ESTERO FL 33928	<b>31-44-26-02-00030.0080</b> 162 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 8	19
YIU NELY M PO BOX 1984 LEHIGH ACRES FL 33970	<b>31-44-26-02-00030.0090</b> 160 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 9	20
WINTER MARIA OLD ARMY POST ROAD MORRISTOWN NJ 07960	<b>31-44-26-02-00030.0100</b> 158 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 10	21
KLUG JOSEPH + ILONA 7061 S TAMiami TRL SARASOTA FL 34231	<b>31-44-26-02-00030.0110</b> 156 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 11	22
KLUG JOSEPH + ILONA 7061 S TAMiami TRL SARASOTA FL 34231	<b>31-44-26-02-00030.0120</b> 154 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 12	23
SINGH BAIJNAUTH + ROMAH K S 15041 CENTREVILLE ST APT 3A OZONE PARK NY 11417	<b>31-44-26-02-00030.0130</b> 152 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 13	24
FOERST ELIZABETH M 10720 DEAL RD N FT MYERS FL 33917	<b>31-44-26-02-00030.0140</b> 150 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 14	25
MCMAHON THOMAS P EST 1540 LINDALE CIR LEHIGH ACRES FL 33936	<b>31-44-26-02-00030.0150</b> 148 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 15	26
SCHIERHORN FREDERICK 238 N WOLF RD DES PLAINES IL 60016	<b>31-44-26-02-00030.0160</b> 146 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 16	27
CALLAGHAN CAROLYN 15 JERSEY ST DEDHAM MA 02026	<b>31-44-26-02-00030.0170</b> 144 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 0015 PG 0082 LOT 17	28
HANNAH DOUGLAS J PO BOX 770277 NAPLES FL 34107	<b>31-44-26-02-00030.0180</b> 142 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 0015 PG 0082 LOT 18	29
FAILOR KENNETH S + MARY J 1651 PINE HOLLOW RD MC KEES ROCKS PA 15136	<b>31-44-26-02-00030.0190</b> 140 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 19	30
HANNAH DOUGLAS J P O BOX 770277 NAPLES FL 34107	<b>31-44-26-02-00030.0200</b> 138 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 20	31

<b><u>OWNER NAME AND ADDRESS</u></b>	<b><u>STRAP AND LOCATION</u></b>	<b><u>LEGAL DESCRIPTION</u></b>	<b><u>Map Index</u></b>
CRESS JAMES M + EVELYN R 4308 ATHENS RD CARNESVILLE GA 30521	<b>31-44-26-02-00030.0210</b> 136 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 21	32
SALKEY ELAINE F 20179 OCEAN KEY DR BOCA RATON FL 33498	<b>31-44-26-02-00030.0220</b> 134 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 22	33
SALKEY ELAINE F 20179 OCEAN KEY DR BOCA RATON FL 33498	<b>31-44-26-02-00030.0230</b> 132 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 23	34
SALKEY ELAINE F 20179 OCEAN KEY DR BOCA RATON FL 33498	<b>31-44-26-02-00030.0240</b> 130 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 24	35
RK PROPERTIES LLC 11900 BISCAYNE BLVD STE 503 MIAMI FL 33181	<b>31-44-26-02-00030.0250</b> 128 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 25	36
QUINN MARY HELEN 8635 STURGEON BAY LN INDIANAPOLIS IN 46236	<b>31-44-26-02-00030.0260</b> 126 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 26	37
MESSERSCHMID MARIANNE + 705 TWIN LAKES BLVD TUCKERTON NJ 08087	<b>31-44-26-02-00030.0270</b> 124 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 27	38
HANNAH DOUGLAS J PO BOX 770277 NAPLES FL 34107	<b>31-44-26-02-00030.0280</b> 122 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 28	39
GRIFFIN GATE FLORIDA LLC 3813 SE 21ST PL CAPE CORAL FL 33904	<b>31-44-26-02-00030.0290</b> 120 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 P 82 LOTS 29 THRU 33	40
GRIFFIN GATE FLORIDA LLC 3813 SE 21ST PL CAPE CORAL FL 33904	<b>31-44-26-02-00030.0340</b> 108 MEADOW RD LEHIGH ACRES FL 33971	LEHIGH ESTATES UNIT 2 BLK 30 PB 15 PG 82 LOT 34	41
U S HOME CORPORATION 10481 SIX MILE CYPRESS PKWY FORT MYERS FL 33912	<b>31-44-26-25-0000R.00CE</b> ACCESS UNDETERMINED FL	STONEBROOK AT GATEWAY UN 1 DESC IN PB 75 PG 51-68 TRACT R	42
U S HOME CORPORATION 10481 SIX MILE CYPRESS PKWY FORT MYERS FL 33912	<b>31-44-26-25-000A1.00CE</b> RIGHT OF WAY FL	STONEBROOK AT GATEWAY UN 1 DESC IN PB 75 PG 51-68 TRACT A-1	43
U S HOME CORPORATION 10481 SIX MILE CYPRESS PKWY FORT MYERS FL 33912	<b>31-44-26-25-000C1.0000</b> 12350 SR 82/IMMOKALEE RD FT MYERS FL 33913	STONEBROOK AT GATEWAY UN 1 DESC IN PB 75 PG 51-68 TRACT C-1	44
WORTHINGTON HOLDINGS LLC 9240 MARKETPLACE RD STE 2 FORT MYERS FL 33912	<b>31-44-26-25-000F1.0000</b> ACCESS UNDETERMINED FORT MYERS FL	STONEBROOK AT GATEWAY UN 1 DESC IN PB 75 PG 51-68 TRACT F-1 LESS OR 4549 PG 3389	45
U S HOME CORPORATION 10481 SIX MILE CYPRESS PKWY FORT MYERS FL 33912	<b>31-44-26-25-000F1.0010</b> STONEBROOK @ GATEWAY TRCT F1 FL	STONEBROOK AT GATEWAY UN 1 DESC IN PB 75 PG 51-68 POR OF TRACT F-1 DESC IN OR 4549 PG 3389 AKA PROP BLDGS 5 THRU 9 VILLAGE OF STONEBROOK	46
WORTHINGTON HOLDINGS LLC GATEWAY SERVICES CDD 9240 MARKETPLACE RD STE 2 FORT MYERS FL 33912	<b>31-44-26-25-000L7.00CE</b> ACCESS UNDETERMINED FL	STONEBROOK AT GATEWAY UN 1 DESC IN PB 75 PG 51-68 TRACT L-7	47

**47 RECORDS PRINTED**



# **Matthew M. DuBois P.E.**

10511 – 101 Six Mile Cypress Parkway

Fort Myers, Florida 33912

(239) 939-5490

Email: [mdubois@bankseng.com](mailto:mdubois@bankseng.com)

## **PROFESSIONAL REGISTRATION & EDUCATION:**

Professional Engineer, Florida Certificate No. 54789

Bachelor of Science in Civil Engineering, North Carolina State University, May 1994

## **EXPERIENCE:**

### **Project Manager, Banks Engineering, Inc. (2003 - Present)**

- Heritage Palms, 540 acre RPD/CPD in Lee County (then annexed into the City of Fort Myers) including design, permitting and construction services for the roadways, drainage, stormwater management system, potable water and irrigation distribution systems and the wastewater collection system.
- Heritage Lakes, 1580 acre Mix-Use Residential, golf course community in the City of Fort Myers (recently annexed into the city) Responsibilities included design, permitting and construction services for the roadways, drainage, storm water management system, potable water and irrigation distribution systems and the wastewater collection system.
- Westgate Regional Center CPD, 25 acre commercial subdivision in Lehigh Acres. Responsibilities included design and permitting services for the roadways, drainage, storm water management system, potable water and wastewater collection system.
- Airport Exchange Park, 250 acre commercial/industrial subdivision in unincorporated Lee County. Responsibilities included design and permitting services for the roadways, drainage, storm water management system, potable water and wastewater collection system.

### **Project Engineer, TKW Consulting Engineers, Inc. (1997 - 2003)**

- Florida Gulf Coast University, five academic building sites within university core in Lee County. Responsibilities included design and permitting services for the roadways, drainage, storm water management system, potable water and wastewater collection system.
- School District of Lee County Florida South Transportation Facility, a 300 bus facility including maintenance and fueling facilities. Responsibilities included design and permitting services for the roadways, drainage, storm water management system, potable water and wastewater collection system.

### **Project Engineer, Wilson, Miller, Barton and Peek, Inc. (1994 - 1997)**

- Pelican Landing DRI, 2050 acre Mixed Use Planned Community in Lee County including design, permitting and construction services for the roadways, stormwater management system, potable water and irrigation distribution systems, wastewater collection system.
- Various residential parcels within Spring Creek West DRI and Pelican Landing DRI including Costa del Sol, Sandpiper Isle, Sandpiper Greens design, permitting and construction services for roadway, drainage and utility infrastructure.
- Edison Community College, Charlotte County Campus assisted with the design and permitting of roadway, drainage and stormwater management systems, potable water system and wastewater collection system.
- Bayside Improvement CDD and Bay Creek CDD, including assistance in preparing Engineering Reports for the creation of the Chapter 190 Taxing Districts; ongoing engineering services for Review and Acceptance of Infrastructure by the CDD's and Monthly Engineering Status Reports.

## **COMMUNITY & PROFESSIONAL ACTIVITIES:**

Member, Lee County Executive Regulatory Oversight Committee (1999-present)

APPLICANT'S EXHIBIT #  
DC12006-000036

# Brent Cunningham

## Objective

Gain experience in Urban and Regional Planning with emphasis on Environmental Planning

## Experience

2005-2006 Lee Co. Division of Env. Science Ft. Myers, FL.

### Environmental Planner

- Environmental Zoning and Development Order Reviewer.
- Vegetation Removal Permitting.
- Regional Planning.

2002-2005 NASA Huntsville, AL

### Earth Science Researcher/ NASA Graduate Student Fellowship

- Researched urban sprawl.
- Utilized aerial photographs and GIS.
- Presented findings to NASA officials and obtained Masters.

Summer 2002 Alabama A&M University Huntsville, AL

### Soil Moisture Researcher

- Collected Soil samples
- Data input
- Utilized satellite images

Spring 2002 Alabama A&M University Huntsville, AL

### Graduate Student Assistant

- Collected and tabulated Census data
- Presented findings
- Assisted in developing a regional plan.

## Education

1996-2001 Alabama A&M University Huntsville, AL

- B.S., Urban and Regional Planning minor in Political Science.

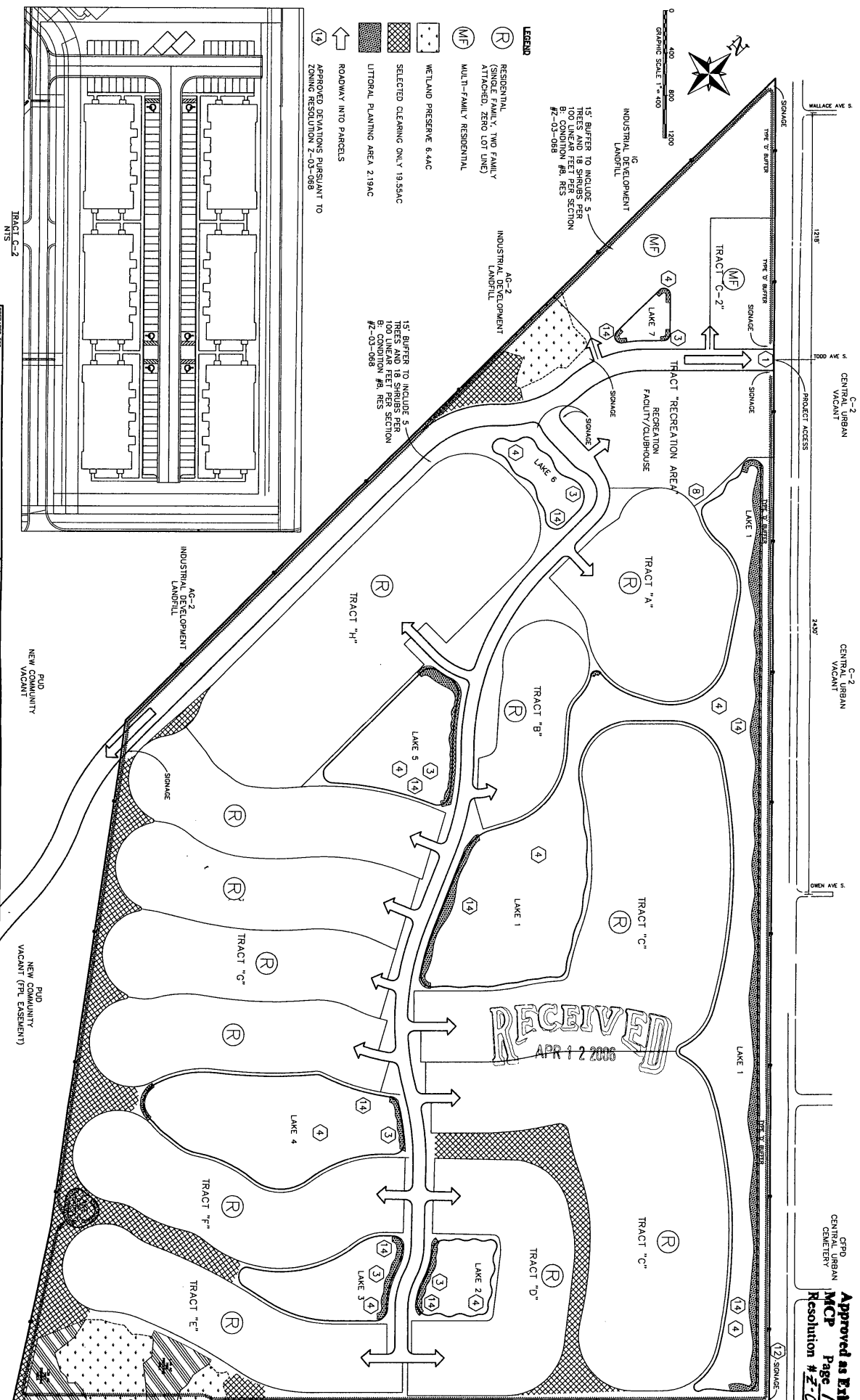
2001-2005 Alabama A&M University Huntsville, AL

- Masters of Urban and Regional Planning concentrating in Environmental Planning

## Interests

Smart growth, new urbanism, and environmental planning.

## References upon request



DCI 2006-00003

PUD  
NEW COMMUNITY  
VACANT

**U.S. HOME CORPORATION**

10495 SIX MILE CYPRESS PARKW  
FORT MYERS, FLORIDA 33912  
(941) 278-1177

## **Banks Engineering, Inc.**

## MECHANICAL ENGINEERING, PLANNING & LAND

MASTER CONCEPT PLAN  
STONEYBROOK @ GATEWAY - TRACT C-2

**LEE COUNTY, FLORIDA**

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
1-18-02	1544	MCP	MMD	RAC	JCH	1" = 400'	1	1	31-44-26

RA-2/CENTRAL URBAN  
LEHIGH ESTATES UNIT 2  
SINGLE-FAMILY RESIDENTIAL

RECEIVED  
JAN 6 9 2006

S.R. B2 (200' WIDE ARTERIAL ROW)

COMMUNITY DEVELOPMENT

0 30 60 90  
GRAPHIC SCALE 1"=30'



- NOTES:
1. PROPERTY STRAP No.: 31-44-26-25-0002 0000
  2. PROPOSED ZONING: RPD
  3. FUTURE LAND USE: NEW COMMUNITY
  4. FUTURE LAND USE: NEW COMMUNITY
- LAND USE AREA: 20 AC  
BUILDING: 1.08 AC  
PAVEMENT: 1.19 AC  
GREEN SPACE: 1.53 AC

RPD/CENTRAL URBAN  
STONEBROOK AT GATEWAY UNIT 1  
VACANT RESIDENTIAL

15' WIDE TYPE 'D' BUFFER

BLDG #1  
45 FT MAX. HEIGHT

BLDG #2  
45 FT MAX. HEIGHT

BLDG #3  
45 FT MAX. HEIGHT

BLDG #4  
45 FT MAX. HEIGHT

BLDG #5  
45 FT MAX. HEIGHT

BLDG #6  
45 FT MAX. HEIGHT

15' WIDE TYPE 'D' BUFFER

GATEWAY-BLDG R/W

RPD/NEW COMMUNITY  
STONEBROOK AT GATEWAY TRACT C-1  
VACANT RESIDENTIAL

RPD/NEW COMMUNITY  
STONEBROOK AT GATEWAY UNIT 1  
VACANT COMMON ELEMENT

RPD/CENTRAL URBAN  
STONEBROOK AT GATEWAY UNIT 1 TRACT F-1  
VACANT RESIDENTIAL

RAIN BROOK RUN

IVY BROOK RUN

PREPARED FOR:

U.S. HOME CORPORATION  
11000 W. BAYVIEW BLVD., SUITE 100  
FORT MYERS, FLORIDA 33912  
(941) 278-1177

Thanks Engineering, Inc.  
Professional Engineers, Planners & Land Surveyors  
FORT MYERS, FLORIDA  
1001 SW 11TH STREET, SUITE 100  
FORT MYERS, FLORIDA 33901  
PHONE: (813) 330-5400 FAX: (813) 330-3323  
SURVEY LICENSE # 18 8820

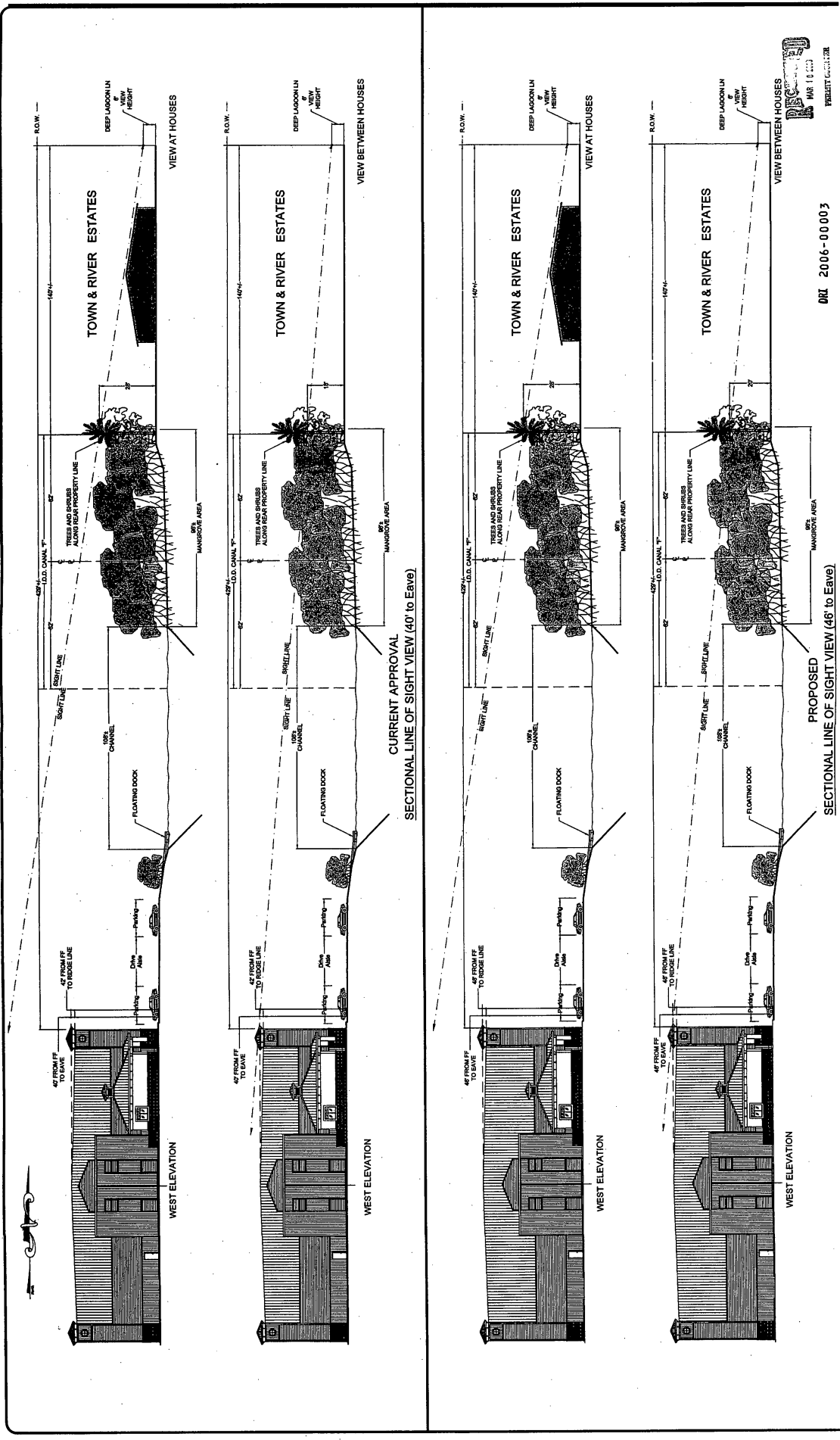
Professional Engineers, Planners & Land Surveyors  
FORT MYERS, FLORIDA  
1001 SW 11TH STREET, SUITE 100  
FORT MYERS, FLORIDA 33901  
PHONE: (813) 330-5400 FAX: (813) 330-3323  
SURVEY LICENSE # 18 8820

MASTER CONCEPT PLAN

STONEBROOK @ GATEWAY TRACT C-2  
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-1-R)
10/17/2005	1544	1544-50	SDJ	SDJ	1"=30'	1	1	(31-44-26-25)





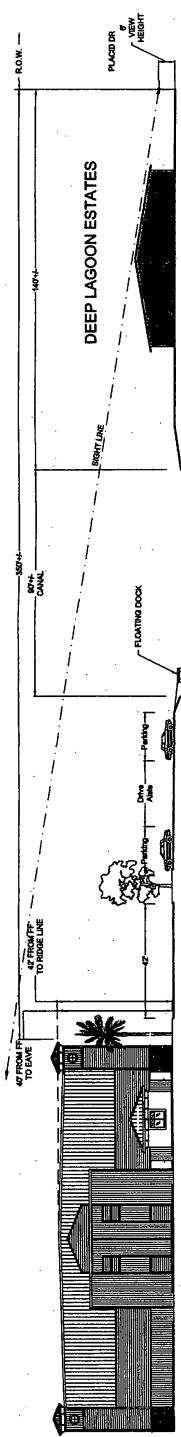
date: 9/7/05  
drawn: VA  
file name:  
job:

Revisions:

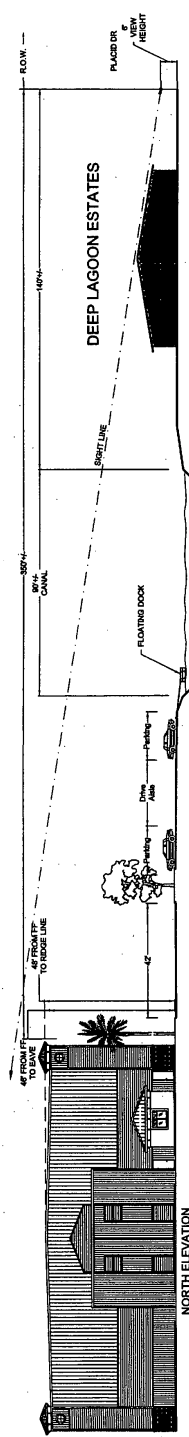

**community engineering services, inc.**  
civil engineering • surveying • project management  
EB-000613 LB-6572  
8891 Daniels Center Drive, Suite 103  
Fort Myers, Florida 33912  
Telephone (239) 936-9777 Fax (239) 936-0064

Line of Sight Section View  
of  
Deep Lagoon Marina  
For  
Deep Lagoon Marina, Ltd.  
1400 MAGNOLIA BLVD.  
FORT MYERS, FL 33909

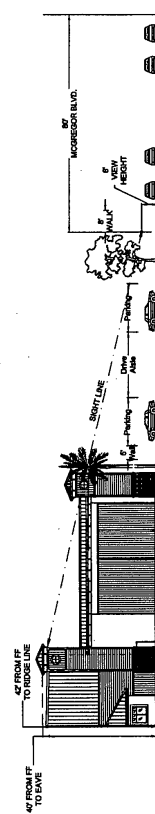
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SHEET  
1 OF 1  
DATE: 3-10-06



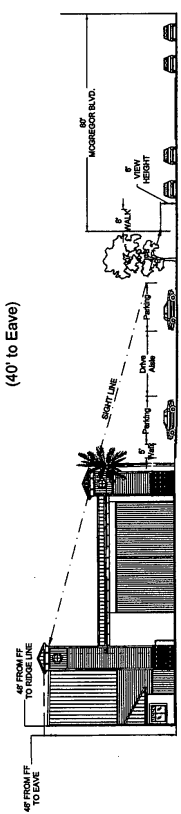
CURRENT APPROVAL  
SECTIONAL LINE OF SIGHT VIEW OF SOUTH CANAL  
(40' to Eave)



PROPOSED  
SECTIONAL LINE OF SIGHT VIEW OF SOUTH CANAL  
(46' to Eave)



CURRENT APPROVAL  
SECTIONAL LINE OF SIGHT VIEW OF MCGREGGOR R/W  
(40' to Eave)



PROPOSED  
SECTIONAL LINE OF SIGHT VIEW OF MCGREGGOR R/W  
(48' to Eave)

**community engineering services, Inc.**  
civil engineering • surveying • project management  
EB-0008613 LB-6572  
8891 Daniels Center Drive, Suite 103  
Maitland, Florida 32751  
Telephone (239) 936-9777 Fax (239) 936-0064

**Line of Sight Section View  
of  
Deep Lagoon Marina**  
Deep Lagoon Boat Club, LTD.  
1430 McGREGGOR BLVD.  
MC GREGGOR BLVD.  
(239) 44-2011 FAX (239) 44-2029

scale: 1" = 20'  
**SHEET**  
1 OF 1

date: \_\_\_\_\_  
\_\_\_\_\_

No.	Date	Revisions

date: 3/2006  
drawn: EHL  
file name: SECTIONS  
job: DEEP LAGOON