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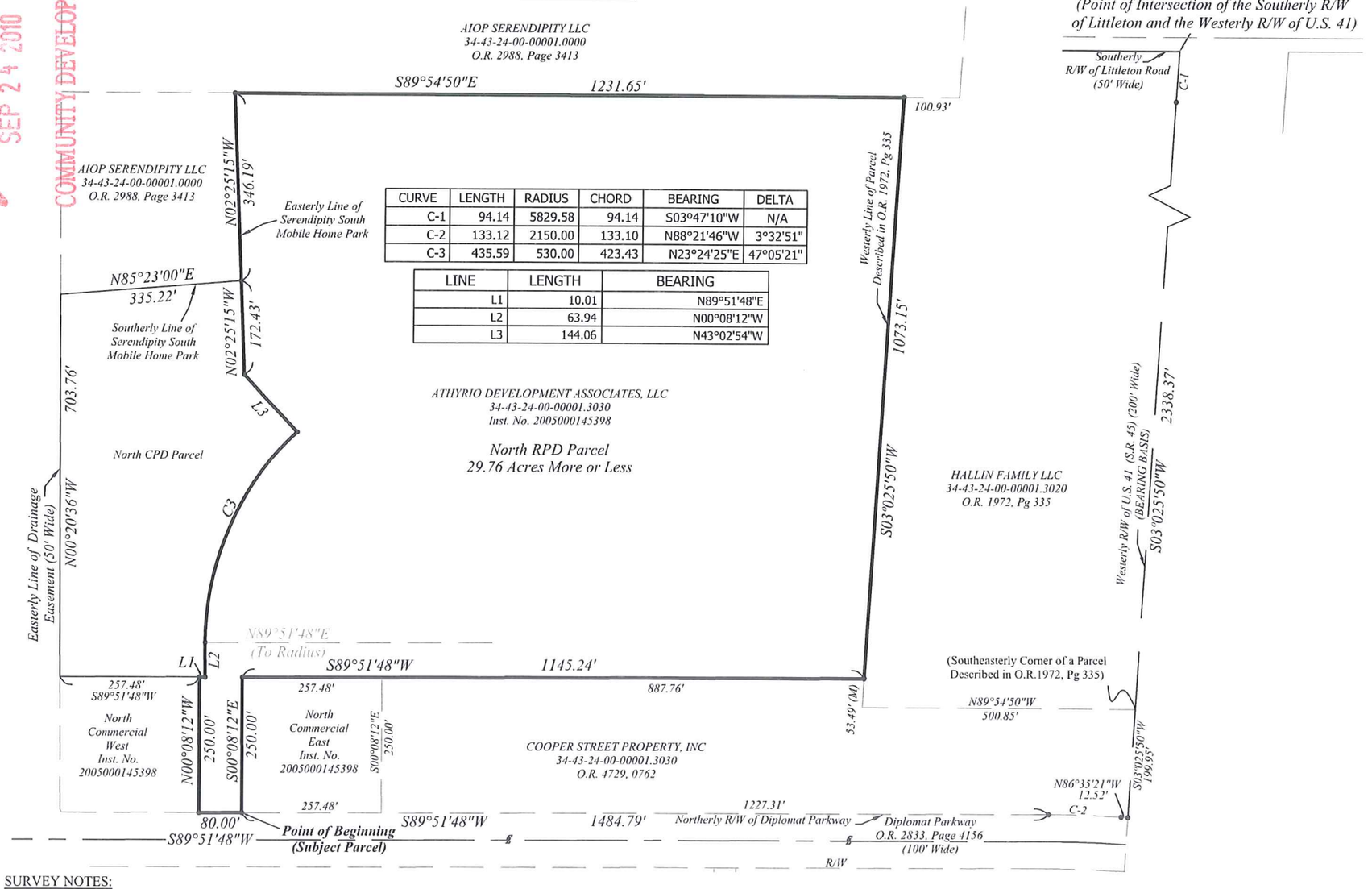
COMMUNITY DEVELOPMENT

CI 2010-00015

Sketch:



CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C-1	94.14	5829.58	94.14	S03°47'10"W	N/A
C-2	133.12	2150.00	133.10	N88°21'46"W	3°32'51"
C-3	435.59	530.00	423.43	N23°24'25"E	47°05'21"

LINE	LENGTH	BEARING
L1	10.01	N89°51'48"E
L2	63.94	N00°08'12"W
L3	144.06	N43°02'54"W

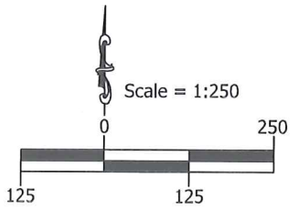
SURVEY NOTES:
1. BEARING BASIS: WESTERLY RIGHT OF WAY LINE OF U.S. 41 AS: S03°025'50"W
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2009, DAVID K. CRAMER, PSM, ALL RIGHTS RESERVED.*
5. DO NOT COPY WITHOUT THE WRITTEN CONSENT OF DAVID K. CRAMER, PSM.

Exhibit No. PH-.3.C.2

Description to Accompany Sketch

Subject Parcel - North RPD

A Portion of Land Lying in Section 34, township 43 South, Range 24 East



THIS IS NOT A SURVEY

CRAMER SURVEYING, INC.
SURVEYING PROFESSIONALS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER PSM6655
1031 Cape Coral Pkwy East, Suite 209, Cape Coral. FL 33904
Phone: (239) 540-8556 Fax: (239) 540-4750
www.cramersurveying.com

JOB # 10-1062	PREPARED FOR: En-Site
SECTION 34, TOWNSHIP 43S, RANGE 24E	

DATE	REVISION

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **September 16th, 2010** is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

DAVID KEITH CRAMER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DCI 2010-00015

Description

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COMMUNITY DEVELOPMENT

SUBJECT PARCEL - (*NORTH RPD*):

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 199.95 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.86°35'21"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 12.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2150.00 FEET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 133.12 FEET; THENCE S.89°51'48"W. ALONG SAID RIGHT-OF-WAY LINE FOR 1484.79 FEET TO THE **POINT OF BEGINNING**; THENCE, FROM SAID POINT OF BEGINNING, CONTINUE S.89°51'48"W. ALONG SAID RIGHT-OF-WAY LINE FOR 80.00 FEET; THENCE N.00°08'12"W. FOR 250.00 FEET; THENCE N.89°51'48"E. FOR 10.01 FEET; THENCE N.00°08'12"W. FOR 63.94 FEET; THENCE 435.59 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 530.00 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 423.43 FEET AND BEARING N.23°24'25"E. TO A POINT OF INTERSECTION WITH A LINE THAT BEARS N.43°02'54"W.; THENCE LEAVING SAID CURVE RUN N.43°02'54"W. FOR 144.06 FEET; THENCE N.02°25'15"W. FOR 172.43 FEET TO AN INTERSECTION WITH THE SOUTHERLY AND EASTERLY LINE OF SERENEDIPITY SOUTH MOBILE HOME PARK (UNRECORDED); THENCE CONTINUE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARK FOR THE FOLLOWING TWO (2) DESCRIBED COURSES: N.02°25'15"W. FOR 346.19 FEET; THENCE S.89°54'50"E. FOR 1231.65 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335; THENCE S.03°25'50"W. ALONG THE WESTERLY LINE OF SAID PARCEL FOR 1073.15 FEET; THENCE S.89°51'48"W. FOR 1145.24 FEET; THENCE S.00°08'12"E. FOR 250.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 29.76 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY	Sketch to Accompany Description **Subject Parcel - North RPD** *A Portion of Land Lying in Section 34, township 43 South, Range 24 East*	**Exhibit No. PH-3.C.1**
Page 2 of 2	**CRAMER SURVEYING, INC.** **SURVEYING PROFESSIONALS** PROFESSIONAL SURVEYOR AND MAPPER NUMBER PSM6655 1031 Cape Coral Pkwy East. Suite 209. Cape Coral. FL 33904 Phone: (239) 540-8556 Fax: (239) 540-4750 www.cramersurveying.com	I hereby certify that, to the best of my knowledge and belief, the sket ch and description represented hereon, made under my direction on **September 16th, 2010** is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. *See Page 1 of 2 for Signature and Seal* **DAVID KEITH CRAMER** FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JOB # 10-1062 | PREPARED FOR: En-Site SECTION 34, TOWNSHIP 43S, RANGE 24E		

DCI _010-00015

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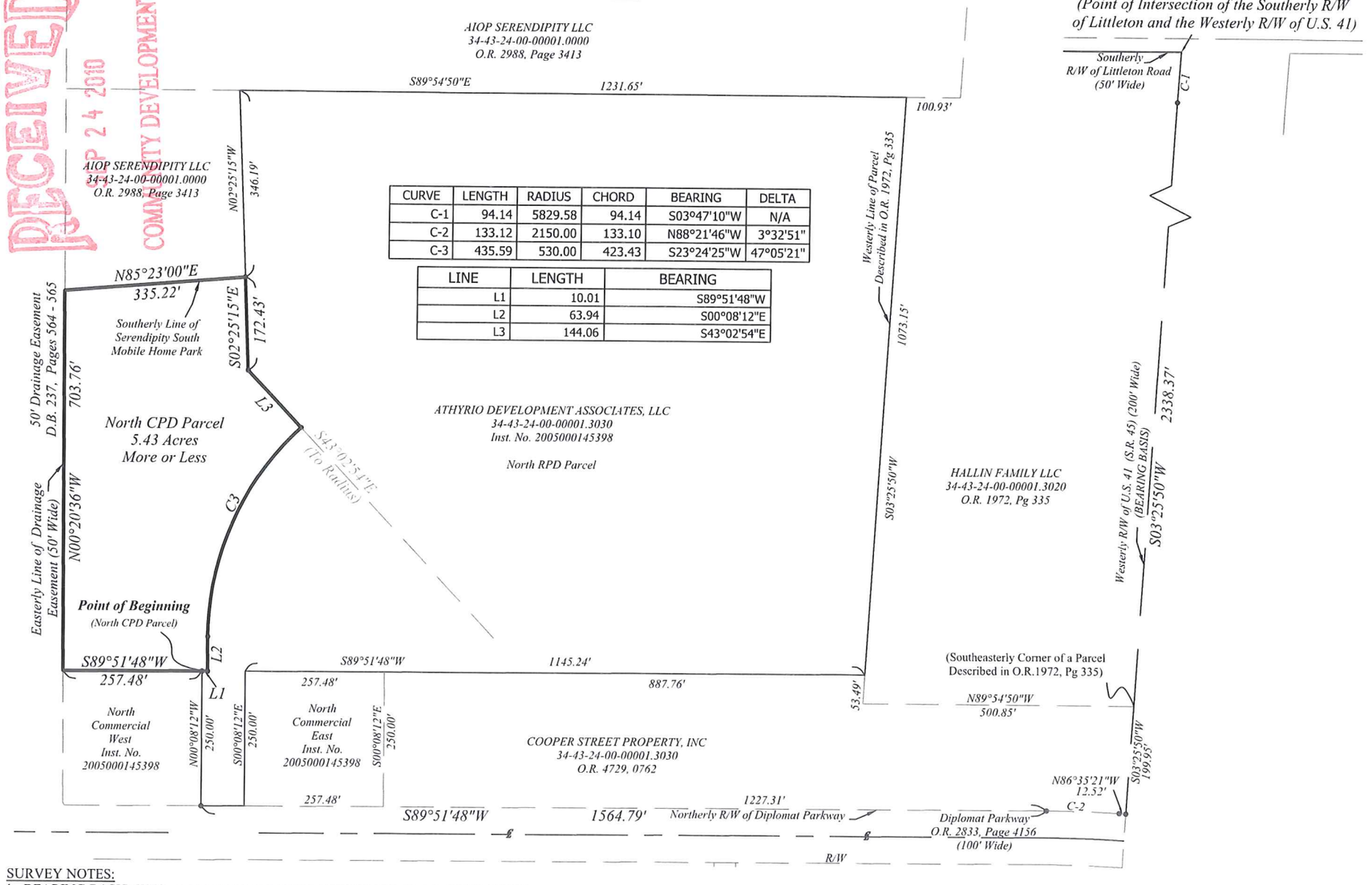
Sketch:



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Description to Accompany Sketch

Subject Parcel - North CPD

A Portion of Land Lying in Section 34, township 43 South, Range 24 East

Scale = 1:250
0 250
125 125

THIS IS NOT A SURVEY

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JOB # 10-1062	PREPARED FOR: En-Site
SECTION 34, TOWNSHIP 43S, RANGE 24E	

DATE	REVISION

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Description

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PARCEL CONTAINS 5.43 ACRES, MORE OR LESS.

DCI 2010-00015

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JOB # 10-1062 | PREPARED FOR: En-Site SECTION 34, TOWNSHIP 43S, RANGE 24E		

DCI 2010-00015

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COMMUNITY DEVELOPMENT

TITLE CERTIFICATE

I, Jeffrey A. Deutch, a duly licensed attorney in the State of Florida, do hereby certify that I have examined a Policy of Title Insurance issued by Chicago Title Insurance Company dated December 1, 2005, covering the period of time from the beginning to December 1, 2005, and a title search provided by Chicago Title Insurance Company from December 1, 2005 at 9:56 a.m. through and including August 23, 2010 at 11:00 p.m., covering the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

A. Record Title Holder

I find title to be vested in:

Athyrio Development Associates, LLC, a Florida limited liability company

B. Mortgages of Record

I find the mortgages of record are:

1. Mortgage, Security Agreement and Assignment of Rents executed by Athyrio Development Associates, LLC in favor of Colonial Bank, N.A., recorded on December 1, 2005, in Official Records Instrument No. 2005000145399, together with UCC-1 Financing Statement recorded December 1, 2005 in Official Records Instrument No. 2005000145400.

2. Mortgage, Security Agreement and Assignment of Rents Modification Agreement recorded June 4, 2008 in Official Records Instrument No. 2008000149162.

3. Modification of Mortgage recorded April 19, 2010 in Official Records Instrument No. 2010000096792.

C. Encumbrances of Record

I find that title to the Property is subject to the following instruments of record:

1. Right of Way Easement granted to Lee County Electric Co-Operative, Inc. by instrument recorded in Official Records Book 960, Page 205.

2. 20' Drainage Easement as recited in Deeds recorded in Official Records Book 1135, Page 183 and 1153, Page 1203.

3. Subject property lies within the boundaries of Diplomat Parkway Municipal Service Benefit Unit as recorded in Official Records Book 3002, Page 1883, and rerecorded in Official Records Book 3698, Page 4777 and may be subject to the levying of Special Assessments thereof.

4. Agreement by and between SERENDIPITY PROPERTIES, INC. and EDWARD B. ROOD dated June 29, 1992 recorded in Official Records Book 2316, Page 0645

DCI 2010-00015

5. The following matters as shown on that certain Survey of the lands described on Exhibit "A" attached hereto prepared by Banks Engineering, Inc, dated August 26, 2005, under Project No. 2028 drawing SR2:

   a) berm encroaching onto South Residential parcel and dirt trail running through South Residential parcel

   b) Encroachment of 1' concrete headwall on North Commercial West parcel

6. Terms and Conditions set forth in Relocatable Access Easement recorded November 14, 2006 in Official Records Instrument No. 2006000428972.

7. Deed of Conservation Easement in favor of South Florida Water Management District recorded February 8, 2007 in Official Records Instrument No. 2007000044318

8. South Florida Water Management District Environmental Resource Permit Notice recorded March 28, 2008 in Official Records Instrument No. 2008000082634.

9. Notice of Development Order Approval recorded April 30, 2009 in Official Records Instrument No. 2009000115274.

10. Quit-Claim Deed from Richard K. Bennett, as Successor Trustee under a certain Trust Agreement known as Land Trust No. 10-F-010-00-2 dated October 11, 1988, also known as North Trail Land Trust Number 10-F-010-00-2 dated October 11, 1988, also known as Land Trust No. 10-F-010-00-02, as grantor, to Athyrio Development Associates, LLC, a Florida limited liability company, as grantee, dated May 5, 2009 in Official Records Instrument No. 2009000128513.

Dated this 16th day of September, 2010.

BROAD AND CASSEL

By: _____
Jeffrey A. Deutch, P.A.
Florida Bar No 0161449

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 16th day of September, 2010, by Jeffrey A. Deutch, who (X) is personally known to me or ( ) produced _____ as identification.

_____
Notary Public
My commission expires:

CHRISTY ANN KANE
MY COMMISSION # DD 608742
EXPIRES: November 25, 2010
Bonded Thru Notary Public Underwriters

4839-6675-3543.1
28589/0011 JAD cak

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EXHIBIT "A"

DESCRIPTION OF A PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

(NORTH COMMERCIAL EAST)

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PARCEL CONTAINS 1.48 ACRES, MORE OR LESS.

(NORTH COMMERCIAL WEST)

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(NORTH RESIDENTIAL)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 199.95 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.86°35'21"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 12.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2150.00 FEET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 133.12 FEET; THENCE S.89°51'48"W. ALONG SAID RIGHT-OF-WAY LINE FOR 1484.79 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°51'48"W. ALONG SAID RIGHT-OF-WAY LINE FOR 80.00 FEET; THENCE N.00°08'12"W. FOR 250.00 FEET; THENCE S.89°51'48"W. FOR

257.48 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A DRAINAGE EASEMENT (50 FEET WIDE) DESCRIBED IN DEED BOOK 237 AT PAGES 564 AND 565 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°20'36"W. ALONG SAID EASTERLY LINE FOR 703.76 FEET TO THE SOUTHERLY LINE OF SERENEDIPITY SOUTH MOBILE HOME PARK (UNRECORDED); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARK FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: N.85°23'00"E. FOR 335.22 FEET; THENCE N.02°25'15"W. FOR 346.19 FEET; THENCE S.89°54'50"E. FOR 1231.65 FEET TO THE WESTERLY LINE OF THE AFORESAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335; THENCE S.03°25'50"W. ALONG THE WESTERLY LINE OF SAID PARCEL FOR 1073.15 FEET; THENCE S.89°51'48"W. FOR 1145.24 FEET; THENCE S.00°08'12"E. FOR 250.00 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 35.18 ACRES, MORE OR LESS.

DCI 2010-00015

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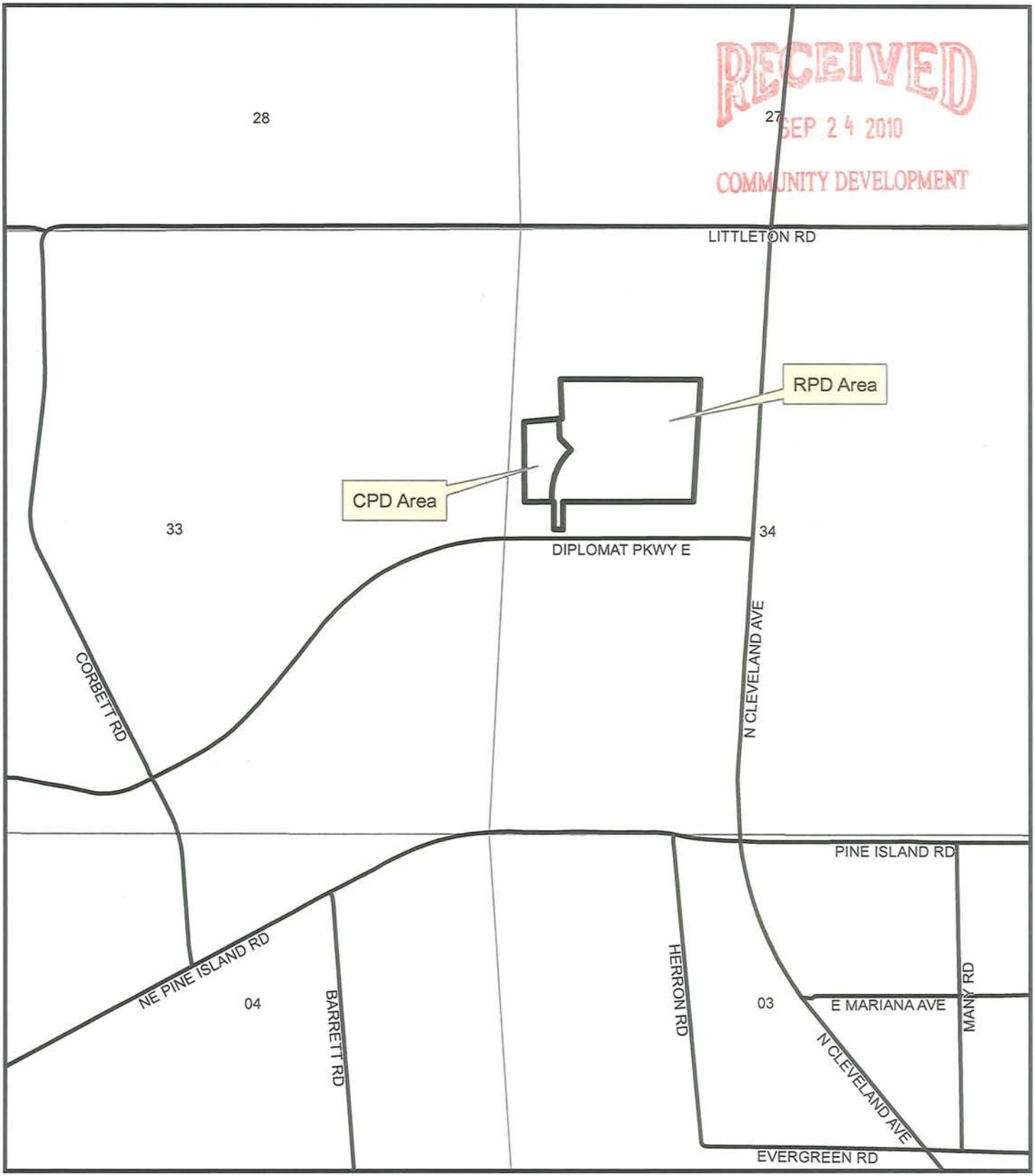
SEP 24 2010
COMMUNITY DEVELOPMENT



AREA LOCATION MAP
EXHIBIT PH-3.F / D-7-B

DIPLOMAT RPD / CPD (NORTH PARCEL)

Date: 09-17-10

Map Number: 1155-01-PH3F

ensite

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

1,200 600 0 1,200
Feet

Project Number: 1155-01

Sources: Lee County Property Appraisers Office

It is the end user's responsibility to verify the data contained herein. EnSite assumes no responsibility for errors or omissions contained herein.

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COMMUNITY DEVELOPMENT

EXHIBIT PH-3.H.1.a

DCI 2010-00015

RESOLUTION NUMBER Z-06-004

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Athyrio Development Associates, LLC, filed an application on behalf of the property owner, Richard K. Bennett, Successor Trustee of the North Trail Land Trust, to rezone 65± acres of land from the Agricultural (AG-2) zoning district to the Residential Planned Development/Commercial Planned Development (RPD/CPD) zoning district, in reference to Diplomat Property RPD/CPD; and,

WHEREAS, a public hearing was advertised and held on January 12, 2006, and January 13, 2006, before the Lee County Zoning Hearing Examiner Diana Parker, who gave full consideration to the evidence in the record for Case #DCI2005-00055; and,

WHEREAS, a second public hearing was advertised and held on April 3, 2006, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone 65 acres of land from AG-2 to RPD/CPD to allow a maximum of 468 dwelling units, 200,000 square feet of commercial floor area, and a maximum of 120 hotel rooms. Maximum proposed building height is three (3) stories/50 feet commercial and two (2) stories/ 35 feet residential. No development blasting is requested. The property is located in the Central Urban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development must be consistent with the one-page Master Concept Plan entitled "CONCEPTUAL SITE PLAN: DIPLOMAT PARCEL," Sheet 1 of 1, date stamped "Received November 3, 2006," and prepared by Banks Engineering, Inc. (attached hereto as Exhibit C), except as modified by the conditions below.

   Development must comply with the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan (MCP) are subsequently pursued, appropriate approvals will be necessary.

Maximum Number of Dwelling Units (RPD): 381 dwelling units. An additional 76 units may be constructed if they are marketed at a price point that is affordable to moderate income households at the time of building permit application. Further, the additional 75 units may only be sold to buyers who qualify as a moderate income household at the time of purchase. Moderate income households means 120 percent of the yearly median income based on yearly income levels developed for the SHIP Program by the Housing Section of the Planning Division.

Eight (8.0) dwelling units per acre maximum, for the 47.65 acres of RPD. An additional 1.6 units per acre may be constructed subject to affordability requirements above.

Maximum Commercial Floor Area (CPD): 200,000 square feet of commercial uses. A maximum of 100,000 s/f of which may be retail.

Retail development is limited to Parcel 4 (which meets Commercial Site Location standards). Retail development is not permitted on Commercial Parcels 1, 2 or 3 (which do not meet Site Location standards).

2. The following limits apply to the project and uses:

a. **Schedule of Uses: RPD**

Accessory Uses and Structures
Administrative Office
Clubs, Private - As shown on the approved MCP.
Dwelling Units, single-family, duplex, two-family attached, multifamily, townhomes - 381 (up to 457 pursuant to Condition 1)
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - not to include the removal of excavated material from the site. No blasting.
Fences and Walls.
Home Occupation, No outside help.
Home Care Facility
Model Home, Model Display Center, Model Unit - ALSO SEE MODEL HOME/ REAL ESTATE SALES CONDITIONS.
Parking Lot, Accessory
Real Estate Sales - limited to sales of lots, homes or units within the development. Model home and club locations only. ALSO SEE MODEL HOME/ REAL ESTATE SALES CONDITIONS.
Recreational Facilities - Private, On-site only. LIMITED TO THOSE SHOWN ON THE APPROVED MCP
Residential Accessory Uses
Signs, in compliance with LDC Chapter 30
Temporary Uses, Temporary Real Estate Sales Office

Schedule of Uses: CPD

Administrative Office
Animals: Clinic, Kennel, Control Center (including Humane Society) - indoors, no outdoor runs.
Automatic Teller Machine
Auto Parts Store - No installation service.
Auto Repair and Service, Group I
Bait and Tackle Shop
Banks and Financial Establishments, Group I and II
Boat Part Stores
Building Material Sales (indoor only, no outdoor display)
Business Services, Group I and II (no impound yards or armored car services)
Cleaning and Maintenance Services
Clothing Stores, General
Communication facilities, wireless (in accordance with LDC 34 Division 11)

A wireless communication facility may be administratively approved, provided it is co-located on a building and the height of the tower does not exceed 50 feet from existing grade.

Consumption on Premises - Indoors. In conjunction with Group III restaurants only. Outdoor Consumption on Premises will require special exception approval (public hearing).

Contractors and Builders, Group I and II (Not Group III)
Cultural Facilities
Day Care, Adult, Child
Department Store
Drive-through facility for any permitted use. No fast food drive-through.
Drugstore, Pharmacy (limited to 1 on Parcel 4 or 3)
Entrance Gate and Gatehouse
Emergency Operations Center
EMS, Fire or Sheriff's Station
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - not to include the removal of excavated material from the site. No blasting.
Fences and Walls.
Flea Market, Indoor Only
Food and Beverage Services, Limited
Food Stores, Group I and II
Funeral Home or Mortuary, with or without cremation
Gasoline Dispensing System, Special
Hardware Store
Health Care Facility, Group I, II, III (no Group IV).
Hobby, Toy and Game Store
Hotel/Motel - Limited to 120 rooms maximum.

Household and Office Furnishings - (indoor only, no outdoor display)
Insurance Companies
Lawn and Garden Supply Stores - (indoor only, no outdoor display)
Library
Medical Office
Nonstore Retailer
Paint, Glass and Wallpaper - (indoor only, no outdoor display)
Parking Lot, Accessory, Commercial, Garage, Public Parking, Temporary
Personal Services, Group I, II, III, IV. Excluding Laundromats, Laundry Agents, Massage Establishments, Massage Parlors, Steam or Turkish Baths, Dating Services, Escort Services, Palm Readers, Fortune Tellers, Card Readers, Tattoo Parlors.
Pet Services, Pet Shops - Indoor only, no outdoor display. No outdoor runs.
Place of Worship
Plant Nursery
Post Office
Printing and Publishing
Processing and Warehousing
Real Estate Sales Office
Religious Facilities
Rental or Leasing Establishments, Group II (excluding tools and equipment primarily for home use). Indoor only. No outdoor display.
Repair Shop, Group I, II, III
Research and Development Laboratories, Group I, II, III, IV.
Restaurants, Group I, II, III, IV.
Restaurant, Fast Food, No stand-alone or drive-through. Within a multi-occupancy building only.
Schools, Commercial and Non-Commercial
Signs in Accordance with Chapter 30
Social Services Group I
Specialty Retail, Group I, II, III, IV
Storage, Indoor Only
Studios
Supermarkets
Temporary Uses
Used Merchandise, Group I, II, Indoor only. No outdoor display.
Variety Store

b. **Site Development Regulations - RPD**

SINGLE-FAMILY

Minimum Lot Areas and Dimensions

Lot Size:	7,500 square feet
Lot Width:	75 feet
Lot Depth:	100 feet

Minimum Setbacks

Street	25 feet (public)/20 feet (private)
Side	5 feet
Rear	30 feet - all lots containing enhanced buffer. See Condition 13. 20 feet - all other lots
Water body	25 feet

All Accessory Uses: Per the LDC.
Setbacks from Preserves (All structures): 25 feet, per the LDC.
Minimum Perimeter Setbacks: 25 feet
30 feet - all lots containing enhanced buffer. See Condition 13.

Minimum Building Separation: 10 feet.

Building Height: 35 feet/ 2 stories

Maximum Lot Coverage: 45 percent

DUPLEX, TWO-FAMILY ATTACHED, TOWNHOUSE

Minimum Lot Areas and Dimensions

Lot Size:	7,500 square feet
Lot Width:	75 feet (37.5 per unit)
Lot Depth:	100 feet

Minimum Setbacks

Street	25 feet (public)/20 feet (private)
Side	5 feet (0 feet for common wall unit)
Rear	30 feet - all lots containing enhanced buffer. See Condition 13. 20 feet - all other lots
Water body	25 feet

All Accessory Uses: Per the LDC.
Setbacks from Preserves (All structures): 25 feet, per the LDC.
Minimum Perimeter Setbacks: 25 feet
30 feet - all lots containing enhanced buffer, See Condition 13.

Minimum Building Separation: 10 feet.

Building Height: 35 feet/ 2 stories

Maximum Lot Coverage: 45 percent

MULTI-FAMILY

Minimum Lot Areas and Dimensions

Lot Size:	10,000 square feet
Lot Width:	100 feet
Lot Depth:	100 feet

Minimum Setbacks

Street	25 feet (public)/20 feet (private)
Side	10 feet
Rear	30 feet - all lots containing enhanced buffer. See Condition 13.
	20 feet - all other lots
Water body	25 feet

All Accessory Uses: Per the LDC.
Setbacks from Preserves (All structures): 25 feet, per the LDC.
Minimum Perimeter Setbacks: 25 feet
30 feet - all lots containing enhanced buffer. See Condition 13.

Minimum Building Separation: 20 feet.

Building Height: 35 feet/ 2 stories

Maximum Lot Coverage: 45 percent

RECREATIONAL AREA/FACILITIES

Minimum Lot Areas and Dimensions

Lot Size:	9,000 square feet
Lot Width:	50 feet
Lot Depth:	120 feet

Minimum Setbacks (Also see Deviation 5):

Street	25 feet (public)/20 feet (private)
Side	10 feet
Rear	20 feet
Water body	25 feet

All Accessory Uses: Per the LDC.
Setbacks from Preserves (All structures): 25 feet, per the LDC.
Minimum Perimeter Setbacks: 25 feet

Minimum Building Separation: 10 feet.

Building Height: 35 feet/ 2 stories

Maximum Lot Coverage: 45 percent

Site Development Regulations - CPD

Minimum Lot Areas and Dimensions

COMMERCIAL

Lot Size:	10,000 square feet
Lot Width:	100 feet
Lot Depth:	100 feet

Minimum Setbacks

Street	25 feet (public)/20 feet (private)
Side	10 feet
Rear	20 feet
Water body	25 feet

All Accessory Uses: Per the LDC.
Setbacks from Preserves (All structures): 25 feet, per the LDC.
Minimum Perimeter Setbacks: 25 feet

Minimum Building Separation: 20 feet.

Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

Building Height: 50 feet/ 3 stories
35 feet/ 2 stories - adjacent to west boundary

Maximum Lot Coverage: 60 percent

3. Concurrency.

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

4. Model Home and Real Estate Sales.

Model units and homes (and real estate sales) are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted.

b. All model sites must be designated on the development order plans.

c. Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat (not the final). The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for this project.

d. Dry models are prohibited.

e. The number of model homes or model units will be limited to no more than 10 within the development at one time.

f. Any model homes or units must be developed within the areas identified as "models" on the approved MCP.

g. Real Estate sales within the Residential Planned Development (RPD) are limited to the sale of lots or units within the development only. Real Estate sales are a permitted use within the Commercial Planned Development (CPD)

h. Real Estate sales within the RPD are limited to within model homes or clubhouse only.

i. Hours of operation for both models and real estate sales (within the RPD) are limited to Monday through Sunday 8:00 a.m. to 8:00 p.m.

j. Model homes and real estate sales within the RPD will be valid for a period of ~~up to~~ 5 years from the date of issuance of a certificate of occupancy of a model home per LDC § 34-1954(d)(1).

5. Agricultural Uses. No agricultural uses are existing on site, and none are approved by virtue of this rezoning.

6. Blasting. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

7. All required buffers must utilize 100 percent all native vegetation.

8. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

9. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

10. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

11. The developer must contribute its proportionate share of the costs of intersection improvements at the time a traffic control device is warranted at the intersection of U.S. 41 and Diplomat Road.

12. Wireless Communication Facilities.

    a. Freestanding wireless communication facilities (towers, including stealth type) are not permitted. Approval of freestanding wireless communication facilities will require an amendment to the planned development (public hearing).

    b. Wireless Communication Facilities (including wall-mounted and roof-mounted antennas) may be approved in accordance with LDC Sec. 34-1441, et. seq. (Commercial parcels only).

13. Buffers. The 15-foot-wide Type B buffer to the west (adjacent to Six Lakes Country Club), to the east (adjacent to horse boarding), and to the north (adjacent to the existing Serendipity Mobile Home Park) must be enhanced to 30 feet, 10 trees per 100 linear feet, and canopy-type trees (no palms) with a minimum 4-inch caliper. The Type "B" buffer shown adjacent to the "Existing Lake and Amenities for Serendipity" also requires enhancement as described in this condition. See Condition 17 for enhanced buffer along north side of Diplomat Parkway where parking areas are adjacent to the Parkway.

14. Accessory Uses. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

15. Open Space. Prior to local development order approval, the landscape plans must demonstrate that each commercial parcel is providing a minimum of 30 percent open space within the common area on the MCP, and a minimum of 40 percent common open space is provided within the residential tracts.

16. Environmental. Prior to local development order approval:

a. The developer must submit a detailed indigenous preservation management plan for the Division of Environmental Sciences Staff review and approval that includes methods of maintaining the western 3.0 acres of the preserve as gopher tortoise habitat; and,

b. The landscape plans must include a permanent gopher tortoise fence along Diplomat Parkway where the 3-acre gopher tortoise preserve abuts this roadway and a double staggered native hedge (minimum 3-gallon container size; 24-inch height at planting; maintained at a minimum 36-inch height) planted on the roadside of the fence; and,

c. The landscape plans must delineate a double staggered native hedge (minimum 3-gallon container size; 24-inch height at planting; maintained at a minimum 36-inch height) planted along the interface of the indigenous preserve with the residential tract.

Prior to issuance of a Vegetation Removal Permit, all invasive exotic vegetation and manmade debris must be hand removed from the indigenous preserve.

17. Commercial Parcels North of Diplomat Parkway. Commercial buildings located within Commercial Parcels 1, 2 and the westernmost 2.3 acres of Parcel 3 are limited to a maximum of 10,000 square feet per building, and must not exceed 2 stories/35 feet in height. The building locations must alternate (be staggered) between the front and rear of the commercial parcels to provide a more campus-like setting. A parking plan must be devised to keep the amount of parking spaces along Diplomat Parkway at an absolute minimum. These parking areas and commercial buildings must be buffered, from Diplomat Parkway, by, at a minimum, a 2-foot-high berm with 10 trees and a staggered 36-inch- high hedge per 100 linear feet. Applicant is to be strongly encouraged to utilize the commercial building site locational criteria established for the Estero community.

The commercial buildings on Commercial Parcels 1, 2 and 3 must be of the same or similar architectural design and coloring as the residential buildings, to identify the them as a unified project. All project identification signs (commercial and residential) must also be of the same or similar architectural design and coloring.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide a minimum access connection separation of 660 feet on an arterial road, to permit an access separation of 364 feet between the project's proposed main access and the proposed exit-only access for the residential portion of the southern parcel. This deviation is APPROVED.

2. Deviation (2) seeks relief from the LDC §10-296(k)(1) requirement that dead-end streets be closed at one end by a circular turn-around, to allow two dead-end streets as shown on the MCP. This deviation is APPROVED.

3. Deviation (3) seeks relief from the LDC §10-415(b)(1)(a) requirement that large developments with indigenous vegetation communities provide 50 percent of their open space percentage requirements through onsite preservation of existing native vegetative communities, to permit 0.45 acres of right-of-way to be vacated, enhanced, and preserved

to count toward the preservation requirement. This deviation is APPROVED, SUBJECT TO the following condition:

a. Prior to local development order approval for Commercial Parcel 4, the existing roadway easement depicted within the indigenous preserve must be vacated.

4. Deviation (4) seeks relief from the LDC §10-415(b)(1)a. requirement that large developments with existing indigenous native vegetation communities provide 50 percent of their open space requirement through on-site preservation of indigenous native vegetation, to allow portions of the preservation area to be disturbed and restored in order to install a stormwater management system. This deviation is APPROVED, SUBJECT TO the following conditions:

a. Prior to local development order, the development orders plans must delineate the general location of the surface water management outfall through the indigenous preserve to the canal. The outfall must be designed as an open system that can be planted with native vegetation.

b. Prior to issuance of a Vegetation Removal Permit, the location of the surface water management outfall through the indigenous preserve must be field staked, to avoid impacting any large native trees or gopher tortoise burrows, for the Division of Environmental Sciences' Staff review and approval.

5. Deviation (5) seeks relief from the LDC §34-2474(b)(6) requirement that recreation halls and ancillary facilities and private clubs be located at least 40 feet from any residential dwelling unit, to allow a 20-foot minimum separation for any recreation building from a residential dwelling unit. This deviation is APPROVED, SUBJECT TO the following condition:

a. Development of a recreational facility and clubhouse must be generally consistent with the location and size as shown on the approved MCP.

6. a. Deviation (6.a.) seeks relief from the LDC §10-291(3) requirement (when practical) that residential developments of more than five acres in size provide two or more means of ingress into the development, to allow the residential portion to the north of Diplomat Parkway to be constructed with a single ingress/egress connection onto Diplomat Parkway. This deviation is APPROVED, SUBJECT TO the following conditions:

1) Access to the residential component north of Diplomat Parkway must be generally consistent with the approved MCP; and

2) The approved MCP and local development order must depict a minimum 70-foot-wide divided entrance on the north side of Diplomat Parkway that includes a median with two lanes on both sides of the median for ingress and egress; and

3) Prior to issuance of a development order, the developer must provide written documentation from the North Fort Myers Fire District indicating that these access points are acceptable and provide adequate access for emergency

vehicles. The development order must also include the plans for the secondary/emergency access required in the following paragraph.

4) Prior to build-out of the north residential development, applicant must install a secondary/emergency access from the residential tract to commercial Parcel 3, as shown on the MCP. Any emergency access 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;

6. b. Deviation (6.b.) seeks relief from the LDC §10-291(3) (when practical) that residential developments of more than five acres in size provide two or more means of ingress into the development, to allow the residential portion to the south of Diplomat Parkway to be constructed with a single ingress/egress connection onto Diplomat Parkway with an emergency access also onto Diplomat Parkway. This deviation is APPROVED, SUBJECT TO the following conditions:

1) Access to the residential component South of Diplomat Parkway must be generally consistent with the approved MCP; and

2) Any emergency access 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; and

3) Prior to the issuance of a development order, the developer must provide written documentation from the North Fort Myers Fire District indicating that these access points are acceptable and provide adequate access for emergency vehicles.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: Master Concept Plan -Diplomat Parcel, Stamped Received November 3, 2006

The applicant has indicated that the STRAP number for the subject property is: 34-43-24-00-00001.3030.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes or regulations.

2. The RPD/CPD rezoning, as approved:

   a. meets or exceeds the performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The RPD/CPD rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. No agricultural uses currently exist on the property.

5. Urban services, as defined in the Lee Plan, will be available and adequate to serve the proposed land use.

6. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Janes made a motion to adopt the foregoing resolution, seconded by Commissioner Judah. The vote was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of April 2006.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Tammara Hall, Chairwoman

Approved as to form by:

_____
Donna Marie Collins
County Attorney's Office

2006 NOV 27 PM 3:20

DCI 2010-00015

Banks Engineering

Professional Engineers, Planners & Land Surveyors
2515 Northbrooke Plaza Drive - Suite 200
Naples, Florida 34119
(239) 597-2061
Fax (239) 597-3082

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(CPD ZONING DESCRIPTION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH CPD ZONNING PARCEL
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLETON ROAD (50 FEET WIDE); THENCE 94.14 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 199.95 FEET TO **POINT "A"** AND TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE); THENCE N.86°35'21"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 12.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2150.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 133.12 FEET; THENCE S.89°51'48"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 1484.79 FEET TO **POINT "B"**; THENCE N.00°08'12"W. FOR 250.00 FEET; THENCE N.89°51'48"E. FOR 1145.24 FEET; THENCE S.03°25'50"W. FOR 53.49 FEET; THENCE S.89°54'50"E. FOR 500.85 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 8.78 ACRES, MORE OR LESS.

TOGETHER WITH: ADDITIONAL NORTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "B" ; THENCE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) FOR 80.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 253.42 FEET; THENCE N.28°32'51"W. FOR 6.70 FEET; THENCE N.00°20'36"W. FOR 244.12 FEET; THENCE N.89°51'48"E. FOR 257.48 FEET; THENCE S.00°08'12"E. FOR 250.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 1.48 ACRES, MORE OR LESS.

DCI 2005-00055

TOGETHER WITH: SOUTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "A"; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) FOR 100.00 FEET TO THE **POINT OF BEGINNING**;

Fort Myers Office
10511 Six Mile Cypress Pkwy, Suite #101
Fort Myers, Florida 33966
(239) 939-5490
Fax (239) 939-2523

Sarasota Office
1144 Tallevast Road Suite #115
Sarasota, Florida 34243
(941) 360-1618
Fax (941) 360-6918

Port Charlotte Office
12653 SW CR 769 Suite B
Lake Suzy, Florida 34269
(941) 625-1165
Fax (941) 625-1149

THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 429.00 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2113 AT PAGE 1590 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTHEAST CORNER OF MERCHANTS CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 52 AT PAGES 37 THROUGH 47 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE NORTH LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 72.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.03°25'50"E. ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 FOR 65.00 FEET; THENCE N.86°33'36"W. ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 39.68 FEET; THENCE S.03°26'24"W. ALONG THE WESTERLY LINE OF SAID PARCEL FOR 8.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET; THENCE SOUTHWESTERLY ALONG SAID PARCEL AND SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'01" FOR 26.70 FEET; THENCE N.86°33'36"W. ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 487.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY ALONG SAID PARCEL AND SAID CURVE THROUGH A CENTRAL ANGLE OF 86°25'24" FOR 120.67 FEET; THENCE N.00°08'12"W. ALONG THE EASTERLY LINE OF SAID PARCEL FOR 274.66 FEET TO **POINT "C"** AND TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.89°51'48"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR 575.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2050.00 FEET; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 126.93 FEET; THENCE S.86°35'21"E. ALONG SAID RIGHT-OF-WAY FOR 12.49 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 6.00 ACRES, MORE OR LESS.

TOGETHER WITH: ADDITIONAL SOUTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "C"; THENCE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) FOR 40.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 383.07 FEET; THENCE S.00°08'12"E. FOR 186.04 FEET; THENCE N.59°04'35"E. FOR 185.65 FEET; THENCE S.76°11'27"E. FOR 125.61 FEET; THENCE S.41°41'10"E. FOR 153.30 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE AFORESAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.00°08'12"W. ALONG THE WESTERLY LINE FOR 236.02 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 1.22 ACRES.

NET AREA AS DESCRIBED CONTAINS 17.48 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) AS BEARING S.03°25'50"W.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED NOVEMBER 2, 2006.

DCI 2005-00055

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4008

Applicant's Legal Checked
by 11/08/06 CSL

DCI 2010-00015

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

COORDINATE TABLE

POINT	NORTHING	EASTING
NE#1	856827.93	688334.48
NE#2	856328.35	686692.19
NE#3	856228.53	688316.53
NE#4	856231.52	687602.01
NE#5	856231.43	687562.01
NE#6	856230.51	687178.94
NE#7	856329.16	686612.19
NE#8	856578.55	686354.11

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5829.58'	00°55'31"	94.14'	94.14'(D)	S 03°47'10" W(D)
				94.23'(M)	S 03°50'44" W(M)
C2	2150.00'	03°32'51"	133.12'	133.10'	S 86°21'47" E
C3	17.00'	90°00'01"	26.70'	24.04'	S 48°26'24" W
C4	80.00'	86°25'24"	120.67'	109.55'	N 43°20'54" W
C5	2050.00'	03°32'51"	126.93'	125.91'	S 88°21'47" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°25'50" W	199.95'
L2	N 86°35'21" W	12.52'
L3	N 28°32'51" W	6.70'
L4	S 03°25'50" W	53.49'
L5	S 03°25'50" W	100.00'
L6	N 86°34'10" W	72.00'
L7	N 03°25'50" E	65.00'
L8	N 86°33'36" W	39.68'
L9	S 03°26'24" W	8.00'
L10	S 86°35'21" E	12.49'
L11	S 89°51'48" W	40.00'
L12	S 00°08'12" E	186.04'
L13	N 59°04'35" E	185.65'
L14	S 76°11'27" E	125.61'
L15	S 41°41'10" E	153.30'
L16	N 00°08'12" W	236.02'
L17	S 89°51'48" W	80.00'

LITTLETON ROAD (50' WIDE)
SOUTHERLY RIGHT-OF-WAY LINE

POINT OF COMMENCEMENT

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SEP 24 2010
COMMUNITY DEVELOPMENT

U.S. 41 (a/k/a S.R. 45, a/k/a TAMIAMI TRAIL)(200' WIDE)
S 03°25'50" W 2338.37'(D) 2337.35'(M)
WESTERLY RIGHT-OF-WAY LINE

PROPOSED NORTH RPD ZONING PARCEL
35.18± AC.

PROPOSED ADDITIONAL NORTH CPD ZONING PARCEL
1.48± AC.
257.48' N 89°51'48" E
NE#8
N 00°20'36" W 244.12'
253.42' S 89°51'48" W
S 00°08'12" E 250.00'

N 89°51'48" E 1145.24'

NE#2 CPD ZONING PARCEL ADDITIONAL NORTH P.O.C.
POINT "B"
N 00°08'12" W 250.00'

PROPOSED NORTH CPD ZONING PARCEL
8.78± AC.

P.O.B. NORTH CPD ZONING PARCEL NE#1
S 89°54'50" E 500.85'

POINT "A" P.O.C. SOUTH CPD ZONING PARCEL

P.O.B. ADDITIONAL SOUTH CPD ZONING PARCEL NE#7

(O.R. 2833, PG. 4156) P.O.B. ADDITIONAL SOUTH CPD ZONING PARCEL

S 89°51'48" W 1484.79'

NORTHERLY RIGHT-OF-WAY

DIPLOMAT PARKWAY (100' WIDE)

SOUTHERLY RIGHT-OF-WAY

S 89°51'48" W 383.07'

N 89°51'48" E 575.20'

P.O.B. SOUTH CPD ZONING PARCEL NE#3

PROPOSED ADDITIONAL SOUTH CPD ZONING PARCEL
1.22± AC.

POINT "C" P.O.C. ADDITIONAL SOUTH CPD ZONING PARCEL NE#4

PROPOSED SOUTH CPD ZONING PARCEL
6.00± AC.

N 00°08'12" W 274.66'

S 03°25'50" W 429.00'

N 86°33'36" W 487.82'
(O.R. 2833, PG. 4156)

PROPOSED SOUTH RPD ZONING PARCEL
12.47± AC.

DCI 2005-00055

N.E. CORNER
(O.R. 2113, PG. 1590)
&
MERCHANTS CROSSING
(P.B. 52, PG. 37-47)

NOTES:
1. SEE ACCOMPANYING SHEETS FOR COMPLETE METES AND BOUNDS DESCRIPTION.

2. STATE PLANE COORDINATES (FLORIDA ZONE WEST) SHOWN HEREON ARE BASED ON NAD83, AND ARE FOR GIS PURPOSES ONLY.

3. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 AS S.03°25'50"W.

LEGEND:
P.O.C. INDICATES POINT OF COMMENCEMENT
P.O.B. INDICATES POINT OF BEGINNING
O.R. INDICATES OFFICIAL RECORDS BOOK OF LEE COUNTY
PG. INDICATES PAGE NUMBER
P.B. INDICATES PLAT BOOK
C1 INDICATES CURVE 1 OF THE CURVE TABLE
L1 INDICATES LINE 1 OF THE LINE TABLE
NE#1 INDICATES COORDINATE #1 OF THE COORDINATE TABLE

THIS IS NOT A SURVEY

SKETCH

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

—THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

—PREPARED NOVEMBER 2, 2006.

CSJ 11/6/06

PREPARED BY:

Banks Engineering

ENGINEERING, SURVEYING & LAND PLANNING
2515 NORTHBROOKE PLAZA DRIVE - SUITE 200
NAPLES, FLORIDA 34119
(239) 597-2061
FLORIDA SURVEYING BUSINESS CERTIFICATION NO. 6690

SHEET 3 OF 3

S:\Jobs\20xx\2028\SURVEY\Descriptions\Zoning\2028_ZONING_CPD_REV_SK.dwg, 11/2/2006 4:24:53 PM, David Blehschmidt

DCI _010-00015

Banks Engineering
Professional Engineers, Planners & Land Surveyors
2515 Northbrooke Plaza Drive-Suite 200
Naples, Florida 34119
(239) 597-2061
Fax (239) 597-3082

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(RPD ZONING DESCRIPTION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH RPD PARCEL:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET; THENCE N.89°54'50"W. FOR 500.85 FEET; THENCE N.03°25'50"E. FOR 53.49 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°51'48"W. FOR 1145.24 FEET; THENCE S.00°08'12"E. FOR 250.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.89°51'48"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 80.00 FEET; THENCE N.00°08'12"W. FOR 250.00 FEET; THENCE S.89°51'48"W. FOR 257.48 FEET; THENCE N.00°20'36"W. FOR 703.76 FEET; THENCE N.85°23'00"E. FOR 335.22 FEET; THENCE N.02°25'15"W. FOR 346.19 FEET; THENCE S.89°54'50"E. FOR 1231.65 FEET; THENCE S.03°25'50"W. FOR 1073.15 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 35.18 ACRES, MORE OR LESS.

AND;
SOUTH RPD PARCEL:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 728.95 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2113 AT PAGE 1590 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTHEAST CORNER OF MERCHANTS CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 52 AT PAGES 37 THROUGH 47 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE NORTH LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 616.50 FEET TO THE **POINT OF**

Fort Myers Office
10511 Six Mile Cypress Pkwy, Suite #101
Fort Myers, Florida 33966
(239) 939-5490
Fax (239) 939-2523

Sarasota Office
1144 Tallevast Road Suite #115
Sarasota, Florida 34243
(941) 360-1618
Fax (941) 360-6918

Port Charlotte Office
12653 SW CR 769 Suite B
Lake Suzy, Florida 34269
(941) 625-1165
Fax (941) 625-1149

DCI 2005-00055

BEGINNING; THENCE CONTINUE N.86°34'10"W. ALONG SAID NORTHERLY LINE FOR 33.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S.48°25'48"W. ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 212.13 FEET; THENCE S.03°25'50"W. ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND TO THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2389 AT PAGE 1936 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2389 AT PAGE 1936 AND THE NORTHERLY LINE OF SAID SUBDIVISION FOR 747.11 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A DRAINAGE EASEMENT (50 FEET WIDE) DESCRIBED IN DEED BOOK 237 AT PAGES 564 AND 565 OF SAID PUBLIC RECORDS; THENCE N.28°32'51"W. ALONG THE NORTHEASTERLY LINE OF SAID DRAINAGE EASEMENT FOR 666.39 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.89°51'48"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 765.84 FEET; THENCE S.00°08'12"E. FOR 186.04 FEET; THENCE N.59°04'35"E. FOR 185.65 FEET; THENCE S.76°11'27"E. FOR 125.61 FEET; THENCE S.41°41'10"E. FOR 153.30 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE S.00°08'12"E. ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 FOR 38.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 86°25'24" FOR 181.00 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 12.47 ACRES, MORE OR LESS.

NET ACREAGE IS 47.65 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) AS BEARING S.03°25'50"W.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED NOVEMBER 2, 2006.

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

Applicant's Legal Checked
by CSJ 11/6/06

DCI 2005-00055

DCI 2010-00015

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

LINE TABLE

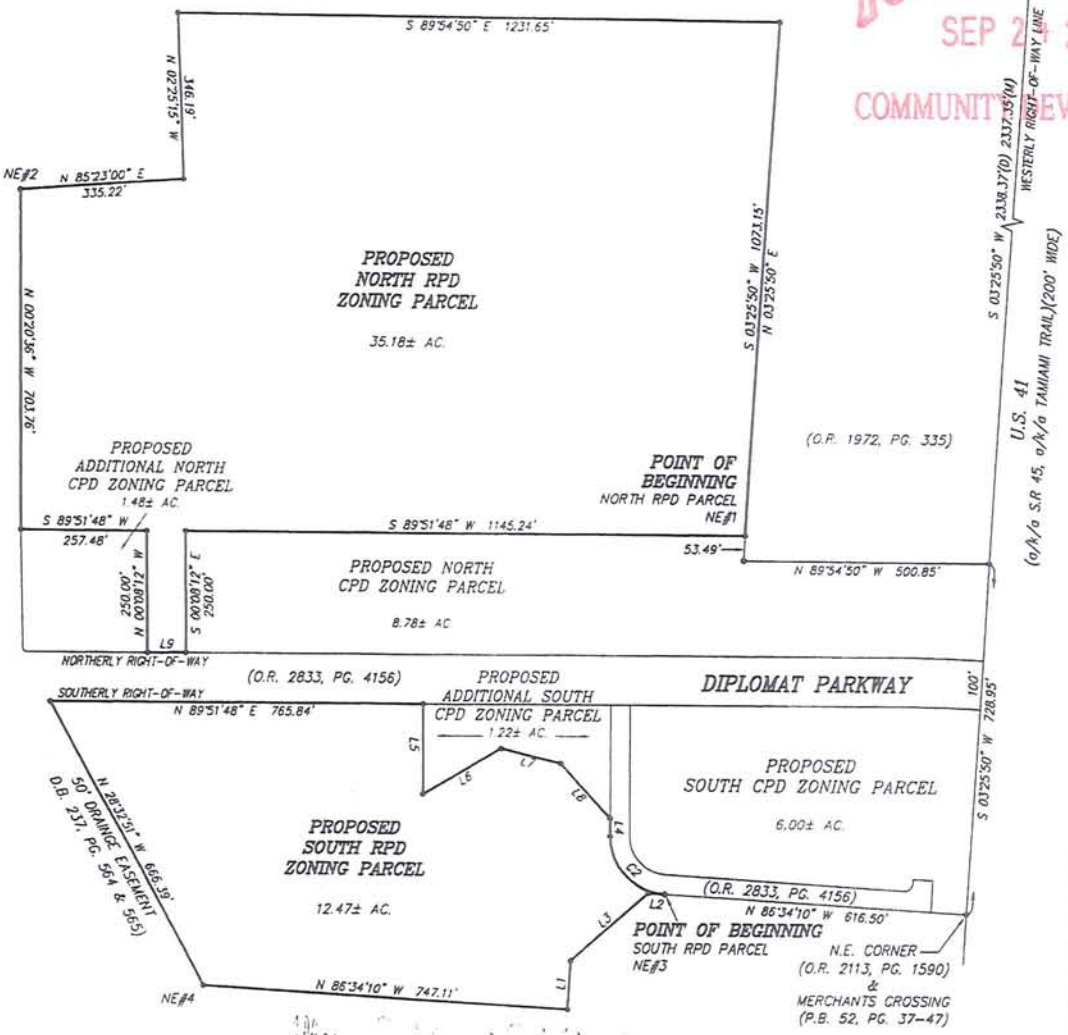
LINE	BEARING	DISTANCE
L1	S 03°25'50" W	100.00'
L2	N 86°34'10" W	33.50'
L3	S 48°25'48" W	212.13'
L4	S 00°08'12" E	38.64'
L5	S 00°08'12" E	186.04'
L6	N 59°04'35" E	185.65'
L7	S 76°11'27" E	125.61'
L8	S 41°41'10" E	153.30'
L9	S 89°51'48" W	80.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5829.58'	00°55'31"	94.14'	94.14'(D)	S 03°47'10" W(D)
				94.23'(M)	S 03°50'44" W(M)
C2	120.00'	86°25'24"	181.00'	164.33'	N 43°20'54" W

COORDINATE TABLE

POINT	NORTHING	EASTING
NE#1	856582.08	687836.83
NE#2	857282.30	686349.89
NE#3	855837.18	687575.48
NE#4	855643.31	686731.56



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SEP 24 2010
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DCI 2005-00055

NOTES:

1. SEE ACCOMPANYING SHEETS FOR COMPLETE METES AND BOUNDS DESCRIPTION.
2. STATE PLANE COORDINATES (FLORIDA ZONE WEST) SHOWN HEREON ARE BASED ON NAD83, AND ARE FOR GIS PURPOSES ONLY.
3. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 AS S.03°25'50"W.

LEGEND:

O.R.	INDICATES OFFICIAL RECORDS BOOK OF LEE COUNTY
PG.	INDICATES PAGE NUMBER
C1	INDICATES CURVE 1 OF THE CURVE TABLE
L1	INDICATES LINE 1 OF THE LINE TABLE
NE#1	INDICATES COORDINATE #1 OF THE COORDINATE TABLE
P.B.	INDICATES PLAT BOOK
D.B.	INDICATES DEED BOOK
(D)	INDICATES DEED
(M)	INDICATES MEASURED

THIS IS NOT A SURVEY

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4909

SKETCH

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED NOVEMBER 2, 2006

PREPARED BY:

Banks Engineering
ENGINEERING, SURVEYING & LAND PLANNING
2315 NORTHBROOKE PLAZA DRIVE - SUITE 200
NAPLES, FLORIDA 34119
(239) 597-2061
FLORIDA SURVEYING BUSINESS CERTIFICATION NO. 6690

S:\Jobs\20xx\2028\SURVEY\Descriptions\Zoning\2028_ZONING_RPD_REV_SK.dwg, 11/2/2006 4:25:50 PM, David Blehschmidt

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PROPOSED ZONING MAP

Attachment B

12/7/2005

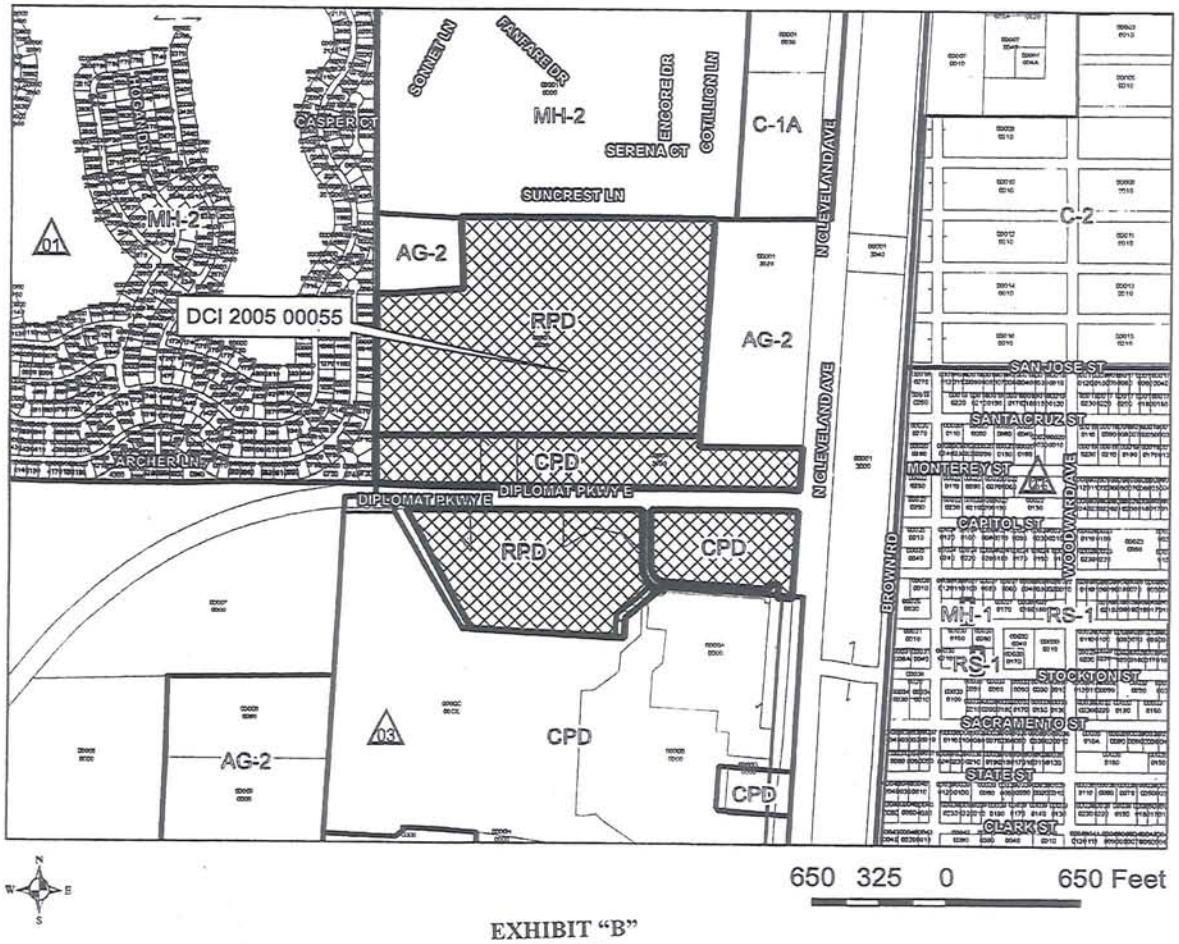

EXHIBIT "B"
Zoning Map

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COMMUNITY DEVELOPMENT

DCI 2010-00015

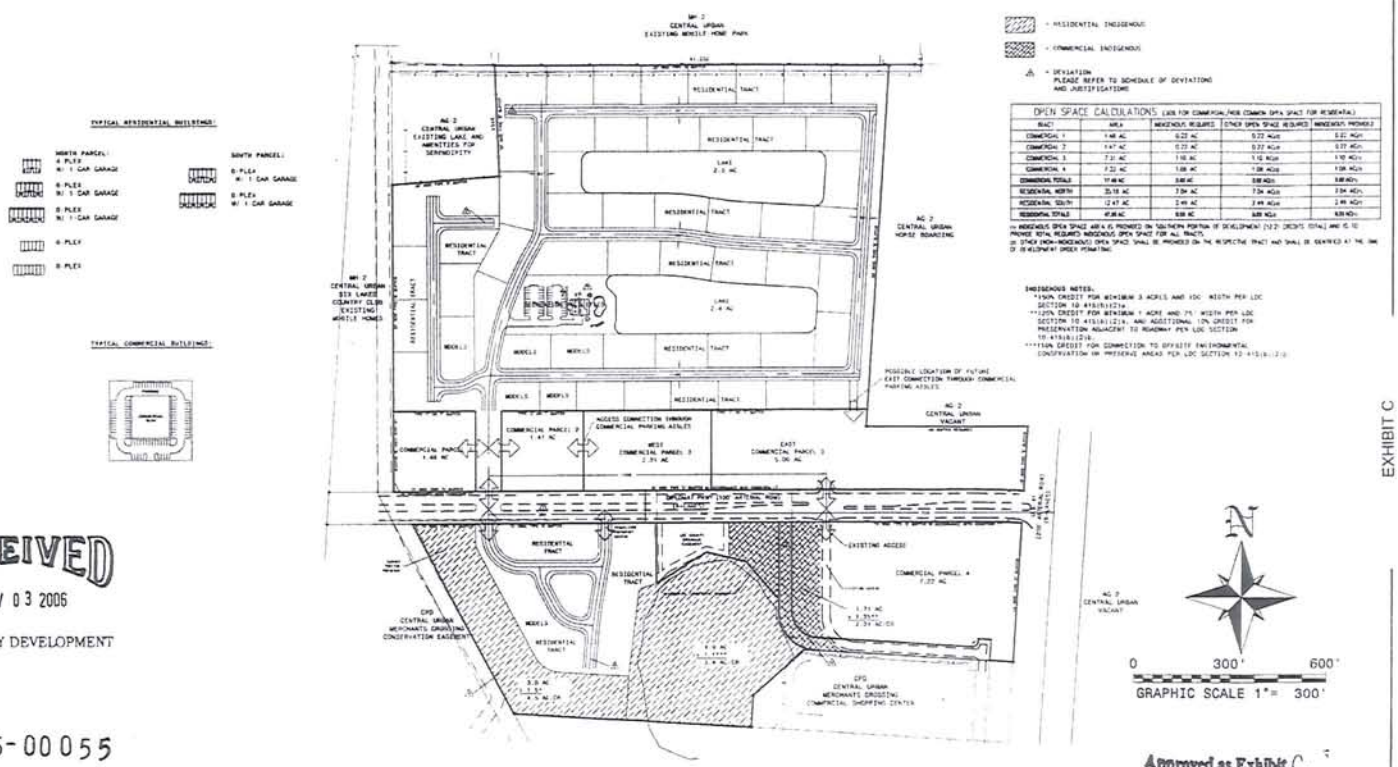

EXHIBIT C

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NOV 03 2006
COMMUNITY DEVELOPMENT

DCI 2005-00055

Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-06-004

N.B.D. DEVELOPMENT, INC

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

MASTER CONCEPT PLAN
DIPLOMAT PARCEL
LEE COUNTY, FLORIDA

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT

DCI 2010-00015

ADMINISTRATIVE AMENDMENT (PD) ADD2007-00169

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Athyrio Development Associates, LLC, filed an application for administrative approval to a Residential Planned Development/Commercial Planned Development (RPD/CPD) on a project known as Diplomat Parcel for reconfiguration of the master concept plan; provide for minimum lot areas and dimensions for townhouses; and approval of a deviations to the Land Development Code on property located at 15501 North Cleveland Avenue , described more particularly as:

LEGAL DESCRIPTION: In Section 34, Township 43 South, Range 24 East, Lee County, Florida:

See Legal Description and Sketch attached hereto as "Exhibit A".

WHEREAS, the property was originally rezoned in case number DCI2005-00055 (Z-06-004); and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans; and

WHEREAS, the Diplomat RPD/CPD was approved with a maximum of 457 dwelling units pursuant to condition #1; and

WHEREAS, the Diplomat RPD/CPD was approved with a maximum of 200,000 square feet of commercial floor area; and

WHEREAS, the approved master concept plan contemplated filling in an existing lake; and

WHEREAS, the applicant has reconfigured the master concept plan providing for more detail of the residential uses, and utilization of the existing lake; and

WHEREAS, the Diplomat RPD/CPD provided land development regulations for townhouses per Condition 2; and

WHEREAS, the applicant proposes a revised set of land development regulations for their specific townhouse products; and

WHEREAS, these revised land development regulations are substantively the same and acceptable to staff; and

WHEREAS, the applicant requests a deviation from LDC Sec. 10-261(a) which requires all new multifamily residential developments to provide sufficient space for the placement of garbage containers or receptacles, to allow for curb side garbage pick up at the proposed townhouse units that are planned within the project; and

WHEREAS, this request was reviewed and approved by the Department of Solid Waste and the Department of Public Works; and

WHEREAS; the deviation request enhances the planned development and preserves and promotes the general intent of the LDC to protect the public health, safety and welfare; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Diplomat Residential Planned Development/Commercial Planned Development (RPD/CPD) for reconfiguration of the master concept plan; provide for minimum lot areas and dimensions for townhouses; and approval of a deviation to the Land Development Code is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated JAN 30, 2007, Master Concept Plan for ADD2007-00169 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **Condition 2 a. of Zoning Resolution #Z-06-004 is revised with the following Site Development Regulations for Townhouses.**

Minimum Lot Areas and Dimensions

Lot Size	**~~7,500~~ 1,600 square feet**
Lot Width	**~~75~~ 16 feet**
Lot Depth	**100 feet**

Minimum Setbacks

Street	**25 feet (public)/20 feet (private)**
Side	**5 10 feet (Zero feet for common wall unit)**

Rear	**30 feet - All lots containing enhanced buffer. See Condition 13.** **20 feet - all other lots**
Water Body	**25 feet**

All Accessory Uses: **Per the LDC**

Setbacks from Preserves (All Structures) 25 feet per the LDC.

Minimum Perimeter Setbacks: 25 feet (30 feet - All lots containing enhanced buffer. See Condition 13.)

Minimum Building Separation ~~10~~ 20 feet

Maximum Building Height: 35 feet/2 stories

Maximum Lot Coverage: ~~45~~ 65%

3. **Deviation 7 seeks relief from LDC Sec. 10-261(a) which requires all new multifamily residential developments to provide sufficient space for the placement of garbage containers or receptacles, to allow for curb side garbage pick up at the proposed townhouse units that are planned within the project. This Deviation is APPROVED.**

4. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

DULY SIGNED this 1st day of February, A.D., 2008.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

DCI 2010-00015

EXHIBIT A

Banks Engineering

Professional Engineers, Planners & Land Surveyors
2515 Northbrooke Plaza Drive-Suite 200
Naples, Florida 34119
(239) 597-2061
Fax (239) 597-3082

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT

RECEIVED
SEP 25 2007
COMMUNITY DEVELOPMENT

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(RPD ZONING DESCRIPTION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH RPD PARCEL:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET; THENCE N.89°54'50"W. FOR 500.85 FEET; THENCE N.03°25'50"E. FOR 53.49 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°51'48"W. FOR 1145.24 FEET; THENCE S.00°08'12"E. FOR 250.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.89°51'48"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 80.00 FEET; THENCE N.00°08'12"W. FOR 250.00 FEET; THENCE S.89°51'48"W. FOR 257.48 FEET; THENCE N.00°20'36"W. FOR 703.76 FEET; THENCE N.85°23'00"E. FOR 335.22 FEET; THENCE N.02°25'15"W. FOR 346.19 FEET; THENCE S.89°54'50"E. FOR 1231.65 FEET; THENCE S.03°25'50"W. FOR 1073.15 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 35.18 ACRES, MORE OR LESS.

AND;
SOUTH RPD PARCEL:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 728.95 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2113 AT PAGE 1590 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTHEAST CORNER OF MERCHANTS CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 52 AT PAGES 37 THROUGH 47 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE NORTH LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 616.50 FEET TO THE **POINT OF**

Fort Myers Office
10511 Six Mile Cypress Pkwy, Suite #101
Fort Myers, Florida 33966
(239) 939-5490
Fax (239) 939-2523

Sarasota Office
1144 Tallevast Road Suite #115
Sarasota, Florida 34243
(941) 360-1618
Fax (941) 360-6918

Port Charlotte Office
12653 SW CR 769 Suite B
Lake Suzy, Florida 34269
(941) 625-1165
Fax (941) 625-1149

BEGINNING; THENCE CONTINUE N.86°34'10"W. ALONG SAID NORTHERLY LINE FOR 33.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S.48°25'48"W. ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 212.13 FEET; THENCE S.03°25'50"W. ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND TO THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2389 AT PAGE 1936 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2389 AT PAGE 1936 AND THE NORTHERLY LINE OF SAID SUBDIVISION FOR 747.11 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A DRAINAGE EASEMENT (50 FEET WIDE) DESCRIBED IN DEED BOOK 237 AT PAGES 564 AND 565 OF SAID PUBLIC RECORDS; THENCE N.28°32'51"W. ALONG THE NORTHEASTERLY LINE OF SAID DRAINAGE EASEMENT FOR 666.39 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.89°51'48"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 765.84 FEET; THENCE S.00°08'12"E. FOR 186.04 FEET; THENCE N.59°04'35"E. FOR 185.65 FEET; THENCE S.76°11'27"E. FOR 125.61 FEET; THENCE S.41°41'10"E. FOR 153.30 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE S.00°08'12"E. ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 FOR 38.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 86°25'24" FOR 181.00 FEET TO THE **POINT OF BEGINNING.**

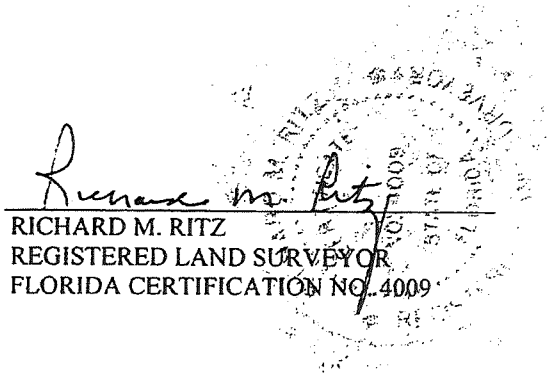
PARCEL CONTAINS 12.47 ACRES, MORE OR LESS.

NET ACREAGE IS 47.65 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) AS BEARING S.03°25'50"W.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED NOVEMBER 2, 2006.



RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

Applicant's Legal Checked
by 9/25/07

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

1"=300'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°25'50" W	100.00'
L2	N 86°34'10" W	33.50'
L3	S 48°25'48" W	212.13'
L4	S 00°08'12" E	38.64'
L5	S 00°08'12" E	186.04'
L6	N 59°04'35" E	185.65'
L7	S 76°11'27" E	125.61'
L8	S 41°41'10" E	153.30'
L9	S 89°51'48" W	80.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5829.58'	00°55'31"	94.14'	94.14'(D)	S 03°47'10" W(D)
				94.23'(M)	S 03°50'44" W(M)
C2	120.00'	86°25'24"	181.00'	164.33'	N 43°20'54" W

COORDINATE TABLE

POINT	NORTHING	EASTING
NE#1	856582.08	687836.83
NE#2	857282.30	686349.89
NE#3	855837.18	687675.48
NE#4	855643.31	686731.56

LITTLETON ROAD (50' WIDE)
SOUTHERLY RIGHT-OF-WAY LINE

POINT OF COMMENCEMENT

S 89°54'50" E 1231.65'

N 02°25'15" W 361.91'

NE#2 N 85°23'00" E 335.22'

N 00°20'56" W 701.76'

PROPOSED NORTH RPD ZONING PARCEL
35.18± AC.

S 03°25'50" W 1073.15'
N 03°25'50" E

S 03°25'50" W 2338.37(D) 2337.35(M)
WESTERLY RIGHT-OF-WAY LINE

U.S. 41
(a/k/a S.R. 45, a/k/a TAMIAMI TRAIL)(200' WIDE)

(O.R. 1972, PG. 335)

PROPOSED ADDITIONAL NORTH CPD ZONING PARCEL
1.48± AC.

POINT OF BEGINNING
NORTH RPD PARCEL
NE#1

S 89°51'48" W 257.48'

S 89°51'48" W 1145.24'

53.49'

N 89°54'50" W 500.85'

N 00°08'12" W 250.00'

S 00°08'12" E 250.00'

PROPOSED NORTH CPD ZONING PARCEL
8.78± AC.

L9

NORTHERLY RIGHT-OF-WAY

(O.R. 2833, PG. 4156)

PROPOSED ADDITIONAL SOUTH CPD ZONING PARCEL
1.22± AC.

DIPLOMAT PARKWAY
100'

SOUTHERLY RIGHT-OF-WAY

N 89°51'48" E 765.84'

S 03°25'50" W 728.95'

L7 L6 L5 L4 L3 C2 L2 L1

PROPOSED SOUTH CPD ZONING PARCEL
6.00± AC.

N 28°37'51" W 668.39'
50' DRAINAGE EASEMENT
D.B. 237, PG. 564 & 565)

PROPOSED SOUTH RPD ZONING PARCEL
12.47± AC.

(O.R. 2833, PG. 4156)
N 86°34'10" W 616.50'

POINT OF BEGINNING
SOUTH RPD PARCEL
NE#3

N.E. CORNER
(O.R. 2113, PG. 1590)
&
MERCHANTS CROSSING
(P.B. 52, PG. 37-47)

N 86°34'10" W 747.11'

NE#4

NOTES:
1. SEE ACCOMPANYING SHEETS FOR COMPLETE METES AND BOUNDS DESCRIPTION.

2. STATE PLANE COORDINATES (FLORIDA ZONE WEST) SHOWN HEREON ARE BASED ON NAD83, AND ARE FOR GIS PURPOSES ONLY.

3. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 AS S.03°25'50"W.

LEGEND:

O.R.	INDICATES OFFICIAL RECORDS BOOK OF LEE COUNTY
PG.	INDICATES PAGE NUMBER
C1	INDICATES CURVE 1 OF THE CURVE TABLE
L1	INDICATES LINE 1 OF THE LINE TABLE
NE#1	INDICATES COORDINATE #1 OF THE COORDINATE TABLE
P.B.	INDICATES PLAT BOOK
D.B.	INDICATES DEED BOOK
(D)	INDICATES DEED
(M)	INDICATES MEASURED

Applicant's Legal Checked
by 9/25/07

THIS IS NOT A SURVEY

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 3009

- THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
- PREPARED: NOVEMBER 12, 2006.

PREPARED BY:

Banks Engineering
ENGINEERING, SURVEYING & LAND PLANNING
2515 NORTHBROOKE PLAZA DRIVE - SUITE 200
NAPLES, FLORIDA 34119
(239) 597-2061
FLORIDA SURVEYING BUSINESS CERTIFICATION NO. 6690

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DCI 2010-00015

Banks Engineering

Professional Engineers, Planners & Land Surveyors
2515 Northbrooke Plaza Drive - Suite 200
Naples, Florida 34119
(239) 597-2061
Fax (239) 597-3082

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(CPD ZONING DESCRIPTION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH CPD ZONNING PARCEL
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLETON ROAD (50 FEET WIDE); THENCE 94.14 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 199.95 FEET TO **POINT "A"** AND TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE); THENCE N.86°35'21"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 12.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2150.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 133.12 FEET; THENCE S.89°51'48"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 1484.79 FEET TO **POINT "B"**; THENCE N.00°08'12"W. FOR 250.00 FEET; THENCE N.89°51'48"E. FOR 1145.24 FEET; THENCE S.03°25'50"W. FOR 53.49 FEET; THENCE S.89°54'50"E. FOR 500.85 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 8.78 ACRES, MORE OR LESS.

TOGETHER WITH: ADDITIONAL NORTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "B" ; THENCE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) FOR 80.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 253.42 FEET; THENCE N.28°32'51"W. FOR 6.70 FEET; THENCE N.00°20'36"W. FOR 244.12 FEET; THENCE N.89°51'48"E. FOR 257.48 FEET; THENCE S.00°08'12"E. FOR 250.00 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 1.48 ACRES, MORE OR LESS.

TOGETHER WITH: SOUTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "A"; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) FOR 100.00 FEET TO THE **POINT OF BEGINNING**;

Fort Myers Office
10511 Six Mile Cypress Pkwy, Suite #101
Fort Myers, Florida 33966
(239) 939-5490
Fax (239) 939-2523

Sarasota Office
1144 Tallevast Road Suite #115
Sarasota, Florida 34243
(941) 360-1618
Fax (941) 360-6918

Port Charlotte Office
12653 SW CR 769 Suite B
Lake Suzy, Florida 34269
(941) 625-1165
Fax (941) 625-1149

THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 429.00 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2113 AT PAGE 1590 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTHEAST CORNER OF MERCHANTS CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 52 AT PAGES 37 THROUGH 47 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE NORTH LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 72.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.03°25'50"E. ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 FOR 65.00 FEET; THENCE N.86°33'36"W. ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 39.68 FEET; THENCE S.03°26'24"W. ALONG THE WESTERLY LINE OF SAID PARCEL FOR 8.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET; THENCE SOUTHWESTERLY ALONG SAID PARCEL AND SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'01" FOR 26.70 FEET; THENCE N.86°33'36"W. ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 487.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY ALONG SAID PARCEL AND SAID CURVE THROUGH A CENTRAL ANGLE OF 86°25'24" FOR 120.67 FEET; THENCE N.00°08'12"W. ALONG THE EASTERLY LINE OF SAID PARCEL FOR 274.66 FEET TO **POINT "C"** AND TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.89°51'48"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR 575.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2050.00 FEET; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 126.93 FEET; THENCE S.86°35'21"E. ALONG SAID RIGHT-OF-WAY FOR 12.49 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 6.00 ACRES, MORE OR LESS.

TOGETHER WITH: ADDITIONAL SOUTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "C"; THENCE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) FOR 40.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 383.07 FEET; THENCE S.00°08'12"E. FOR 186.04 FEET; THENCE N.59°04'35"E. FOR 185.65 FEET; THENCE S.76°11'27"E. FOR 125.61 FEET; THENCE S.41°41'10"E. FOR 153.30 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE AFORESAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.00°08'12"W. ALONG THE WESTERLY LINE FOR 236.02 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 1.22 ACRES.

NET AREA AS DESCRIBED CONTAINS 17.48 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) AS BEARING S.03°25'50"W.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

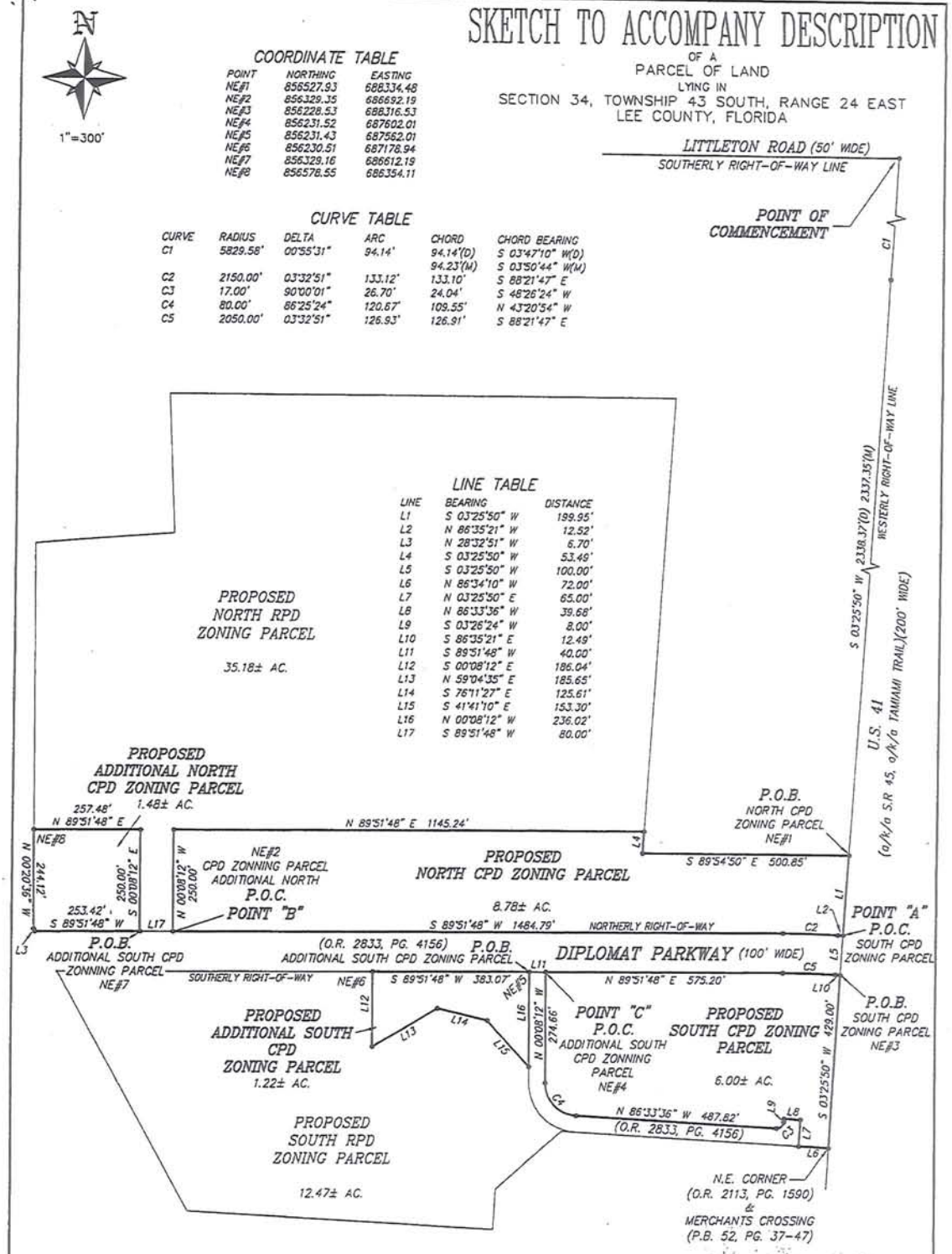
DESCRIPTION PREPARED NOVEMBER 2, 2006.

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

Applicant's Legal Checked
by 9/25/07

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA



COORDINATE TABLE

POINT	NORTHING	EASTING
NE#1	856527.93	688334.48
NE#2	856329.35	686692.19
NE#3	856228.53	688316.53
NE#4	856231.52	687602.01
NE#5	856231.43	687562.01
NE#6	856230.51	687178.94
NE#7	856329.16	686612.19
NE#8	856578.55	686354.11

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5829.58'	00°55'31"	94.14'	94.14'(D)	S 03°47'10" W(D)
				94.23'(M)	S 03°50'44" W(M)
C2	2150.00'	03°32'51"	133.12'	133.10'	S 88°21'47" E
C3	17.00'	90°00'01"	26.70'	24.04'	S 48°26'24" W
C4	80.00'	86°25'24"	120.67'	109.55'	N 43°20'54" W
C5	2050.00'	03°32'51"	126.93'	126.91'	S 88°21'47" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°25'50" W	199.95'
L2	N 86°35'21" W	12.52'
L3	N 28°32'51" W	6.70'
L4	S 03°25'50" W	53.49'
L5	S 03°25'50" W	100.00'
L6	N 86°34'10" W	72.00'
L7	N 03°25'50" E	65.00'
L8	N 86°33'36" W	39.68'
L9	S 03°26'24" W	8.00'
L10	S 86°35'21" E	12.49'
L11	S 89°51'48" W	40.00'
L12	S 00°08'12" E	186.04'
L13	N 59°04'35" E	185.65'
L14	S 76°11'27" E	125.61'
L15	S 41°41'10" E	153.30'
L16	N 00°08'12" W	236.02'
L17	S 89°51'48" W	80.00'

NOTES:
1. SEE ACCOMPANYING SHEETS FOR COMPLETE METES AND BOUNDS DESCRIPTION.

2. STATE PLANE COORDINATES (FLORIDA ZONE WEST) SHOWN HEREON ARE BASED ON NAD83, AND ARE FOR GIS PURPOSES ONLY.

3. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 AS S.03°25'50"W.

LEGEND:
P.O.C. INDICATES POINT OF COMMENCEMENT
P.O.B. INDICATES POINT OF BEGINNING
O.R. INDICATES OFFICIAL RECORDS BOOK OF LEE COUNTY
PG. INDICATES PAGE NUMBER
P.B. INDICATES PLAT BOOK
C1 INDICATES CURVE 1 OF THE CURVE TABLE
L1 INDICATES LINE 1 OF THE LINE TABLE
NE#1 INDICATES COORDINATE #1 OF THE COORDINATE TABLE

THIS IS NOT A SURVEY

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

—THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

—PREPARED NOVEMBER 2, 2006

PREPARED BY:

Banks Engineering
ENGINEERING, SURVEYING & LAND PLANNING
2515 NORTHBROOKE PLAZA DRIVE - SUITE 200
NAPLES, FLORIDA 34119
(239) 597-2061
FLORIDA SURVEYING BUSINESS CERTIFICATION NO. 6690

Applicant's Legal Checked
by 9/25/07

DCI 2010-00015
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COMMUNITY DEVELOPMENT

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
ENVIRONMENTAL RESOURCE
STANDARD GENERAL PERMIT NO. 36-05906-P-02
DATE ISSUED:February 5, 2008

Form #0941
08/95

PERMITTEE: ATHYRIO DEVELOPMENT ASSOCIATES L L C
1951 N W 19TH ST STE 100
BOCA RATON, FL 33431

PROJECT DESCRIPTION: This application is a request for an Environmental Resource Permit Modification authorizing Construction and Operation of a surface water management system serving a 32.63-acre, part of the 42.89 acre mixed use residential/commercial development known as Diplomat Parcel, with discharge into waters of Caloosahatchee via the East Branch of Yellow Fever Creek via existing drainage ditch.

PROJECT LOCATION: LEE COUNTY, SEC 34 TWP 43S RGE 24E

PERMIT DURATION: See Special Condition No:1. See attached Rule 40E-4.321, Florida Administrative Code.

This is to notify you of the District's agency action concerning Notice of Intent for Permit Application No. 071109-10, dated November 9, 2007. This action is taken pursuant to Rule 40E-1.603 and Chapter 40E-40 , Florida Administrative Code (F.A.C.).

Based on the information provided, District rules have been adhered to and an Environmental Resource General Permit is in effect for this project subject to:

1. Not receiving a filed request for a Chapter 120, Florida Statutes, administrative hearing.
2. the attached 19 General Conditions (See Pages : 2 - 4 of 6),
3. the attached 19 Special Conditions (See Pages : 5 - 6 of 6) and
4. the attached 2 Exhibit(s)

Should you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights," we will assume that you concur with the District's action.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a "Notice of Rights" has been mailed to the Permittee (and the persons listed in the attached distribution list) no later than 5:00 p.m. on this 5th day of February, 2008, in accordance with Section 120.60(3), Florida Statutes.

BY:_____
Ricardo A. Valera, P.E.
Director, LWC Regulatory Division
Lower West Coast Service Center
Certified mail number 7007 0710 0002 0319 4232

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT

DCT 2010-00015

NOTICE OF RIGHTS

As required by Sections 120.569(1), and 120.60(3), Fla. Stat., following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a District decision which does or may determine their substantial interests shall file a petition for hearing with the District Clerk within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: 1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or 2) within 14 days of service of an Administrative Order pursuant to Subsection 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of either written notice through mail, or electronic mail, or posting that the District has or intends to take final agency action, or publication of notice that the District has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

Filing Instructions

The Petition must be filed with the Office of the District Clerk of the SFWMD. Filings with the District Clerk may be made by mail, hand-delivery or facsimile. **Filings by e-mail will not be accepted.** Any person wishing to receive a clerked copy with the date and time stamped must provide an additional copy. A petition for administrative hearing is deemed filed upon receipt during normal business hours by the District Clerk at SFWMD headquarters in West Palm Beach, Florida. Any document received by the office of the SFWMD Clerk after 5:00 p.m. shall be filed as of 8:00 a.m. on the next regular business day. Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the SFWMD Clerk, P.O. Box 24680, West Palm Beach, Florida 33416.
- Filings by hand-delivery must be delivered to the Office of the SFWMD Clerk. **Delivery of a petition to the SFWMD's security desk does not constitute filing. To ensure proper filing, it will be necessary to request the SFWMD's security officer to contact the Clerk's office.** An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by facsimile must be transmitted to the SFWMD Clerk's Office at (561) 682-6010. Pursuant to Subsections 28-106.104(7), (8) and (9), Fla. Admin. Code, a party who files a document by facsimile represents that the original physically signed document will be retained by that party for the duration of that proceeding and of any subsequent appeal or subsequent proceeding in that cause. Any party who elects to file any document by facsimile shall be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed with the clerk as a result. The filing date for a document filed by facsimile shall be the date the SFWMD Clerk receives the complete document.

Initiation of an Administrative Hearing
Pursuant to Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 and 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other SFWMD identification number, if known.
2. The name, address and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

If the District's Governing Board takes action with substantially different impacts on water resources from the notice of intended agency decision, the persons who may be substantially affected shall have an additional point of entry pursuant to Rule 28-106.111, Fla. Admin. Code, unless otherwise provided by law.

Mediation
The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401-.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW
Pursuant to Sections 120.60(3) and 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

GENERAL CONDITIONS

1. All activities authorized by this permit shall be implemented as set forth in the plans, specifications and performance criteria as approved by this permit. Any deviation from the permitted activity and the conditions for undertaking that activity shall constitute a violation of this permit and Part IV, Chapter 373. F.S.

2. This permit or a copy thereof, complete with all conditions, attachments, exhibits, and modifications shall be kept at the work site of the permitted activity. The complete permit shall be available for review at the work site upon request by District staff. The permittee shall require the contractor to review the complete permit prior to commencement of the activity authorized by this permit.

3. Activities approved by this permit shall be conducted in a manner which does not cause violations of State water quality standards. The permittee shall implement best management practices for erosion and pollution control to prevent violation of State water quality standards. Temporary erosion control shall be implemented prior to and during construction, and permanent control measures shall be completed within 7 days of any construction activity. Turbidity barriers shall be installed and maintained at all locations where the possibility of transferring suspended solids into the receiving waterbody exists due to the permitted work. Turbidity barriers shall remain in place at all locations until construction is completed and soils are stabilized and vegetation has been established. All practices shall be in accordance with the guidelines and specifications described in Chapter 6 of the Florida Land Development Manual; A Guide to Sound Land and Water Management (Department of Environmental Regulation, 1988), incorporated by reference in Rule 40E-4.091, F.A.C. unless a project-specific erosion and sediment control plan is approved as part of the permit. Thereafter the permittee shall be responsible for the removal of the barriers. The permittee shall correct any erosion or shoaling that causes adverse impacts to the water resources.

4. The permittee shall notify the District of the anticipated construction start date within 30 days of the date that this permit is issued. At least 48 hours prior to commencement of activity authorized by this permit, the permittee shall submit to the District an Environmental Resource Permit Construction Commencement Notice Form Number 0960 indicating the actual start date and the expected construction completion date.

5. When the duration of construction will exceed one year, the permittee shall submit construction status reports to the District on an annual basis utilizing an annual status report form. Status report forms shall be submitted the following June of each year.

6. Within 30 days after completion of construction of the permitted activity, the permitee shall submit a written statement of completion and certification by a professional engineer or other individual authorized by law, utilizing the supplied Environmental Resource/Surface Water Management Permit Construction Completion/Certification Form Number 0881A, or Environmental Resource/Surface Water Management Permit Construction Completion Certification - For Projects Permitted prior to October 3, 1995 Form No. 0881B, incorporated by reference in Rule 40E-1.659, F.A.C. The statement of completion and certification shall be based on onsite observation of construction or review of as-built drawings for the purpose of determining if the work was completed in compliance with permitted plans and specifications. This submittal shall serve to notify the District that the system is ready for inspection. Additionally, if deviation from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. Both the original and revised specifications must be clearly shown. The plans must be clearly labeled as "as-built" or "record" drawings. All surveyed dimensions and elevations shall be certified by a registered surveyor.

7. The operation phase of this permit shall not become effective: until the permittee has complied with the requirements of condition (6) above, and submitted a request for conversion of Environmental Resource Permit from Construction Phase to Operation Phase, Form No. 0920; the District determines the system to be in compliance with the permitted plans and specifications; and the entity approved by the District in accordance with Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit

GENERAL CONDITIONS

Applications within the South Florida Water Management District, accepts responsibility for operation and maintenance of the system. The permit shall not be transferred to such approved operation and maintenance entity until the operation phase of the permit becomes effective. Following inspection and approval of the permitted system by the District, the permittee shall initiate transfer of the permit to the approved responsible operating entity if different from the permittee. Until the permit is transferred pursuant to Section 40E-1.6107, F.A.C., the permittee shall be liable for compliance with the terms of the permit.

8. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the initiation of the permitted use of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of the phase or portion of the system to a local government or other responsible entity.

9. For those systems that will be operated or maintained by an entity that will require an easement or deed restriction in order to enable that entity to operate or maintain the system in conformance with this permit, such easement or deed restriction must be recorded in the public records and submitted to the District along with any other final operation and maintenance documents required by Sections 9.0 and 10.0 of the Basis of Review for Environmental Resource Permit applications within the South Florida Water Management District, prior to lot or units sales or prior to the completion of the system, whichever comes first. Other documents concerning the establishment and authority of the operating entity must be filed with the Secretary of State, county or municipal entities. Final operation and maintenance documents must be received by the District when maintenance and operation of the system is accepted by the local government entity. Failure to submit the appropriate final documents will result in the permittee remaining liable for carrying out maintenance and operation of the permitted system and any other permit conditions.

10. Should any other regulatory agency require changes to the permitted system, the permittee shall notify the District in writing of the changes prior to implementation so that a determination can be made whether a permit modification is required.

11. This permit does not eliminate the necessity to obtain any required federal, state, local and special district authorizations prior to the start of any activity approved by this permit. This permit does not convey to the permittee or create in the permittee any property right, or any interest in real property, nor does it authorize any entrance upon or activities on property which is not owned or controlled by the permittee, or convey any rights or privileges other than those specified in the permit and Chapter 40E-4 or Chapter 40E-40, F.A.C..

12. The permittee is hereby advised that Section 253.77, F.S. states that a person may not commence any excavation, construction, or other activity involving the use of sovereign or other lands of the State, the title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund without obtaining the required lease, license, easement, or other form of consent authorizing the proposed use. Therefore, the permittee is responsible for obtaining any necessary authorizations from the Board of Trustees prior to commencing activity on sovereignty lands or other state-owned lands.

13. The permittee must obtain a Water Use permit prior to construction dewatering, unless the work qualifies for a general permit pursuant to Subsection 40E-20.302(3), F.A.C., also known as the "No Notice" Rule.

14. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any system authorized by the permit.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit

GENERAL CONDITIONS

application, including plans or other supporting documentation, shall not be considered binding, unless a specific condition of this permit or a formal determination under Section 373.421(2), F.S., provides otherwise.

16. The permittee shall notify the District in writing within 30 days of any sale, conveyance, or other transfer of ownership or control of a permitted system or the real property on which the permitted system is located. All transfers of ownership or transfers of a permit are subject to the requirements of Rules 40E-1.6105 and 40E-1.6107, F.A.C.. The permittee transferring the permit shall remain liable for corrective actions that may be required as a result of any violations prior to the sale, conveyance or other transfer of the system.

17. Upon reasonable notice to the permittee, District authorized staff with proper identification shall have permission to enter, inspect, sample and test the system to insure conformity with the plans and specifications approved by the permit.

18. If historical or archaeological artifacts are discovered at any time on the project site, the permittee shall immediately notify the appropriate District service center.

19. The permittee shall immediately notify the District in writing of any previously submitted information that is later discovered to be inaccurate.

SPECIAL CONDITIONS

1. The construction phase of this permit shall expire on February 5, 2013.

2. Operation of the surface water management system shall be the responsibility of DIPLOMAT CROSSING ASSOCIATION, INC.. Within one year of permit issuance or concurrent with the engineering certification of construction completion, whichever comes first, the permittee shall submit a copy of the recorded deed restrictions (or declaration of condominium, if applicable), a copy of the filed articles of incorporation, and a copy of the certificate of incorporation for the association.

3. Discharge Facilities:

   1-13" W X 3" H RECTANGULAR weir with crest at elev. 12.54' NGVD 29.
   1-15" W X 3" H RECTANGULAR ORIFICE with invert at elev. 12' NGVD 29.
   1385 LF of 30" dia. REINFORCED CONCRETE PIPE culvert.
   1-3' W X 4.5' L drop inlet with crest at elev. 17' NGVD 29.

   Receiving body : Yellow Fever Creek East Branch.
   Control elev : 12 feet NGVD 29.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.

6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.

8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.

11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

12. The permittee acknowledges, that pursuant to Rule 40E-4.101(2), F.A.C., a notice of Environmental Resource or Surface Water Management Permit may be recorded in the county public records. Pursuant to the specific language of the rule, this notice shall not be considered an encumbrance upon the property.

SPECIAL CONDITIONS

13. Minimum building floor elevation: BASIN: Site - 17.40 feet NGVD 29.

14. Minimum road crown elevation: Basin: Site - 15.50 feet NGVD 29.

15. Minimum parking lot elevation: Basin: Site - 15.50 feet NGVD 29.

16. The Permittee shall utilize the criteria contained in the Construction Pollution Prevention Plan and Urban Stormwater Management Program (see Special Condition No. 19 Permit No. 36-05906-P/Application No. 051214-15) and on the applicable approved construction drawings during construction (short term) and during operation (long term).

17. The exhibits and special conditions in this permit apply only to this application. They do not supersede or delete any requirements for other applications covered in Permit No. 36-05906-P unless otherwise specified herein.

18. A permit modification shall be obtained prior to the development of the commercial areas and shall be limited to a maximum impervious area of 55% and 25% of building coverage. In addition, each of these tracts shall provide a minimum of half-inch of dry pretreatment storage of the stormwater runoff prior to discharging into the master surface water management system. Additional water quality and attenuation shall be provided onsite if the impervious area on these tracts exceeds the allowable percentage.

19. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee, should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

Last Date For Agency Action: 24-FEB-2008

GENERAL ENVIRONMENTAL RESOURCE PERMIT STAFF REPORT

Project Name: Diplomat Parcel

Permit No.: 36-05906-P-02

Application No.: 071109-10

Application Type: Environmental Resource (General Permit Modification)

Location: Lee County, S34/T43S/R24E

Permittee : Athyrio Development Associates L L C

Operating Entity : Diplomat Crossing Association, Inc.

Project Area: 32.63 acres

Project Land Use: Residential

Drainage Basin: TIDAL CALOOSAHATCHEE **Sub Basin:** YELLOW FEVER CREEK

Receiving Body: CALOOSAHATCHEE VIA YELLOW FEVER CREEK EAST BRANCH VIA EXISTING DRAINAGE DITCH **Class:** CLASS III

Special Drainage District: NA

Conservation Easement To District : No

Sovereign Submerged Lands: No

PROJECT PURPOSE:

This application is a request for an Environmental Resource Permit Modification authorizing Construction and Operation of a surface water management system serving a 32.63-acre, part of the 42.89 acre mixed use residential/commercial development known as Diplomat Parcel, with discharge into waters of Caloosahatchee via the East Branch of Yellow Fever Creek via existing drainage ditch.

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DCI 2010-00015

PROJECT EVALUATION:

PROJECT SITE DESCRIPTION:

The project site is located in the northwest quadrant of the intersection of Diplomat Parkway and U.S. 41 in North Fort Myers, Lee County. The project site is bounded by Diplomat Parkway to the south, mobile-home communities to the north and west and U.S. 41 to the east. A location map is attached as Exhibit 1.

The master backbone surface water management system is constructed but not certified yet. There are no wetlands within the project boundaries. No adverse environmental conditions are anticipated as a result of project construction.

PROJECT BACKGROUND:

On August 3, 2006, Permit No. 36-05906-P/Application No. 051214-15 authorized Construction and Operation approval for a surface water management system serving a 45.44 acre mixed-use residential/commercial development. Only construction of the multi-family residential buildings and the master surface water management system consisting in two interconnected lakes were approved. The future commercial development was not included in the approval.

The project was anticipated to receive offsite flows, totaling 2.34 cfs from the 12-acre parcel to the east side of the project, and be collected in the permitted 8-foot wide x 1-foot depth triangle drainage swale located along the eastern boundary of the project site. The drainage swale directs northerly to the existing drainage ditch connecting to Yellow Fever Creek East Branch.

PROPOSED PROJECT:

This project is a proposed 32.63-acre development consisting of 36 multi-family buildings with a total of 252 units, a clubhouse and amenity area, internal roadways, and a wet detention lake. The total controlled basin is 42.89 acres comprised of the residential and commercial development. The project includes two access roads from Diplomat Parkway and turn lane off-site improvements along Diplomat Parkway.

The commercial areas, 10.26 acres, will remain conceptual at this time with assumptions of 80% impervious and will require providing onsite one-half inch of dry pre-treatment prior to discharging into the backbone system. This area will require a permit modification prior to initiating development.

The proposed surface water management system consists of a lake, storm sewer, and berms. The project will provide 5.39 ac-ft of water quality treatment volume based on one-inch over the project area and attenuation for the 25 year/3 day storm event prior to discharging off-site. This volume includes an additional fifty percent of water quality treatment and compensating water quality storage for the proposed off-site paving improvements. The proposed project will discharge into the East Branch of Yellow Fever Creek. The surface water management system and site plan are attached as Exhibit 2.

No adverse water quality or discharge impacts are anticipated as a result of the proposed project.

LAND USE:

The future development for each commercial lot COM-1 and COM-2, totaling 2.95 acres and 7.31 acres respectively, shall be limited to 80% total impervious area (including building coverage). See Exhibit 2.0.

There are 2.55 acres of drainage ways located outside the controlled basin of 42.89 acres.

Construction:

Project:

	This Phase	Total Project	
Building Coverage	5.09	7.66	acres
Lake	9.75	9.75	acres
Pavement	6.51	12.15	acres
Pervious	11.28	13.33	acres
Total:	**32.63**	**42.89**	

WATER QUANTITY :

Discharge Rate :

The allowable discharge rate for this project is 64 CSM (0.10 cfs /acre), determined by the capacity of the conveyance system, Yellow Fever Creek East Branch. The controlled basin area is 42.89 acres.

As shown in the table below, the proposed project peak discharge rate, 4.24 cfs, is within the allowable limit.

Discharge Storm Frequency : 25 YEAR-3 DAY Design Rainfall : 11 inches

Basin	Allow Disch (cfs)	Method Of Determination	Peak Disch (cfs)	Peak Stage (ft, NGVD 29)
Site	4.29	Conveyance Limitation	4.24	14.9

Finished Floors :

As shown in the following table and the attached exhibits, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Building Storm Frequency : 100 YEAR-3 DAY Design Rainfall : 14 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Finished Floors (ft, NGVD 29)	FEMA Elevation (ft, NGVD 29)
Site	15.9	17.4	N/A

Road Design :

As shown in the following table and the attached exhibits, minimum road center lines have been set at or above the calculated design storm flood elevation.

Road Storm Frequency : 5 YEAR-1 DAY Design Rainfall: 5.5 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min. Road Crown (ft, NGVD 29)
Site	13.8	15.5

Parking Lot Design :

As shown in the following table and the attached exhibits, minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

Parking Lot Storm Frequency : 5 YEAR-1 DAY Design Rainfall 5.5 inches

Basin	Peak Stage (ft, NGVD 29)	Proposed Min.Parking Elev. (ft, NGVD 29)
Site	13.8	15.5

Control Elevation :

Basin	Area (Acres)	Ctrl Elev (ft, NGVD 29)	WSWT Ctrl Elev (ft, NGVD 29)	Method Of Determination
Site	42.89	12	12.00	Previously Permitted

Receiving Body :

Basin	Str.#	Receiving Body
Site	WCS1	Yellow Fever Creek East Branch

Discharge Structures: Note: The units for all the elevation values of structures are (ft, NGVD 29)

Bleeders:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Invert Angle	Invert Elev.
Site	WCS1	1	Rectangular Orifice	15"	3"				12

Culverts:

Basin	Str#	Count	Type	Width	Length	Dia.
Site	WCS1	1	Reinforced Concrete Pipe		1385'	30"

Inlets:

Basin	Str#	Count	Type	Width	Length	Dia.	Crest Elev.
Site	WCS1	1	Fdot Mod E Drop Inlet	3'	4.5'		17

Weirs:

Basin	Str#	Count	Type	Width	Height	Length	Dia.	Elev.
Site	WCS1	1	Rectangular	13"	3"			12.54 (crest)

WATER QUALITY:

The proposed surface water management system will provide the required water quality treatment for the proposed development and the future commercial parcels. Stormwater runoff within the controlled basin will be directed to the wet detention lake via sheetflow and interconnected drainage structures, which will provide the required 5.39 ac-ft water quality volume prior to discharging to the East Branch of Yellow Fever Creek. The required water quality for the proposed project is based on one-inch over the project area with an additional 50% treatment volume. The proposed system will also provide compensating water quality storage for the proposed off-site paving improvements. All future commercial parcels shall provide a minimum dry pretreatment volume of one-half inch (1/2") of runoff prior to discharge into the master surface water management system.

In addition to the required water quality, an Urban Stormwater Management Program and Stormwater Pollution Prevention Plan specifications and guidelines are part of the required water quality. Construction and daily operation of the project shall be conducted in accordance with Special Condition No. 16.

No adverse water quality impacts are anticipated as a result of the proposed project.

Basin		Treatment Method	Vol Req.d (ac-ft)	Vol Prov'd
Site	Treatment	Wet Detention	5.39	5.39

CERTIFICATION AND MAINTENANCE OF THE WATER MANAGEMENT SYSTEM:

It is suggested that the permittee retain the services of a Professional Engineer registered in the State of Florida for periodic observation of construction of the surface water management (SWM) system. This will facilitate the completion of construction completion certification Form #0881 which is required pursuant to Section 10 of the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, and Rule 40E-4361(2), Florida Administrative Code (F.A.C.).

Pursuant to Chapter 40E-4 F.A.C., this permit may not be converted from the construction phase to the operation phase until certification of the SWM system is submitted to and accepted by this District. Rule 40E-4.321(7) F.A.C. states that failure to complete construction of the SWM system and obtain operation phase approval from the District within the permit duration shall require a new permit authorization unless a permit extension is granted.

For SWM systems permitted with an operating entity who is different from the permittee, it should be noted that until the permit is transferred to the operating entity pursuant to Rule 40E-1.6107, F.A.C., the permittee is liable for compliance with the terms of this permit.

The permittee is advised that the efficiency of a SWM system will normally decrease over time unless the system is periodically maintained. A significant reduction in flow capacity can usually be attributed to partial blockages of the conveyance system. Once flow capacity is compromised, flooding of the project may result. Maintenance of the SWM system is required to protect the public health, safety and the natural resources of the state. Therefore, the permittee must have periodic inspections of the SWM system performed to ensure performance for flood protection and water quality purposes. If deficiencies are found, it is the responsibility of the permittee to correct these deficiencies in a timely manner.

RELATED CONCERNS:

Water Use Permit Status:

Irrigation water and dewatering activities for the project will be conducetd under Water Use Permit No. 36-05800-W and 36-05882-W respectively.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation, unless the work qualifies for a No-Notice Short-Term Dewatering permit pursuant to Chapter 40E-20.302(3) or is exempt pursuant to Section 40E-2.051, FAC.

CERP:

The proposed project is not located within or adjacent to a Comprehensive Everglades Restoration Project component.

Potable Water Supplier:

Lee County Utilities through Olga Water Treatment Plant.

Waste Water System/Supplier:

North Fort Myers Utility, Inc.

Right-Of-Way Permit Status:

A Right-of-Way Permit is not required for this project.

DRI Status:

This project is not a DRI.

Historical/Archeological Resources:

Under the original permit, Application No. 051214-15, the District received correspondence from the Florida Department of State, Division of Historical Resources indicating that the agency has no objections to the issuance of this permit. However, if prehistoric or historic artifacts are encountered within the project site all subsurface disturbance within the immediate vicinity of artifact should cease and the Florida Department of State, Division of Historical Resources should be contacted. Please refer to Special Condition No. 19.

DCA/CZM Consistency Review:

The District has not received a finding of inconsistency from the Florida Department of Environmental Protection or other commenting agencies regarding the provisions of the federal Coastal Zone Management Plan.

Third Party Interest:

No third party has contacted the District with concerns about this application.

Enforcement:

There has been no enforcement activity associated with this application.

DIVISION APPROVAL:

NATURAL RESOURCE MANAGEMENT:

Laura Layman

Laura Layman

DATE: 2/4/08

SURFACE WATER MANAGEMENT:

William Foley, P.E.

DATE: 1/24/08

DIPLOMAT PARCEL (NORTH)

SITE CONSTRUCTION PLANS

PREPARED FOR

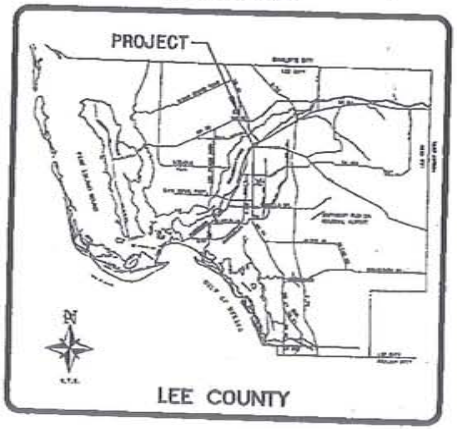
ATHYRIO DEVELOPMENT ASSOCIATES, INC.

P.O. BOX 1662

FORT MYERS, FLORIDA 33902

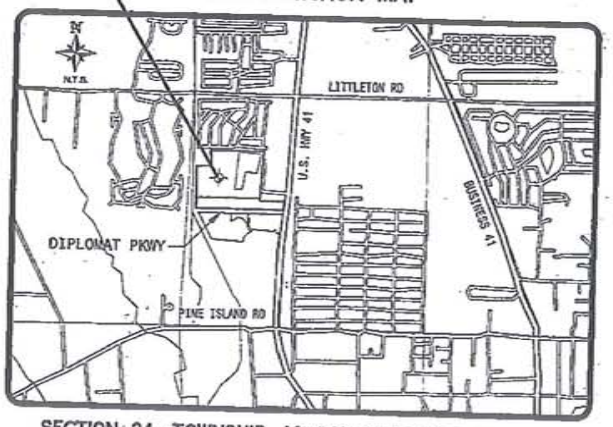
PH (561)289-8552

VICINITY MAP



PROJECT LOCATION

SITE LOCATION MAP



SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

Banks Engineering

Professional Engineers, Planners & Land Surveyors

FORT MYERS ◆ NAPLES ◆ SARASOTA

2515 NORTHBROOKE PLAZA DRIVE, SUITE 200

NAPLES, FLORIDA 34119

PHONE: (239) 597-2061 FAX: (239) 597-3082

ENGINEERING LICENSE # EB 6469

SURVEY LICENSE # LB 6690

PROJECT AREA: 58.14 ACRES

PARCEL STRAP #: 34-43-24-00-00001.3030

CURRENT ZONING: RPD/CPD

PROPOSED USE: RESIDENTIAL - (MULTI-FAMILY)

S.F.W.M.D. PERMIT NO.: 36-05906-P

S.F.W.M.D. PERMIT MOD.: PENDING

D.O. NUMBER: PENDING

INDEX OF SHEETS

SHEET	TITLE
1	COVER SHEET
2	BOUNDARY SURVEY
3	EXISTING CONDITIONS
3A	FLUCCS/SOILS MAP
4	SITE PLAN
5	DRAINAGE PLAN
6	ENGINEERING PLAN
7-16	PLAN AND PROFILES
17	TYPICAL CROSS-SECTIONS
18	PAVING, GRADING & DRAINAGE DETAILS
19	PAVING, GRADING & DRAINAGE DETAILS
20	WATER AND WASTE WATER DETAILS
21	SANITARY SEWER DETAILS
22	LIFT STATION DETAIL 1
23	LIFT STATION DETAIL 2
24	STORMWATER POLLUTION PREVENTION PLAN
25	TURN LANE IMPROVEMENT PLAN
26	AERIAL PHOTO

ADD/REVISED SUBMITTAL
DEC 2 5 2007
LWC SERVICE CENTER

APPLICATION NUMBER
071109-10

UTILITIES AND SERVICES DIRECTORY

WATER:
LEE COUNTY UTILITIES
1500 MONROE STREET
FORT MYERS, FLORIDA 33901
(239) 479-8184

SEWER:
NORTH FORT MYERS UTILITIES
4000 DEL PRADO BLVD. N.
N. FORT MYERS, FLORIDA 33917
(239) 643-1305

FIRE PROTECTION:
NORTH FORT MYERS FIRE AND RESCUE
43 MILLER ROAD
N. FORT MYERS, FLORIDA 33917
(239) 731-1831

POWER:
LEE COUNTY ELECTRICAL COOPERATIVE
4980 BAYLINE DRIVE
N. FORT MYERS, FLORIDA 33917
(239) 995-2121

TELEPHONE:
ENGARD
P.O. BOX 370
FORT MYERS, FLORIDA 33902
(239) 335-3611

CABLE:
COMCAST CABLE
2301 MCGREGOR AVENUE
FORT MYERS, FLORIDA 33916
(239) 334-8825

DEC 21 2007

NO.	DATE	REVISION DESCRIPTION	BY
1	12-11-07	REVISIONS FOR APPRO REVIEW	
2	12-20-07	REVISIONS FOR COUNTY REVIEW	

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT

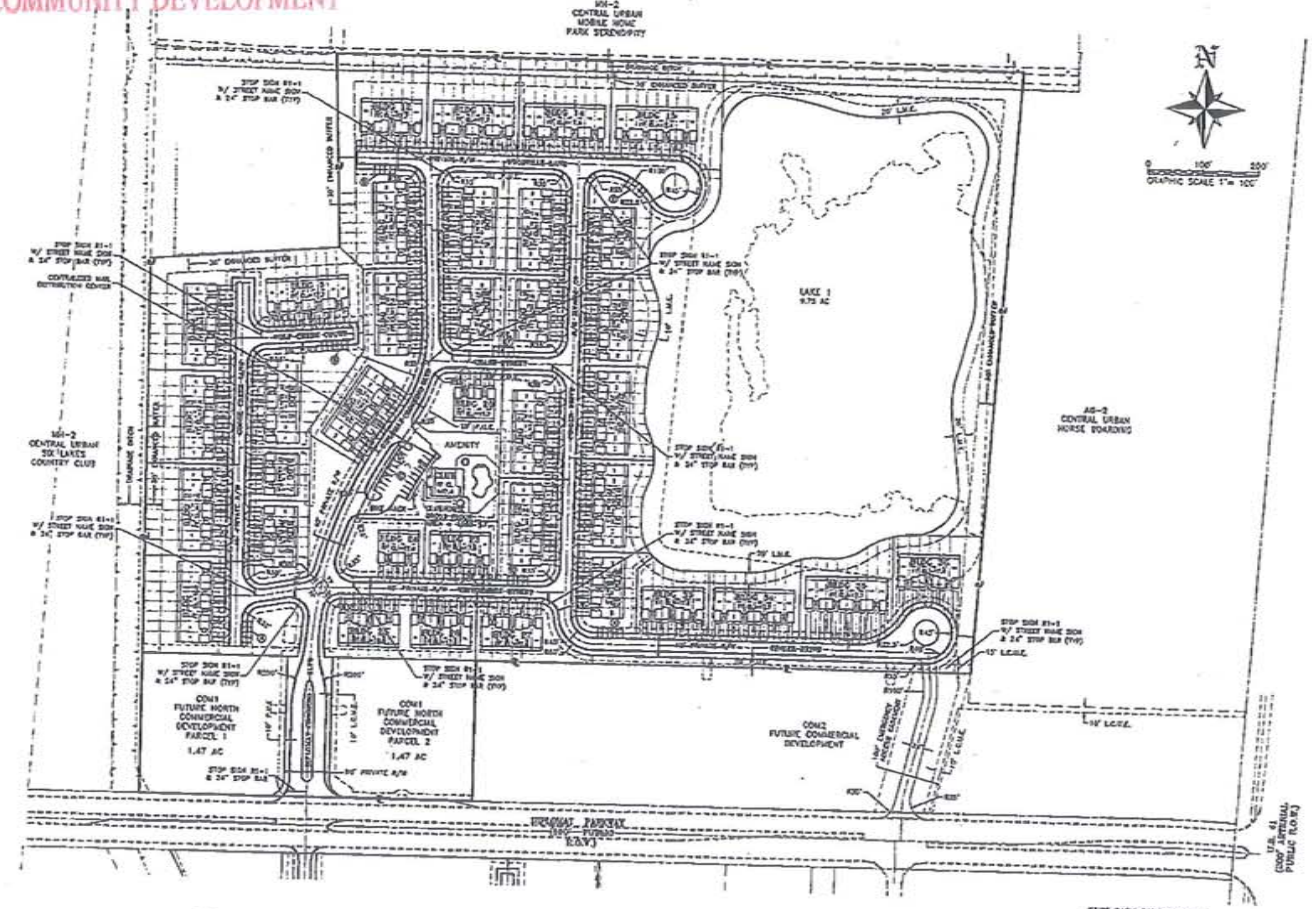
DCI 2010-00015

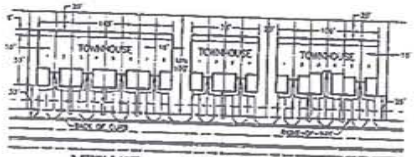
EXHIBIT 1

DIPLOMAT PARCEL (NORTH) - DEVELOPMENT PLANS (1).dgn

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT

DCI 2010-00015





PER MASTER CONCEPT PLAN

OPEN SPACE CALCULATIONS (USE FOR COMMERCIAL/USE COMMON OPEN SPACE FOR RESIDENTIAL)

TRACT	AREA	INDIGENOUS REQUIRED	OTHER OPEN SPACE REQUIRED	INDIGENOUS PROVIDED
COMMERCIAL 1	1.47 AC	0.22 AC 15%	0.22 AC 15%	0.22 AC*
COMMERCIAL 2	1.47 AC	0.22 AC 15%	0.22 AC 15%	0.22 AC*
COMMERCIAL 3	3.31 AC	0.50 AC 15%	0.50 AC 15%	0.50 AC*
COMMERCIAL 4	3.23 AC	0.50 AC 15%	0.50 AC 15%	0.50 AC*
RESIDENTIAL NORTH	23.39 AC	7.04 AC 30%	7.04 AC 30%	7.04 AC**
RESIDENTIAL SOUTH	10.19 AC	3.84 AC 38%	3.84 AC 38%	3.84 AC**
TOTALS	43.06 AC	12.32 AC	12.32 AC	12.32 AC***

INDIGENOUS OPEN SPACE AREA IS PROVIDED ON SOUTHERN PORTION OF DEVELOPMENT (12.32 CREDITS TOTAL PROVIDED) AND IS TO PROVIDE TOTAL REQUIRED INDIGENOUS OPEN SPACE FOR ALL TRACTS.
OTHER (NON-INDIGENOUS) OPEN SPACE SHALL BE PROVIDED ON THE RESPECTIVE TRACT AND SHALL BE DEFINED AT THE TIME OF DEVELOPMENT ORDER PERMITTING

INDIGENOUS NOTES:
*150% CREDIT FOR MINIMUM 3 ACRES AND 100' WIDTH PER LDC SECTION 10-415(b)(2)a.
**125% CREDIT FOR MINIMUM 1 ACRE AND 75' WIDTH PER LDC SECTION 10-415(b)(2)b. AND ADDITIONAL 10% CREDIT FOR PRESERVATION ADJACENT TO ROADWAY PER LDC SECTION 10-415(b)(2)b.
***100% CREDIT FOR CONNECTION TO OFFSITE ENVIRONMENTAL CONSERVATION OR PRESERVE AREAS PER LDC SECTION 10-415(b)(2)b.

PROJECT SITE DATA

TOTAL DEVELOPMENT TRACTS
FUTURE NORTH
COMMERCIAL PARCEL 1 = 1.48 AC
COMMERCIAL PARCEL 2 = 1.47 AC
RESIDENTIAL TRACT = 35.19 AC
35.14 AC

LAND USE

RESIDENTIAL TRACT	AREA (AC)	(%)
PAVEMENT AREA	= 6.51 AC	18
BUILDING AREA	= 5.08 AC	15
LAKE	= 9.75 AC	28
WETLAND PRESERVE	= 0.00 AC	00
GREEN SPACE	= 13.83 AC	39
TOTAL AREA	= 35.18 AC	100

TOTAL IMPERVIOUS AREA = 21.35 AC 61%
TOTAL PERVIOUS AREA = 13.83 AC 39%

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED:
PER ZONING RESOLUTION Z-08-004
COMMERCIAL PARCEL 1 = 0.22 AC
COMMERCIAL PARCEL 2 = 0.22 AC
RESIDENTIAL TRACT = 7.04 AC
TOTAL = 7.48 AC

OPEN SPACE PROVIDED:
LANDSCAPED AREA :
GREEN SPACE = 13.83 AC
LAKE AREA (+ 9.75 AC)
(MAX. 25% OF TOTAL) = 9.54 AC
TOTAL OPEN SPACE PROVIDED 29.37 AC

INDIGENOUS PRESERVATION REQUIREMENT:
NOTE: INDIGENOUS OPEN SPACE AREA IS PROVIDED ON SOUTHERN PORTION OF DEVELOPMENT (12.32 CREDITS TOTAL) AND IS TO PROVIDE TOTAL REQUIRED INDIGENOUS OPEN SPACE FOR ALL TRACTS, PER ZONING RESOLUTION Z-08-004.

UNIT DATA

MULTI-FAMILY TOWNHOUSES
8 PLEX = 8 UNITS x 21 BLDGS = 168 UNITS
6 PLEX = 6 UNITS x 12 BLDGS = 72 UNITS
4 PLEX = 4 UNITS x 3 BLDGS = 12 UNITS
TOTAL UNITS PROPOSED = 252

PARKING CALCULATIONS:
REQUIRED FOR MULTI-FAMILY DWELLING:
252 TOTAL DWELLING UNITS
x 2 SPACES PER UNIT
252 x 2 = 504 SPACES REQUIRED

REQUIRED FOR CLUBHOUSE PARKING:
= 1 SPACE / 100 S.F.
= 1,800 S.F. - 480 S.F. FOR BATHS & CLOSETS
= 1,500 / 100 = 15 SPACES REQUIRED

= 519 TOTAL SPACES REQUIRED

REQUIRED FOR CLUBHOUSE HANDICAP PARKING:
= 2% OF COMMON PARKING
= 2% OF 15 = 1 SPACE REQUIRED
1 SPACE PROVIDED

TOTAL SPACES PROVIDED:
252 SPACES IN GARAGES (1/UNIT)
252 SPACES IN STACKED PARKING BEHIND GARAGES
30 ROADSIDE PARKING SPACES
20 SPACES AT CLUBHOUSE (19 + 1 HC)

= 554 TOTAL SPACES PROVIDED

BIKE RACK CALCULATIONS:
21 AUTOMOBILE PARKING SPACES AT CLUBHOUSE
21/15 = 2 BIKE SPACES REQUIRED

8 BIKE RACK SPACES PROVIDED

MINIMUM SETBACKS: MULTI-FAMILY (FEET)

STREET	= 25 PUBLIC, = 20 PRIVATE
SIDE YARD	= 10 *
REAR YARD	= 20 **
ACCESSORY	= PER LDC
WATER BODY	= 25
FROM PRESERVES	= 25
PERIMETER	= 25 **

*0 FEET FOR COMMON WALL
**30 FEET FOR LOTS CONTAINING ENHANCED BUFFER

REFUSE REQUIREMENTS

CURBSIDE PICKUP IS PROPOSED AND SUBSTANTIATED BY LETTER OF AVAILABILITY FROM SOLID WASTE MANAGEMENT SERVICE PROVIDER

SITE DEVELOPMENT REGULATIONS

PROPOSED DEVELOPMENT	= MULTI-FAMILY TOWNHOUSES
MAXIMUM # OF UNITS (DU'S)	= 381 DWELLING UNITS
MAXIMUM LOT COVERAGE	= 40%
MINIMUM LOT SIZE	= 1,500 SQ FT
MINIMUM LOT WIDTH	= 18 FT
MINIMUM LOT DEPTH	= 100 FT
MINIMUM BLDG SEPARATION	= 20 FT
BUILDING HEIGHT	= 35 FT/2 STORIES

PREPARED FOR:
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1662
FORT MYERS, FLORIDA 33902
PH: (561) 209-6552

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS • NAPLES • SARASOTA
2005 NORTHBROOKE PLAZA DRIVE, SUITE 205
NAPLES, FLORIDA 34119
PHONE: (239) 597-3180 FAX: (239) 597-3062
ENGINEERING LICENSE # EB 6456
SURVEY LICENSE # LB 6700

DEC 21 2010

DAVID P. GREENWALL, JR. P.E. #47974

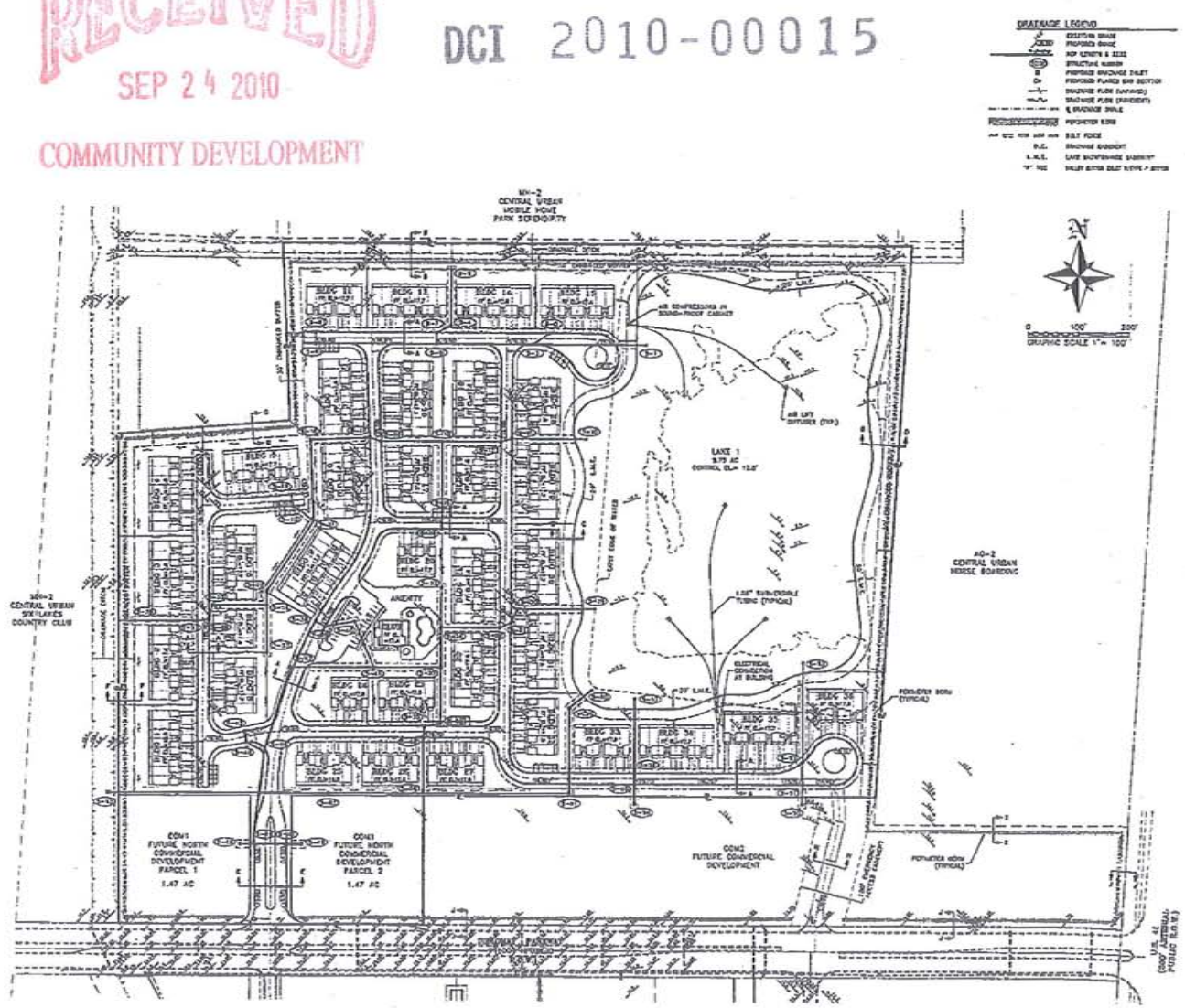
SITE PLAN
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (1-1-9)
AUG 2010	2005	_SDP	DWD	MJK	DWD	1" = 100'	4	28	34-43-24

EXHIBIT 2.0

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT

DCI 2010-00015



DEEP LAKE MANAGEMENT PLAN:

FOR ALL LAKES DEEPER THAN 10', A DEEP LAKE MANAGEMENT PLAN MUST BE PREPARED ADDRESSING LONG-TERM MANAGEMENT STRATEGIES INCLUDING, AT A MINIMUM, THE FOLLOWING:

1. A DESTRATIFICATION SYSTEM MUST BE INSTALLED IN ANY LAKE THAT EXCEEDS 10 FEET IN DEPTH PRIOR TO CONVEYANCE OF COMPLIANCE FOR DEVELOPMENT ORDER. DOCUMENTATION THAT THE PROPOSED DESTRATIFICATION SYSTEM IS ADEQUATELY SIZED AND DESIGNED FOR EACH LAKE DEEPER THAN 10 FEET MUST BE SUBMITTED PRIOR TO DEVELOPMENT ORDER ASSURANCE.
2. NATIVE SHADE TREES MUST BE PLANTED AROUND THE LAKE PERIMETER, CALCULATED AT ONE TREE PER 100 FEET OF LAKE SHORELINE MEASURED AT THE CONTROL ELEVATION. THE TREE PLANTING IS IN ADDITION TO OTHER REQUIRED TREES AND MUST BE COORDINATED WITH LAKE LITTORAL PLANT REQUIREMENTS. ALL PLANTS MUST BE GROUPED OR CLUSTERED TOGETHER AROUND THE LAKE PERIMETER.
3. THE PROPERTY OWNER MUST RECORD COVENANTS PROVIDING THAT THE LAKE MANAGEMENT TECHNIQUES, INCLUDING OPERATION OF THE DESTRATIFICATION SYSTEM, WILL BE MAINTAINED FOR THE LIFE OF THE LAKE.
4. A POST-CONSTRUCTION BATHYMETRIC SURVEY WITH A MINIMUM OF 25 LOCATIONS FOR ALL COMPLETED LAKES, SEALED BY A PROFESSIONAL SURVEYOR AND MAPPER, MUST BE SUBMITTED PRIOR TO CERTIFICATION OF COMPLIANCE.

DESTRATIFICATION SYSTEM:

CONTRACTOR TO INSTALL DESIGNATED AIR LIFT DIFFUSER SYSTEM AS SHOWN TO INCLUDE: NOTED AIR INJECTION SYSTEMS SHALL HAVE AIR COMPRESSOR, OR APPROVED EQUAL, IN SOUND-PROOFED ALUMINUM CABINET.

AIR LIFT DIFFUSER CALCULATION:
DESIGN CRITERIA = TO TURN OVER THE LAKE'S VOLUME A MINIMUM OF ONCE EVERY 24 HOURS.
DIFFUSER VOLUME, IE, HEAD SYSTEM = 8150 CFM (= 1440 = CFD)
NUMBER OF REQUIRED SYSTEMS = (VOL AT AVG WET SEASON)/(DIFFUSER VOLUME CFD)
= 39,584,820/24,756,800 = 4.59 ~ 5 DIFFUSERS REQUIRED

THE "NORTH" AIR 30" HAS 2 DIFFUSER HOSES. THE "NORTH" AIR 36" HAS 3 DIFFUSER HOSES.

DEEP LAKE MANAGEMENT TABLE:

LAKE NO.	LAKE PERIMETER	LAKE VOLUME CU.	VORTEX SYS (OR EQUAL)	NUM OF DIFFUSERS
1	2,619' ±	31,584,283	AIR 24L	2
			AIR 36L	3

PROJECT INFORMATION:

1. ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. THIS PROJECT PRESENTS NO ADVERSE IMPACTS ON LOCAL GROUND OR SURFACE WATERS.
3. THIS PROJECT DOES NOT ADVERSELY IMPACT THE FLOOD PLAIN.
4. NO KNOWN ARCHAEOLOGICAL SITES EXIST WITHIN THE PROJECT AREA.
5. PARCEL LIES IN FLOOD ZONE X. THIS INFORMATION TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 12071C 0360 E, EFFECTIVE DATE: MARCH 15, 1984.
6. THIS SITE CAN BE USED SAFELY FOR THE DEVELOPMENT AS SHOWN WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL AND / OR FOUNDATION CONDITIONS.
7. THE SUBJECT PARCEL SHOWN HEREON IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAPS.

GUIDE TO DRAINAGE SYSTEM DATA TABLE:

1. UNLESS A SPECIFIC DETAIL IS INCLUDED, ALL STRUCTURES WILL MEET FDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS.
2. LENGTHS ARE PROVIDED TO THE NEAREST FOOT AND ARE MEASURED BETWEEN CENTERS OF STRUCTURES OR TO THE ENDS OF TERMINAL STRUCTURES.
3. UNLESS OTHERWISE INDICATED, ALL STRUCTURE REFERENCE ELEVATIONS FOR VALLEY GUTTER AND CURB INLETS ARE EDGE OF PAVEMENT ELEVATIONS. ALL OTHER ELEVATIONS ARE GRATE OR TOP ELEVATIONS OR INVERT ELEVATIONS AT FLARED ENDS OR ENDWALLS.
4. SEE PAVING, GRADING, DRAINAGE DETAILS SHEET FOR CONTROL STRUCTURE DESIGN.

GENERAL PAVING AND DRAINAGE CONSTRUCTION NOTES:

1. CONTRACTOR TO FIELD-VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES CABLES, ETC., PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND REPAIR ANY DAMAGE DURING CONSTRUCTION. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED BY ENGINEER.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FDOT'S ROADWAY DESIGN STANDARDS, 1994 EDITION, WHICH ARE INCORPORATED IN THESE DRAWINGS BY REFERENCE. PAYMENT PROVISIONS IN OTHER REFERENCE SHALL NOT APPLY.
3. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL PIPES ARE TO BE PROVIDED WITH FDOT FLARED END SECTIONS OF EQUAL SHAPE. PIPE LENGTHS NOTED INCLUDE THE LENGTHS OF THE TERMINAL STRUCTURES.
4. THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED WITH STANDARD ROUND REINFORCED CONCRETE PIPE. HDPE PIPE, AS MANUFACTURED BY ADS, OR APPROVED EQUAL, WILL BE CONSIDERED AS AN ACCEPTABLE ALTERNATIVE.
5. CONTRACTOR SHALL BE REQUIRED TO SAW CUT THROUGH THE EXISTING LANDROCK WHERE NEW PAVEMENT MATCHES EXISTING PAVEMENT.
6. CONTRACTOR SHALL SUPPLY SATISFACTORY DENSITY TESTS OF SUBGRADE AND BASE TO THE ENGINEER PRIOR TO PAVEMENT AND/OR FINAL ACCEPTANCE (1 TEST FOR 300 S.Y.). ALL TESTING COSTS SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
7. CONTRACTOR SHALL CLEAR AND GRUB SURFACES PRIOR TO PLACING FILL.
8. IF A REQUIRED DIMENSION IS NOT SHOWN, CONTACT THE ENGINEER.
9. NO ADVERSE IMPACTS TO SURFACE OR GROUNDWATER WILL OCCUR AS A RESULT OF THIS DEVELOPMENT. THE SITE CAN BE UTILIZED SAFELY FOR BUILDING PURPOSES WITHOUT UNDUE DANGER FROM FLOODING OR ADVERSE SOIL OR FOUNDATION CONDITIONS.
10. A POST-CONSTRUCTION BATHYMETRIC SURVEY MUST BE PROVIDED FOR ALL LAKES PRIOR TO CO FOR THE PROJECT.

PREPARED FOR:
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1842
FORT MYERS, FLORIDA 33902
PH: (941) 209-0552

NO.	BY	DESCRIPTION	DATE
1	DH/MP	ADD SECTION 4 & SHEET	10/8
2	DH/MP	REVISED LAKE, ADDED WATER & SAND	10/8
3	DH/MP	REVISED PER COMMENTS	12/8

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
2005 NORTHBROOKE PLAZA DRIVE, SUITE 200
NAPLES, FLORIDA 34119
PHONE: (239) 947-1001 FAX: (239) 947-1002
CERTIFICATE OF AUTHORIZATION # EB 0400
SURVEY LICENSE # LB 6690

DEC 21 2007

DAVID R. UNDERHILL, JR. P.E. #47100

DRAINAGE PLAN
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUG 2007	2026	MSP	CMD	MJK	DRU	1" = 100'	5	28	34-45-24

DIPLOMAT PARCEL NORTH — DEVELOPMENT PLANS 2026

EXHIBIT 2.1

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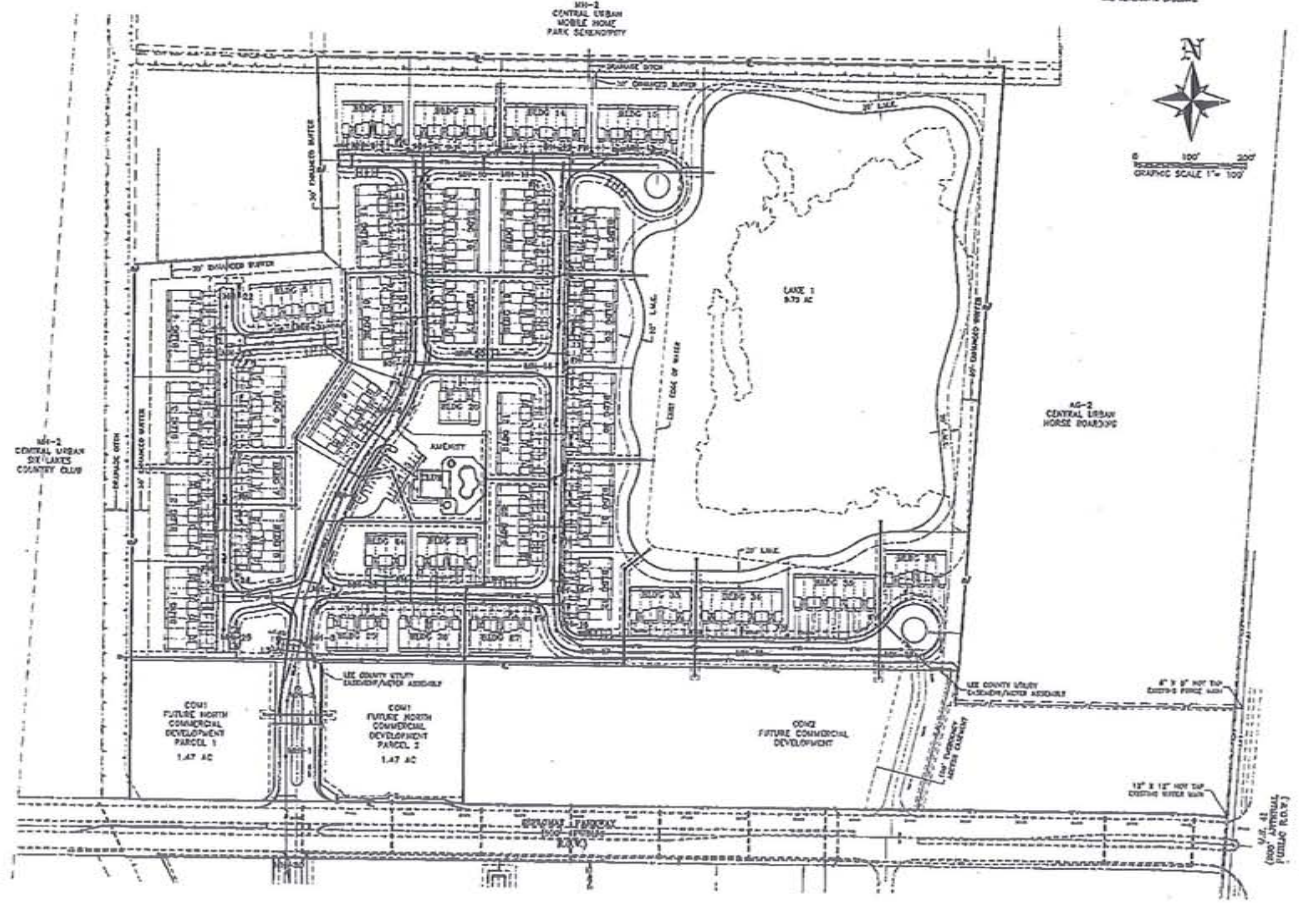
SEP 24 2010
COMMUNITY DEVELOPMENT

DCI 2010-00015

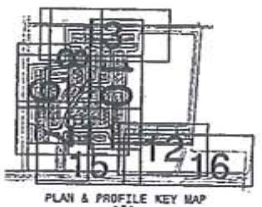


FIRE FLOW CALCULATIONS:
FIRE FLOW REQUIRED = F=(18) X C X A
WHERE,
F = GPM FLOW @ 20 P.S.I. RESIDUAL
C = COEFFICIENT OF 1.5 BASED ON ORDINARY (TYPE V) CONST.
LIGHT HAZARD OCCUPANCY = 0.75
REDUCTION FOR FIRE SPRINKLED BUILDING = 0.50
A = SQUARE ROOT OF GROSS FLOOR AREA

FF = 18 X 1.5 X SQ.ROOT OF 11,500 X 0.75 X 0.50
= 1372 GPM FIRE FLOW REQUIRED (5-HR)

NOTE: ALL MULTI-FAMILY BUILDINGS AND THE CLUB HOUSE BUILDING WILL BE SPRINKLERED.

AVAILABLE FIRE FLOW AT TESTED HYDRANT
= 3262 GPM @ 20 PSI BASED ON CALCULATED FLOW TEST AT HYDRANT JUNCTION LOCATED AT CLEVELAND AVE NORTH AND MERCHANTE CROSSING



PLAN & PROFILE KEY MAP
N.T.S.

UTILITY LEGEND

GENERAL NOTES:

1. CONTRACTOR IS RESPONSIBLE TO REPAIR AND REPLACE IMMEDIATELY ANY BURIED WATER SERVICES, MAINS, TELEPHONE LINES, CABLE T.V. LINES, ELECTRIC LINES OR SEWER LINES DISTURBED BY CONSTRUCTION OPERATIONS.

2. CONTRACTOR SHALL ENSURE THAT ALL SEWER LINES MAINTAIN 48" MINIMUM COVER, MAINTAIN MINIMUM 18" VERTICAL CLEARANCE, 10' HORIZONTAL SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER GRAVITY OR FORCE MAIN OR ENCASE THE SEWER LINE FOR 10' EACH WAY FROM THE CONFLICT. WATER MAIN JOINTS TO BE CENTERED ON SANITARY CROSSING IN ACCORDANCE WITH F.A.C. #62-555.314(2) AND #62-604.400(2). WATERMAINS SHALL HAVE 30" MINIMUM COVER.

3. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS TO OR RELOCATION OF EXISTING UTILITIES WITH APPROPRIATE UTILITY OWNERS.

4. CONTRACTOR SHALL MAINTAIN A CURRENT AND UPDATED SET OF AS-BUILT DRAWINGS AT ALL TIMES AND PROVIDE ONE COPY TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.

5. ALL POTABLE WATER RELATED UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH LEE COUNTY UTILITIES REQUIREMENTS AND STANDARD SPECIFICATIONS.

6. ALL WASTE WATER RELATED UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH NORTH FORT MYERS UTILITIES REQUIREMENTS AND STANDARD SPECIFICATIONS.

7. ALL POTABLE WATER MAINS SHALL BE PVC AWWA C900, CLASS 150, DR 18 EXCEPT WATER MAINS UNDER PAVEMENT OR STORM DRAINAGE SHALL BE CLASS 50 DIP EXTENDED 5' PAST E.O.P. OR DURABLE WATER MAIN SHALL BE BLUE IN COLOR.

8. ALL SANITARY FORCE MAINS SHALL BE PVC AWWA C900 CLASS 150 DR 18 EXCEPT FORCE MAINS UNDER PAVEMENT SHALL BE PVC AWWA C-900, CLASS 200, DR 14 EXTENDED 5' PAST E.O.P. OR DURABLE. FORCE MAIN SHALL BE GREEN IN COLOR.

9. MAINTAIN 5' HORIZONTAL SEPARATION BETWEEN PROPOSED MAINS (WATER MAIN AND FORCE MAIN) AND DRAINAGE STRUCTURES.

10. ALL WATER SERVICE TAPS UNDER ASPHALT SHALL HAVE IRON BODY GATE VALVES AND PROVIDED VALVE BOXES AND PADS.

11. ALL POTABLE METERS SHALL HAVE REDUCED PRESSURE BACK FLOW PREVENTION DEVICES PER LCU STANDARDS.

12. ALL GRAVITY SANITARY SEWER MAINS SHALL BE PVC SDR 26 PER ASTM D3034.

13. ALL SANITARY SEWER LATERALS SHALL BE 6" PVC SDR 26 AT 1.0% MIN SLOPE.

14. ALL CLEANOUTS SHALL HAVE U.S. FOUNDRY CLEAN OUT RING AND COVER.

15. ALL WATERMAINS TO HAVE A MINIMUM OF 9' HORIZONTAL CLEARANCE AROUND STORM DRAINAGE STRUCTURES AND THE BACK OF CURB.

16. ALL SEWER WYE SHALL HAVE A MINIMUM OF 3' OF SEPARATION DOWNSTREAM FROM ALL MANHOLES.

17. THE PROPOSED SOURCE FOR SITE IRRIGATION WILL BE THE LAKE.

18. A PIGGYBACK ALSO REFERRED TO AS A SPRING CONNECTION BACKFLOW PREVENTER SHALL BE REQUIRED AS SHOWN ON THIS SHEET.

19. CONTRACTOR WILL NOT EXCEED 75% OF THE MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION WHEN DEFLECTING PIPE

PREPARED FOR:
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1003
FORT MYERS, FLORIDA 33902
PH: (941) 208-4552

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
2005 NORTHBROOKE PLAZA DRIVE, SUITE 220
NAPLES, FLORIDA 34119
PHONE: (239) 267-2061 FAX: (239) 267-3982
ENGINEERING LICENSE # EB 8419
SURVEY LICENSE # LB 6730

DEC 21 2010

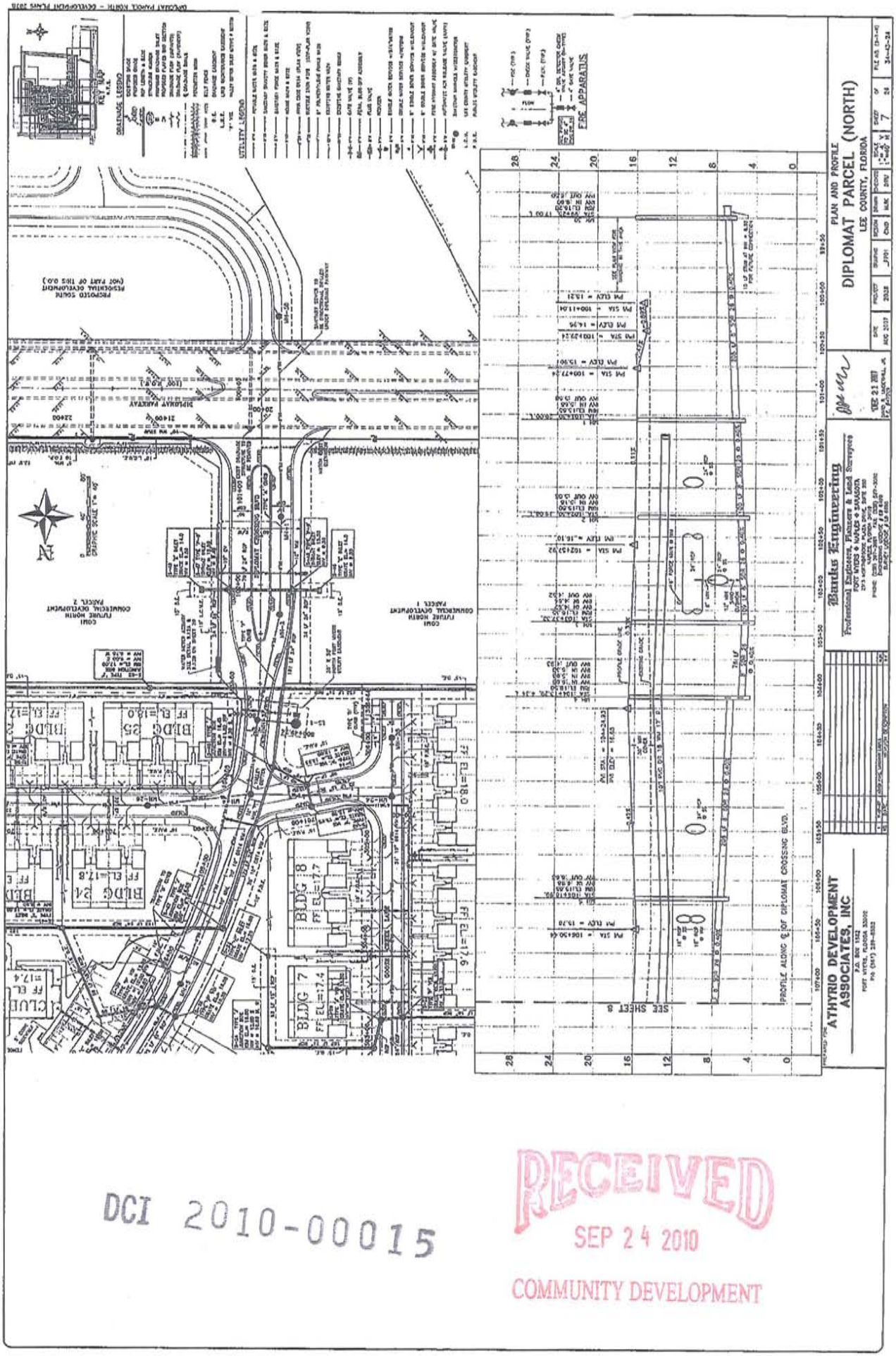
DAVID R. SHOEMAKER, JR.
P.E. #47929

ENGINEERING PLAN
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUG 2007	2018	JWP	CMD	MJK	DRS	1" = 100'	6	26	34-43-24

DIPLOMAT PARCEL NORTH - DEVELOPMENT PLANS 2018

EXHIBIT 2.2



DCI 2010-00015

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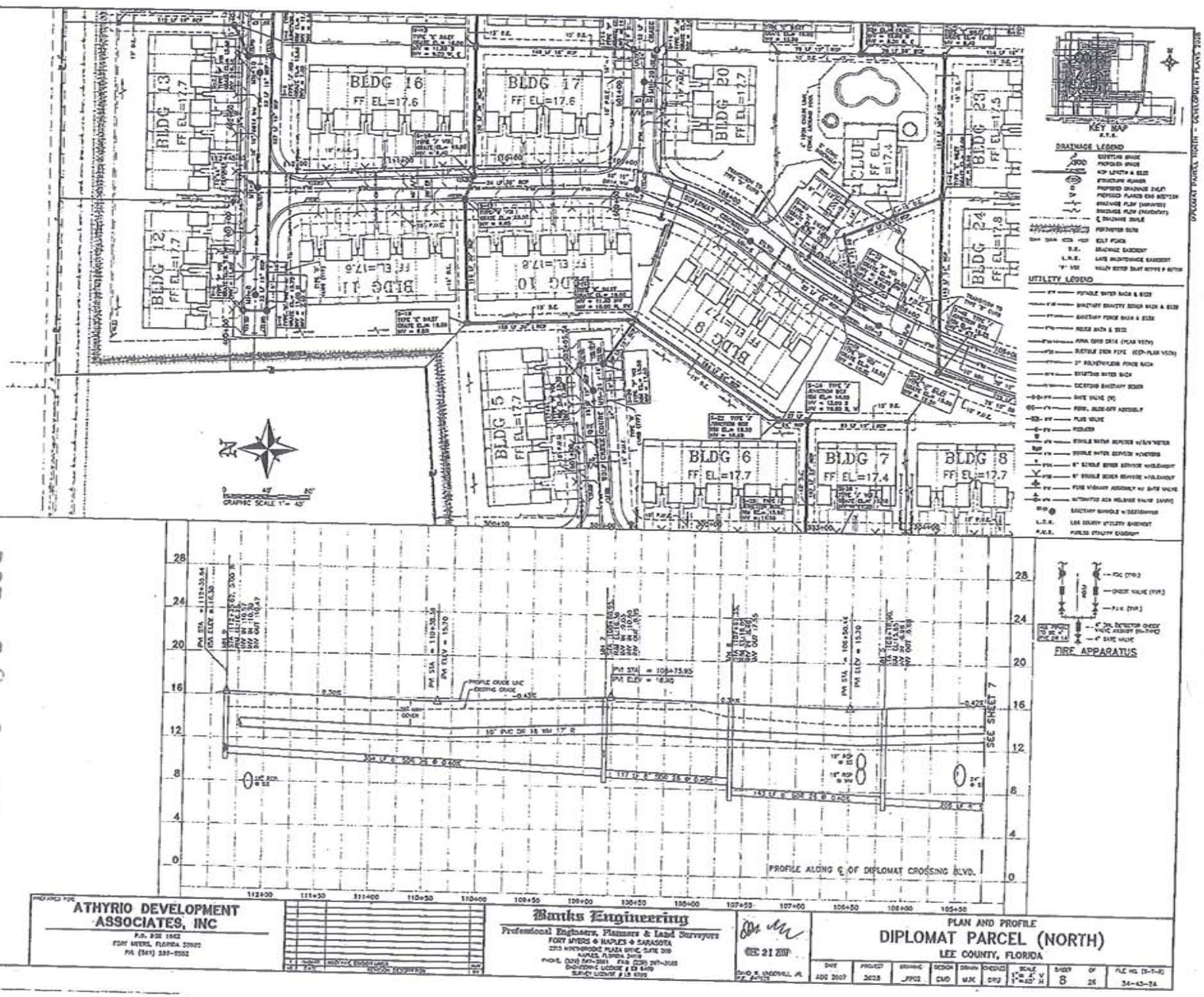
SEP 24 2010
COMMUNITY DEVELOPMENT

EXHIBIT 2.3



DCI 2010-00015

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SEP 24 2010

COMMUNITY DEVELOPMENT

PREPARED FOR:
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1562
FORT MYERS, FLORIDA 33902
PH. (941) 337-7502

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
2215 NORTHGROVE PLAZA DRIVE, SUITE 200
NAPLES, FLORIDA 34119
PHONE: (239) 597-3001 FAX: (239) 597-3005
ENGINEERING LICENSE # EB 6410
SURVEY LICENSE # LB 6705

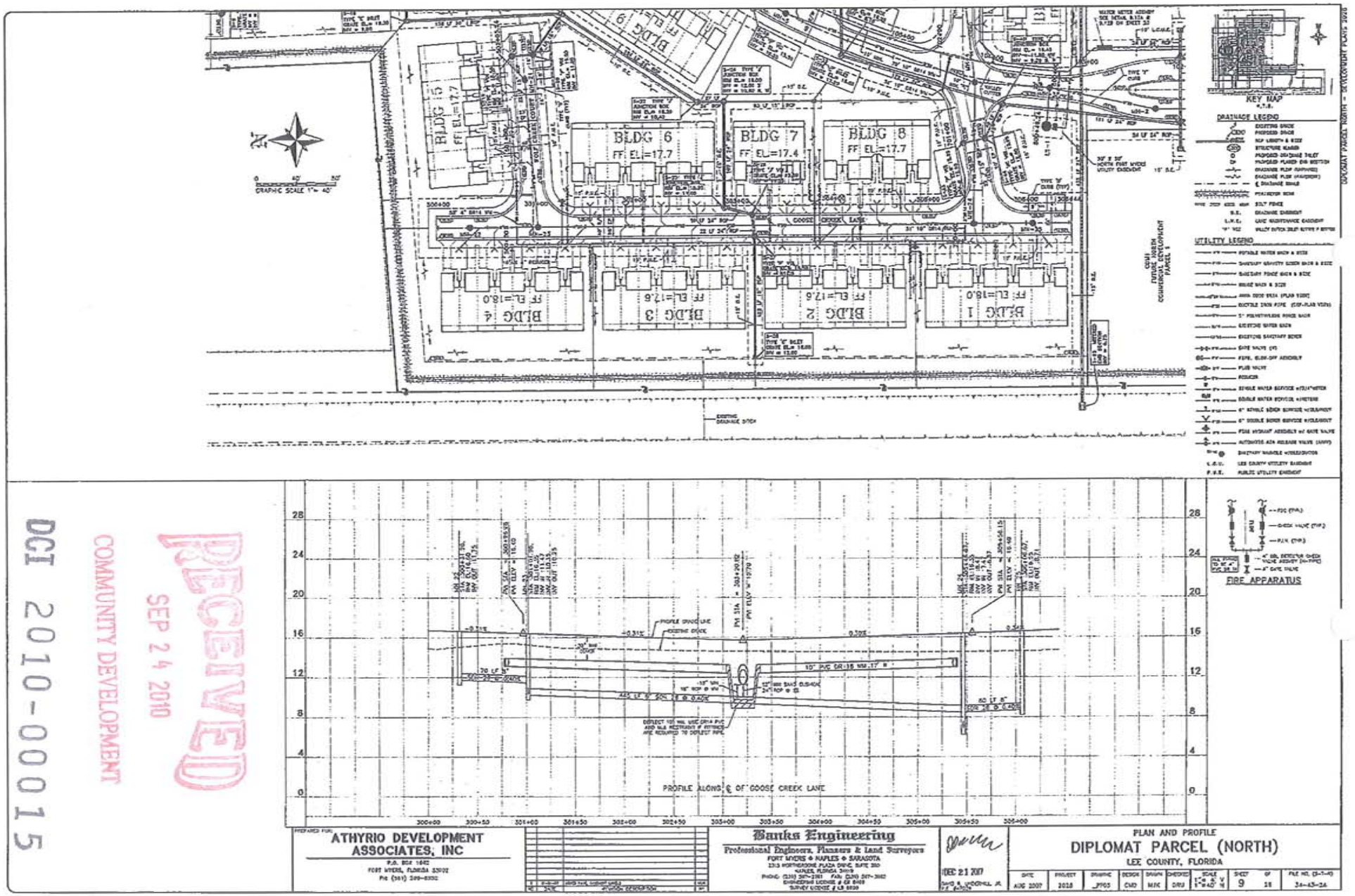
DEC 21 2010

DAVID R. GOODWILL JR.
P.E. #47705

PLAN AND PROFILE
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO.
AUG 2007	2028	JPP01	CMD	MJK	DRD	1"=40' H 1"=4' V	8	26	34-43-24

EXHIBIT 2.4



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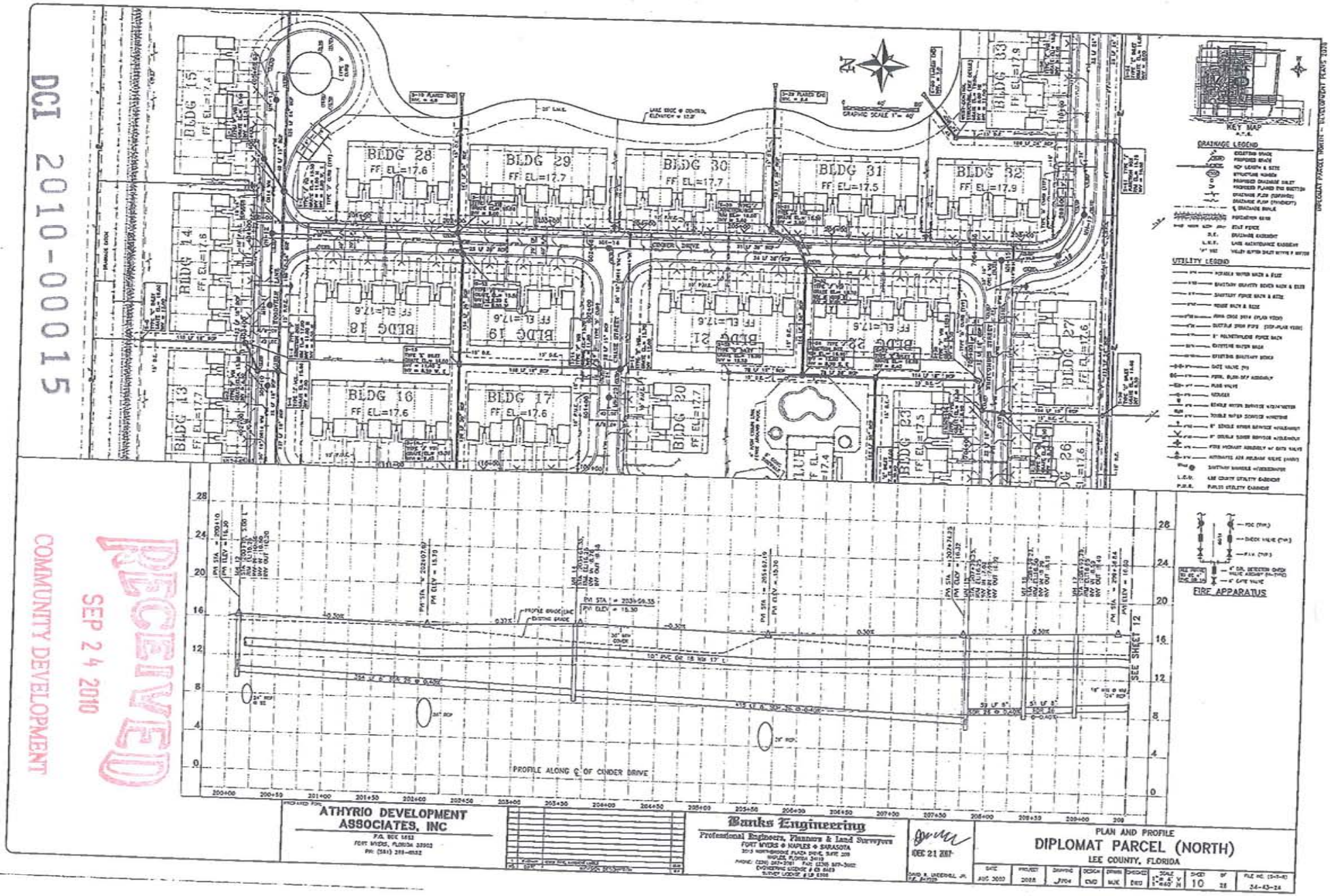
SEP 24 2010
COMMUNITY DEVELOPMENT

DCI 2010-00015

EXHIBIT 2.5

DCI 2010-00015

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT



ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 5662
FORT MYERS, FLORIDA 33902
PH: (941) 288-4552

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
2619 NORTHBRIDGE PLAZA DRIVE, SUITE 200
NAPLES, FLORIDA 34119
PHONE: (239) 947-2181 FAX: (239) 947-3602
CERTIFICATE LICENSE # CA 6629
SURVEY LICENSE # LB 6988

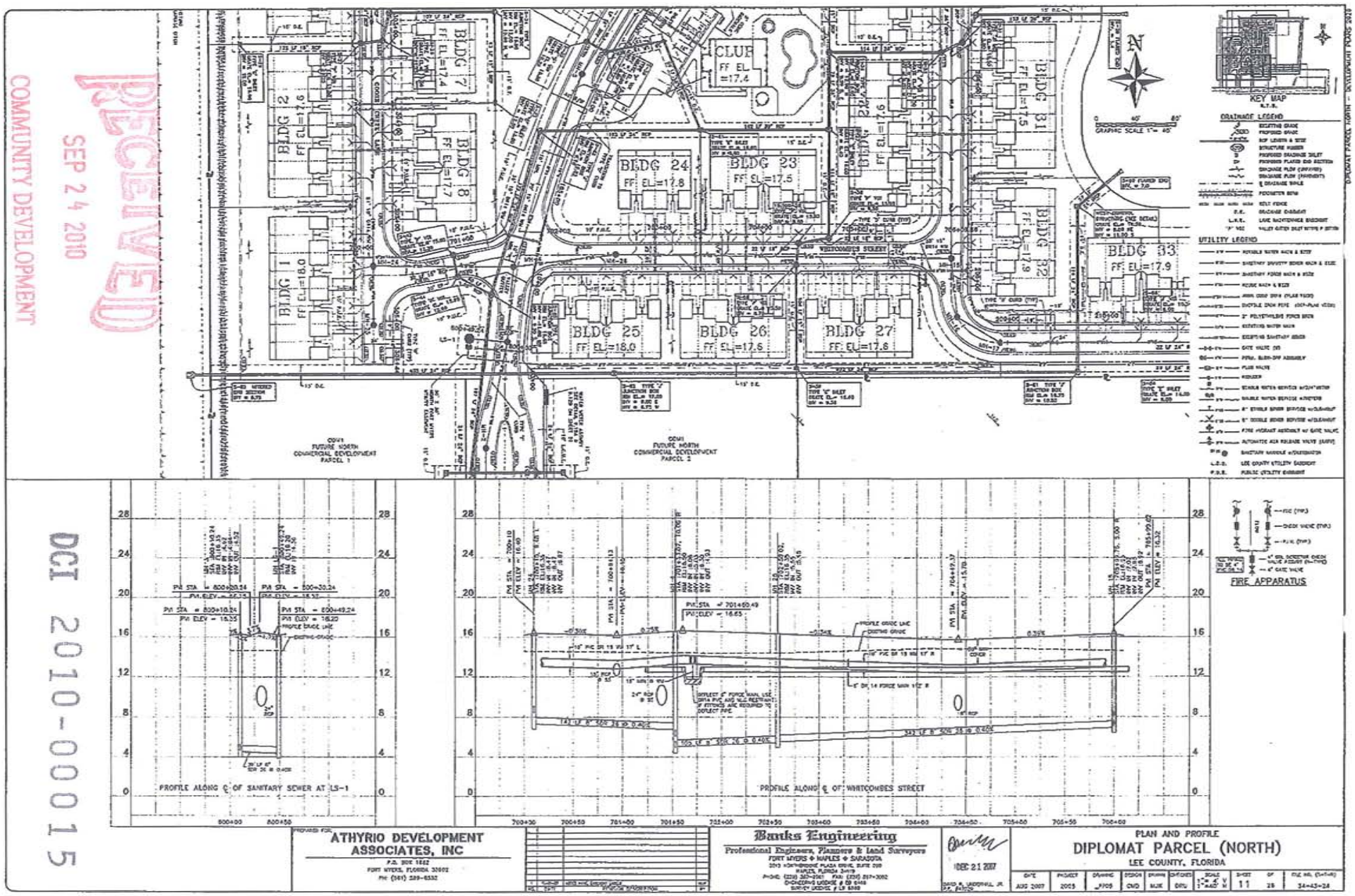
DEC 21 2011

DAVID R. UNDERHILL JR.
P.E. #37020

PLAN AND PROFILE
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO.
AUG 2010	2008	JP04	CWD	MJK	DRD	1"=40' H, 1"=4' V	10	28	34-43-24

EXHIBIT 2.6


RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT
DCI 2010-00015
CLUB
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BLDG 1
FF EL=18.0
BLDG 2
FF EL=17.6
BLDG 7
FF EL=17.4
BLDG 8
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BLDG 22
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BLDG 33
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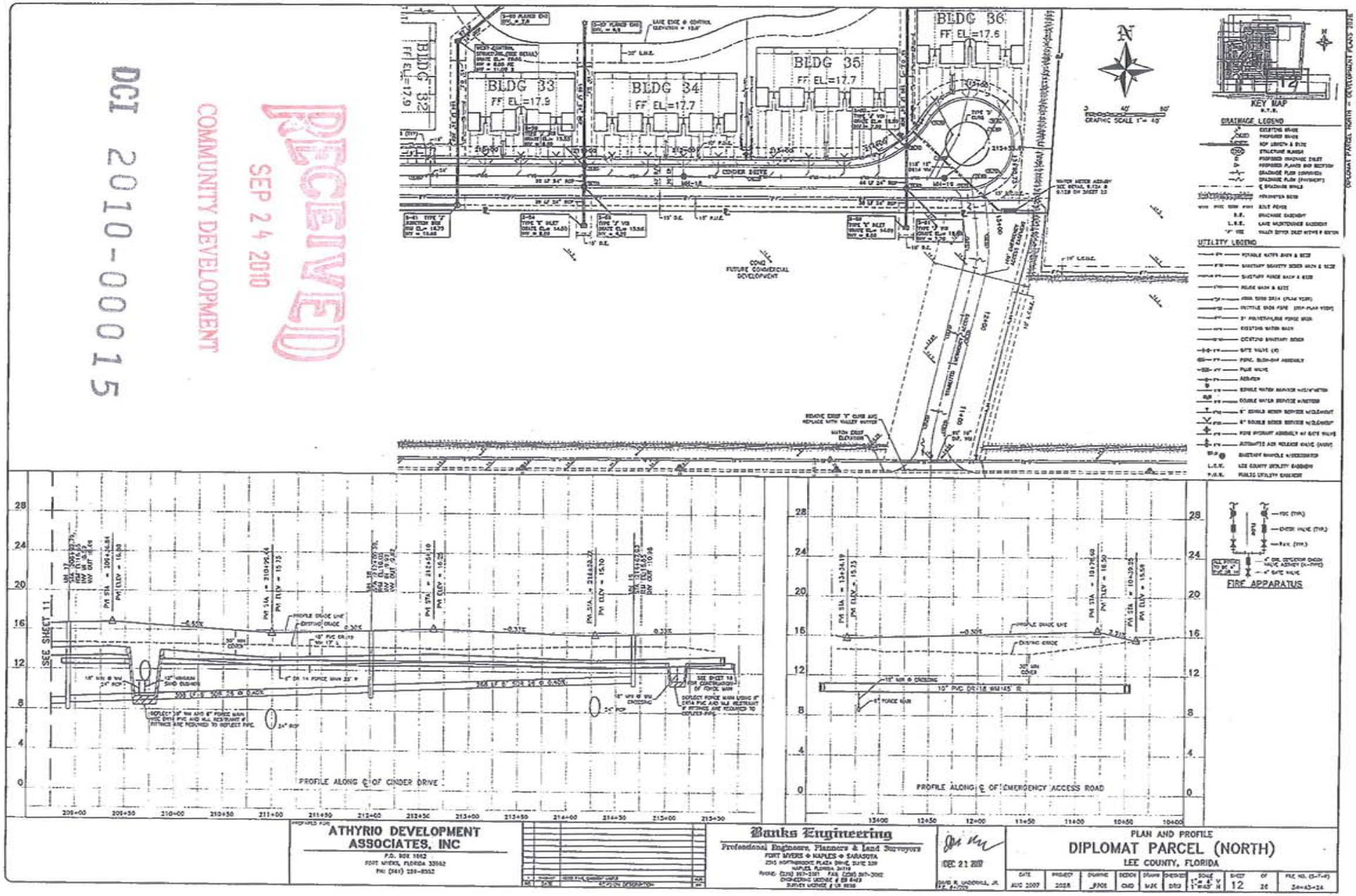
BLDG 25
FF EL=18.0
BLDG 26
FF EL=17.6
BLDG 27
FF EL=17.6
WHITCOMBES STREET
ODVI
FUTURE NORTH
COMMERCIAL DEVELOPMENT
PARCEL 1
ODVI
FUTURE NORTH
COMMERCIAL DEVELOPMENT
PARCEL 2
KEY MAP
N.T.S.
GRAPHIC SCALE 1" = 40'
DRAINAGE LEGEND
UTILITY LEGEND
FIRE APPARATUS
PROFILE ALONG ℄ OF SANITARY SEWER AT LS-1
PROFILE ALONG ℄ OF WHITCOMBES STREET
PROVIDED FOR:
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1662
FORT MYERS, FLORIDA 33902
PH: (941) 289-8332
Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
DEC 21 2011
PLAN AND PROFILE
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA
DATE AUG 2007
PROJECT 2005
SHEET 11
OF 25
FILE NO. 34-43-24

EXHIBIT 2.7



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DCI 2010-00015

PREPARED FOR:
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1662
FORT MYERS, FLORIDA 33902
PH: (941) 239-8582

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
2545 NORTHBROOKE PLAZA DRIVE, SUITE 209
NAPLES, FLORIDA 34119
PHONE: (239) 597-3061 FAX: (239) 597-3062
CIVIL ENGINEERING LICENSE # EB 8463
SURVEY LICENSE # LB 6936

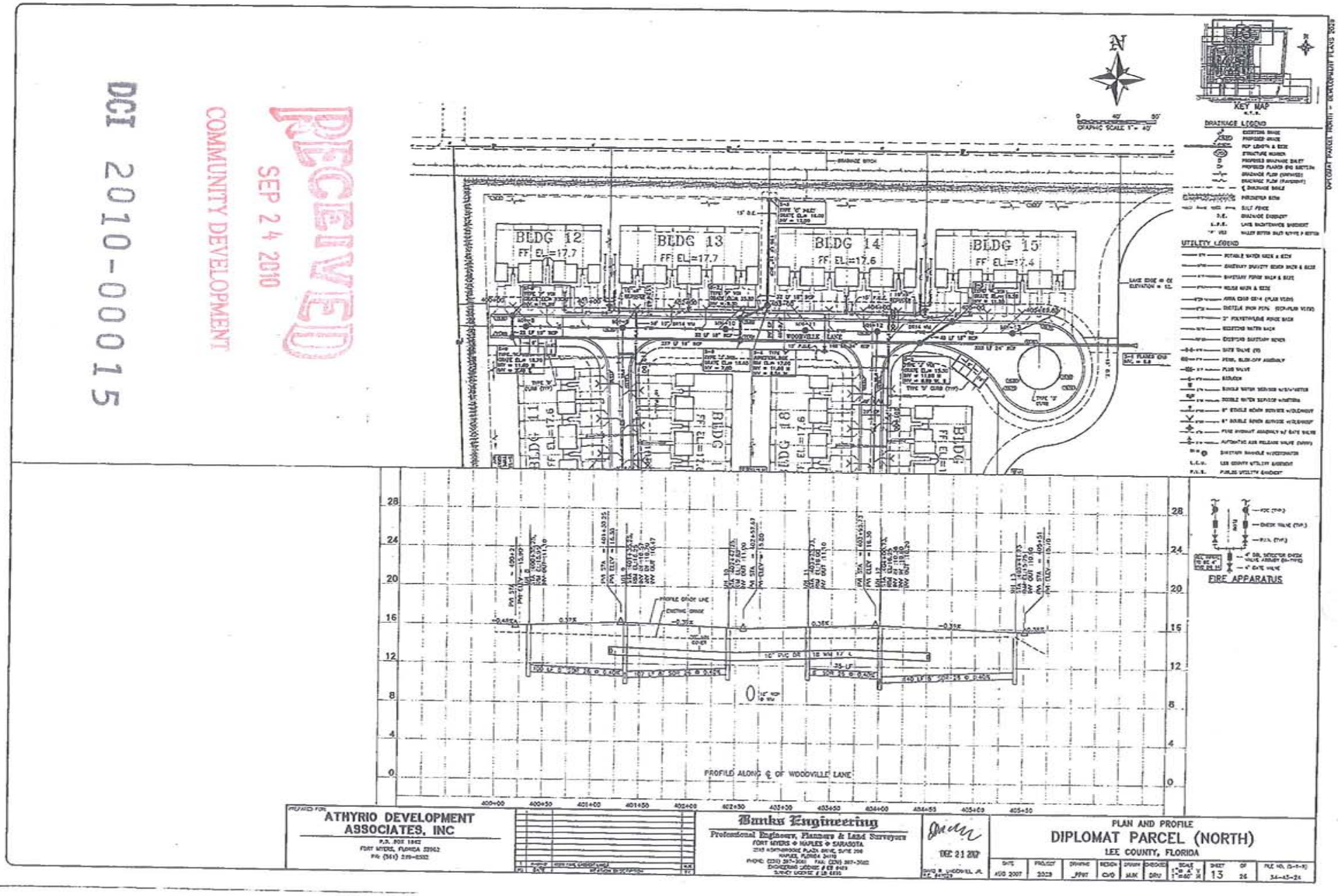
DEC 21 2011

DAVID R. WOODALL, JR.
P.E. #47705

PLAN AND PROFILE
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUG 2007	2008	PP01	CMD	MJK	DRD	1"=40' H 1"=4' V	12	26	34-43-24

EXHIBIT 2.8



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SEP 24 2010
COMMUNITY DEVELOPMENT

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PREPARED FOR:
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1842
FORT MYERS, FLORIDA 33902
PH: (941) 239-6302

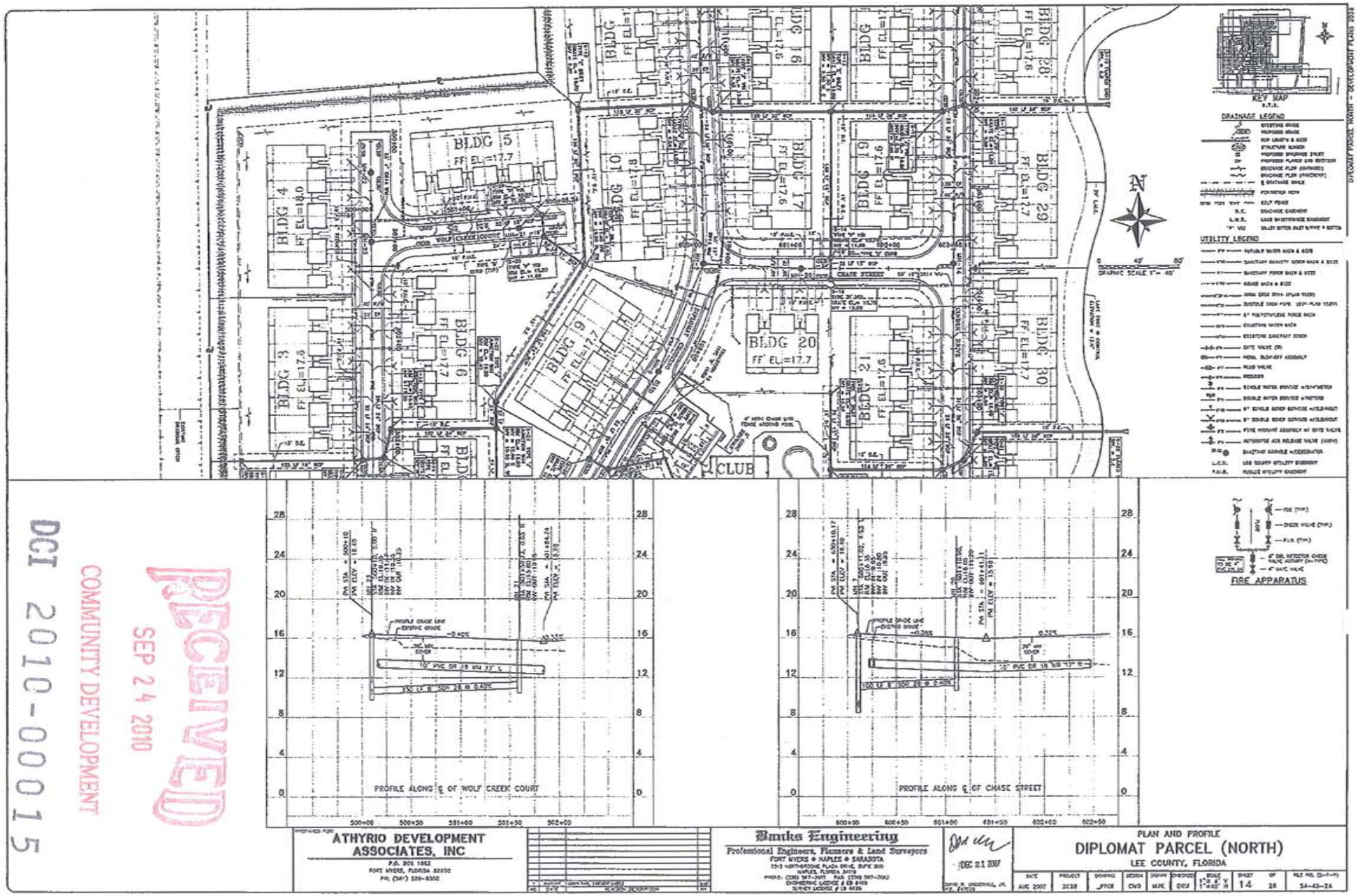
Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
2340 NORTHBROOKE PLAZA DRIVE, SUITE 200
NAPLES, FLORIDA 34119
PHONE: (239) 597-3061 FAX: (239) 597-3062
ENGINEERING LICENSE # EB 6453
SURVEY LICENSE # LB 6453

DEC 21 2017
DAVID R. LYDDELL, P.E.
FLA. #44063

PLAN AND PROFILE
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUG 2017	2029	PP01	CVD	MJK	DRL	1"=40' H 1"=4' V	13	26	34-43-24

EXHIBIT 2.9



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SEP 24 2010
COMMUNITY DEVELOPMENT

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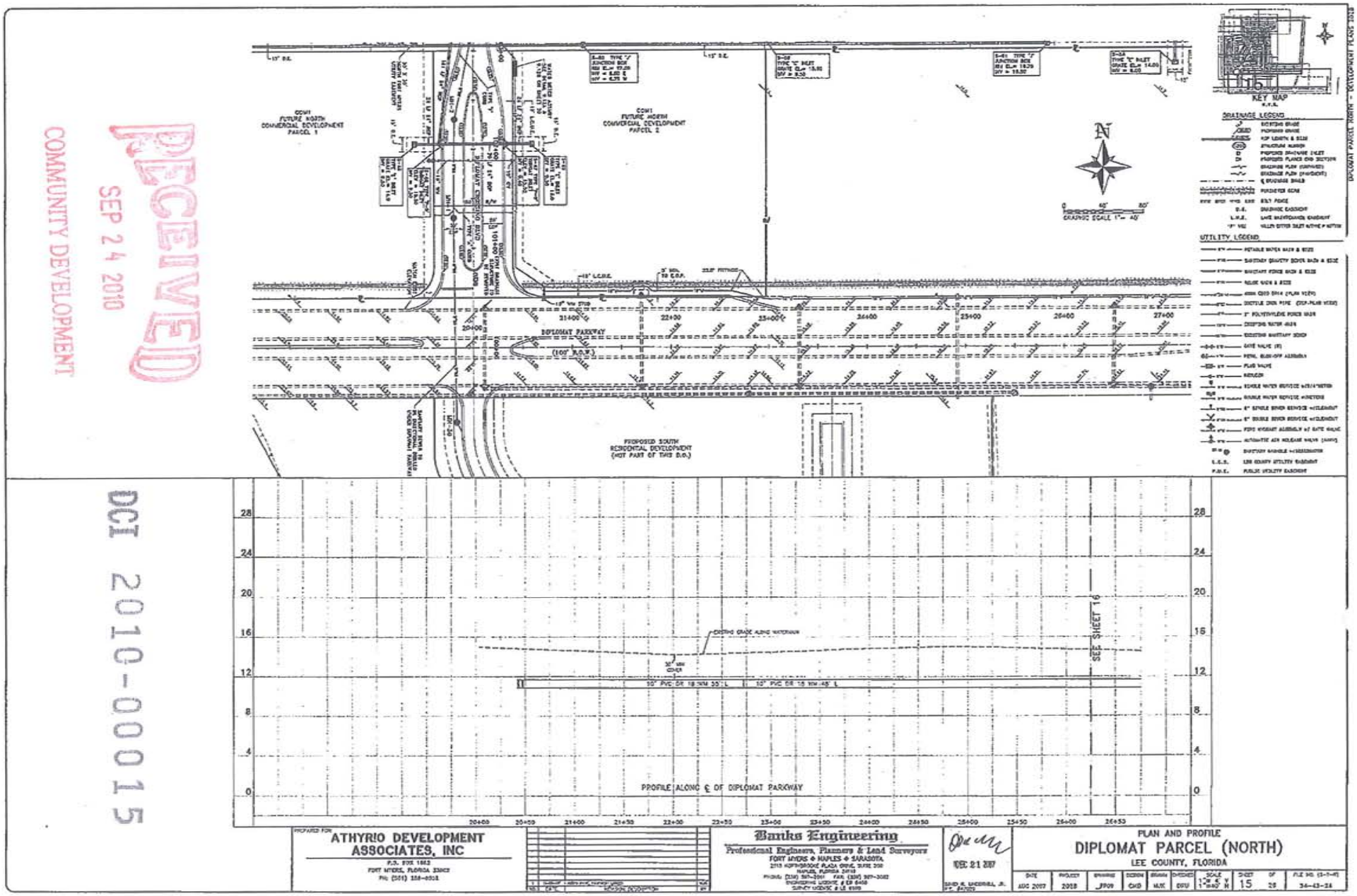
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1662
FORT MYERS, FLORIDA 33902
PH: (941) 229-8300

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
DEC 21 2007

PLAN AND PROFILE
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO.
AUG 2007	2038	_PP08	CWD	MJK	DEV	1"=40' H 1"=4' V	14	16	34-43-24

EXHIBIT 2.10



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COMMUNITY DEVELOPMENT

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ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1662
FORT MYERS, FLORIDA 33902
PH: (941) 338-0018

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
2715 NORTHBROOKE PLAZA DRIVE, SUITE 200
NAPLES, FLORIDA 34119
PHONE: (239) 597-3311 FAX: (239) 597-3062
ENGINEERING LICENSE # EB 6468
SURVEY LICENSE # LB 6109

DEC 21 2017

DAVID R. BANKS, JR.
P.E. #47070

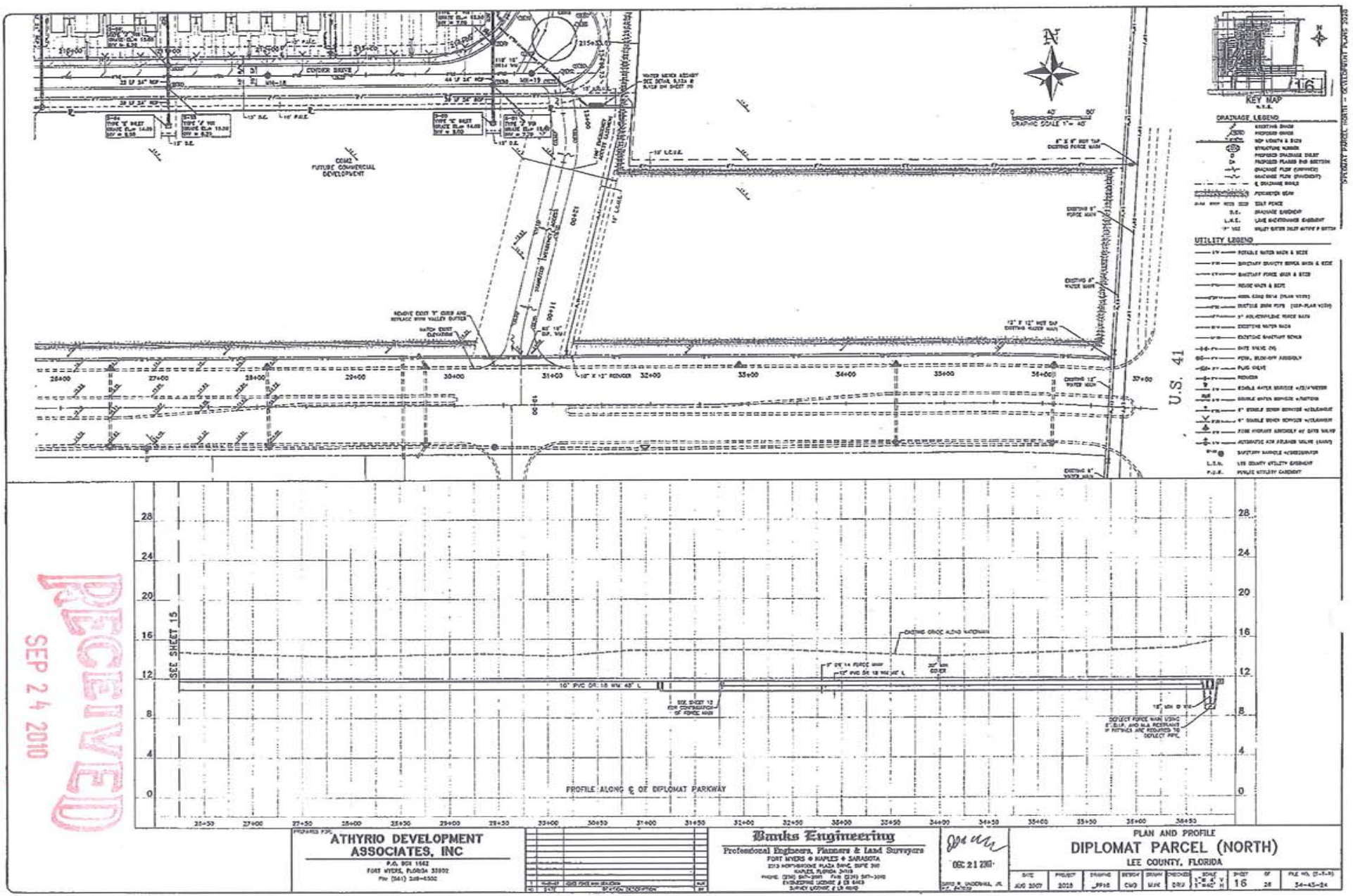
PLAN AND PROFILE
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUG 2017	2018	JP09	CHD	MJK	DRU	1"=40' H 1"=4' V	15	28	34-43-24

DIPLOMAT PARCEL NORTH - DEVELOPMENT PLANS 2018

EXHIBIT 2.11

DCI 2010-00015



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COMMUNITY DEVELOPMENT

EXHIBIT 2.12

DCI 2010-00015

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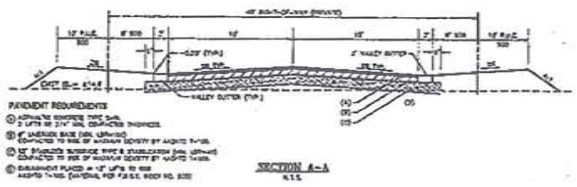
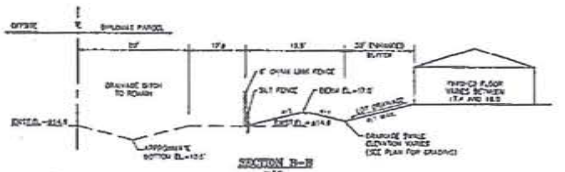
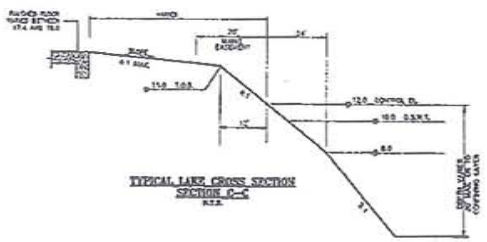
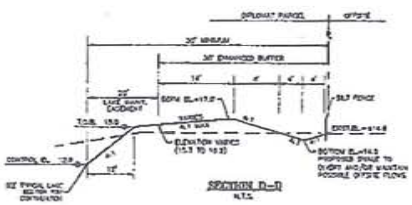
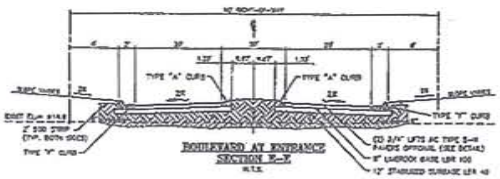
SEP 24 2010
COMMUNITY DEVELOPMENT

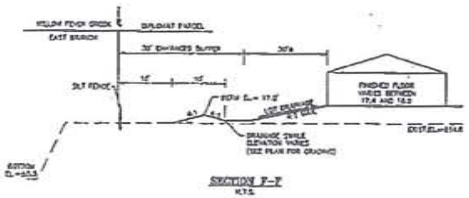


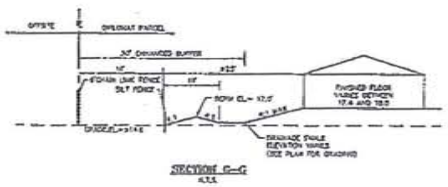


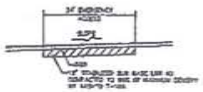


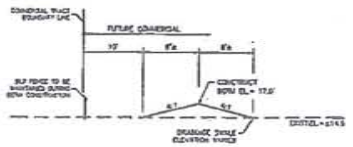


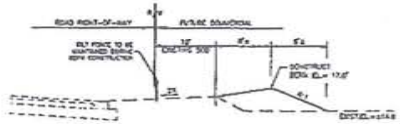












PREPARED FOR:
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1662
FORT MYERS, FLORIDA 33902
PH: (941) 259-8052

NO.	DATE	REVISED WITH A.L.E. 10/25 — H.L.P.J.	BY
1	11/4/10	REVISED SECTION PER COUNTY COMMENTS	BJH

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
2253 NORTHBRIDGE PLAZA DRIVE, SUITE 200
NAPLES, FLORIDA 34119
PHONE: (239) 597-3281 FAX: (239) 597-3013
ENGINEERING LICENSE # EB 6463
SURVEY LICENSE # LB 6868

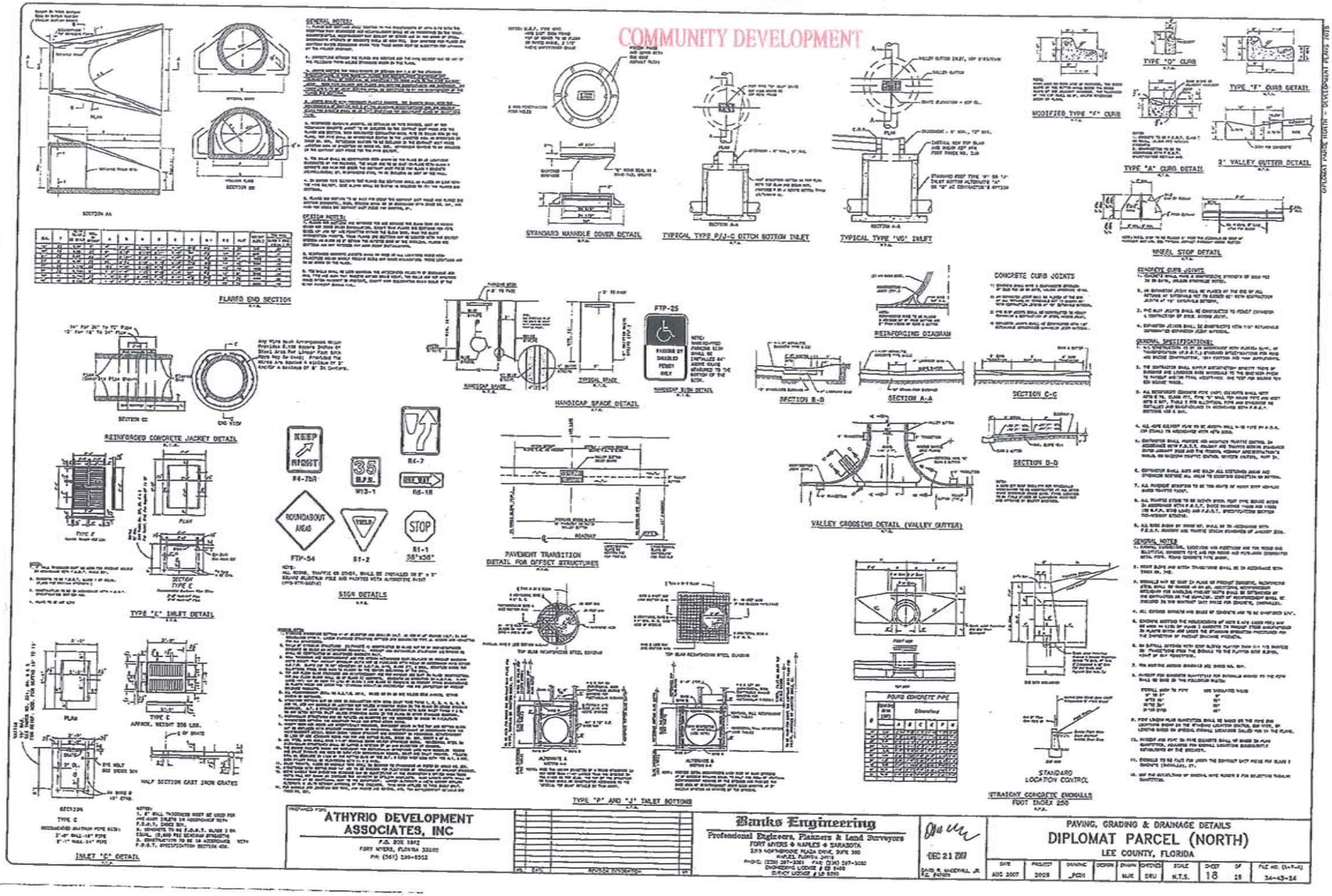
DEC 21 2017
DAVID R. WOODWELL JR.
P.E. #67877

TYPICAL CROSS-SECTIONS
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUG 2007	2028	-X51	DRD	MJK	DRD	N.T.S.	17	26	34-43-24

EXHIBIT 2.13

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT
DCI 2010-00015



ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1892
FORT MYERS, FLORIDA 33902
PH: (941) 280-8552

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
3293 NORTHBROOKE PLAZA DRIVE, SUITE 200
NAPLES, FLORIDA 34119
PHONE: (239) 597-3285 FAX: (239) 597-3082
ENGINEERING LICENSE # EB 5165
SURVEY LICENSE # LB 6990

DEC 21 2010
DAVID R. WADEWELL JR. P.E. #57571

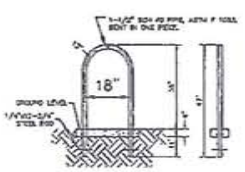
PAVING, GRADING & DRAINAGE DETAILS
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

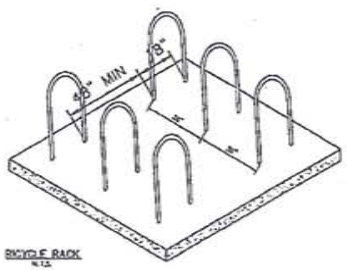
DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (14-7-4)
AUG 2007	2028	JCH		MJK	DRL	N.T.S.	18	18	34-43-24

DIPLOMAT PARCEL (NORTH) – DEVELOPMENT PLANS 2010

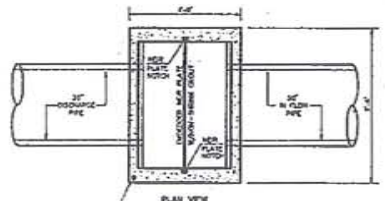
EXHIBIT 2.14

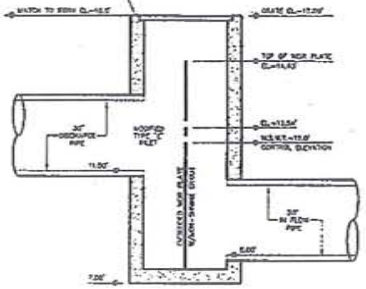
RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT
DCI 2010-00015

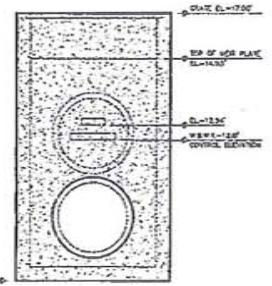


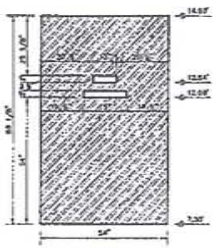


BICYCLE RACK
N.T.S.

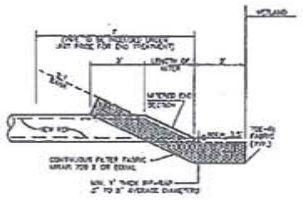




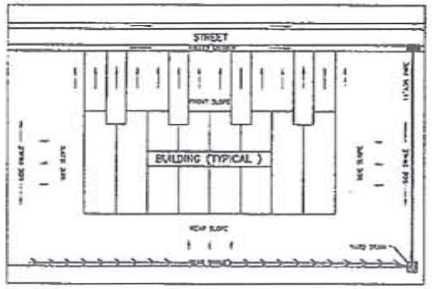




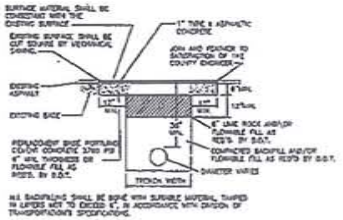
NPC-1
LAKE 1 BASIN
WATER CONTROL STRUCTURE DETAIL
N.T.S.



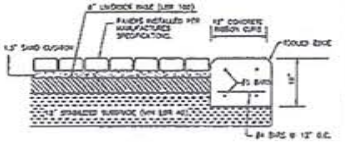
RIP RAP PIPE END TREATMENT
N.T.S.



TYPICAL LOT GRADING (GRADING)
N.T.S.



PAVEMENT REPAIR DETAIL
N.T.S.



OPTIONAL PAVERS DETAIL
N.T.S.

PREPARED FOR:
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 5882
FORT MYERS, FLORIDA 33902
PH: (941) 257-0552

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
2010 NORTHPOINTE PLAZA DRIVE, SUITE 200
NAPLES, FLORIDA 34119
PHONE: (239) 597-3121 FAX: (239) 597-3062
CERTIFICATE LICENSE # EB 6483
SURVEY LICENSE # LB 6949

DEC 21 2007
DAVID R. UNDERHILL JR.
P.E. #47679

PAVING, GRADING & DRAINAGE DETAILS
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (5-7-10)
AUG 2007	2028	_PCDZ		MJK	DRU	N.T.S.	19	26	56-43-24

EXHIBIT 2.15

DCI 2010-00015

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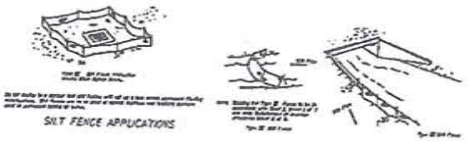
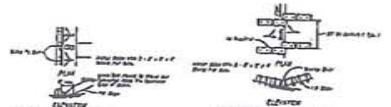
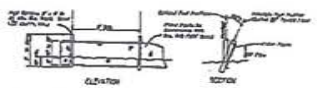
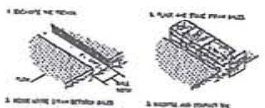
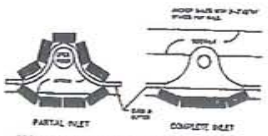

SILT FENCE APPLICATIONS

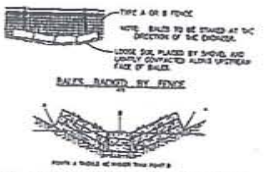

BARRIERS FOR FILL SLOPES


TYPE III SILT FENCE


CONSTRUCTION OF A STRAW BALE BARRIER

CONSTRUCTION OF A FILTER BARRIER


PARTIAL INLET COMPLETE INLET
PROTECTION AROUND INLETS OR SWALE STRUCTURES


PROPER PLACEMENT OF A STRAW BALE BARRIER IN DRAINAGE WAY

LEGEND:

PROPOSED SILT FENCE

GENERAL NOTES:

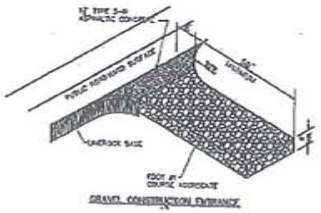
1. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.

2. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDER, FPS 6-301 TO 6-500).
   A) BMP 1.01 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
   B) BMP 1.03 - STRAW BALE BARRIER
   C) BMP 1.05 - SILT FENCE
   D) BMP 1.08 - STORM INLET DRAIN PROTECTION

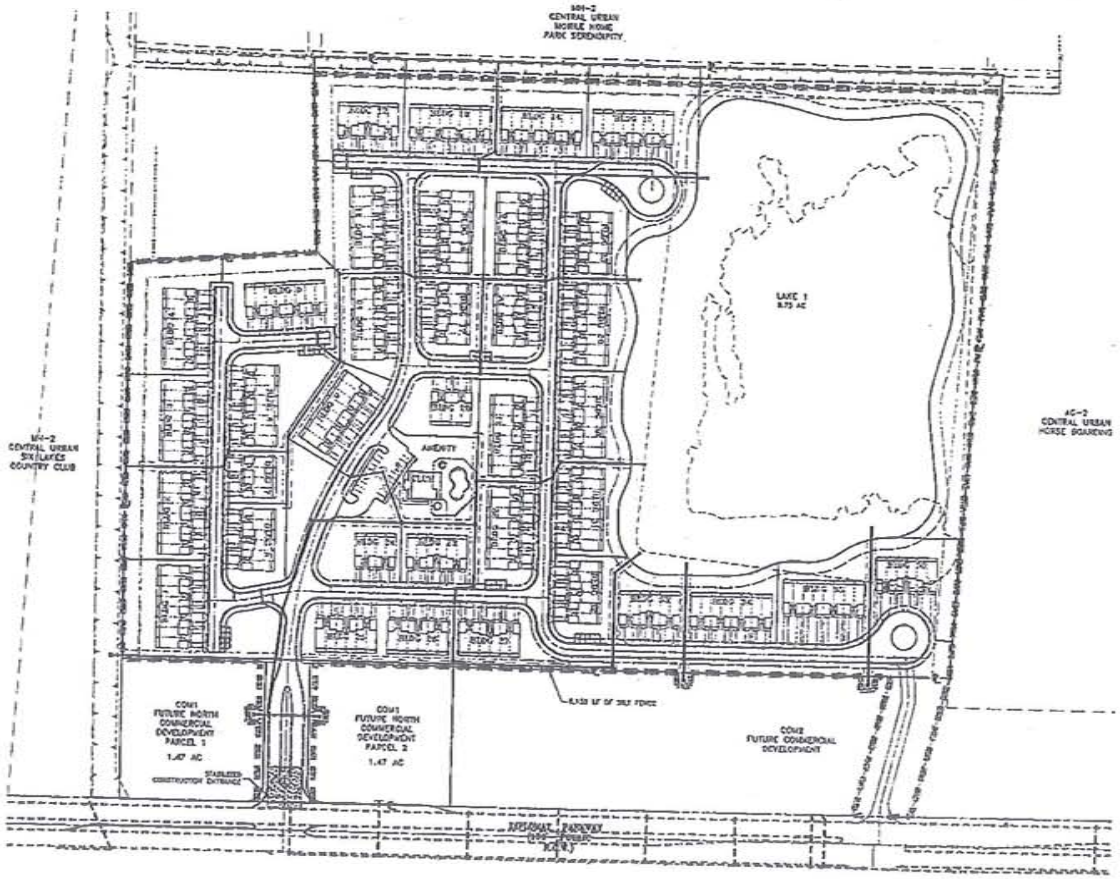
3. APPROPRIATE INLET PROTECTION TO PREVENT EROSION IS REQUIRED FOR ALL INLETS THROUGH OUT SITE CONSTRUCTION.

4. SILT FENCE SHALL BE INSTALLED ALONG THE PROPERTY LINE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

5. THE ENTIRE SURFACE WATER MANAGEMENT SYSTEM SHALL BE OWNED AND MAINTAINED BY ATHYRIO DEVELOPMENT ASSOCIATES, INC., UNTIL SUCH TIME THAT THE PROPERTY IS SUBDIVIDED, AND WHEN SUBDIVIDED, A PROPERTY OWNERS ASSOCIATION WILL BE CREATED AND WILL ACCEPT MAINTENANCE OF THE DRAINAGE FACILITIES.



GRAVEL CONSTRUCTION ENTRANCE



PREPARED FOR:
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1862
FORT MYERS, FLORIDA 33902
PH: (941) 289-8582

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
2043 NORTHWOOD PLAZA DRIVE, SUITE 200
NAPLES, FLORIDA 34119
PHONE: (239) 597-3311 FAX: (239) 597-3062
CERTIFICATE OF AUTHORIZATION #LB 642
SURVEY LICENSE # LB 6988

DEC 21 2010
DAVID A. MACDONELL, JR.
P.E. #62015

STORMWATER POLLUTION PREVENTION PLAN
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUG 2007	30218	_SWP	DMS	MJK	DRM	1" = 100'	24	26	34-43-24

EXHIBIT 2.16

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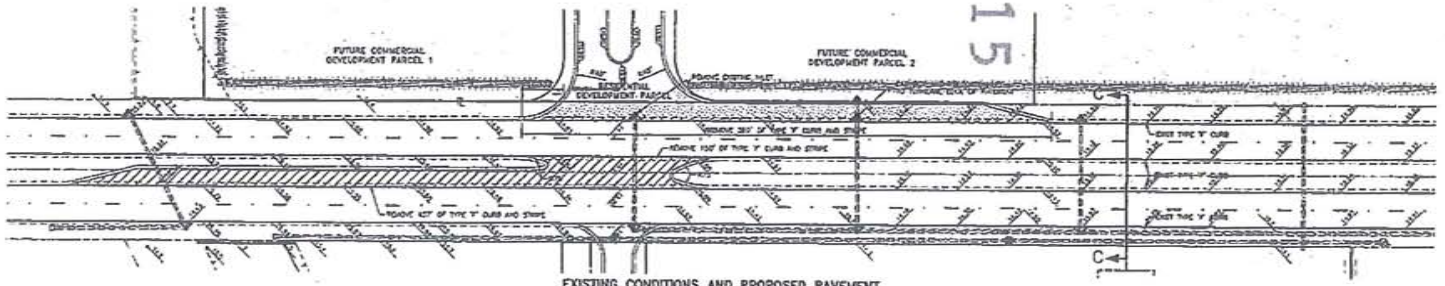
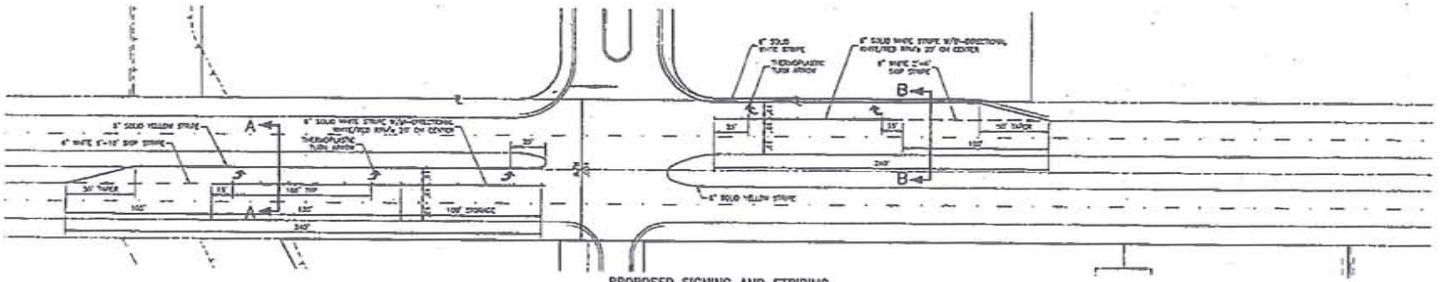
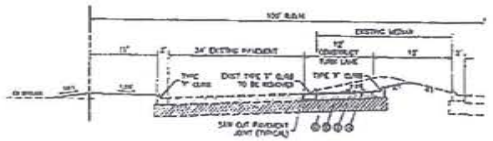
OCT 2010-00015



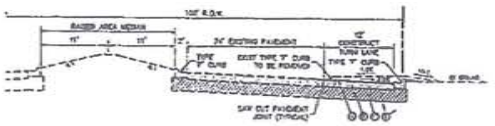
EXISTING CONDITIONS AND PROPOSED PAVEMENT
DIPLOMAT PARKWAY
1" = 40'



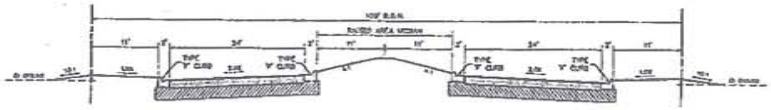
PROPOSED SIGNING AND STRIPING
DIPLOMAT PARKWAY
1" = 40'



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



TYPICAL SECTION C-C
N.T.S.

GRAPHIC SCALE 1" = 40'

LEGEND

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA DEPT. OF TRANSPORTATION (F.D.O.T.) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. CONTRACTOR TO DETERMINE & VERIFY LOCATION & ELEVATION OF ANY BURIED UTILITY LINES OR CABLES. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR &/OR REPLACEMENT OF ANY UTILITY LINES OR CABLES DISTURBED BY CONSTRUCTION OPERATIONS.
3. SUBGRADE & LIMEROCK BASE COURSES TO BE COMPACTED TO 98% MIN. OF THE MAX. DRY DENSITY AS DETERMINED BY AASHTO T-180 TESTING.
4. THE CONTRACTOR SHALL SUPPLY SATISFACTORY DENSITY TESTS OF SUBGRADE & LIMEROCK BASE MATERIALS TO THE ENGINEER PRIOR TO PAVEMENT &/OR FINAL ACCEPTANCE (ONE TEST PER SOURCE FOR 400 SQUARE YARDS).
5. CONTRACTOR SHALL PROVIDE & MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS & INDEXES & THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART IV.
6. CONTRACTOR SHALL SOD ALL DISTURBED AREAS & OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.
7. UPON COMPLETION OF ALL IMPROVEMENTS TO DIPLOMAT ROAD THE FINAL STRIPING SHALL BE ACCOMPANIED BY PAINT. AFTER A 30 DAY "CURING" PERIOD THE PAINTED WILL THEN BE RE-STRIPED W/ THERMOPLASTIC ALONG WITH THE PLACEMENT OF ALL REFLECTIVE PAVEMENT MARKERS (RPM'S).

SIGNING & PAVEMENT MARKING NOTES:

1. ALL SIGNAGE & STRIPING WITHIN THE F.D.O.T. RIGHT OF WAY IS TO BE THERMOPLASTIC & IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX 17346.
2. REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) TO BE INSTALLED IN ACCORDANCE WITH F.D.O.T. INDEX NO. 17502.
3. ALL EXISTING PAVEMENT MARKINGS CONFLICTING WITH NEW STRIPING SHALL BE RANDOMLY REMOVED BY GRINDING/ETC TO ELIMINATE THE PREVIOUS MARKINGS REGARDLESS OF WEATHER AND LIGHT CONDITIONS.
4. ANY EXISTING SIGN TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION OR RELOCATED SHALL BE RESET TO CURRENT STANDARDS FOR HEIGHT, OFFSET, & METHOD OF INSTALLATION.
5. CAUTION SHALL BE EXERCISED WHILE RELOCATING EXISTING SIGNS SO AS TO PREVENT DAMAGE TO THE SIGNS. IF THE SIGNS ARE DAMAGED BEYOND USE, AS DETERMINED BY FDOT, THEY SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE.

NOTE: PAVEMENT DESIGNED PER FDOT DESIGN STANDARDS AND TRUE DESIGN BY TR TRANSPORTATION CONSULTANTS.

TRAFFIC NOTES:

1. POSTED SPEED IS 45 MPH, DESIGN SPEED IS 50 MPH.
2. CONTRACTOR TO SECURE AND COMPLY WITH CHARLOTTE COUNTY R/W USE PERMIT.
3. ALL PAVEMENT MARKINGS TO BE LOCATED IN ACCORDANCE WITH F.D.O.T. INDEX NO. 17346.
4. RPM SPACING ON YELLOW SOLID LINES SHALL BE 40 FEET.
5. RPM SPACING ON WHITE SOLID TURN LANE LINES SHALL BE 20'.
6. ALL REFLECTIVE PAVEMENT MARKERS (R.P.M.'S) SHALL BE IN ACCORDANCE WITH F.D.O.T. INDEX NO. 17502 AND F.D.O.T. STANDARD SPECIFICATIONS SECTION 706.
7. ALL RPM'S SHALL BE CLASS 'B' TYPE AND OFFSET 2' FROM SOLID LINES.

TYPICAL PAVEMENT DESIGN

PREPARED FOR:
ATHYRIO DEVELOPMENT ASSOCIATES, INC
P.O. BOX 1982
FORT MYERS, FLORIDA 33902
PH: (941) 289-8382

Banks Engineering
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
2379 BROADHOLLOW PLAZA DRIVE, SUITE 200
NAPLES, FLORIDA 34119
PHONE: (239) 567-1001 FAX: (239) 567-2002
ENGINEERING LICENSE # EB 6909
SURVEY LICENSE # LB 6930

DEC 21 2010

ENTRY TURN LANE IMPROVEMENT PLAN
DIPLOMAT PARCEL (NORTH)
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
AUG 2007	2008	_SLP	DPU	MJK	DPU	1" = 40'	25	28	34-43-24

EXHIBIT 2.17

STAFF REPORT DISTRIBUTION LIST

DIPLOMAT PARCEL

Application No: 071109-10

Permit No: 36-05906-P-02

INTERNAL DISTRIBUTION

X Carmen Quan, P.E. - 2261
X Jewelene S. Harris - 2261
X Laura Layman - 2261
X William Foley, P.E. - 2261
X ERC Engineering - 6861
X ERC Environmental - 6861
X Fort Myers Backup File - 6861
X Permit File

EXTERNAL DISTRIBUTION

X Permittee - Athyrio Development Associates L L C
X Agent - Banks Engineering

GOVERNMENT AGENCIES

X Div of Recreation and Park - District 4 - FDEP
X FDEP Lucy Blair
X Florida Department of Comm Affairs Mr. D Ray Eubanks
X Lee County - Development & Review
X Lee County - Development Services Director
X Lee County Engineer
X S.W.F.R.P.C. J. Beever

OTHER INTERESTED PARTIES

X Audubon of Florida - Charles Lee

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DCI 2010-00015

STAFF REPORT DISTRIBUTION LIST

ADDRESSES

Banks Engineering
2515 Northbrooke Plaza Dr Ste 200
Naples FL 34119

Athyrio Development Associates L L C
1951 N W 19th St Ste 100
Boca Raton FL 33431

Div of Recreation and Park - District 4 - FDEP
1843 South Tamiami Trail
Osprey FL 34229

FDEP Lucy Blair
2295 Victoria Avenue
Fort Myers FL 33901

Florida Department of Comm Affairs Mr. D Ray Eubanks
2555 Shumard Oak Blvd
Tallahassee FL 32399-2100

Lee County - Development & Review
Po Box 398
Ft Myers FL 33902-0398

Lee County - Development Services Director
1500 Monroe Street
Ft Myers FL 33901

Lee County Engineer
P.O.Box 398
Fort Myers FL 33902-0398

S.W.F.R.P.C. J. Beever
1926 Victoria Avenue
Ft. Myers FL 33917

Audubon of Florida - Charles Lee
1101 Audubon Way
Maitland FL 32751

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DCI 2010-00015

PRE 2010-00193

LEE COUNTY
SOUTHWEST FLORIDA

REQUEST FOR PUBLIC HEARING SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings (and other administrative applications) where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS
(indicate the appropriate application type)

_____ Public Hearing - General Requirements **(34-202)**
_____ Public Hearing – Mining Excavation Planned Development **(12-110)**
__X__ Public Hearing - Additional Requirements for:
_____ Development of Regional Impact **(34-203(a))**
__X__ Planned Developments **(34-203(b))**
_____ Master Concept Plan Extension **(34-381(c))**
_____ Master Concept Plan Reinstatement **(34-381(d))**
_____ Rezonings other than Planned Developments **(34-203 (c))**
_____ Mobile Home Park **(34-203(d))**
_____ Special Exception **(34-203(e))**
_____ Variances **(34-203(f))**
_____ Administrative Action Requirements

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COMMUNITY DEVELOPMENT

PLEASE PRINT OR TYPE:

STRAP Number:	34-43-24-00-00001.3030				
Name of Project:	Diplomat Property RPD/CPD				
Name of Agent:	Shellie Johnson, AICP				
Street Address:	1514 Broadway, Suite 201				
City:	Fort Myers	State:	Florida	Zip:	33919
Phone #:	(239) 226-0024			Fax	(239) 226-0094
E-mail:	alexisc@en-site.com				
Name of Applicant*:	Athyrio Development Associates, Inc. c/o James Kinsey				
Street Address:	1230 Westfield Drive				
City:	Fort Myers	State:	Florida	Zip:	33919
Phone #:	(239) 939-1367 x 210		Fax #:		(239) 939-1161
E-mail:	jkinsey@kinseysells.com				

*** If applicant is not the owner, a letter of authorization from the owner must be submitted.**

DCI 2010-00015

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:		
Section Number		**Requirement**
#1 Sec. 34-202(a)(1)		Legal description (for entire RPD/CPD)
#2 Sec. 34-202(a)(1)		Sealed sketch of legal description (for entire RPD/CPD)
#3 Sec. 34-202(a)(2)		Boundary Survey (for entire RPD/CPD)
#4 Sec. 34-373(a)(4)(h)		Historical or Archaeological Sites
#5 Sec. 34-373(a)(4)e.i		Soils Map
#6 Sec. 34-373(a)(4)e.ii		FLUCCS Map prepared by Environmental Consultant
#8 Sec. 34-373(a)(4)e.iv		Rare & Unique Upland Habitat Map
#9 Sec. 34-373(a)(4)e.v		Existing & Historic Flow-ways Map
#10 Sec. 34-373(b)(2)		Protected Species Survey

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

Please refer to Attachment "A".
Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.
FOR STARWOOD DEV. CORP, MAN. MEM.
Signature of Applicant

Directors Decision:		✓	Request Approved		Request Denied
Comments:	See attached				
Signature:				Date:	7.7.10

DCI 2010-00015

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COMMUNITY DEVELOPMENT

LEE COUNTY

Case Activity Listing

Case #: PRE2010-00193

7/6/2010
9:10:43AM

Description	Activity Enter Date	Target Date	Activity Completed Date	Status	Assigned To	Done By	Notes
Development Services Comments	7/1/2010						
Zoning Comments	7/1/2010		7/2/2010	DONE	CSJ	CSJ	Chick J. - Items # 1, 2 & 3 Recommend approval for a waiver for the Legal, sketch and survey of the entire approved RPD/CPD area approved under Z-06-064, provide applicant provides a legal, sketch and boundary survey for the Northern RPD/CPD area in complete compliance with the requirements of LDC 34-202 which were revised in 2009
Submittal Waiver Request	7/1/2010		7/1/2010	DONE		AME	
Final Document Imported	7/1/2010						
Environmental Review Comments	7/1/2010		7/6/2010	APPR	SMD	SMD	Susie D - Env. Items #5, 6, 7, 8 & 9 The requested waiver is approved provided that no changes are proposed to the south parcel as depicted on the approved MCP and environmental zoning conditions pertaining to indigenous open space and protected species requirements. ES staff reserves the right to request waived application requirements during the sufficiency review process if any such changes are proposed.
Planning Notes			7/1/2010	APPR	GMS	GMS	there are no identified archaeological or historic sites. The applicant will be required to submit a Certificate to Dig as part of the Development Order process. Cultural resources surveys may be required then.

DCI 2010-00015

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SEP 24 2010
COMMUNITY DEVELOPMENT

EXHIBIT PH-4.I

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 533-8532

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

July 13, 2010

Alexis Crespo
Ensite, Inc.
1514 Broadway, Suite 201
Fort Myers, FL 33091

RE: Potable Water AVAILABILITY
DIPLOMAT PROPERTY RPD/CPD, NW CORNER OF US 41 AND DIPLOMAT PKWY
STRAP #:34-43-24-00-00001.3030

Dear Ms. Crespo:

Potable water lines are in operation in the vicinity of the proposed project mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 48 Single Family units, 32 Multi-Family units, 50,000 sq ft of Commercial Office, and 350 bed Assisted Living Facility all with an estimated flow demand of approximately 60,900 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our North Fort Myers R.O. Water Treatment Plant.

Prior to beginning design work on this project, a meeting should be scheduled with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, This Letter Of Availability Of Water Service Is To Be Utilized For Re-Zoning For This Project Only. Individual Letters Of Availability Will Be Required For The Purpose Of Obtaining Building Permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
UTILITIES ENGINEERING

VIA EMAIL
Original Mailed

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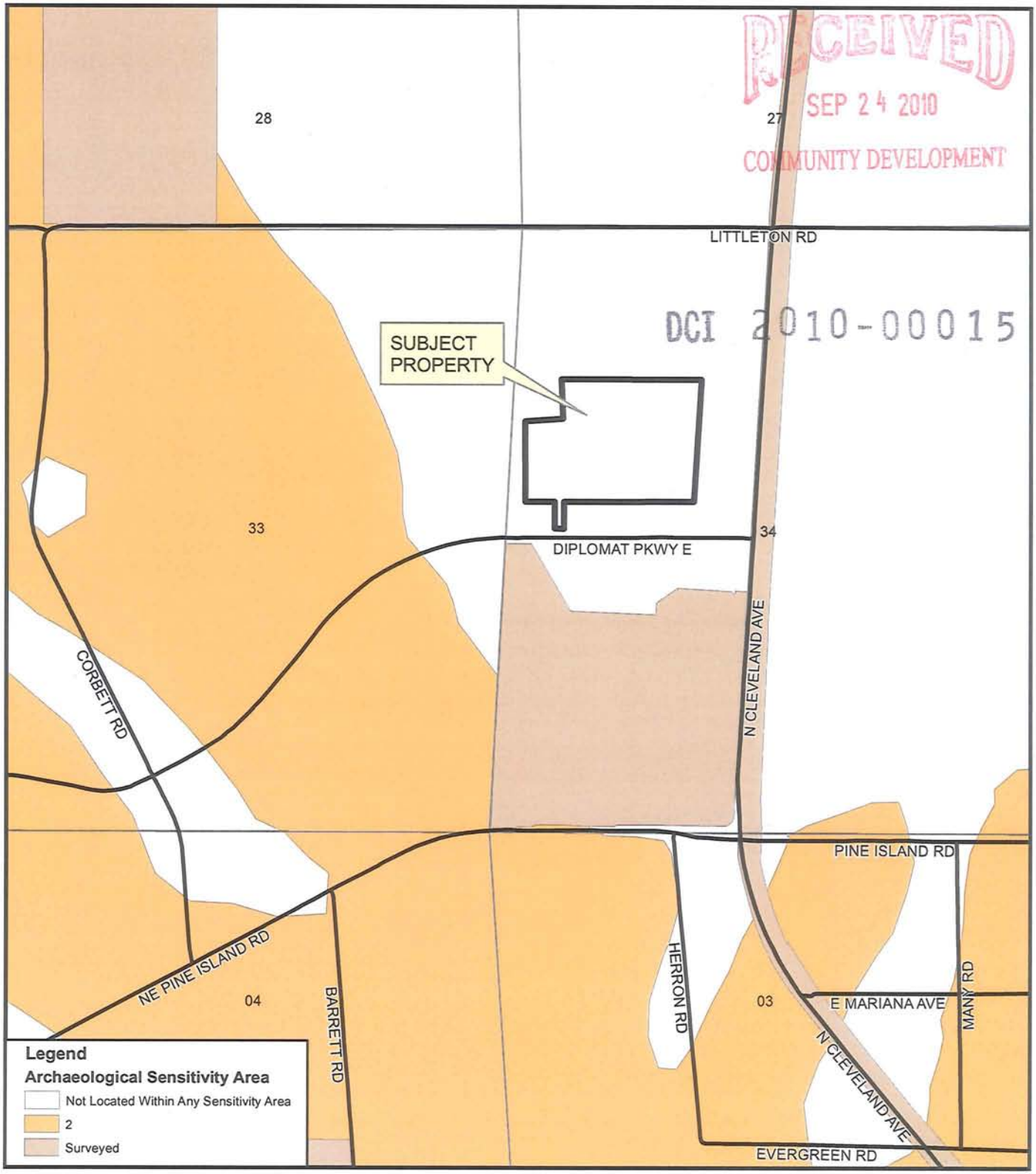
ZONING - Diplomat Property RPD-CPD - Ensite.doc



HISTORICAL & ARCHAEOLOGICAL MAP
EXHIBIT D-1-B

DIPLOMAT RPD / CPD
(NORTH PARCEL)

Date: 09-17-10

Map Number:
1155-01-D-1-B

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

1,200 600 0 1,200
Feet

Project Number:
1155-01

Sources: Lee County Property Appraisers Office

It is the end user's responsibility to verify the data contained herein. EnSite assumes no responsibility for errors or omissions contained herein.

DCI 2010-00015

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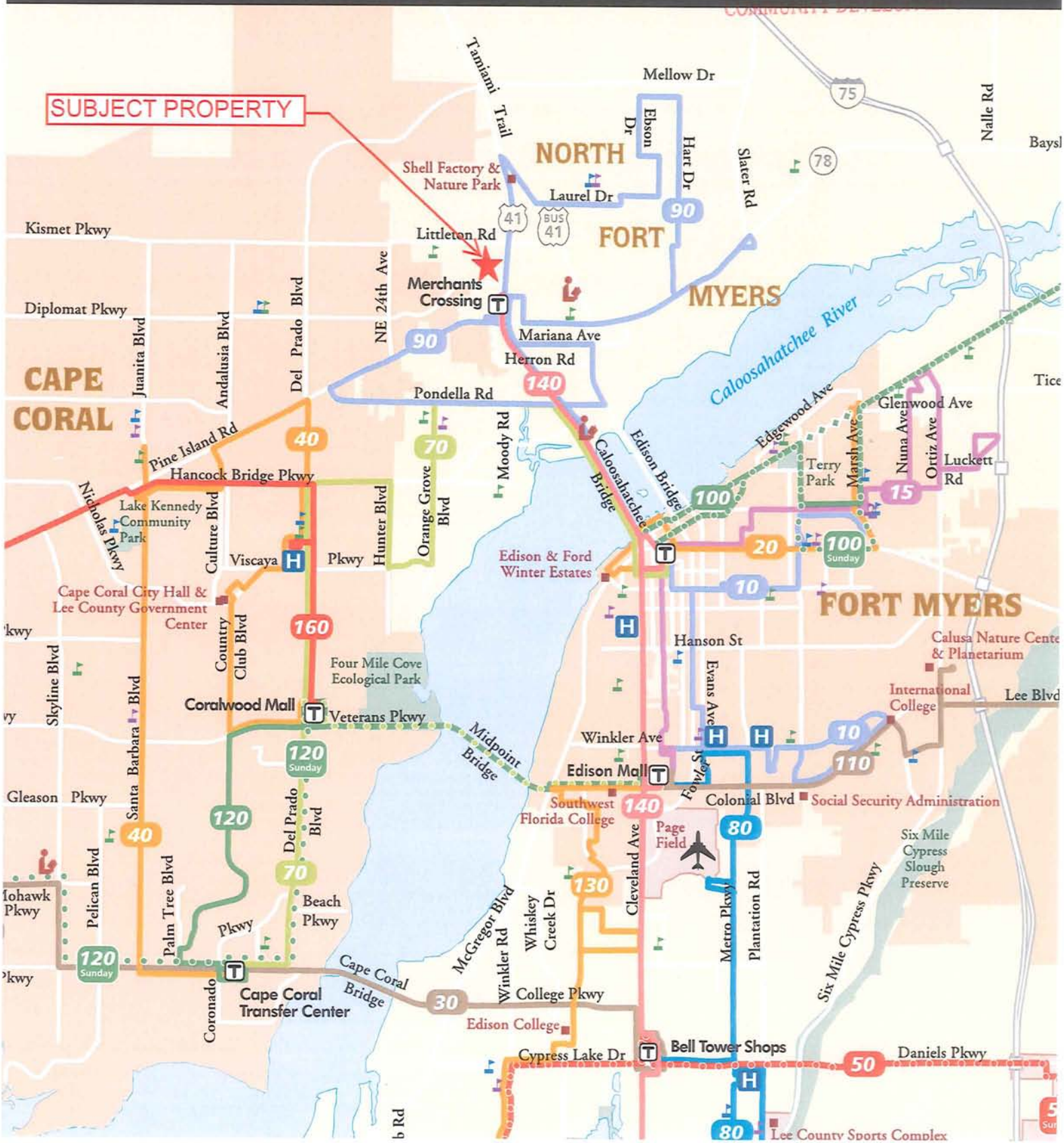
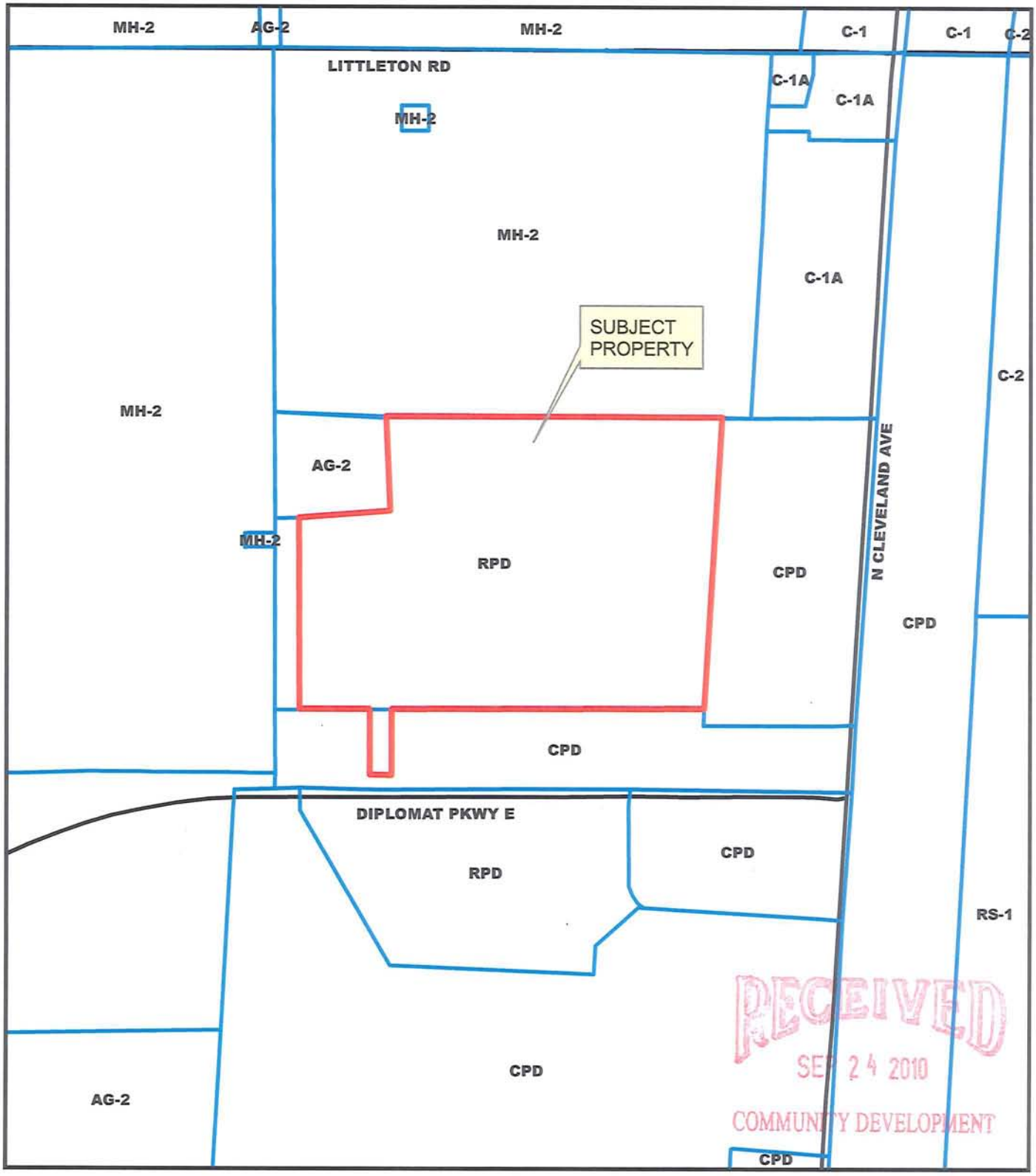
EXHIBIT D-1-C





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EXISTING ZONING MAP

EXHIBIT D-7-C(a)

DIPLOMAT RPD / CPD
(NORTH PARCEL)

Date: 09-17-10

Map Number:
1155-01-D-7-CA

ensite

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

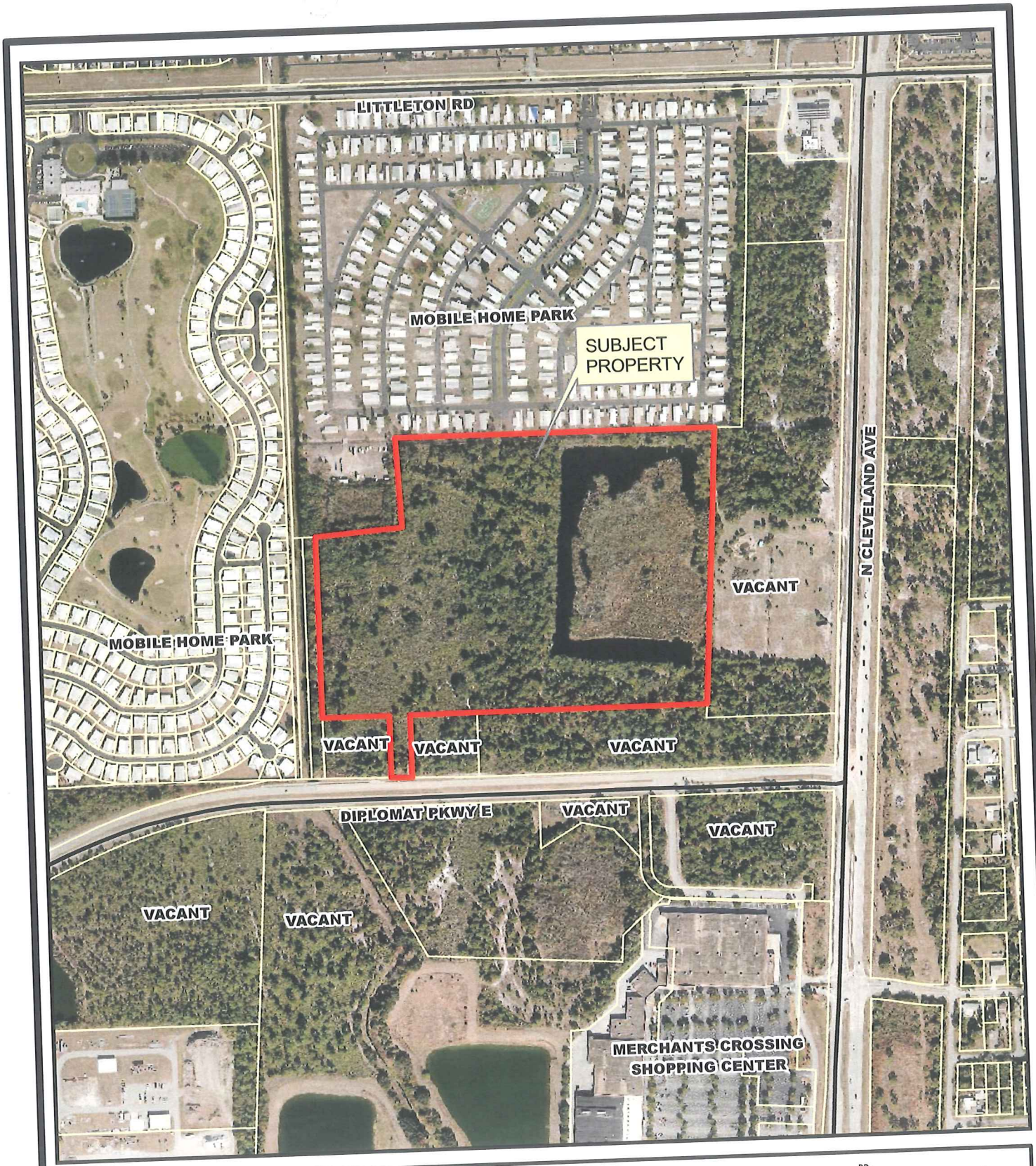
500 250 0 500
Feet

Project Number:
1155-01

Sources: Lee County Property Appraisers Office

It is the end user's responsibility to verify the data contained herein. EnSite assumes no responsibility for errors or omissions contained herein.

DCI 2010-00015



EXISTING LAND USE MAP

EXHIBIT D-7-C(b)

DIPLOMAT RPD / CPD
(NORTH PARCEL)

Date: 09-17-10

Map Number: 1155-01-D-7-CB

Project Number: 1155-01

500 250 0 500 Feet

ensite

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

Sources: Lee County Property Appraisers Office

It is the end user's responsibility to verify the data contained herein. EnSite assumes no responsibility for errors or omissions contained herein.

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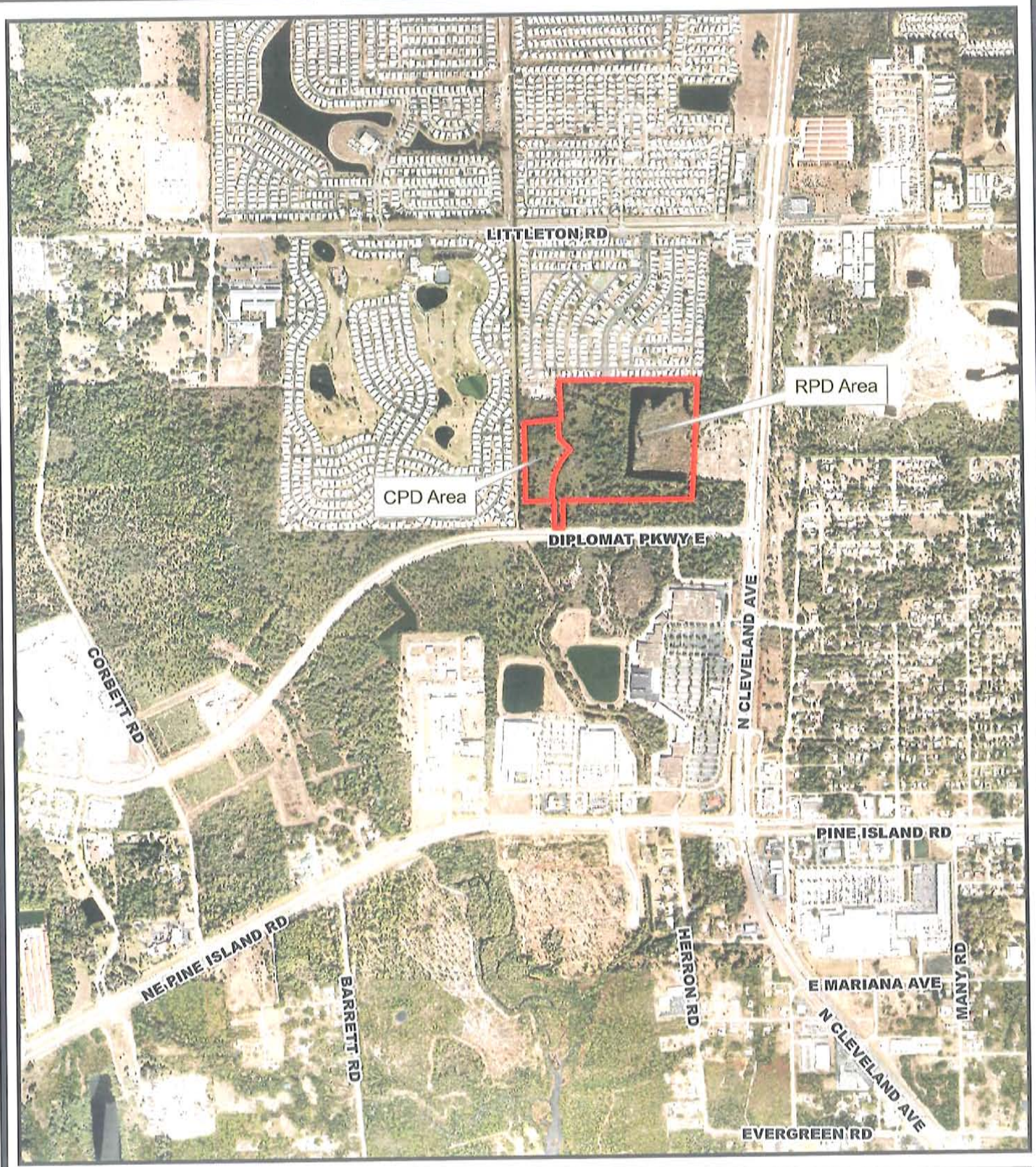

AERIAL PHOTOGRAPH

EXHIBIT D-7-D

DCI 2010-00015

DIPLOMAT RPD / CPD (NORTH PARCEL)

Date: 09-17-10

Map Number: 1155-01-D-7-D

Project Number: 1155-01

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

1,200 600 0 1,200

Feet

Sources: Lee County Property Appraisers Office

It is the end user's responsibility to verify the data contained herein. EnSite assumes no responsibility for errors or omissions contained herein.

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COMMUNITY DEVELOPMENT

EXHIBIT D-7-J: REVISED COMPREHENSIVE PLAN NARRATIVE DIPLOMAT PROPERTY RPD/CPD

ensite

Athyrio Development Associates, LLC is requesting approval of an amendment to the Diplomat Property RPD/CPD to allow for the development of Assisted Living Facilities (ALFs), single and multi-family dwelling units, and medical office uses on the 35.2-acre subject property. The following is an analysis of how the proposed RPD/CPD is consistent with Goals, Objectives and Policies of the Lee Plan (Plan).

Policy 1.1.3: Central Urban

The subject property is designated within the Central Urban Future Land Use Category (FLUC), which allows for a broad range of uses including residential, commercial, recreational and institutional, with a standard density range from four (4) dwelling units per acre up to a maximum of ten (10) dwelling units per acre.

The maximum density proposed through this amendment, including density equivalents associated with ALFs, is six (6) dwelling units per acre. As described above, the proposed uses within project include Assisted Living Facilities, a mix of single and multi-family residential units, and medical and/or professional office uses. Based on the proposed development program, permitted uses within the Central Urban FLUC, and the maximum density requested, the Diplomat Property RPD/CPD is consistent with this Policy.

Objective 2.2: Development Timing

The subject property is located in a developed area of the County where adequate public facilities exist in the context of a contiguous development pattern. The proposed amendment will allow for a mix of uses in close proximity to the Diplomat Parkway Corridor where appropriate Levels of Service are available to support the project. Furthermore, the Applicant is seeking development of a property currently approved for residential uses at urban densities. Therefore, the Applicant is not proposing the premature urbanization of rural areas within the County not intended for growth, or promoting a "leap frog" development pattern. For these reasons, the proposed amendment is in direct compliance with this Objective.

Policy 6.1.2: Commercial Location Standards

The portion of the Diplomat Property that is subject to this amendment is located approximately 1,500 feet west of the Diplomat Parkway/US 41 intersection. Proposed commercial uses associated with this application include medical and professional office uses, which are not governed by site location standards outlined in Objective 6. Since retail commercial uses are not requested as part of this amendment, the proposed development is in substantial compliance with policies governing commercial development within the Lee Plan.

DCI 2010-00015

SEP 24 2010

COMMUNITY DEVELOPMENT

Policy 6.1.4: Compatibility

The proposed Master Concept Plan demonstrates compatibility with surrounding residential communities and commercially zoned properties per proposed buffer yards, which meet or exceed the requirements of the LDC, except where a deviation has been requested along the western property line impacted by a FEMA floodway. The floodway ranges in width from 20' to 90' and will provide an expansive setback between the proposed medical office uses in Tract 4 and the existing residential community to the west. The Applicant is proposing Type "B" plantings along this property line to provide a vegetative screen, which will further compliment the expansive setback.

Additionally, buildings proposed along the western property line are limited to a maximum height of 35' to further ensure compatibility, as conditioned.

Standards 11.1 & 11.2: Water & Sewer

The Applicant has secured a letter for availability from Lee County Utilities confirming the availability of potable water and sanitary sewer to service the proposed development. Please refer to Exhibit PH-4.I. Based on this availability, the proposed amendment is consistent with this standard.

Standard 11.3: Traffic Impact Statement

Per the attached Trip Impact Statement prepared by TR Transportation Consultants, Inc., the proposed development is supported by an adequate transportation network and will not negatively impact Level of Service along Diplomat Parkway or other surrounding roadways. Access to the subject site will be provided to Diplomat Parkway via full site access location as shown on the attached MCP. Due to the location of the property and recent improvements to this arterial roadway, there is considerable ability for future residents and patrons to access the development. Turn lane improvements warranted by the proposed development will be further analyzed at the time of local Development Order.

Goal 77: Development Design Requirements

The proposed RPD/CPD provides for adequate on-site open space in accordance with Chapter 10 of the LDC. The open space is dispersed throughout the site to ensure view sheds for future residents of the ALF and residential portions of the project. Native on-site vegetation will be preserved to the furthest extent possible when detailed site planning occurs at the time of Development Order. The project has an approved Environmental Resources Permit (ERP) through the South Florida Water Management District (Permit No. 36-05906-P-02) to further ensure compliance with environmental design standards.

Objective 60.5: Green Infrastructure

The proposed project will incorporate LID (low impact design) principles within its future water management system. This may include but is not limited to innovative pervious pavement, planted dry detention areas, rain gardens, bio swales and littoral zones with foraging pockets. These principles provide long term benefit to the site and environment

by improving water and air quality and providing wildlife habitat and passive recreational opportunities. These features enhance the visual appeal and aesthetics of a project, as well as "greening" an urban environment.

Objective 61.2: Mimicking Natural Systems

Utilizing the low impact development and sustainable design principles throughout the referenced above turns a manmade water management system into a more natural system. Designing the water management system with these principles allows for longer attenuation (storage) and increased treatment of the runoff while promoting additional infiltration. These design concepts will be incorporated in the proposed RPD/CPD and will provide a more natural method to handling stormwater runoff, and result in higher quality water discharged from the project.

Objective 107.8: Gopher Tortoise Protection

Per Condition 16 of the Zoning Resolution Z-06-004 and the approved Development Order (DOS2007-00267), there is an indigenous preservation management plan in place to ensure adequate protection of gopher tortoises. The gopher tortoise preservation area is to the south of Diplomat Parkway in the southern portion of the RPD/CPD, and is not be impacted by this application.

EXHIBIT D-7-K/L: DESIGN STANDARDS & DECISION MAKING COMPLIANCE
DIPLOMAT PROPERTY RPD/CPD AMENDMENT

ensite

Athyrio Development Associates, Inc. (Applicant) is requesting approval of an application to rezone the northern RPD portion of the Diplomat Property RPD/CPD to the RPD/CPD zoning district to allow for the development of 350-bed Assisted Living Facilities, 80 residential dwelling units, and a maximum of 50,000 square feet of medical and/or professional office uses. The site will connect to potable water and sanitary sewer service. No blasting is being requested.

I. Development Location

The subject property is 35.2 acres and is located northwest of the Diplomat Parkway/US 41 intersection in the North Fort Myers Planning Community. The property is designated within the Central Urban Future Land Use Category (FLUC) and is currently zoned for residential uses per Z-06-004 and ADD2007-00169.

The property has 80+/- feet of frontage along Diplomat Parkway, a 4-lane divided arterial roadway per Lee County Functional Classification of Roadways. Surrounding uses consist of mobile home development to the west and north, and vacant lands zoned for commercial uses to the south and east.

Table 1 below provides an inventory of Future Land Use Designations, Zoning Districts, and existing land uses adjacent to the subject property. This information is also depicted on the attached Master Concept Plan, Exhibit D-7-M.

Table 1: Inventory of Surrounding Lands

DIRECTION	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
North	Central Urban	MH-2	Mobile Home Park (Serendipity Lakes)
South	Central Urban	CPD	Vacant
East	Central Urban	CPD	Vacant
West	Central Urban	MH-2; AG-2	Mobile Home Park (Six Lakes Country Club); Vacant

II. Development History

The property was approved as part of the Diplomat Property RPD/CPD per Z-06-004 and is commonly referred to as the "North RPD Zoning Parcel". The property was subject to a subsequent amendment per ADD2007-00169 to gain additional design flexibility for residential products. The property is currently approved for a maximum of 252 multi-family dwelling units, in addition to recreational amenities, per DOS2007-00255.

The properties included in the overall Diplomat Property RPD/CPD referred to as the "South RPD Zoning Parcel", "South CPD Zoning Parcel", and "North CPD Zoning Parcel" are not subject to this amendment.

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III. Proposed Uses

The Applicant is requesting an amendment to the approved Master Concept Plan (MCP) to allow for the development of an integrated mix of residential and non-residential uses. The amendment will provide for diversity in housing types and lifestyle opportunities, as well as medical uses to serve the North Fort Myers community.

The Applicant is proposing a maximum of 350 ALF beds, 80 residential units, and 50,000 s.f. of medical office uses, with the ability to convert these uses as required to meet market demand at the time of development. The proposed conversion rates are provided on the MCP attached.

IV. Design Standards

A. Compatibility

The proposed Master Concept Plan demonstrates compatibility with surrounding residential communities and commercially zoned properties per proposed buffer yards, which meet or exceed the requirements of the LDC. The MCP demonstrates a 50-foot setback between proposed commercial uses and the western property line. Additionally, there is approximately 90 feet between the western property line and the Six Lakes Country Club's eastern property line. Therefore, total separation between the proposed CPD uses and existing single family residential uses is +/-140 feet.

Additionally, buildings proposed along the western property line are limited to a maximum height of 35' to further ensure compatibility.

B. Access

Access to the subject site will be provided via Diplomat Parkway, a four-lane divided arterial roadway. Per previous approvals, the property has full ingress/egress as shown on the attached MCP. Due to the location of the property and recent improvements to Diplomat, there is considerable ability for future residents and patrons to access the development.

As outlined in the Traffic Impact Statement (TIS) prepared by TR Transportation Consultants, Inc., the roadways analyzed as a result of the proposed development will maintain an acceptable Level of Service when development traffic is added to the surrounding roadway network. Turn lane improvements warranted by the development will be determined at the time of local Development Order.

C. Infrastructure

In addition to the roadway infrastructure available to serve the project, the Applicant has secured a Letter of Availability from Lee County Utilities confirming potable water and sanitary sewer services are available for the proposed development. This letter is attached as Exhibit Ph-4.I.

D. Natural Resources

Indigenous preserve areas to support the proposed development are provided for in the southern RPD/CPD Zoning Parcels, south of Diplomat Parkway, per Z-06-004. Therefore, indigenous preservation is not provided within the subject property. The required general open space is shown on the MCP and meets the requirements of the LDC.

In terms of water management, the project will ultimately outfall to the Caloosahatchee River via the Yellow Fever Creek East Branch by way of an existing drainage ditch. The Applicant has secured an Environmental Resource Permit (ERP) from the South Florida Water Management District and will pursue a permit modification to allow for the proposed development program.

V. Amendment Justification:

As required by Section 34-145(d)(3) of the LDC, the proposed development will not adversely impact the public interest and satisfies the following criteria:

1) The Applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, Land Development Code, and any other applicable code or regulation;
2) The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request;
3) The request is consistent with the densities, intensities and general uses set forth in the Lee Plan;
4) The request is compatible with existing or planned uses in the surrounding area;
5) Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development and;
6) The request will not adversely affect environmentally critical areas and natural resources.

As demonstrated above, the amendment will allow for the appropriate, integration of Assisted Living Facilities, residential units, and non-residential uses within the overall Diplomat RPD/CPD to service both the North Fort Myers community and Lee County as a whole. The property is master-planned to provide for a cohesive development program that addresses internal and external accessibility, as well as consistency in terms of both form and function.

Buffering, landscaping and open space will be provided to further ensure compatibility with surrounding uses. The proposed design standards outlined within this application meet or exceed the requirements of the LDC, unless a deviation has been requested.

Lastly, the appropriate public facilities are available in close proximity to the subject property to service the proposed development. For these reasons, the Applicant respectfully requests approval of the proposed amendment to the Diplomat Property RPD/CPD.

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Lee County Florida (Unincorporated Areas)	NO PROJECT UPDATE	HYDRAULIC ANALYSIS NEW TOPOGRAPHIC DATA
	COMMUNITY NO.: 125124		
IDENTIFIER	Diplomat Park	APPROXIMATE LATITUDE & LONGITUDE: 26.299, -81.908 SOURCE: USGS QUADRANGLE DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURES			ANNOTATED STUDY ENCLOSURES
TYPE: FIRM*	NO.: 12071C0259F	DATE: August 28, 2008	DATE OF EFFECTIVE FLOOD INSURANCE STUDY REPORT: August 28, 2008
TYPE: FIRM*	NO.: 12071C0258F	DATE: August 28, 2008	PROFILE(S): 20P - 22P
TYPE: FIRM*	NO.: 12071C0267F	DATE: August 28, 2008	FLOODWAY DATA TABLE: 9
TYPE: FIRM*	NO.: 12071C0270F	DATE: August 28, 2008	

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map; ** FBFM - Flood Boundary and Floodway Map; *** FHBM - Flood Hazard Boundary Map

FLOODING SOURCE(S) & REVISED REACH(ES)

East Branch Yellow Fever Creek - From approximately 1,530 feet downstream of Diplomat Parkway to approximately 100 feet upstream of US 41

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
East Branch Yellow Fever Creek	Floodway	Floodway	YES	YES
	BFEs	BFEs	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

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DCI 2010-00015

Beth A Norton

Beth A. Norton, Program Specialist
Engineering Management Branch
Mitigation Directorate

60144130 PT202.AEC.10040289P.H05 102IAC

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 125095 **Name:** City Of Cape Coral, Florida

AFFECTED MAP PANELS	AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT
TYPE: FIRM* NO.: 12071C0258F DATE: August 28, 2008 TYPE: FIRM* NO.: 12071C0259F DATE: August 28, 2008 TYPE: FIRM* NO.: 12071C0267F DATE: August 28, 2008 TYPE: FIRM* NO.: 12071C0270F DATE: August 28, 2008	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: August 28, 2008 PROFILE(S): 20P-22P FLOODWAY DATA TABLE: 9

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Beth A Norton

Beth A. Norton, Program Specialist
Engineering Management Branch
Mitigation Directorate

Federal Emergency Management Agency
Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

-Beth A Norton-

Beth A. Norton, Program Specialist
Engineering Management Branch
Mitigation Directorate

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Brad Loar
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Koger Center - Rutgers Building, 3003 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5400

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Beth A. Norton

Beth A. Norton, Program Specialist
Engineering Management Branch
Mitigation Directorate

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

PUBLIC NOTIFICATION

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NAVD 88)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
East Branch Yellow Fever Creek	Approximately 700 feet downstream of Diplomat Parkway	15	14	12071C0259F
	Just downstream of US 41	17	18	12071C0259F

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below. Please refer to FEMA's website at https://www.floodmaps.fema.gov/fhm/Scripts/bfe_main.asp for a more detailed description of proposed BFE changes, which will be posted within a week of the date of this letter.

LOCAL NEWSPAPER Name: *Fort Myers News-Press*
Dates: 08/27/2010 09/03/2010

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional Information about the NFIP is available on our website at http://www.fema.gov/nfip.

Beth A. Norton

Beth A. Norton, Program Specialist
Engineering Management Branch
Mitigation Directorate

60144130 PT202.AEC.10040289P.H05 102IAC

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
EAST BRANCH DAUGHTREY CREEK (Continued)								
T	18,154	235	554	1.1	21.6	21.6	22.4	0.8
U	20,668	410	1,334	0.5	22.7	22.7	23.7	1.0
V	22,453	997	1,831	0.3	22.8	22.8	23.8	1.0
EAST BRANCH YELLOW FEVER CREEK								
A	0	212	256	4.7	6.8[2]	3.2[3]	3.9	0.7
B	1,130	212	673	1.8	6.8	6.8	7.8	1.0
C	1,780	238	994	1.2	7.4	7.4	8.4	1.0
D	2,180	249	800	1.5	11.0	11.0	11.9	0.9
E	3,359	61	291	3.5	13.7	13.7	14.5	0.8
F	3,820	69	561	1.8	14.2	14.2	15.0	0.8
G	5,089	160	519	2.0	14.6	14.6	15.4	0.8
H	7,950	86	461	1.9	15.1	15.1	16.1	1.0
I	10,429	237	531	1.4	15.6	15.6	16.5	0.9

REVISED DATA

[1]Feet above mouth.
[2]Elevation computed without consideration of wave effects.
[3]Elevation computed without consideration of backwater effects from Caloosahatchee River

TABLE 9

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL AND INCORPORATED AREAS

FLOODWAY DATA

EAST BRANCH DAUGHTREY CREEK – EAST BRANCH YELLOW FEVER CREEK

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION (FEET NAVD)			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
EAST BRANCH YELLOW FEVER CREEK (Continued)								
J	12,180	148	325	1.8	16.9	16.9	17.5	0.6
K	13,148	81	280	2.1	17.9	17.9	18.2	0.3
L	14,358	228	749	0.7	18.0	18.0	18.8	0.8
M	15,656	72	418	1.1	18.1	18.1	19.0	0.9
					REVISED DATA			
ESTERO RIVER								
A	550	777	4,791	1.3	9.5[2]	8.3[3]	8.3	0.0
B	2,050	411	3,797	1.6	9.5[2]	8.5[3]	8.6	0.1
C	2,800	696	5,624	1.1	9.5[2]	8.6[3]	8.7	0.1
D	3,800	829	7,438	0.8	9.5[2]	8.7[3]	8.9	0.2
E	4,600	659	3,304	1.8	9.5[2]	8.7[3]	8.9	0.2
F	5,100	695	5,126	1.2	9.5[2]	8.8[3]	9.0	0.2
G	6,281	858	5,208	1.2	9.5[2]	9.0[3]	9.3	0.3
H	8,861	539	3,795	1.6	9.6	9.6	9.9	0.3

[1]Feet above mouth.
[2]Elevation computed without consideration of wave effects.
[3]Elevation computed without consideration of backwater effects from Caloosahatchee River

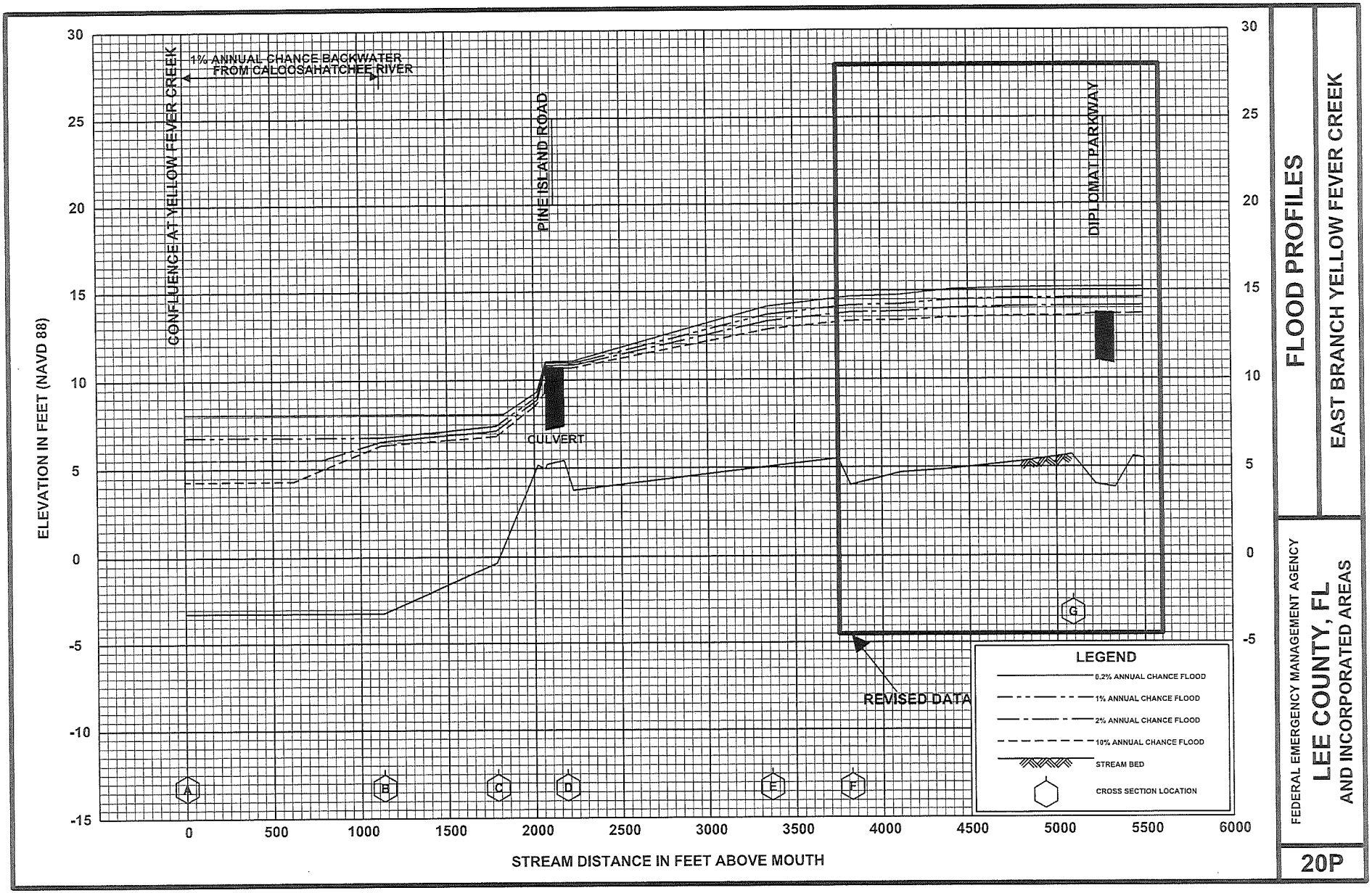
TABLE 9

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL AND INCORPORATED AREAS

FLOODWAY DATA

EAST BRANCH YELLOW FEVER CREEK – ESTERO RIVER



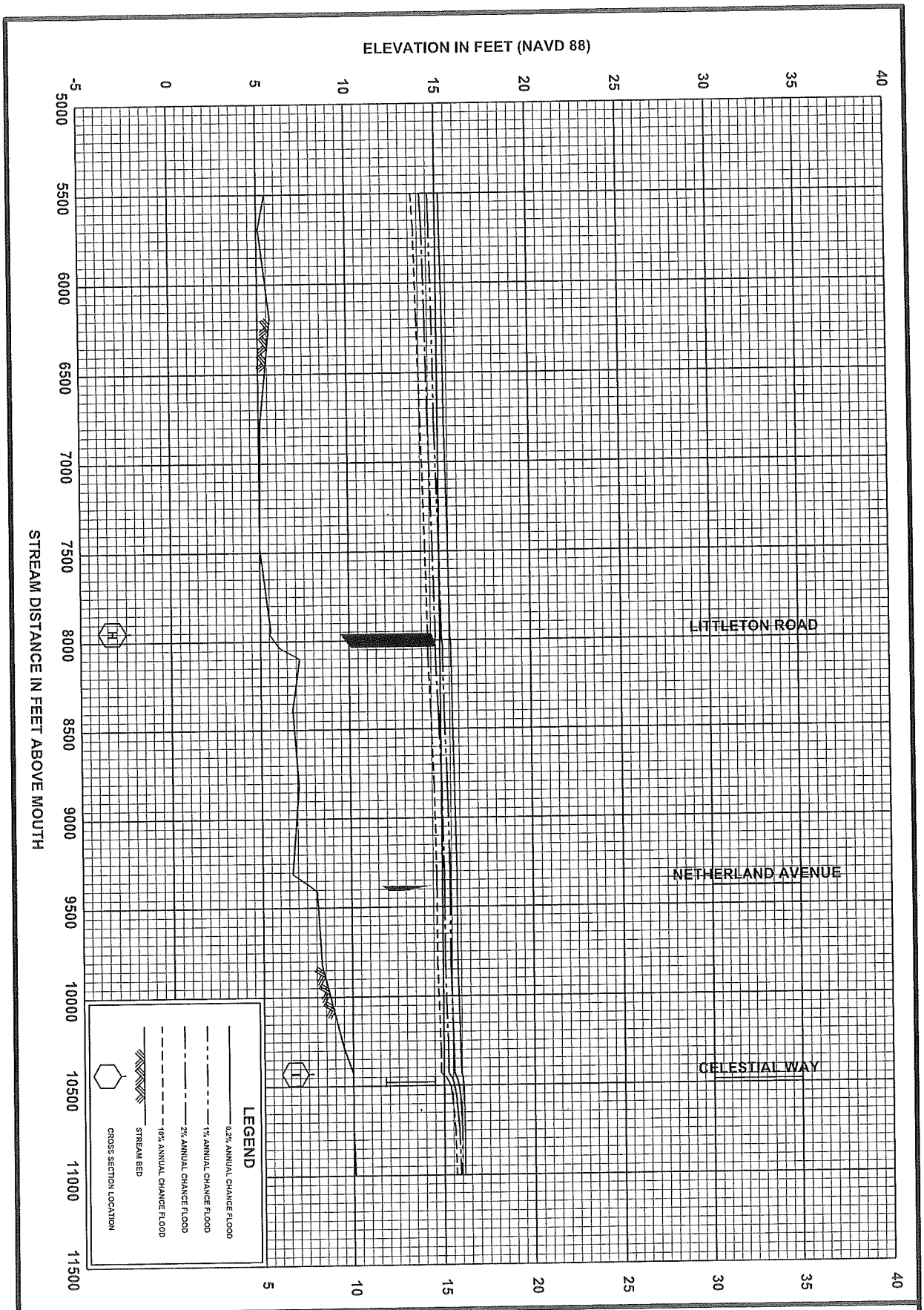
FLOOD PROFILES

EAST BRANCH YELLOW FEVER CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL
AND INCORPORATED AREAS

20P



21P

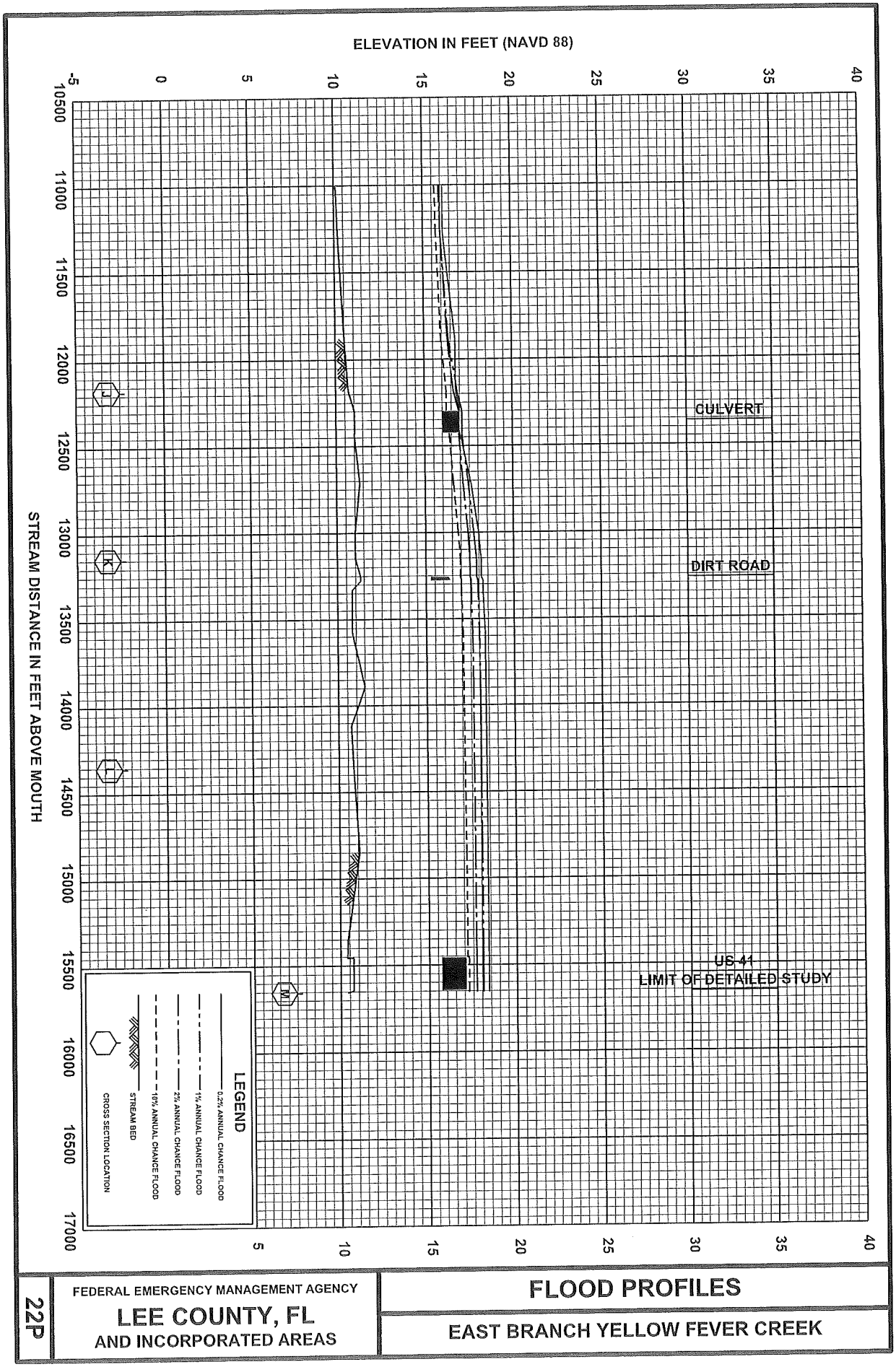
FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL

AND INCORPORATED AREAS

FLOOD PROFILES

EAST BRANCH YELLOW FEVER CREEK



FEDERAL EMERGENCY MANAGEMENT AGENCY

LEE COUNTY, FL

AND INCORPORATED AREAS

FLOOD PROFILES

EAST BRANCH YELLOW FEVER CREEK

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88) [or other datum as appropriate]. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross-sections and interpolated between cross-sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Florida State Plane West zone (FIPSZONE 0902). The horizontal datum was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or State Plane zone used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

To obtain current elevation, description, and/or location information for bench marks shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at http://www.ngs.noaa.gov/

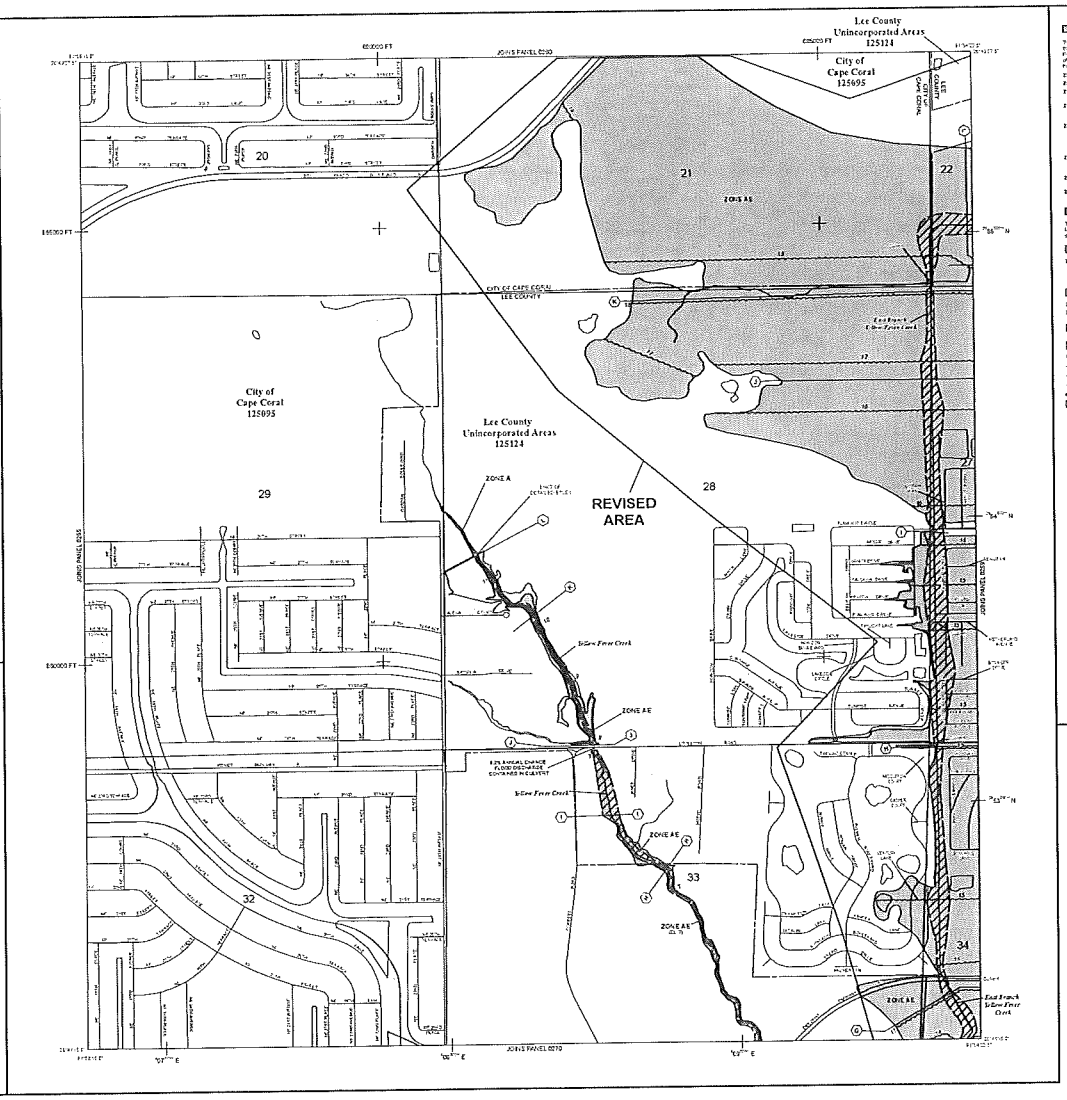
This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which reflect updated topographic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed Map Index for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the FEMA Map Service Center at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may be reached by Fax at 1-800-358-9620 and its website at http://www.msc.fema.gov/.

If you have questions about this map or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A1-A30, A99, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.
ZONE AE — Base Flood Elevations determined.
ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99 — Area to be protected from 1% annual chance flood by a federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Area of 0.2% annual chance flood; area of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation value where uniform within zone; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet* (EL 987)
- A — B — Cross section line
- 23 — 97 — Transect line
- 97°07'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 32°22'30" — Flood elevation line value; elevation in feet*
- 4275000 FT — Grid ticks based on Florida State Plane coordinate system (FIPSZONE 0902) — Transverse Mercator
- DX5510 — Bench mark (see explanation in profile to the west) and corresponding PID
- M5510 — Elevation reference mark

*Referenced to the North American Vertical Datum of 1988 (NAVD 88)

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

PANEL 0285F

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA
AND INCORPORATED AREAS

PANEL 285 OF 665
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
UNINCORPORATED AREAS	125124	0285	F
CAPE CORAL, CITY OF	125095	0285	F

MAP NUMBER
12071C0285F
EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where Base Flood Elevations (BFEs) and/or floodways have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0 North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The projection used in the preparation of this map was Florida State Plane west zone (FIPSZONE 0902). The horizontal datum was NAD83 (1993/1995 adjustment). Differences in datum, spheroid, projection or State plane zone used by adjacent communities may result in slight positional shifts in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, MD 20910-3282

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Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate officials to verify current corporate limit locations.

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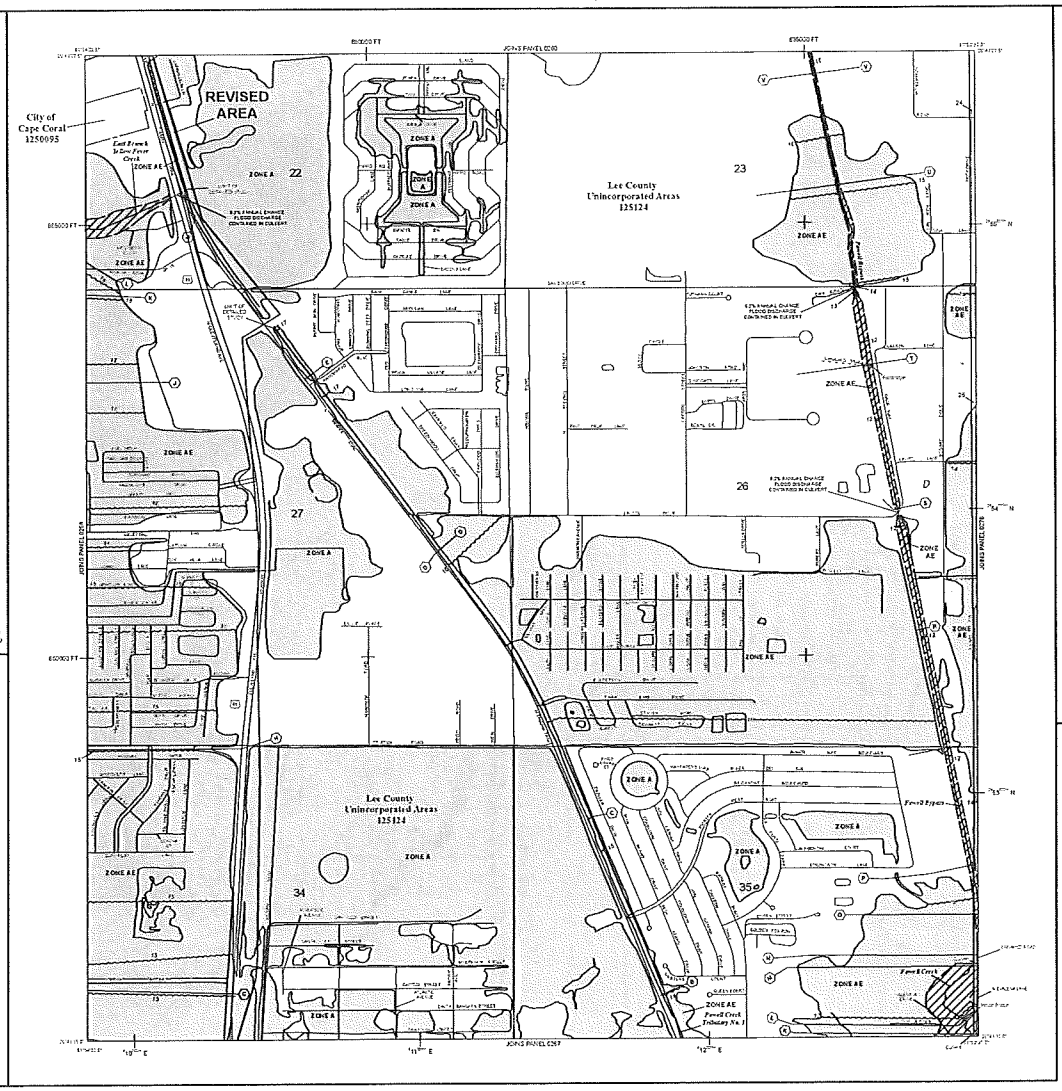


LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. Special Flood Hazard Areas are areas subject to flooding by the annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.

ZONE AE — Base Flood Elevations determined.

ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE A99 — Area to be protected from the 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of the annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the annual chance flood.

OTHER AREAS

ZONE D — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE O — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and otherwise protected areas

- Floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation value where uniform within zone; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

*Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'30.00" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 3276000 FT — 1000-meter Universal Transverse Mercator grid values, zone 17
- 6200000 FT — 5000-foot grid ticks: Florida State Plane coordinate system, west zone (FIPSZONE 0902)
- 5000000 FT — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 — River mile

MAP REPOSITORIES
Refer to Map Repositories list in Notes to Users section of this FIRM panel.

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL
For communities/tables updated, refer to the Publication Info in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

NORTH — GRID NORTH — MAGNETIC NORTH

MAP SCALE 1" = 500'
500 0 500 1000 FEET
150 0 150 300 METERS

PANEL 0259F

NFIP — NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

LEE COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 259 OF 655
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CAPE CORAL, CITY OF	125095	0259	F
LEE COUNTY, UNINCORPORATED AREAS	125124	0259	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
12071C0259F
EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency

Legend

1% annual chance (100-Year) Floodplain

1% annual chance (100-Year) Floodway

0.2% annual chance (500-Year) Floodplain

MAP SCALE 1" = 500'

250 0 500 FEET

150 0 150 METERS

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0267F

FIRM

FLOOD INSURANCE RATE MAP

LEE COUNTY,

FLORIDA

AND INCORPORATED AREAS

PANEL 267 OF 685

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

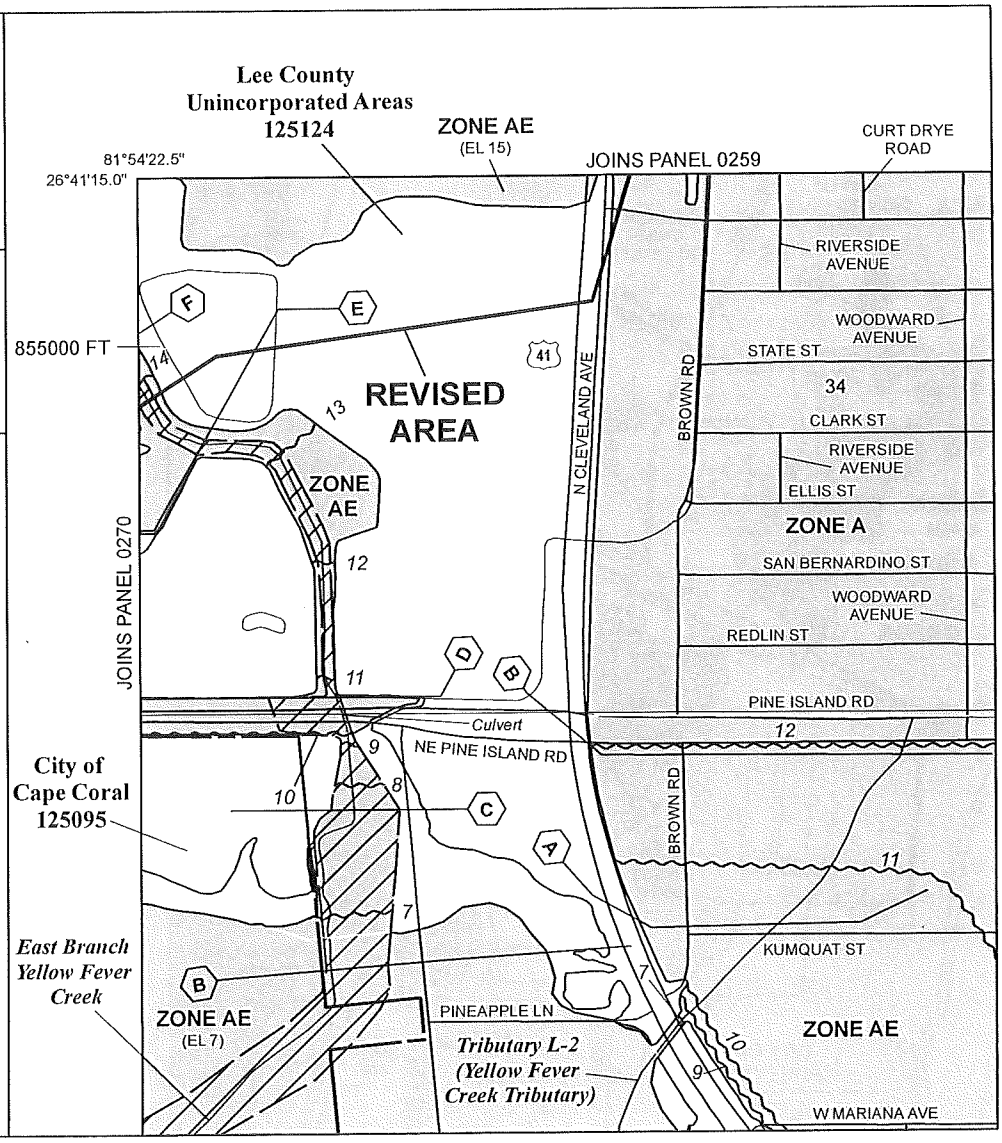
COMMUNITY	NUMBER	PANEL	SUFFIX
LEE COUNTY	125124	0267	F
CAPE CORAL, CITY OF	125095	0267	F
FORT MYERS, CITY OF	125106	0267	F

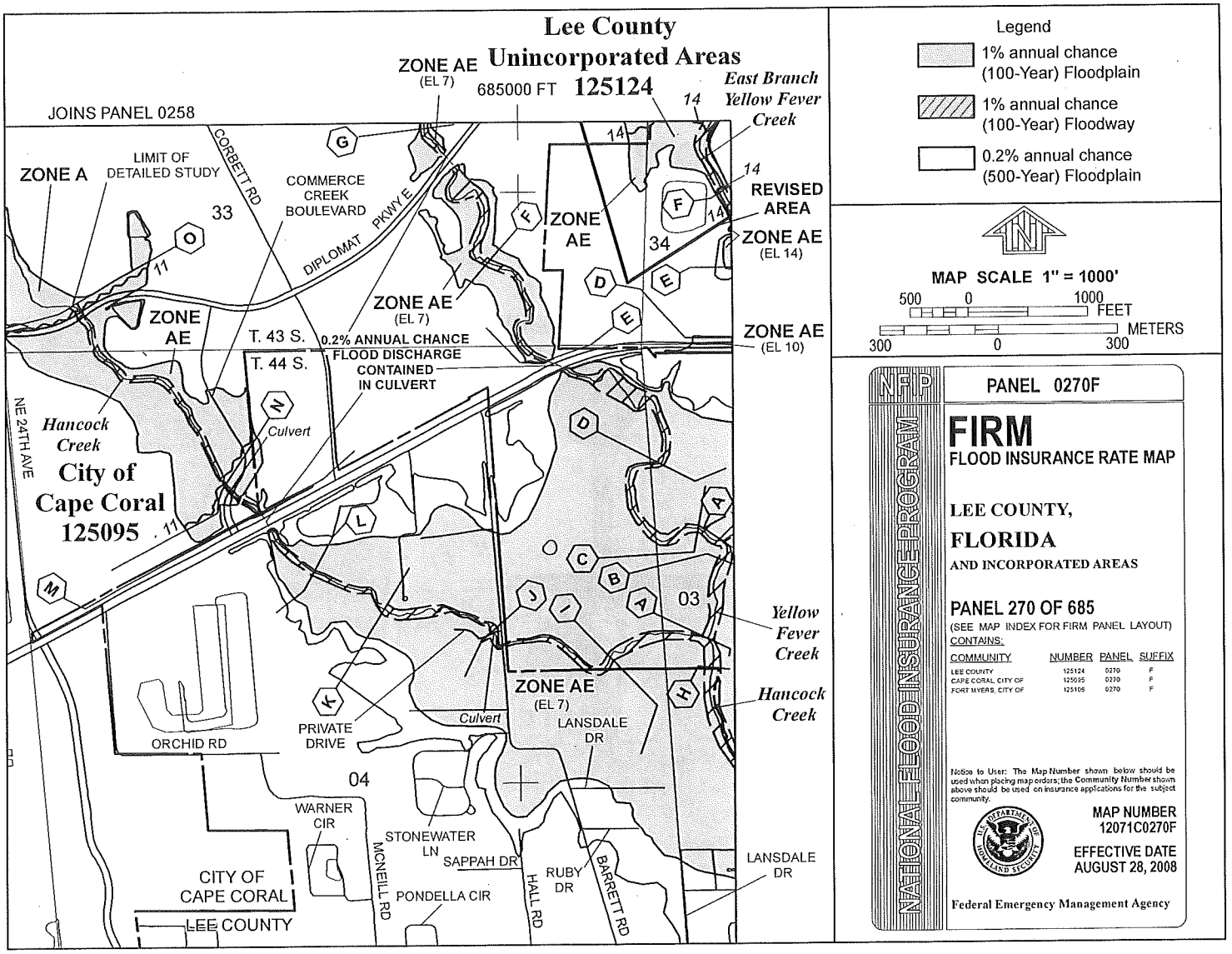
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

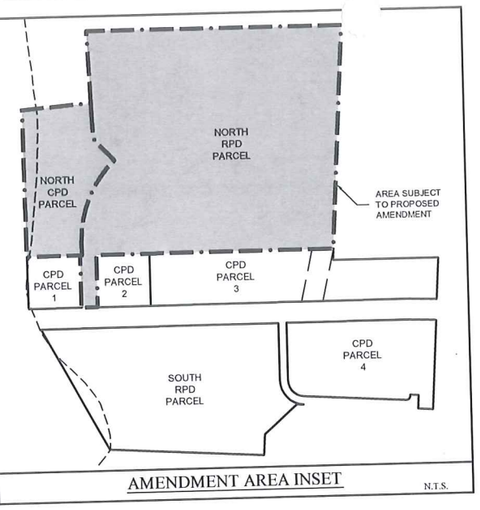
MAP NUMBER
12071C0267F

EFFECTIVE DATE
AUGUST 28, 2008

Federal Emergency Management Agency




Lee County
Unincorporated Areas
125124
ZONE AE
(EL 7)
685000 FT
East Branch
Yellow Fever
Creek
JOINS PANEL 0258
ZONE A
LIMIT OF
DETAILED STUDY
CORBETT RD
COMMERCE
CREEK
BOULEVARD
DIPLOMAT PKWY E
33
34
ZONE
AE
REVISED
AREA
ZONE AE
(EL 14)
ZONE AE
(EL 7)
ZONE AE
(EL 10)
T. 43 S.
T. 44 S.
0.2% ANNUAL CHANCE
FLOOD DISCHARGE
CONTAINED
IN CULVERT
Culvert
Hancock
Creek
NE 24TH AVE
City of
Cape Coral
125095
03
Yellow
Fever
Creek
Hancock
Creek
ZONE AE
(EL 7)
PRIVATE
DRIVE
ORCHID RD
LANSDALE
DR
04
WARNER
CIR
STONEWATER
LN
SAPPAH DR
RUBY
DR
BARRETT RD
HALL RD
MCNEILL RD
PONDELLA CIR
CITY OF
CAPE CORAL
LEE COUNTY
LANSDALE
DR
Legend
1% annual chance
(100-Year) Floodplain
1% annual chance
(100-Year) Floodway
0.2% annual chance
(500-Year) Floodplain
MAP SCALE 1" = 1000'
500 0 1000
FEET
300 0 300
METERS
NATIONAL FLOOD INSURANCE PROGRAM
PANEL 0270F
FIRM
FLOOD INSURANCE RATE MAP
LEE COUNTY,
FLORIDA
AND INCORPORATED AREAS
PANEL 270 OF 685
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
CONTAINS:
COMMUNITY NUMBER PANEL SUFFIX
LEE COUNTY 125124 0270 F
CAPE CORAL, CITY OF 125095 0270 F
FORT MYERS, CITY OF 125106 0270 F
Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.
MAP NUMBER
12071C0270F
EFFECTIVE DATE
AUGUST 28, 2008
Federal Emergency Management Agency

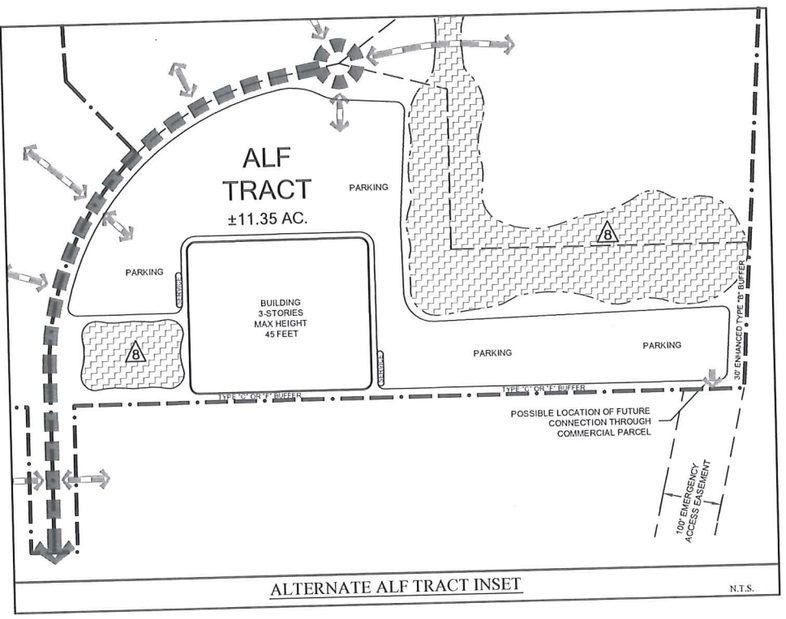


AMENDMENT AREA INSET N.T.S.

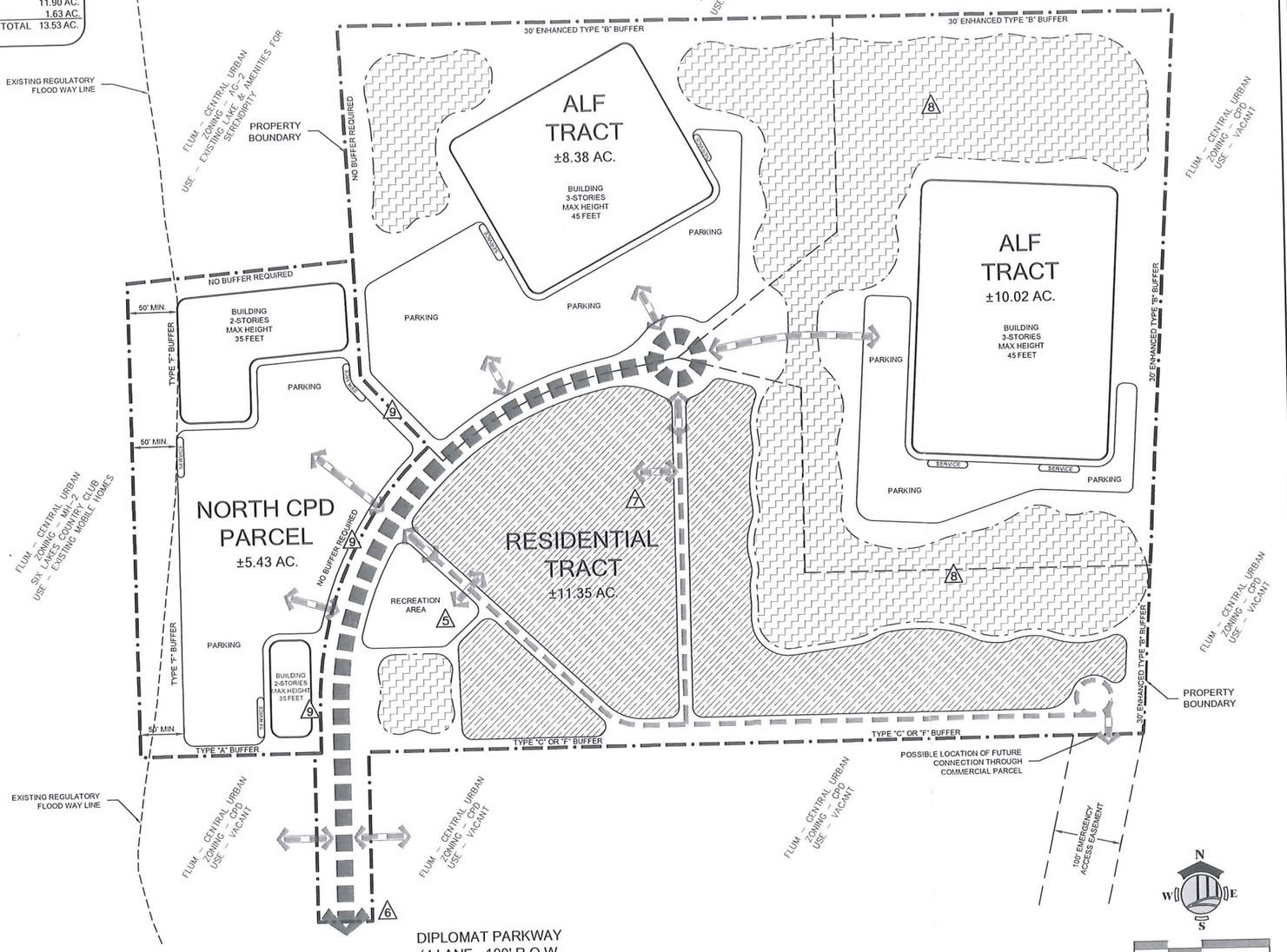
TABLE A

OPEN SPACE CALCULATIONS:

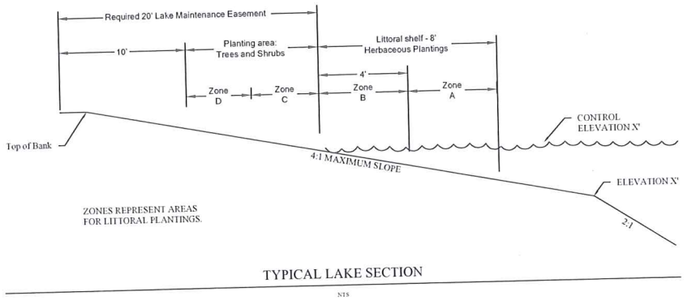
TRACT	ACREAGE	OPEN SPACE %	ACRES
RPD	29.75 AC.	40%	11.90 AC.
CPD	5.43 AC.	30%	1.63 AC.
	TOTAL 35.18 AC.		TOTAL 13.53 AC.



ALTERNATE ALF TRACT INSET N.T.S.



DCI 2010-00015



TYPICAL LAKE SECTION NTS

TABLE B

DENSITY / INTENSITY SUMMARY:

ALF / CCF	350 BEDS
RESIDENTIAL	80 D.U.
MEDICAL OFFICE	50,000 S.F.

LAND USE CONVERSION:

ABOVE USES MAY BE CONVERTED ACCORDING TO THE FOLLOWING RATIOS:

4 ALF / CCF BEDS	=	1 D.U.
400 SQ. FT. MEDICAL OFFICE	=	1,000 SQ. FT. PROFESSIONAL OFFICE

LEGEND:

- RESIDENTIAL AREA
- OPEN SPACE / WATER MANAGEMENT
- # — DENOTES LOCATION OF REQUESTED DEVIATIONS.
- SERVICE — DENOTES OPTIONAL LOCATIONS FOR SERVICE / DUMPSTER AREA
- DENOTES FLOOD WAY

NOTES:

1) ALL DEVATIONS REQUESTED AND APPROVED WITHIN Z-06-004 AND ADD2007-00169 REMAIN IN EFFECT.
2) DEVIATIONS 1-4 APPLY TO THE SOUTHERN RPD/CPD AREA NOT SUBJECT TO THIS AMENDMENT
3) MAXIMUM PROPOSED RPD BUILDOUT DENSITY IS 80 RESIDENTIAL UNITS AND 350 ALF/CCF BEDS AND IS SUBJECT TO THE LAND USE CONVERSION, TABLE B.
4) MAXIMUM CPD SQUARE FOOTAGE IS 50,000 S.F. AND IS SUBJECT TO THE LAND USE CONVERSION, TABLE B.
5) NO ENCROACHMENT WITHIN THE FEMA FLOODWAY SHALL BE ALLOWED.
6) INDIGENOUS PRESERVATION PROVIDED WITHIN EXISITING SOUTHERN RPD/CPD PER Z-06-004.

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT

ensite
1514 BROADWAY, SUITE 201
FORT MYERS, FLORIDA 33901
PH. (239)-226-0024 - FX. (239)-226-0094
EB-26544 CA-LC26000374

KINSEY ASSOCIATES INCORPORATED

DIPLOMAT PROPERTY RPD / CPD (NORTH PARCEL)

REVISIONS

NO.	DESCRIPTION	DATE
R1	Revised per lee county sufficiency comments dated 08-06-10	9-22-10
R2		
R3		
R4		
R5		
R6		

DATE:	09-22-10
PROJECT NO.	1155-01
FILE NO.	1155-01-MCP01.dwg
SCALE:	AS SHOWN

MASTER CONCEPT PLAN
D-7-M.2

1 of 1

TR TRANSPORTATION CONSULTANTS, INC.

TRAFFIC IMPACT STATEMENT

FOR

DIPLOMAT RE-ZONING

PROJECT NO. F1006.08

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT

DCI 2010-00015

PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

July 14, 2010

TRANSPORTATION CONSULTANTS, INC.

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II. EXISTING CONDITIONS

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VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. CONCLUSION

TR TRANSPORTATION CONSULTANTS, INC.

I. INTRODUCTION

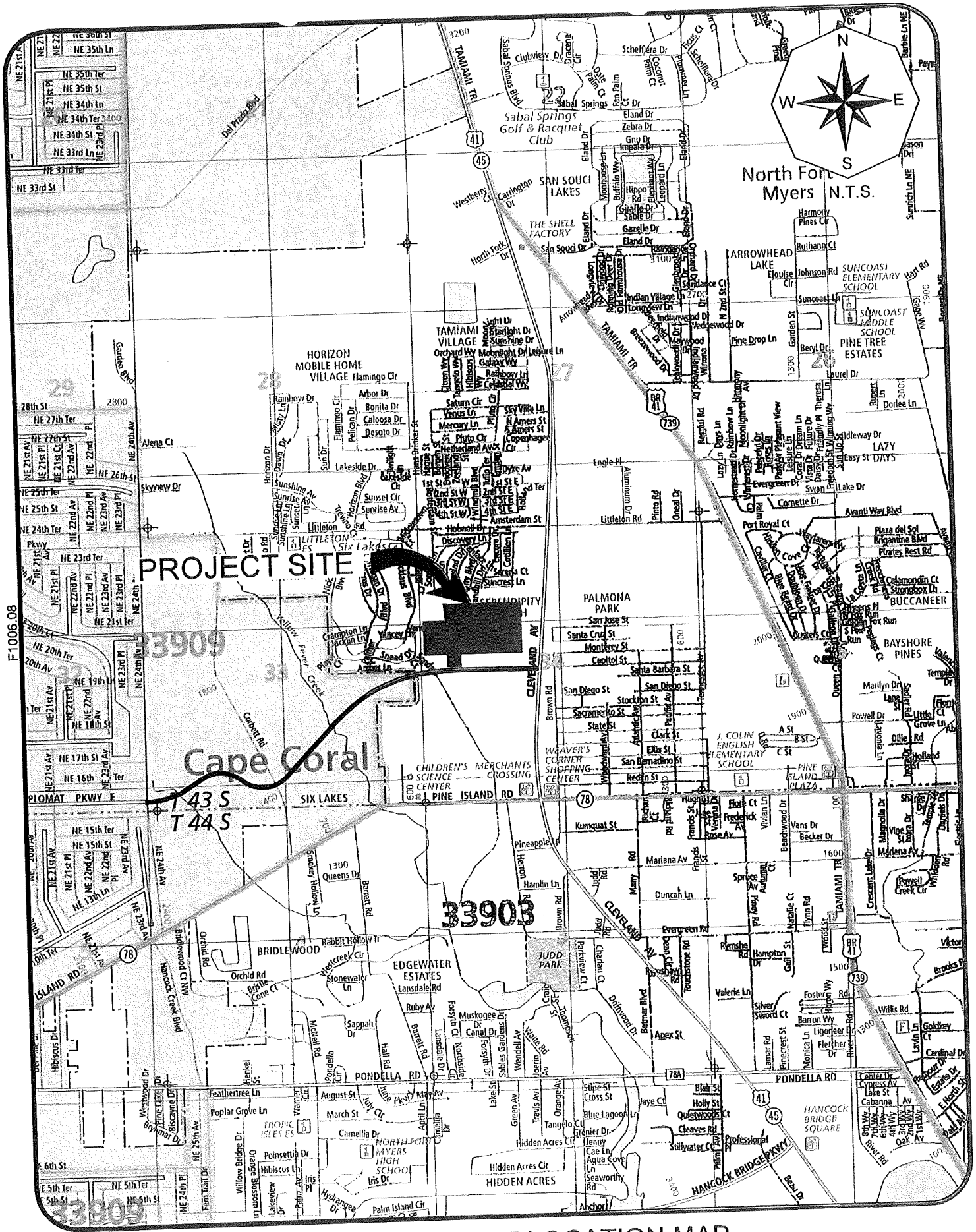
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking re-zoning approval. The subject site is located on the north side of Diplomat Parkway west of its intersection with U.S. 41 in the North Fort Myers area of Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1.**

Upon approval of this application, the subject site will be zoned for the development of assisted living facilities, up to approximately 80 residential dwelling units, and up to approximately 50,000 square feet of medical office uses. Access to the subject site will be provided to Diplomat Parkway via a full site access location. In addition, future cross access will also be provided to the commercially zoned parcels located to the south and east of the subject site.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the site access drives will be completed and analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The subject site is currently vacant. To the south and east of the subject site is vacant land currently zoned for commercial uses. To the north and west of the subject site are existing residential developments.



TRANSPORTATION CONSULTANTS, INC.

PROJECT LOCATION MAP
DIPLOMAT RE-ZONING

Figure 1

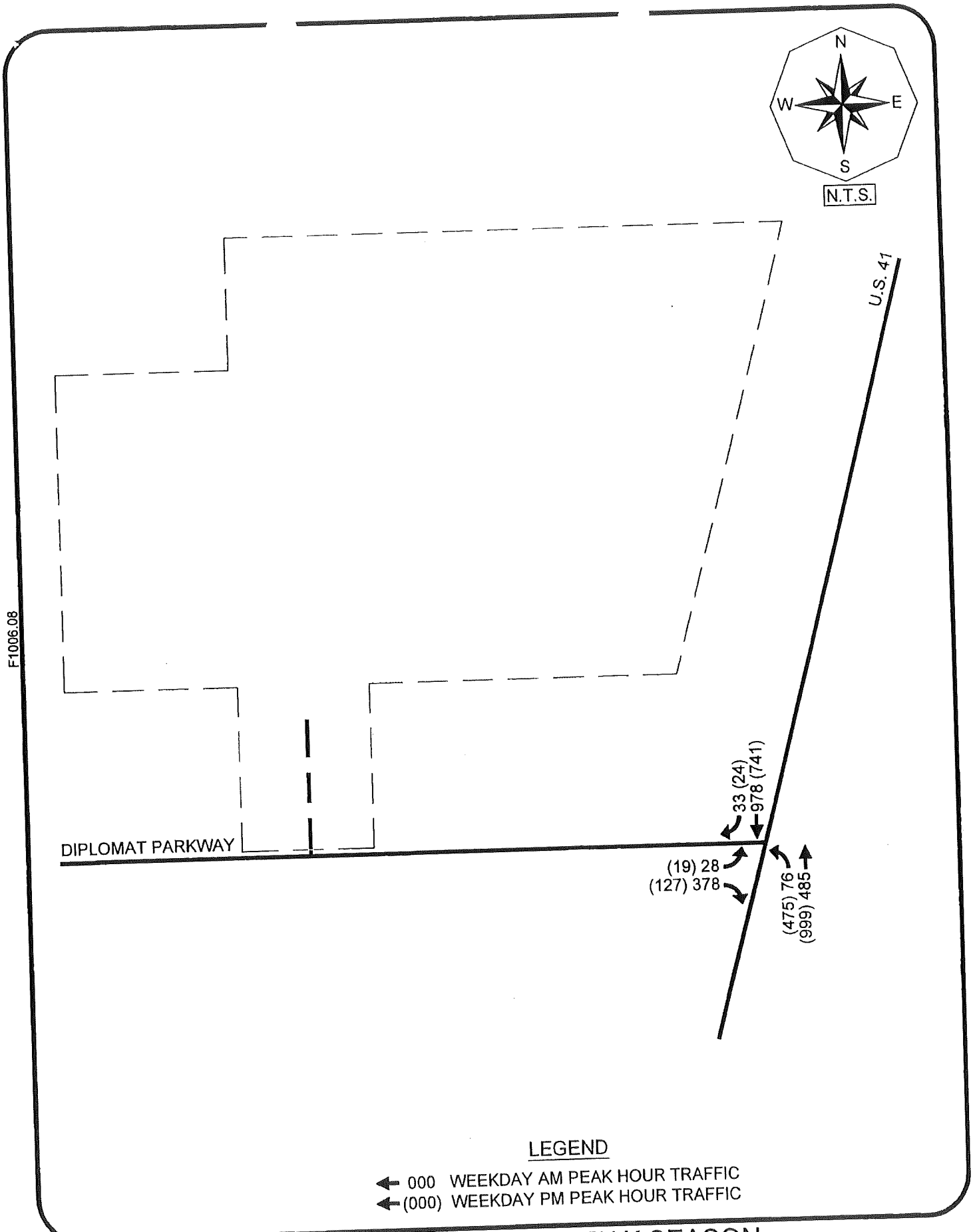
Diplomat Parkway is an east/west four-lane divided arterial roadway in the vicinity of the subject site. Diplomat Parkway currently operates under two-way stop control at its intersection with U.S. 41. Diplomat Parkway has a posted speed limit of 45 mph and is under the jurisdiction of the City of Cape Coral.

U.S. 41 is an north/south four-lane divided arterial roadway in the vicinity of the subject site. U.S. 41 has a posted speed limit of 55 mph and is under the jurisdiction of the Florida Department of Transportation.

TR Transportation conducted manual vehicle turning movement counts at the intersection of U.S. 41 and Diplomat Parkway during the peak hours of the adjacent street traffic on July 7th, 2010. The RAW data sheets are included in the Appendix of this report for reference. The turning movement counts were then adjusted for peak season based upon data for Permanent Count Station 1 (U.S. 41 north of North Key Drive) obtained from the 2009 Lee County Traffic Count Report. The resultant 2010 peak season turning volumes at the U.S. 41/Diplomat Parkway are illustrated on **Figure 2**.

III. PROPOSED DEVELOPMENT

Upon approval of this application, the subject site will be zoned for the development of assisted living facilities, up to approximately 80 residential dwelling units, and up to approximately 50,000 square feet of medical office uses. As currently proposed the assisted living facilities could consist of a total of up to approximately 350 beds on the overall site. Additionally, as currently proposed the residential portion of the development could be developed with up to approximately 48 multi-family dwelling units and up to approximately 32 single-family dwelling units. **Table 1** summarizes the land uses utilized for trip generation purposes for the subject development.



TRANSPORTATION CONSULTANTS, INC.

CURRENT 2010 PEAK SEASON
TURNING MOVEMENTS
DIPLOMAT RE-ZONING

Figure 2

Table 1
Land Uses
Diplomat Re-Zoning

Land Use	Size
Assisted Living Facility (LUC 254)	350 beds
Residential Condominium/Townhouse (LUC 230)	48 dwelling units
Single-Family Detached Housing (LUC 210)	32 dwelling units
Medical-Dental Office Building (LUC 720)	50,000 square feet

Access to the subject site will be provided to Diplomat Parkway via a full site access location. In addition, future cross access will also be provided to the commercially zoned parcels located to the south and east of the subject site. However for the purposes of this analysis it was assumed that cross-access to the adjacent parcels was not provided due to the uncertainty of when the parcels to the south and east will be developed.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 8th Edition. Land Use Code 254 (Assisted Living) was utilized for the trip generation purposes of the proposed assisted living facility. Land Use Code 230 (Residential Condominium/ Townhouse) was utilized for the trip generation purposes of the proposed multi-family housing. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the proposed single-family housing. Land Use Code 720 (Medical-Dental Office Building) was utilized for the trip generation purposes of the proposed office uses. The equations for these land uses are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak

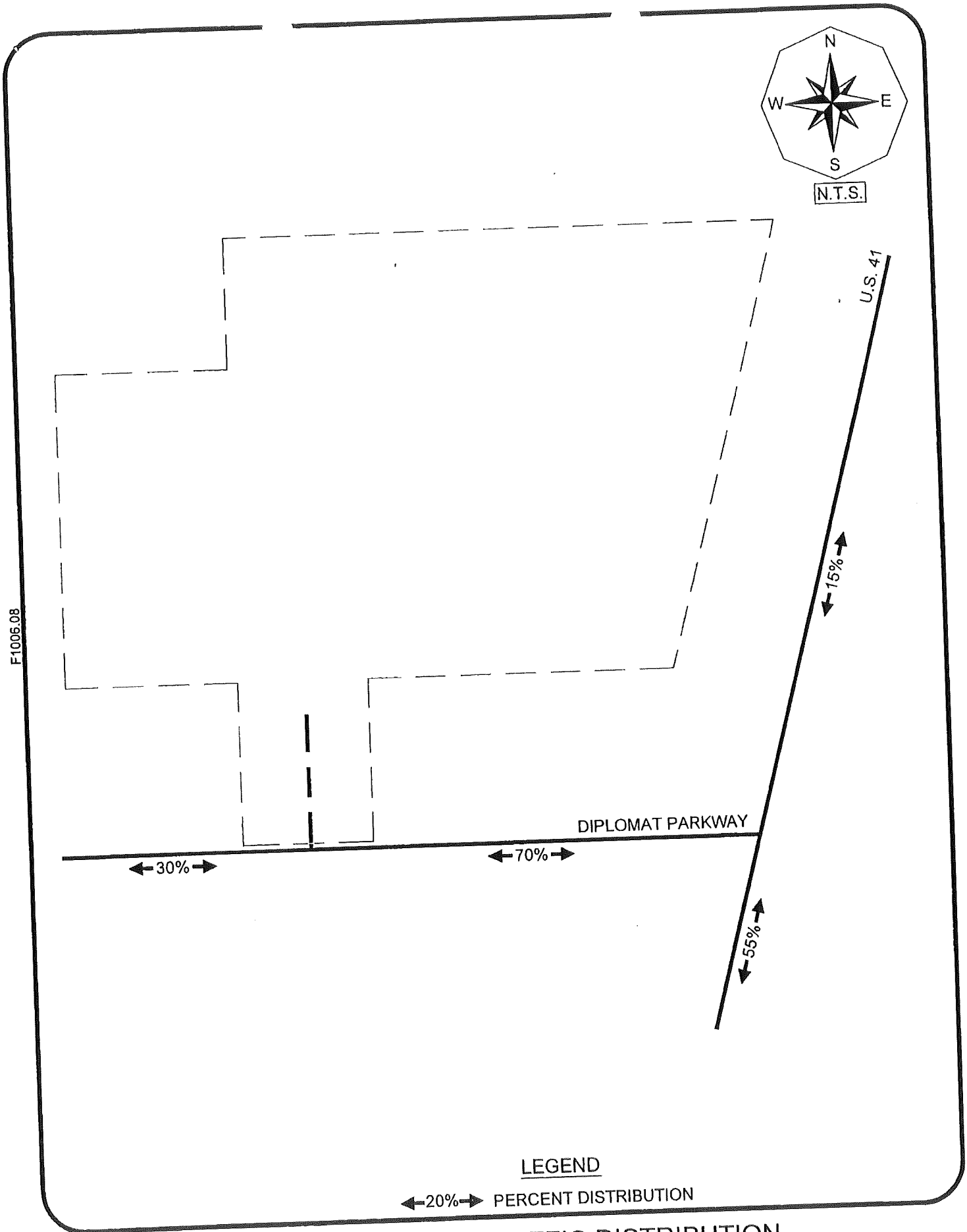
hour trip generation of the Diplomat development as currently proposed. The daily trip generation is also indicated in the table.

Table 2
Trip Generation
Diplomat Re-Zoning

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Assisted Living Facilities (350 beds)	32	17	49	34	43	77	573
Multi-Family Housing (48 dwelling units)	5	24	29	22	11	33	340
Single-Family Housing (32 dwelling units)	8	24	32	24	14	38	364
Medical Office (50,000 square feet)	91	24	115	41	112	153	1,830
Total Trip Generation	**136**	**89**	**225**	**121**	**180**	**301**	**3,107**

V. TRIP DISTRIBUTION

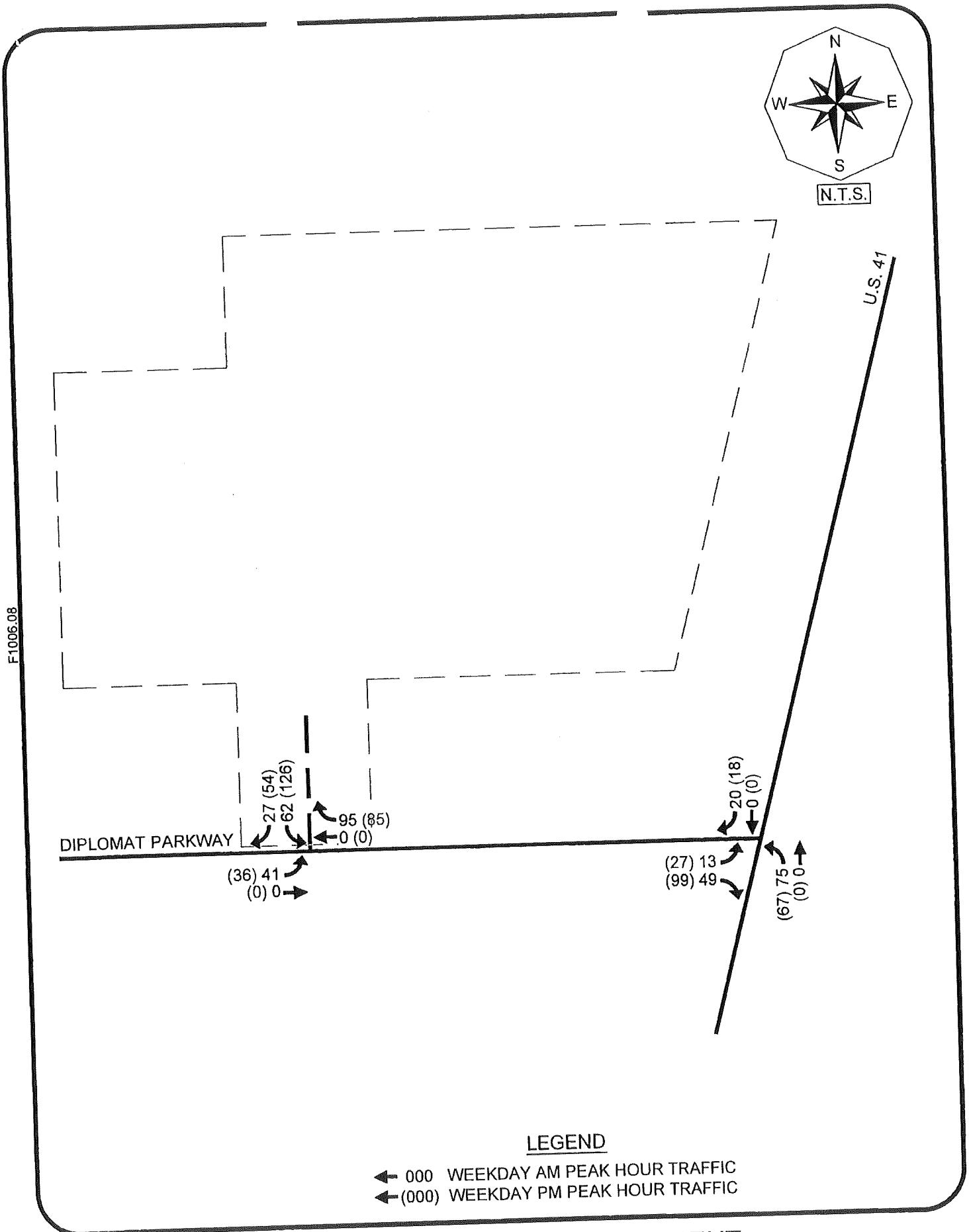
The trips shown in Table 2 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. The driveway volumes shown in Table 2 were assigned to the site access drives for the proposed development. Current and projected population in the area and other existing or planned competing/complementary uses in the area were utilized to assist in determining a distribution of the site traffic. Based on this information, the anticipated trip distribution of the development traffic is illustrated on **Figure 3**. **Figure 4** illustrates the site traffic assignment to the site access location for the proposed development.



PROJECT TRAFFIC DISTRIBUTION
DIPLOMAT RE-ZONING

TR TRANSPORTATION CONSULTANTS, INC.

Figure 3



TRANSPORTATION CONSULTANTS, INC.

SITE TRAFFIC ASSIGNMENT
DIPLOMAT RE-ZONING

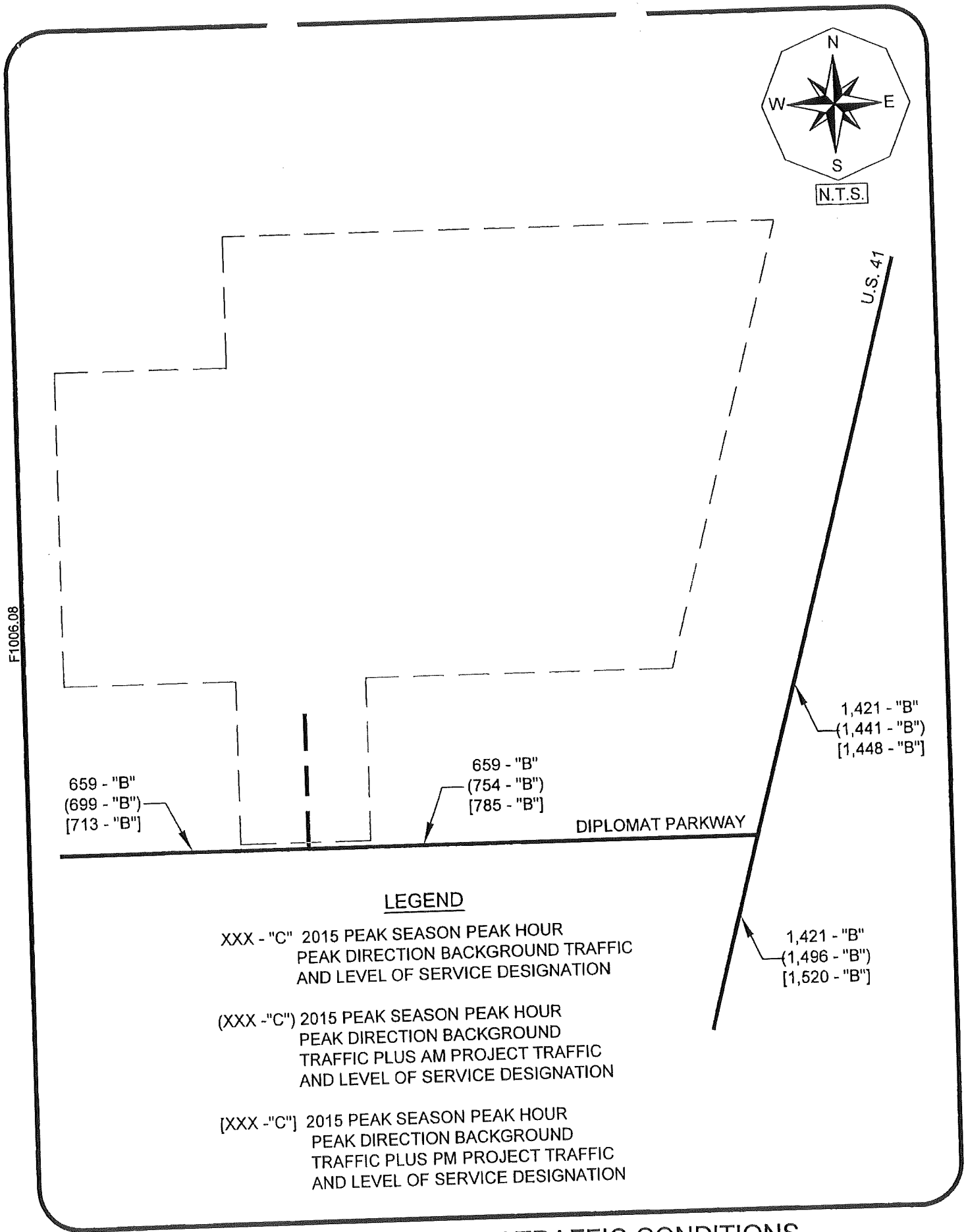
Figure 4

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. Based on Table 1A, none of the roadway links in the vicinity of the subject site are anticipated to be significantly impacted by the proposed development.

VI. FUTURE TRAFFIC CONDITIONS

It was assumed that the project would be completed by the year 2014. Based on this projected build-out, the surrounding roadway network was analyzed under 2015 traffic conditions. A growth rate was applied to the existing traffic conditions for all roadway links and intersections that could be significantly impacted by this development. The growth rates were obtained through comparisons of annual traffic data from the 2009 Lee County Traffic Count Report and the 2010 City of Cape Coral Traffic Count Report. Based on the project distribution illustrated on Figure 3, the link data was analyzed for the existing conditions, year 2015 without the development and year 2015 with the development. **Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2015 build-out traffic volumes as well as the growth rate utilized for each roadway segment.

Figure 5 indicates the year 2015 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 5 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. These figures are derived from Table 2A contained in the Appendix.



TR TRANSPORTATION CONSULTANTS, INC.

2015 BUILD-OUT TRAFFIC CONDITIONS
DIPLOMAT RE-ZONING

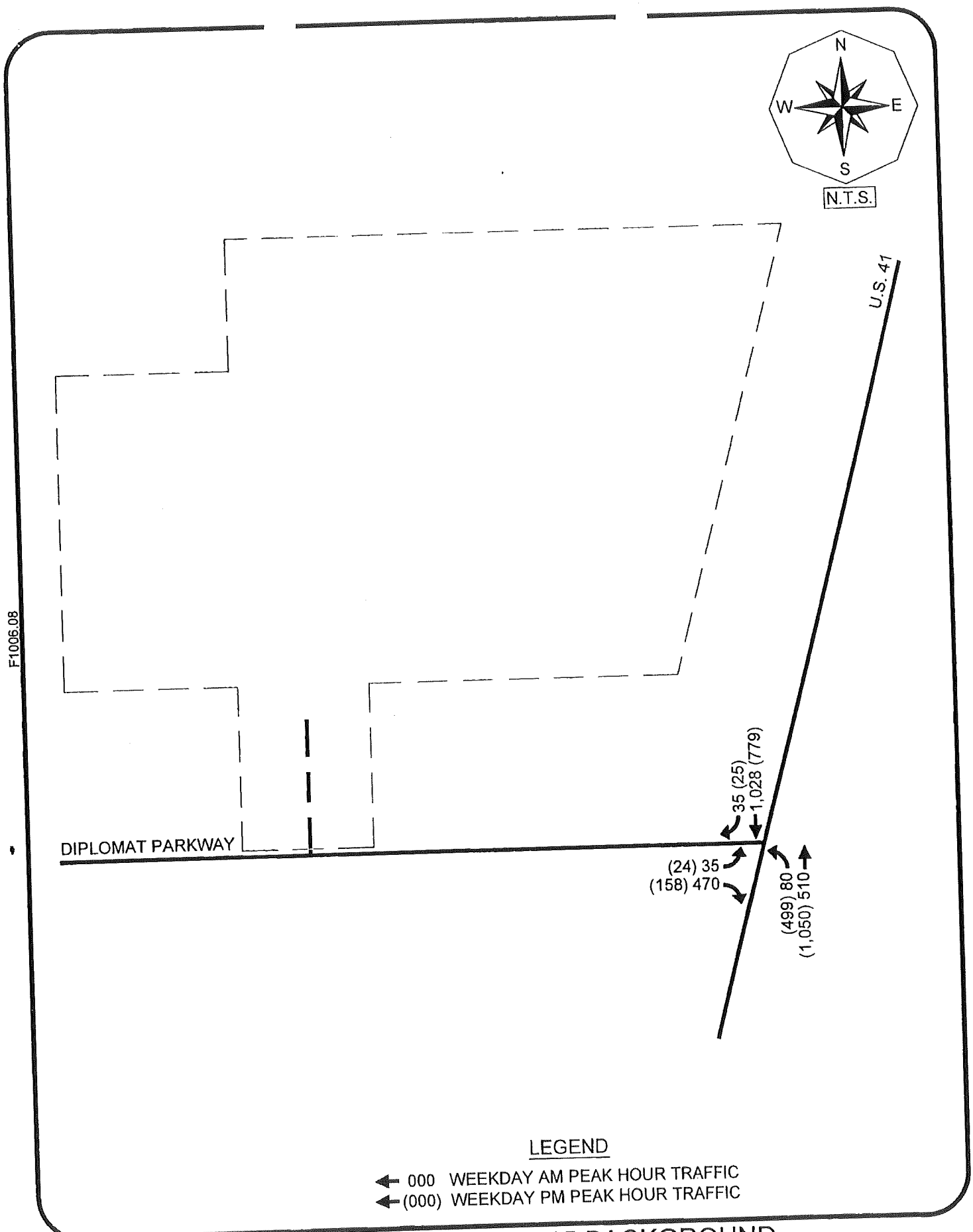
Figure 5

In comparing the links' functional classification and calculated 2015 traffic volumes to the Service Volume Tables, it was determined that none of the roadways inside the project's area of influence would be adversely impacted by the proposed development. Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In other words, all roadways analyzed as a result of the proposed development will maintain an acceptable Level of Service when the development traffic is added to the surrounding roadway network. Thus, the existing roadway network can accommodate the additional new vehicle trips the Diplomat development is anticipated to generate.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Figure 6 illustrates the projected 2015 background traffic volumes at the U.S. 41/ Diplomat Parkway intersection. The projected 2015 background traffic volumes were calculated by growing the existing 2010 peak hour peak season peak direction traffic volumes by the appropriate growth rates as indicated within Table 2A. The projected 2015 build-out traffic volumes were then calculated by adding the site traffic assignment to the projected 2015 background traffic volumes. The projected 2015 build-out traffic volumes are illustrated on **Figure 7**.

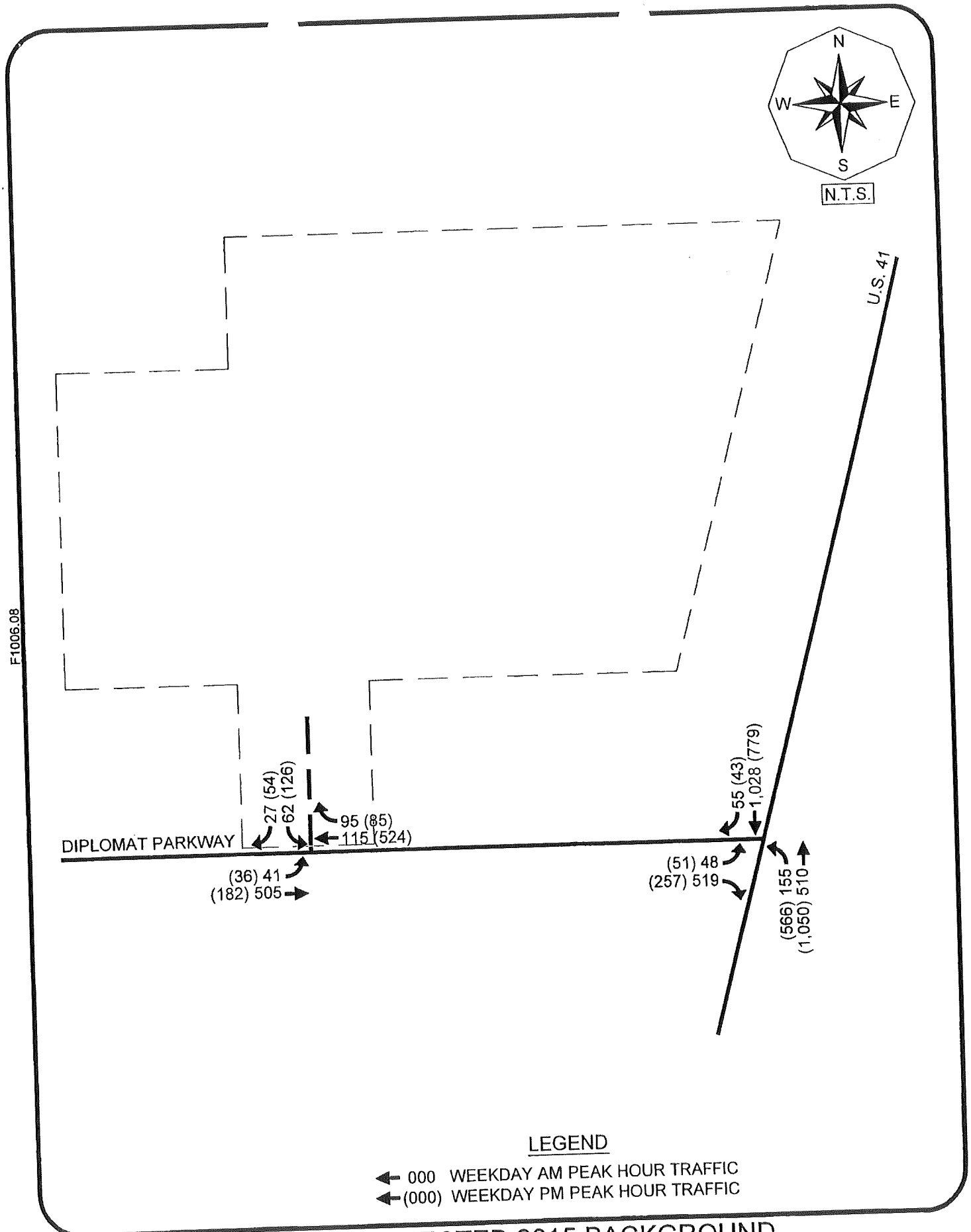
Based upon a preliminary turn lane analysis conducted at the proposed site access intersection, an eastbound left turn lane and a westbound right turn lane will likely be warranted. At the U.S. 41/Diplomat Parkway intersection a northbound left turn lane approximately 660 feet in overall length, a southbound right turn lane approximately 525 feet in overall length, and a eastbound to northbound acceleration lane approximately 610 feet in overall length currently exist. The need for turn lane improvements will be further analyzed at the time of local Development Order.



PROJECTED 2015 BACKGROUND
TURNING MOVEMENTS
DIPLOMAT RE-ZONING

TR TRANSPORTATION CONSULTANTS, INC.

Figure 6



TRANSPORTATION CONSULTANTS, INC.

PROJECTED 2015 BACKGROUND
+ PROJECT TURNING MOVEMENTS
DIPLOMAT RE-ZONING

Figure 7

Intersection analysis was performed at the intersection of U.S. 41 and Diplomat Parkway as well as at the proposed site access drive on Diplomat Parkway based upon the projected 2015 traffic volumes both with and without the proposed development. The latest version of the Highway Capacity Software, HCS+ T7F, was utilized to conduct the intersection analysis. Based upon the results of the analysis of the proposed site access location on Diplomat Parkway, all movements were shown to operate at an acceptable Level of Service in 2015 with the proposed development.

Based upon the results of the analysis for the U.S. 41/Diplomat Parkway intersection, the eastbound left turning movement is shown to operate below acceptable Level of Service conditions in 2015 both with and without the proposed development. Additionally the eastbound right turning movement is shown to operate below acceptable Level of Service conditions during the A.M. peak hour in 2015 with the addition of the project traffic. The intersection of U.S. 41 and Diplomat Parkway may need to be signalized in the future upon approval from the Florida Department of Transportation if and when warrants are met. Therefore, other than the turn lane improvements described previously, no roadway improvements will be warranted as a result of this analysis.

VIII. CONCLUSION

The proposed Diplomat Re-Zoning located on the north side of Diplomat Parkway west of its intersection with U.S. 41 in the North Fort Myers area of Lee County, Florida will not have a detrimental impact on the surrounding roadway system. The existing roadway network can accommodate the additional new vehicle trips the development is anticipated to generate.

Based upon a preliminary turn lane analysis conducted at the proposed site access intersection, an eastbound left turn lane and a westbound right turn lane will likely be warranted. At the U.S. 41/Diplomat Parkway intersection a northbound left turn lane approximately 660 feet in overall length, a southbound right turn lane approximately 525 feet in overall length, and a eastbound to northbound acceleration lane approximately 610 feet in overall length currently exist. The need for turn lane improvements will be further analyzed at the time of local Development Order.

Intersection analysis was performed at the intersection of U.S. 41 and Diplomat Parkway as well as at the proposed site access drive on Diplomat Parkway based upon the projected 2015 traffic volumes both with and without the proposed development. Based upon the results of the analysis of the proposed site access location on Diplomat Parkway, all movements were shown to operate at an acceptable Level of Service in 2015 with the proposed development. Based upon the results of the analysis for the U.S. 41/Diplomat Parkway intersection, both the eastbound left and right turning movements were shown to operate below acceptable Level of Service conditions in 2015. The intersection of U.S. 41 and Diplomat Parkway may need to be signalized in the future upon approval from the Florida Department of Transportation.

APPENDIX

TABLE 1A & TABLE 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
DIPLOMAT RE-ZONING

TOTAL AM PEAK HOUR PROJECT TRAFFIC =	225 VPH	IN=	136	OUT=	89
TOTAL PM PEAK HOUR PROJECT TRAFFIC =	301 VPH	IN=	121	OUT=	180

			LEVEL OF SERVICE THRESHOLDS					PERCENT		
		ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E	PROJECT	PROJECT	PROJ/
ROADWAY	SEGMENT	CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	TRAFFIC	TRAFFIC	LOS C
Diplomat Pkwy.	W. of Site Access	4LD	260	1,570	1,900	1,970	1,970	30%	54	2.8%
	W. of U.S. 41	4LD	260	1,570	1,900	1,970	1,970	70%	126	6.6%
U.S. 41	N. of Diplomat Pkwy.	4LD	260	1,570	1,900	1,970	1,970	15%	27	1.4%
	S. of Diplomat Pkwy.	4LD	260	1,570	1,900	1,970	1,970	55%	99	5.2%

* The Lee County Generalized Level of Service Thresholds utilized for both U.S. 41 and Diplomat Parkway

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
DIPLOMAT RE-ZONING

TOTAL PROJECT TRAFFIC AM = 225 VPH IN = 136 OUT= 89

TOTAL PROJECT TRAFFIC PM = 301 VPH IN= 121 OUT= 180

ROADWAY	SEGMENT	PCS	BASE YR ADT	2009 ADT	YRS OF GROWTH	ANNUAL RATE	CURRENT PK HR PK SEASON PEAK DIR.[1]	2015 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2015 BCKGRND + AM PROJ VOLUME	LOS	2015 BCKGRND + PM PROJ VOLUME	LOS
Diplomat Pkwy.	W. of Site Access	057	4,000	5,200	6	4.47%	485	659	B	30%	41	54	699	B	713	B
	W. of U.S. 41	057	4,000	5,200	6	4.47%	485	659	B	70%	95	126	754	B	785	B
U.S. 41	N. of Diplomat Pkwy.	419	20,000	21,600	9	1.00%	1,352	1,421	B	15%	20	27	1,441	B	1,448	B
	S. of Diplomat Pkwy.	419	20,000	21,600	9	1.00%	1,352	1,421	B	55%	75	99	1,496	B	1,520	B

[1] The current peak hour, peak season, peak direction traffic volume for Diplomat Parkway was obtained from the 2010 City of Cape Coral Traffic Count Report and represent 2010 traffic volumes.

The current peak hour, peak season, peak direction traffic volume for U.S. 41 was obtained from the 2009 Lee County Concurrency Report and represent 2008 traffic volumes.

HCS+ ANALYSIS OF THE

U.S. 41/DIPLOMAT PARKWAY

INTERSECTION

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	7/12/2010
Analysis Time Period	AM Peak Hour

Site Information

Intersection	US 41/Diplomat
Jurisdiction	FDOT
Analysis Year	2015 background

Project Description: F1006.08 - Diplomat Re-Zoning

East/West Street: Diplomat Parkway | North/South Street: US 41

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	80	510			1028	35
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	84	536	0	0	1082	36
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	35		470			
Peak-Hour Factor, PHF	0.95	1.00	0.95	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	36	0	494	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	84					36		494
C (m) (veh/h)	620					95		539
v/c	0.14					0.38		0.92
95% queue length	0.47					1.52		11.09
Control Delay (s/veh)	11.7					64.4		48.6
LOS	B					F		E
Approach Delay (s/veh)	--	--				49.7		
Approach LOS	--	--				E		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	7/12/2010
Analysis Time Period	PM Peak Hour

Site Information

Intersection	US 41/Diplomat
Jurisdiction	FDOT
Analysis Year	2015 background

Project Description: F1006.08 - Diplomat Re-Zoning

East/West Street: Diplomat Parkway | North/South Street: US 41

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	499	1050			779	25
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	525	1105	0	0	820	26
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	24		158			
Peak-Hour Factor, PHF	0.95	1.00	0.95	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	25	0	166	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	525					25		166
C (m) (veh/h)	787					9		640
v/c	0.67					2.78		0.26
95% queue length	5.19					4.22		1.03
Control Delay (s/veh)	18.2					1617		12.6
LOS	C					F		B
Approach Delay (s/veh)	--	--				222.6		
Approach LOS	--	--				F		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	7/12/2010
Analysis Time Period	AM Peak Hour

Site Information

Intersection	US 41/Diplomat
Jurisdiction	FDOT
Analysis Year	2015 background + project

Project Description: F1006.08 - Diplomat Re-Zoning

East/West Street: Diplomat Parkway | North/South Street: US 41

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	155	510			1028	55
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	163	536	0	0	1082	57
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	48		519			
Peak-Hour Factor, PHF	0.95	1.00	0.95	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	50	0	546	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	163					50		546
C (m) (veh/h)	609					63		539
v/c	0.27					0.79		1.01
95% queue length	1.08					3.59		14.75
Control Delay (s/veh)	13.1					165.9		69.9
LOS	B					F		F
Approach Delay (s/veh)	--	--				77.9		
Approach LOS	--	--				F		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	7/12/2010
Analysis Time Period	PM Peak Hour

Site Information

Intersection	US 41/Diplomat
Jurisdiction	FDOT
Analysis Year	2015 background + project

Project Description: F1006.08 - Diplomat Re-Zoning

East/West Street: Diplomat Parkway | North/South Street: US 41

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	566	1050			779	43
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	595	1105	0	0	820	45
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	51		257			
Peak-Hour Factor, PHF	0.95	1.00	0.95	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	53	0	270	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	595					53		270
C (m) (veh/h)	774					5		640
v/c	0.77					10.60		0.42
95% queue length	7.47					8.37		2.09
Control Delay (s/veh)	23.3					5731		14.7
LOS	C					F		B
Approach Delay (s/veh)	--	--				952.6		
Approach LOS	--	--				F		

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HCS+ ANALYSIS OF THE

SITE ACCESS LOCATION

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	7/12/2010
Analysis Time Period	AM Peak Hour

Site Information

Intersection	Diplomat Access
Jurisdiction	FDOT
Analysis Year	2015 background + project

Project Description: F1006.08 - Diplomat Re-Zoning

East/West Street: Diplomat Parkway | North/South Street: Site Access

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	41	505			115	95
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	43	531	0	0	121	100
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				62		27
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.95	1.00	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	65	0	28
Percent Heavy Vehicles	0	0	0	2	0	2
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	43					65		28
C (m) (veh/h)	1345					562		1005
v/c	0.03					0.12		0.03
95% queue length	0.10					0.39		0.09
Control Delay (s/veh)	7.8					12.2		8.7
LOS	A					B		A
Approach Delay (s/veh)	--	--				11.2		
Approach LOS	--	--				B		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	7/12/2010
Analysis Time Period	PM Peak Hour

Site Information

Intersection	Diplomat Access
Jurisdiction	FDOT
Analysis Year	2015 background + project

Project Description: F1006.08 - Diplomat Re-Zoning

East/West Street: Diplomat Parkway | North/South Street: Site Access

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	36	182			524	85
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	37	191	0	0	551	89
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				126		54
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.95	1.00	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	132	0	56
Percent Heavy Vehicles	0	0	0	2	0	2
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	37					132		56
C (m) (veh/h)	940					442		761
v/c	0.04					0.30		0.07
95% queue length	0.12					1.24		0.24
Control Delay (s/veh)	9.0					16.6		10.1
LOS	A					C		B
Approach Delay (s/veh)	--	--				14.6		
Approach LOS	--	--				B		

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DEVELOPMENT OF FUTURE YEAR

TRAFFIC VOLUMES

Development of Future Year Background Turning Volumes

Intersection: **U.S. 41 at Diplomat Parkway**
Count Date: July 7th, 2010
Build-Out Year: 2015

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	69	441			889	30	25		344			
Peak Season Correction Factor	1.10	1.10			1.10	1.10	1.10		1.10			
Current Peak Season Volumes	76	485			978	33	28		378			
Growth Rate	1.00%	1.00%			1.00%	1.00%	4.47%		4.47%			
Years to Build-out	5	5			5	5	5		5			
2015 Background Turning Volumes	**80**	**510**			**1,028**	**35**	**35**		**470**			
Project Turning Volumes	75	0			0	20	13		49			
2015 Background + Project	**155**	**510**			**1,028**	**55**	**48**		**519**			

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	432	908			674	22	17		115			
Peak Season Correction Factor	1.10	1.10			1.10	1.10	1.10		1.10			
Current Peak Season Volumes	475	999			741	24	19		127			
Growth Rate	1.00%	1.00%			1.00%	1.00%	4.47%		4.47%			
Years to Build-out	5	5			5	5	5		5			
2015 Background Turning Volumes	**499**	**1,050**			**779**	**25**	**24**		**158**			
Project Turning Volumes	67	0			0	18	27		99			
2015 Background + Project	**566**	**1,050**			**779**	**43**	**51**		**257**			

LEE COUNTY GENERALIZED

LEVEL OF SERVICE THRESHOLDS

U

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

Jan 2009 c:\input3

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	120	370	720	1,010	1,280
2	Divided	1,090	1,780	2,570	3,280	3,690
3	Divided	1,630	2,680	3,860	4,930	5,530

Arterials

Class I (>0.00 to 1.99 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	210	720	880	920
2	Divided	260	1,570	1,900	1,970	1,970
3	Divided	400	2,410	2,870	2,960	2,960
4	Divided	530	3,260	3,840	3,960	3,970

Class II (>2.00 to 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	90	600	840	890
2	Divided	*	220	1,370	1,760	1,860
3	Divided	*	340	2,120	2,660	2,810
4	Divided	*	480	2,860	3,570	3,770

Class III (more than 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	260	650	810
2	Divided	*	*	620	1,480	1,700
3	Divided	*	*	980	2,310	2,570
4	Divided	*	*	1,340	3,150	3,440

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	120	740	950	990	990
2	Divided	270	1,610	1,970	2,040	2,040
3	Divided	410	2,480	2,970	3,070	3,070

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	670	820	860
1	Divided	*	170	700	870	910
2	Undivided	*	790	1,590	1,700	1,730
2	Divided	*	820	1,680	1,800	1,830

Note: the service volumes for I-75 (freeway) should be from FDOT's most current version of LOS Handbook.

TRAFFIC DATA FOR

US 41 & DIPLOMAT PARKWAY

Location	Site ID	Average Annual Daily Traffic (AADT)							Peak Hour Per direction	
		2004	2005	2006	2007	2008	2009	2010	Volume	15 Min.
Coronado Parkway										
S/ Cape Coral Parkway	040	9,100	9,400	9,700	9,400	9,300	8,700	8,300	434	120
W/ Del Prado Boulevard	041	11,600	11,700	11,500	10,000	9,400	9,000	8,300	474	135
N/ SE 47 Terrace	042	10,800	11,900	10,100	9,200	8,900	8,500	8,000	452	164
Country Club Boulevard										
N/ Veterans Parkway	043	15,200	15,200	17,800		14,300	13,900	14,000	729	206
S/ Veterans Parkway	044	14,800	14,100	15,000	14,000	13,600	12,400	12,400	790	237
S/ Archer Parkway	045	13,200	13,800	13,400	12,700	11,700	10,600	10,600	657	187
S/ Wildwood Parkway	046	6,400	7,100	7,200	7,100		5,200	5,400	362	108
E/ SE 5 Avenue & Palm Tree	158	7,100	7,600	7,700	7,700	5,000	5,600	5,600	322	88
S/ Viscaya Parkway	047	15,200	16,700	17,000	17,400	14,200	13,400	12,900	805	294
N/ Nicholas Parkway	048	16,500	17,900	18,600	17,900	15,200	13,400	13,400	822	271
Cultural Park Boulevard										
N/ Nicholas Parkway	049	8,000	9,000	9,800	10,200	8,600	7,700	8,000	504	144
S/ Hancock Bridge Parkway	050	9,000	10,300	10,400	11,400	9,600	8,800	9,100	518	144
N/ Hancock Bridge Parkway	051	5,600	6,400	6,700	6,800	6,000	5,600	6,000	392	109
Del Prado Boulevard										
S/ Cape Coral Parkway	052	5,400	5,000	4,600	4,400	4,400	4,100	3,900	260	73
N/ Averill Boulevard	053					11,000	10,200	9,700	594	165
N/ Kismet Parkway	054	10,700	11,100	12,600	11,700	13,100	13,200	12,600	649	172
N/ Diplomat Parkway	055	13,000	16,600	17,000	18,100	17,700	N/A	11,600	748	222
S/ Diplomat Parkway	056	15,300		21,100	22,100	18,200	N/A	N/A		
N/ De–Navarra Parkway	----						11,600	11,800	730	202
De–Navarra Parkway										
N/ Del Prado Boulevard	----						1,900	2,500	274	113
Diplomat Parkway										
E/ 24th Avenue	057	4,000	4,800	6,300	6,300	7,000	5,800	5,200	485	135
E/ Del Prado Boulevard	058	4,400	5,400	6,400	5,500	7,000	5,500	4,300	403	117
W/ Del Prado Boulevard	059	5,400	7,700	9,000	9,700	10,300	8,200	7,700	611	191
E/ Santa Barbara Boulevard	060	4,300	6,100	8,100	8,100	7,400	6,300	5,500	452	130
W/ Santa Barbara Boulevard	061	3,400	5,400	7,200	6,300	5,700	5,000	4,600	368	98
W/ Nelson Road	062		5,200	6,400		5,100	4,600	4,700	298	84
W/ Chiquita Boulevard	063	1,800	3,400	4,100	3,400	2,800	2,500	2,300	155	42
W/ El–Dorado Boulevard	064				2,000		1,600	1,500	99	32
El–Dorado Boulevard										
N/ Diplomat Parkway	065	1,600	1,800	2,400	2,400		2,000	2,100	130	41
S/ Diplomat Parkway	066	1,400	1,600	2,300	2,300	2,700	2,300	2,400	158	52
S/ Tropicana Parkway	067	1,800	1,900	2,600	2,600	2,500	2,600	2,700	199	59
S/ Embers Parkway	068	700	900	1,300	1,300		1,500	1,600	116	53
Embers Parkway										
E/ Chiquita Boulevard	069	4,700	5,100	6,400	7,300	7,800	6,900	7,200	481	140
W/ Chiquita Boulevard	070	4,700	4,900		6,800	6,700	6,000	6,400	470	121
E/ Burnt Store Road	----						2,100	2,100	121	36
W/ Burnt Store Road	----						1,500	1,700	103	30
Everest Parkway										
E/ Del Prado Boulevard	071	4,400	5,000	3,000	2,800	2,600	2,400	2,300	160	50
W/ Del Prado Boulevard	072	700	900	900	900	800	800	800	105	32
El–Dorado Parkway										
W/ Chiquita Boulevard	073	3,000	2,700	3,200	3,100	2,800	2,600	2,500	139	49
E/ Coronado Parkway	074	4,300	4,000	3,500	3,300	3,100	3,000	3,000	186	54
W/ Pelican Boulevard	075	1,200	1,200	1,100	1,200	1,100	1,100	1,200	69	24
Four Mile cove										
E/ Del Prado Boulevard	159	2,900	3,300	2,900			3,000	3,100	185	50

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	Daily Traffic Volume (AADT) 2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	%	Area
US 41 (SR 45)	N OF BOY SCOUT DR	430	B	39600	39900	42000	42200	45900	44100	45700	42700	38400	36200	9	3
	N OF N AIRPORT RD	427	B	44200	43800	43900	44800	52900	45000	50500	49600	43500	38400	9	3
	N OF COLONIAL BLVD	432	B	48600	44600	51000	48200	49200	50300	52000	51600	46800	35500	9	3
	N OF WINKLER AVE	429	B	41900	43700	45300	44500	48200	38500	50600	50000	52100	42000	9	3
	N OF HANSON ST	428	B	40700	45700	43900	43800	47400	45600	46600	46400	43200	40400	9	3
	N OF NORTH KEY DR	1	C	39700	41700	43500	45600	49900	52400	51900	HUC	42600	41800	1	2
	N OF HANCOCK BR. PWY	421	C	28500	29500	29700	31600	31600	34400	39500	32700	29900	32700	1	2
	N OF PONDELLA RD	431	C	21000	23800	25000	25900	28900	27800	32400	26300	24900	26800	1	2
	N OF PINE ISLAND RD	419	C	20000	22500	22900	24300	24700	25700	30800	25100	26100	21600	1	2
	N OF LITTLETON RD	425	C	15500	17100	17400	18200	20000	20400	23000	18300	17700	15700	1	2
	S OF CHARLOTTE CO.	449	I	12800	14600	14800	15400	18000	18700	18400	15500	20700	13900	1	2
VANDERBILT RD	S OF BONITA BEACH RD	491	H	8500	N/A	7300	9300	9000	9600	7800	6100	5700	5100	23	6
VETERANS PKWY	S OF PINE ISLAND RD	527	I			6100	8200	10600	12100	13600	14000	12900	13900	50	1
	E OF SURFSIDE BLVD	526	I				10800	13800	16400	18500	20100	19500	18700	50	1
	E OF CHIQUITA BLVD	523	C	9100	12000	15900	19200	23900	25700	27500	29500	28200	26800	50	1
	E OF SKYLINE BLVD	522	C	15900	19200	23400	26700	32500	35300	40200	40000	36800	38400	50	1
	E OF SANTA BARBARA BLVD	50	C	31400	33800	40600	44300	48000	50700	53100	49600	47200	46900	50	1
CR	E OF COUNTRY CLUB BLVD	513	C	36800	38700	44800	45900	50800	51400	58200	57400	49800	50800	50	1
	AT TOLL PLAZA	101	C	37500	37700	41800	44500	47600	49500	50400	48100				
VIA COCONUT	S OF WILLIAMS RD	454									5100	5600	4500	50	6
WEST TERRY ST	E OF US 41	440	H	10800	11100	13300	13300	12000	11400	12200	12200	11600	11500	42	6
WESTGATE BLVD	S OF LEE BLVD	470	F						7300	6700	12000	8800	6400	6700	27	5

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2008 100th HIGHEST HR		EST 2009 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	900	B	713	B	713	B	722		28500
WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	900	B	693	B	693	B	693		28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,610	D	796	D	796	D	946		28700
WINKLER RD	COLLEGE PKWY	McGREGOR BL	2LN	E	810	B	369	B	369	B	393		28800
WOODLAND BL	US 41	CHATHAM ST	2LU	E	860	C	320	C	320	C	320		28900
W 6th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	C	122	C	122	C	122		29000
W 12th ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	N/A	N/A	N/A	N/A	N/A	N/A		29100
W 12th ST	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	B	72	B	72	C	161		29200
W 12th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	B	72	B	73	B	73		29300
W 14th ST	SUNSHINE BL	RICHMOND AVE	2LU	E	860	B	41	B	42	B	42		29400
[illegible]													29500
[illegible]													29600
[illegible]													29700
[illegible]													29800
US 41	OLD 41	CORKSCREW RD	6LD	E	3,100	C	2,263	C	2,397	C	2,859		29900
US 41	CORKSCREW RD	SANIBEL BL	4LD	E	1,950	F	1,992	F	2,038	F	2,257	6 Ln funded in 2010/11 by FDOT.	30000
US 41	SANIBEL BL	ALICO RD	6LD	E	2,940	B	1,671	B	1,724	B	2,051		30100
US 41	ALICO RD	ISLAND PARK RD	6LD	E	2,940	C	2,611	C	2,611	C	2,778		30200
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	2,940	C	2,629	C	2,648	C	2,811		30300
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	2,940	C	2,656	C	2,686	C	2,716		30400
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,870	D	1,766	D	1,774	D	2,004		30500
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,870	D	2,179	D	2,180	D	2,193	Constrained v/c=0.76.	30600
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,870	D	2,211	D	2,220	D	2,253	Constrained v/c=0.77.	30700
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,870	D	2,134	D	2,134	D	2,136	Constrained v/c=0.74.	30800
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,870	D	1,573	D	1,574	D	1,576	Constrained v/c=0.55.	30810
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,870	D	1,782	D	1,782	D	1,782		30900
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,270	D	2,238	D	2,238	D	2,238		31000
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,270	F	2,363	F	2,363	F	2,375	Affected by recent change to one-way tolling on Midpoint Bridge; should stabilize in future.	31100
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,950	D	1,549	D	1,583	D	1,583		31200
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	1,950	D	1,290	D	1,290	D	1,290		31300
US 41	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	E	2,050	C	1,352	C	1,352	C	1,433		31400
US 41	LITTLETON RD	BUSINESS 41	4LD	E	2,050	B	917	B	917	C	1,226		31500
US 41	BUSINESS 41	DEL PRADO BL	4LD	E	2,050	B	917	B	918	B	940		31600
US 41	DEL PRADO BL	CHARLOTTE COUNTY LINE	4LD	E	2,050	B	1,072	B	1,076	C	1,188		

PERMANENT COUNT STATION 1
US-41 (SR 45) N OF NORTH KEY DR

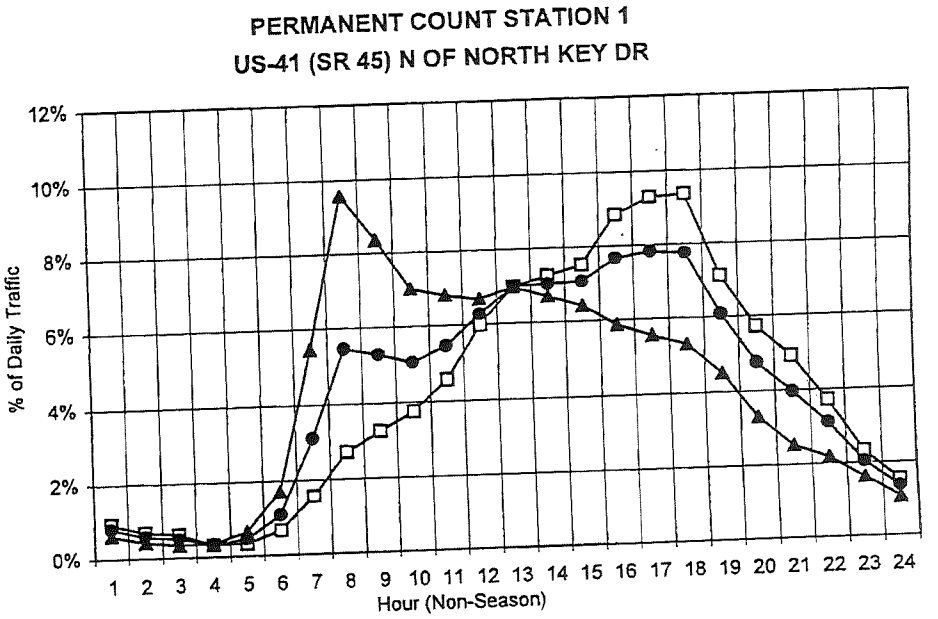
2009 AADT = 41800

K100 Factor - 0.0993

Monthly ADT as a % of Annual ADT	
January	103%
February	109%
March	104%
April	98%
May	94%
June	104%
July	99%
August	94%
September	101%
October	100%
November	96%
December	98%

Day of Week as a % of Annual ADT	
Monday	102%
Tuesday	109%
Wednesday	112%
Thursday	109%
Friday	111%
Saturday	86%
Sunday	73%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m		
1) as a % of weekday traffic	5.4%	5.3%
2) directional Split (peak direction)	75% Southbound	73% Southbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.8%	7.7%
2) directional Split (peak direction)	63% Northbound	63% Northbound



TURNING MOVEMENT COUNT

U.S. 41 @ DIPLOMAT PARKWAY

TRANSPORTATION CONSULTANTS, INC.

DATE: July 7, 2010
DAY: WEDNESDAY
COUNT TIME: 7:00 AM - 9:00 AM
TRAFFIC: ALL TRIPS

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

US 41 & Diplomat Parkway

15 MIN BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	16	89	0	105	0	148	3	151	4	0	81	85	0	0	0	0	341
7:15 AM	15	90	0	105	0	190	4	194	9	0	92	101	0	0	0	0	400
7:30 AM	21	114	0	135	0	252	7	259	7	0	96	103	0	0	0	0	497
7:45 AM	17	114	0	131	0	207	9	216	5	0	101	106	0	0	0	0	453
8:00 AM	16	98	0	114	0	222	8	230	7	0	74	81	0	0	0	0	425
8:15 AM	15	115	0	130	0	208	6	214	6	0	73	79	0	0	0	0	423
8:30 AM	20	122	0	142	0	211	8	219	4	0	67	71	0	0	0	0	432
8:45 AM	18	134	0	152	0	210	9	219	6	0	41	47	0	0	0	0	418
TOTAL:	138	876	0	1,014	0	1,648	54	1,702	48	0	625	673	0	0	0	0	3,389

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

US 41 & Diplomat Parkway

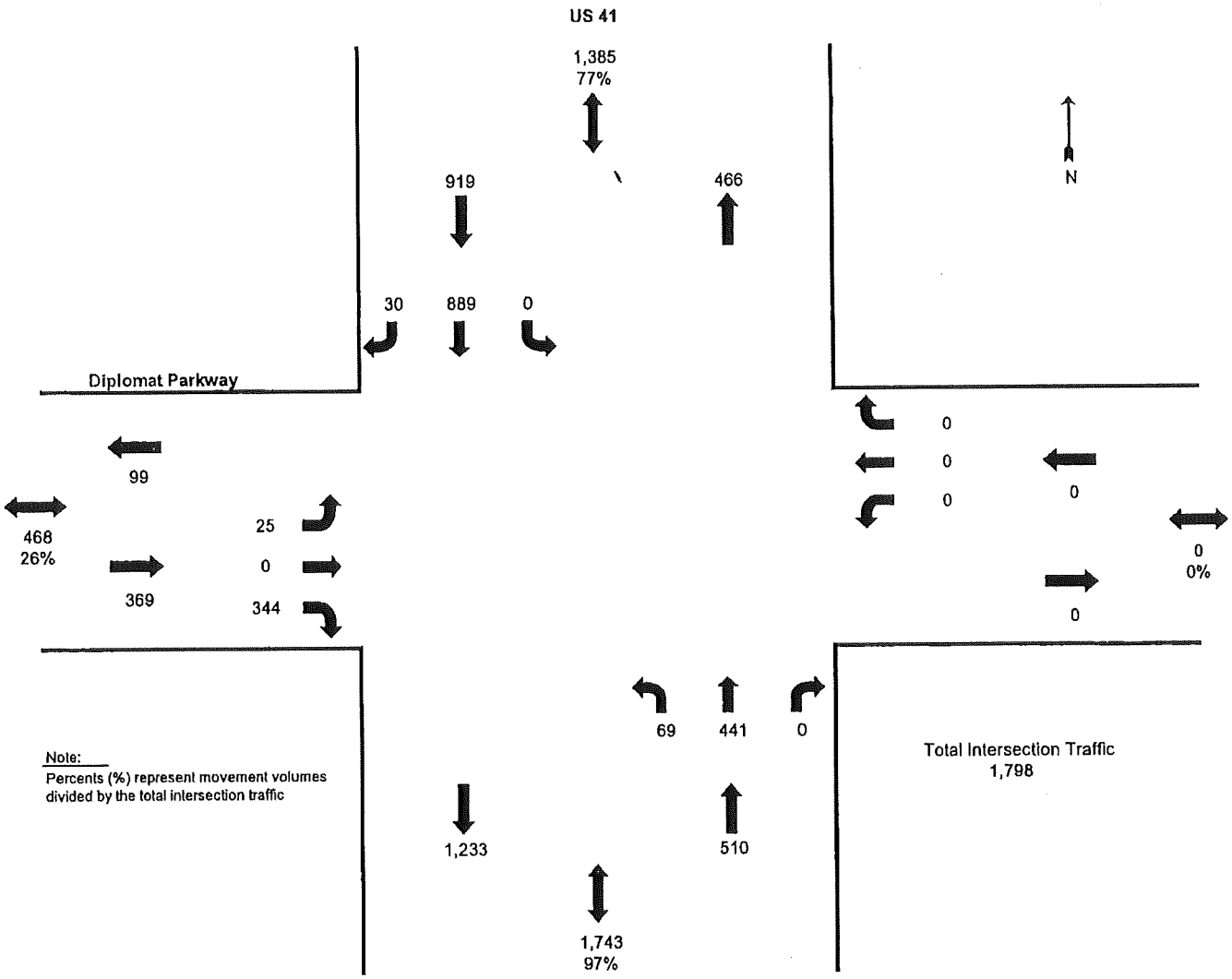
HOUR BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	69	407	0	476	0	797	23	820	25	0	370	395	0	0	0	0	1,691
7:15 AM	69	416	0	485	0	871	28	899	28	0	363	391	0	0	0	0	1,775
7:30 AM	69	441	0	510	0	889	30	919	25	0	344	369	0	0	0	0	1,798
7:45 AM	68	449	0	517	0	848	31	879	22	0	315	337	0	0	0	0	1,733
8:00 AM	69	469	0	538	0	851	31	882	23	0	255	278	0	0	0	0	1,698

PEAK HOUR SUMMARY

HOUR BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:30 AM	69	441	0	510	0	889	30	919	25	0	344	369	0	0	0	0	1,798

TRANSPORTATION CONSULTANTS, INC.

DATE: July 7, 2010
DAY: WEDNESDAY
COUNT TIME: 7:00 AM - 9:00 AM
PEAK HOUR: 7:30 AM - 8:30 AM
TRAFFIC: ALL TRIPS
INTERSECTION: US 41 & Diplomat Parkway



TRANSPORTATION CONSULTANTS, INC.

DATE: July 7, 2010
DAY: WEDNESDAY
COUNT TIME: 4:00 PM - 6:00 PM
TRAFFIC: ALL TRIPS

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

US 41 & Diplomat Parkway

15 MIN BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	42	206	0	248	0	151	5	156	5	0	45	50	0	0	0	0	454
4:15 PM	74	220	0	294	0	177	4	181	6	0	40	46	0	0	0	0	521
4:30 PM	66	194	0	260	0	165	8	173	7	0	37	44	0	0	0	0	477
4:45 PM	82	238	0	320	0	166	4	170	3	0	27	30	0	0	0	0	520
5:00 PM	107	212	0	319	0	180	7	187	5	0	23	28	0	0	0	0	534
5:15 PM	131	208	0	339	0	160	6	166	6	0	29	35	0	0	0	0	540
5:30 PM	112	250	0	362	0	168	5	173	3	0	36	39	0	0	0	0	574
5:45 PM	91	213	0	304	0	141	0	141	3	0	25	28	0	0	0	0	473
TOTAL:	705	1,741	0	2,446	0	1,308	39	1,347	38	0	262	300	0	0	0	0	4,093

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

US 41 & Diplomat Parkway

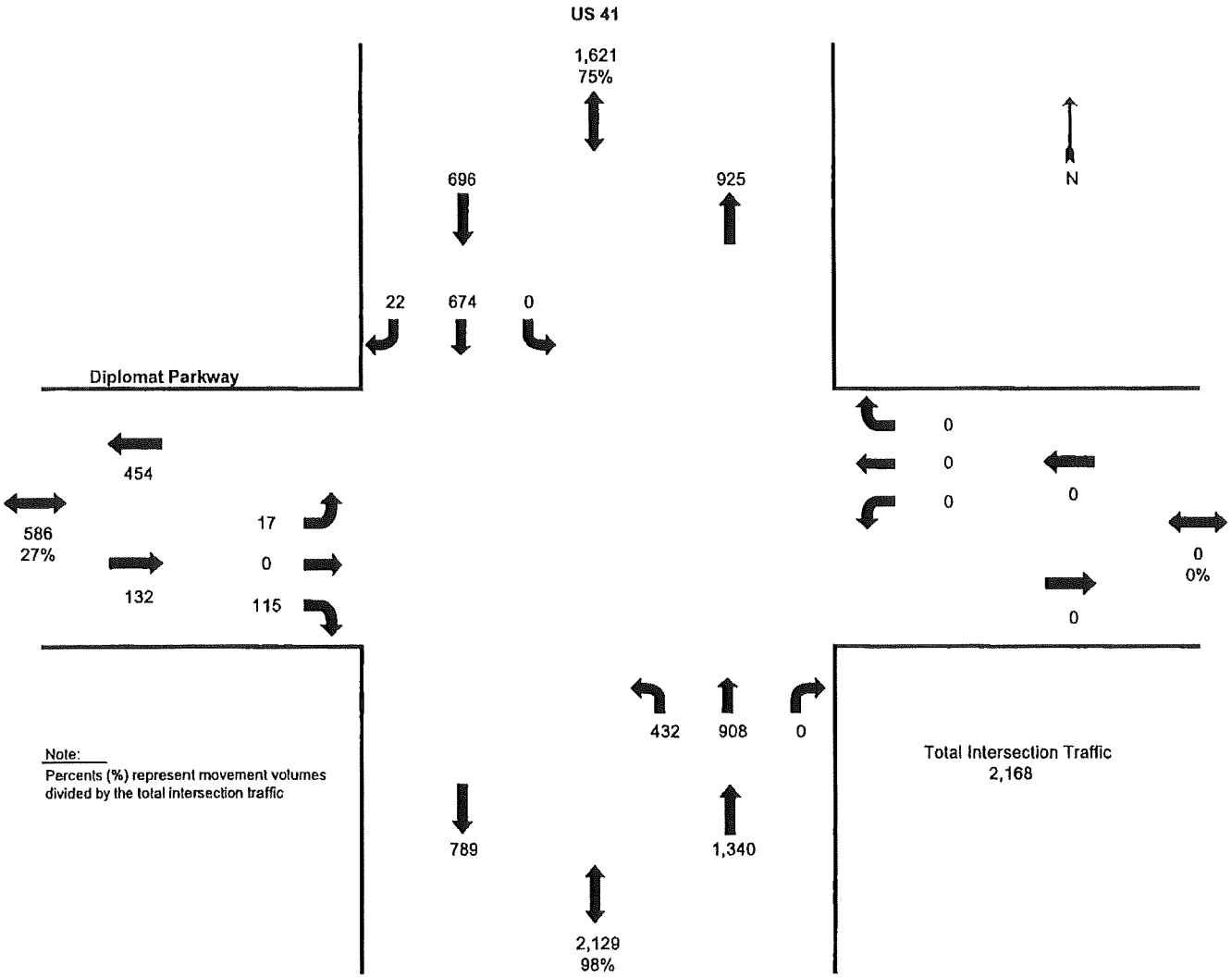
HOUR BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	264	858	0	1,122	0	659	21	680	21	0	149	170	0	0	0	0	1,972
4:15 PM	329	864	0	1,193	0	688	23	711	21	0	127	148	0	0	0	0	2,052
4:30 PM	386	852	0	1,238	0	671	25	696	21	0	116	137	0	0	0	0	2,071
4:45 PM	432	908	0	1,340	0	674	22	696	17	0	115	132	0	0	0	0	2,168
5:00 PM	441	883	0	1,324	0	649	18	667	17	0	113	130	0	0	0	0	2,121

PEAK HOUR SUMMARY

HOUR BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:45 PM	432	908	0	1,340	0	674	22	696	17	0	115	132	0	0	0	0	2,168

TRANSPORTATION CONSULTANTS, INC.

DATE: July 7, 2010
DAY: WEDNESDAY
COUNT TIME: 4:00 PM - 6:00 PM
PEAK HOUR: 4:45 PM - 5:45 PM
TRAFFIC: ALL TRIPS
INTERSECTION: US 41 & Diplomat Parkway



Note:
Percents (%) represent movement volumes divided by the total intersection traffic

TRIP GENERATION EQUATIONS

TRIP GENERATION EQUATIONS
DIPLOMAT RE-ZONING
ITE TRIP GENERATION REPORT, 8th EDITION

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
Assisted Living (LUC 254)	T = 0.14 (X) (65% In/35% Out)	T = 0.22 (X) (44% In/56% Out)	Ln (T) = 0.56 Ln (X) + 3.07
T = Number of Trips, X = Number of Beds			
Residential Condominium/Townhouse (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) = 0.87 Ln (X) + 2.46
T = Number of Trips, X = Number of Dwelling Units			
Single-Family Detached Housing (LUC 210)	T = 0.70 (X) + 9.74 (25% In/75% Out)	Ln (T) = 0.90 Ln (X) + 0.51 (63% In/37% Out)	Ln (T) = 0.92 Ln (X) + 2.71
T = Number of Trips, X = Number of Dwelling Units			
Medical-Dental Office Building (LUC 720)	T = 2.30 (X) (79% In/21% Out)	Ln (T) = 0.88 Ln (X) + 1.59 (27% In/73% Out)	T = 40.89 (X) – 214.97
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			

EXHIBIT D-7-P: REVISED SCHEDULE OF USES
DIPLOMAT PROPERTY RPD/CPD

ensite

Supplement D

Schedule of Uses: RPD

Accessory Uses & Structures
Administrative Office
Assisted Living Facilities
ATM *
Banks and Financial Establishments, Group I *
Clubhouse, Private **
Community Garden
Consumption on Premises **
Continuing Care Facilities
Day Care Center, Adult
Dwelling Units, single-family, multifamily, townhomes - maximum 80 units
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities - Group I
Excavation, Water Retention
Fences and Walls
Food and Beverage Service, limited
Gift & Souvenir Shop
Guardhouse/Gatehouse
Health Care Facilities, Group I and II only *
Home Occupation
Home Care Facility
Hospice *
Independent Living Units
Library *
Medical Office *
Model Home, Model Display Center, Model Unit
Non-store retailers, Group II *
Parking Lot, Accessory, Temporary
Personal Services, Group I & II *
Pharmacy *
Place of Worship *
Post Office *
Real Estate Sales
Recreational Facilities, Private, On-site only.
Religious Facilities *
Residential Accessory Uses
Restaurants, Group I & II **
Signs, in compliance with LDC Chapter 30
Skilled Nursing Facility *
Social Services, Group I *
Temporary Uses

SEP 24 2010
COMMUNITY DEVELOPMENT
DCI 2010-00015

* Commercial uses listed under RPD are accessory to an assisted living facility (ALF, CCF, or ILU) use only.

** Restaurants, consumption on premises and clubhouses may be accessory to multi-family or townhouse uses only.

Schedule of Uses: CPD

Administrative offices
Animals: Clinic, Kennel, Control Center– indoors, no outdoor runs
Automated Teller Machine
Banks & Financial Establishments, Group I -II
Business Services: Group I and II
Cleaning & Maintenance Services
Clubs, Private
Communication facilities, wireless (in accordance with LDC 34 Division 11)
Cultural Facilities
Entrance Gate and Gatehouse
Emergency Operations Center
EMS, Fire or Sherriff's Station
Essential Services
Essential Service Facilities - Group I
Excavation: Water Retention
Fences and Walls
Health Care Facility, Groups I-III
Insurance Companies
Library
Medical Office
Parking Lot: Accessory
Personal Services, Groups I-II
Pharmacy
Place of Worship
Post Office
Real Estate Sales Office
Religious Facilities
Research and Development Laboratories Groups I - IV
Signs in accordance with Chapter 30
Skilled Nursing Facility
Social Services, Group I
Temporary Uses

SEP 24 2010
COMMUNITY DEVELOPMENT

DCI 2010-00015

EXHIBIT D-7-Q: REVISED SCHEDULE OF DEVIATIONS DIPLOMAT PROPERTY RPD/CPD

ensite

1) **Deviation (1) seeks relief from the LDC Section 10-285(a) requirement to provide a minimum access connection separation of 660 feet on an arterial road, to permit an access separation of 364 feet between the project's proposed main access and the proposed exit-only access for the residential portion of the southern parcel.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. Per previous approvals, the access will not negatively impact public health, safety or welfare.

2) **Deviation (2) seeks relief from the LDC Section 10-296(k)(1) requirement that dead-end streets be closed at one end by a circular turn-around to allow two dead-end streets as shown on the MCP.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. As determined through previous approvals, the internal circulation patterns will not negatively impact public health, safety or welfare.

3) **Deviation (3) seeks relief from the LDC Section 10-415(b)(1)(a) requirement that large developments with indigenous vegetation communities provide 50 percent of their open space percentage requirements through onsite preservation of existing native vegetative communities, to permit 0.45 acres of right-of-way to be vacated, enhanced, and preserved to count toward the preservation requirement.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. Per previous approvals the on-site indigenous preservation design meets the intent of the Land Development Code in terms of natural resource protection. Therefore, Deviation (3) will not negatively impact public health, safety or welfare.

4) **Deviation (4) seeks relief from the LDC Section 10-415(b)(1)(a) requirement that large developments with indigenous vegetation communities provide 50 percent of their open space percentage requirements through onsite preservation of native vegetative, to allow portions of the preservation area to be disturbed and restored in order to install a stormwater management system.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and

ADD2007-00169. Per previous approvals the on-site indigenous preservation design meets the intent of the Land Development Code in terms of natural resource protection. Furthermore, appropriate conditions are in place to ensure appropriate restoration of any impacted areas. Therefore, Deviation (4) will not negatively impact public health, safety or welfare.

5) **Deviation (5) seeks relief from LDC Section 34-2474(b)(6) requirement that recreation halls and ancillary facilities and private clubs be located at least 40 feet from any residential dwelling unit, to allow a minimum 20-foot separation for any recreation building from a residential dwelling unit.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. Per previous approvals the reduced recreation facilities setback will not negatively impact public health, safety or welfare.

6) **Deviation (6) seeks relief from LDC Section 34-291(3) requirement that residential developments of more than five acres in size provide two or more means of ingress into the development, to allow the residential portions to the north and south of Diplomat Parkway to be constructed with a single ingress/egress connection onto Diplomat Parkway.**

   This deviation allows for the approved access point off of Diplomat Parkway to be utilized as the single ingress/egress to the proposed development. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. With the associated conditions of approval, it has been determined that this deviation will not negatively impact public health, safety or welfare.

7) **Deviation (7) seeks relief from LDC Section 10-261(s) which requires all new multifamily residential developments to provide sufficient space for the placement of garbage containers or receptacles, to allow for curb side garbage pick up at the proposed townhouse units that are planned within the project.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. With the associated conditions of approval, it has been determined that this deviation will not negatively impact public health, safety or welfare.

8) **Deviation (8) seeks relief from the LDC Section 10-329(3)(d)(1) requirement to provide a 50 foot setback from any property line under separate ownership to allow for a minimum 25-foot setback.**

   This deviation applies to one (1) lake within the proposed development along the eastern property line. The location of the lake subject to this request is shown on the attached MCP. The lake is an existing feature on the property and therefore was a pre-existing condition, not a result of the Applicant's preferred design.

The proposed deviation will not pose a threat to wayward vehicles, as the eastern property line does not abut public or private rights-of-way. Additionally, the lake abuts a property zoned for commercial uses rather than residential uses, which substantially mitigates the potential impacts to public health, safety or welfare based on the intended use of the properties. Furthermore, buffer yards and the requisite lake maintenance easements will further prevent unintended access to these lakes. Therefore, recommendation of approval for this deviation is respectfully requested.

9) **Deviation (9) seeks relief from the LDC Section 10-416(d)(3) requirement to provide a Type C/F buffer between the proposed RPD/CPD uses internal to the development.**

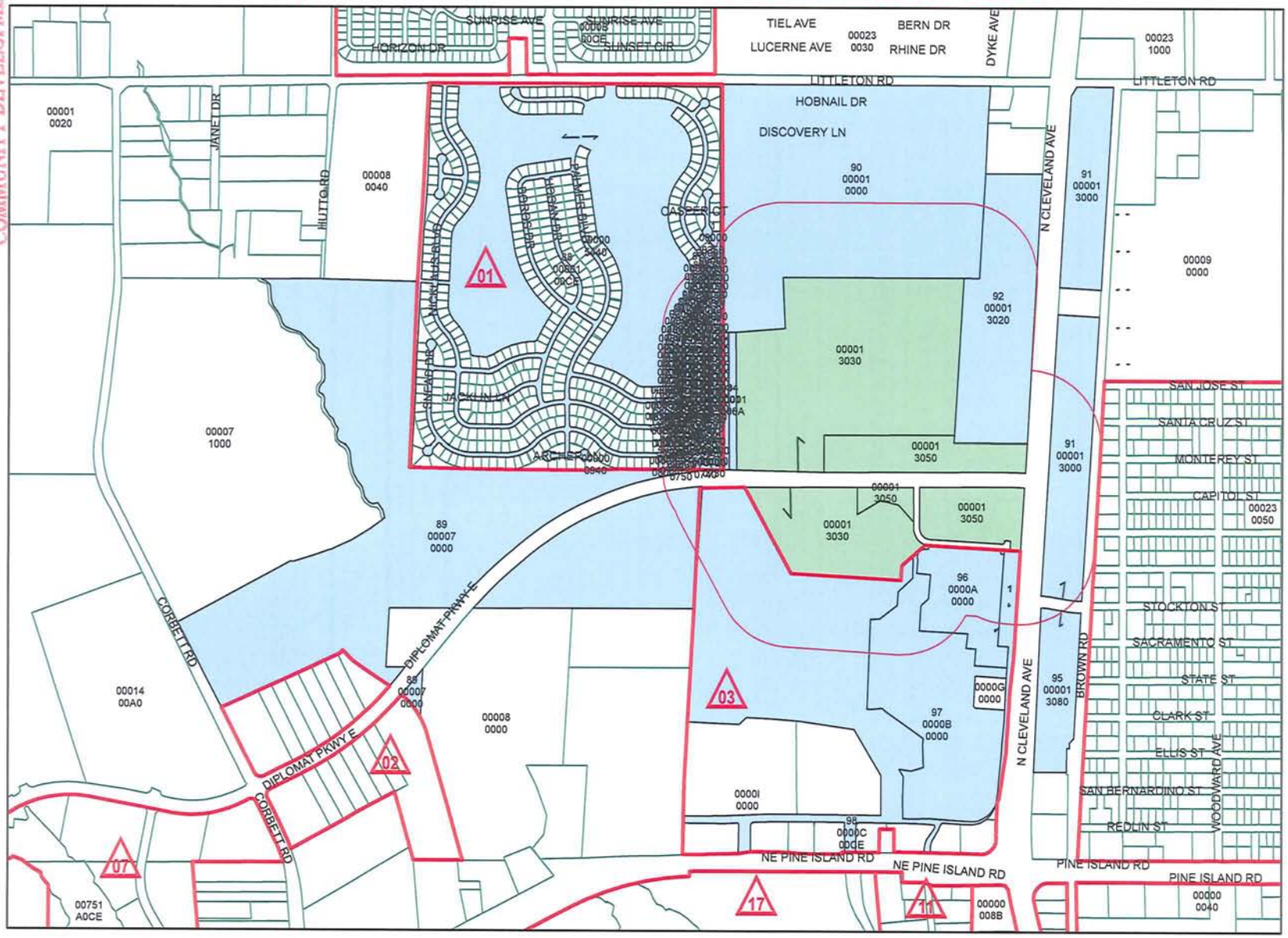
The Applicant is proposing a walkable, pedestrian-oriented development program that would facilitate non-vehicular access between the proposed CPD and RPD areas internal to the development. While all perimeter buffering is provided in accordance with the LDC and/or previous zoning approvals, the Applicant is respectfully requesting relief from internal buffers to minimize segregation between the uses and allow the community to function as a mixed-use development.

RECEIVED
SEP 24 2010
COMMUNITY DEVELOPMENT
DCI 2010-000015

VARIANCE REPORT

9/22/2010

Subject Parcels : 2 Affected Parcels : 98 Buffer Distance : 500 ft



34-43-24-00-00001.3030 et al.

1,000 500 0 1,000 Feet

Lee County Propert, Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

RECEIVED
SEP 24 2010
DEVELOPMENT

Date of Report: September 22, 2010
Buffer Distance: 500 ft
Parcels Affected: 98
Subject Parcel: 34-43-24-00-00001.3030, 34-43-24-00-00001.3050

DCI 2010-00015

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
SIX LAKES COUNTRY CLUB INC ARTHUR T JR DICKSON + 35 CASPER CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0350** 35 CASPER CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 35	1
SIX LAKES COUNTRY CLUB INC JAMES A + KATHERINE K WILSON 974 WALKER WOODS LN MARYSVILLE OH 43040	**33-43-24-01-00000.0420** 42 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 42	2
SIX LAKES COUNTRY CLUB INC KENNETH + BERNADETTE BURKS TR 43 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0430** 43 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 43	3
SIX LAKES COUNTRY CLUB INC CHARLES P + GENEVIEE MACINTIRE 403 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0440** 44 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 44	4
SIX LAKES COUNTRY CLUB INC FRANK + SHARON FERA 45 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0450** 45 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 45	5
SIX LAKES COUNTRY CLUB INC RICHARD + KATHLEEN SHEARER 1404 185TH AVE BALSAM LAKE WI 54810	**33-43-24-01-00000.0460** 46 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 46	6
SIX LAKES COUNTRY CLUB INC IRENE DEARIE + 47 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0470** 47 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 47	7
SIX LAKES COUNTRY CLUB INC DONALD C FROEHLICH SR TR PO BOX 58639 SAINT LOUIS MO 63158	**33-43-24-01-00000.0480** 48 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 48	8
SIX LAKES COUNTRY CLUB INC JEANNETTE K SMITH 49 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0490** 49 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 49	9
SIX LAKES COUNTRY CLUB INC SHERMAN M + JUDITH G MOORE 50 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0500** 50 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 50	10
SIX LAKES COUNTRY CLUB INC JEROME + PATRICIA HALL 51 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0510** 51 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 51	11
SIX LAKES COUNTRY CLUB INC W T SCHEUER + KATHLEEN 3425 ARROYO RD BROOKFIELD WI 53045	**33-43-24-01-00000.0520** 52 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 52	12
SIX LAKES COUNTRY CLUB INC CECELIA HIGGINBOTHAM 53 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0530** 53 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 53	13
SIX LAKES COUNTRY CLUB INC JOSEPH + PATRICIA GUERRIERI TR 54 VENTURI LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0540** 54 VENTURI LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 54	14

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
SIX LAKES COUNTRY CLUB INC BERNARD J STJEAN 55 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0550** 55 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 55	15
SIX LAKES COUNTRY CLUB INC HERBERT M + PHYLLIS COFFIN TR 56 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0560** 56 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 56	16
SIX LAKES COUNTRY CLUB INC MICHAEL R + LORRAINE E DESSART 57 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0570** 57 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 57	17
SIX LAKES COUNTRY CLUB INC MICHAEL + LORRAINE DESSART 58 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0580** 58 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 58	18
SIX LAKES COUNTRY CLUB INC WALTER W + BETTY PHILBRICK 4999 PORTSMOUTH BLVD PORTSMOUTH VA 23701	**33-43-24-01-00000.0590** 59 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 59	19
SIX LAKES COUNTRY CLUB INC SANTO + WANDA DERICO 60 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0600** 60 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 60	20
SIX LAKES COUNTRY CLUB INC DIANA PETTERSEN + B COLLEY J/T 61 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0610** 61 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 61	21
SIX LAKES COUNTRY CLUB INC GEORGE STEFANCO 62 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0620** 62 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 62	22
SIX LAKES COUNTRY CLUB INC JOAN ST JOSEPH TR 63 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0630** 63 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 63	23
SIX LAKES COUNTRY CLUB INC WILLIAM A + BARBARA J SABANOSH 57 ROMAN DR SHREWSBURY MA 01545	**33-43-24-01-00000.0640** 64 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 64	24
SIX LAKES COUNTRY CLUB INC ROBERT + MARY CAISE 65 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0650** 65 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 65	25
SIX LAKES COUNTRY CLUB INC JOAN Z BATES 66 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0660** 66 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 66	26
SIX LAKES COUNTRY CLUB INC DOUGLAS L + JEANNETTE RUDD 67 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0670** 67 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 67	27
SIX LAKES COUNTRY CLUB INC LESTER + ADA M SEGGERMAN TRUST 68 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0680** 68 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 68	28
SIX LAKES COUNTRY CLUB INC ESTELLE K RICI TR 69 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0690** 69 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 69	29
SIX LAKES COUNTRY CLUB INC STUART R + JOYCE E HILL 70 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0700** 70 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 70	30
SIX LAKES COUNTRY CLUB INC RALPH W + THERESE A GIBBS 71 SANDERS CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0710** 71 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 71	31
SIX LAKES COUNTRY CLUB INC CAZEL DERREL + 72 SANDERS CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0720** 72 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 72	32

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
SIX LAKES COUNTRY CLUB INC SUNTRUST BANK PER REP PO BOX 2138 SARASOTA FL 34230	**33-43-24-01-00000.0730** 73 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 73	33
SIX LAKES COUNTRY CLUB INC DOUGLAS + ARLENE CLARK 74 SANDERS CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0740** 74 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 74	34
SIX LAKES COUNTRY CLUB INC 9151 LITTLETON RD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0750** 75 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 75	35
SIX LAKES COUNTRY CLUB INC GENEVIEVE H SOSNOWSKI 76 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0760** 76 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 76	36
SIX LAKES COUNTRY CLUB INC WILLIAM J + MARY P HOFFMAN 77 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0770** 77 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 77	37
SIX LAKES COUNTRY CLUB INC CLAUDIA A TUSON + 78 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0780** 78 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 78	38
SIX LAKES COUNTRY CLUB INC RALPH + EMILY FOLEY TR 79 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0790** 79 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 79	39
SIX LAKES COUNTRY CLUB INC ANDREW M BANSE TR 80 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0800** 80 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 80	40
SIX LAKES COUNTRY CLUB INC JAMES S + GAIL F LINEBERRY 109 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1090** 109 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 109	41
SIX LAKES COUNTRY CLUB INC VALMORE + EVELYN TRAVERS 110 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1100** 110 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 110	42
SIX LAKES COUNTRY CLUB INC D JACK + JEAN CAVALIER 9046 E LAKE RD CLARKSTON MI 48348	**33-43-24-01-00000.1110** 111 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 111	43
SIX LAKES COUNTRY CLUB INC RAYMOND E + SARA E BEATTIE 112 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1120** 112 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 112	44
SIX LAKES COUNTRY CLUB INC CHARLES + ELAINE ADAMS TR 113 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1130** 113 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 113	45
SIX LAKES COUNTRY CLUB INC PHILIP + PAMELA TANNER 9609 SCHOONER CT SYLVANIA OH 43560	**33-43-24-01-00000.1140** 114 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 114	46
SIX LAKES COUNTRY CLUB INC HAROLD H + BETTY C BOLTON 115 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1150** 115 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 115	47
SIX LAKES COUNTRY CLUB INC FRANK C + BETTY A FAURIE 116 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1160** 116 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 116	48
SIX LAKES COUNTRY CLUB INC IRENE J MILLAR 117 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1170** 117 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 117	49
SIX LAKES COUNTRY CLUB INC JOANN LANGEVIN 118 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1180** 118 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 118	50
SIX LAKES COUNTRY CLUB INC JAMES R SHARP + J M SHARP 1360 CLEARVISTA DR LAFAYETTE IN 47905	**33-43-24-01-00000.1190** 119 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 119	51

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
SIX LAKES COUNTRY CLUB INC JOHN + EMMA VANHOUTEN 50 THIRD AVE EAST ROCKAWAY NY 11518	**33-43-24-01-00000.1200** 120 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 120	52
SIX LAKES COUNTRY CLUB INC JAMES F HINKEL 2330 NEHAUL TER THE VILLAGES FL 32162	**33-43-24-01-00000.1210** 121 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 121	53
SIX LAKES COUNTRY CLUB INC KENNETH FROEHLICH 122 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1220** 122 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 122	54
SIX LAKES COUNTRY CLUB INC JANET A CRIST 27 TAMARACK LN EAST GREENBUSH NY 12061	**33-43-24-01-00000.1230** 123 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 123	55
SIX LAKES COUNTRY CLUB INC FORREST J KEELER + 12344 WOOD RD DEWITT MI 48820	**33-43-24-01-00000.1240** 124 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 124	56
SIX LAKES COUNTRY CLUB INC JACOBY ROBERT + CAROLE L TR 177 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1250** 125 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 125	57
SIX LAKES COUNTRY CLUB INC GEORGE B MARNES 32 PRATT ST ROUSES POINT NY 12979	**33-43-24-01-00000.1260** 126 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 126	58
SIX LAKES COUNTRY CLUB INC FELIX A +PRISCILLA CARLINO 127 NICKALUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1270** 127 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 127	59
SIX LAKES COUNTRY CLUB INC HERBERT GARTNER +GLORIA OLDANI 128 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1280** 128 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 128	60
SIX LAKES COUNTRY CLUB INC NANCY J FICHT TR 129 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1290** 129 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 129	61
SIX LAKES COUNTRY CLUB INC JEANNETTE SMITH L/E 130 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1300** 130 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 130	62
SIX LAKES COUNTRY CLUB INC JAMES + BERTHA JEAN STUART 131 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1310** 131 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 131	63
SIX LAKES COUNTRY CLUB INC WALTER W FLOYD 1405 CRAWFORDS CLIMB NELLYSFORD VA 22958	**33-43-24-01-00000.1320** 132 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 132	64
SIX LAKES COUNTRY CLUB INC RAY S + ROSE ANN PASTEWKA 2510 E 43RD ST ERIE PA 16510	**33-43-24-01-00000.1330** 133 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 133	65
SIX LAKES COUNTRY CLUB INC ROBERT J MILLER + 134 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1340** 134 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 134	66
SIX LAKES COUNTRY CLUB INC OLIVE G CONNOLLY 158 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1580** 158 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 158	67
SIX LAKES COUNTRY CLUB INC MARILYN BELL 159 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1590** 159 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 159	68
SIX LAKES COUNTRY CLUB INC 9151 LITTLETON RD N FT MYERS FL 33903	**33-43-24-01-00000.1600** 160 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 160	69
SIX LAKES COUNTRY CLUB INC RONALD L + BRENDA D JENKENS 161 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1610** 161 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 161	70

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SIX LAKES COUNTRY CLUB INC OLIVER E + JOAN O COFFIN 183 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1830** 183 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 183	71
SIX LAKES COUNTRY CLUB INC CAROLYN ANN STRAILE 184 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1840** 184 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 184	72
SIX LAKES COUNTRY CLUB INC EDWIN + ALYCE OBERHAUS TR 15-595 ROAD T RFD 1 NAPOLEON OH 43545	**33-43-24-01-00000.1850** 185 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 185	73
SIX LAKES COUNTRY CLUB INC CHARLES E + CAROLYN S PEEK 321 HOMESTEAD CT BLUFFTON IN 46714	**33-43-24-01-00000.1860** 186 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 186	74
SIX LAKES COUNTRY CLUB INC GERALD J + ANN M ROBERTS 1575 LANE 280 HAMILTON LK HAMILTON IN 46742	**33-43-24-01-00000.1870** 187 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 187	75
SIX LAKES COUNTRY CLUB INC LOGAN POPOFF + 188 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1880** 188 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 188	76
SIX LAKES COUNTRY CLUB INC EDWARD L WHELAN + CAROL J 5 BUTTERNUT LANE HINGHAM MA 02043	**33-43-24-01-00000.1890** 189 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 189	77
SIX LAKES COUNTRY CLUB INC VIRGINIA GREENEISEN 190 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1900** 190 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 190	78
SIX LAKES COUNTRY CLUB INC THOMAS L + NANCY J WILLIAMS 191 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1910** 191 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 191	79
SIX LAKES COUNTRY CLUB INC BETTY KILLOREN L/E 192 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1920** 192 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 192	80
SIX LAKES COUNTRY CLUB INC JUDITH COOKSON +DONNA PARRIS + 20 S MAIN ST CONCORD NH 03301	**33-43-24-01-00000.1930** 193 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 193	81
SIX LAKES COUNTRY CLUB INC MARY ELLEN RIVERS 194 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1940** 194 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 194	82
SIX LAKES COUNTRY CLUB INC GERALDINE R KIMES 195 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1950** 195 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 195	83
SIX LAKES COUNTRY CLUB INC ELMER R + LYNNE J VOIGHT 196 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1960** 196 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 196	84
SIX LAKES COUNTRY CLUB INC GARY L + FRANCES J STUTZMAN 131 BRIARWOOD DR DALTON OH 44618	**33-43-24-01-00000.1970** 197 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 197	85
SIX LAKES COUNTRY CLUB INC LUCILLE M LEVEILLE + 198 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1980** 198 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 198	86
SIX LAKES COUNTRY CLUB INC ELLIS E + LOUISE MYERS TR 199 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1990** 199 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 199	87
SIX LAKES COUNTRY CLUB INC 9151 LITTLETON RD NORTH FORT MYERS FL 33903	**33-43-24-01-00001.00CE** COMMON ELEMENTS NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB C/E CLUB HSE +TENNIS +POOL SHUFFLEBOARD + GOLF COURSE	88

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
EAGLE GREGORY W TR EAGLE REALTY 3818 DEL PRADO BLVD CAPE CORAL FL 33904	**33-43-24-C3-00007.0000** CORBETT RD CAPE CORAL FL 33909	PARL DESC OR 1985 PG 4580 + OR 4085 PG 3688 LESS OR 2087 PG 3197 LESS OR 2268 PG 4260 + LESS OR 4085 PG 3692 LESS ROW OR 2833 PG 4141	89
AIOP SERENDIPITY LLC AMERICAN LAND LEASE 380 PARK PLACE BLVD STE 200 CLEARWATER FL 33759	**34-43-24-00-00001.0000** 8791 LITTLETON RD NORTH FORT MYERS FL 33903	PARL IN N W 1/4 DESC IN OR 1153 PG 1203	90
HALLIN FAMILY LLC 7298 VILLA DESTE DR SARASOTA FL 34238	**34-43-24-00-00001.3000** 15500 N CLEVELAND AVE NORTH FORT MYERS FL 33903	PARL-W1/2 DESC OR1917/461 LESSOR1722/3914+LESSROWS OR2629/1367-OR2674/2506 LESS PARL 1.3010 + LESS OR 4181 LESS PARL DESC IN INST #2007-278918 PG 2619 LESS 2007-107769	91
HALLIN FAMILY LLC 7298 VILLA DESTE DR SARASOTA FL 34238	**34-43-24-00-00001.3020** 15781 N CLEVELAND AVE NORTH FORT MYERS FL 33903	PARL IN W 1/2 AS DESC IN OR 1972 PG 335 PARCEL 2	92
BENNETT RICHARD K TR 3319 BOCA CIEGA DR NAPLES FL 34112	**34-43-24-00-00001.3060** ACCESS UNDETERMINED NORTH FORT MYERS FL 33903	PARL W OF US 41 AS DESC IN OR 2003/3804 LESS OR 2113/1590 + INST 2005-145398 + LESS ROW ORS 2833/4156 + 2422/2521 + LESS OR 4729/762 + LESS INST #2009000128513	93
ATHYRIO DEVELOPMENT ASSOC LLC PO BOX 1662 FORT MYERS FL 33902	**34-43-24-00-00001.306A** DIPLOMAT PKWY E NORTH FORT MYERS FL 33903	PARL W OF US 41 AS DESC IN AS DESC IN INST# 2009000128513	94
HALLIN FAMILY LLC 7298 VILLA D ESTE DR SARASOTA FL 34238	**34-43-24-00-00001.3080** ACCESS UNDETERMINED NORTH FORT MYERS FL 33903	PARL-W1/2 DESC IN INST #2007-278918	95
HART CENTERS VII LTD NOBLE MANAGEMENT CO 5821 LAKE WORTH DR GREENACRES FL 33463	**34-43-24-03-0000A.0000** 15201 N CLEVELAND AVE NORTH FORT MYERS FL 33903	MERCHANTS CROSSING PB 52 PGS 37-47 PARCEL A	96
HART CENTERS VII LTD NOBLE MANAGEMENT CO 5821 LAKE WORTH DR GREENACRES FL 33463	**34-43-24-03-0000B.0000** 15201 N CLEVELAND AVE NORTH FORT MYERS FL 33903	MERCHANTS CROSSING PB 52 PGS 37-47 PARCEL B	97
HART CENTERS VII LTD MERCHANTS CROSSING OWNERS ASSN 5821 LAKE WORTH DR GREENACRES FL 33463	**34-43-24-03-0000C.00CE** RESERVED NORTH FORT MYERS FL 33903	MERCHANTS CROSSING PB 52 PGS 37-47 TRACTS C D E F + J	98

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LEE COUNTY
SOUTHWEST FLORIDA

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County Hearing Examiner

August 6, 2010

MS ALEXIS CRESPO
ENSITE, INC
1514 BROADWAY
SUITE 201
FORT MYERS, FL 33901

Re: DIPLOMAT PROPERTY RPD/CPD
DCI2010-00015 - PDA Application (PD Amendment)

Dear MS ALEXIS CRESPO :

The Zoning Division has reviewed the information provided for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division

Tony Palermo, AICP
Senior Planner

cc. MIKE PAVESE, PUBLIC WORKS

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Sam Lee, Natural Resources
Robert Price, TIS Reviewer
Jamie Princing, DCD Administration
Michael D Jacob, Assistant County Attorney
Becky Penfield, Development Review
DCI Zoning File
DCI Working File

LC Zoning Action Legal Requirements Checklist (Ord 09-23)

10) Boundary Survey. A boundary survey of the subject property must be submitted unless the property is a non PD application & consists of platted lots (see Item 10d below). The survey must be based upon the title certification submitted in accord with LCLDC Section 34-202(a)(3). {see LC Public Hearing Application Form, Part 3.D.}. [34-202(a)(2)]

1) The survey provided is not based on a title certifications as stated above. Please obtain title certification, submit one copy to the surveyor to show all easements and for corrections. Please submit a copy to this office with the resubmittal.

2) Remove Survey Note 2. "Subject to easements and restrictions..." as it is conflict with LDC as stated above.

3) Remove Survey note 11. "This survey was completed without benefit of an up to date title commitment. "

10a) The boundary survey must identify and depict all easements effecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection. [34-202(a)(2)]

Please read notes above,

10c) The survey must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning (POB) and the other an opposing corner. The perimeter boundary must be clearly marked with a heavy line and must include the entire area to be developed. [34-202(a)(2)]

The state plane coordinates for the Point of Beginning are not on the survey as required by LDC 34-202(a)(2)

12) Contact. The reviewer may be contacted regarding any questions on the LC Zoning Action Legal Requirements Checklist.

For questions concerning the legal description, sealed sketch or boundary survey contact Chick Jakacki at 239-533-8578.

LC Environmental Sciences PD Application Sufficiency Checklist (Ord 09-23)

12) Master Concept Plan, Non-PRFPD. A clearly legible & properly scaled drawing of the proposed development showing the following information required by LCLDC Section 34-373(a)(6)a. - (a)(6)i. must be submitted in both 24" X 36" size and 11" X 17" size. [34-373(a)(6)] {see Supplement D, Part 7}

Please revise the MCP to remove notes 3 and 4 these notes may contradict the MCP since depending on the changes at time of local development order an amendment may be required to the MCP.

12h) Open Space Design Plan. Open space design plan delineating the indigenous preserves and/or native tree preservation areas as required per LCLDC Section 10-415(b) must be shown on the Master Concept Plan. [34-373(a)(6)g.]

Please note it appears from the property appraisers website that the applicant owns the RPD on the north and south side of diplomat road along with 2 commercial properties and the indigenous open space required for the RPD. However, the indigenous open space required for the 2 commercial lots is owned by another individual. ES Staff recomends incorporating the required indiengous open space for the two commercial lots on this application. This would be of benefit for the applicant as it would allow the pieces they own to stand alone and not be reliant on an outside party at time of developoment. These additional areas if provided could be called out within the flood zone adjacent to tract 4. And along the east property line south of the proposed lake (in this area the preserve could act as the buffer and would be adjacent to a preserve area designated on the CPD to the east).

12j) Buffers. The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual uses if the types of proposed uses require buffer separations, must be shown on the Master Concept Plan. [34-373(a)(6)i.]

Please note the buffers required before along the west property line were 30' enhanced type "B" buffers. Staff cannot support the reduction or elimination of these buffers. Please revise the plans to indicate the buffers previously approved.

Please note along the west property line adjacent to the flood line the applicant has asked for a deviation to reduce to a type B buffer. However staff does not feel the deviation is needed since the applicant has more than enough space to provide the required 30' buffer. Note buffer plants may be placed within the flood zone. In addition, if vegetation is existing in this area it could be preserved and counted towards the required buffer and towards additional indigneous open space. Please revise the plans to remove this deviation and change the MCP to provide the buffer.

13) Schedule of Uses. A schedule of uses keyed to the Master Concept Plan {see item #11d, above} as well as a summary for the entire property including the following information must be submitted {see Item #13a thru Item #13 below}: [34-373(a)(8)] {see Supplement D, Part 7}

Please clarify per table B on the MCP tract 4 is listed as having office space, what are the intended uses for this office space and are these included on the schedule of uses for the RPD?

14) Schedule of Deviations & Written Justification. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan must be submitted. [34-373(a)(9)] {see Supplement D, Part 7}

Please note it does not appear that deviation 9 is needed as the code allows for a portion of a lake to be bulk headed as long as the bulk head does not make up more than 20% of the lake shoreline.

Please clarify why is deviation number 8 being requested? Does the existing lake along the east property line not currently meet setbacks?

Please note staff does not feel deviation 10 is needed. See comments in the buffer section.

Please revise the MCP to list any new deviations being requested.

17) Protected Species Survey. A protected species survey, as specified in LCLDC Section 10-473, is required for large developments (as defined in LCLDC Section 10-1 {more than 10 acres in size or more than 2 acres of impervious area}) . [34-373(b)(2)] {see Supplement D, Part 7}

Please note the overall development contains gopher tortoises that per the original zoning were conditioned to be relocated on site. Recently the gopher tortoise permitting guidelines were amended and it may not be possible to meet this condition. Please contact FWC and discuss if this is still a viable option. If not we may wish to amend that condition as part of this application.

18b1) LEE Plan Compliance. A narrative explanation as to how the proposed development complies with the LEE Plan must be submitted. [34-941(g)(3)]

Please revise the LeePlan narrative to address Goal 77, Objective 61.2 and 60.5, Objective 107.8.

19) Miscellaneous items.

Please provide a typical lkae cross section and clarify if the lakes are proposed to be deep lakes.

Please note staff has concerns with the design of tract 4 and the placement of parking adjacent to the residential community to the west. Could this tract be redesigned to place the buildings in between the parking and the community to the west.

Please clarify the flood zone line shown on the MCP does not match the flood zone on record, has a LOMA been submitted to FEMA to change this flood zone?

Please note per the boundary survey the site contains heritage trees. Could the site be developed to incorporate and preserve these trees? If so please revise the MCP to depict these trees and label them to be preserved.

20) Contact. The Environmental Planner may be contacted regarding any questions on the LC Environmental Sciences Planned Development Application Sufficiency Checklist.

Aaron Martin, 239-533-8522, amartin@leegov.com

LC Public Hearing for Planned Development Application-Supplement D Checklist (Ord 09-23)

24) Miscellaneous items.

ZONING COMMENTS

1. Please examine this draft request wording. Let me know if it is accurate.

Application to amend a +/- 32.5-acre Commercial Planned Development (CPD)/Residential Planned Development(RPD) to permit a maximum of 80 dwelling units, including assisted living facilities, and a maximum of 50,000 s/f of medical office space within the RPD portion of the development, and to make other changes to the master concept plan. Maximum building height requested is 50 feet. No development blasting is requested. Any development will connect to public potable water and public sanitary sewer service.

2. Attached you will find county attorney and natural resources sufficiency comments. And School district comments.

3. 350 assisted living units does not equate to 80 standard units. Please elaborate on density calculations. 80X4 = 320 units.

4. Please include a full sized and 11X17 of the MCP for ADD2007-00169. Since we are amending the RPD/CPD and rendering past zoning null and void, we can use this as a page 1 of the MCP and use your MCP as page 2 (only covering your property). The rest of the RPD/CPD will be unchanged.

5. Please explain the density that will remain for the RPD south of Diplomat. It will need to be amended.

6. Will condition 4 need modifications, model homes? If so, what is proposed? Where are model units proposed? How many are needed?

7. Your MCP does not support single-family uses.

8. Please remove table B of the MCP and put on a separate attachment.

9. Not sure if the commercial uses are buffered adequately from the residential uses to the west.

10. Are the commercial uses accessory to an ALF use? They appear not to be.

11. Alternate Tract 3 has no commercial option, correct?

12. Your schedule of uses should include all potential ALF uses. Below are examples of uses you may want to consider with conditions. Staff encourages commercial uses only as accessory uses to an ALF. The example below is from Cypress Hammock RPD.

Accessory Uses and Structures.
Administrative Office
Assisted Living Facility (See Condition 1 for density)
ATM *

Banks and Financial Establishments, Group I *
Clubhouse **
Clubs/Private
Community Garden
Consumption on Premises ** (See Condition 12)
Continuing Care Facility (See condition 1 for density)
Day Care Center, Adult *
Dwelling Unit - Townhouse, Multifamily (See condition 1 for density)
Single Family Homes (See Condition 13)
Entrance Gates and Gatehouses
Essential Services.
Essential Services Facilities, Group I.
Excavation - Water Retention and Detention - not to include the removal of excavated material from site, no blasting.
Fences and Walls
Food and Beverage Service, limited *
Gift & Souvenir Shop *
Guardhouse/Gatehouse
Health Care Facilities, Group I and II only *
Hospice *
Home Occupation
Independent Living Units (See condition 1 for density)
Laundry or Dry Cleaning, Group I *
Library *
Medical Office *
Models: Model Unit (see condition 7)
Nonstore Retailers, Group II *
Parking Lot, Accessory, Temporary
Personal Services, Group I & II *
Pharmacy *
Place of Worship *
Post Office *
Recreation Facilities, Private, On Site.
Religious Facilities *
Real Estate Sales
Residential Accessory Uses
Restaurants, Group I and II **
Signs per Chapter 30 LDC
Skilled Nursing Facility *
Social Services, Group I *
Temporary uses

*Commercial uses listed above are accessory to an assisted living (ALF, CCF, and/or ILU) use only.

** Restaurants, consumption on premises and clubhouses may be accessory to multi-family or townhouse uses only.

13. Substantively staff does not support an office use at the location you propose. The ALF use is supported by staff.

14. LDC Sec. 34-937(2) Commercial uses in RPD and MHPD districts does not allow 50,000 sf of office in an RPD. Rezoning a portion to CPD may be the only way to get this use approved. No deviation from this LDC Section will be supported.

15. Tract 3 - 10.86 acres has no building footprint.

16. The parking area adjacent to Six Lakes is also a compatibility issue.

17. Please provide notification for all property owners within 500 feet of the entire CPD/RPD since we are amending the entire CPD/RPD (although we are not making any changes in the CPD or the RPD south of Diplomat).

18. Please provide minutes from a meeting with North Fort Myers Community. Not required, but recommended by staff.

25) Contact. The Zoning Planner may be contacted regarding any questions on the LC Public Hearing for Planned Development Application-Supplement D Checklist.

TONY PALERMO, AICP
23 9 533 8325

LC ZTIS PD Application Sufficiency Checklist (Ord 09-23)

10) Miscellaneous items.

Based on conversations with the FDOT throughout Zoning cases on neighboring parcels, it appears highly unlikely for the intersection of Diplomat Parkway and U.S. 41 to operate under signalized conditions due to its proximity to signals to the north and south. As such, Staff has concerns with exacerbating a projected/current Level of Service deficiency with increased traffic based on increasing the intensity of an existing Zoning.

11) Contact. The Staff reviewer may be contacted with any questions relative to this LC ZTIS PD Application Sufficiency Checklist.

Please contact Rob Price at RPrice@leegov.com or 239-533-8355 with any questions related to these comments.

LC Development Review PD Application Sufficiency Checklist (Ord 09-23)

4) Miscellaneous items.

Sidwalks will be required along the local roads for the commercial portions of the planned development.

5) Contact. The Staff reviewer may be contacted regarding any questions on the LC Development Review Planned Development Application Sufficiency Checklist.

Becky Penfield 239-533-8587 extension 48802 or rpenfield@leegov.com

Palermo, Anthony

From: Lee, Samuel
Sent: Tuesday, August 03, 2010 4:12 PM
To: Palermo, Anthony
Cc: Karuna-Muni, Anura; LaGuardia, Joan; Block, Alvin
Subject: DCI2010-00015 Diplomat Property RPD/CPD
Importance: High

Tony,

Please see my comments below. I mistakenly sent it to Chip with wrong a Subject. Sorry Chip.

And many thanks to Joan for catching my mistake. I guess I am getting old...

Sam Lee

Ph. 239/533-8132
Fax 239/485-8408
E-mail: slee@leegov.com

From: Lee, Samuel
Sent: Tuesday, August 03, 2010 3:39 PM
To: Block, Alvin
Cc: Karuna-Muni, Anura; LaGuardia, Joan
Subject: DCI2010-00015 Diplomat Property RPD/CPD ~~DCI2010-00005 Timberland & Tiburon MPD Amend~~

Please see DNR's comments below.

1. Lee County staff acknowledges that a Letter of Map Revision (LOMR) application has been submitted to FEMA and it is currently under FEMA's review – meaning the Flood Insurance Rate Map (FIRM) at the site location has not been revised yet. According to the existing FIRM, more than half of the property is within the floodway. Therefore, prior to zoning approval, the FIRM should be approved by FEMA. However, if the applicant can provide FEMA's map revision status and demonstrate that all technical issues with FEAM have been resolved at present time, then the requirement of LOMR approval can be deferred to the time of DO application.
2. Please revise the Site Plan by adding the existing floodway boundary with a note saying (Existing Regulatory Floodway). Also, on the same Plan, revise the incorrect note of "FLOOD WAY LINE" as "Proposed Regulatory Floodway (subject to future FEMA approval)".
3. The applicant should provide three drainage patterns at the site (flow paths and arrows): historical, present, and proposed. These drainage patterns should demonstrate that the proposed project will not cause any adverse impact on the drainage condition at the neighboring properties.
4. Please show proposed outfall(s) at the proposed plan and demonstrate the hydraulic capacity of the receiving canal/ditch.

Thanks,

Sam Lee
Ph. 239/533-8132
Fax 239/485-8408
E-mail: slee@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Palermo, Anthony

From: Jacob, Michael
Sent: Tuesday, July 27, 2010 10:56 AM
To: Palermo, Anthony
Subject: Diplomat Property RPD/CPD (DCI2010-00015)

Tony,

I have reviewed the initial submittal for the above referenced case. I offer the following insufficiency comments:

1. A Title Certification has not been provided.
2. The Survey does not indicate that it was based on a Title Certification or Opinion meeting the requirements of § 34-202, LDC. The Survey Note 2 provides that it is "subject to easements restrictions of record." This Note must be removed in accordance with § 34-202, LDC.
3. The Disclosure of Interest form is incomplete. The DOI form includes reference to multiple Corporations and Companies. Further details regarding the individual ownership of these Companies will have to be provided.

I have no further comments at this time. If you need anything, please let us know.

Michael D. Jacob
Assistant County Attorney
Lee County Attorney's Office
(239) 533-2236 (telephone)
(239) 485-2106 (facsimile)
mjacob@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure. Under Florida law, e-mail addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966-1012 ♦ (239) 334-1102 ♦ WWW.LEESCHOOLS.NET

STEVEN K. TEUBER, J.D.
CHAIRMAN, DISTRICT 4

ELINOR C. SCRICCA, PH.D.
VICE CHAIRMAN, DISTRICT 5

DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

JANE E. KUCKEL, PH.D.
DISTRICT 3

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

RECEIVED
JUL 30 2010
COMMUNITY DEVELOPMENT

July 28, 2010

Tony Palermo, AICP
Lee County Development Services
P.O. Box 398
Fort Myers, FL 33902-0398

RE: Diplomat Property RPD/CPD
Case #: DCI2010-00015

Dear Mr. Palermo:

This letter is in response to your request dated July 20, 2010for the Diplomat Property RPD/CPD for sufficiency comments in reference to the educational impact. This proposed structure is located in the West Choice Zone, Sub Zone W1.

The Developers request is not clear as to how many units and which type will be constructed. Throughout the report it lists a variety of options; therefore, the maximum number of units, which is 468, and type of unit, which is single family, will be utilized for the purpose of determining the maximum number of students which may well be generated from this development. With regard to the inter-local agreement for school concurrency the generation rates are created from the type of dwelling unit and further broken down by grade level.

For single family the generation rate is .299 and broken down into the following, .150 for elementary, .072 for middle and .077 for high. A total of 140 school-aged children possibly will be generated and utilized for the purpose of determining sufficient capacity to serve the development. Currently within the School District there are sufficient seats available to serve this need.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 479-5661.

Sincerely,

Dawn Gordon, Community Development Planner
Planning Department

LEE COUNTY
SOUTHWEST FLORIDA

COURTESY NOTICE TO ADJACENT PROPERTY OWNERS OF RECEIPT OF ZONING APPLICATION

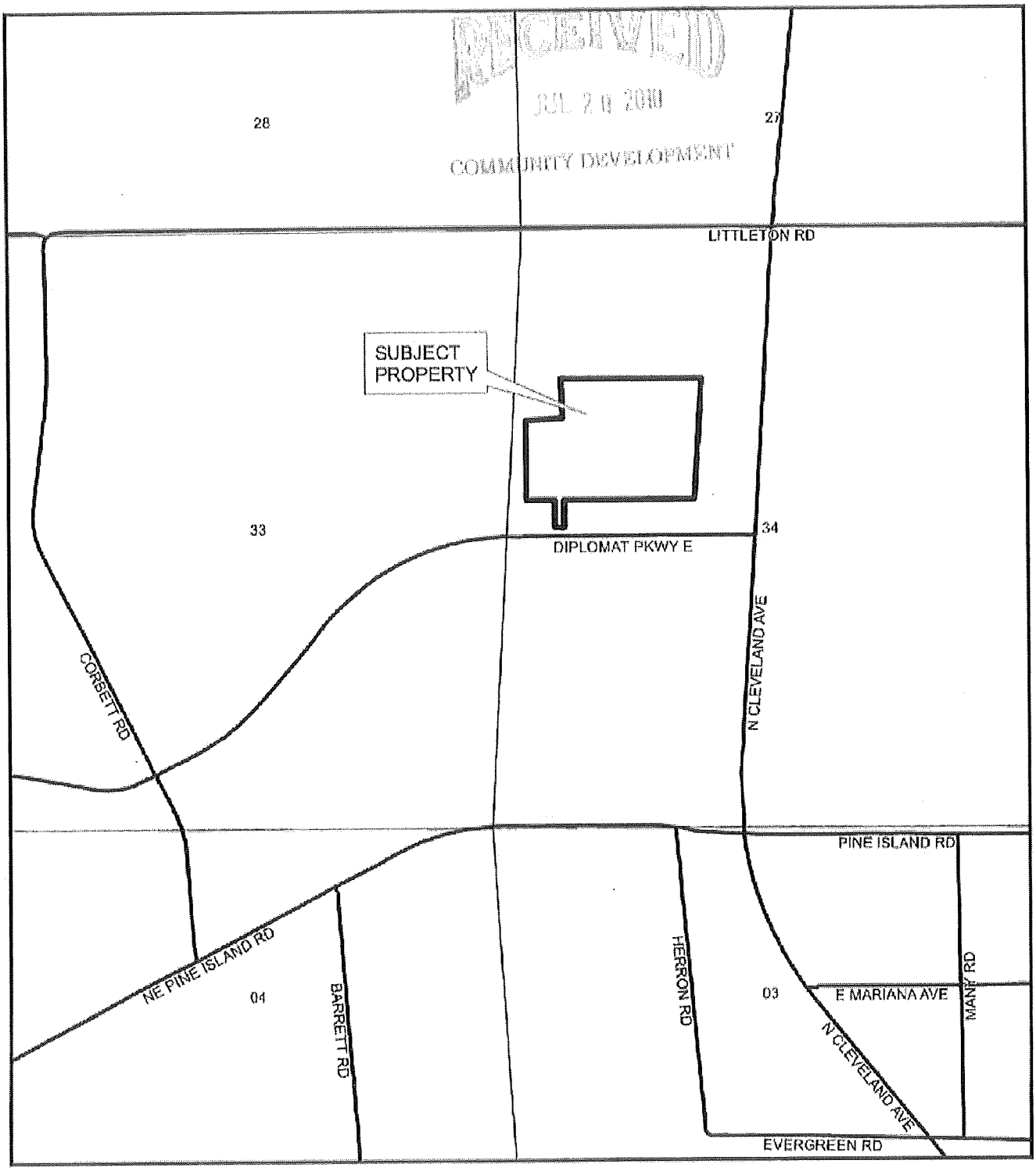
Date:	August 4, 2010
Case Number:	DCI2010-00015
Case Name:	DIPLOMAT PROPERTY RPD/CPD
Request:	Application to amend a +/- 32.5-acre Commercial Planned Development (CPD)/Residential Planned Development(RPD) to permit a maximum of 80 assisted living units, and 50,000 s/f of medical office space within the RPD portion of the development, and to make other changes to the master concept plan.
Location:	15501 N. Cleveland Ave., N. Ft. Myers Planning Community, Lee County FL.
Location Map:	SEE REVERSE
PROPERTY OWNER'S REPRESENTATIVE:	MS ALEXIS CRESPO ENSITE, INC 239-226-0024
Lee County Planner:	Tony Palermo, AICP 239-533-8325

The file may be reviewed Monday through Friday between the hours of 7:30 a.m. and 4:30 p.m. at the Lee County Development Services Division, 1500 Monroe St., Fort Myers, FL 33901. Call 239/533-8585 for additional information.

This is a courtesy notice. A public hearing date has not yet been set. You will receive another notice once the hearing date and time have been established.

DCI 2010-00015

RECEIVED
JUL 20 2010
COMMUNITY DEVELOPMENT



AREA LOCATION MAP

EXHIBIT PH-3.F / D-7-B

DIPLOMAT RPD / CPD
(NORTH PARCEL)

Date: 07-01-10

Map Number:
1155-01-PH3F

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

1,200 600 0 1,200
Feet

Project Number:
1155-01

Sources: Lee County Property Appraiser's Office

It is the end user's responsibility to verify the data contained herein. EnSite assumes no responsibility for errors or omissions contained herein.

33-43-24-00-00008.0060
STATE OF FL DOT
PO BOX 1249
BARTOW, FL 33831

33-43-24-01-00000.0280
SIX LAKES COUNTRY CLUB INC
ALICE J CLARK +MATHEW MCINALLY
28 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0290
SIX LAKES COUNTRY CLUB INC
EDWARD W + GLORIA K KUREK
29 CASPER CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0300
SIX LAKES COUNTRY CLUB INC
LEON ROBERTS
30 CASPER CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0310
SIX LAKES COUNTRY CLUB INC
PAUL L + THERESA ERPELDING
31 CASPER CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0320
SIX LAKES COUNTRY CLUB INC
U GRANT + C DARLENE BALLINGER
32 CASPER CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0330
SIX LAKES COUNTRY CLUB INC
RAYMOND + AGNES LARIVEE
33 CASPER CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0340
SIX LAKES COUNTRY CLUB INC
GEORGE SULLIVAN + LORRAINE S
34 CASPER CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0350
SIX LAKES COUNTRY CLUB INC
ARTHUR T JR DICKSON +
35 CASPER CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0360
SIX LAKES COUNTRY CLUB INC
BERNITA G BOSLEY +
256 PALMER BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0370
SIX LAKES COUNTRY CLUB INC
MERRIT W GUERNE TRUST
37 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0380
SIX LAKES COUNTRY CLUB INC
JOHN J + SUSANNE C NESWADI
38 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0390
SIX LAKES COUNTRY CLUB INC
RUSSELL + JERILYN FAWCETT TR
39 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0400
SIX LAKES COUNTRY CLUB INC
JANE SKINNER + SANDRA HOPPE +
40 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0410
SIX LAKES COUNTRY CLUB INC
VALLIE G MCCOLLEY +
5104 CAMPAU DR
MIDLAND, MI 48640

33-43-24-01-00000.0420
SIX LAKES COUNTRY CLUB INC
JAMES A + KATHERINE K WILSON
974 WALKER WOODS LN
MARYSVILLE, OH 43040

33-43-24-01-00000.0430
SIX LAKES COUNTRY CLUB INC
KENNETH + BERNADETTE BURKS TR
43 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0440
SIX LAKES COUNTRY CLUB INC
CHARLES P + GENEVIEE MACINTIRE
403 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0450
SIX LAKES COUNTRY CLUB INC
FRANK + SHARON FERA
45 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0460
SIX LAKES COUNTRY CLUB INC
RICHARD + KATHLEEN SHEARER
1404 185TH AVE
BALSAM LAKE, WI 54810

33-43-24-01-00000.0470
SIX LAKES COUNTRY CLUB INC
IRENE DEARIE +
47 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0480
SIX LAKES COUNTRY CLUB INC
DONALD C FROEHLICH SR TR
PO BOX 58639
SAINT LOUIS, MO 63158

33-43-24-01-00000.0490
SIX LAKES COUNTRY CLUB INC
JEANNETTE K SMITH
49 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0500
SIX LAKES COUNTRY CLUB INC
SHERMAN M + JUDITH G MOORE
50 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0510
SIX LAKES COUNTRY CLUB INC
JEROME + PATRICIA HALL
51 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0520
SIX LAKES COUNTRY CLUB INC
W T SCHEUER + KATHLEEN
3425 ARROYO RD
BROOKFIELD, WI 53045

33-43-24-01-00000.0530
SIX LAKES COUNTRY CLUB INC
CECELIA HIGGINBOTHAM
53 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0540
SIX LAKES COUNTRY CLUB INC
JOSEPH + PATRICIA GUERRIERI TR
54 VENTURI LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0550
SIX LAKES COUNTRY CLUB INC
BERNARD J STJEAN
55 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0560
SIX LAKES COUNTRY CLUB INC
HERBERT M + PHYLLIS COFFIN TR
56 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0570
SIX LAKES COUNTRY CLUB INC
MICHAEL R + LORRAINE E DESSART
57 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0580
SIX LAKES COUNTRY CLUB INC
MICHAEL + LORRAINE DESSART
58 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0590
SIX LAKES COUNTRY CLUB INC
WALTER W + BETTY PHILBRICK
4999 PORTSMOUTH BLVD
PORTSMOUTH, VA 23701

33-43-24-01-00000.0600
SIX LAKES COUNTRY CLUB INC
SANTO + WANDA DERICO
60 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0610
SIX LAKES COUNTRY CLUB INC
DIANA PETTERSEN + B COLLEY J/T
61 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0620
SIX LAKES COUNTRY CLUB INC
GEORGE STEFANCO
62 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0630
SIX LAKES COUNTRY CLUB INC
JOAN ST JOSEPH TR
63 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0640
SIX LAKES COUNTRY CLUB INC
WILLIAM A + BARBARA J SABANOSH
57 ROMAN DR
SHREWSBURY, MA 01545

33-43-24-01-00000.0650
SIX LAKES COUNTRY CLUB INC
ROBERT + MARY CAISE
65 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0660
SIX LAKES COUNTRY CLUB INC
JOAN Z BATES
66 SNEAD DR
NORTH FORT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

33-43-24-01-00000.0670
SIX LAKES COUNTRY CLUB INC
DOUGLAS L + JEANNETTE RUDD
67 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0690
SIX LAKES COUNTRY CLUB INC
ESTELLE K RICI TR
69 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0710
SIX LAKES COUNTRY CLUB INC
RALPH W + THERESE A GIBBS
71 SANDERS CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0730
SIX LAKES COUNTRY CLUB INC
SUNTRUST BANK PER REP
PO BOX 2138
SARASOTA, FL 34230

33-43-24-01-00000.0750
SIX LAKES COUNTRY CLUB INC
9151 LITTLETON RD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0770
SIX LAKES COUNTRY CLUB INC
WILLIAM J + MARY P HOFFMAN
77 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0790
SIX LAKES COUNTRY CLUB INC
RALPH + EMILY FOLEY TR
79 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0810
SIX LAKES COUNTRY CLUB INC
JAMES B + LYNNE A FELTZ
81 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0830
SIX LAKES COUNTRY CLUB INC
RICK NORDLUND
83 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0850
SIX LAKES COUNTRY CLUB INC
JOAN WALSH-BEHM
17356 SADDLEBROOK TRL
SPRING LAKE, MI 49456

33-43-24-01-00000.0680
SIX LAKES COUNTRY CLUB INC
LESTER + ADA M SEGGERMAN TRUST
68 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0700
SIX LAKES COUNTRY CLUB INC
STUART R + JOYCE E HILL
70 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0720
SIX LAKES COUNTRY CLUB INC
CAZEL DERREL +
72 SANDERS CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0740
SIX LAKES COUNTRY CLUB INC
DOUGLAS + ARLENE CLARK
74 SANDERS CT
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0760
SIX LAKES COUNTRY CLUB INC
GENEVIEVE H SOSNOWSKI
76 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0780
SIX LAKES COUNTRY CLUB INC
CLAUDIA A TUSON +
78 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0800
SIX LAKES COUNTRY CLUB INC
ANDREW M BANSE TR
80 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0820
SIX LAKES COUNTRY CLUB INC
JOHN P + SANDRA K POST
82 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.0840
SIX LAKES COUNTRY CLUB INC
PAUL + NATALIE WHITAKER
84 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1040
SIX LAKES COUNTRY CLUB INC
ARTHUR + MARY GRAEBER
104 SNEAD DR
NORTH FORT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

33-43-24-01-00000.1050
SIX LAKES COUNTRY CLUB INC
NORMAN + DRUCILLA MEIDLE TR
105 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1070
SIX LAKES COUNTRY CLUB INC
RONALD + KATHLEEN TULCZA H/W
107 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1090
SIX LAKES COUNTRY CLUB INC
JAMES S + GAIL F LINEBERRY
109 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1110
SIX LAKES COUNTRY CLUB INC
D JACK + JEAN CAVALIER
9046 E LAKE RD
CLARKSTON, MI 48348

33-43-24-01-00000.1130
SIX LAKES COUNTRY CLUB INC
CHARLES + ELAINE ADAMS TR
113 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1150
SIX LAKES COUNTRY CLUB INC
HAROLD H + BETTY C BOLTON
115 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1170
SIX LAKES COUNTRY CLUB INC
IRENE J MILLAR
117 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1190
SIX LAKES COUNTRY CLUB INC
JAMES R SHARP + J M SHARP
1360 CLEARVISTA DR
LAFAYETTE, IN 47905

33-43-24-01-00000.1210
SIX LAKES COUNTRY CLUB INC
JAMES F HINKEL
2330 NEHAUL TER
THE VILLAGES, FL 32162

33-43-24-01-00000.1230
SIX LAKES COUNTRY CLUB INC
JANET A CRIST
27 TAMARACK LN
EAST GREENBUSH, NY 12061

33-43-24-01-00000.1060
SIX LAKES COUNTRY CLUB INC
PATRICIA M SOPER
106 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1080
SIX LAKES COUNTRY CLUB INC
W A + INES W GASSMAN
108 SNEAD DR
N FT MYERS, FL 33903

33-43-24-01-00000.1100
SIX LAKES COUNTRY CLUB INC
VALMORE + EVELYN TRAVERS
110 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1120
SIX LAKES COUNTRY CLUB INC
RAYMOND E + SARA E BEATTIE
112 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1140
SIX LAKES COUNTRY CLUB INC
PHILIP + PAMELA TANNER
9609 SCHOONER CT
SYLVANIA, OH 43560

33-43-24-01-00000.1160
SIX LAKES COUNTRY CLUB INC
FRANK C + BETTY A FAURIE
116 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1180
SIX LAKES COUNTRY CLUB INC
JOANN LANGEVIN
118 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1200
SIX LAKES COUNTRY CLUB INC
JOHN + EMMA VANHOUTEN
50 THIRD AVE
EAST ROCKAWAY, NY 11518

33-43-24-01-00000.1220
SIX LAKES COUNTRY CLUB INC
KENNETH FROEHLICH
122 SNEAD DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1240
SIX LAKES COUNTRY CLUB INC
FORREST J KEELER +
12344 WOOD RD
DEWITT, MI 48820

33-43-24-01-00000.1250
SIX LAKES COUNTRY CLUB INC
JACOBY ROBERT + CAROLE L TR
177 YANCEY LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1270
SIX LAKES COUNTRY CLUB INC
FELIX A +PRISCILLA CARLINO
127 NICKALUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1290
SIX LAKES COUNTRY CLUB INC
NANCY J FICHT TR
129 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1310
SIX LAKES COUNTRY CLUB INC
JAMES + BERTHA JEAN STUART
131 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1330
SIX LAKES COUNTRY CLUB INC
RAY S + ROSE ANN PASTEWKA
2510 E 43RD ST
ERIE, PA 16510

33-43-24-01-00000.1350
SIX LAKES COUNTRY CLUB INC
DOROTHY KOWALCZYK
135 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1370
SIX LAKES COUNTRY CLUB INC
FRANKLIN D + BARBARA L JOHNSON
137 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1390
SIX LAKES COUNTRY CLUB INC
ERNEST J + JEANNE L HOGG
139 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1550
SIX LAKES COUNTRY CLUB INC
TIMOTHY J + LAI CHUN PEASE
1501 KLEMPEL FARM DR
GRAND HAVEN, MI 49417

33-43-24-01-00000.1570
SIX LAKES COUNTRY CLUB INC
FROEHLICH INVESTMENT GROUP LLC
PO BOX 58639
SAINT LOUIS, MO 63158

33-43-24-01-00000.1260
SIX LAKES COUNTRY CLUB INC
GEORGE B MARNES
32 PRATT ST
ROUSES POINT, NY 12979

33-43-24-01-00000.1280
SIX LAKES COUNTRY CLUB INC
HERBERT GARTNER +GLORIA OLDANI
128 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1300
SIX LAKES COUNTRY CLUB INC
JEANNETTE SMITH L/E
130 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1320
SIX LAKES COUNTRY CLUB INC
WALTER W FLOYD
1405 CRAWFORDS CLIMB
NELLYSFORD, VA 22958

33-43-24-01-00000.1340
SIX LAKES COUNTRY CLUB INC
ROBERT J MILLER +
134 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1360
SIX LAKES COUNTRY CLUB INC
JOYCE + TERRY MCBRAYER J/T
136 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1380
SIX LAKES COUNTRY CLUB INC
DIANE IVOSIC + DAVID ELLIOTT +
516 HOGAN DR
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1540
SIX LAKES COUNTRY CLUB INC
WILLIAM BECKMAN
154 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1560
SIX LAKES COUNTRY CLUB INC
RAYMOND J ZERNIA
524 HARRISON ST
KEWAUNEE, WI 54216

33-43-24-01-00000.1580
SIX LAKES COUNTRY CLUB INC
OLIVE G CONNOLLY
158 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

All data is current at time of printing and subject to change without notice.

33-43-24-01-00000.1590
SIX LAKES COUNTRY CLUB INC
MARILYN BELL
159 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1610
SIX LAKES COUNTRY CLUB INC
RONALD L + BRENDA D JENKENS
161 YANCEY LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1630
SIX LAKES COUNTRY CLUB INC
RICHARD J + THERESE FOSHER
163 YANCEY LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1650
SIX LAKES COUNTRY CLUB INC
CHARLES A DAVIS
165 YANCEY LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1790
SIX LAKES COUNTRY CLUB INC
STANLEY BROOKS + G BROOKS J/T
179 YANCEY LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1810
SIX LAKES COUNTRY CLUB INC
JULIUS G + ELIZABETH G PANKAU
17 FLORAL PARK CT
SAVOY, IL 61874

33-43-24-01-00000.1830
SIX LAKES COUNTRY CLUB INC
OLIVER E + JOAN O COFFIN
183 YANCEY LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1850
SIX LAKES COUNTRY CLUB INC
EDWIN + ALYCE OBERHAUS TR
15-595 ROAD T RFD 1
NAPOLEON, OH 43545

33-43-24-01-00000.1870
SIX LAKES COUNTRY CLUB INC
GERALD J + ANN M ROBERTS
1575 LANE 280 HAMILTON LK
HAMILTON, IN 46742

33-43-24-01-00000.1890
SIX LAKES COUNTRY CLUB INC
EDWARD L WHELAN + CAROL J
5 BUTTERNUT LANE
HINGHAM, MA 02043

33-43-24-01-00000.1600
SIX LAKES COUNTRY CLUB INC
9151 LITTLETON RD
N FT MYERS, FL 33903

33-43-24-01-00000.1620
SIX LAKES COUNTRY CLUB INC
JEAN E IVERSON
162 YANCEY LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1640
SIX LAKES COUNTRY CLUB INC
DALE + FRANCES EBERSBACHER
164 YANCEY LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1780
SIX LAKES COUNTRY CLUB INC
ROBERT M + PATRICIA CRIST
3342 COUNTY ROUTE 57
OSWEGO, NY 13126

33-43-24-01-00000.1800
SIX LAKES COUNTRY CLUB INC
LESTER J SEGGERMAN TRUST +
180 YANCEY LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1820
SIX LAKES COUNTRY CLUB INC
CARYL A SIMPKINS
182 YANCEY LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1840
SIX LAKES COUNTRY CLUB INC
CAROLYN ANN STRAILE
184 YANCEY LN
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1860
SIX LAKES COUNTRY CLUB INC
CHARLES E + CAROLYN S PEEK
321 HOMESTEAD CT
BLUFFTON, IN 46714

33-43-24-01-00000.1880
SIX LAKES COUNTRY CLUB INC
LOGAN POPOFF +
188 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1900
SIX LAKES COUNTRY CLUB INC
VIRGINIA GREENEISEN
190 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

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33-43-24-01-00000.1910
SIX LAKES COUNTRY CLUB INC
THOMAS L + NANCY J WILLIAMS
191 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1920
SIX LAKES COUNTRY CLUB INC
BETTY KILLOREN L/E
192 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1930
SIX LAKES COUNTRY CLUB INC
JUDITH MONTORE +PAUL MONTORE +
20 S MAIN ST
CONCORD, NH 03301

33-43-24-01-00000.1940
SIX LAKES COUNTRY CLUB INC
MARY ELLEN RIVERS
194 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1950
SIX LAKES COUNTRY CLUB INC
GERALDINE R KIMES
195 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1960
SIX LAKES COUNTRY CLUB INC
ELMER R + LYNNE J VOIGHT
196 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1970
SIX LAKES COUNTRY CLUB INC
GARY L + FRANCES J STUTZMAN
131 BRIARWOOD DR
DALTON, OH 44618

33-43-24-01-00000.1980
SIX LAKES COUNTRY CLUB INC
LUCILLE M LEVEILLE +
198 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.1990
SIX LAKES COUNTRY CLUB INC
ELLIS E + LOUISE MYERS TR
199 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.2000
SIX LAKES COUNTRY CLUB INC
9151 LITTLETON RD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.2010
SIX LAKES COUNTRY CLUB INC
FLORENCE BROOKS
201 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.2020
SIX LAKES COUNTRY CLUB INC
LARRY L + DONNA L LENHART
202 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.2030
SIX LAKES COUNTRY CLUB INC
JAMES + DELORES TOTH
203 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00000.2040
SIX LAKES COUNTRY CLUB INC
HOWARD II + CATHERINE NEWKIRK
204 NICKLAUS BLVD
NORTH FORT MYERS, FL 33903

33-43-24-01-00001.00CE
SIX LAKES COUNTRY CLUB INC
9151 LITTLETON RD
NORTH FORT MYERS, FL 33903

33-43-24-C3-00007.0000
EAGLE GREGORY W TR
EAGLE REALTY
3818 DEL PRADO BLVD
CAPE CORAL, FL 33904

34-43-24-00-00001.0000
AIOP SERENDIPITY LLC
AMERICAN LAND LEASE
380 PARK PLACE BLVD STE 200
CLEARWATER, FL 33759

34-43-24-00-00001.0030
ROOD EDWARD B TR
200 N PIERCE ST
TAMPA, FL 33602

34-43-24-00-00001.3000
HALLIN FAMILY LLC
7298 VILLA DESTE DR
SARASOTA, FL 34238

34-43-24-00-00001.3020
HALLIN FAMILY LLC
7298 VILLA DESTE DR
SARASOTA, FL 34238

34-43-24-00-00001.3040
PARK 41 GARDENS INC
ROETZEL + ANDRESS LPA
2320 1ST ST STE 1000
FORT MYERS, FL 33901

34-43-24-00-00001.3050
COOPER STREET PROPERTY INC
1100 5TH AVE S STE 201
NAPLES, FL 34102

34-43-24-00-00001.3060
BENNETT RICHARD K TR
3319 BOCA CIEGA DR
NAPLES, FL 34112

34-43-24-00-00001.306A
ATHYRIO DEVELOPMENT ASSOC LLC
PO BOX 1662
FORT MYERS, FL 33902

34-43-24-03-0000A.0000
HART CENTERS VII LTD
NOBLE MANAGEMENT CO
5821 LAKE WORTH DR
GREENACRES, FL 33463

34-43-24-03-0000B.0000
HART CENTERS VII LTD
NOBLE MANAGEMENT CO
5821 LAKE WORTH DR
GREENACRES, FL 33463

34-43-24-03-0000C.00CE
HART CENTERS VII LTD
MERCHANTS CROSSING OWNERS ASSN
5821 LAKE WORTH DR
GREENACRES, FL 33463

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PO BOX 811987
BOCA RATON FL 33481

ATHYRIO DEVELOPMENT ASSOCIATS LLC
ATHYRIO DEVELOPMENT
P O BOX 1662
FORT MYERS FL 33902

MR. TONY PALERMO

MR BRIAN SMITH
ENSITE, INC.
1514 BROADWAY, STE 201
FORT MYERS FL 33901

MR TED TREESH
TR TRANSPORTATION CONSULTANTS
2726 OAK RIDGE CT
SUITE 503
FORT MYERS FL 33901

MR KEITH CRAMER
D CRAMER SURVEYING,INC
1031 CAPE CORAL PKWY. EAST
STE. 209
CAPE CORAL FL 33904

MS ALEXIS CRESPO
ENSITE, INC
1514 BROADWAY
SUITE 201
FORT MYERS FL 33901

Tom B. Hart
Heron's Glen Homeowners Association
1625 Hendry Street
Fort Myers, FL 33901

Nina Paight
Nomining Civic Assn.
20150 Keola Lane
N. Ft. Myers, FL 33917

Scott Brenner
North Fort Myers Community Planning Panel
395 Bamboo Drive
North Fort Myers, FL 33917

Linda Storma
President Del Tura HOA
18621 North Tamiami Trail NW
North Fort Myers, FL 33903

Joyce Gillespie
Heron's Glen Homeowners Association
2250 Avenida Del Vera Blvd.
North Fort Myers, FL 33917

Angel Coates
Lee County Dept. of Human Services Neighborhood Relations
2440 Thompson Street
Fort Myers, FL 33901

Laura Alvarez
Concerned Citizens of Bayshore Community
18900 Lynn Road
North Fort Myers, FL 33917

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ZONING DIVISION
LEE COUNTY
PLANNED DEVELOPMENT SUFFICIENCY REVIEW
TRANSMITTAL SHEET

TO: Distribution
Michael D Jacob, Asst County Attorney
DS Reviewer - Becky Penfield
Rob Price, TIS Reviewer
Paul O'Connor, Planning
Susie Derheimer, Environmental Sciences
Lili Wu, LCDOT
Dawn Gordon, Lee County School District
Sam Lee, Natural Resources
Chick Jakacki, Zoning
Mike Pavese, Public Works

FROM: Tony Palermo, AICP

DATE: 07/20/2010

*** REVIEWERS - remember permit plan checklists should now be used.**

PROJECT NAME: DIPLOMAT PROPERTY RPD/CPD

CASE #: DCI2010-00015

INFORMATION SUMMARY:

NEW SUBMITTAL

To update your file
_X_ Review and forward sufficiency questions or make finding of sufficiency

RESPONSE REQUIRED BY: 08/03/2010

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).
Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI planner/working file
DCI Zone File

Distributed by: Jamie Princing

Date: 07/21/2010

Diplomat Property RPD/CPD

Planned Development Amendment Submittal

ORIGINAL

July 19, 2010

Prepared for:
Athyrio Development Associates, LLC

Submitted to:
Lee County
Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901

EnSite
1514 Broadway, Suite 201
Fort Myers, FL 33901
P (239) 226-0024
F (239) 226-0094

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JUL 2 0 2010
COMMUNITY DEVELOPMENT

DCI 2010-00015

Table of Contents

Public Hearing Application & Supplement D

Public Hearing Exhibits:

PH-1.B.2	Notarized Affidavit of Authorization
PH-1.C.2	Additional Agents
PH-3.C.1	Legal Description
PH-.3.C.2	Sketch of Description
PH-3.D.1	Boundary Survey
PH-3.F	Area Location Map
PH-3.G.1-3	Variance Report
Ph-3.H.1	Zoning Resolutions & Approvals
PH-4.H	Waivers
PH-4.I	Lee County Utilities Letter of Availability

Supplement D Exhibits:

D-1-B	Archaeological Sensitivity Map
D-1-C	Public Transit Map
D-7-C(a)	Existing Zoning Map
D-7-C(b)	Current Land Use Map
D-7-J	Lee Plan Compliance Narrative
D-7-K/L	Design Standards & Design Making Compliance Narrative
D-7-M.1/2	Proposed Master Concept Plan
D-7-O	Traffic Impact Statement
D-7-P	Schedule of Uses
D-7-Q	Schedule of Deviations

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COMMUNITY DEVELOPMENT
DCI 2010-00015

Reset Form | Print Form

LEE COUNTY
SOUTHWEST FLORIDA

APPLICATION FOR PUBLIC HEARING FOR ZONING ACTION UNINCORPORATED AREAS ONLY

RECEIVED
JUL 20 2018
COMMUNITY DEVELOPMENT DLL

Applicant's Name: ATHYRIO DEVELOPMENT ASSOCIATES, LLC

Project Name: DIPLOMAT PROPERTY RPD/CPD

STRAP Number(s): 34-43-24-00-00001.3030

TYPE OF APPLICATION

____ Special Exception **(attach Supplement A)**
____ Variance **(attach Supplement B)**
____ Conventional Zoning **(attach Supplement C)**
X Planned Development (not PRFPD) **(attach Supplement D)**
____ Amendment to built Planned Development **(Supplement D may be required)**
____ Private Recreational Facilities Planned Development **(attach Supplement D)**
____ Extension of a Master Concept Plan **(attach Supplement E)**
____ Reinstatement of a Master Concept Plan **(attach Supplement F)**
____ Limited Amendment to An Existing Mine Special Exception or (non MEPD) Planned Development for either dewatering or an extension of the mine duration under LCLDC Section 12-121(j) **(attach Supplement G)**
N/A DRI - with rezoning **(submit completed DRI Application Form *{do not use this form}* and Supplement D**
N/A DRI - without rezoning **(submit completed DRI Application Form *{do not use this form}*)**

Is this project located in one of the following planning communities: Boca Grande, Caloosahatchee Shores, Captiva, North Captiva, Estero, Page Park, Palm Beach Boulevard, Buckingham, Pine Island or Lehigh Acres?

☐ YES* ☒ NO *If YES, please note PART 4.G below for public information meeting summary document requirements.

****

STAFF USE ONLY

Case Number: DCI2018-00015 Commission District: 4
Current Zoning: RPD Fee Amount: 5,000
Land Use Classification: Central Urban Intake by: DLL
Planning Community: N Ft Myers

****

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

PART 1
APPLICANT\AGENT INFORMATION

A. Name of applicant: ATHYRIO DEVELOPMENT ASSOCIATES, LLC

Address: Street : P.O. BOX 1662

City, State, Zip: FORT MYERS, FL 33902

Phone Number: (239) 939-1367 Fax: (239) 939-1161

E-mail address: jkinsey@kinseysells.com

B. Relationship of Applicant to owner (check one):

_____ Applicant (including an individual or husband & wife) is the sole owner of the property. **[34-201(a)(1)a.1.]**

Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) [34-202(b)(1)c.]

_X_ Applicant has been authorized by the owner(s) to represent them for this action.

Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.) [34-202(b)(1)c.]

_____ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

Notarized Affidavit of Authorization form is attached as Exhibit PH-1.B.2. [34-202(b)(1)c.] (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.)

_____ Application is County initiated. BOCC authorization is attached as **Exhibit PH-1.B.3**

C. Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application. [34-202(b)(1)c.]

C.1. Company Name: ENSITE, INC.

Contact Person: ALEXIS CRESPO, AICP, LEED AP

Address: Street : 1514 BROADWAY, SUITE 201

City, State, Zip: FORT MYERS, FL 33901

Phone Number: (239) 226-0024 Fax: (239) 226-0094

E-mail address: alexisc@en-site.com

C.2. _X_ Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as **Exhibit PH-1.C.2.** [34-202(b)(1)c.]

PART 2
PROPERTY OWNERSHIP

A. Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)a.1.]

A.1. Name: N/A

Mailing Address: Street: _____

City, State, Zip: _____

Phone Number: _____ Fax Number: _____

E-mail: _____

B. Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].

B.1. X Disclosure of (Ownership) Interests Form is attached as **Exhibit PH-2.B.1.** [34-201(b)2]

C. Multiple parcels

C.1. N/A Property owners list is attached as **Exhibit PH-2.C.1.** [34-202(a)(5)]

C.2. N/A Property owners map is attached as **Exhibit PH-2.C.2.** [34-202(a)(5)]

D. Date property was acquired by present owner(s): 10/14/2005

PART 3
PROPERTY INFORMATION

A. STRAP Number(s): 34-43-24-00-00001.3030

B. Street Address of Property: 15501 N. CLEVELAND AVE., NORTH FORT MYERS, FL 33903

C. Legal Description

X Legal description (on 8 1/2" by 11" paper) is attached as **Exhibit PH-3.C.1.** [34-202(a)(1)]

X Sealed sketch of the legal description is attached as **Exhibit PH-3.C.2.** [34-202(a)(1)]

D. Boundary Survey

X A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit PH-3.D.1.** [34-202(a)(2)]

_____ This is not a Planned Development Application and the property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable Plat Book page(s) is attached as **Exhibit PH-3.D.2.** The Plat Book Number and the Page Number (or the Instrument Number) are provided as well as the Block Number and Lot Number (if applicable). [34-202(a)(2)]

E. Planning Community: North Fort Myers

F. General Location of Property:

F.1. X Area location map (for all applications other than Planned Developments) is attached as **Exhibit PH-3.F.** [34-202(a)(4)] {NOTE: For Planned Development Applications see Supplement D [34-373(a)(4)b.]}

F.2. Directions to property:

FROM US 41: PROCEED NORTH +/- 4 MILES; TURN LEFT ONTO DIPLOMAT PARKWAY, PROCEED +/-0.5 MILES; END AT SUBJECT PROPERTY ON THE RIGHT.

G. Surrounding property owners:

G.1. X List of surrounding property owners is attached as **Exhibit PH-3.G.1.** [34-202(a)(6)]

G.2. X Map of surrounding property owners is attached as **Exhibit PH-3.G.2.** [34-202(a)(7)]

G.3 X 2 sets of mailing labels are attached as **Exhibit PH-3.G.3.** [34-202(a)(6)]

H. Current Zoning of Property: RPD/CPD (PORTION SPECIFIC TO AMENDMENT IS RPD)

H.1. X Copies of all Zoning Resolutions and Zoning Approvals applicable to the subject property are attached as **Exhibit PH-3.H.1.** [34-202(a)(8)]

I. Current use of property:

I.1. X Current use(s) of the property are:

Vacant

I.2. N/A If buildings or structures exist on the property, an affidavit is required stating whether the buildings & structures will be removed or retained and specific details regarding any structures proposed to be retained. Attach as **Exhibit PH-3.I.2.** and entitle **"Structure Affidavit".** [34-202(b)(3)]

I.3. N/A If the property owner intends to continue an existing agricultural use on the property subsequent to the zoning approval an Existing Agricultural Use Affidavit must be provided. Attach as **Exhibit PH-3.I.3.** and entitled **"Existing Agricultural Uses at Time of Zoning Application."** [34-202(b)(7)]

J. Land Use Classification:

CENTRAL URBAN	35.2	Acres	100 % of total
		Acres	% of total
		Acres	% of total
		Acres	% of total

K. Flood Hazard (write NA if not applicable) [34-202(a)(8)]

X The property is within an Area of Special Flood Hazard as indicated in the Flood Insurance Rate Maps (FIRM)s.

X The minimum elevation required for the first habitable floor is 15.0' NAVD 88 NGVD (MSL)

L. Deed Restrictions [34-202(b)(2)]

L.1. X There are no deed restrictions or other covenants on this property that affect this request. [34-202(b)(2)]

L.2. ____ Deed restrictions\ covenants that may affect this request are attached as **Exhibit PH-3.L .2.** [34-202(b)(2)]

L.3. ____ A narrative explanation as to how the deed restrictions or covenants may affect this request. is attached as **Exhibit PH-3.L.3** [34-202(b)(2)]

M. Property Dimensions [34-202(a)(8)]

1. Width (average if irregular parcel): 1,061 Feet
2. Depth (average if irregular parcel): 1,045 Feet
3. Total area: 35.2 Acres or square feet
4. Frontage on road or street: 80 Feet on DIPLOMAT PK Street

   2nd Frontage on road or street: _____ Feet on _____ Street

PART 4
ACTION REQUESTED

A. Action Requested: [check applicable action(s)]

____ Special Exception for _____ **Attached is Supplement A**

____ Variance for _____ **Attached is Supplement B**

____ Conventional Rezoning from: _____ to _____ **Attached is Supplement C**

____ Planned Development Rezoning from _____ to _____

- ____ DCI - Major: **Attached is Supplement D**
- ____ DCI - Minor: **Attached is Supplement D**
- ____ Request is for PRFPD zoning in the Private Recreational Facilities Overlay Area. **Attached is Supplement D**

X Planned Development Amendment. **Attached is Supplement D**

____ Extension of Master Concept Plan. **Attached is Supplement E**

____ Reinstatement of Master Concept Plan. **Attached is Supplement F**

____ Limited Amendment to an Existing Mine Special Exception or (non MEPD) Planned Development for either dewatering or an extension of the mine duration pursuant to 12-121(j). **Attached is Supplement G**

B. **Blasting:**

N/A No blasting will be used in the excavation of lakes or other site elements.

N/A If blasting is proposed, Information Regarding Proposed Blasting (including soil borings, a map indicating the location of the proposed blasting, and other required information) is attached as **Exhibit PH-4.B** [34-202(b)(6)]

C. **Bonus Density:** (put NA if not applicable)

N/A Bonus density will be used. Attached is is a copy of the Bonus Density application showing calculations labeled as **Exhibit PH-4.C**. [34-202(b)(5)]

D. **Hazardous materials:** (put NA if not applicable)

N/A A Hazardous materials emergency plan is attached as **Exhibit PH-4.D** [34-202(b)(4)]

E. **Mobile Home Park**: (put NA if not applicable)

N/A Request includes rezoning of a Mobile Home Park. Attached is **Exhibit PH-4.E** [34-203(d)]

F. **Aviation Hazard:** (put NA if not applicable)

N/A Property is subject to Airport Hazard District regulations. Attached is **Exhibit PH-4.F** [34-1001 et seq]

N/A A tall structures permit will be required.

____ Property is located within Airport Noise Zone: _____

G. **Planning Communities.** A meeting summary document for the required public informational session (put NA if not applicable).

N/A **Estero Planning Community.** Attached is **Exhibit PH-4.G.1** [34-373(a)(10); 33-54(a) & (b); Lee Plan Policy 19.5.3]

N/A **Captiva Planning Community and/or North Captiva Community Plan area**. Attached is **Exhibit PH-4.G.2** [Lee Plan Policy 13.1.7 & 25.1.1]

N/A **Boca Grande Planning Community.** Attached is **Exhibit PH-4.G.3** [Lee Plan Policy 22.1.5]

N/A **Caloosahatchee Shores Community Plan area.** Attached is **Exhibit PH-4.G.4** [Lee Plan Policy 21.6.3]

N/A **Page Park Community Plan area.** Attached is **Exhibit PH-4.G.5** [Lee Plan Policy 27.11.2]

N/A **Palm Beach Boulevard Community Plan area.** Attached is **Exhibit PH-4.G.6** [Lee Plan Policy 23.5.2]

N/A **Buckingham Planning Community.** Attached is **Exhibit PH-4.G.7** [Lee Plan Policy 17.7.2]

N/A **Pine Island Planning Community.** Attached is **Exhibit PH-4.G.8** [Lee Plan Policy 14.7.1]

N/A **Lehigh Acres Planning Community.** Attached is **Exhibit PH-4.G.9** [Lee Plan Policy 32.12.2]

H. **Waivers from Application Submission Requirements**: The following waivers, approved by the Director of Zoning Services, are attached as **Exhibit PH-4.H** [34-202(a)]

Section Number	Name of item
	MULTIPLE WAIVERS APPROVED, SEE PH-4.4 ATTACHED

I. **Potable Water & Central Sewer.** Will the project be connected to potable water and central sewer as part of any development of the property? __X__YES. _____NO.

If the answer is YES, please provide a letter from the appropriate Utility to which the connection(s) are proposed confirming availability of service. Label letter as **Exhibit PH 4-I.** [34-202(b)(8)]

If the answer is NO, please provide a narrative explaining why the connection to potable water and/or central sewer is not planned. Label explanation as **Exhibit PH 4-I.** [BOCC Policy]

PART 6
SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. TO BE SUBMITTED FOR EACH OF THE FOLLOWING EXHIBITS IS AS FOLLOWS:

Number of Copies*			Exhibit Number	SUBMITTAL ITEMS
Var. or Spe. Exc.	Conv. Rez.	PDs		
1	3	15		Completed application for Public Hearing [34-201(b)]
1	1	1		Filing Fee - [34-202(a)(9)]

Var. or Spe. Exc.	Conv. Rez.	PDs	SUP	**SUPPLEMENTAL FORMS** (select applicable request/form)
1	0	0	SUP A	Special Exception request
1	0	0	SUP B	Variance request
0	3	0	SUP C	Conventional Rezoning request
0	0	15	SUP D	Planned Development Rezoning request
0	0	15	SUP D	Planned Development Amendment request
0	0	15	SUP D	PRFPD in in Overlay Area Rezoning request
0	0	8	SUP E	Master Concept Plan Extension request
0	0	8	SUP F	Master Concept Plan Reinstatement request
0	0	15	SUP G	Limited Amendment to Special Exception or Planned Development

Var. or Spe. Exc.	Conv. Rez.	PDs	Exhibit Number	SUBMITTAL ITEMS
1	3	3	PH-1.B.2	Notarized Affidavit of Authorization Form [34-202(b)(1)c]
1	3	1	PH-1.B.3	BOCC authorization (if applicable)
1	3	15	PH-1.C.2	Additional Agents [34-202(b)(1)c.]
1	3	3	PH-2.B.1	Disclosure of Interest Form [34-201(b)(2)a]
1	3	3	PH-2.C.1	Subject property owners list (if applicable) [34-202(a)(5)]
1	3	3	PH-2.C.2	Subject Property Owners map (if applicable) [34-202(a)(5)]
1	3	15	PH-3.A.1	List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)]
2	2	5	PH-3.C.1	Legal Description **(2 originals required)** [34-202(a)(1)]
2	2	5	PH-3.C.2	Sealed Sketch of the Legal Description **(2 originals required)** [34-202(a)(1)]
1	3	5	PH-3.D.1	Boundary Survey (tied to State Plane Coordinate System) **(2 originals required)** [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications (see Supplement D)} [34-373(a)(4)a.]}
1	3	N/A	PH-3.D.2	Copy of Plat Book Page (if applicable) [34-202(a)(1)]
1	3	0	PH-3.F	Area Location Map on 8" by 11" size paper pursuant to LCLDC Section 34-202(a)(4).(Non Planned Developments) [34-202(a)(4)]
0	0	15	PH-3.F	Area Location Map for Planned Developments - see Supplement D [34-373(a)(4)b.]
1	1	3	PH-3.G.1	List of Surrounding Property Owners [34-202(a)(6)]
1	1	3	PH-3.G.2	Map of Surrounding Property Owners [34-202(a)(7)]
2	2	2	PH-3.G.3	Mailing labels [34-202(a)(6)]
1	1	3	PH-3.H.1	Zoning Resolutions and Zoning Approvals [34-202(a)8)]

Number of Copies*			Exhibit Number	SUBMITTAL ITEMS
Var. or Spe. Exc.	Conv. Rez.	PDs		
1	3	3	PH-3.I.2.	Structure Affidavit (if applicable) [34-202(b)(3)]
1	3	3	PH-3.I.3.	Affidavit entitled "Existing Agricultural Uses at Time of Zoning Application" (if applicable) [34-202(b)(7)]
1	3	3	PH-3.L.2	Deed Restrictions\Covenants (if applicable) [34-202(b)(2)]
1	3	3	PH-3.L.3	Narrative addressing effect of Deed Restrictions (if applicable) [34-202(b)(2)]
1	3	15	PH-4.B	Information Regarding Proposed Blasting (if applicable). [34-202(b)(6)]
0	0	4	PH-4.C	Bonus Density Application (if applicable) [34-202(b)(5)]
1	3	4	PH-4.D	Hazardous materials emergency plan (if applicable) [34-202(b)(4)]
0	3	4	PH-4.E	Mobile Home Park Information (if applicable) [34-203(d)]
1	3	4	PH-4.F	Aviation Hazard (if applicable) [34-1001 et seq.]
1	3	4	PH-4.G.1	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Estero Planning Community (if applicable) [33-54; Lee Plan Policy 19.5.3]
1	3	4	PH-4.G.2	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within Captiva Planning Community and/or North Captiva Community Plan area (if applicable) [Lee Plan Policy 13.1.7 & 25.1.1)]
1	3	0	PH-4.G.3	Summary of Public Informational Session for Rezoning Actions, Special Exception and Variance Applications located within Boca Grande Planning Community (if applicable) [Lee Plan Policy 22.1.5]
0	0	4	PH-4.G.4	Summary of Public Informational Session for Planned Development Applications located within Caloosahatchee Shores Community Plan area (if applicable) [Lee Plan Policy 21.6.3]
0	0	4	PH-4.G.5	Summary of Public Informational Session for Planned Development Applications located within Page Park Community Plan area (if applicable) [Lee Plan Policy 27.11.2]
0	0	4	PH-4.G.6	Summary of Public Informational Session for Planned Development Applications located within Palm Beach Boulevard Community Plan area (if applicable) [Lee Plan Policy 23.5.2]
0	0	4	PH-4.G.7	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within or adjacent to the Buckingham Planning Community or with access to Buckingham Road (if applicable) [Lee Plan Policy 17.7.2]
0	0	4	PH-4.G.8	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Pine Island Planning Community(if applicable) [Lee Plan Policy 14.7.1]
0	0	4	PH-4.G.9	Summary of Public Informational Session for Planned Development Applications, Special Exceptions and Variance Requests and Conventional Rezoning Actions located within Lehigh Acres Planning Community(if applicable) [Lee Plan Policy 32.12.2]
1	3	15	PH-4.H	Approved Waivers.(if applicable) [34-202(a)]
0	0	4	PH-4.I	Potable Water & Sanitary Sewer. If the answer to Item 4.I was YES, provide a letter from the appropriate utility entity confirming availability of service. If the answer to Item 4.I was NO, an explanation must be attached providing the reason(s) why connection to potable water and sanitary sewer system is not proposed as part of any development of the parcel subject to the request along with an explanation as to the means proposed to meet the water and sewer needs for the project. [34-202(b)(8)]

*** At least one copy must be an original.**

RECEIVED
JUL 20 2010
COMMUNITY DEVELOPMENT

PART 1 AFFIDAVIT A2
(EXHIBIT PH-1.B.2)

AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, *James Kinsey as Managing Member of Athyrio Development Associates, LLC, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Athyrio Development Associates, LLC
*Name of Entity (corporation, partnership, LLP, LC, etc)

FOR STARBOARD DEV. CORP.
Signature

James Kinsey
(Type or printed name)

Managing Member
(title of signatory)

STATE OF FL
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this June 30/10 (date) by James E Kinsey Jr (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

Rosanne Stott
Signature of person taking oath or affirmation

Rosanne Stotl
Name typed, printed or stamped

Notary
Title or rank

DD 578171
Serial number, if any

ROSANNE STOTT
MY COMMISSION # DD 578171
EXPIRES: October 13, 2010
Bonded Thru Notary Public Underwriters

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.)., then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trustee, then the they must include their title of "trustee."*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.*

DCI 2010-00015

EXHIBIT PH-2.B.1
DISCLOSURE OF INTEREST FORM FOR:

STRAP NO. 34-43-24-00-00001.3030 **CASE NO.** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name and Address	Percentage of Stock
Starboard Development Corp. P.O. Box 11662, Fort Myers, FL 33902	40%
Brybar Holdings, LLC 5600 NW 23 Terr., Boca Raton, FL 33496	40%
Pacific Peak, Inc. 14975 Technology Ct, Fort Myers, FL 33912	20%

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name and Address	Percentage of Stock

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JUL 20 2010
COMMUNITY DEVELOPMENT

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	Percentage of Stock

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____ FOR STARBOARD DEV. CORP., MAN. MBR.
(Applicant)

James Kinsey
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this June 30/10 (date) by James E Kinsey Jr who is personally known to me or who has produced _____ as identification. .

Rosanne Stott
Signature of Notary Public

(SEAL)

ROSANNE STOTT
MY COMMISSION # DD 578171
EXPIRES: October 13, 2010
Bonded Thru Notary Public Underwriters

Rosanne Stott
Printed Name of Notary Public

DCI 2010-00015

EXHIBIT PH-1.C.2
ADDITIONAL AGENTS

Company Name: EnSite, Inc.

Contact Person: Brian R. Smith

Address: Street : 1514 Broadway, Suite 201

City, State, Zip: Fort Myers, FL 33901

Phone: (239) 226-0024 Fax: (239) 226-0094

E-mail: brians@en-site.com

Company Name: TR Transportation Consultants, Inc.

Contact Person: Ted Treesh

Address: Street : 2726 Oak Ridge Court, Suite 503

City, State, Zip: Fort Myers, FL 33901

Phone: (239) 278-3090 Fax: (239) 278-1906

E-mail: tbt@trtrans.net

Company Name: D. Cramer Surveying, Inc.

Contact Person: Keith Cramer, P.S.M.

Address: Street : 1031 Cape Coral Parkway East, Suite # 209

City, State, Zip: Cape Coral, FL

Phone: (239) 540-8556 Fax: (239) 540-4750

E-mail: keith@cramersurveying.com

Company Name:

Contact Person:

Address: Street :

City, State, Zip:

Phone: Fax:

E-mail:

LEE COUNTY
SOUTHWEST FLORIDA

RECEIVED
JUL 20 2010
COMMUNITY DEVELOPMENT

PUBLIC HEARING SUPPLEMENT D

DCI 2010-00015

ADDITIONAL REQUIRED INFORMATION FOR A PLANNED DEVELOPMENT APPLICATION UNINCORPORATED LEE COUNTY

Case Number: _____

Project Name: DIPLOMAT PROPERTY RPD/CPD

Applicant's Name: ATHYRIO DEVELOPMENT ASSOCIATES, LLC

STRAP Number(s): 34-43-24-00-00001.3030

Brief Summary of Project:

Amend existing MCP associated w/ Diplomat Property RPD/CPD to allow for assisted living facilities, 80 residential units, and 50,000 s.f. of medical office

Select one application type only

_____ DRI (rezoning required)
_____ DCI-Major
_____ DCI-Minor
_____ DCI-Minor - Existing Development (1)
__X__ DCI-Minor - Amendment to approved Master Concept Plan (2)
_____ Amendment to built Planned Development meeting DCI threshold (3)
_____ PRFPD in Private Recreational Facilities Overlay Area [(34-341(a)(2)]

Notes:

(1) Existing development. A development that has already been developed but does not conform to the regulations for a conventional district and is requesting a rezoning to a Planned Development classification. It will be reviewed in the same manner as a minor Planned Development except that a Traffic Impact Statement will not be required. [34-341(b)(2)d.1.]

(2) Amendments to approved Master Concept Plan. Application to amend an approved Major or Minor Master Concept Plan or its attendant documentation, or for the extension of a vacated Master Concept Plan originally approved prior to December 2, 1991 will be treated procedurally as Minor Planned Developments (see exception below). These applications will require only as much information, as deemed necessary by the Director, needed to describe the changes requested, to specify the incremental change in impacts expected from the amendment, and to detail the changes in development, environment and background (surrounding

land use, traffic volumes, water, wastewater and other service availability, etc.), that have occurred since the original application. [34-341(b)(2)d.2.]

If a proposed amendment to an approved Planned Development would, if taken by itself, constitute a Major Planned Development {Development of County Impact - see LCLDC Section 34-341(b)(1)} then the application to amend must proceed as a new and separate Major Planned Development. [34-380(c)]

(3) Amendments to built planned developments (PD). Any part or all of a planned development that is built may be the subject of an application for a variance or other approval covered by this chapter wherein the subject property is the only part of the original planned development that will be affected by the requested approval. The application may include a legal description and sketch of the portion of the overall planned development that will be directly affected by the rezoning request. The application must include a legal description and sketch of the entire planned development boundary.

If the subject property meets the threshold for a development of county impact, it will be reviewed in accordance with the provisions in this chapter that apply to developments of county impact. If the subject property is not a development of county impact, it will be reviewed in accordance with the provisions in this chapter that apply to conventional zoning districts. In either case, the applicant will be the owner of the subject property and the consent of the owners of the remainder of the original planned development will be unnecessary. However, these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property.

For purposes of this subsection, the term "built" means that all of the roads, utilities, buffering, open space, surface water management features and structures, common space, common amenities, common landscaping, gatehouses, entrance signs, entrance ways and other similar items identified as part of the final approved master concept plan have been constructed and acknowledged by the county as complete. In the case of residential planned developments or mixed developments that include residential structures, the term "built" does not mean that all residential structures must have been constructed on individual platted lots. [34-373(c)]

(4) Applications for Rezoning in the Greater Pine Island Planning Community/Greater Pine Island Concurrency and Traffic-Based Growth Limitations. Concurrency compliance and traffic-based growth limitations for property located in Greater Pine Island, as identified on the future land use map and described in section 33-1002, will be determined in accordance with the level of service and restrictions set forth in Lee Plan policies 14.2.1 and 14.2.2 to the extent the policies provide additional restrictions that supplement other provisions of this code. These policies require the following:

(a) The minimum acceptable level of service standard for Pine Island Road between Burnt Store Road and Stringfellow Boulevard is level of service D on an annual average peak-hour basis and level of service E on a peak-season peak-hour basis using methodologies from the 1985 Highway Capacity Manual Special Report 209. This standard will be measured at the county's permanent count station #3 on Little Pine Island at the western edge of Matlacha and will apply to all of Greater Pine Island.

(b) In addition, when traffic on Pine Island Road at the western edge of Matlacha reaches 810 peak-hour annual average two-way trips, rezonings in Greater Pine Island that increase traffic on Pine Island Road may not be granted. During the rezoning process only, three types of exceptions to this rule may be considered:

(1) Minor rezonings on infill properties surrounded by development at similar densities or intensities. A minor rezoning under this exception may not rezone more than five acres of land or have a net effect of allowing more than 15 additional dwelling units.

(2) Rezonings that would have insignificant or trivial effects on traffic flows at the western edge of Matlacha during peak periods in the peak (busier) direction, or would have positive effects by reducing trips during those peak flow periods.

(3) Rezonings to accommodate small enterprises that promote the natural features or cultural heritage of Greater Pine Island. Small enterprises are those that operate with five or fewer full-time employees. **[33-1011(a) & (b)]**

PART 1
GENERAL INFORMATION

A. Comprehensive Plan Amendments (check one):

X There are **NO** LEE Plan Amendments pending that could affect the future use of this property.

_____ The following LEE Plan Amendments **ARE** pending and could affect the future use of this property. (List uses and brief explanation of their effect on this application):

B. Archaeological/Historical (check one):

X There are **NO** known or recorded historical or archaeological sites on the property and no part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. **[34-373(a)(4)h.]**

_____ There are known or recorded historical or archaeological sites on the property or part of the property is located within a level 1 or level 2 zone of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. Attached as **Exhibit D-1-B** is a map indicating the nature and location of known or recorded historical or archaeological or areas of the property located within level 1 or level 2 zones of archaeological sensitivity including the outline of historic buildings and approximate extent of archaeological sites. **[34-373(a)(4)h.]**

C. Public Transit (check one):

_____ Property is **NOT** within the Lee Tran public transit service area.

X Property is within the Lee Tran public transit service area. A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops must be provided. Label as **Exhibit D-1-C.**

D. Density

_____ There are no residential dwelling units proposed for this development.

X The property is located within one or more Future Land Use categories. Density has been calculated in **Part 3** of this application and is summarized below:

Intensive Development	_____	Proposed dwelling units
Central Urban	168	Proposed dwelling units
Urban Community	_____	Proposed dwelling units
Suburban	_____	Proposed dwelling units
Outlying Suburban	_____	Proposed dwelling units
University Community	_____	Proposed dwelling units
Rural	_____	Proposed dwelling units
Outer Islands	_____	Proposed dwelling units
Rural Community Preserve	_____	Proposed dwelling units
Open Lands	_____	Proposed dwelling units
DR/GR	_____	Proposed dwelling units
Coastal Rural	_____	Proposed dwelling units
Wetlands	_____	Proposed dwelling units
New Community	_____	Proposed dwelling units
TOTAL	168	Proposed dwelling units

PART 2
TYPES OF LAND AREA ON PROPERTY

A. Gross Acres (total area within described parcel) 35.2 **Acres**

1.	Submerged land subject to tidal influence:	0	Acres
2.	Other non-freshwater Wetlands:	0	Acres
3.	R-O-W providing access to non-residential uses:	1.9	Acres
4.	Non-residential use areas [1]	5.3	Acres

B. Total area not eligible as gross residential acreage. Items A.1. + A.2 + A.3. + A.4. 7.2 **Acres**

C. Gross residential acres. (A minus B) [2] 28 **Acres**

D. Gross residential acres by Land Use Category

1.	a.	Intensive development - upland		Acres
	b.	Intensive development - freshwater wetland		Acres
2.	a.	Central Urban - upland	28	Acres
	b.	Central Urban - freshwater wetland		Acres
3.	a.	Urban Community or Suburban - upland		Acres
	b.	Urban Community or Suburban freshwater wetland		Acres
4.	a.	Outlying Suburban - upland		Acres
	b.	Outlying Suburban - freshwater wetland		Acres
5.	a.	Rural, Outer Island, Rural Community Preserve - upland		Acres
	b.	Rural, Outer Island, Rural Community Preserve -		Acres
6.	a.	Open Lands - upland		Acres
	b.	Open Lands - freshwater wetland		Acres
7.	a.	DR/GR - upland		Acres
	b.	DR/GR - freshwater wetland		Acres
8.	a.	Wetlands - freshwater		Acres
	b.	Wetlands - not freshwater		Acres
9.	a.	New Community - Upland		Acres
	b.	New Community - freshwater wetland		Acres
10.	a.	University Community - upland		Acres
	b.	University Community - freshwater wetland		Acres
11.	a.	Coastal Rural-Upland		Acres
	b.	Coastal Rural-freshwater wetland		Acres

TOTAL (should equal "C" above) 28 Acres

Notes:
(1) Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included.
(2) Lands to be used for residential uses including land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies.

PART 3
RESIDENTIAL DEVELOPMENTS
PRELIMINARY DENSITY CALCULATIONS*

* Note: i. Complete only if living units are proposed in a Future Land Use Category.
ii. If more than one classification, calculations for each classification must be submitted.
iii. If wetlands are located on the property, density calculations are considered preliminary pending a wetlands jurisdictional determination.

A. Intensive Development Category

		Maximum standard density		Units
1.	**Preliminary Standard Units**			
a.	Total upland Acres (from Part 2, D.1.a.)	_____	times 14 equals	_____
b.	Total freshwater wetland Acres (from Part 2, D.1.b.)	_____	times 14 equals	_____
c	Preliminary Total Standard units (a. plus b.) (1)			_____
		Maximum permitted		**Units**
2.	**Maximum Permitted Units**			
a.	Total upland Acres (from Part 2, D.1.a.)	_____	times 18 equals	_____
3.	**Total allowed standard units (A.1.c. or A.2.a., whichever is less)**			_____
4.	**Bonus Units** (2)			
a.	Low-moderate housing density:			_____
b.	TDR units:			_____
c.	Sub-total (A.4.a. plus A.4.b.)			_____
5.	**Total Permitted Units (A.3. plus A.4.c.):** (1)			_____

B. Central Urban Category

		Maximum standard density		Units
1.	**Preliminary Standard Units**			
a.	Total upland Acres (from Part 2, D.2.a.)	28	times 10 equals	280
b.	Total freshwater wetland Acres (from Part 2, D.2.b.)	_____	times 10 equals	_____
c.	Preliminary Total Standard units (a. plus b.) (1)			280
		Maximum permitted		**Units**
2.	**Maximum Permitted Units**			
a.	Total upland Acres (from Part 2, D.2.a.)	28	times 12.5 equals	350
3.	**Total allowed standard units (B.1.c. or B.2.a., whichever is less)**			280
4.	**Bonus Units** (2)			
a.	Low-moderate housing density:			N/A
b.	TDR units:			N/A
c.	Sub-total (B.4.a. plus B.4.b.)			N/A
5.	**Total Permitted Units (B.3. plus B.4.c.):** (1)			280

Notes:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
(2) If low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

C. Urban Community Category

1.	**Preliminary Standard Units**	**Maximum standard density**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	_____ times 6 equals	_____
	b. Total freshwater wetland Acres (from Part 2, D.3.b.)	_____ times 6 equals	_____
	c. Preliminary Total Standard units (a. plus b.) (1)		_____
2.	**Maximum Permitted Units**	**Maximum permitted**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	_____ times 8 equals	_____
3.	**Total allowed standard units (C.1.c. or C.2.a, whichever is less)**		_____
4.	**Bonus Units** (2)		
	a. Low-moderate housing density:		_____
	b. TDR units:		_____
	c. Sub-total (D.4.a. plus D.4.b.)		_____
5.	**Total Permitted Units (C.3. plus C.4.c.):** (1)		_____

Notes:
(1) Subject to revision if wetlands jurisdictional determination indicates a different acreage of wetlands.
(2) If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

D. Suburban Category

1.	**Preliminary Standard Units**	**Maximum standard density**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	_____ times 6 equals	_____
	b. Total freshwater wetland Acres (from Part 2, D.3.b.)	_____ times 6 equals	_____
	c. Preliminary Total Standard units (a. plus b.) (1)		_____
2.	**Maximum Permitted Units**	**Maximum permitted**	**Units**
	a. Total upland Acres (from Part 2, D.3.a.)	_____ times 8 equals	_____
3.	**Total allowed standard units (D.1.c. or D.2.a., whichever is less)**		_____

E. Outlying Suburban Category

1.	**Preliminary Standard Units**	**Maximum standard density**	**Units**
	a. Total upland Acres (from Part 2, D.4.a.)	_____ times 3 equals	_____
	b. Total freshwater wetland Acres (from Part 2, D.4.b.)	_____ times 3 equals	_____
	c. Preliminary Total Standard units (a. plus b.) (1)		_____
2.	**Maximum Permitted Units**	**Maximum permitted**	**Units**
	a. Total upland Acres (from Part 2, D.4.a.)	_____ times 4 equals (1)	_____
3.	**Total allowed standard units (E.1.c. or E.2.a., whichever is less)**		_____

Notes:
(1) Outlying Suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the LEE Plan): the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

PART 4
COMMERCIAL, INDUSTRIAL, MINING, ASSISTED LIVING FACILITIES, HOTELS & MOTELS
PRELIMINARY INTENSITY CALCULATIONS

		Habitable Stories	Height	Total Floor Area	
A.	**Commercial**				
A.1.	Medical	2 stories	35'	50,000	Sq. Ft.
A.2.	General Office			0	Sq. Ft.
A.3.	Retail			0	Sq. Ft.
A.4.	Other			0	Sq. Ft.
A.5.	**TOTAL FLOOR AREA**			50,000	Sq. Ft.

		Habitable Stories	Height	Total Floor Area	
B.	**Industrial**				
B.1.	Under Roof			0	Sq. Ft.
B.2.	Not under Roof	NA		0	Sq. Ft.
B.3.	**TOTAL FLOOR AREA**			0	Sq. Ft.

			Depth	Total Acres	
C.	**Mining**				
C1.	Area to be excavated	NA			Acres

		Habitable Stories	Height	Total Number of Beds/Units	
D.	**Assisted Living Facilities**				
D.1.	Dependent Living Units	3 stories	45'	350	Beds/Units
D.2.	Independent Living Units			0	Beds/Units
D.3.	**TOTAL BEDS/UNITS**			350	Beds/Units

		Habitable Stories	Height	Number of Rental Units	
E.	**Hotels/Motels**				
	Room Size				
E.1.	< 425 sq. ft.			0	Units
E.2.	426-725 sq. ft.			0	Units
E.3.	725 < sq. ft.			0	Units
E.4.	**TOTAL UNITS**			0	Units

PART 5
ENVIRONMENTAL ISSUES

A. **Topography:** Describe the range of surface elevations of the property:

The surface elevations of the property range from a low of -5.3 feet (existing lake) to a high of 17.7 feet.

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the LEE Plan Section XII), flowways, creek beds, sand dunes, other unique land forms [see LEE Plan Policy 77.1.1 (2)] or listed species occupied habitat [see LCLDC Section 10-473].

Please refer to approved waiver from environmental submittal requirements, attached as Exhibit PH-4.H. A protected species survey and FLUCCS map were provided as part of the original zoning application (DCI2005-00055). The indigenous and protected species preserve areas associated with the Diplomat Property RPD/CPD are approved in the southern RPD/CPD parcels, located south of Diplomat Parkway per Z-06-004.

continued

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in PART 4.B. above will be protected by the completed project:

Please refer to approved waiver from environmental submittal requirements, attached as Exhibit PH-4.H. The indigenous and protected species preserve areas associated with the Diplomat Property RPD/CPD are approved in the southern RPD/CPD parcels, located south of Diplomat Parkway per Z-06-004. The Applicant has also obtained an Environmental Resource Permit (ERP) through the South Florida Water Management District, in addition to required permitting through the U.S. Army Corps of Engineers (ACOE) for the entire RPD/CPD.

Per these approvals from Lee County, State, and Federal agencies, the required vegetation and protected species preservation to support the development will be provided in the southern portion of the approved RPD/CPD. Therefore, the proposed amendment will not impact the existing approvals for indigenous preservation, either by relocating or decreasing total preserve area.

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not Applicable.

PART 6
SANITARY SEWER & POTABLE WATER FACILITIES

A. **Special Effluent**: If the discharge of any special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics:

Not Applicable.

B. **Private On-Site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment:

Not Applicable.

2. Quality of the effluent:

Not Applicable.

3. Expected life of the facility:

Not Applicable.

4. Who will operate and maintain the internal collection and treatment facilities:

Not Applicable.

5. Receiving bodies or other means of effluent disposal:

Not Applicable.

continued

C. **Spray Irrigation:** If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields:

Not Applicable.

2. Current water table conditions:

Not Applicable.

3. Proposed rate of application:

Not Applicable.

4. Back-up system capacity:

Not Applicable.

PART 7 - SUBMITTAL REQUIREMENTS

Copies* Required	Exhibits	Item
		PUBLIC HEARING APPLICATION FORM
15		**Public Hearing Application Form (Application for Public Hearing for Zoning Action Form, OR, if a DRI with Rezoning, submit Application for Public Hearing for a DRI Form). [34-373(a)(1)]**
1		**Application Fee. [34-373(a)(2)]**
		DESCRIPTION OF EXISTING CONDITIONS
4	D-1-B	**Historical or Archaeological sites:** The nature and location of any known or recorded historical or archaeological sites as listed on the Florida Master Site File or the Lee County Historical Site Survey, and the location of any part of the property that is located within level 1 or level 2 zones of archaeological sensitivity pursuant to LCLDC Chapter 22 [22-106]. The plan must show the outline of historic buildings and approximate extent of archaeological sites. A description of proposed improvements that may impact archaeological or historical resources must also be provided. **[34-373(a)(4)h.]**
15	D-1-C	**Public Transit.** A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. **[34-373(a)(4)g.]**
5	D-7-A	**A Boundary Survey**, prepared and sealed by a professional surveyor, that meets the minimum technical standards set forth in chapter 61G-17-6, F.A.C. The boundary survey must identify and depict all easements effecting the subject property, whether recorded or unrecorded, and all other physical encumbrances readily identified by a field inspection.**(2 originals required) [34-373(a)(4)a.]**
15	D-7-B	**Area Location Map** (on 8.5" x 11" paper). A map marked to show the location of the property to be developed in relation to arterial and collector streets as well as the location of existing easements and rights-of-way on or abutting the property. **[34-373(a)(4)b.]**
15	D-7-C	**Existing Zoning and Current Land Uses**. A map or other depiction of the existing zoning and current land uses (i.e. single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 500 feet. **[34-373(a)(4)c.]**
15	D-7-D	**Aerial Photograph** with the site clearly delineated. **[34-373(a)(4)d.] Originals only - photocopies are not acceptable.**
4	D-7-E	**Soils Map.** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show the soils classified in accordance with the USDA/SCS System. **[34-373(a)(4)e.i.]**
4	D-7-F	**FLUCCS Map.** A Florida Land Use, Cover and Classification System (FLUCCS) map, at the same scale as the Master Concept Plan, prepared by an environmental consultant. The FLUCCS map must clearly delineate any Federal and State jurisdictional wetlands and other surface waters, including the total acreage of Federal and State wetlands. **[34-373(a)(4)e.ii.]**
4	D-7-G	**Rare & Unique Upland Habitat Map.** Maps drawn at the same scale as the Master Concept Plan marked or overprinted to show significant areas of rare and unique upland habitat as defined in the LEE Plan Section XII. **[34-373(a)(4)e.iii.]**
4	D-7-H	**Topographic Map.** A County topographic map (if available) or a USGS quadrangle map showing the subject property. **[34-373(a)(4)e.iv.]**
4	D-7-I	**Existing and Historic Flow-Ways Map**. Map(s) drawn at the same scale as the master concept plan marked or overprinted to show existing and historic flow-ways. **[34-373(a)(4)e.v.]**

Copies* Required	Exhibits	Item
		NARRATIVE COMPLIANCE STATEMENTS
15	D-7-J	**LEE Plan Compliance.** A narrative explanation as to how the proposed development complies with the LEE Plan. **[34-373(a)(5)]**
3	D-7-K	**Design Standards Compliance.** A narrative explanation as to how the proposed development complies with the Design Standards set forth in LCLDC Section 34-411. **[34-373(a)(5)]**
3	D-7-L	**Decision-Making Compliance.** A narrative explanation as to how the proposed development complies with the guidelines for decision-making embodied in LCLDC Sections 34-145(c)(2)a & e. and 34-145(d)(3). **[34-373(a)(5)]**
		MASTER CONCEPT PLAN
2 & 15	D-7-M.1 (24X 36) & D-7-M.2 (11X17)	**Master Concept Plan, Non-PRFPD** . A graphic illustration (Master Concept Plan) of the proposed development, showing and identifying the information required by LCLDC Section 34-373(a)(6)a - i. Copies of the Master Concept Plan must be provided in two sizes, 24" x 36" (2 copies), and 11" x 17" (15 copies - **2 originals required**) in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. {See Instructions, Part 7, below.} **[34-373(a)(6)]**
2 & 15	D-7-N.1 (24X36) & D-7.N.2 (11X17)	**Master Concept Plan, PRFPD :** A clearly legible and properly scaled drawing (Master Concept Plan) showing and identifying the information required by LCLDC Section 34-941(g)(1). Copies of the Master Concept Plan must be provided in two sizes, 24" x 36" (2 copies), and 11" x 17" (15 copies - **2 originals required**) in size and must clearly legible and drawn at a scale sufficient to adequately show and identify the required information. {See Instructions, Part 7, below.} **[34-941(g)]**
5	D-7-O	**Traffic Impact Statement.** A traffic impact statement in a format and to the degree of detail required by the County and in conformance with the adopted Lee County Administrative Code. **[34-373(a)(7)]** TIS is not required for an existing development. **[34-341(b)(2)d.1.]**
15	D-7-P	**Schedule of Uses.** A schedule of uses keyed to the Master Concept Plan as well as a summary for the entire property including the information required by LCLDC Section 34-373(a)(8)]. **[34-373(a)(8)]**
15	D-7-Q	**Schedule of Deviations and Written Justification.** A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan. The location of each requested deviation must be located/shown on the Master Concept Plan. Deviation documentation and detail drawings including sample detail drawings must be provided illustrating how each deviation will operate to the benefit, or at least not to the detriment, of the public interest. **[34-373(a)(9); 34-412(a)]**
		ADDITIONAL REQUIREMENTS FOR MAJOR PDs
4	D-7-R	**Surface Water Management Plan** A written description of the surface water management plan as required by LCLDC Section 34-373(b)(1)a. - e. **[34-373(b)(1)]**
15	D-7-S	**Phasing Program.** If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**
		ADDITIONAL REQUIREMENTS FOR LARGE PROJECTS
4	D-7-T	**Protected species survey.** A protected species survey is required for large developments (as defined in LCLDC Section 10-1) as specified in LCLDC Section 10-473. **[34-373(b)(2)]**
		ADDITIONAL REQUIREMENTS FOR AMENDMENTS TO BUILT PLANNED DEVELOPMENTS
4	D-7-U	**Proof of Notice to Other Property Owners.** The consent of the owners of the remainder of the original planned development is not required, but these owners must be given notice of the application and other proceedings as if they were owners of property abutting the subject property regardless of their actual proximity to the subject property. **[34-373(c)]**

Copies* Required	Exhibits	Item
		ADDITIONAL REQUIREMENTS FOR DRIs
15	D-7-V	**Binding letter of interpretation from DCA or a complete and sufficient ADA (See also Application for Public Hearing for DRI Form) [34-373(d)(2)]**
		ADDITIONAL EXHIBITS - PRFPDs
4	D-7-W	**Conceptual Surface Water Management Plan.** A Conceptual Surface Water Management Plan must be submitted. The plan must be viable and take into consideration any natural flowway corridors, cypress heads, natural lakes, and the restoration of impacted natural flowway corridors. **[34-941(d)(3)b.i.1)]**
15	D-7-X	**Well Drawdown Information.** If within an area identified as an anticipated drawdown area for existing or future well development, demonstration of compliance with LCLDC Section 34-941(d)(3)d.i & ii. must be provided. **[34-941(d)(3)d.]**
15	D-7-Y	**Preliminary Indigenous Restoration Plan.** A Preliminary Indigenous Restoration Plan must be provided if on-site indigenous restoration is being used to meet the indigenous native plant community preservation requirement. **[34-941(e)(5)f.iii.]**
15	D-7-Z	**Environmental Assessment**. An Environmental Assessment must be provided which includes, at a minimum, an analysis of the environment, historical and natural resources. **[34-941(g)(2)]**
15+	D-7-AA	**Demonstration of Compatibility.** Written statements concerning how the applicant will assure the compatibility of the proposed development with nearby land uses (by addressing such things as noise, odor, lighting and visual impacts), and the adequate provision of drainage, fire and safety, transportation, sewage disposal and solid waste disposal must be provided. **[34-941(g)(4)]**

*** At least one copy must be an original.**

Description

RECEIVED
JUL 20 2010
COMMUNITY DEVELOPMENT

SUBJECT PARCEL - (*NORTH RESIDENTIAL*):

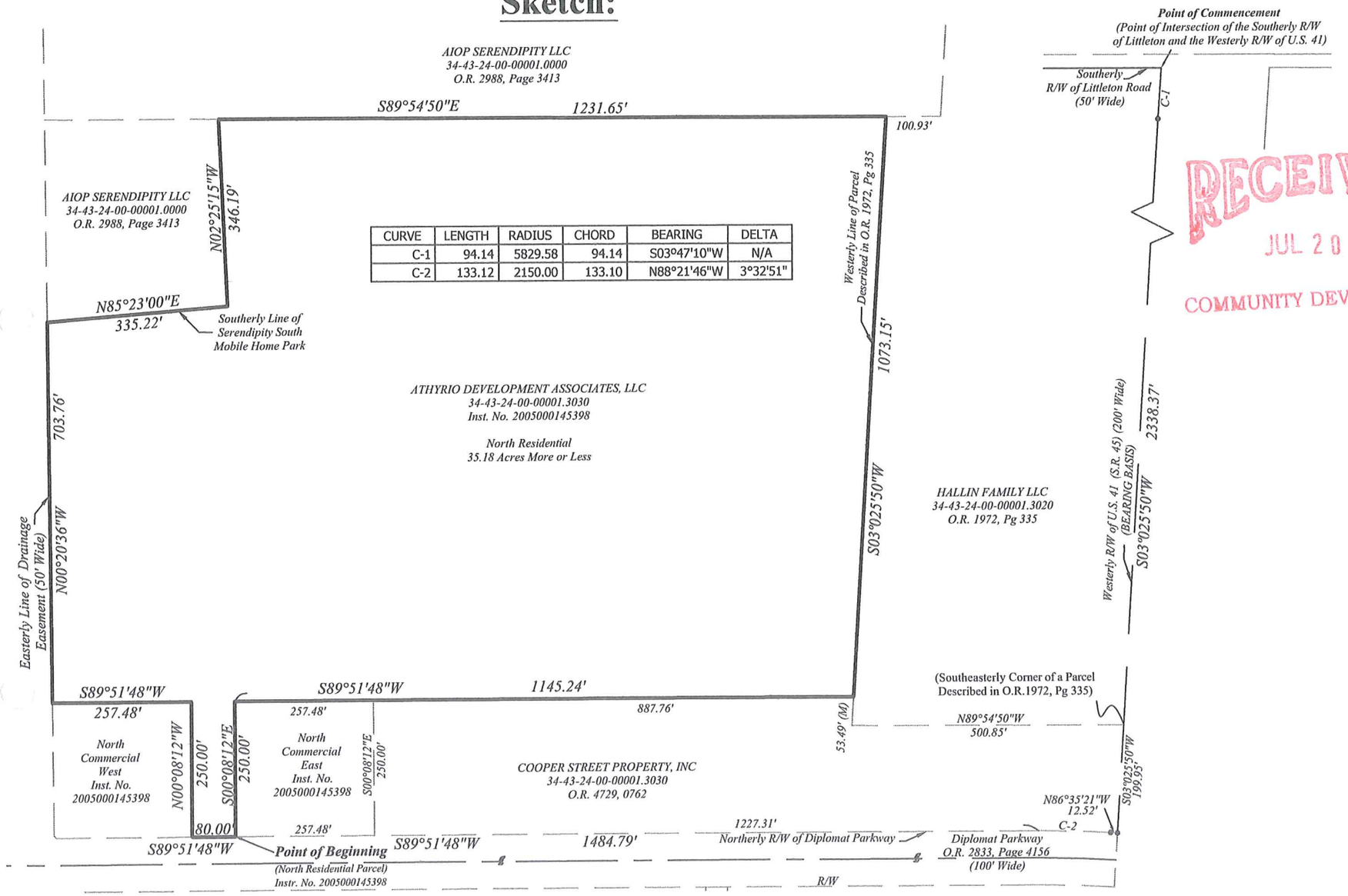
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 199.95 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.86°35'21"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 12.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2150.00 FEET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 133.12 FEET; THENCE S.89°51'48"W. ALONG SAID RIGHT-OF-WAY LINE FOR 1484.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°51'48"W. ALONG SAID RIGHT-OF-WAY LINE FOR 80.00 FEET; THENCE N.00°08'12"W. FOR 250.00 FEET; THENCE S.89°51'48"W. FOR 257.48 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF A DRAINAGE EASEMENT (50 FEET WIDE) DESCRIBED IN DEED BOOK 237 AT PAGES 564 AND 565 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE N.00°20'36"W. ALONG SAID EASTERLY LINE FOR 703.76 FEET TO THE SOUTHERLY LINE OF SERENEDIPITY SOUTH MOBILE HOME PARK (UNRECORDED); THENCE ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID PARK FOR THE FOLLOWING THREE (3) DESCRIBED COURSES: N.85°23'00"E. FOR 335.22 FEET; THENCE N.02°25'15"W. FOR 346.19 FEET; THENCE S.89°54'50"E. FOR 1231.65 FEET TO THE WESTERLY LINE OF THE AFOREMENTIONED PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335; THENCE S.03°25'50"W. ALONG THE WESTERLY OF SAID PARCEL FOT 1073.15 FEET; THENCE S.89°51'48"W. FOR 1145.24 FEET; THENCE S.00°08'12"E. FOR 250.00 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 35.18 ACRES, MORE OR LESS.

DCI 2010-00015

THIS IS NOT A SURVEY	Sketch to Accompany Description **Subject Parcel - North Residential** *A Portion of Land Lying in Section 34, township 43 South, Range 24 East*	
Page 2 of 2	**D CRAMER SURVEYING, INC.** **SURVEYING PROFESSIONALS** PROFESSIONAL SURVEYOR AND MAPPER NUMBER PSM6655 1031 Cape Coral Pkwy East, Suite 209, Cape Coral. FL 33904 Phone: (239) 540-8556 Fax: (239) 540-4750 www.cramersurveying.com	I hereby certify that, to the best of my knowledge and belief, the sket ch and description represented hereon, made under my direction on **July 15th, 2010** is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes. ***See Page 1 of 2 for Signature and Seal*** **DAVID KEITH CRAMER** FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
JOB # 10-1062 | PREPARED FOR: En-Site SECTION 34, TOWNSHIP 43S, RANGE 24E		

Sketch:



CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C-1	94.14	5829.58	94.14	S03°47'10"W	N/A
C-2	133.12	2150.00	133.10	N88°21'46"W	3°32'51"

SURVEY NOTES:
1. BEARING BASIS: EASTERLY RIGHT OF WAY LINE OF McGREGOR BOULEVARD AS: N00°00'00"W
2. MEASUREMENTS SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. **THIS IS NOT A SURVEY**
4. ADDITIONS TO OR DELETIONS OTHER THAN THE SIGNING SURVEYOR AND MAPPER ARE PROHIBITED BY LAW WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR AND MAPPER. *COPYRIGHT 2009, DAVID K. CRAMER, PSM, ALL RIGHTS RESERVED.*
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Description to Accompany Sketch

Subject Parcel - North Residential

A Portion of Land Lying in Section 34, township 43 South, Range 24 East

Scale = 1:250

0 250

125 125

THIS IS NOT A SURVEY

CRAMER SURVEYING, INC.
SURVEYING PROFESSIONALS
PROFESSIONAL SURVEYOR AND MAPPER NUMBER PSM6655
1031 Cape Coral Pkwy East, Suite 209, Cape Coral. FL 33904
Phone: (239) 540-8556 Fax: (239) 540-4750
www.cramersurveying.com

JOB # 10-1062	PREPARED FOR: En-Site
SECTION 34, TOWNSHIP 43S, RANGE 24E	

DATE	REVISION

I hereby certify that, to the best of my knowledge and belief, the sketch and description represented hereon, made under my direction on **July 15th, 2010** is in accordance with Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

DAVID KEITH CRAMER
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.6655
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

EXHIBIT PH-3.H.1

RESOLUTION NUMBER Z-06-004

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Athyrio Development Associates, LLC, filed an application on behalf of the property owner, Richard K. Bennett, Successor Trustee of the North Trail Land Trust, to rezone 65± acres of land from the Agricultural (AG-2) zoning district to the Residential Planned Development/Commercial Planned Development (RPD/CPD) zoning district, in reference to Diplomat Property RPD/CPD; and,

WHEREAS, a public hearing was advertised and held on January 12, 2006, and January 13, 2006, before the Lee County Zoning Hearing Examiner Diana Parker, who gave full consideration to the evidence in the record for Case #DCI2005-00055; and,

WHEREAS, a second public hearing was advertised and held on April 3, 2006, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to rezone 65 acres of land from AG-2 to RPD/CPD to allow a maximum of 468 dwelling units, 200,000 square feet of commercial floor area, and a maximum of 120 hotel rooms. Maximum proposed building height is three (3) stories/50 feet commercial and two (2) stories/ 35 feet residential. No development blasting is requested. The property is located in the Central Urban Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. Development must be consistent with the one-page Master Concept Plan entitled "CONCEPTUAL SITE PLAN: DIPLOMAT PARCEL," Sheet 1 of 1, date stamped "Received November 3, 2006," and prepared by Banks Engineering, Inc. (attached hereto as Exhibit C), except as modified by the conditions below.

   Development must comply with the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan (MCP) are subsequently pursued, appropriate approvals will be necessary.

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Maximum Number of Dwelling Units (RPD): 381 dwelling units. An additional 76 units may be constructed if they are marketed at a price point that is affordable to moderate income households at the time of building permit application. Further, the additional 75 units may only be sold to buyers who qualify as a moderate income household at the time of purchase. Moderate income households means 120 percent of the yearly median income based on yearly income levels developed for the SHIP Program by the Housing Section of the Planning Division.

Eight (8.0) dwelling units per acre maximum, for the 47.65 acres of RPD. An additional 1.6 units per acre may be constructed subject to affordability requirements above.

Maximum Commercial Floor Area (CPD): 200,000 square feet of commercial uses. A maximum of 100,000 s/f of which may be retail.

Retail development is limited to Parcel 4 (which meets Commercial Site Location standards). Retail development is not permitted on Commercial Parcels 1, 2 or 3 (which do not meet Site Location standards).

2. The following limits apply to the project and uses:

a. **Schedule of Uses: RPD**

Accessory Uses and Structures
Administrative Office
Clubs, Private - As shown on the approved MCP.
Dwelling Units, single-family, duplex, two-family attached, multifamily, townhomes - 381 (up to 457 pursuant to Condition 1)
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - not to include the removal of excavated material from the site. No blasting.
Fences and Walls.
Home Occupation, No outside help.
Home Care Facility
Model Home, Model Display Center, Model Unit - ALSO SEE MODEL HOME/ REAL ESTATE SALES CONDITIONS.
Parking Lot, Accessory
Real Estate Sales - limited to sales of lots, homes or units within the development. Model home and club locations only. ALSO SEE MODEL HOME/ REAL ESTATE SALES CONDITIONS.
Recreational Facilities - Private, On-site only. LIMITED TO THOSE SHOWN ON THE APPROVED MCP
Residential Accessory Uses
Signs, in compliance with LDC Chapter 30
Temporary Uses, Temporary Real Estate Sales Office

Schedule of Uses: CPD

Administrative Office
Animals: Clinic, Kennel, Control Center (including Humane Society) - indoors, no outdoor runs.
Automatic Teller Machine
Auto Parts Store - No installation service.
Auto Repair and Service, Group I
Bait and Tackle Shop
Banks and Financial Establishments, Group I and II
Boat Part Stores
Building Material Sales (indoor only, no outdoor display)
Business Services, Group I and II (no impound yards or armored car services)
Cleaning and Maintenance Services
Clothing Stores, General
Communication facilities, wireless (in accordance with LDC 34 Division 11)

A wireless communication facility may be administratively approved, provided it is co-located on a building and the height of the tower does not exceed 50 feet from existing grade.

Consumption on Premises - Indoors. In conjunction with Group III restaurants only. Outdoor Consumption on Premises will require special exception approval (public hearing).

Contractors and Builders, Group I and II (Not Group III)
Cultural Facilities
Day Care, Adult, Child
Department Store
Drive-through facility for any permitted use. No fast food drive-through.
Drugstore, Pharmacy (limited to 1 on Parcel 4 or 3)
Entrance Gate and Gatehouse
Emergency Operations Center
EMS, Fire or Sheriff's Station
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention - not to include the removal of excavated material from the site. No blasting.
Fences and Walls.
Flea Market, Indoor Only
Food and Beverage Services, Limited
Food Stores, Group I and II
Funeral Home or Mortuary, with or without cremation
Gasoline Dispensing System, Special
Hardware Store
Health Care Facility, Group I, II, III (no Group IV).
Hobby, Toy and Game Store
Hotel/Motel - Limited to 120 rooms maximum.

Household and Office Furnishings - (indoor only, no outdoor display)
Insurance Companies
Lawn and Garden Supply Stores - (indoor only, no outdoor display)
Library
Medical Office
Nonstore Retailer
Paint, Glass and Wallpaper - (indoor only, no outdoor display)
Parking Lot, Accessory, Commercial, Garage, Public Parking, Temporary
Personal Services, Group I, II, III, IV. Excluding Laundromats, Laundry Agents, Massage Establishments, Massage Parlors, Steam or Turkish Baths, Dating Services, Escort Services, Palm Readers, Fortune Tellers, Card Readers, Tattoo Parlors.
Pet Services, Pet Shops - Indoor only, no outdoor display. No outdoor runs.
Place of Worship
Plant Nursery
Post Office
Printing and Publishing
Processing and Warehousing
Real Estate Sales Office
Religious Facilities
Rental or Leasing Establishments, Group II (excluding tools and equipment primarily for home use). Indoor only. No outdoor display.
Repair Shop, Group I, II, III
Research and Development Laboratories, Group I, II, III, IV.
Restaurants, Group I, II, III, IV.
Restaurant, Fast Food, No stand-alone or drive-through. Within a multi-occupancy building only.
Schools, Commercial and Non-Commercial
Signs in Accordance with Chapter 30
Social Services Group I
Specialty Retail, Group I, II, III, IV
Storage, Indoor Only
Studios
Supermarkets
Temporary Uses
Used Merchandise, Group I, II, Indoor only. No outdoor display.
Variety Store

b. **Site Development Regulations - RPD**

SINGLE-FAMILY

Minimum Lot Areas and Dimensions

Lot Size:	7,500 square feet
Lot Width:	75 feet
Lot Depth:	100 feet

Minimum Setbacks

Street	25 feet (public)/20 feet (private)
Side	5 feet
Rear	30 feet - all lots containing enhanced buffer. See Condition 13. 20 feet - all other lots
Water body	25 feet

All Accessory Uses: Per the LDC.
Setbacks from Preserves (All structures): 25 feet, per the LDC.
Minimum Perimeter Setbacks: 25 feet
30 feet - all lots containing enhanced buffer. See Condition 13.

Minimum Building Separation: 10 feet.

Building Height: 35 feet/ 2 stories

Maximum Lot Coverage: 45 percent

DUPLEX, TWO-FAMILY ATTACHED, TOWNHOUSE

Minimum Lot Areas and Dimensions

Lot Size:	7,500 square feet
Lot Width:	75 feet (37.5 per unit)
Lot Depth:	100 feet

Minimum Setbacks

Street	25 feet (public)/20 feet (private)
Side	5 feet (0 feet for common wall unit)
Rear	30 feet - all lots containing enhanced buffer. See Condition 13. 20 feet - all other lots
Water body	25 feet

All Accessory Uses: Per the LDC.
Setbacks from Preserves (All structures): 25 feet, per the LDC.
Minimum Perimeter Setbacks: 25 feet
30 feet - all lots containing enhanced buffer, See Condition 13.

Minimum Building Separation: 10 feet.

Building Height: 35 feet/ 2 stories

Maximum Lot Coverage: 45 percent

MULTI-FAMILY

Minimum Lot Areas and Dimensions

Lot Size:	10,000 square feet
Lot Width:	100 feet
Lot Depth:	100 feet

Minimum Setbacks

Street	25 feet (public)/20 feet (private)
Side	10 feet
Rear	30 feet - all lots containing enhanced buffer. See Condition 13.
	20 feet - all other lots
Water body	25 feet

All Accessory Uses: Per the LDC.
Setbacks from Preserves (All structures): 25 feet, per the LDC.
Minimum Perimeter Setbacks: 25 feet
30 feet - all lots containing enhanced buffer. See Condition 13.

Minimum Building Separation: 20 feet.

Building Height: 35 feet/ 2 stories

Maximum Lot Coverage: 45 percent

RECREATIONAL AREA/FACILITIES

Minimum Lot Areas and Dimensions

Lot Size:	9,000 square feet
Lot Width:	50 feet
Lot Depth:	120 feet

Minimum Setbacks (Also see Deviation 5):

Street	25 feet (public)/20 feet (private)
Side	10 feet
Rear	20 feet
Water body	25 feet

All Accessory Uses: Per the LDC.
Setbacks from Preserves (All structures): 25 feet, per the LDC.
Minimum Perimeter Setbacks: 25 feet

Minimum Building Separation: 10 feet.

Building Height: 35 feet/ 2 stories

Maximum Lot Coverage: 45 percent

Site Development Regulations - CPD

Minimum Lot Areas and Dimensions

COMMERCIAL

Lot Size:	10,000 square feet
Lot Width:	100 feet
Lot Depth:	100 feet

Minimum Setbacks

Street	25 feet (public)/20 feet (private)
Side	10 feet
Rear	20 feet
Water body	25 feet

All Accessory Uses: Per the LDC.
Setbacks from Preserves (All structures): 25 feet, per the LDC.
Minimum Perimeter Setbacks: 25 feet

Minimum Building Separation: 20 feet.

Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

Building Height: 50 feet/ 3 stories
35 feet/ 2 stories - adjacent to west boundary

Maximum Lot Coverage: 60 percent

3. Concurrency.

Approval of this rezoning does not constitute a finding that the proposed project meets the concurrency requirements set forth in LDC Chapter 2 and the Lee Plan. The developer is required to demonstrate compliance with all concurrency requirements prior to issuance of a local development order.

4. Model Home and Real Estate Sales.

Model units and homes (and real estate sales) are permitted in compliance with the following conditions:

a. Each model must be a unique example. Multiple examples of the same unit are not permitted.

b. All model sites must be designated on the development order plans.

c. Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat (not the final). The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for this project.

d. Dry models are prohibited.

e. The number of model homes or model units will be limited to no more than 10 within the development at one time.

f. Any model homes or units must be developed within the areas identified as "models" on the approved MCP.

g. Real Estate sales within the Residential Planned Development (RPD) are limited to the sale of lots or units within the development only. Real Estate sales are a permitted use within the Commercial Planned Development (CPD)

h. Real Estate sales within the RPD are limited to within model homes or clubhouse only.

i. Hours of operation for both models and real estate sales (within the RPD) are limited to Monday through Sunday 8:00 a.m. to 8:00 p.m.

j. Model homes and real estate sales within the RPD will be valid for a period of ~~up to~~ 5 years from the date of issuance of a certificate of occupancy of a model home per LDC § 34-1954(d)(1).

5. Agricultural Uses. No agricultural uses are existing on site, and none are approved by virtue of this rezoning.

6. Blasting. No development blasting is permitted as part of this project unless approved at a subsequent public hearing as an amendment to the planned development.

7. All required buffers must utilize 100 percent all native vegetation.

8. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-2174(a).

9. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

10. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

11. The developer must contribute its proportionate share of the costs of intersection improvements at the time a traffic control device is warranted at the intersection of U.S. 41 and Diplomat Road.

12. Wireless Communication Facilities.

    a. Freestanding wireless communication facilities (towers, including stealth type) are not permitted. Approval of freestanding wireless communication facilities will require an amendment to the planned development (public hearing).

    b. Wireless Communication Facilities (including wall-mounted and roof-mounted antennas) may be approved in accordance with LDC Sec. 34-1441, et. seq. (Commercial parcels only).

13. Buffers. The 15-foot-wide Type B buffer to the west (adjacent to Six Lakes Country Club), to the east (adjacent to horse boarding), and to the north (adjacent to the existing Serendipity Mobile Home Park) must be enhanced to 30 feet, 10 trees per 100 linear feet, and canopy-type trees (no palms) with a minimum 4-inch caliper. The Type "B" buffer shown adjacent to the "Existing Lake and Amenities for Serendipity" also requires enhancement as described in this condition. See Condition 17 for enhanced buffer along north side of Diplomat Parkway where parking areas are adjacent to the Parkway.

14. Accessory Uses. Accessory uses must be located on the same tract, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, parcel or outparcel.

15. Open Space. Prior to local development order approval, the landscape plans must demonstrate that each commercial parcel is providing a minimum of 30 percent open space within the common area on the MCP, and a minimum of 40 percent common open space is provided within the residential tracts.

16. Environmental. Prior to local development order approval:

a. The developer must submit a detailed indigenous preservation management plan for the Division of Environmental Sciences Staff review and approval that includes methods of maintaining the western 3.0 acres of the preserve as gopher tortoise habitat; and,

b. The landscape plans must include a permanent gopher tortoise fence along Diplomat Parkway where the 3-acre gopher tortoise preserve abuts this roadway and a double staggered native hedge (minimum 3-gallon container size; 24-inch height at planting; maintained at a minimum 36-inch height) planted on the roadside of the fence; and,

c. The landscape plans must delineate a double staggered native hedge (minimum 3-gallon container size; 24-inch height at planting; maintained at a minimum 36-inch height) planted along the interface of the indigenous preserve with the residential tract.

Prior to issuance of a Vegetation Removal Permit, all invasive exotic vegetation and manmade debris must be hand removed from the indigenous preserve.

17. Commercial Parcels North of Diplomat Parkway. Commercial buildings located within Commercial Parcels 1, 2 and the westernmost 2.3 acres of Parcel 3 are limited to a maximum of 10,000 square feet per building, and must not exceed 2 stories/35 feet in height. The building locations must alternate (be staggered) between the front and rear of the commercial parcels to provide a more campus-like setting. A parking plan must be devised to keep the amount of parking spaces along Diplomat Parkway at an absolute minimum. These parking areas and commercial buildings must be buffered, from Diplomat Parkway, by, at a minimum, a 2-foot-high berm with 10 trees and a staggered 36-inch- high hedge per 100 linear feet. Applicant is to be strongly encouraged to utilize the commercial building site locational criteria established for the Estero community.

The commercial buildings on Commercial Parcels 1, 2 and 3 must be of the same or similar architectural design and coloring as the residential buildings, to identify the them as a unified project. All project identification signs (commercial and residential) must also be of the same or similar architectural design and coloring.

SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-285(a) requirement to provide a minimum access connection separation of 660 feet on an arterial road, to permit an access separation of 364 feet between the project's proposed main access and the proposed exit-only access for the residential portion of the southern parcel. This deviation is APPROVED.

2. Deviation (2) seeks relief from the LDC §10-296(k)(1) requirement that dead-end streets be closed at one end by a circular turn-around, to allow two dead-end streets as shown on the MCP. This deviation is APPROVED.

3. Deviation (3) seeks relief from the LDC §10-415(b)(1)(a) requirement that large developments with indigenous vegetation communities provide 50 percent of their open space percentage requirements through onsite preservation of existing native vegetative communities, to permit 0.45 acres of right-of-way to be vacated, enhanced, and preserved

to count toward the preservation requirement. This deviation is APPROVED, SUBJECT TO the following condition:

a. Prior to local development order approval for Commercial Parcel 4, the existing roadway easement depicted within the indigenous preserve must be vacated.

4. Deviation (4) seeks relief from the LDC §10-415(b)(1)a. requirement that large developments with existing indigenous native vegetation communities provide 50 percent of their open space requirement through on-site preservation of indigenous native vegetation, to allow portions of the preservation area to be disturbed and restored in order to install a stormwater management system. This deviation is APPROVED, SUBJECT TO the following conditions:

a. Prior to local development order, the development orders plans must delineate the general location of the surface water management outfall through the indigenous preserve to the canal. The outfall must be designed as an open system that can be planted with native vegetation.

b. Prior to issuance of a Vegetation Removal Permit, the location of the surface water management outfall through the indigenous preserve must be field staked, to avoid impacting any large native trees or gopher tortoise burrows, for the Division of Environmental Sciences' Staff review and approval.

5. Deviation (5) seeks relief from the LDC §34-2474(b)(6) requirement that recreation halls and ancillary facilities and private clubs be located at least 40 feet from any residential dwelling unit, to allow a 20-foot minimum separation for any recreation building from a residential dwelling unit. This deviation is APPROVED, SUBJECT TO the following condition:

a. Development of a recreational facility and clubhouse must be generally consistent with the location and size as shown on the approved MCP.

6. a. Deviation (6.a.) seeks relief from the LDC §10-291(3) requirement (when practical) that residential developments of more than five acres in size provide two or more means of ingress into the development, to allow the residential portion to the north of Diplomat Parkway to be constructed with a single ingress/egress connection onto Diplomat Parkway. This deviation is APPROVED, SUBJECT TO the following conditions:

1) Access to the residential component north of Diplomat Parkway must be generally consistent with the approved MCP; and

2) The approved MCP and local development order must depict a minimum 70-foot-wide divided entrance on the north side of Diplomat Parkway that includes a median with two lanes on both sides of the median for ingress and egress; and

3) Prior to issuance of a development order, the developer must provide written documentation from the North Fort Myers Fire District indicating that these access points are acceptable and provide adequate access for emergency

vehicles. The development order must also include the plans for the secondary/emergency access required in the following paragraph.

4) Prior to build-out of the north residential development, applicant must install a secondary/emergency access from the residential tract to commercial Parcel 3, as shown on the MCP. Any emergency access 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;

6. b. Deviation (6.b.) seeks relief from the LDC §10-291(3) (when practical) that residential developments of more than five acres in size provide two or more means of ingress into the development, to allow the residential portion to the south of Diplomat Parkway to be constructed with a single ingress/egress connection onto Diplomat Parkway with an emergency access also onto Diplomat Parkway. This deviation is APPROVED, SUBJECT TO the following conditions:

1) Access to the residential component South of Diplomat Parkway must be generally consistent with the approved MCP; and

2) Any emergency access 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; and

3) Prior to the issuance of a development order, the developer must provide written documentation from the North Fort Myers Fire District indicating that these access points are acceptable and provide adequate access for emergency vehicles.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

Exhibit A: Legal description
Exhibit B: Zoning Map (subject parcel identified with shading)
Exhibit C: Master Concept Plan -Diplomat Parcel, Stamped Received November 3, 2006

The applicant has indicated that the STRAP number for the subject property is: 34-43-24-00-00001.3030.

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and other applicable codes or regulations.

2. The RPD/CPD rezoning, as approved:

   a. meets or exceeds the performance and locational standards set forth for the potential uses allowed by the request; and,

   b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,

   c. is compatible with existing or planned uses in the surrounding area; and,

   d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,

   e. will not adversely affect environmentally critical areas or natural resources.

3. The RPD/CPD rezoning satisfies the following criteria:

   a. the proposed use or mix of uses is appropriate at the subject location; and

   b. the recommended conditions to the concept plan and other applicable regulations provide sufficient safeguard to the public interest; and

   c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.

4. No agricultural uses currently exist on the property.

5. Urban services, as defined in the Lee Plan, will be available and adequate to serve the proposed land use.

6. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

Commissioner Janes made a motion to adopt the foregoing resolution, seconded by Commissioner Judah. The vote was as follows:

Robert P. Janes	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Aye
Tammara Hall	Aye
John E. Albion	Aye

DULY PASSED AND ADOPTED this 3rd day of April 2006.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: _____
Tammara Hall, Chairwoman

Approved as to form by:

_____
Donna Marie Collins
County Attorney's Office

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Banks Engineering
Professional Engineers, Planners & Land Surveyors
2515 Northbrooke Plaza Drive - Suite 200
Naples, Florida 34119
(239) 597-2061
Fax (239) 597-3082

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COMMUNITY DEVELOPMENT

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(CPD ZONING DESCRIPTION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH CPD ZONNING PARCEL
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLETON ROAD (50 FEET WIDE); THENCE 94.14 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 199.95 FEET TO **POINT "A"** AND TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE); THENCE N.86°35'21"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 12.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2150.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 133.12 FEET; THENCE S.89°51'48"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 1484.79 FEET TO **POINT "B"**; THENCE N.00°08'12"W. FOR 250.00 FEET; THENCE N.89°51'48"E. FOR 1145.24 FEET; THENCE S.03°25'50"W. FOR 53.49 FEET; THENCE S.89°54'50"E. FOR 500.85 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 8.78 ACRES, MORE OR LESS.

TOGETHER WITH: ADDITIONAL NORTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "B" ; THENCE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) FOR 80.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 253.42 FEET; THENCE N.28°32'51"W. FOR 6.70 FEET; THENCE N.00°20'36"W. FOR 244.12 FEET; THENCE N.89°51'48"E. FOR 257.48 FEET; THENCE S.00°08'12"E. FOR 250.00 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 1.48 ACRES, MORE OR LESS.

DCI 2005-00055

TOGETHER WITH: SOUTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "A"; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) FOR 100.00 FEET TO THE **POINT OF BEGINNING**;

Fort Myers Office
10511 Six Mile Cypress Pkwy, Suite #101
Fort Myers, Florida 33966
(239) 939-5490
Fax (239) 939-2523

Sarasota Office
1144 Tallevast Road Suite #115
Sarasota, Florida 34243
(941) 360-1618
Fax (941) 360-6918

Port Charlotte Office
12653 SW CR 769 Suite B
Lake Suzy, Florida 34269
(941) 625-1165
Fax (941) 625-1149

THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 429.00 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2113 AT PAGE 1590 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTHEAST CORNER OF MERCHANTS CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 52 AT PAGES 37 THROUGH 47 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE NORTH LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 72.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.03°25'50"E. ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 FOR 65.00 FEET; THENCE N.86°33'36"W. ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 39.68 FEET; THENCE S.03°26'24"W. ALONG THE WESTERLY LINE OF SAID PARCEL FOR 8.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET; THENCE SOUTHWESTERLY ALONG SAID PARCEL AND SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'01" FOR 26.70 FEET; THENCE N.86°33'36"W. ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 487.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY ALONG SAID PARCEL AND SAID CURVE THROUGH A CENTRAL ANGLE OF 86°25'24" FOR 120.67 FEET; THENCE N.00°08'12"W. ALONG THE EASTERLY LINE OF SAID PARCEL FOR 274.66 FEET TO **POINT "C"** AND TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.89°51'48"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR 575.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2050.00 FEET; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 126.93 FEET; THENCE S.86°35'21"E. ALONG SAID RIGHT-OF-WAY FOR 12.49 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 6.00 ACRES, MORE OR LESS.

TOGETHER WITH: ADDITIONAL SOUTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "C"; THENCE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) FOR 40.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 383.07 FEET; THENCE S.00°08'12"E. FOR 186.04 FEET; THENCE N.59°04'35"E. FOR 185.65 FEET; THENCE S.76°11'27"E. FOR 125.61 FEET; THENCE S.41°41'10"E. FOR 153.30 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE AFORESAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.00°08'12"W. ALONG THE WESTERLY LINE FOR 236.02 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 1.22 ACRES.

NET AREA AS DESCRIBED CONTAINS 17.48 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) AS BEARING S.03°25'50"W.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED NOVEMBER 2, 2006.

DCI 2005-00055

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4007

Applicant's Legal Checked
by 11/08/06 CSF

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

N

1"=300'

COORDINATE TABLE

POINT	NORTHING	EASTING
NE#1	856527.93	686334.48
NE#2	856329.35	686692.19
NE#3	856228.53	688316.53
NE#4	856231.52	687602.01
NE#5	856231.43	687562.01
NE#6	856230.51	687178.94
NE#7	856329.16	686612.19
NE#8	856578.55	686354.11

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5829.58'	00°55'31"	94.14'	94.14'(D)	S 03°47'10" W(D)
				94.23'(M)	S 03°50'44" W(M)
C2	2150.00'	03°32'51"	133.12'	133.10'	S 88°21'47" E
C3	17.00'	90°00'01"	26.70'	24.04'	S 48°26'24" W
C4	80.00'	86°25'24"	120.67'	109.55'	N 43°20'54" W
C5	2050.00'	03°32'51"	126.93'	126.91'	S 88°21'47" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°25'50" W	199.95'
L2	N 86°35'21" W	12.52'
L3	N 28°32'51" W	6.70'
L4	S 03°25'50" W	53.49'
L5	S 03°25'50" W	100.00'
L6	N 86°34'10" W	72.00'
L7	N 03°25'50" E	65.00'
L8	N 86°33'36" W	39.68'
L9	S 03°26'24" W	8.00'
L10	S 86°35'21" E	12.49'
L11	S 89°51'48" W	40.00'
L12	S 00°08'12" E	186.04'
L13	N 59°04'35" E	185.65'
L14	S 76°11'27" E	125.61'
L15	S 41°41'10" E	153.30'
L16	N 00°08'12" W	236.02'
L17	S 89°51'48" W	80.00'

LITTLETON ROAD (50' WIDE)
SOUTHERLY RIGHT-OF-WAY LINE

POINT OF COMMENCEMENT

C1

S 03°25'50" W 2338.37'(D) 2337.35'(M)

WESTERLY RIGHT-OF-WAY LINE

U.S. 41
(a/k/a S.R 45, a/k/a TAMIAMI TRAIL)(200' WIDE)

P.O.B.
NORTH CPD
ZONING PARCEL
NE#1

S 89°54'50" E 500.85'

L4

L1

L2

POINT "A"
P.O.C.
SOUTH CPD
ZONING PARCEL

C2

PROPOSED
NORTH RPD
ZONING PARCEL

35.18± AC.

PROPOSED
ADDITIONAL NORTH
CPD ZONING PARCEL

1.48± AC.

257.48'
N 89°51'48" E

N 89°51'48" E 1145.24'

NE#8

N 00°08'12" W 244.12'

S 00°08'12" E 250.00'

253.42'
S 89°51'48" W

L17

NE#2
CPD ZONNING PARCEL
ADDITIONAL NORTH
P.O.C.
POINT "B"

N 00°08'12" W 250.00'

PROPOSED
NORTH CPD ZONING PARCEL

8.78± AC.

S 89°51'48" W 1484.79'

NORTHERLY RIGHT-OF-WAY

L3

P.O.B.
ADDITIONAL SOUTH CPD
ZONNING PARCEL
NE#7

(O.R. 2833, PG. 4156)

P.O.B.
ADDITIONAL SOUTH CPD ZONNING PARCEL

DIPLOMAT PARKWAY (100' WIDE)

C5

L5

L11

SOUTHERLY RIGHT-OF-WAY

NE#6

S 89°51'48" W 383.07'

N 89°51'48" E 575.20'

L10

P.O.B.
SOUTH CPD
ZONING PARCEL
NE#3

NE#5

L12

L13

L14

L15

L16

PROPOSED
ADDITIONAL SOUTH
CPD
ZONNING PARCEL
1.22± AC.

POINT "C"
P.O.C.
ADDITIONAL SOUTH
CPD ZONNING
PARCEL
NE#4

PROPOSED
SOUTH CPD ZONING
PARCEL

6.00± AC.

N 00°08'12" W 274.66'

S 03°25'50" W 429.00'

C4

N 86°33'36" W 487.82'
(O.R. 2833, PG. 4156)

C3

L9

L8

L7

L6

PROPOSED
SOUTH RPD
ZONING PARCEL

12.47± AC.

N.E. CORNER
(O.R. 2113, PG. 1590)
&
MERCHANTS CROSSING
(P.B. 52, PG. 37-47)

DCI 2005-00055

RECEIVED
JUL 20 2010
COMMUNITY DEVELOPMENT

NOTES:
1. SEE ACCOMPANYING SHEETS FOR COMPLETE METES AND BOUNDS DESCRIPTION.

2. STATE PLANE COORDINATES (FLORIDA ZONE WEST) SHOWN HEREON ARE BASED ON NAD83, AND ARE FOR GIS PURPOSES ONLY.

3. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 AS S.03°25'50"W.

LEGEND:
P.O.C. INDICATES POINT OF COMMENCEMENT
P.O.B. INDICATES POINT OF BEGINNING
O.R. INDICATES OFFICIAL RECORDS BOOK OF LEE COUNTY
PG. INDICATES PAGE NUMBER
P.B. INDICATES PLAT BOOK
C1 INDICATES CURVE 1 OF THE CURVE TABLE
L1 INDICATES LINE 1 OF THE LINE TABLE
NE#1 INDICATES COORDINATE #1 OF THE COORDINATE TABLE

THIS IS NOT A SURVEY

SKETCH

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

CSJ 11/4/08

—THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

—PREPARED NOVEMBER 2, 2006

PREPARED BY:

Banks Engineering

ENGINEERING, SURVEYING & LAND PLANNING
2515 NORTHBROOKE PLAZA DRIVE - SUITE 200
NAPLES, FLORIDA 34119
(239) 597-2061
FLORIDA SURVEYING BUSINESS CERTIFICATION NO. 6690

SHEET 3 OF 3

S:\Jobs\20xx\2020\SURVEY\Descriptions\Zoning\2028_ZONING_CPD_REV_SK.dwg, 11/2/2006 4:24:53 PM, David Blehschmidt

DCI 2010-00015

Banks Engineering
Professional Engineers, Planners & Land Surveyors
2515 Northbrooke Plaza Drive-Suite 200
Naples, Florida 34119
(239) 597-2061
Fax (239) 597-3082

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(RPD ZONING DESCRIPTION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH RPD PARCEL:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET; THENCE N.89°54'50"W. FOR 500.85 FEET; THENCE N.03°25'50"E. FOR 53.49 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°51'48"W. FOR 1145.24 FEET; THENCE S.00°08'12"E. FOR 250.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.89°51'48"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 80.00 FEET; THENCE N.00°08'12"W. FOR 250.00 FEET; THENCE S.89°51'48"W. FOR 257.48 FEET; THENCE N.00°20'36"W. FOR 703.76 FEET; THENCE N.85°23'00"E. FOR 335.22 FEET; THENCE N.02°25'15"W. FOR 346.19 FEET; THENCE S.89°54'50"E. FOR 1231.65 FEET; THENCE S.03°25'50"W. FOR 1073.15 FEET TO THE **POINT OF BEGINNING**.

PARCEL CONTAINS 35.18 ACRES, MORE OR LESS.

AND;
SOUTH RPD PARCEL:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 728.95 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2113 AT PAGE 1590 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTHEAST CORNER OF MERCHANTS CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 52 AT PAGES 37 THROUGH 47 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE NORTH LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 616.50 FEET TO THE **POINT OF**

Fort Myers Office
10511 Six Mile Cypress Pkwy, Suite #101
Fort Myers, Florida 33966
(239) 939-5490
Fax (239) 939-2523

Sarasota Office
1144 Tallevast Road Suite #115
Sarasota, Florida 34243
(941) 360-1618
Fax (941) 360-6918

Port Charlotte Office
12653 SW CR 769 Suite B
Lake Suzy, Florida 34269
(941) 625-1165
Fax (941) 625-1149

DCI 2005-00055

BEGINNING; THENCE CONTINUE N.86°34'10"W. ALONG SAID NORTHERLY LINE FOR 33.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S.48°25'48"W. ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 212.13 FEET; THENCE S.03°25'50"W. ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND TO THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2389 AT PAGE 1936 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2389 AT PAGE 1936 AND THE NORTHERLY LINE OF SAID SUBDIVISION FOR 747.11 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A DRAINAGE EASEMENT (50 FEET WIDE) DESCRIBED IN DEED BOOK 237 AT PAGES 564 AND 565 OF SAID PUBLIC RECORDS; THENCE N.28°32'51"W. ALONG THE NORTHEASTERLY LINE OF SAID DRAINAGE EASEMENT FOR 666.39 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.89°51'48"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 765.84 FEET; THENCE S.00°08'12"E. FOR 186.04 FEET; THENCE N.59°04'35"E. FOR 185.65 FEET; THENCE S.76°11'27"E. FOR 125.61 FEET; THENCE S.41°41'10"E. FOR 153.30 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE S.00°08'12"E. ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 FOR 38.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 86°25'24" FOR 181.00 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 12.47 ACRES, MORE OR LESS.

NET ACREAGE IS 47.65 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) AS BEARING S.03°25'50"W.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED NOVEMBER 2, 2006.

DCI 2010-00015

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

Applicant's Legal Checked
by CSJ 11/6/06

DCI 2005-00055

RECEIVED
JUL 20 2010
COMMUNITY DEVELOPMENT

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

LINE TABLE

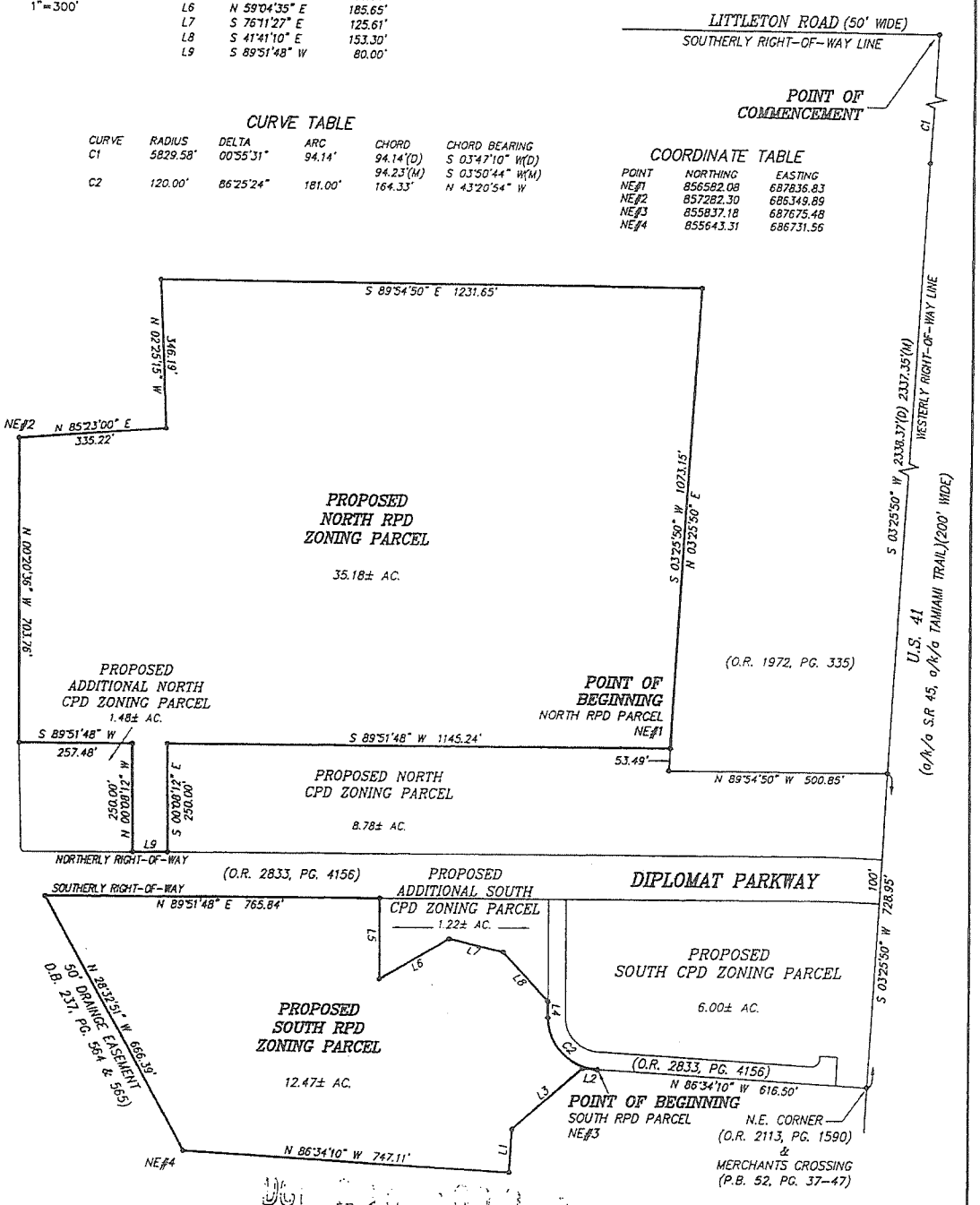
LINE	BEARING	DISTANCE
L1	S 03°25'50" W	100.00'
L2	N 86°34'10" W	33.50'
L3	S 48°25'48" W	212.13'
L4	S 00°08'12" E	38.64'
L5	S 00°08'12" E	186.04'
L6	N 59°04'35" E	185.65'
L7	S 76°11'27" E	125.61'
L8	S 41°41'10" E	153.30'
L9	S 89°51'48" W	80.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5829.58'	00°55'31"	94.14'	94.14'(D)	S 03°47'10" W(D)
				94.23'(M)	S 03°50'44" W(M)
C2	120.00'	86°25'24"	181.00'	164.33'	N 43°20'54" W

COORDINATE TABLE

POINT	NORTHING	EASTING
NE#1	856582.08	687836.83
NE#2	857282.30	686349.89
NE#3	855837.18	687675.48
NE#4	855643.31	686731.56



NOTES:

1. SEE ACCOMPANYING SHEETS FOR COMPLETE METES AND BOUNDS DESCRIPTION.
2. STATE PLANE COORDINATES (FLORIDA ZONE WEST) SHOWN HEREON ARE BASED ON NAD83, AND ARE FOR GIS PURPOSES ONLY.
3. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 AS S.03°25'50"W.

LEGEND:

O.R.	INDICATES OFFICIAL RECORDS BOOK OF LEE COUNTY
PG.	INDICATES PAGE NUMBER
C1	INDICATES CURVE 1 OF THE CURVE TABLE
L1	INDICATES LINE 1 OF THE LINE TABLE
NE#1	INDICATES COORDINATE #1 OF THE COORDINATE TABLE
P.B.	INDICATES PLAT BOOK
D.B.	INDICATES DEED BOOK
(D)	INDICATES DEED
(M)	INDICATES MEASURED

THIS IS NOT A SURVEY

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4909

THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

PREPARED NOVEMBER 2, 2006

SKETCH

Amended 3-21-07
by CSJ 11/6/06

DCI 2005-00055

PREPARED BY:

Banks Engineering

ENGINEERING, SURVEYING & LAND PLANNING
2515 NORTHBROOKE PLAZA DRIVE - SUITE 200
NAPLES, FLORIDA 34119
(239) 597-2061
FLORIDA SURVEYING BUSINESS CERTIFICATION NO. 6690

SHEET 3 OF 3

S:\Jobs\20xx\2028\SURVEY\Descriptions\Zoning\2028_ZONING_RPD_REV_SK.dwg, 11/2/2006 4:25:50 PM, David Blehschmidt

PROPOSED ZONING MAP

Attachment B

12/7/2005

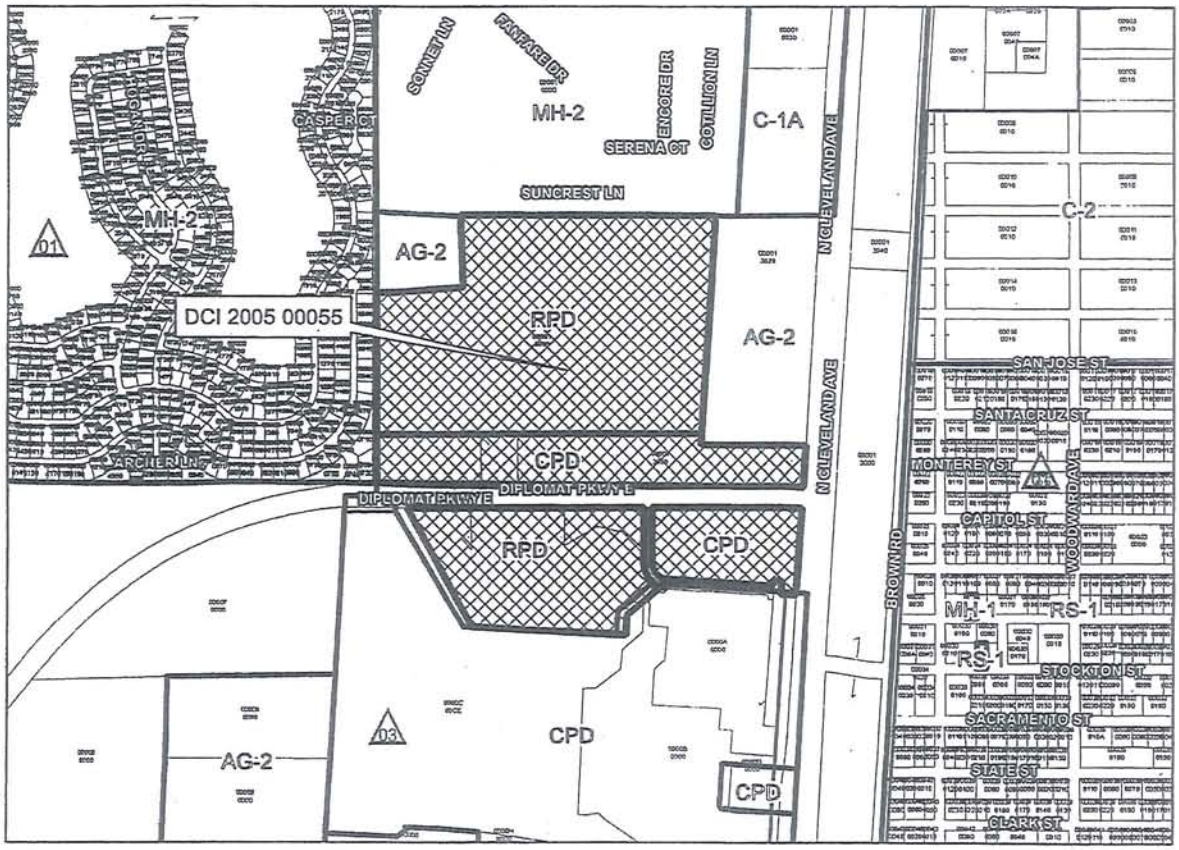


EXHIBIT "B"
Zoning Map

RECEIVED
JUL 2 8 2010
COMMUNITY DEVELOPMENT

DCI 2010-00015

DCI 2010-00015

RECEIVED
JUL 20 2010
COMMUNITY DEVELOPMENT

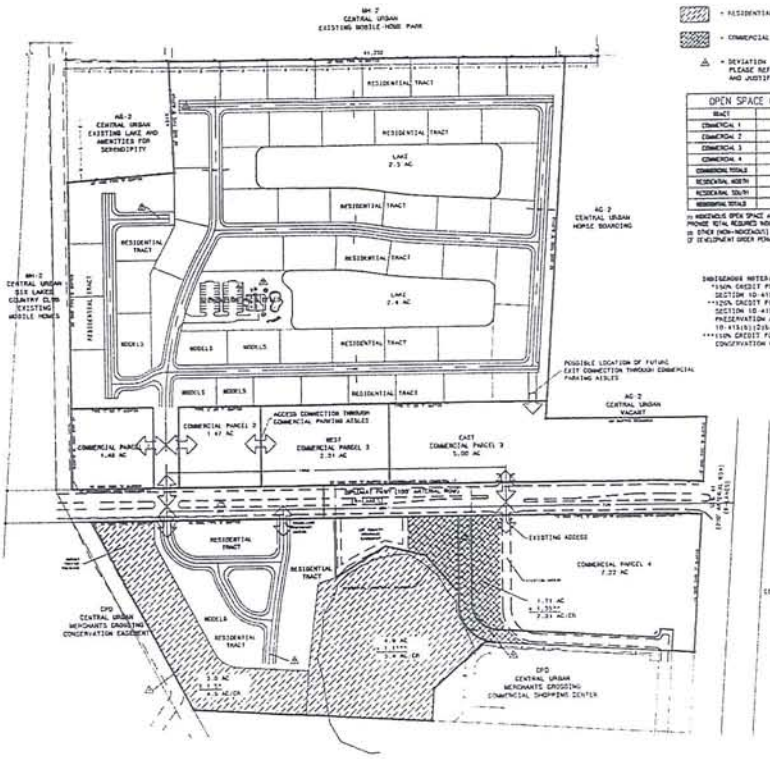
EXHIBIT C

TYPICAL RESIDENTIAL BUILDINGS:

NORTH PARCEL:
- 4-PLEX W/ 1-CAR GARAGE
- 6-PLEX W/ 1-CAR GARAGE
- 8-PLEX W/ 1-CAR GARAGE
- 6-PLEX
- 8-PLEX

SOUTH PARCEL:
- 6-PLEX W/ 1-CAR GARAGE
- 8-PLEX W/ 1-CAR GARAGE

TYPICAL COMMERCIAL BUILDINGS:



▨ = RESIDENTIAL INDIGENOUS

▨ = COMMERCIAL INDIGENOUS

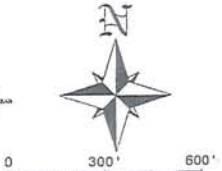
△ = DEVIATION
PLEASE REFER TO SCHEDULE OF DEVIATIONS AND JUSTIFICATIONS

OPEN SPACE CALCULATIONS (30% FOR COMMERCIAL/40% COMMON OPEN SPACE FOR RESIDENTIAL)

TRACT	AREA	INDIGENOUS REQUIRED	OTHER OPEN SPACE REQUIRED	INDIGENOUS PROVIDED
COMMERCIAL 1	1.48 AC	0.22 AC	0.22 AC(1)	0.22 AC(1)
COMMERCIAL 2	1.47 AC	0.22 AC	0.22 AC(1)	0.22 AC(1)
COMMERCIAL 3	7.31 AC	1.10 AC	1.10 AC(1)	1.10 AC(1)
COMMERCIAL 4	7.32 AC	1.66 AC	1.58 AC(1)	1.58 AC(1)
COMMERCIAL TOTALS	17.48 AC	3.80 AC	3.80 AC(1)	3.80 AC(1)
RESIDENTIAL NORTH	25.76 AC	7.34 AC	7.34 AC(2)	7.34 AC(2)
RESIDENTIAL SOUTH	13.47 AC	2.48 AC	2.48 AC(2)	2.48 AC(2)
RESIDENTIAL TOTALS	47.81 AC	9.82 AC	9.82 AC(2)	9.82 AC(2)

(1) INDIGENOUS OPEN SPACE AREA IS PROVIDED ON SOUTHERN PORTION OF DEVELOPMENT (12.71 CREDITS TOTAL) AND IS TO PROVIDE TOTAL REQUIRED INDIGENOUS OPEN SPACE FOR ALL TRACTS.
(2) OTHER (NON-INDIGENOUS) OPEN SPACE SHALL BE PROVIDED ON THE RESPECTIVE TRACT AND SHALL BE IDENTIFIED AT THE TIME OF DEVELOPMENT ORDER PERMITTING

INDIGENOUS NOTES:
*150% CREDIT FOR MINIMUM 3 ACRES AND 100' WIDTH PER LDC SECTION 10-415(b)(2)a.
**125% CREDIT FOR MINIMUM 1 ACRE AND 75' WIDTH PER LDC SECTION 10-415(b)(2)b. AND ADDITIONAL 10% CREDIT FOR PRESERVATION ADJACENT TO ROADWAY PER LDC SECTION 10-415(b)(2)b.
***100% CREDIT FOR CONNECTION TO OFF-SITE ENVIRONMENTAL CONSERVATION OR PRESERVE AREAS PER LDC SECTION 10-415(b)(2)d.



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DCI 2005-00055

Approved as Exhibit C
MCP Page 1 of 1
Resolution # Z-06-004

PREPARED FOR:
N.B.D. DEVELOPMENT, INC
201 TAMIETE ROAD, SUITE 218
BOCA RATON, FLORIDA 33431
PH: (561) 394-8573
FAX: (561) 394-7138

Banks Engineering, Inc.
Professional Engineers, Planners & Land Surveyors
FORT MYERS ◆ NAPLES ◆ SARASOTA
9990 WILLOW PARK DRIVE, SUITE 8
NAPLES, FLORIDA 34109
PHONE: (239) 597-3061 FAX: (239) 597-3062
CERTIFICATE OF AUTHORIZATION #LB 642

MASTER CONCEPT PLAN
DIPLOMAT PARCEL
LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	REVISION	DESIGN	DRAFTED	SCALE	SHEET	OF	FILE NO. (S-T-R)
FEB 2005	2003	301705	JGH	DSU	JGH	1"=300'	1	1	34-43-24

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Athyrio Development Associates, LLC, filed an application for administrative approval to a Residential Planned Development/Commercial Planned Development (RPD/CPD) on a project known as Diplomat Parcel for reconfiguration of the master concept plan; provide for minimum lot areas and dimensions for townhouses; and approval of a deviations to the Land Development Code on property located at 15501 North Cleveland Avenue , described more particularly as:

LEGAL DESCRIPTION: In Section 34, Township 43 South, Range 24 East, Lee County, Florida:

See Legal Description and Sketch attached hereto as "Exhibit A".

WHEREAS, the property was originally rezoned in case number DCI2005-00055 (Z-06-004); and

WHEREAS, the subject property is located in the Central Urban Future Land Use Category as designated by the Lee Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans; and

WHEREAS, the Diplomat RPD/CPD was approved with a maximum of 457 dwelling units pursuant to condition #1; and

WHEREAS, the Diplomat RPD/CPD was approved with a maximum of 200,000 square feet of commercial floor area; and

WHEREAS, the approved master concept plan contemplated filling in an existing lake; and

WHEREAS, the applicant has reconfigured the master concept plan providing for more detail of the residential uses, and utilization of the existing lake; and

WHEREAS, the Diplomat RPD/CPD provided land development regulations for townhouses per Condition 2; and

WHEREAS, the applicant proposes a revised set of land development regulations for their specific townhouse products; and

WHEREAS, these revised land development regulations are substantively the same and acceptable to staff; and

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DCI 2010-00015

WHEREAS, the applicant requests a deviation from LDC Sec. 10-261(a) which requires all new multifamily residential developments to provide sufficient space for the placement of garbage containers or receptacles, to allow for curb side garbage pick up at the proposed townhouse units that are planned within the project; and

WHEREAS, this request was reviewed and approved by the Department of Solid Waste and the Department of Public Works; and

WHEREAS; the deviation request enhances the planned development and preserves and promotes the general intent of the LDC to protect the public health, safety and welfare; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to the Diplomat Residential Planned Development/Commercial Planned Development (RPD/CPD) for reconfiguration of the master concept plan; provide for minimum lot areas and dimensions for townhouses; and approval of a deviation to the Land Development Code is **APPROVED.**

Approval is subject to the following conditions:

1. **The Development must be in compliance with the amended Master Concept Plan, dated JAN 30, 2007, Master Concept Plan for ADD2007-00169 is hereby APPROVED and adopted. A reduced copy is attached hereto.**

2. **Condition 2 a. of Zoning Resolution #Z-06-004 is revised with the following Site Development Regulations for Townhouses.**

Minimum Lot Areas and Dimensions

Lot Size	**~~7,500~~ 1,600 square feet**
Lot Width	**~~75~~ 16 feet**
Lot Depth	**100 feet**

Minimum Setbacks

Street	**25 feet (public)/20 feet (private)**
Side	**~~5~~ 10 feet (Zero feet for common wall unit)**

Rear	**30 feet - All lots containing enhanced buffer. See Condition 13.** **20 feet - all other lots**
Water Body	**25 feet**

All Accessory Uses: **Per the LDC**

Setbacks from Preserves (All Structures) 25 feet per the LDC.

Minimum Perimeter Setbacks: 25 feet (30 feet - All lots containing enhanced buffer. See Condition 13.)

Minimum Building Separation ~~10~~ 20 feet

Maximum Building Height: 35 feet/2 stories

Maximum Lot Coverage: ~~45~~ 65%

3. **Deviation 7 seeks relief from LDC Sec. 10-261(a) which requires all new multifamily residential developments to provide sufficient space for the placement of garbage containers or receptacles, to allow for curb side garbage pick up at the proposed townhouse units that are planned within the project. This Deviation is APPROVED.**

4. **The terms and conditions of the original zoning resolutions remain in full force and effect, except as amended herein.**

DULY SIGNED this 1st day of February, A.D., 2008.

BY: Pam Houck

Pam Houck, Director
Division of Zoning
Department of Community Development

DCI 2010-00015

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EXHIBIT A

Banks Engineering
Professional Engineers, Planners & Land Surveyors
2515 Northbrooke Plaza Drive-Suite 200
Naples, Florida 34119
(239) 597-2061
Fax (239) 597-3082

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SEP 25 2007
COMMUNITY DEVELOPMENT

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(RPD ZONING DESCRIPTION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH RPD PARCEL:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET; THENCE N.89°54'50"W. FOR 500.85 FEET; THENCE N.03°25'50"E. FOR 53.49 FEET TO THE **POINT OF BEGINNING**; THENCE S.89°51'48"W. FOR 1145.24 FEET; THENCE S.00°08'12"E. FOR 250.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S.89°51'48"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 80.00 FEET; THENCE N.00°08'12"W. FOR 250.00 FEET; THENCE S.89°51'48"W. FOR 257.48 FEET; THENCE N.00°20'36"W. FOR 703.76 FEET; THENCE N.85°23'00"E. FOR 335.22 FEET; THENCE N.02°25'15"W. FOR 346.19 FEET; THENCE S.89°54'50"E. FOR 1231.65 FEET; THENCE S.03°25'50"W. FOR 1073.15 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 35.18 ACRES, MORE OR LESS.

AND;
SOUTH RPD PARCEL:
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY OF LITTLETON ROAD (50 FEET WIDE) THENCE 94.14 FEET ALONG THE WESTERLY RIGHT-OF-WAY AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE SOUTHEASTERLY CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1972 AT PAGE 335 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 728.95 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2113 AT PAGE 1590 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTHEAST CORNER OF MERCHANTS CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 52 AT PAGES 37 THROUGH 47 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE NORTH LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 616.50 FEET TO THE POINT OF

Fort Myers Office
10511 Six Mile Cypress Pkwy, Suite #101
Fort Myers, Florida 33966
(239) 939-5490
Fax (239) 939-2523

Sarasota Office
1144 Tallevast Road Suite #115
Sarasota, Florida 34243
(941) 360-1618
Fax (941) 360-6918

Port Charlotte Office
12653 SW CR 769 Suite B
Lake Suzy, Florida 34269
(941) 625-1165
Fax (941) 625-1149

BEGINNING; THENCE CONTINUE N.86°34'10"W. ALONG SAID NORTHERLY LINE FOR 33.50 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE S.48°25'48"W. ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 212.13 FEET; THENCE S.03°25'50"W. ALONG THE WESTERLY LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 100.00 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL AND TO THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2389 AT PAGE 1936 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2389 AT PAGE 1936 AND THE NORTHERLY LINE OF SAID SUBDIVISION FOR 747.11 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF A DRAINAGE EASEMENT (50 FEET WIDE) DESCRIBED IN DEED BOOK 237 AT PAGES 564 AND 565 OF SAID PUBLIC RECORDS; THENCE N.28°32'51"W. ALONG THE NORTHEASTERLY LINE OF SAID DRAINAGE EASEMENT FOR 666.39 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.89°51'48"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 765.84 FEET; THENCE S.00°08'12"E. FOR 186.04 FEET; THENCE N.59°04'35"E. FOR 185.65 FEET; THENCE S.76°11'27"E. FOR 125.61 FEET; THENCE S.41°41'10"E. FOR 153.30 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE S.00°08'12"E. ALONG THE WESTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 FOR 38.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 86°25'24" FOR 181.00 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 12.47 ACRES, MORE OR LESS.

NET ACREAGE IS 47.65 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) AS BEARING S.03°25'50"W.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED NOVEMBER 2, 2006.

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

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Applicant's Legal Checked
by S 9/25/07

DCI 2010-00015

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

N

1"=300'

LINE TABLE

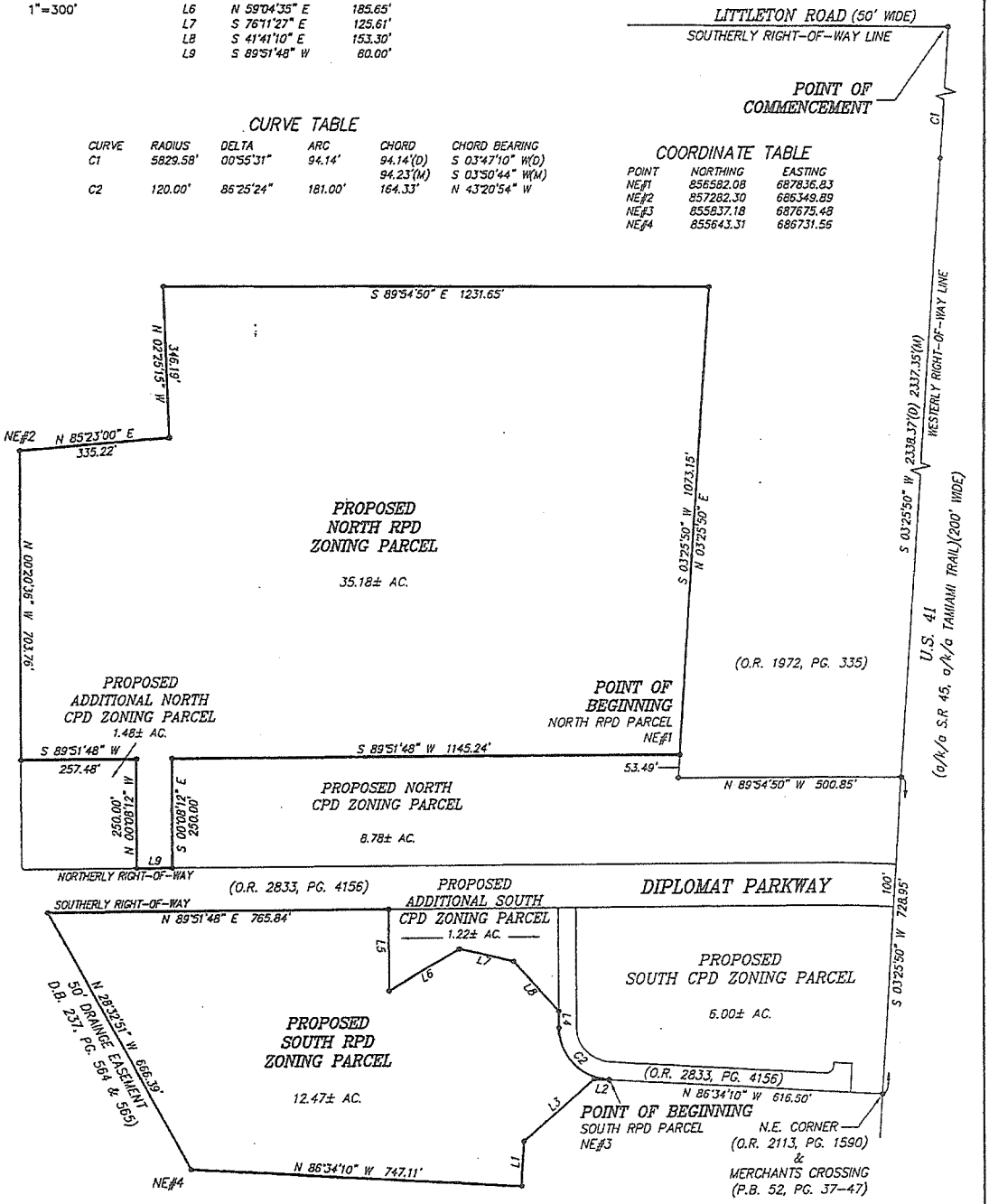
LINE	BEARING	DISTANCE
L1	S 03°25'50" W	100.00'
L2	N 86°34'10" W	33.50'
L3	S 48°25'48" W	212.13'
L4	S 00°08'12" E	38.64'
L5	S 00°08'12" E	186.04'
L6	N 59°04'35" E	185.65'
L7	S 76°11'27" E	125.61'
L8	S 41°41'10" E	153.30'
L9	S 89°51'48" W	80.00'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5829.58'	00°55'31"	94.14'	94.14'(D)	S 03°47'10" W(D)
				94.23'(M)	S 03°50'44" W(M)
C2	120.00'	86°25'24"	181.00'	164.33'	N 43°20'54" W

COORDINATE TABLE

POINT	NORTHING	EASTING
NE#1	856582.08	687836.83
NE#2	857282.30	686349.89
NE#3	855837.18	687675.48
NE#4	855643.31	686731.56



NOTES:
1. SEE ACCOMPANYING SHEETS FOR COMPLETE METES AND BOUNDS DESCRIPTION.

2. STATE PLANE COORDINATES (FLORIDA ZONE WEST) SHOWN HEREON ARE BASED ON NAD83, AND ARE FOR GIS PURPOSES ONLY.

3. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 AS S.03°25'50"W.

LEGEND:

O.R.	INDICATES OFFICIAL RECORDS BOOK OF LEE COUNTY
PG.	INDICATES PAGE NUMBER
C1	INDICATES CURVE 1 OF THE CURVE TABLE
L1	INDICATES LINE 1 OF THE LINE TABLE
NE#1	INDICATES COORDINATE #1 OF THE COORDINATE TABLE
P.B.	INDICATES PLAT BOOK
D.B.	INDICATES DEED BOOK
(D)	INDICATES DEED
(M)	INDICATES MEASURED

Applicant's Legal Checked
By _____ 9/25/07

THIS IS NOT A SURVEY

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5008

—THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

—PREPARED: NOVEMBER 12, 2006.

PREPARED BY:

Banks Engineering
ENGINEERING, SURVEYING & LAND PLANNING
2515 NORTHBROOKE PLAZA DRIVE - SUITE 200
NAPLES, FLORIDA 34119
(239) 597-2061
FLORIDA SURVEYING BUSINESS CERTIFICATION NO. 6690

DCI 2010-00015

Banks Engineering

Professional Engineers, Planners & Land Surveyors
2515 Northbrooke Plaza Drive - Suite 200
Naples, Florida 34119
(239) 597-2061
Fax (239) 597-3082

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COMMUNITY DEVELOPMENT

DESCRIPTION
OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA
(CPD ZONING DESCRIPTION)

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, LYING IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST AND BEING FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:

NORTH CPD ZONNING PARCEL
COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LITTLETON ROAD (50 FEET WIDE); THENCE 94.14 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 5829.58 FEET AND SUBTENDED BY A CHORD HAVING A LENGTH OF 94.14 FEET AND BEARING S.03°47'10"W. TO A POINT OF TANGENCY; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 2338.37 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 199.95 FEET TO **POINT "A"** AND TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE); THENCE N.86°35'21"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 12.52 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2150.00 FEET; THENCE WESTERLY ALONG SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 133.12 FEET; THENCE S.89°51'48"W. ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 1484.79 FEET TO **POINT "B"**; THENCE N.00°08'12"W. FOR 250.00 FEET; THENCE N.89°51'48"E. FOR 1145.24 FEET; THENCE S.03°25'50"W. FOR 53.49 FEET; THENCE S.89°54'50"E. FOR 500.85 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 8.78 ACRES, MORE OR LESS.

TOGETHER WITH: ADDITIONAL NORTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "B" ; THENCE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) FOR 80.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 253.42 FEET; THENCE N.28°32'51"W. FOR 6.70 FEET; THENCE N.00°20'36"W. FOR 244.12 FEET; THENCE N.89°51'48"E. FOR 257.48 FEET; THENCE S.00°08'12"E. FOR 250.00 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 1.48 ACRES, MORE OR LESS.

TOGETHER WITH: SOUTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "A"; THENCE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. 41 (STATE ROAD 45) (200 FEET WIDE) FOR 100.00 FEET TO THE **POINT OF BEGINNING**;

Fort Myers Office
10511 Six Mile Cypress Pkwy, Suite #101
Fort Myers, Florida 33966
(239) 939-5490
Fax (239) 939-2523

Sarasota Office
1144 Tallevast Road Suite #115
Sarasota, Florida 34243
(941) 360-1618
Fax (941) 360-6918

Port Charlotte Office
12653 SW CR 769 Suite B
Lake Suzy, Florida 34269
(941) 625-1165
Fax (941) 625-1149

THENCE CONTINUE S.03°25'50"W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 429.00 FEET TO THE NORTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2113 AT PAGE 1590 OF SAID PUBLIC RECORDS, ALSO BEING THE NORTHEAST CORNER OF MERCHANTS CROSSING, A SUBDIVISION RECORDED IN PLAT BOOK 52 AT PAGES 37 THROUGH 47 OF SAID PUBLIC RECORDS; THENCE N.86°34'10"W. ALONG THE NORTH LINE OF SAID PARCEL AND SAID SUBDIVISION FOR 72.00 FEET TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.03°25'50"E. ALONG THE EASTERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 FOR 65.00 FEET; THENCE N.86°33'36"W. ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 39.68 FEET; THENCE S.03°26'24"W. ALONG THE WESTERLY LINE OF SAID PARCEL FOR 8.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 17.00 FEET; THENCE SOUTHWESTERLY ALONG SAID PARCEL AND SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'01" FOR 26.70 FEET; THENCE N.86°33'36"W. ALONG THE NORTHERLY LINE OF SAID PARCEL FOR 487.82 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHWESTERLY ALONG SAID PARCEL AND SAID CURVE THROUGH A CENTRAL ANGLE OF 86°25'24" FOR 120.67 FEET; THENCE N.00°08'12"W. ALONG THE EASTERLY LINE OF SAID PARCEL FOR 274.66 FEET TO **POINT "C"** AND TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.89°51'48"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR 575.20 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 2050.00 FEET; THENCE EASTERLY ALONG SAID RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 3°32'51" FOR 126.93 FEET; THENCE S.86°35'21"E. ALONG SAID RIGHT-OF-WAY FOR 12.49 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 6.00 ACRES, MORE OR LESS.

TOGETHER WITH: ADDITIONAL SOUTH CPD ZONNING PARCEL
COMMENCING AT SAID POINT "C"; THENCE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIPLOMAT PARKWAY (100 FEET WIDE) FOR 40.00 FEET TO THE **POINT OF BEGINNING;** THENCE CONTINUE S.89°51'48"W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 383.07 FEET; THENCE S.00°08'12"E. FOR 186.04 FEET; THENCE N.59°04'35"E. FOR 185.65 FEET; THENCE S.76°11'27"E. FOR 125.61 FEET; THENCE S.41°41'10"E. FOR 153.30 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE AFORESAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2833 AT PAGE 4156 OF SAID PUBLIC RECORDS; THENCE N.00°08'12"W. ALONG THE WESTERLY LINE FOR 236.02 FEET TO THE **POINT OF BEGINNING.**

PARCEL CONTAINS 1.22 ACRES.

NET AREA AS DESCRIBED CONTAINS 17.48 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 (STATE ROAD 45) AS BEARING S.03°25'50"W.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

DESCRIPTION PREPARED NOVEMBER 2, 2006.

Richard M. Ritz

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4009

Applicant's Legal Checked
by 9/25/07

DCI 2010-00015

RECEIVED
JUL 20 2010
COMMUNITY DEVELOPMENT

SKETCH TO ACCOMPANY DESCRIPTION

OF A
PARCEL OF LAND
LYING IN
SECTION 34, TOWNSHIP 43 SOUTH, RANGE 24 EAST
LEE COUNTY, FLORIDA

N

1"=300'

COORDINATE TABLE

POINT	NORTHING	EASTING
NE#1	856527.93	688334.48
NE#2	856329.35	686692.19
NE#3	856228.53	688316.53
NE#4	856231.52	687602.01
NE#5	856231.43	687562.01
NE#6	856230.51	687178.94
NE#7	856329.16	686612.19
NE#8	856578.55	686354.11

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	5829.58'	00°55'31"	94.14'	94.14'(D) 94.23'(M)	S 03°47'10" W(D) S 03°50'44" W(M)
C2	2150.00'	03°32'51"	133.12'	133.10'	S 88°21'47" E
C3	17.00'	90°00'01"	26.70'	24.04'	S 48°26'24" W
C4	80.00'	86°25'24"	120.67'	109.55'	N 43°20'54" W
C5	2050.00'	03°32'51"	126.93'	126.91'	S 88°21'47" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 03°25'50" W	199.35'
L2	N 86°35'21" W	12.52'
L3	N 28°32'51" W	6.70'
L4	S 03°25'50" W	53.49'
L5	S 03°25'50" W	100.00'
L6	N 86°34'10" W	72.00'
L7	N 03°25'50" E	65.00'
L8	N 86°33'36" W	39.68'
L9	S 03°26'24" W	8.00'
L10	S 86°35'21" E	12.49'
L11	S 89°51'48" W	40.00'
L12	S 00°08'12" E	186.04'
L13	N 59°04'35" E	185.65'
L14	S 76°11'27" E	125.61'
L15	S 41°41'10" E	153.30'
L16	N 00°08'12" W	236.02'
L17	S 89°51'48" W	80.00'

LITTLETON ROAD (50' WIDE)
SOUTHERLY RIGHT-OF-WAY LINE

POINT OF COMMENCEMENT

C1

S 03°25'50" W 2338.37'(D) 2337.35'(M)

WESTERLY RIGHT-OF-WAY LINE

U.S. 41
(a/k/a S.R 45, a/k/a TAMIAMI TRAIL)(200' WIDE)

PROPOSED
NORTH RPD
ZONING PARCEL

35.18± AC.

PROPOSED
ADDITIONAL NORTH
CPD ZONING PARCEL

1.48± AC.

257.48'
N 89°51'48" E

NE#8

N 00°20'36" W 214.12'

253.42'
S 89°51'48" W

L17

L3

P.O.B.
ADDITIONAL SOUTH CPD
ZONNING PARCEL
NE#7

S 00°08'12" E 250.00'

N 00°08'12" W 250.00'

NE#2
CPD ZONNING PARCEL
ADDITIONAL NORTH
P.O.C.
POINT "B"

N 89°51'48" E 1145.24'

PROPOSED
NORTH CPD ZONING PARCEL

8.78± AC.

S 89°51'48" W 1484.79'

NORTHERLY RIGHT-OF-WAY

L4

S 89°54'50" E 500.85'

P.O.B.
NORTH CPD
ZONING PARCEL
NE#1

L1

L2

C2

POINT "A"
P.O.C.
SOUTH CPD
ZONING PARCEL

(O.R. 2833, PG. 4156)
P.O.B.
ADDITIONAL SOUTH CPD ZONING PARCEL

L11

DIPLOMAT PARKWAY (100' WIDE)

C5

L5

SOUTHERLY RIGHT-OF-WAY

NE#6

S 89°51'48" W 383.07'

NE#5

N 89°51'48" E 575.20'

L10

P.O.B.
SOUTH CPD
ZONING PARCEL
NE#3

L12

L13

L14

L15

L16

N 00°08'12" W 274.66'

PROPOSED
ADDITIONAL SOUTH
CPD
ZONING PARCEL

1.22± AC.

POINT "C"
P.O.C.
ADDITIONAL SOUTH
CPD ZONNING
PARCEL
NE#4

PROPOSED
SOUTH CPD ZONING
PARCEL

6.00± AC.

S 03°25'50" W 429.00'

C4

N 86°33'36" W 487.82'
(O.R. 2833, PG. 4156)

L9

L8

C3

L7

L6

PROPOSED
SOUTH RPD
ZONING PARCEL

12.47± AC.

N.E. CORNER
(O.R. 2113, PG. 1590)
&
MERCHANTS CROSSING
(P.B. 52, PG. 37-47)

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NOTES:
1. SEE ACCOMPANYING SHEETS FOR COMPLETE METES AND BOUNDS DESCRIPTION.

2. STATE PLANE COORDINATES (FLORIDA ZONE WEST) SHOWN HEREON ARE BASED ON NAD83, AND ARE FOR GIS PURPOSES ONLY.

3. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. 41 AS S.03°25'50"W.

LEGEND:

P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
O.R.	INDICATES OFFICIAL RECORDS BOOK OF LEE COUNTY
PG.	INDICATES PAGE NUMBER
P.B.	INDICATES PLAT BOOK
C1	INDICATES CURVE 1 OF THE CURVE TABLE
L1	INDICATES LINE 1 OF THE LINE TABLE
NE#1	INDICATES COORDINATE #1 OF THE COORDINATE TABLE

THIS IS NOT A SURVEY

RICHARD M. RITZ
REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 4005

—THIS SKETCH IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

—PREPARED NOVEMBER 2, 2006

PREPARED BY:

Banks Engineering
ENGINEERING, SURVEYING & LAND PLANNING
2515 NORTHBROOKE PLAZA DRIVE - SUITE 200
NAPLES, FLORIDA 34119
(239) 597-2061
FLORIDA SURVEYING BUSINESS CERTIFICATION NO. 6590

Applicant's Legal Checked
by 9/25/10

DCI 2010-00015

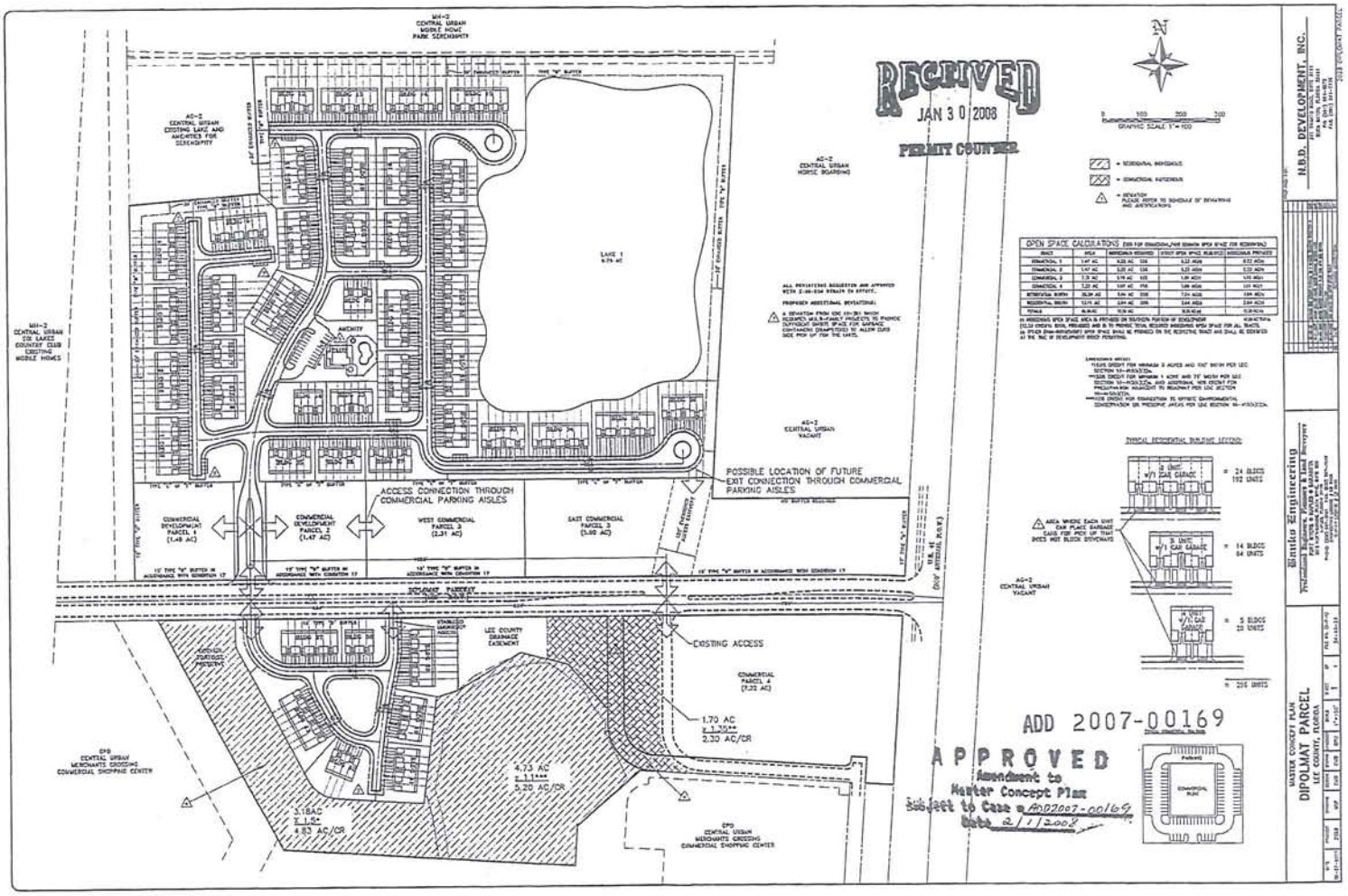

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EXHIBIT PH-4.H

PRE 2010-00193

LEE COUNTY
SOUTHWEST FLORIDA

REQUEST FOR PUBLIC HEARING SUBMITTAL REQUIREMENT WAIVER FOR UNINCORPORATED AREAS ONLY

Upon written request, the Director may modify the submittal requirements for Public Hearings (and other administrative applications) where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS
(indicate the appropriate application type)

_____ Public Hearing - General Requirements **(34-202)**
_____ Public Hearing – Mining Excavation Planned Development **(12-110)**
__X__ Public Hearing - Additional Requirements for:
_____ Development of Regional Impact **(34-203(a))**
__X__ Planned Developments **(34-203(b))**
_____ Master Concept Plan Extension **(34-381(c))**
_____ Master Concept Plan Reinstatement **(34-381(d))**
_____ Rezonings other than Planned Developments **(34-203 (c))**
_____ Mobile Home Park **(34-203(d))**
_____ Special Exception **(34-203(e))**
_____ Variances **(34-203(f))**
_____ Administrative Action Requirements

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PLEASE PRINT OR TYPE:

STRAP Number:	34-43-24-00-00001.3030				
Name of Project:	Diplomat Property RPD/CPD				
Name of Agent:	Shellie Johnson, AICP				
Street Address:	1514 Broadway, Suite 201				
City: Fort Myers		State: Florida		Zip: 33919	
Phone #: (239) 226-0024				Fax	(239) 226-0094
E-mail: alexisc@en-site.com					
Name of Applicant*:	Athyrio Development Associates, Inc. c/o James Kinsey				
Street Address:	1230 Westfield Drive				
City: Fort Myers		State: Florida		Zip: 33919	
Phone #: (239) 939-1367 x 210			Fax #:		(239) 939-1161
E-mail: jkinsey@kinseysells.com					

*** If applicant is not the owner, a letter of authorization from the owner must be submitted.**

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 533-8585

DCI 2010-00015

A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:		
Section Number		Requirement
#1 Sec. 34-202(a)(1)		Legal description (for entire RPD/CPD)
#2 Sec. 34-202(a)(1)		Sealed sketch of legal description (for entire RPD/CPD)
#3 Sec. 34-202(a)(2)		Boundary Survey (for entire RPD/CPD)
#4 Sec. 34-373(a)(4)(h)		Historical or Archaeological Sites
#5 Sec. 34-373(a)(4)e.i		Soils Map
#6 Sec. 34-373(a)(4)e.ii		FLUCCS Map prepared by Environmental Consultant
#8 Sec. 34-373(a)(4)e.iv		Rare & Unique Upland Habitat Map
#9 Sec. 34-373(a)(4)e.v		Existing & Historic Flow-ways Map
#10 Sec. 34-373(b)(2)		Protected Species Survey

B. SCOPE OF PROJECT AND REASON(s) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

Please refer to Attachment "A".
Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.
FOR STARWOOD DEV. CORP, MAN. MEM.
Signature of Applicant

Directors Decision:		✓	Request Approved		Request Denied
Comments:	See attached				
Signature:				Date:	7.7.10

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LEE COUNTY

Case Activity Listing

Case #: PRE2010-00193

7/6/2010
9:10:43AM

Description	Activity Enter Date	Target Date	Activity Completed Date	Status	Assigned To	Done By	Notes
Development Services Comments	7/1/2010						
Zoning Comments	7/1/2010		7/2/2010	DONE	CSJ	CSJ	Chick J. - Items # 1, 2 & 3 Recommend approval for a waiver for the Legal, sketch and survey of the entire approved RPD/CPD area approved under Z-06-064, provide applicant provides a legal, sketch and boundary survey for the Northern RPD/CPD area in complete compliance with the requirements of LDC 34-202 which were revised in 2009
Submittal Waiver Request	7/1/2010		7/1/2010	DONE		AME	
Final Document Imported	7/1/2010						
Environmental Review Comments	7/1/2010		7/6/2010	APPR	SMD	SMD	Susie D - Env. Items #5, 6, 7, 8 & 9 The requested waiver is approved provided that no changes are proposed to the south parcel as depicted on the approved MCP and environmental zoning conditions pertaining to indigenous open space and protected species requirements. ES staff reserves the right to request waived application requirements during the sufficiency review process if any such changes are proposed.
Planning Notes			7/1/2010	APPR	GMS	GMS	there are no identified archaeological or historic sites. The applicant will be required to submit a Certificate to Dig as part of the Development Order process. Cultural resources surveys may be required then.

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DCI 2010-00193

EXHIBIT PH-4.I

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 533-8532

Bob Janes
District One

A. Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

July 13, 2010

Alexis Crespo
Ensite, Inc.
1514 Broadway, Suite 201
Fort Myers, FL 33091

RE: Potable Water AVAILABILITY
DIPLOMAT PROPERTY RPD/CPD, NW CORNER OF US 41 AND DIPLOMAT PKWY
STRAP #:34-43-24-00-00001.3030

Dear Ms. Crespo:

Potable water lines are in operation in the vicinity of the proposed project mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Your firm has indicated that this project will consist of 48 Single Family units, 32 Multi-Family units, 50,000 sq ft of Commercial Office, and 350 bed Assisted Living Facility all with an estimated flow demand of approximately 60,900 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Availability of potable water service is contingent upon final acceptance of the infrastructure to be constructed by the developer. Upon completion and final acceptance of this project, potable water service will be provided through our North Fort Myers R.O. Water Treatment Plant.

Prior to beginning design work on this project, a meeting should be scheduled with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, This Letter Of Availability Of Water Service Is To Be Utilized For Re-Zoning For This Project Only. Individual Letters Of Availability Will Be Required For The Purpose Of Obtaining Building Permits.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Technician Senior
UTILITIES ENGINEERING

VIA EMAIL
Original Mailed

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P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address http://www.lee-county.com
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

Recycled Paper

LEE COUNTY
SOUTHWEST FLORIDA

LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

DATE: JULY 6, 2010

TO: Mary McCormic
Utilities' Senior Engineering Technician

FROM: ALEXIS CRESPO
FIRM: ENSITE, INC.
ADDRESS: 1514 BROADWAY, SUITE 201
ADDRESS: FORT MYERS , FL 33901 -
PHONE#: (239)226-0024 FAX: (239)226-0094
E-MAIL ADDRESS: ALEXISC@EN-SITE.COM

PROJECT NAME: DIPLOMAT PROPERTY RPD/CPD

PROJECT ID (IF APPLICABLE): N/A

STRAP #: 34-43-24-00-00001.3030

LOCATION/SITE ADDRESS: NW OF US 41/DIPLOMAT PKWY INTERSECTION PER ATTACHED MAP

PURPOSE OF LETTER:

☐ DEVELOPMENT ORDER SUBMITTAL ☐ FINANCING ☐ EFFLUENT REUSE

☐ PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)

☒ OTHER: (PLEASE SPECIFY) PD REZONING AMENDMENT

PLANNED USE:

☒ COMMERCIAL ☐ INDUSTRIAL ☒ RESIDENTIAL - (☒SINGLE-FAMILY ☒ MULTI-FAMILY)

☒ OTHER: (PLEASE SPECIFY) ASSISTED LIVING FACILITY

PLANNED # OF UNITS/BUILDINGS: 80

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL) 50,000 S.F

AVERAGE ESTIMATED DAILY FLOW (GPD): 60,900 GPD (☒ WATER ☒ WASTE-WATER ☐ REUSE)

NOT WITHIN LCU WASTEWATER SERVICE AREA

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES OPERATIONS MANUAL, SECTION 5.2: _____

Residential: (48 Sf Units @ 250 Gpd = 12,000 Gpd) + (32 Mf Units @ 200 Gpd = 6,400 Gpd) = 18,400 Gpd

Commercial Office: 50,000 S.F. @ 15 Gpd Per 100 S.F. = 7,500 Gpd

Assisted Living Facility: 350 Beds @ 100 Gpd Per Bed = 35,000 GPD

Please e-mail the completed form at mccormmm@leegov.com . If you are unable to e-mail the completed form, please fax to (239) 485-8311. If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.

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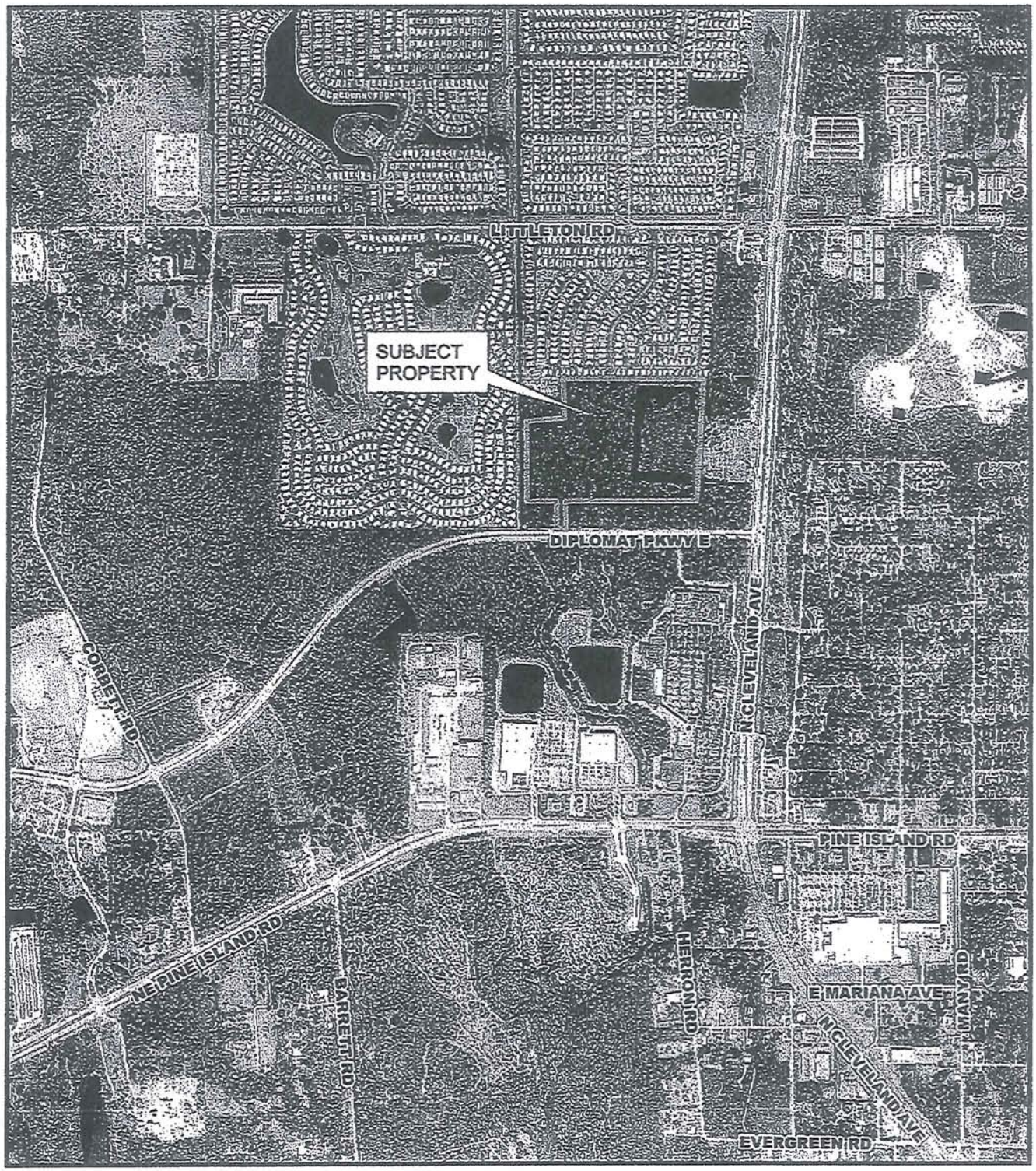
P:\Projects\1155 Athyrio Development Associates\1155-01 US41-Diplomat Zoning\Permits\Zoning\1st Submittal\Request for Letter of Availability - DIPLOMAT41.doc



AERIAL PHOTOGRAPH
EXHIBIT D-7-D

DIPLOMAT RPD / CPD (NORTH PARCEL)

Date: 07-01-10

Map Number: 1155-01-D-7-D

ensite

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

1,200 600 0 1,200
Feet

Project Number: 1155-01

Sources: Lee County Property Appraisers Office

It is the end user's responsibility to verify the data contained herein. EnSite assumes no responsibility for errors or omissions contained herein.

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Mccormic, Mary

From: Osterhout, Thom
Sent: Monday, July 12, 2010 4:17 PM
To: Mccormic, Mary
Subject: RE: Letter of Availability Request

Yes

Thom Osterhout
Senior Manager
Development
Lee County Utilities
1500 Monroe Street
Fort Myers, Florida 33901
TOsterhout@leegov.com
(239) 533-8165
Fax (239) 485-8385

From: Mccormic, Mary
Sent: Monday, July 12, 2010 2:20 PM
To: Osterhout, Thom
Subject: Letter of Availability Request

Thom,
Is it okay to write this letter?
Below is the project information.

DIPLOMAT PROPERTY RPD/CPD
34-43-24-00-00001.3030
NW OF US 41/DIPLOMAT PKWY INTERSECTION PER ATTACHED MAP
PD REZONING AMENDMENT
ASSISTED LIVING FACILITY
50,000 S.F
Residential: (48 Sf Units / 12,000 Gpd) + (32 Mf Units / 6,400 Gpd) = 18,400 Gpd
Commercial Office: 50,000 S.F. / 7,500 Gpd
Assisted Living Facility: 350 Beds / 35,000 GPD
Total 60,900 GPD

Please call or email me if you have any questions or need additional information

Mary McCormic
Senior Engineering Technician
Development
Lee County Utilities
1500 Monroe Street
Fort Myers, Fl. 33901
mccormmm@leegov.com
Phone 239-533-8532
Fax 239-485-8311or 239-485-8385Website: http://www.leegov.com/utilities/

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7/12/2010

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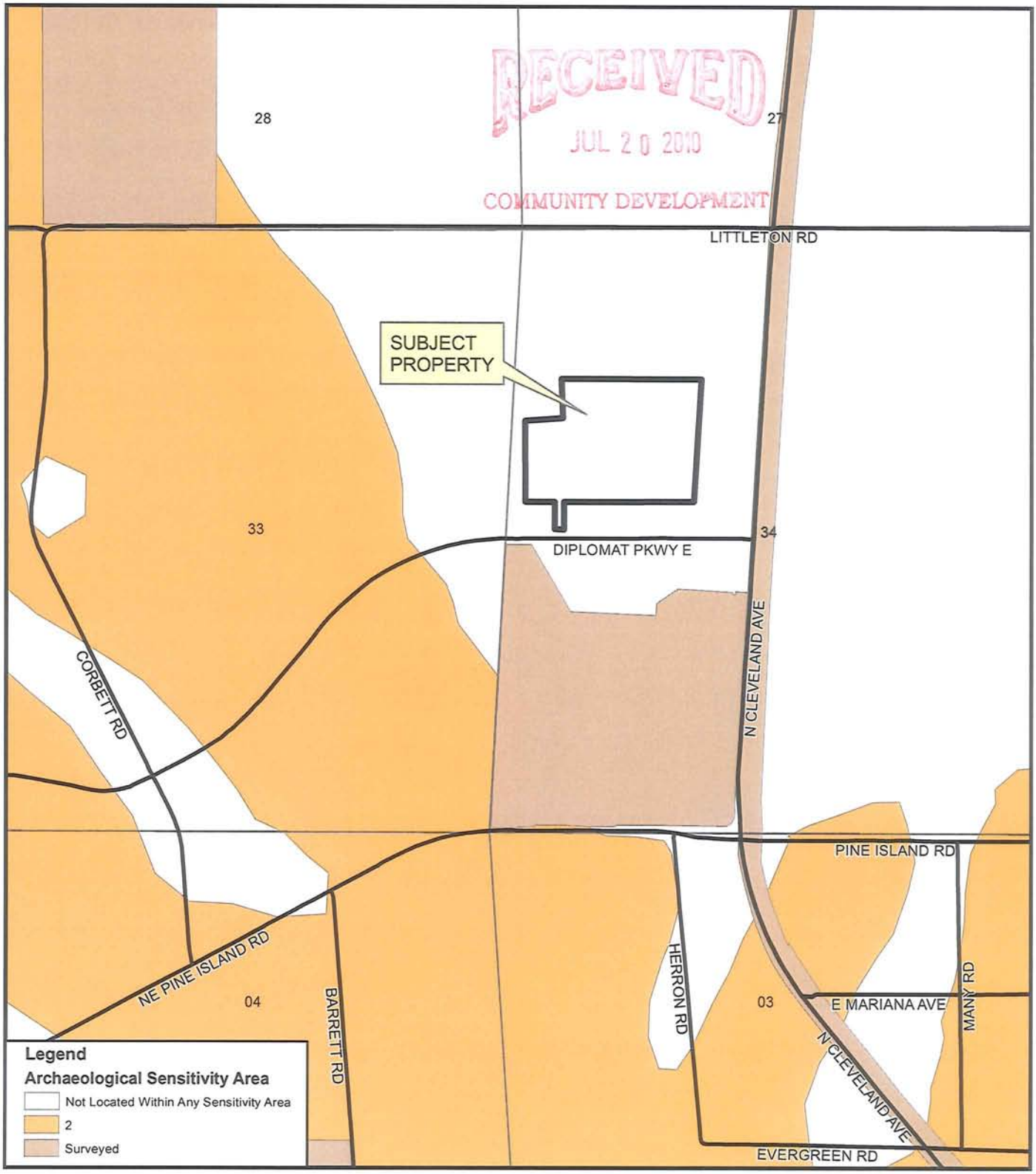

HISTORICAL & ARCHAEOLOGICAL MAP
EXHIBIT D-1-B

DIPLOMAT RPD / CPD
(NORTH PARCEL)

Date: 07-01-10

Map Number:
1155-01-D-1-B

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

1,200 600 0 1,200
Feet

Project Number:
1155-01

Sources: Lee County Property Appraisers Office

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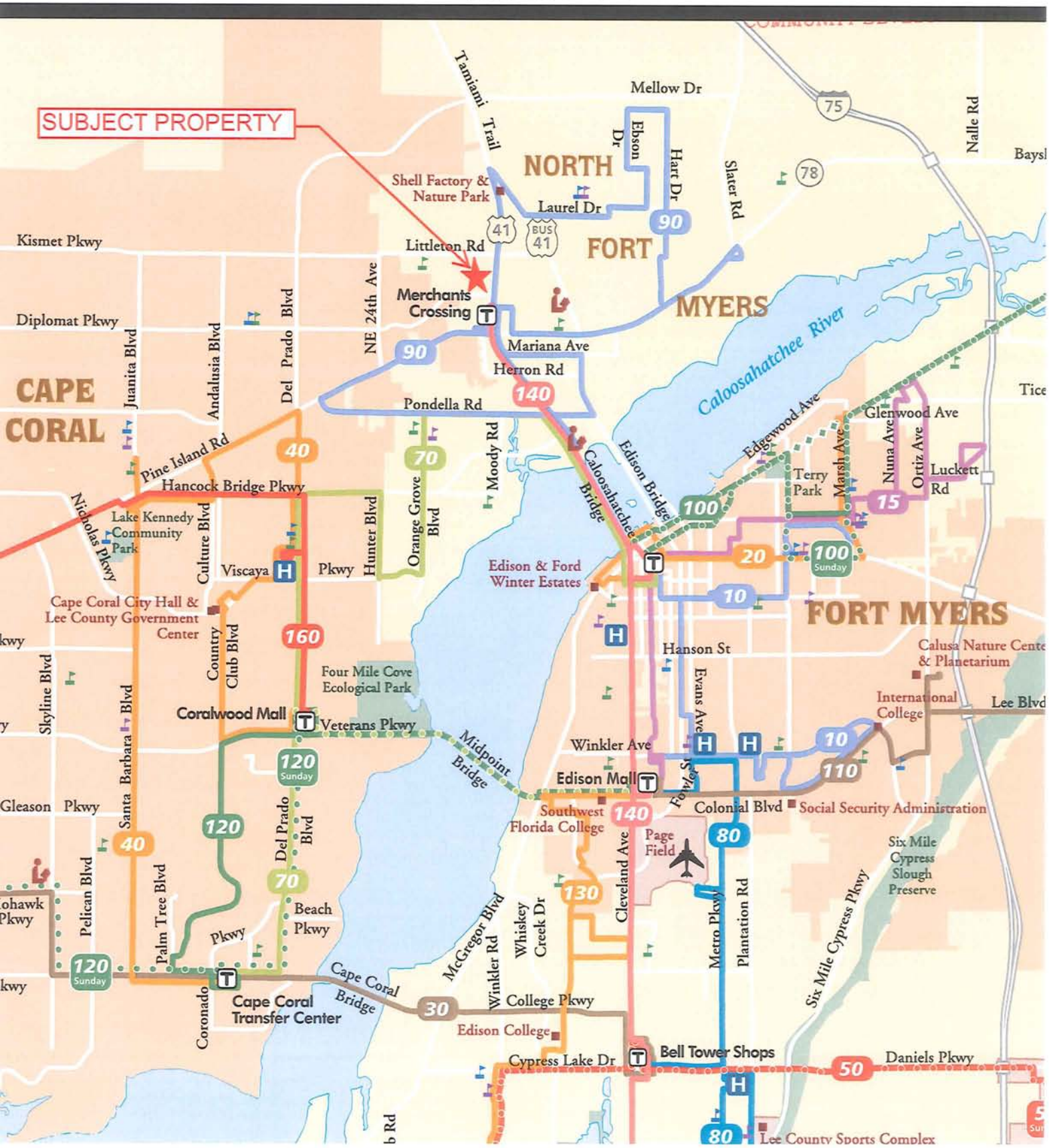
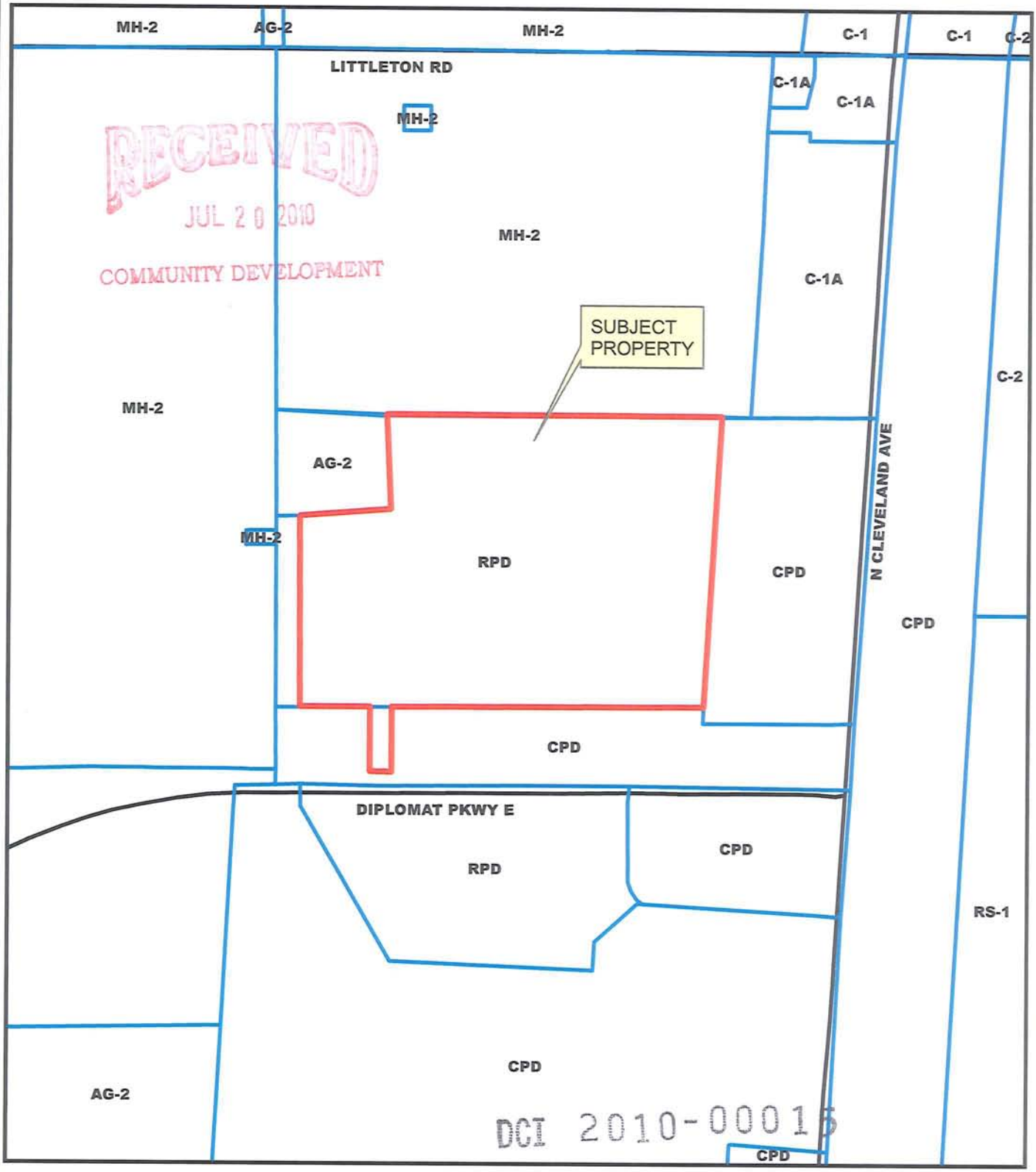
EXHIBIT D-1-C





EXISTING ZONING MAP

EXHIBIT D-7-C(a)

DIPLOMAT RPD / CPD
(NORTH PARCEL)

Date: 07-01-10

Map Number:
1155-01-D-7-CA

ensite

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

500 250 0 500
Feet

Project Number:
1155-01

Sources: Lee County Property Appraisers Office

It is the end user's responsibility to verify the data contained herein. EnSite assumes no responsibility for errors or omissions contained herein.

EXISTING LAND USE MAP

EXHIBIT D-7-C(b)

DIPLOMAT RPD / CPD
(NORTH PARCEL)

Date: 07-01-10

Map Number: 1155-01-D-7-CB

ensite

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

500 250 0 500 Feet

Project Number: 1155-01

Sources: Lee County Property Appraisers Office

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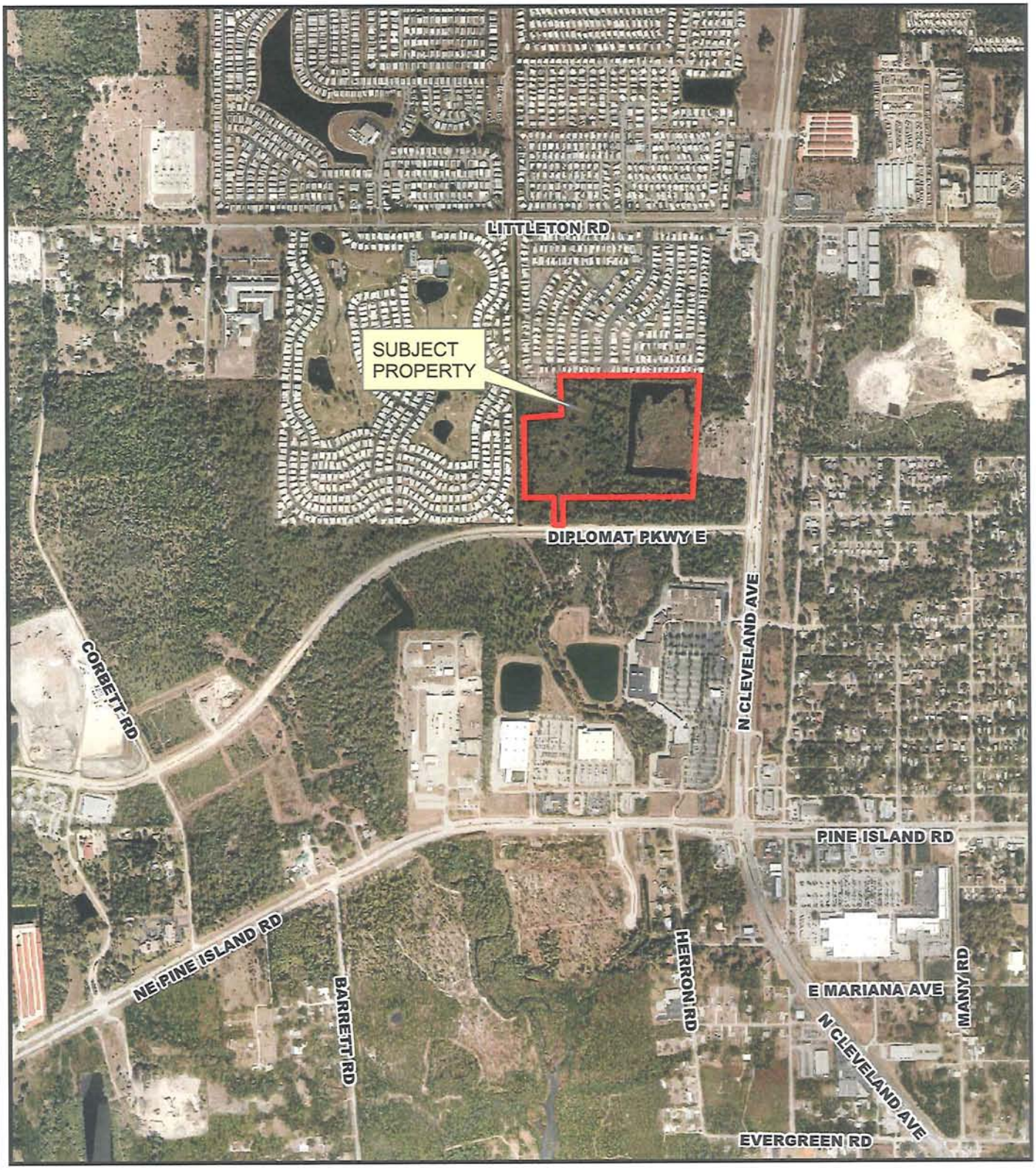

AERIAL PHOTOGRAPH

EXHIBIT D-7-D

DIPLOMAT RPD / CPD
(NORTH PARCEL)

Date: 07-01-10

Map Number:
1155-01-D-7-D

Project Number:
1155-01

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JUL 20 2010
DCI 2010-00015

ensite

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

1,200 600 0 1,200
Feet

Sources: Lee County Property Appraisers Office

It is the end user's responsibility to verify the data contained herein. EnSite assumes no responsibility for errors or omissions contained herein.

EXHIBIT D-7-K/L: DESIGN STANDARDS & DECISION MAKING COMPLIANCE
DIPLOMAT PROPERTY RPD/CPD AMENDMENT

ensite

Athyrio Development Associates, Inc. (Applicant) is requesting approval of an application to amend the northern RPD portion of the Diplomat Property RPD/CPD to allow for the development of 350-bed Assisted Living Facilities, 80 residential dwelling units, and a maximum of 50,000 square feet of medical and/or professional office uses. The site will connect to potable water and sanitary sewer service. No blasting is being requested.

I. Development Location

The subject property is 35.2 acres and is located northwest of the Diplomat Parkway/US 41 intersection in the North Fort Myers Planning Community. The property is designated within the Central Urban Future Land Use Category (FLUC) and is currently zoned for residential uses per Z-06-004 and ADD2007-00169.

The property has 80+/- feet of frontage along Diplomat Parkway, a 4-lane divided arterial roadway per Lee County Functional Classification of Roadways. Surrounding uses consist of mobile home development to the west and north, and vacant lands zoned for commercial uses to the south and east.

Table 1 below provides an inventory of Future Land Use Designations, Zoning Districts, and existing land uses adjacent to the subject property. This information is also depicted on the attached Master Concept Plan, Exhibit D-7-M.

Table 1: Inventory of Surrounding Lands

DIRECTION	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
North	Central Urban	MH-2	Mobile Home Park (Serendipity Lakes)
South	Central Urban	CPD	Vacant
East	Central Urban	CPD	Vacant
West	Central Urban	MH-2; AG-2	Mobile Home Park (Six Lakes Country Club); Vacant

II. Development History

The property was approved as part of the Diplomat Property RPD/CPD per Z-06-004 and is commonly referred to as the "North RPD Zoning Parcel". The property was subject to a subsequent amendment per ADD2007-00169 to gain additional design flexibility for residential products. The property is currently approved for a maximum of 252 multi-family dwelling units, in addition to recreational amenities, per DOS2007-00255.

The properties included in the overall Diplomat Property RPD/CPD referred to as the "South RPD Zoning Parcel", "South CPD Zoning Parcel", and "North CPD Zoning Parcel" are not subject to this amendment.

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III. Proposed Uses

The Applicant is requesting an amendment to the approved Master Concept Plan (MCP) to allow for the development of an integrated mix of residential and non-residential uses. The amendment will provide for diversity in housing types and lifestyle opportunities, as well as medical uses to serve the North Fort Myers community.

The Applicant is proposing a maximum of 350 ALF beds, 80 residential units, and 50,000 s.f. of medical office uses, with the ability to convert these uses as required to meet market demand at the time of development. The proposed conversion rates are provided on the MCP attached.

IV. Design Standards

A. Compatibility

The proposed Master Concept Plan demonstrates compatibility with surrounding residential communities and commercially zoned properties per proposed buffer yards, which meet or exceed the requirements of the LDC, except where a deviation has been requested along the western property line impacted by a FEMA floodway. The floodway ranges in width from 20' to 90' and will provide an expansive setback between the proposed medical office uses in Tract 4 and the existing residential community to the west. The Applicant is proposing Type "B" plantings along this property line to provide a vegetative screen, which will further enhance the expansive setback.

Additionally, buildings proposed along the western property line are limited to a maximum height of 35' to further ensure compatibility, as conditioned.

B. Access

Access to the subject site will be provided via Diplomat Parkway, a four-lane divided arterial roadway. Per previous approvals, the property has full ingress/egress as shown on the attached MCP. Due to the location of the property and recent improvements to Diplomat, there is considerable ability for future residents and patrons to access the development.

As outlined in the Traffic Impact Statement (TIS) prepared by TR Transportation Consultants, Inc., the roadways analyzed as a result of the proposed development will maintain an acceptable Level of Service when development traffic is added to the surrounding roadway network. Turn lane improvements warranted by the development will be determined at the time of local Development Order.

C. Infrastructure

In addition to the roadway infrastructure available to serve the project, the Applicant has secured a Letter of Availability from Lee County Utilities confirming potable water and sanitary sewer services are available for the proposed development. This letter is attached as Exhibit Ph-4.I.

D. Natural Resources

Indigenous preserve areas to support the proposed development are provided for in the southern RPD/CPD Zoning Parcels, south of Diplomat Parkway, per Z-06-004. Therefore, indigenous preservation is not provided within the subject property. The required general open space is shown on the MCP and meets the requirements of the LDC.

In terms of water management, the project will ultimately outfall to the Caloosahatchee River via the Yellow Fever Creek East Branch by way of an existing drainage ditch. The Applicant has secured an Environmental Resource Permit (ERP) from the South Florida Water Management District and will pursue a permit modification to allow for the proposed development program.

V. Amendment Justification:

As required by Section 34-145(d)(3) of the LDC, the proposed development will not adversely impact the public interest and satisfies the following criteria:

1) The Applicant has proved entitlement to the rezoning by demonstrating compliance with the Lee Plan, Land Development Code, and any other applicable code or regulation;
2) The request will meet or exceed all performance and locational standards set forth for the potential uses allowed by the request;
3) The request is consistent with the densities, intensities and general uses set forth in the Lee Plan;
4) The request is compatible with existing or planned uses in the surrounding area;
5) Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development and;
6) The request will not adversely affect environmentally critical areas and natural resources.

As demonstrated above, the amendment will allow for the appropriate, integration of Assisted Living Facilities, residential units, and non-residential uses within the overall Diplomat RPD/CPD to service both the North Fort Myers community and Lee County as a whole. The property is master-planned to provide for a cohesive development program that addresses internal and external accessibility, as well as consistency in terms of both form and function.

Buffering, landscaping and open space will be provided to further ensure compatibility with surrounding uses. The proposed design standards outlined within this application meet or exceed the requirements of the LDC, unless a deviation has been requested.

Lastly, the appropriate public facilities are available in close proximity to the subject property to service the proposed development. For these reasons, the Applicant respectfully requests approval of the proposed amendment to the Diplomat Property RPD/CPD.

EXHIBIT D-7-J: COMPREHENSIVE PLAN NARRATIVE
DIPLOMAT PROPERTY RPD/CPD

ensite

Athyrio Development Associates, LLC is requesting approval of an amendment to the Diplomat Property RPD/CPD to allow for the development of Assisted Living Facilities (ALFs), single and multi-family dwelling units, and medical office uses on the 35.2-acre subject property. The following is an analysis of how the proposed RPD/CPD is consistent with Goals, Objectives and Policies of the Lee Plan (Plan).

Policy 1.1.3: Central Urban

The subject property is designated within the Central Urban Future Land Use Category (FLUC), which allows for a broad range of uses including residential, commercial, recreational and institutional, with a standard density range from four (4) dwelling units per acre up to a maximum of ten (10) dwelling units per acre.

The maximum density proposed through this amendment, including density equivalents associated with ALFs, is six (6) dwelling units per acre. As described above, the proposed uses within project include Assisted Living Facilities, a mix of single and multi-family residential units, and medical and/or professional office uses. Based on the proposed development program, permitted uses within the Central Urban FLUC, and the maximum density requested, the Diplomat Property RPD/CPD is consistent with this Policy.

Objective 2.2: Development Timing

The subject property is located in a developed area of the County where adequate public facilities exist in the context of a contiguous development pattern. The proposed amendment will allow for a mix of uses in close proximity to the Diplomat Parkway Corridor where appropriate Levels of Service are available to support the project. Furthermore, the Applicant is seeking development of a property currently approved for residential uses at urban densities. Therefore, the Applicant is not proposing the premature urbanization of rural areas within the County not intended for growth, or promoting a "leap frog" development pattern. For these reasons, the proposed amendment is in direct compliance with this Objective.

Policy 6.1.2: Commercial Location Standards

The portion of the Diplomat Property that is subject to this amendment is located approximately 1,500 feet west of the Diplomat Parkway/US 41 intersection. Proposed commercial uses associated with this application include medical and professional office uses, which are not governed by site location standards outlined in Objective 6. Since retail commercial uses are not requested as part of this amendment, the proposed development is in substantial compliance with policies governing commercial development within the Lee Plan.

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Policy 6.1.4: Compatibility

The proposed Master Concept Plan demonstrates compatibility with surrounding residential communities and commercially zoned properties per proposed buffer yards, which meet or exceed the requirements of the LDC, except where a deviation has been requested along the western property line impacted by a FEMA floodway. The floodway ranges in width from 20' to 90' and will provide an expansive setback between the proposed medical office uses in Tract 4 and the existing residential community to the west. The Applicant is proposing Type "B" plantings along this property line to provide a vegetative screen, which will further compliment the expansive setback.

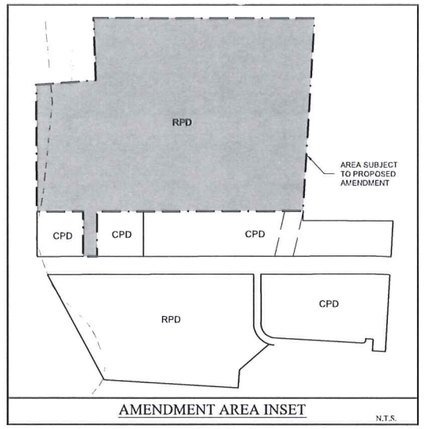
Additionally, buildings proposed along the western property line are limited to a maximum height of 35' to further ensure compatibility, as conditioned.

Standards 11.1 & 11.2: Water & Sewer

The Applicant has secured a letter for availability from Lee County Utilities confirming the availability of potable water and sanitary sewer to service the proposed development. Please refer to Exhibit PH-4.I. Based on this availability, the proposed amendment is consistent with this standard.

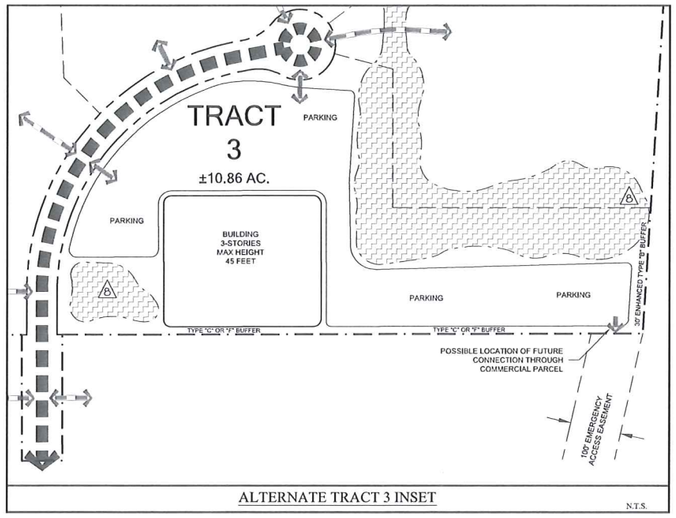
Standard 11.3: Traffic Impact Statement

Per the attached Trip Impact Statement prepared by TR Transportation Consultants, Inc., the proposed development is supported by an adequate transportation network and will not negatively impact Level of Service along Diplomat Parkway or other surrounding roadways. Access to the subject site will be provided to Diplomat Parkway via full site access location as shown on the attached MCP. Due to the location of the property and recent improvements to this arterial roadway, there is considerable ability for future residents and patrons to access the development. Turn lane improvements warranted by the proposed development will be further analyzed at the time of local Development Order.



AMENDMENT AREA INSET

N.T.S.



ALTERNATE TRACT 3 INSET

N.T.S.

TABLE A

OPEN SPACE CALCULATIONS:

TRACT	ACREAGE	OPEN SPACE %	ACRES
1	8.45 AC.	40%	3.38 AC.
2	10.02 AC.	40%	4.01 AC.
3	10.86 AC.	40%	4.34 AC.
4	5.85 AC.	35%	2.05 AC.
	TOTAL 35.18 AC.		TOTAL 13.78 AC.

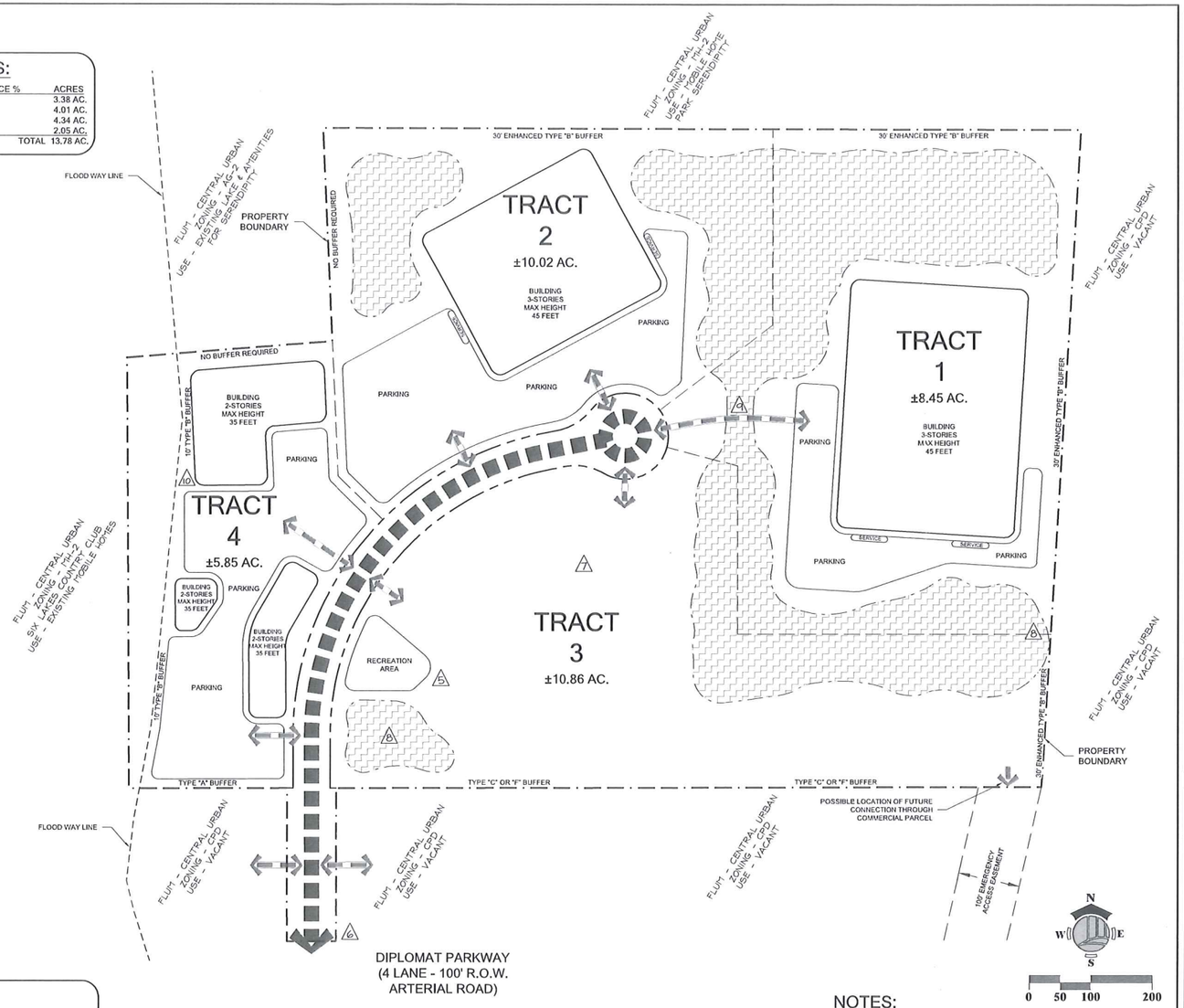


TABLE B

SITE DEVELOPMENT REGULATIONS:

	TRACTS 1 - 3					TRACT 4
PERMITTED USES	ASSISTED LIVING FACILITY	SINGLE FAMILY	TOWNHOME	MULTI-FAMILY	RECREATION AREA	OFFICE
*MAXIMUM UNIT COUNT	350	0 - 80	0 - 80	0 - 80	N/A	N/A
MINIMUM LOT AREA	10,000 S.F.	7,500 S.F.	1,600 S.F.	10,000 S.F.	9,000 S.F.	10,000 S.F.
MINIMUM LOT WIDTH	100'	75'	16'	100'	100'	100'
SETBACKS						
STREETS	25' (PUBLIC) 20' (PRIVATE)	25' (PUBLIC) 20' (PRIVATE)	25' (PUBLIC) 20' (PRIVATE)	25' (PUBLIC) 20' (PRIVATE)	25' (PUBLIC) 20' (PRIVATE)	25' (PUBLIC) 20' (PRIVATE)
REAR	30' - LOTS WITH ENHANCED BUFFER 20' = ALL OTHER LOTS	20'	20'	20'	20'	20'
SIDE	10'	5'	5' / 0'	10'	10'	10'
PRESERVE	25'	25'	25'	25'	25'	25'
WATER BODY	25'	25'	25'	25'	25'	25'
MAXIMUM HEIGHT	45'	35'	35'	50'	35'	35'
MAXIMUM BUILDING COVERAGE	45%	45%	65%	45%	45%	60%
BUILDING SEPARATION	1/2 THE BUILDING HEIGHT, BUT NOT LESS THEN 15'	10'	10'	1/2 THE BUILDING HEIGHT, BUT NOT LESS THEN 15'	10'	1/2 THE BUILDING HEIGHT, BUT NOT LESS THEN 15'
ACCESSORY	PER LDC SEC. 34-1173					
PARKING SPACES PER UNIT	PER LDC SEC. 34-2020					

TABLE C

DENSITY / INTENSITY SUMMARY:

ALF / CCF	350 BEDS
RESIDENTIAL	80 D.U.
MEDICAL OFFICE	50,000 S.F.

LAND USE CONVERSION:

ABOVE USES MAY BE CONVERTED ACCORDING TO THE FOLLOWING RATIOS:

4 ALF / CCF BEDS	=	1 D.U.
400 SQ. FT. MEDICAL OFFICE	=	1,000 SQ. FT. PROFESSIONAL OFFICE

LEGEND:

- OPEN SPACE / WATER MANAGEMENT
- DENOTES LOCATION OF REQUESTED DEVIATIONS.
- SERVICE — DENOTES OPTIONAL LOCATIONS FOR SERVICE AREA
- DENOTES FLOOD WAY

NOTES:

1) ALL DEVATIONS REQUESTED AND APPROVED WITHIN Z-06-004 AND ADD2007-00169 REMAIN IN EFFECT.
2) DEVIATIONS 1-4 APPLY TO THE SOUTHERN RPD/CPD AREA NOT SUBJECT TO THIS AMENDMENT
3) CONFIGURATIONS & LOCATIONS OF WATER MANAGEMENT AREAS SUBJECT TO CHANGE BASED ON FINAL WATER MANAGEMENT REQUIREMENTS AT TIME OF LOCAL DEVELOPMENT ORDER
4) TRACT ACREAGES, CONFIGURATIONS, AND BUILDING FOOTPRINTS ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO CHANGE AT TIME OF LOCAL DEVELOPMENT ORDER
5) MAXIMUM PROPOSED BUILDOUT DENSITY IS 80 RESIDENTIAL UNITS AND 350 ALF/CCF BEDS AND IS SUBJECT TO THE LAND USE CONVERSION, TABLE C.
6) MAXIMUM NON-RESIDENTIAL SQUARE FOOTAGE IS 50,000 S.F. AND IS SUBJECT TO THE LAND USE CONVERSION, TABLE C.
7) NO ENCROACHMENT WITHIN THE FEMA FLOODWAY SHALL BE ALLOWED.
8) INDIGENOUS PRESERVATION PROVIDED WITHIN EXISITING SOUTHERN RPD/CPD PER Z-06-004.

ensite
1514 BROADWAY, SUITE 201
FORT MYERS, FLORIDA 33901
PH: (239)-226-6024 - FX: (239)-226-6034
EB-25545 CA-LC26000374

KINSEY ASSOCIATES INCORPORATED

DIPLOMAT PROPERTY RPD / CPD
(NORTH PARCEL)

REVISIONS

NO.	DESCRIPTION	DATE
R1		
R2		
R3		
R4		
R5		
R6		

DATE:	06-29-10
PROJECT NO.	1155-01
FILE NO.	1155-01-MCP01.dwg
SCALE:	1" = 100'

MASTER CONCEPT PLAN
D-7-M.1

1 of 1

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TR TRANSPORTATION CONSULTANTS, INC.

TRAFFIC IMPACT STATEMENT

FOR

DIPLOMAT RE-ZONING

PROJECT NO. F1006.08

PREPARED BY:
TR Transportation Consultants, Inc.
2726 Oak Ridge Court, Suite 503
Fort Myers, Florida 33901-9356
(239) 278-3090

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July 14, 2010

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III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. FUTURE TRAFFIC CONDITIONS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

VIII. CONCLUSION

I. INTRODUCTION

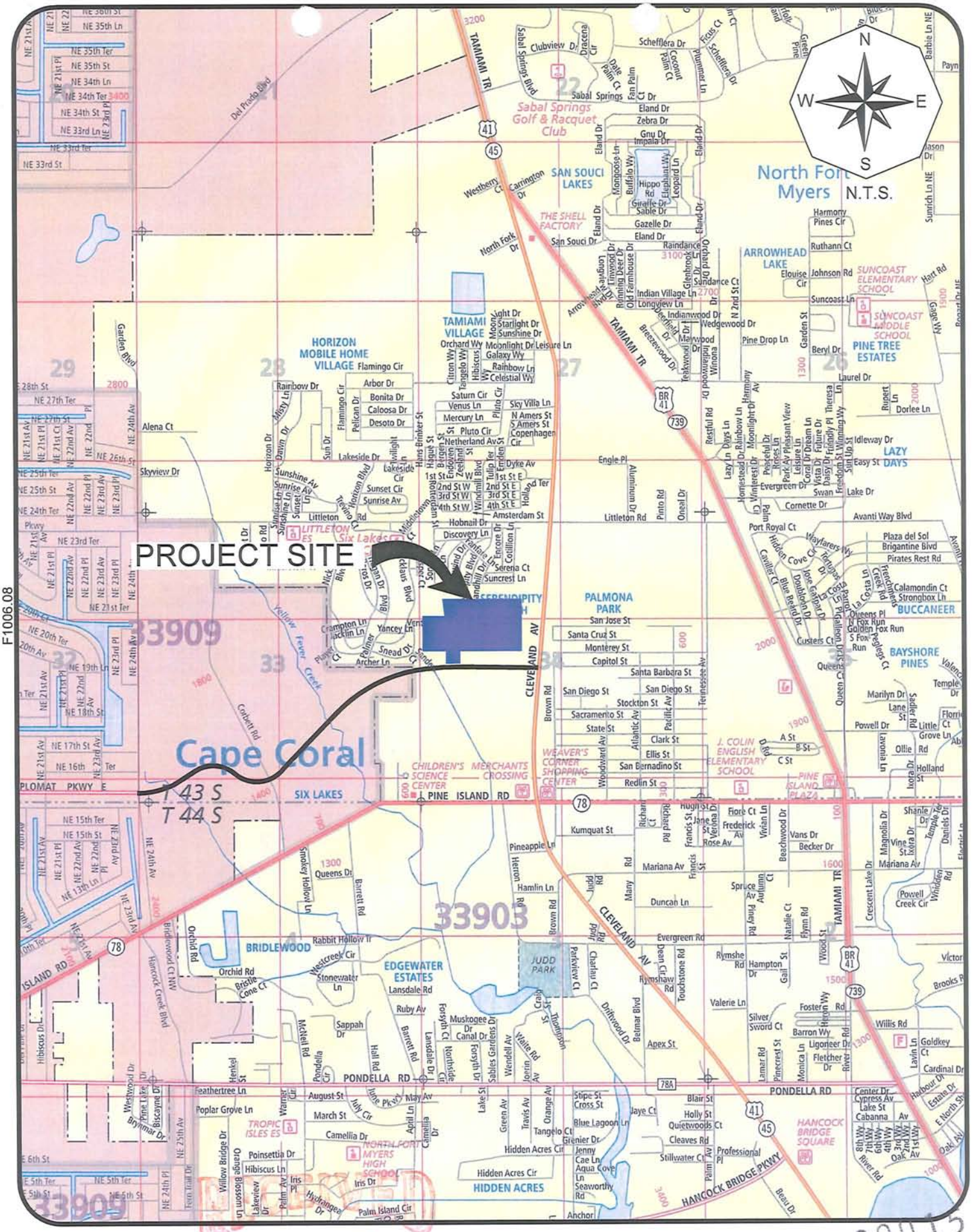
TR Transportation Consultants, Inc. has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking re-zoning approval. The subject site is located on the north side of Diplomat Parkway west of its intersection with U.S. 41 in the North Fort Myers area of Lee County, Florida. The approximate location of the subject site is illustrated on **Figure 1**.

Upon approval of this application, the subject site will be zoned for the development of assisted living facilities, up to approximately 80 residential dwelling units, and up to approximately 50,000 square feet of medical office uses. Access to the subject site will be provided to Diplomat Parkway via a full site access location. In addition, future cross access will also be provided to the commercially zoned parcels located to the south and east of the subject site.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the site access drives will be completed and analysis conducted to determine the impacts of the development on the surrounding streets and intersections.

II. EXISTING CONDITIONS

The subject site is currently vacant. To the south and east of the subject site is vacant land currently zoned for commercial uses. To the north and west of the subject site are existing residential developments.



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PROJECT LOCATION MAP
DIPLOMAT RE-ZONING

Figure 1

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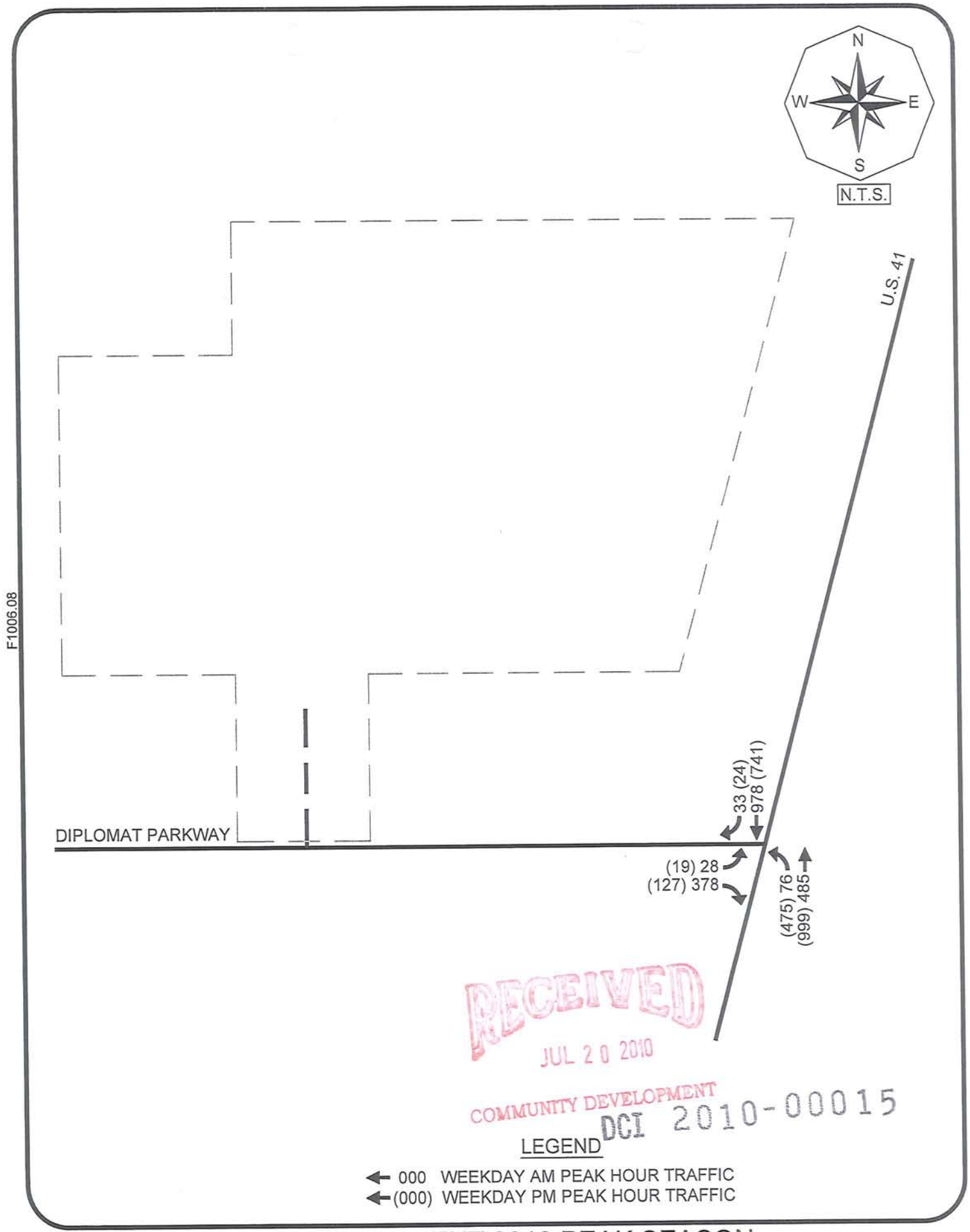
Diplomat Parkway is an east/west four-lane divided arterial roadway in the vicinity of the subject site. Diplomat Parkway currently operates under two-way stop control at its intersection with U.S. 41. Diplomat Parkway has a posted speed limit of 45 mph and is under the jurisdiction of the City of Cape Coral.

U.S. 41 is an north/south four-lane divided arterial roadway in the vicinity of the subject site. U.S. 41 has a posted speed limit of 55 mph and is under the jurisdiction of the Florida Department of Transportation.

TR Transportation conducted manual vehicle turning movement counts at the intersection of U.S. 41 and Diplomat Parkway during the peak hours of the adjacent street traffic on July 7th, 2010. The RAW data sheets are included in the Appendix of this report for reference. The turning movement counts were then adjusted for peak season based upon data for Permanent Count Station 1 (U.S. 41 north of North Key Drive) obtained from the 2009 Lee County Traffic Count Report. The resultant 2010 peak season turning volumes at the U.S. 41/Diplomat Parkway are illustrated on **Figure 2**.

III. PROPOSED DEVELOPMENT

Upon approval of this application, the subject site will be zoned for the development of assisted living facilities, up to approximately 80 residential dwelling units, and up to approximately 50,000 square feet of medical office uses. As currently proposed the assisted living facilities could consist of a total of up to approximately 350 beds on the overall site. Additionally, as currently proposed the residential portion of the development could be developed with up to approximately 48 multi-family dwelling units and up to approximately 32 single-family dwelling units. **Table 1** summarizes the land uses utilized for trip generation purposes for the subject development.



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CURRENT 2010 PEAK SEASON TURNING MOVEMENTS DIPLOMAT RE-ZONING

Figure 2

Table 1
Land Uses
Diplomat Re-Zoning

Land Use	Size
Assisted Living Facility (LUC 254)	350 beds
Residential Condominium/Townhouse (LUC 230)	48 dwelling units
Single-Family Detached Housing (LUC 210)	32 dwelling units
Medical-Dental Office Building (LUC 720)	50,000 square feet

Access to the subject site will be provided to Diplomat Parkway via a full site access location. In addition, future cross access will also be provided to the commercially zoned parcels located to the south and east of the subject site. However for the purposes of this analysis it was assumed that cross-access to the adjacent parcels was not provided due to the uncertainty of when the parcels to the south and east will be developed.

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled ***Trip Generation***, 8th Edition. Land Use Code 254 (Assisted Living) was utilized for the trip generation purposes of the proposed assisted living facility. Land Use Code 230 (Residential Condominium/ Townhouse) was utilized for the trip generation purposes of the proposed multi-family housing. Land Use Code 210 (Single-Family Detached Housing) was utilized for the trip generation purposes of the proposed single-family housing. Land Use Code 720 (Medical-Dental Office Building) was utilized for the trip generation purposes of the proposed office uses. The equations for these land uses are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak

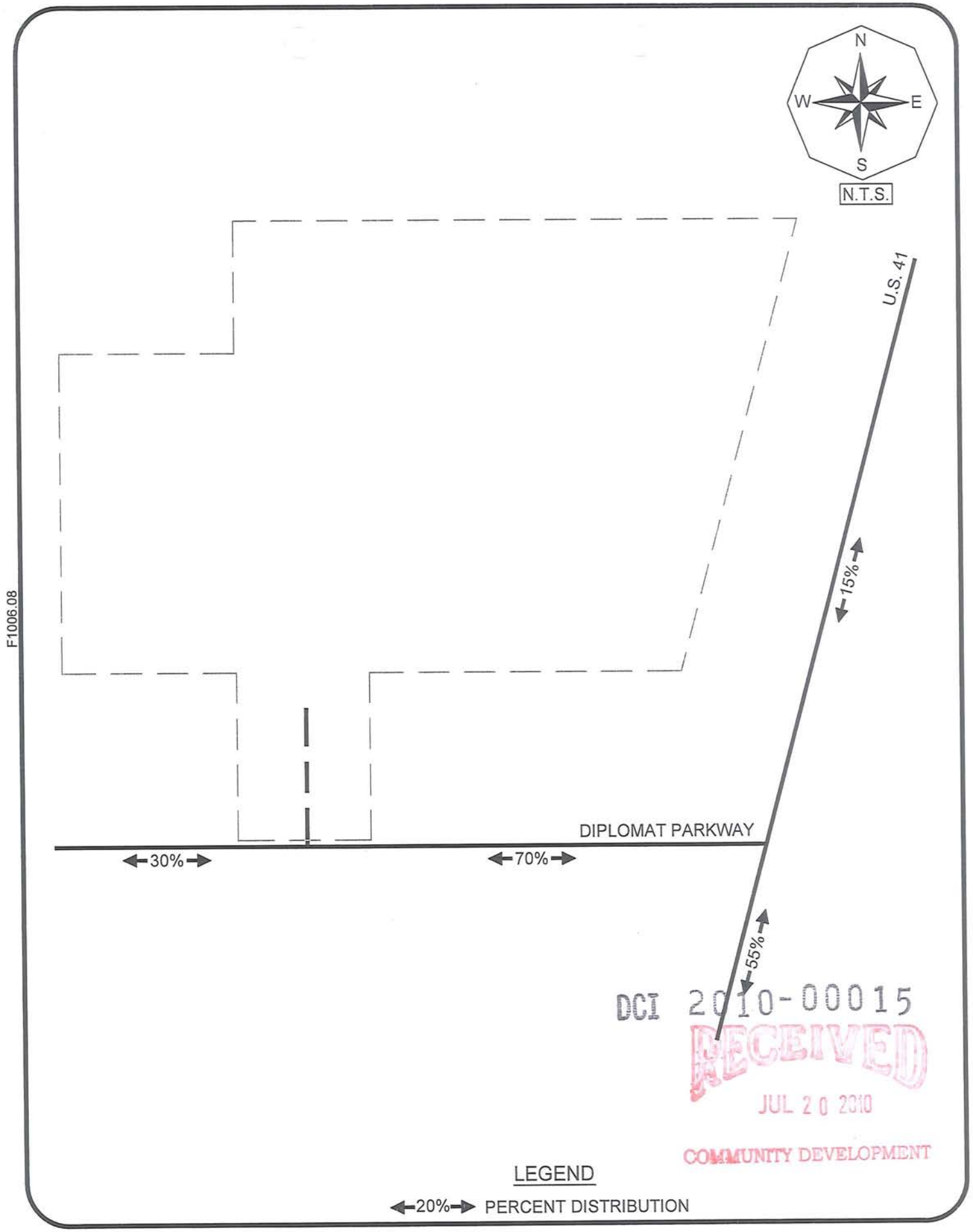
hour trip generation of the Diplomat development as currently proposed. The daily trip generation is also indicated in the table.

Table 2
Trip Generation
Diplomat Re-Zoning

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Assisted Living Facilities (350 beds)	32	17	49	34	43	77	573
Multi-Family Housing (48 dwelling units)	5	24	29	22	11	33	340
Single-Family Housing (32 dwelling units)	8	24	32	24	14	38	364
Medical Office (50,000 square feet)	91	24	115	41	112	153	1,830
Total Trip Generation	**136**	**89**	**225**	**121**	**180**	**301**	**3,107**

V. TRIP DISTRIBUTION

The trips shown in Table 2 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. The driveway volumes shown in Table 2 were assigned to the site access drives for the proposed development. Current and projected population in the area and other existing or planned competing/complementary uses in the area were utilized to assist in determining a distribution of the site traffic. Based on this information, the anticipated trip distribution of the development traffic is illustrated on **Figure 3**. **Figure 4** illustrates the site traffic assignment to the site access location for the proposed development.



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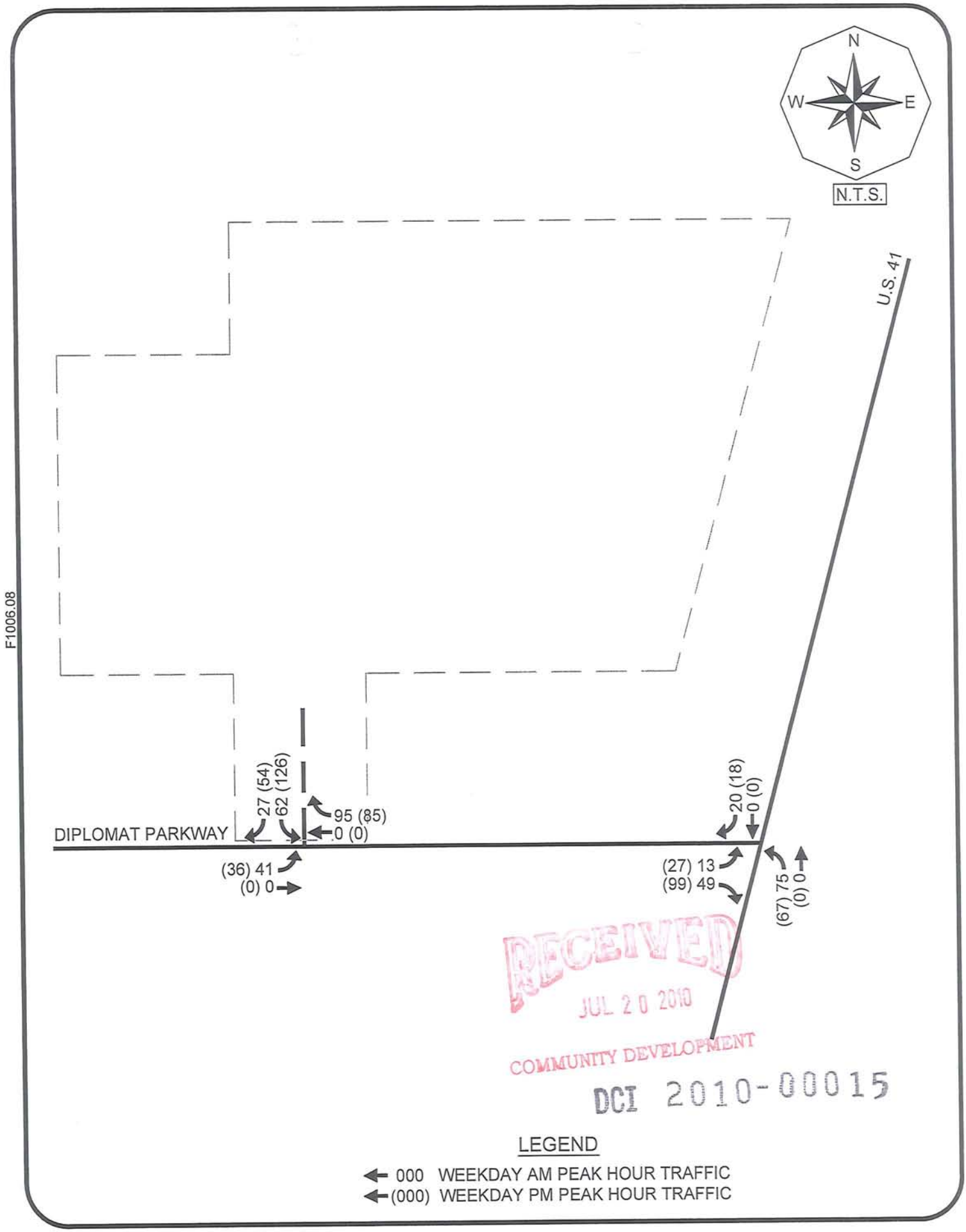
PROJECT TRAFFIC DISTRIBUTION
DIPLOMAT RE-ZONING

Figure 3



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SITE TRAFFIC ASSIGNMENT
DIPLOMAT RE-ZONING

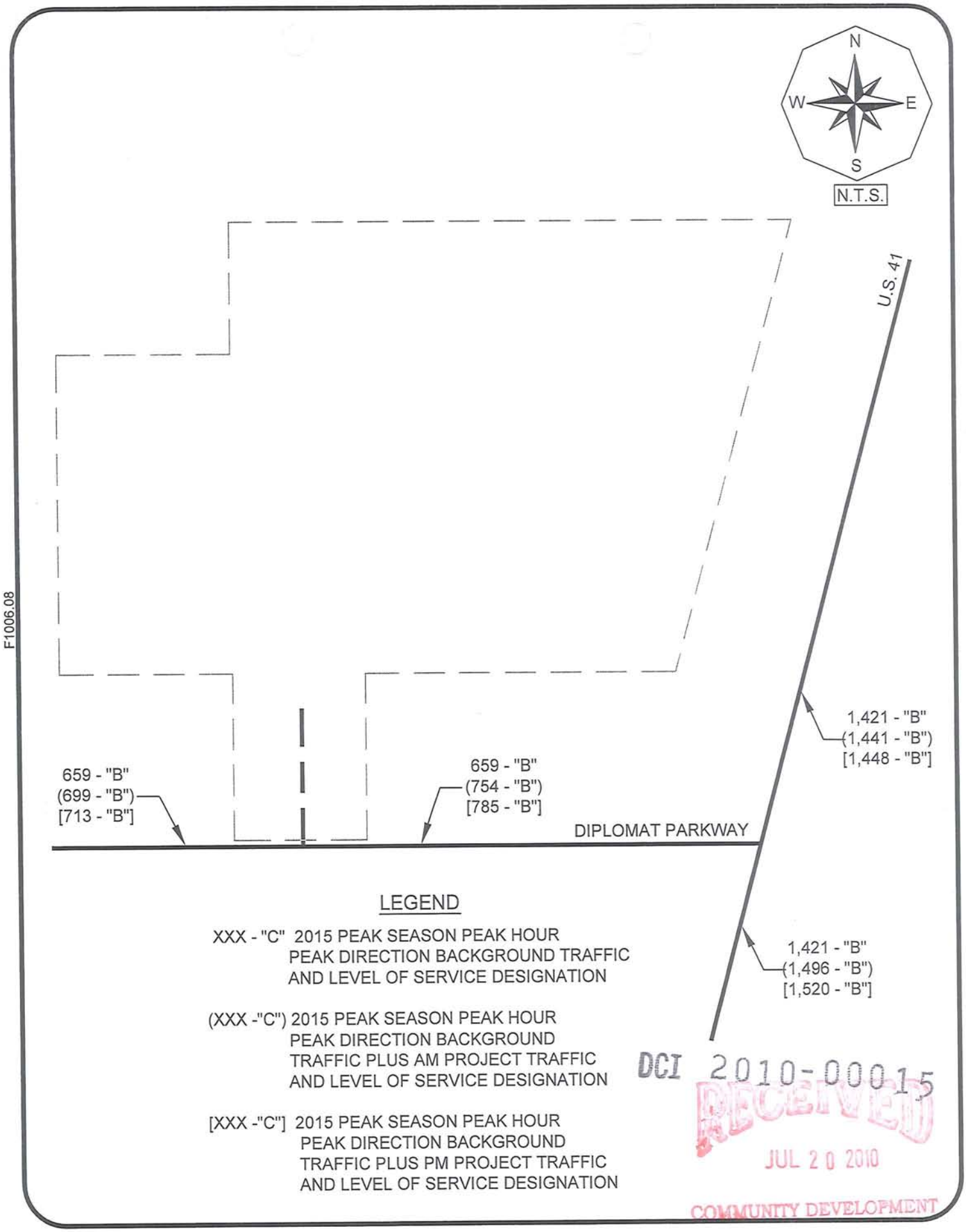
Figure 4

In order to determine which roadway segments surrounding the site may be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour Level of Service "C" volumes. Based on Table 1A, none of the roadway links in the vicinity of the subject site are anticipated to be significantly impacted by the proposed development.

VI. FUTURE TRAFFIC CONDITIONS

It was assumed that the project would be completed by the year 2014. Based on this projected build-out, the surrounding roadway network was analyzed under 2015 traffic conditions. A growth rate was applied to the existing traffic conditions for all roadway links and intersections that could be significantly impacted by this development. The growth rates were obtained through comparisons of annual traffic data from the 2009 Lee County Traffic Count Report and the 2010 City of Cape Coral Traffic Count Report. Based on the project distribution illustrated on Figure 3, the link data was analyzed for the existing conditions, year 2015 without the development and year 2015 with the development. **Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2015 build-out traffic volumes as well as the growth rate utilized for each roadway segment.

Figure 5 indicates the year 2015 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 5 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. These figures are derived from Table 2A contained in the Appendix.



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2015 BUILD-OUT TRAFFIC CONDITIONS
DIPLOMAT RE-ZONING

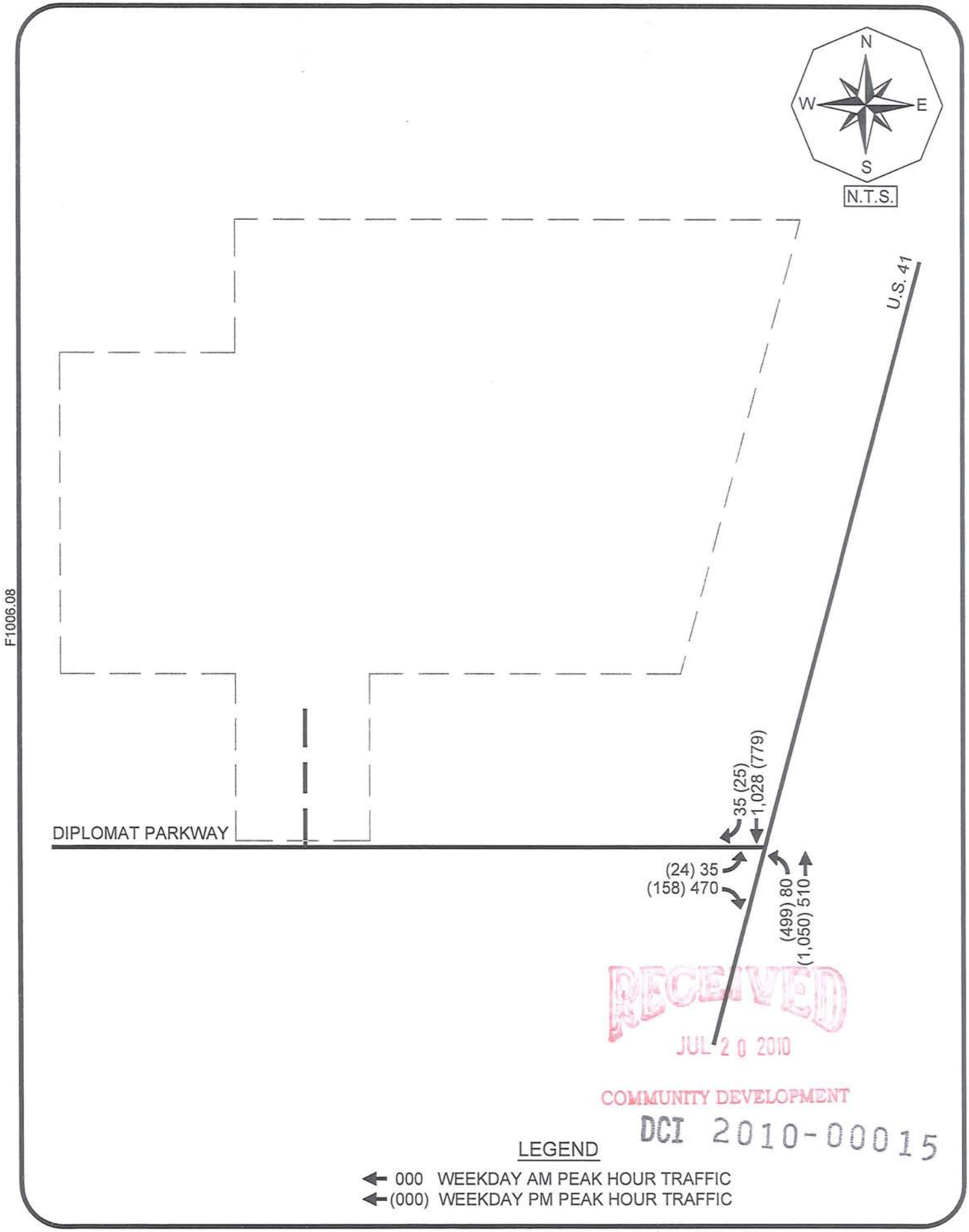
Figure 5

In comparing the links' functional classification and calculated 2015 traffic volumes to the Service Volume Tables, it was determined that none of the roadways inside the project's area of influence would be adversely impacted by the proposed development. Adverse impacts are defined as a degradation of the Level of Service beyond the adopted Level of Service Thresholds for those links as indicated in Table 1A. In other words, all roadways analyzed as a result of the proposed development will maintain an acceptable Level of Service when the development traffic is added to the surrounding roadway network. Thus, the existing roadway network can accommodate the additional new vehicle trips the Diplomat development is anticipated to generate.

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Figure 6 illustrates the projected 2015 background traffic volumes at the U.S. 41/ Diplomat Parkway intersection. The projected 2015 background traffic volumes were calculated by growing the existing 2010 peak hour peak season peak direction traffic volumes by the appropriate growth rates as indicated within Table 2A. The projected 2015 build-out traffic volumes were then calculated by adding the site traffic assignment to the projected 2015 background traffic volumes. The projected 2015 build-out traffic volumes are illustrated on **Figure 7**.

Based upon a preliminary turn lane analysis conducted at the proposed site access intersection, an eastbound left turn lane and a westbound right turn lane will likely be warranted. At the U.S. 41/Diplomat Parkway intersection a northbound left turn lane approximately 660 feet in overall length, a southbound right turn lane approximately 525 feet in overall length, and a eastbound to northbound acceleration lane approximately 610 feet in overall length currently exist. The need for turn lane improvements will be further analyzed at the time of local Development Order.



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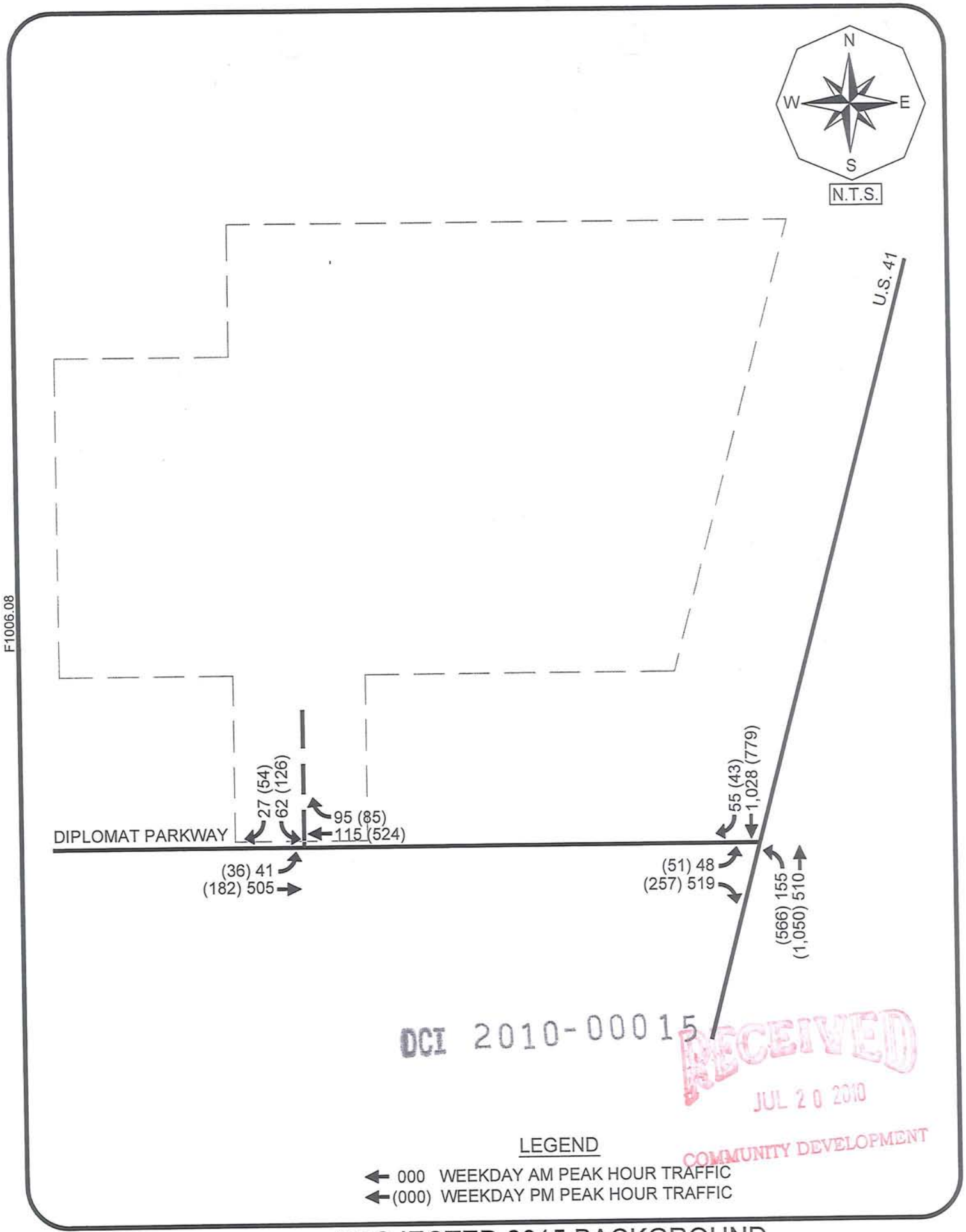
PROJECTED 2015 BACKGROUND
TURNING MOVEMENTS
DIPLOMAT RE-ZONING

Figure 6



TRANSPORTATION CONSULTANTS, INC.

PROJECTED 2015 BACKGROUND + PROJECT TURNING MOVEMENTS DIPLOMAT RE-ZONING

Figure 7

Intersection analysis was performed at the intersection of U.S. 41 and Diplomat Parkway as well as at the proposed site access drive on Diplomat Parkway based upon the projected 2015 traffic volumes both with and without the proposed development. The latest version of the Highway Capacity Software, HCS+ T7F, was utilized to conduct the intersection analysis. Based upon the results of the analysis of the proposed site access location on Diplomat Parkway, all movements were shown to operate at an acceptable Level of Service in 2015 with the proposed development.

Based upon the results of the analysis for the U.S. 41/Diplomat Parkway intersection, the eastbound left turning movement is shown to operate below acceptable Level of Service conditions in 2015 both with and without the proposed development. Additionally the eastbound right turning movement is shown to operate below acceptable Level of Service conditions during the A.M. peak hour in 2015 with the addition of the project traffic. The intersection of U.S. 41 and Diplomat Parkway may need to be signalized in the future upon approval from the Florida Department of Transportation if and when warrants are met. Therefore, other than the turn lane improvements described previously, no roadway improvements will be warranted as a result of this analysis.

VIII. CONCLUSION

The proposed Diplomat Re-Zoning located on the north side of Diplomat Parkway west of its intersection with U.S. 41 in the North Fort Myers area of Lee County, Florida will not have a detrimental impact on the surrounding roadway system. The existing roadway network can accommodate the additional new vehicle trips the development is anticipated to generate.

Based upon a preliminary turn lane analysis conducted at the proposed site access intersection, an eastbound left turn lane and a westbound right turn lane will likely be warranted. At the U.S. 41/Diplomat Parkway intersection a northbound left turn lane approximately 660 feet in overall length, a southbound right turn lane approximately 525 feet in overall length, and a eastbound to northbound acceleration lane approximately 610 feet in overall length currently exist. The need for turn lane improvements will be further analyzed at the time of local Development Order.

Intersection analysis was performed at the intersection of U.S. 41 and Diplomat Parkway as well as at the proposed site access drive on Diplomat Parkway based upon the projected 2015 traffic volumes both with and without the proposed development. Based upon the results of the analysis of the proposed site access location on Diplomat Parkway, all movements were shown to operate at an acceptable Level of Service in 2015 with the proposed development. Based upon the results of the analysis for the U.S. 41/Diplomat Parkway intersection, both the eastbound left and right turning movements were shown to operate below acceptable Level of Service conditions in 2015. The intersection of U.S. 41 and Diplomat Parkway may need to be signalized in the future upon approval from the Florida Department of Transportation.

APPENDIX

TABLE 1A & TABLE 2A

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
DIPLOMAT RE-ZONING

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 225 VPH IN= 136 OUT= 89

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 301 VPH IN= 121 OUT= 180

			LEVEL OF SERVICE THRESHOLDS					PERCENT		
		ROADWAY	LOS A	LOS B	LOS C	LOS D	LOS E	PROJECT	PROJECT	PROJ/
ROADWAY	SEGMENT	CLASS	VOLUME	VOLUME	VOLUME	VOLUME	VOLUME	TRAFFIC	TRAFFIC	LOS C
Diplomat Pkwy.	W. of Site Access	4LD	260	1,570	1,900	1,970	1,970	30%	54	2.8%
	W. of U.S. 41	4LD	260	1,570	1,900	1,970	1,970	70%	126	6.6%
U.S. 41	N. of Diplomat Pkwy.	4LD	260	1,570	1,900	1,970	1,970	15%	27	1.4%
	S. of Diplomat Pkwy.	4LD	260	1,570	1,900	1,970	1,970	55%	99	5.2%

* The Lee County Generalized Level of Service Thresholds utilized for both U.S. 41 and Diplomat Parkway

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
DIPLOMAT RE-ZONING

TOTAL PROJECT TRAFFIC AM = 225 VPH IN = 136 OUT= 89

TOTAL PROJECT TRAFFIC PM = 301 VPH IN= 121 OUT= 180

ROADWAY	SEGMENT	PCS	BASE YR ADT	2009 ADT	YRS OF GROWTH	ANNUAL RATE	CURRENT PK HR PK SEASON PEAK DIR.[1]	2015 PK HR PK SEASON PEAK DIRECTION VOLUME	LOS	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2015 BCKGRND + AM PROJ VOLUME	LOS	2015 BCKGRND + PM PROJ VOLUME	LOS
Diplomat Pkwy.	W. of Site Access	057	4,000	5,200	6	4.47%	485	659	B	30%	41	54	699	B	713	B
	W. of U.S. 41	057	4,000	5,200	6	4.47%	485	659	B	70%	95	126	754	B	785	B
U.S. 41	N. of Diplomat Pkwy.	419	20,000	21,600	9	1.00%	1,352	1,421	B	15%	20	27	1,441	B	1,448	B
	S. of Diplomat Pkwy.	419	20,000	21,600	9	1.00%	1,352	1,421	B	55%	75	99	1,496	B	1,520	

[1] The current peak hour, peak season, peak direction traffic volume for Diplomat Parkway was obtained from the 2010 City of Cape Coral Traffic Count Report and represent 2010 traffic volumes.

The current peak hour, peak season, peak direction traffic volume for U.S. 41 was obtained from the 2009 Lee County Concurrency Report and represent 2008 traffic volumes.

HCS+ ANALYSIS OF THE

U.S. 41/DIPLOMAT PARKWAY

INTERSECTION

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	7/12/2010
Analysis Time Period	AM Peak Hour

Site Information

Intersection	US 41/Diplomat
Jurisdiction	FDOT
Analysis Year	2015 background

Project Description: F1006.08 - Diplomat Re-Zoning

East/West Street: Diplomat Parkway | North/South Street: US 41

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	80	510			1028	35
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	84	536	0	0	1082	36
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	35		470			
Peak-Hour Factor, PHF	0.95	1.00	0.95	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	36	0	494	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	84					36		494
C (m) (veh/h)	620					95		539
v/c	0.14					0.38		0.92
95% queue length	0.47					1.52		11.09
Control Delay (s/veh)	11.7					64.4		48.6
LOS	B					F		E
Approach Delay (s/veh)	--	--				49.7		
Approach LOS	--	--				E		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	7/12/2010
Analysis Time Period	PM Peak Hour

Site Information

Intersection	US 41/Diplomat
Jurisdiction	FDOT
Analysis Year	2015 background

Project Description F1006.08 - Diplomat Re-Zoning

East/West Street: Diplomat Parkway | North/South Street: US 41

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	499	1050			779	25
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	525	1105	0	0	820	26
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	24		158			
Peak-Hour Factor, PHF	0.95	1.00	0.95	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	25	0	166	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	525					25		166
C (m) (veh/h)	787					9		640
v/c	0.67					2.78		0.26
95% queue length	5.19					4.22		1.03
Control Delay (s/veh)	18.2					1617		12.6
LOS	C					F		B
Approach Delay (s/veh)	--	--				222.6		
Approach LOS	--	--				F		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	7/12/2010
Analysis Time Period	AM Peak Hour

Site Information

Intersection	US 41/Diplomat
Jurisdiction	FDOT
Analysis Year	2015 background + project

Project Description: F1006.08 - Diplomat Re-Zoning

East/West Street: Diplomat Parkway | North/South Street: US 41

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	155	510			1028	55
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	163	536	0	0	1082	57
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Undivided					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	48		519			
Peak-Hour Factor, PHF	0.95	1.00	0.95	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	50	0	546	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	163					50		546
C (m) (veh/h)	609					63		539
v/c	0.27					0.79		1.01
95% queue length	1.08					3.59		14.75
Control Delay (s/veh)	13.1					165.9		69.9
LOS	B					F		F
Approach Delay (s/veh)	--	--				77.9		
Approach LOS	--	--				F		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*DLW*
Agency/Co.	*TR Transportation Consultants*
Date Performed	*7/12/2010*
Analysis Time Period	*PM Peak Hour*

Site Information

Intersection	*US 41/Diplomat*
Jurisdiction	*FDOT*
Analysis Year	*2015 background + project*

Project Description *F1006.08 - Diplomat Re-Zoning*

East/West Street: *Diplomat Parkway* | North/South Street: *US 41*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	*566*	*1050*			*779*	*43*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*1.00*	*1.00*	*0.95*	*0.95*
Hourly Flow Rate, HFR (veh/h)	*595*	*1105*	*0*	*0*	*820*	*45*
Percent Heavy Vehicles	*2*	--	--	*0*	--	--
Median Type	*Undivided*					
RT Channelized			*0*			*0*
Lanes	*1*	*2*	*0*	*0*	*2*	*1*
Configuration	*L*	*T*			*T*	*R*
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	*51*		*257*			
Peak-Hour Factor, PHF	*0.95*	*1.00*	*0.95*	*1.00*	*1.00*	*1.00*
Hourly Flow Rate, HFR (veh/h)	*53*	*0*	*270*	*0*	*0*	*0*
Percent Heavy Vehicles	*2*	*0*	*2*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*1*	*0*	*1*	*0*	*0*	*0*
Configuration	*L*		*R*			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*					*L*		*R*
v (veh/h)	*595*					*53*		*270*
C (m) (veh/h)	*774*					*5*		*640*
v/c	*0.77*					*10.60*		*0.42*
95% queue length	*7.47*					*8.37*		*2.09*
Control Delay (s/veh)	*23.3*					*5731*		*14.7*
LOS	*C*					*F*		*B*
Approach Delay (s/veh)	--	--				*952.6*		
Approach LOS	--	--				*F*		

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HCS+ ANALYSIS OF THE

SITE ACCESS LOCATION

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*DLW*
Agency/Co.	*TR Transportation Consultants*
Date Performed	*7/12/2010*
Analysis Time Period	*AM Peak Hour*

Site Information

Intersection	*Diplomat Access*
Jurisdiction	*FDOT*
Analysis Year	*2015 background + project*

Project Description *F1006.08 - Diplomat Re-Zoning*

East/West Street: *Diplomat Parkway* | North/South Street: *Site Access*

Intersection Orientation: *East-West* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	*41*	*505*			*115*	*95*
Peak-Hour Factor, PHF	*0.95*	*0.95*	*1.00*	*1.00*	*0.95*	*0.95*
Hourly Flow Rate, HFR (veh/h)	*43*	*531*	*0*	*0*	*121*	*100*
Percent Heavy Vehicles	*2*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*1*	*2*	*0*	*0*	*2*	*1*
Configuration	*L*	*T*			*T*	*R*
Upstream Signal		*0*			*0*	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				*62*		*27*
Peak-Hour Factor, PHF	*1.00*	*1.00*	*1.00*	*0.95*	*1.00*	*0.95*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*0*	*65*	*0*	*28*
Percent Heavy Vehicles	*0*	*0*	*0*	*2*	*0*	*2*
Percent Grade (%)	*0*			*0*		
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*1*	*0*	*1*
Configuration				*L*		*R*

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*					*L*		*R*
v (veh/h)	*43*					*65*		*28*
C (m) (veh/h)	*1345*					*562*		*1005*
v/c	*0.03*					*0.12*		*0.03*
95% queue length	*0.10*					*0.39*		*0.09*
Control Delay (s/veh)	*7.8*					*12.2*		*8.7*
LOS	*A*					*B*		*A*
Approach Delay (s/veh)	--	--				*11.2*		
Approach LOS	--	--				*B*		

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T O-WAY STOP CONTROL SUMMA Y

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	7/12/2010
Analysis Time Period	PM Peak Hour

Site Information

Intersection	Diplomat Access
Jurisdiction	FDOT
Analysis Year	2015 background + project

Project Description F1006.08 - Diplomat Re-Zoning

East/West Street: Diplomat Parkway | North/South Street: Site Access

Intersection Orientation: East-West | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Eastbound			Westbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	36	182			524	85
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	37	191	0	0	551	89
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Northbound			Southbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				126		54
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.95	1.00	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	132	0	56
Percent Heavy Vehicles	0	0	0	2	0	2
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	37					132		56
C (m) (veh/h)	940					442		761
v/c	0.04					0.30		0.07
95% queue length	0.12					1.24		0.24
Control Delay (s/veh)	9.0					16.6		10.1
LOS	A					C		B
Approach Delay (s/veh)	--	--				14.6		
Approach LOS	--	--				B		

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DEVELOPMENT OF FUTURE YEAR

TRAFFIC VOLUMES

Development of Future Year Background Turning Volumes

Intersection	**U.S. 41 at Diplomat Parkway**
Count Date	July 7th, 2010
Build-Out Year	2015

AM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	69	441			889	30	25		344			
Peak Season Correction Factor	1.10	1.10			1.10	1.10	1.10		1.10			
Current Peak Season Volumes	76	485			978	33	28		378			
Growth Rate	1.00%	1.00%			1.00%	1.00%	4.47%		4.47%			
Years to Build-out	5	5			5	5	5		5			
2015 Background Turning Volumes	**80**	**510**			**1,028**	**35**	**35**		**470**			
Project Turning Volumes	75	0			0	20	13		49			
2015 Background + Project	**155**	**510**			**1,028**	**55**	**48**		**519**			

PM Peak Hour

	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR
RAW Turning Movement Counts	432	908			674	22	17		115			
Peak Season Correction Factor	1.10	1.10			1.10	1.10	1.10		1.10			
Current Peak Season Volumes	475	999			741	24	19		127			
Growth Rate	1.00%	1.00%			1.00%	1.00%	4.47%		4.47%			
Years to Build-out	5	5			5	5	5		5			
2015 Background Turning Volumes	**499**	**1,050**			**779**	**25**	**24**		**158**			
Project Turning Volumes	67	0			0	18	27		99			
2015 Background + Project	**566**	**1,050**			**779**	**43**	**51**		**257**			

LEE COUNTY GENERALIZED

LEVEL OF SERVICE THRESHOLDS

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

Jan 2009 c:\input3

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	120	370	720	1,010	1,280
2	Divided	1,090	1,780	2,570	3,280	3,690
3	Divided	1,630	2,680	3,860	4,930	5,530

Arterials

Class I (>0.00 to 1.99 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	210	720	880	920
2	Divided	260	1,570	1,900	1,970	1,970
3	Divided	400	2,410	2,870	2,960	2,960
4	Divided	530	3,260	3,840	3,960	3,970

Class II (>2.00 to 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	90	600	840	890
2	Divided	*	220	1,370	1,760	1,860
3	Divided	*	340	2,120	2,660	2,810
4	Divided	*	480	2,860	3,570	3,770

Class III (more than 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	260	650	810
2	Divided	*	*	620	1,480	1,700
3	Divided	*	*	980	2,310	2,570
4	Divided	*	*	1,340	3,150	3,440

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	120	740	950	990	990
2	Divided	270	1,610	1,970	2,040	2,040
3	Divided	410	2,480	2,970	3,070	3,070

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	160	670	820	860
1	Divided	*	170	700	870	910
2	Undivided	*	790	1,590	1,700	1,730
2	Divided	*	820	1,680	1,800	1,830

Note: the service volumes for I-75 (freeway) should be from FDOT's most current version of LOS Handbook.

TRAFFIC DATA FOR

US 41 & DIPLOMAT PARKWAY

Location	Site ID	Average Annual Daily Traffic (AADT)							Peak Hour Per direction	
		2004	2005	2006	2007	2008	2009	2010	Volume	15 Min.
Coronado Parkway										
S/ Cape Coral Parkway	040	9,100	9,400	9,700	9,400	9,300	8,700	8,300	434	120
W/ Del Prado Boulevard	041	11,600	11,700	11,500	10,000	9,400	9,000	8,300	474	135
N/ SE 47 Terrace	042	10,800	11,900	10,100	9,200	8,900	8,500	8,000	452	164
Country Club Boulevard										
N/ Veterans Parkway	043	15,200	15,200	17,800	N/A	14,300	13,900	14,000	729	206
S/ Veterans Parkway	044	14,800	14,100	15,000	14,000	13,600	12,400	12,400	790	237
S/ Archer Parkway	045	13,200	13,800	13,400	12,700	11,700	10,600	10,600	657	187
S/ Wildwood Parkway	046	6,400	7,100	7,200	7,100	N/A	5,200	5,400	362	108
E/ SE 5 Avenue & Palm Tree	158	7,100	7,600	7,700	7,700	5,000	5,600	5,600	322	88
S/ Viscaya Parkway	047	15,200	16,700	17,000	17,400	14,200	13,400	12,900	805	294
N/ Nicholas Parkway	048	16,500	17,900	18,600	17,900	15,200	13,400	13,400	822	271
Cultural Park Boulevard										
N/ Nicholas Parkway	049	8,000	9,000	9,800	10,200	8,600	7,700	8,000	504	144
S/ Hancock Bridge Parkway	050	9,000	10,300	10,400	11,400	9,600	8,800	9,100	518	144
N/ Hancock Bridge Parkway	051	5,600	6,400	6,700	6,800	6,000	5,600	6,000	392	109
Del Prado Boulevard										
S/ Cape Coral Parkway	052	5,400	5,000	4,600	4,400	4,400	4,100	3,900	260	73
N/ Averill Boulevard	053	N/A	N/A	N/A	N/A	11,000	10,200	9,700	594	165
N/ Kismet Parkway	054	10,700	11,100	12,600	11,700	13,100	13,200	12,600	649	172
N/ Diplomat Parkway	055	13,000	16,600	17,000	18,100	14,700	N/A	11,600	748	222
S/ Diplomat Parkway	056	15,300		21,100	22,100	18,200	N/A	N/A	N/A	N/A
N/ De–Navarra Parkway	----	N/A	N/A	N/A	N/A	N/A	11,600	11,800	730	202
De–Navarra Parkway										
N/ Del Prado Boulevard	----	N/A	N/A	N/A	N/A	N/A	1,900	2,500	274	113
Diplomat Parkway										
E/ 24th Avenue	057	4,000	4,800	6,300	6,300	7,000	5,800	5,200	485	135
E/ Del Prado Boulevard	058	4,400	5,400	6,400	5,500	7,000	5,500	4,300	403	117
W/ Del Prado Boulevard	059	5,400	7,700	9,000	9,700	10,300	8,200	7,700	611	191
E/ Santa Barbara Boulevard	060	4,300	6,100	8,100	8,100	7,400	6,300	5,500	452	130
W/ Santa Barbara Boulevard	061	3,400	5,400	7,200	6,300	5,700	5,000	4,600	368	98
W/ Nelson Road	062	N/A	5,200	6,400	N/A	5,100	4,600	4,700	298	84
W/ Chiquita Boulevard	063	1,800	3,400	4,100	3,400	2,800	2,500	2,300	155	42
W/ El–Dorado Boulevard	064	N/A	N/A	N/A	2,000	N/A	1,600	1,500	99	32
El–Dorado Boulevard										
N/ Diplomat Parkway	065	1,600	1,800	2,400	2,400	N/A	2,000	2,100	130	41
S/ Diplomat Parkway	066	1,400	1,600	2,300	2,300	2,700	2,300	2,400	158	52
S/ Tropicana Parkway	067	1,800	1,900	2,600	2,600	2,500	2,600	2,700	199	59
S/ Embers Parkway	068	700	900	1,300	1,300	N/A	1,500	1,600	116	53
Embers Parkway										
E/ Chiquita Boulevard	069	4,700	5,100	6,400	7,300	7,800	6,900	7,200	481	140
W/ Chiquita Boulevard	070	4,700	4,900	N/A	6,800	6,700	6,000	6,400	470	121
E/ Burnt Store Road	----	N/A	N/A	N/A	N/A	N/A	2,100	2,100	121	36
W/ Burnt Store Road	----	N/A	N/A	N/A	N/A	N/A	1,500	1,700	103	30
Everest Parkway										
E/ Del Prado Boulevard	071	4,400	5,000	3,000	2,800	2,600	2,400	2,300	160	50
W/ Del Prado Boulevard	072	700	900	900	900	800	800	800	105	32
El–Dorado Parkway										
W/ Chiquita Boulevard	073	3,000	2,700	3,200	3,100	2,800	2,600	2,500	139	49
E/ Coronado Parkway	074	4,300	4,000	3,500	3,300	3,100	3,000	3,000	186	54
W/ Pelican Boulevard	075	1,200	1,200	1,100	1,200	1,100	1,100	1,200	69	24
Four Mile cove										
E/ Del Prado Boulevard	159	2,900	3,300	2,900	N/A	N/A	3,000	3,100	185	50

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	Daily Traffic Volume (AADT) 2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	PSS	Area
US 41 (SR 45)	N OF BOY SCOUT DR	430	B	39600	39900	42000	42200	45900	44100	45700	42700	38400	36200	9	3
	N OF N AIRPORT RD	427	B	44200	43800	43900	44800	52900	45000	50500	49600	43500	38100	9	3
	N OF COLONIAL BLVD	432	B	48600	44600	51000	48200	49200	50300	52000	51600	46800	35500	9	3
	N OF WINKLER AVE	429	B	41900	43700	45300	44500	48200	38500	50600	53000	52100	42000	9	3
	N OF HANSON ST	428	B	40700	45700	43900	43800	47400	45600	46600	46400	43200	40400	9	3
	N OF NORTH KEY DR	1	C	39700	41700	43500	45600	49900	52100	51900	U/C	42600	41800		2
	N OF HANCOCK BR. PWY	421	C	28500	29500	29700	31600	31600	34400	39500	32700	29900	32700	1	2
	N OF PONDELLA RD	431	C	21000	23800	25000	25900	28900	27800	32100	26300	24900	26800	1	2
	N OF PINE ISLAND RD	419	C	20000	22500	22900	24300	24700	25700	30800	25100	26100	21600	1	2
	N OF LITTLETON RD	425	C	15600	17100	17400	18200	20000	20400	23000	18300	17700	15700	1	2
	S OF CHARLOTTE CO.	449	I	12800	14600	14800	15400	18000	18700	18400	15500	20700	13900	1	2
VANDERBILT RD	S OF BONITA BEACH RD	491	H	8500	N/A	7300	9300	9000	9600	7800	6100	5700	5100	23	6
VETERANS PKWY	S OF PINE ISLAND RD	527	I			6100	8200	10600	12100	13600	14100	12900	13300	50	1
	E OF SURFSIDE BLVD	526	I				10800	13800	16400	18500	20100	19500	18700	50	1
	E OF CHIQUITA BLVD	523	C	9100	12000	15900	19200	23900	25700	27500	29500	28200	26800	50	1
	E OF SKYLINE BLVD	522	C	15900	19200	23400	26700	32500	35300	40200	40000	36800	38400	50	1
	E OF SANTA BARBARA BLVD	50	C	31400	33800	40300	44300	48000	50700	53100	49600	47200	46900		1
	E OF COUNTRY CLUB BLVD	513	C	36800	38700	44800	45900	50800	51400	58200	57400	49800	50800	50	1
	AT TOLL PLAZA	101	C	37500	37700	41800	44500	47600	49600	50100	48100				
VIA COCONUT	S OF WILLIAMS RD	454									5100	5600	4500	61	6
WEST TERRY ST	E OF US 41	440	H	10800	11100	13300	13300	12000	11400	12200	12200	11600	11500	42	6
WESTGATE BLVD	S OF LEE BLVD	470	F					7300	6700	12000	8800	6400	6700	22	5

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2008 100th HIGHEST HR		EST 2009 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
WINKLER RD	GLADIOLUS DR	BRANDYWINE CIR	2LN	E	900	B	713	B	713	B	722		28500
WINKLER RD	BRANDYWINE CIR	CYPRESS LAKE DR	2LN	E	900	B	693	B	693	B	693		28600
WINKLER RD	CYPRESS LAKE DR	COLLEGE PKWY	4LD	E	1,610	D	796	D	796	D	946		28700
WINKLER RD	COLLEGE PKWY	McGREGOR BL	2LN	E	810	B	369	B	369	B	393		28800
WOODLAND BL	US 41	CHATHAM ST	2LU	E	860	C	320	C	320	C	320		28900
W 6th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	C	122	C	122	C	122		29000
W 12th ST	GUNNERY RD	SUNSHINE BL	2LU	E	860	N/A	N/A	N/A	N/A	N/A	N/A		29100
W 12th ST	SUNSHINE BL	WILLIAMS AVE	2LU	E	860	B	72	B	72	C	161		29200
W 12th ST	WILLIAMS AVE	JOEL BL	2LU	E	860	B	72	B	73	B	73		29300
W 14th ST	SUNSHINE BL	RICHMOND AVE	2LU	E	860	B	41	B	42	B	42		29400
US 41	COLLIER COUNTY LINE	BONITA BEACH RD	6LD	E	2,750	C	1,999	C	1,939	C	1,994		29500
US 41	BONITA BEACH RD	WEST TERRY ST	6LD	E	3,100	C	1,897	C	2,122	C	2,452		29600
US 41	WEST TERRY ST	OLD 41	6LD	E	3,100	C	1,795	C	1,955	C	2,258		29700
US 41	OLD 41	CORKSCREW RD	6LD	E	3,100	C	2,263	C	2,397	C	2,859		29800
US 41	CORKSCREW RD	SANIBEL BL	4LD	E	1,950	F	1,992	F	2,038	F	2,257	6 Ln funded in 2010/11 by FDOT.	29900
US 41	SANIBEL BL	ALICO RD	6LD	E	2,940	B	1,671	B	1,724	B	2,051		30000
US 41	ALICO RD	ISLAND PARK RD	6LD	E	2,940	C	2,611	C	2,611	C	2,778		30100
US 41	ISLAND PARK RD	JAMAICA BAY WEST	6LD	E	2,940	C	2,629	C	2,648	C	2,811		30200
US 41	JAMAICA BAY WEST	SIX MILE CYPRESS PKWY	6LD	E	2,940	C	2,656	C	2,686	C	2,716		30300
US 41	SIX MILE CYPRESS PKWY	DANIELS PKWY	6LD	E	2,870	D	1,766	D	1,774	D	2,004		30400
US 41	DANIELS PKWY	COLLEGE PKWY	6LD	E	2,870	D	2,179	D	2,180	D	2,193	Constrained v/c=0.76.	30500
US 41	COLLEGE PKWY	SOUTH RD	6LD	E	2,870	D	2,211	D	2,220	D	2,253	Constrained v/c=0.77.	30600
US 41	SOUTH DR	BOY SCOUT RD	6LD	E	2,870	D	2,134	D	2,134	D	2,136	Constrained v/c=0.74.	30700
US 41	BOY SCOUT DR	NORTH AIRPORT RD	6LD	E	2,870	D	1,573	D	1,574	D	1,576	Constrained v/c=0.55.	30800
US 41	NORTH AIRPORT RD	COLONIAL BL	6LD	E	2,870	D	1,782	D	1,782	D	1,782		30810
US 41	FOUNTAIN INTERCHANGE	NORTH KEY DR	4LD	E	2,270	D	2,238	D	2,238	D	2,238		30900
US 41	NORTH KEY DR	HANCOCK BRIDGE PKWY	4LD	E	2,270	F	2,363	F	2,363	F	2,375	Affected by recent change to one-way tolling on Midpoint Bridge; should stabilize in future.	31000
US 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	1,950	D	1,549	D	1,583	D	1,583		31100
US 41	PONDELLA RD	PINE ISLAND RD (SR 78)	4LD	E	1,950	D	1,290	D	1,290	D	1,290		31200
US 41	PINE ISLAND RD (SR 78)	LITTLETON RD	4LD	E	2,050	C	1,352	C	1,352	C	1,433		31300
US 41	LITTLETON RD	BUSINESS 41	4LD	E	2,050	B	917	B	917	C	1,226		31400
US 41	BUSINESS 41	DEL PRADO BL	4LD	E	2,050	B	917	B	918	B	940		31500
US 41	DEL PRADO BL	CHARLOTTE COUNTY LINE	4LD	E	2,050	B	1,072	B	1,076	C	1,188		31600

PERMANENT COUNT STATION 1
US-41 (SR 45) N OF NORTH KEY DR

2009 AADT = 41800

K100 Factor - 0.0993

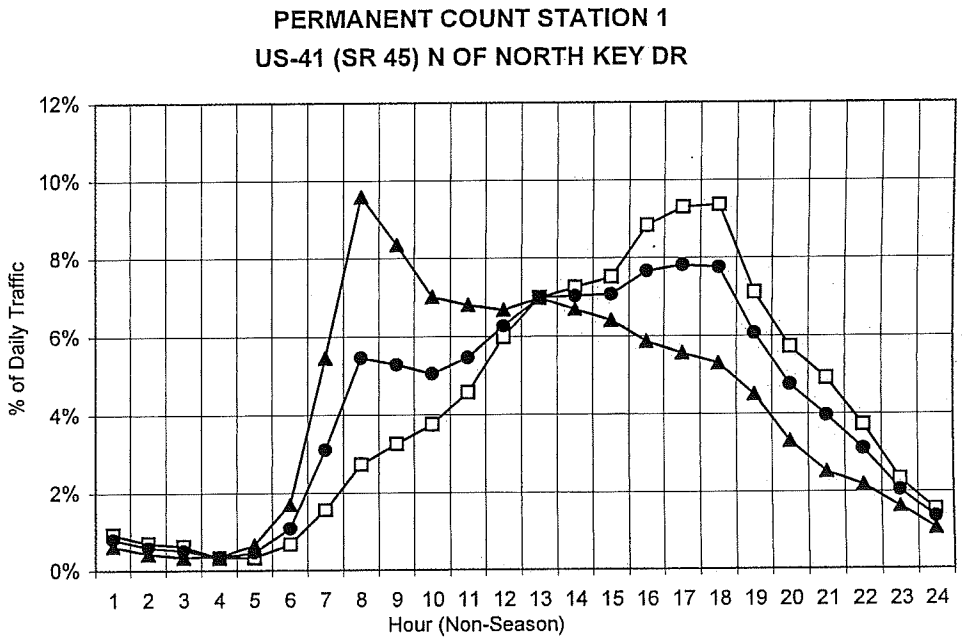
Monthly ADT as a % of Annual ADT

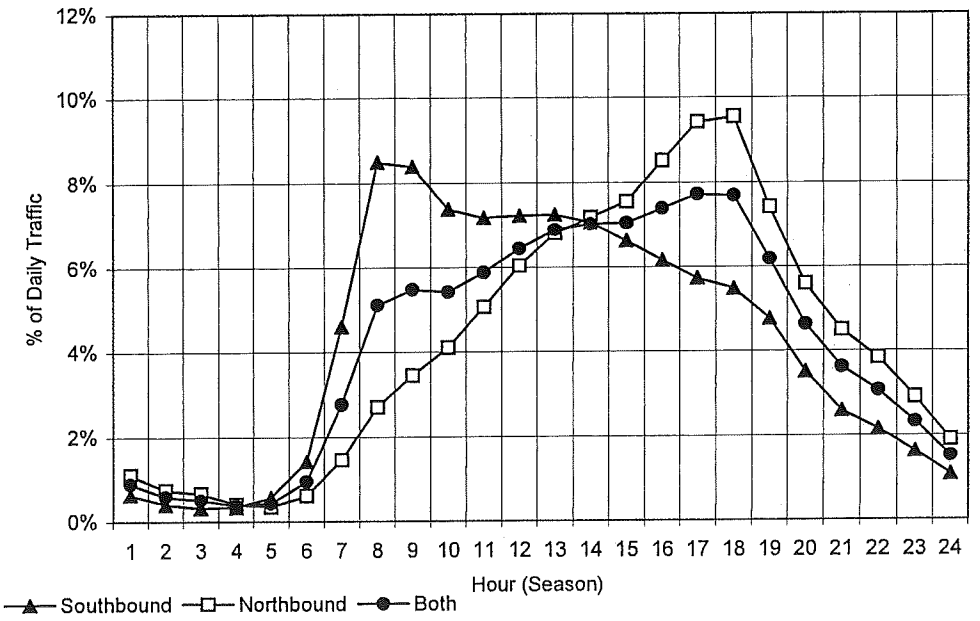
January	103%
February	109%
March	104%
April	98%
May	94%
June	104%
July	99%
August	94%
September	101%
October	100%
November	96%
December	98%

Day of Week as a % of Annual ADT

Monday	102%
Tuesday	109%
Wednesday	112%
Thursday	109%
Friday	111%
Saturday	86%
Sunday	73%

Weekday Peak Flow Characteristics	Non-Season	Season
Peak Flow between 7 a.m. and 9 a.m		
1) as a % of weekday traffic	5.4%	5.3%
2) directional Split (peak direction)	75% Southbound	73% Southbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.8%	7.7%
2) directional Split (peak direction)	63% Northbound	63% Northbound





TURNING MOVEMENT COUNT

U.S. 41 @ DIPLOMAT PARKWAY

TRANSPORTATION CONSULTANTS, INC.

DATE: July 7, 2010
DAY: WEDNESDAY
COUNT TIME: 7:00 AM - 9:00 AM
TRAFFIC: ALL TRIPS

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

US 41 & Diplomat Parkway

15 MIN BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	16	89	0	105	0	148	3	151	4	0	81	85	0	0	0	0	341
7:15 AM	15	90	0	105	0	190	4	194	9	0	92	101	0	0	0	0	400
7:30 AM	21	114	0	135	0	252	7	259	7	0	96	103	0	0	0	0	497
7:45 AM	17	114	0	131	0	207	9	216	5	0	101	106	0	0	0	0	453
8:00 AM	16	98	0	114	0	222	8	230	7	0	74	81	0	0	0	0	425
8:15 AM	15	115	0	130	0	208	6	214	6	0	73	79	0	0	0	0	423
8:30 AM	20	122	0	142	0	211	8	219	4	0	67	71	0	0	0	0	432
8:45 AM	18	134	0	152	0	210	9	219	6	0	41	47	0	0	0	0	418
TOTAL:	138	876	0	1,014	0	1,648	54	1,702	48	0	625	673	0	0	0	0	3,389

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

US 41 & Diplomat Parkway

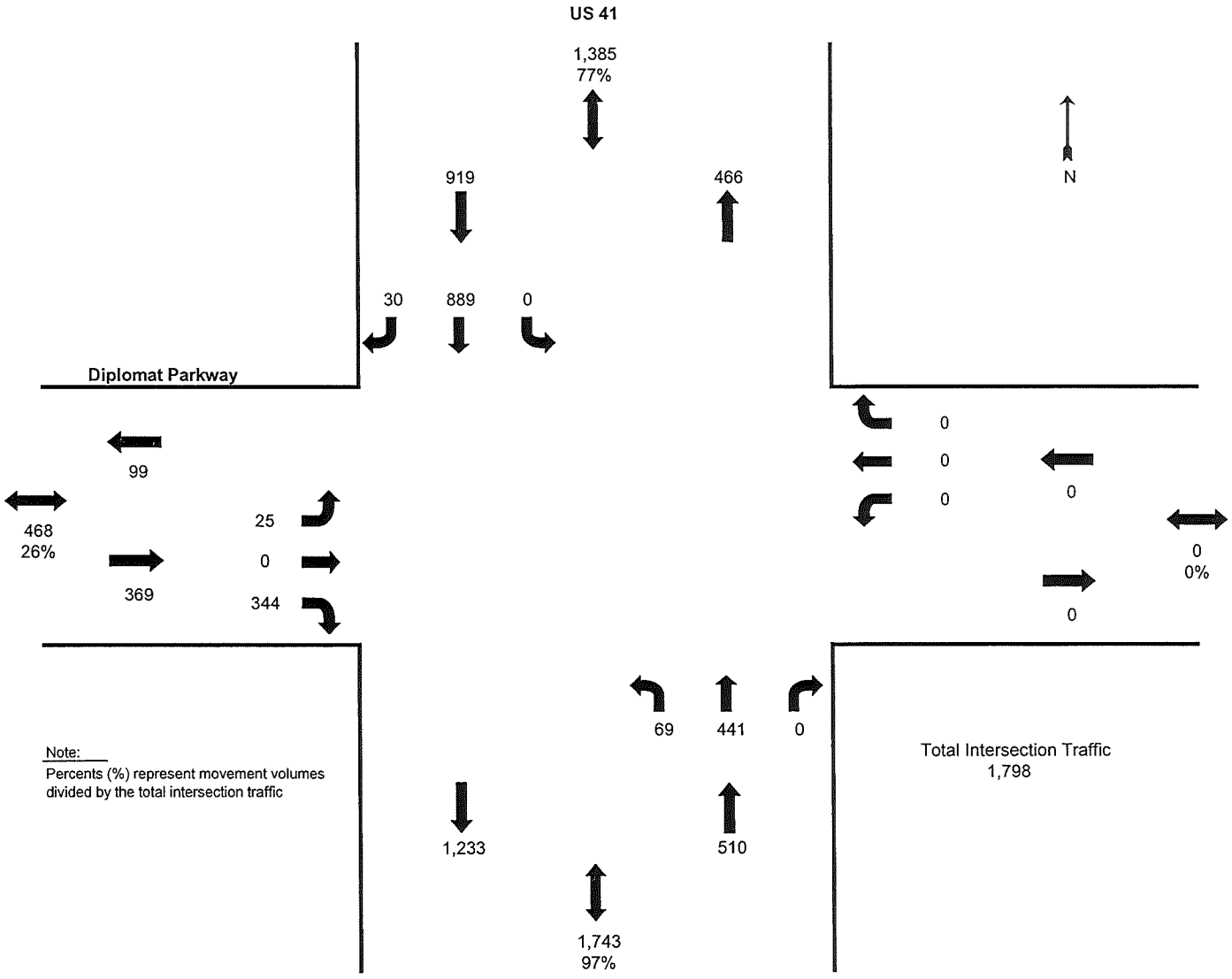
HOUR BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	69	407	0	476	0	797	23	820	25	0	370	395	0	0	0	0	1,691
7:15 AM	69	416	0	485	0	871	28	899	28	0	363	391	0	0	0	0	1,775
7:30 AM	69	441	0	510	0	889	30	919	25	0	344	369	0	0	0	0	1,798
7:45 AM	68	449	0	517	0	848	31	879	22	0	315	337	0	0	0	0	1,733
8:00 AM	69	469	0	538	0	851	31	882	23	0	255	278	0	0	0	0	1,698

PEAK HOUR SUMMARY

HOUR BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:30 AM	69	441	0	510	0	889	30	919	25	0	344	369	0	0	0	0	1,798

TRANSPORTATION CONSULTANTS, INC.

DATE: July 7, 2010
DAY: WEDNESDAY
COUNT TIME: 7:00 AM - 9:00 AM
PEAK HOUR: 7:30 AM - 8:30 AM
TRAFFIC: ALL TRIPS
INTERSECTION: US 41 & Diplomat Parkway



TRANSPORTATION CONSULTANTS, INC.

DATE: July 7, 2010
DAY: WEDNESDAY
COUNT TIME: 4:00 PM - 6:00 PM
TRAFFIC: ALL TRIPS

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

US 41 & Diplomat Parkway

15 MIN BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	42	206	0	248	0	151	5	156	5	0	45	50	0	0	0	0	454
4:15 PM	74	220	0	294	0	177	4	181	6	0	40	46	0	0	0	0	521
4:30 PM	66	194	0	260	0	165	8	173	7	0	37	44	0	0	0	0	477
4:45 PM	82	238	0	320	0	166	4	170	3	0	27	30	0	0	0	0	520
5:00 PM	107	212	0	319	0	180	7	187	5	0	23	28	0	0	0	0	534
5:15 PM	131	208	0	339	0	160	6	166	6	0	29	35	0	0	0	0	540
5:30 PM	112	250	0	362	0	168	5	173	3	0	36	39	0	0	0	0	574
5:45 PM	91	213	0	304	0	141	0	141	3	0	25	28	0	0	0	0	473
TOTAL:	705	1,741	0	2,446	0	1,308	39	1,347	38	0	262	300	0	0	0	0	4,093

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

US 41 & Diplomat Parkway

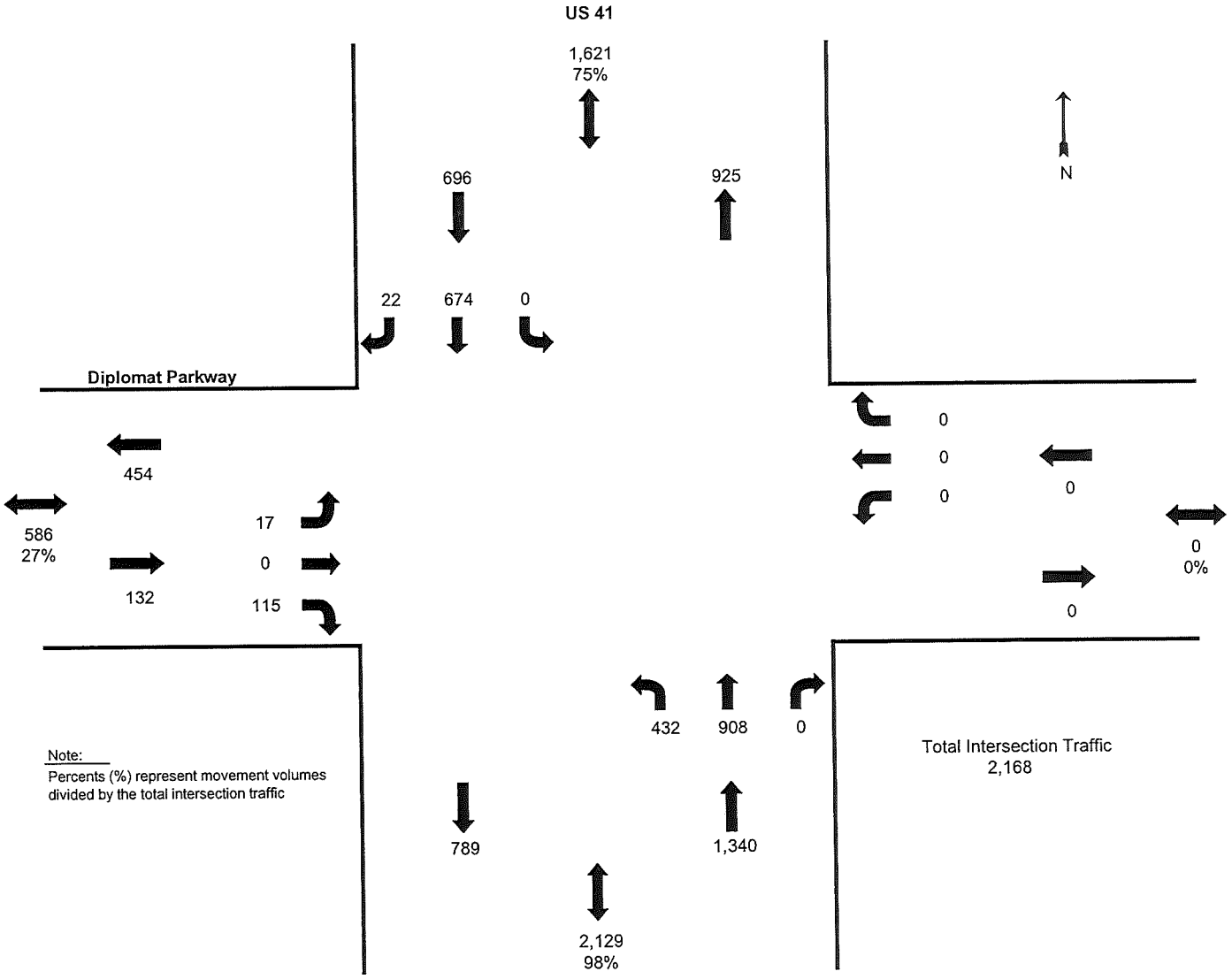
HOUR BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	264	858	0	1,122	0	659	21	680	21	0	149	170	0	0	0	0	1,972
4:15 PM	329	864	0	1,193	0	688	23	711	21	0	127	148	0	0	0	0	2,052
4:30 PM	386	852	0	1,238	0	671	25	696	21	0	116	137	0	0	0	0	2,071
4:45 PM	432	908	0	1,340	0	674	22	696	17	0	115	132	0	0	0	0	2,168
5:00 PM	441	883	0	1,324	0	649	18	667	17	0	113	130	0	0	0	0	2,121

PEAK HOUR SUMMARY

HOUR BEGIN	US 41								Diplomat Parkway								INTER-SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:45 PM	432	908	0	1,340	0	674	22	696	17	0	115	132	0	0	0	0	2,168

TRANSPORTATION CONSULTANTS, INC.

DATE: July 7, 2010
DAY: WEDNESDAY
COUNT TIME: 4:00 PM - 6:00 PM
PEAK HOUR: 4:45 PM - 5:45 PM
TRAFFIC: ALL TRIPS
INTERSECTION: US 41 & Diplomat Parkway



TRIP GENERATION EQUATIONS

TRIP GENERATION EQUATIONS
DIPLOMAT RE-ZONING
ITE TRIP GENERATION REPORT, 8th EDITION

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
Assisted Living (LUC 254)	T = 0.14 (X) (65% In/35% Out)	T = 0.22 (X) (44% In/56% Out)	Ln (T) = 0.56 Ln (X) + 3.07
T = Number of Trips, X = Number of Beds			
Residential Condominium/Townhouse (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) = 0.87 Ln (X) + 2.46
T = Number of Trips, X = Number of Dwelling Units			
Single-Family Detached Housing (LUC 210)	T = 0.70 (X) + 9.74 (25% In/75% Out)	Ln (T) = 0.90 Ln (X) + 0.51 (63% In/37% Out)	Ln (T) = 0.92 Ln (X) + 2.71
T = Number of Trips, X = Number of Dwelling Units			
Medical-Dental Office Building (LUC 720)	T = 2.30 (X) (79% In/21% Out)	Ln (T) = 0.88 Ln (X) + 1.59 (27% In/73% Out)	T = 40.89 (X) – 214.97
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			

EXHIBIT D-7-P: SCHEDULE OF USES
DIPLOMAT PROPERTY RPD/CPD

Supplement D

ensite

Schedule of Uses: RPD

Accessory Uses & Structures
Administrative Office
Assisted Living Facilities
Club, Private
Continuing Care Facilities
Dwelling Units, single-family, multifamily, townhomes - maximum 80 units
Entrance Gates and Gatehouse
Essential Services
Essential Service Facilities - Group I
Excavation, Water Retention
Fences and Walls
Home Occupation, no outside help
Home Care Facility
Independent Living Units
Model Home, Model Display Center, Model Unit
Parking Lot, Accessory
Real Estate Sales
Recreational Facilities, Private, On-site only.
Residential Accessory Uses
Signs, in compliance with LDC Chapter 30
Temporary Uses, Temporary Real Estate Sales Office

Schedule of Uses: CPD

Administrative offices
Animals: Clinic, Kennel, Control Center- indoors, no outdoor runs
Automated Teller Machine
Banks & Financial Establishments, Group I -II
Business Services: Group I and II
Cleaning & Maintenance Services
Communication facilities, wireless (in accordance with LDC 34 Division 11)
Cultural Facilities
Entrance Gate and Gatehouse
Emergency Operations Center
EMS, Fire or Sherriff's Station
Essential Services
Essential Service Facilities - Group I
Excavation: Water Retention
Fences and Walls
Health Care Facility, Groups I-III
Insurance Companies
Medical Office

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JUL 20 2010
COMMUNITY DEVELOPMENT
DCI 2010-00015

Parking Lot: Accessory
Personal Services, Groups I-II
Pharmacy
Real Estate Sales Office
Research and Development Laboratories Groups I - IV
Signs in accordance with Chapter 30
Social Services, Group I
Temporary Uses

RECEIVED
JUL 20 2010
COMMUNITY DEVELOPMENT

EXHIBIT D-7-Q: SCHEDULE OF DEVIATIONS
DIPLOMAT PROPERTY RPD/CPD

ensite

DCI 2010-00015

1) **Deviation (1) seeks relief from the LDC Section 10-285(a) requirement to provide a minimum access connection separation of 660 feet on an arterial road, to permit an access separation of 364 feet between the project's proposed main access and the proposed exit-only access for the residential portion of the southern parcel.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. Per previous approvals, the access will not negatively impact public health, safety or welfare.

2) **Deviation (2) seeks relief from the LDC Section 10-296(k)(1) requirement that dead-end streets be closed at one end by a circular turn-around to allow two dead-end streets as shown on the MCP.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. As determined through previous approvals, the internal circulation patterns will not negatively impact public health, safety or welfare.

3) **Deviation (3) seeks relief from the LDC Section 10-415(b)(1)(a) requirement that large developments with indigenous vegetation communities provide 50 percent of their open space percentage requirements through onsite preservation of existing native vegetative communities, to permit 0.45 acres of right-of-way to be vacated, enhanced, and preserved to count toward the preservation requirement.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. Per previous approvals the on-site indigenous preservation design meets the intent of the Land Development Code in terms of natural resource protection. Therefore, Deviation (3) will not negatively impact public health, safety or welfare.

4) **Deviation (4) seeks relief from the LDC Section 10-415(b)(1)(a) requirement that large developments with indigenous vegetation communities provide 50 percent of their open space percentage requirements through onsite preservation of native vegetative, to allow portions of the preservation area to be disturbed and restored in order to install a stormwater management system.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. Per previous approvals the on-site indigenous preservation design

meets the intent of the Land Development Code in terms of natural resource protection. Furthermore, appropriate conditions are in place to ensure appropriate restoration of any impacted areas. Therefore, Deviation (4) will not negatively impact public health, safety or welfare.

5) **Deviation (5) seeks relief from LDC Section 34-2474(b)(6) requirement that recreation halls and ancillary facilities and private clubs be located at least 40 feet from any residential dwelling unit, to allow a minimum 20-foot separation for any recreation building from a residential dwelling unit.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. Per previous approvals the reduced recreation facilities setback will not negatively impact public health, safety or welfare.

6) **Deviation (6) seeks relief from LDC Section 34-291(3) requirement that residential developments of more than five acres in size provide two or more means of ingress into the development, to allow the residential portions to the north and south of Diplomat Parkway to be constructed with a single ingress/egress connection onto Diplomat Parkway.**

   This deviation allows for the approved access point off of Diplomat Parkway to be utilized as the single ingress/egress to the proposed development. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. With the associated conditions of approval, it has been determined that this deviation will not negatively impact public health, safety or welfare.

7) **Deviation (7) seeks relief from LDC Section 10-261(s) which requires all new multifamily residential developments to provide sufficient space for the placement of garbage containers or receptacles, to allow for curb side garbage pick up at the proposed townhouse units that are planned within the project.**

   This deviation applies to the southern RPD portion of the overall Diplomat Property RPD/CPD and does not apply to the area subject to this amendment. The Applicant is seeking continuation of all previously approved deviations, granted per Z-06-004 and ADD2007-00169. With the associated conditions of approval, it has been determined that this deviation will not negatively impact public health, safety or welfare.

8) **Deviation (8) seeks relief from the LDC Section 10-329(3)(d)(1) requirement to provide a 50 foot setback from any property line under separate ownership to allow for a minimum 25-foot setback.**

   This deviation applies to two (2) lakes within the proposed development, one along the eastern property line, and the other along the southern property line. The locations of the lakes subject to this request are shown on the attached MCP.

   The proposed deviation will not pose a threat to wayward vehicles, as the eastern and southern property lines do not abut public or private rights-of-way. Additionally, both lakes abut properties zoned for commercial uses rather than residential uses, which

substantially mitigates the potential impacts to public health, safety or welfare based on the intended use of the properties. Furthermore, buffer yards and the requisite lake maintenance easements are proposed to further prevent unintended access to these lakes. Therefore, recommendation of approval for this deviation is respectfully requested.

9) **Deviation (9) seeks relief from the LDC Section 10-329(d)(4) requirement to provide excavation bank slopes to be no greater than 4:1 to allow for a minimum 1:1 slope to allow for a bulkhead feature at bridge providing access to Tract 1.**

The Applicant is proposing to bridge the existing water body in the eastern portion of the site to make efficient use of the subject property, emphasize the existing lake amenity, and promote innovative site design. In order to bridge this lake with the proposed bulkhead design, relief from the LDC bank slope requirements for excavations is required. The proposed deviation will not negatively impact public health, safety or welfare and will add visual interest to the future development.

10) **Deviation (9) seeks relief from the LDC Section 10-416(d) requirement to allow for a 10-foot Type "B" Buffer along the western development area abutting the FEMA Floodway.**

The Applicant is seeking relief from buffer requirements along the western property line due to the FEMA floodway that impacts that portion of the site. Based on the updated FEMA maps, the Yellow Fever Creek floodway encompasses the western area of the property and provides between 20 and 90 feet of setback from the western property line to the developable area within Tract 4. This expansive setback coupled with the proposed Type "B" plantings will adequately and appropriately screen the Six Lakes Country Club community to the west, and will not negatively impact public health, safety or welfare.

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AREA LOCATION MAP
EXHIBIT PH-3.F / D-7-B

DIPLOMAT RPD / CPD
(NORTH PARCEL)

Date: 07-01-10

Map Number:
1155-01-PH3F

ensite

DIPLOMAT RPD / CPD
Kinsey Associates, Inc.

9101 W. College Pointe Drive
Fort Myers, FL 33902

1,200 600 0 1,200
Feet

Project Number:
1155-01

Sources: Lee County Property Appraisers Office

It is the end user's responsibility to verify the data contained herein. EnSite assumes no responsibility for errors or omissions contained herein.

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Spatial District Query Report

STRAP Number: 34-43-24-00-00001.3030

DCI 2010-00015

District Name	District Value		Pct of Parcel in District (if fractional)	Notes
Airport Noise Zone			NOT FOUND	
Airspace Notification			NOT FOUND	
Census Tract	Tract ID	208		
Coastal Building Zone			NOT FOUND	
Coastal High Hazard Area			NOT FOUND	
Fire District	Fire District Taxing Authority	North Fort Myers 063		
Flood Insurance Zone	Flood Zone Assigned Number	AE-EL15 (NAVD88) 415		1
Flood Insurance Zone - Old	Flood Zone	X		
FIRM Floodway	Floodway	FLOODWAY	51.86%	
	Floodway	OUTSIDE	48.14%	
FIRM Floodway - Old			NOT FOUND	
Flood Insurance Panel	Community Panel Map Number Effective Date	125124 0259 12071C0259F 8/28/2008 12:00:00 AM	76.85%	
	Community Panel Map Number Effective Date	125124 0258 12071C0258F 8/28/2008 12:00:00 AM	23.15%	
Flood Insurance Panel - Old	Community Panel Version Date	125124 0200 C 031594		
(DNR Flood Zones) Zone A BFE			NOT FOUND	
DNR Flood Zones - Old			NOT FOUND	
Flood Insurance Coastal Barrier			NOT FOUND	
Flood Insurance Coastal Barrier - Old			NOT FOUND	
Lighting District/MSTBU	Authority Number Taxing Authority	147 Diplomat Pkwy MSBU	98.69%	
Preliminary MSTBU Districts			NOT FOUND	
Planning Community	ID Plan Community	19 North Fort Myers		
Planning Land Use 2010	Landuse	Central Urban		
Sanibel/County Agreement			NOT FOUND	
School Board District	District School Board Member	4 Steven Teuber		
School Choice Zone	Choice Zones	West Zone 1		
	Choice Zones	West Zone		
Solid Waste District	District Area	Area 5		

Storm Surge	Category	3		
Subdivisions	Subdivision No. Subdivision Name Book Page 1 Book Page 2 Book Page 3	34432403 MERCHANTS CROSSING PB 52 PGS 37-47	0.06%	2
Traffic Analysis Zone				
Archaeological Sensitivity	Sensitivity Level	Surveyed	0.01%	2
Sea Turtle Lighting Zone			NOT FOUND	
Watersheds	Shed ID	Yellow Fever Creek East		
FLUCCS1999			99.99%	
Vegetation Permit Required			NOT FOUND	
Soil	Map Symbol Soil Name	42 WABASSO SAND, LIMESTONE SUBSTRATUM	32.57%	
	Map Symbol Soil Name	34 MALABAR FINE SAND	22.72%	3
	Map Symbol Soil Name	99 WATER	17.65%	
	Map Symbol Soil Name	50 OLDSMAR FINE SAND, LIMESTONE SUBSTRATUM	13.44%	
	Map Symbol Soil Name	39 ISLES FINE SAND, DEPRESSIONAL	6.77%	3
	Map Symbol Soil Name	27 POMPANO FINE SAND, DEPRESSIONAL	4.15%	2 3
	Map Symbol Soil Name	59 URBAN LAND	1.76%	2
	Map Symbol Soil Name	11 MYAKKA FINE SAND	0.93%	2
Panther Habitat			NOT FOUND	
Eagle Nesting Site Buffer			NOT FOUND	
Commissioner District	District Commissioner	4 Tammy Hall		
Unincorporated Lee County Zoning	Zoning Designation	RPD	91.16%	Zoning Notes
	Zoning Designation	CPD	8.62%	Zoning Notes
	Zoning Designation	MH-2	0.16%	2
	Zoning Designation	AG-2	0.05%	2
Development Orders	Development Order Status Wet Season Water Table	DOS2007-00255	75.28%	
	Development Order Status Wet Season Water	DOS2007-00267	24.65%	

	Table			
	Development Order Status Wet Season Water Table	91-12-008-00D	0.84%	2
	Development Order Status Wet Season Water Table	DOS2004-00300	0.84%	2
	Development Order Status Wet Season Water Table	94-11-007-02L	0.22%	2
Road Impact Fee Districts	District Tidemark ID Name	2 52 NORTH		
Water Franchise	Franchise Name	Lee County Utilities		
Water Treatment Plant Service Area	Treatment Plant	North Lee County WTP		
Wastewater Franchise	Franchise Name	North Fort Myers Utilities		
Wastewater Treatment Plant Service Area			NOT FOUND	
Res. Garbage Collection Day			NOT FOUND	
Res. Recycling Collection Day			NOT FOUND	
Res. Horticulture Collection Day			NOT FOUND	
Microwave Radio Relay Path			NOT FOUND	

[Modify Report Settings]

Note	Details
1	The Flood Zone with the highest corresponding assigned number is the recognized flood zone designation for this property. Residents of unincorporated Lee County may call Zoning Review at (239) 533-8597 (option #4) with additional questions. Residents of incorporated areas should call the city in which they reside to verify flood zone status.
2	Small percentages can result from slight variations in the way lines are drawn or imported into our system. Such values may not accurately reflect an overlap with the subject parcel.
3	Contact DEP (239) 332-6975 for wetland determination

07/20/10 08:19:53 AM

http://www.leepa.org/?STRAP=344324000000013030 - Lee County Property Appraiser - Online Parcel I - Windows Internet Explorer pro

Page Tools

Lee County Property Appraiser

Tax Year 2009

Next Lower Parcel Number | Next Higher Parcel Number | Tax Estimator | Tax Bills | Print

Property Data for Parcel 34-43-24-00-00001.3030

Owner Of Record

ATHYRIO DEVELOPMENT ASSOCIATES
LLC
PO BOX 1662
FORT MYERS FL 33902

Site Address

15501 N CLEVELAND AVE
NORTH FORT MYERS FL 33903

Legal Description

PARL W OF US 41 AS DESC IN
INST 2005-145398 LESS OR 2113/1590
+ LESS ROW ORS 2833/4156 +
2422/2521 + LESS OR 4729/762

Classification / DOR Code

ACREAGE NOT AG CLASSIFIED / 99

[Viewer] Tax Map [Print]

[Pictometry Aerial Viewer]

Property Values (2009 Tax Roll)		Exemptions		Attributes	
Just	1,353,640	Homestead	0	Land Units of Measure	AC
Assessed	1,330,410	Additional Homestead	0	Total Number of Land Units	51
Portability Applied	0	Widow	0	Frontage	0

start | Sticky note - Print... | Tidemark Advanta... | 2 Microsoft Offic... | 3 Internet Explorer | 8:19

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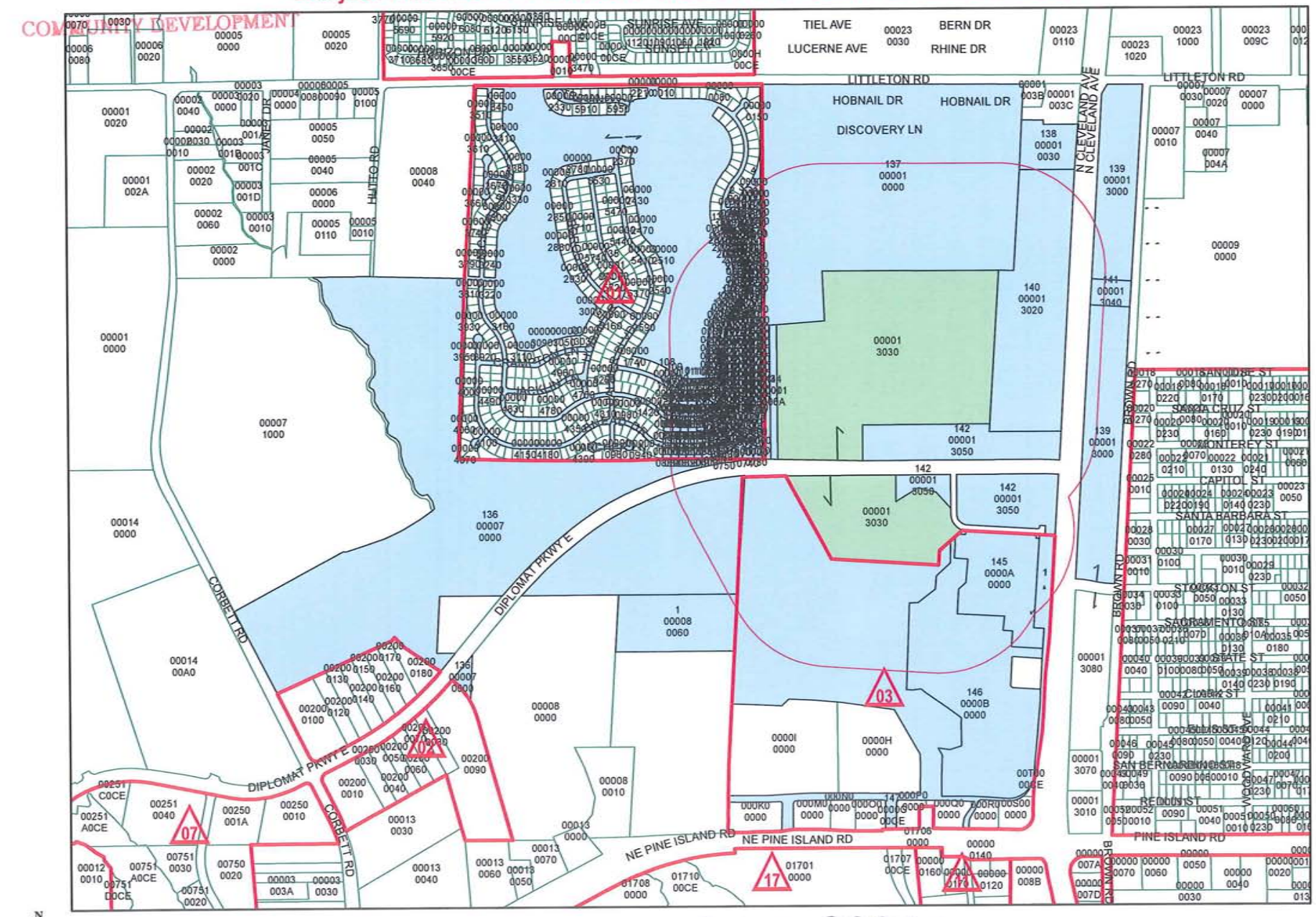
VARIANCE REPORT

7/13/2010

Subject Parcels : 1 Affected Parcels : 147 Buffer Distance : 750 ft



DCI 2010-00015

34-43-24-00-00001.3030

1,100 550 0 1,100 Feet

Lee County Property Appraiser

Kenneth M. Wilkinson, C.F.A.

GIS Department / Map Room

Phone: (239) 533-6159 • Fax: (239) 533-6139 • eMail: MapRoom@LeePA.org

VARIANCE REPORT

RECEIVED
JUL 20 2010
COMMUNITY DEVELOPMENT

Date of Report: July 13, 2010
Buffer Distance: 750 ft
Parcels Affected: 147
Subject Parcel: 34-43-24-00-00001.3030

DCI 2010-00015

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
STATE OF FL DOT PO BOX 1249 BARTOW FL 33831	**33-43-24-00-00008.0060** GOVT LOT NORTH FORT MYERS FL 33903	PARL IN N E 1/4 OF S E 1/4 AS DESC IN OR 1354 PG 1731	1
SIX LAKES COUNTRY CLUB INC ALICE J CLARK +MATHEW MCINALLY 28 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0280** 28 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 28	2
SIX LAKES COUNTRY CLUB INC EDWARD W + GLORIA K KUREK 29 CASPER CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0290** 29 CASPER CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 29	3
SIX LAKES COUNTRY CLUB INC LEON ROBERTS 30 CASPER CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0300** 30 CASPER CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 30	4
SIX LAKES COUNTRY CLUB INC PAUL L + THERESA ERPELDING 31 CASPER CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0310** 31 CASPER CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 31	5
SIX LAKES COUNTRY CLUB INC U GRANT + C DARLENE BALLINGER 32 CASPER CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0320** 32 CASPER CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 32	6
SIX LAKES COUNTRY CLUB INC RAYMOND + AGNES LARIVEE 33 CASPER CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0330** 33 CASPER CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 33	7
SIX LAKES COUNTRY CLUB INC GEORGE SULLIVAN + LORRAINE S 34 CASPER CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0340** 34 CASPER CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 34	8
SIX LAKES COUNTRY CLUB INC ARTHUR T JR DICKSON + 35 CASPER CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0350** 35 CASPER CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 35	9
SIX LAKES COUNTRY CLUB INC BERNITA G BOSLEY + 256 PALMER BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0360** 36 CASPER CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 36	10
SIX LAKES COUNTRY CLUB INC MERRIT W GUERNE TRUST 37 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0370** 37 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 37	11
SIX LAKES COUNTRY CLUB INC JOHN J + SUSANNE C NESWADI 38 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0380** 38 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 38	12
SIX LAKES COUNTRY CLUB INC RUSSELL + JERILYN FAWCETT TR 39 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0390** 39 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 39	13
SIX LAKES COUNTRY CLUB INC JANE SKINNER + SANDRA HOPPE + 40 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0400** 40 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 40	14

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
SIX LAKES COUNTRY CLUB INC VALLIE G MCCOLLEY + 5104 CAMPAU DR MIDLAND MI 48640	**33-43-24-01-00000.0410** 41 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 41	15
SIX LAKES COUNTRY CLUB INC JAMES A + KATHERINE K WILSON 974 WALKER WOODS LN MARYSVILLE OH 43040	**33-43-24-01-00000.0420** 42 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 42	16
SIX LAKES COUNTRY CLUB INC KENNETH + BERNADETTE BURKS TR 43 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0430** 43 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 43	17
SIX LAKES COUNTRY CLUB INC CHARLES P + GENEVIEE MACINTIRE 403 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0440** 44 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 44	18
SIX LAKES COUNTRY CLUB INC FRANK + SHARON FERA 45 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0450** 45 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 45	19
SIX LAKES COUNTRY CLUB INC RICHARD + KATHLEEN SHEARER 1404 185TH AVE BALSAM LAKE WI 54810	**33-43-24-01-00000.0460** 46 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 46	20
SIX LAKES COUNTRY CLUB INC IRENE DEARIE + 47 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0470** 47 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 47	21
SIX LAKES COUNTRY CLUB INC DONALD C FROEHLICH SR TR PO BOX 58639 SAINT LOUIS MO 63158	**33-43-24-01-00000.0480** 48 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 48	22
SIX LAKES COUNTRY CLUB INC JEANNETTE K SMITH 49 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0490** 49 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 49	23
SIX LAKES COUNTRY CLUB INC SHERMAN M + JUDITH G MOORE 50 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0500** 50 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 50	24
SIX LAKES COUNTRY CLUB INC JEROME + PATRICIA HALL 51 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0510** 51 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 51	25
SIX LAKES COUNTRY CLUB INC W T SCHEUER + KATHLEEN 3425 ARROYO RD BROOKFIELD WI 53045	**33-43-24-01-00000.0520** 52 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 52	26
SIX LAKES COUNTRY CLUB INC CECELIA HIGGINBOTHAM 53 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0530** 53 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 53	27
SIX LAKES COUNTRY CLUB INC JOSEPH + PATRICIA GUERRIERI TR 54 VENTURI LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0540** 54 VENTURI LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 54	28
SIX LAKES COUNTRY CLUB INC BERNARD J STJEAN 55 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0550** 55 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 55	29
SIX LAKES COUNTRY CLUB INC HERBERT M + PHYLLIS COFFIN TR 56 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0560** 56 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 56	30
SIX LAKES COUNTRY CLUB INC MICHAEL R + LORRAINE E DESSART 57 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0570** 57 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 57	31
SIX LAKES COUNTRY CLUB INC MICHAEL + LORRAINE DESSART 58 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0580** 58 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 58	32

OWNER NAME AND ADDRESS	STRAP AND LOCATION	LEGAL DESCRIPTION	Map Index
SIX LAKES COUNTRY CLUB INC WALTER W + BETTY PHILBRICK 4999 PORTSMOUTH BLVD PORTSMOUTH VA 23701	**33-43-24-01-00000.0590** 59 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 59	33
SIX LAKES COUNTRY CLUB INC SANTO + WANDA DERICO 60 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0600** 60 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 60	34
SIX LAKES COUNTRY CLUB INC DIANA PETTERSEN + B COLLEY J/T 61 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0610** 61 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 61	35
SIX LAKES COUNTRY CLUB INC GEORGE STEFANCO 62 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0620** 62 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 62	36
SIX LAKES COUNTRY CLUB INC JOAN ST JOSEPH TR 63 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0630** 63 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 63	37
SIX LAKES COUNTRY CLUB INC WILLIAM A + BARBARA J SABANOSH 57 ROMAN DR SHREWSBURY MA 01545	**33-43-24-01-00000.0640** 64 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 64	38
SIX LAKES COUNTRY CLUB INC ROBERT + MARY CAISE 65 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0650** 65 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 65	39
SIX LAKES COUNTRY CLUB INC JOAN Z BATES 66 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0660** 66 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 66	40
SIX LAKES COUNTRY CLUB INC DOUGLAS L + JEANNETTE RUDD 67 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0670** 67 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 67	41
SIX LAKES COUNTRY CLUB INC LESTER + ADA M SEGGERMAN TRUST 68 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0680** 68 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 68	42
SIX LAKES COUNTRY CLUB INC ESTELLE K RICI TR 69 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0690** 69 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 69	43
SIX LAKES COUNTRY CLUB INC STUART R + JOYCE E HILL 70 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0700** 70 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 70	44
SIX LAKES COUNTRY CLUB INC RALPH W + THERESE A GIBBS 71 SANDERS CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0710** 71 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 71	45
SIX LAKES COUNTRY CLUB INC CAZEL DERREL + 72 SANDERS CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0720** 72 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 72	46
SIX LAKES COUNTRY CLUB INC SUNTRUST BANK PER REP PO BOX 2138 SARASOTA FL 34230	**33-43-24-01-00000.0730** 73 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 73	47
SIX LAKES COUNTRY CLUB INC DOUGLAS + ARLENE CLARK 74 SANDERS CT NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0740** 74 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 74	48
SIX LAKES COUNTRY CLUB INC 9151 LITTLETON RD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0750** 75 SANDERS CT NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 75	49
SIX LAKES COUNTRY CLUB INC GENEVIEVE H SOSNOWSKI 76 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0760** 76 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 76	50
SIX LAKES COUNTRY CLUB INC WILLIAM J + MARY P HOFFMAN 77 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0770** 77 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 77	51

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SIX LAKES COUNTRY CLUB INC CLAUDIA A TUSON + 78 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0780** 78 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 78	52
SIX LAKES COUNTRY CLUB INC RALPH + EMILY FOLEY TR 79 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0790** 79 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 79	53
SIX LAKES COUNTRY CLUB INC ANDREW M BANSE TR 80 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0800** 80 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 80	54
SIX LAKES COUNTRY CLUB INC JAMES B + LYNNE A FELTZ 81 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0810** 81 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 81	55
SIX LAKES COUNTRY CLUB INC JOHN P + SANDRA K POST 82 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0820** 82 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 82	56
SIX LAKES COUNTRY CLUB INC RICK NORDLUND 83 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0830** 83 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 83	57
SIX LAKES COUNTRY CLUB INC PAUL + NATALIE WHITAKER 84 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.0840** 84 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 84	58
SIX LAKES COUNTRY CLUB INC JOAN WALSH-BEHM 17356 SADDLEBROOK TRL SPRING LAKE MI 49456	**33-43-24-01-00000.0850** 85 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 85	59
SIX LAKES COUNTRY CLUB INC ARTHUR + MARY GRAEBER 104 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1040** 104 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 104	60
SIX LAKES COUNTRY CLUB INC NORMAN + DRUCILLA MEIDLE TR 105 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1050** 105 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 105	61
SIX LAKES COUNTRY CLUB INC PATRICIA M SOPER 106 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1060** 106 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 106	62
SIX LAKES COUNTRY CLUB INC RONALD + KATHLEEN TULCZA H/W 107 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1070** 107 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 107	63
SIX LAKES COUNTRY CLUB INC W A + INES W GASSMAN 108 SNEAD DR N FT MYERS FL 33903	**33-43-24-01-00000.1080** 108 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 108	64
SIX LAKES COUNTRY CLUB INC JAMES S + GAIL F LINEBERRY 109 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1090** 109 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 109	65
SIX LAKES COUNTRY CLUB INC VALMORE + EVELYN TRAVERS 110 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1100** 110 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 110	66
SIX LAKES COUNTRY CLUB INC D JACK + JEAN CAVALIER 9046 E LAKE RD CLARKSTON MI 48348	**33-43-24-01-00000.1110** 111 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 111	67
SIX LAKES COUNTRY CLUB INC RAYMOND E + SARA E BEATTIE 112 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1120** 112 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 112	68
SIX LAKES COUNTRY CLUB INC CHARLES + ELAINE ADAMS TR 113 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1130** 113 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 113	69

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SIX LAKES COUNTRY CLUB INC PHILIP + PAMELA TANNER 9609 SCHOONER CT SYLVANIA OH 43560	**33-43-24-01-00000.1140** 114 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 114	70
SIX LAKES COUNTRY CLUB INC HAROLD H + BETTY C BOLTON 115 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1150** 115 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 115	71
SIX LAKES COUNTRY CLUB INC FRANK C + BETTY A FAURIE 116 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1160** 116 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 116	72
SIX LAKES COUNTRY CLUB INC IRENE J MILLAR 117 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1170** 117 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 117	73
SIX LAKES COUNTRY CLUB INC JOANN LANGEVIN 118 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1180** 118 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 118	74
SIX LAKES COUNTRY CLUB INC JAMES R SHARP + J M SHARP 1360 CLEARVISTA DR LAFAYETTE IN 47905	**33-43-24-01-00000.1190** 119 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 119	75
SIX LAKES COUNTRY CLUB INC JOHN + EMMA VANHOUTEN 50 THIRD AVE EAST ROCKAWAY NY 11518	**33-43-24-01-00000.1200** 120 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 120	76
SIX LAKES COUNTRY CLUB INC JAMES F HINKEL 2330 NEHAUL TER THE VILLAGES FL 32162	**33-43-24-01-00000.1210** 121 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 121	77
SIX LAKES COUNTRY CLUB INC KENNETH FROEHLICH 122 SNEAD DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1220** 122 SNEAD DR NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 122	78
SIX LAKES COUNTRY CLUB INC JANET A CRIST 27 TAMARACK LN EAST GREENBUSH NY 12061	**33-43-24-01-00000.1230** 123 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 123	79
SIX LAKES COUNTRY CLUB INC FORREST J KEELER + 12344 WOOD RD DEWITT MI 48820	**33-43-24-01-00000.1240** 124 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 124	80
SIX LAKES COUNTRY CLUB INC JACOBY ROBERT + CAROLE L TR 177 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1250** 125 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 125	81
SIX LAKES COUNTRY CLUB INC GEORGE B MARNES 32 PRATT ST ROUSES POINT NY 12979	**33-43-24-01-00000.1260** 126 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 126	82
SIX LAKES COUNTRY CLUB INC FELIX A +PRISCILLA CARLINO 127 NICKALUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1270** 127 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 127	83
SIX LAKES COUNTRY CLUB INC HERBERT GARTNER +GLORIA OLDANI 128 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1280** 128 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 128	84
SIX LAKES COUNTRY CLUB INC NANCY J FICHT TR 129 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1290** 129 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 129	85
SIX LAKES COUNTRY CLUB INC JEANNETTE SMITH L/E 130 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1300** 130 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 130	86
SIX LAKES COUNTRY CLUB INC JAMES + BERTHA JEAN STUART 131 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1310** 131 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 131	87
SIX LAKES COUNTRY CLUB INC WALTER W FLOYD 1405 CRAWFORDS CLIMB NELLYSFORD VA 22958	**33-43-24-01-00000.1320** 132 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 132	88

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SIX LAKES COUNTRY CLUB INC RAY S + ROSE ANN PASTEWKA 2510 E 43RD ST ERIE PA 16510	**33-43-24-01-00000.1330** 133 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 133	89
SIX LAKES COUNTRY CLUB INC ROBERT J MILLER + 134 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1340** 134 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 134	90
SIX LAKES COUNTRY CLUB INC DOROTHY KOWALCZYK 135 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1350** 135 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 135	91
SIX LAKES COUNTRY CLUB INC JOYCE + TERRY MCBRAYER J/T 136 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1360** 136 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 136	92
SIX LAKES COUNTRY CLUB INC FRANKLIN D + BARBARA L JOHNSON 137 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1370** 137 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 137	93
SIX LAKES COUNTRY CLUB INC DIANE IVOSIC + DAVID ELLIOTT + 516 HOGAN DR NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1380** 138 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 138	94
SIX LAKES COUNTRY CLUB INC ERNEST J + JEANNE L HOGG 139 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1390** 139 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 139	95
SIX LAKES COUNTRY CLUB INC WILLIAM BECKMAN 154 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1540** 154 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 154	96
SIX LAKES COUNTRY CLUB INC TIMOTHY J + LAI CHUN PEASE 1501 KLEMPEL FARM DR GRAND HAVEN MI 49417	**33-43-24-01-00000.1550** 155 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 155	97
SIX LAKES COUNTRY CLUB INC RAYMOND J ZERNIA 524 HARRISON ST KEWAUNEE WI 54216	**33-43-24-01-00000.1560** 156 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 156	98
SIX LAKES COUNTRY CLUB INC FROEHLICH INVESTMENT GROUP LLC PO BOX 58639 SAINT LOUIS MO 63158	**33-43-24-01-00000.1570** 157 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 157	99
SIX LAKES COUNTRY CLUB INC OLIVE G CONNOLLY 158 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1580** 158 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 158	100
SIX LAKES COUNTRY CLUB INC MARILYN BELL 159 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1590** 159 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 159	101
SIX LAKES COUNTRY CLUB INC 9151 LITTLETON RD N FT MYERS FL 33903	**33-43-24-01-00000.1600** 160 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 160	102
SIX LAKES COUNTRY CLUB INC RONALD L + BRENDA D JENKENS 161 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1610** 161 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 161	103
SIX LAKES COUNTRY CLUB INC JEAN E IVERSON 162 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1620** 162 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 162	104
SIX LAKES COUNTRY CLUB INC RICHARD J + THERESE FOSHER 163 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1630** 163 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 163	105
SIX LAKES COUNTRY CLUB INC DALE + FRANCES EBERSBACHER 164 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1640** 164 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 164	106
SIX LAKES COUNTRY CLUB INC CHARLES A DAVIS 165 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1650** 165 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 165	107

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SIX LAKES COUNTRY CLUB INC ROBERT M + PATRICIA CRIST 3342 COUNTY ROUTE 57 OSWEGO NY 13126	**33-43-24-01-00000.1780** 178 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 178	108
SIX LAKES COUNTRY CLUB INC STANLEY BROOKS + G BROOKS J/T 179 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1790** 179 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 179	109
SIX LAKES COUNTRY CLUB INC LESTER J SEGGERMAN TRUST + 180 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1800** 180 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 180	110
SIX LAKES COUNTRY CLUB INC JULIUS G + ELIZABETH G PANKAU 17 FLORAL PARK CT SAVOY IL 61874	**33-43-24-01-00000.1810** 181 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 181	111
SIX LAKES COUNTRY CLUB INC CARYL A SIMPKINS 182 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1820** 182 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 182	112
SIX LAKES COUNTRY CLUB INC OLIVER E + JOAN O COFFIN 183 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1830** 183 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 183	113
SIX LAKES COUNTRY CLUB INC CAROLYN ANN STRAILE 184 YANCEY LN NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1840** 184 YANCEY LN NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 184	114
SIX LAKES COUNTRY CLUB INC EDWIN + ALYCE OBERHAUS TR 15-595 ROAD T RFD 1 NAPOLEON OH 43545	**33-43-24-01-00000.1850** 185 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 185	115
SIX LAKES COUNTRY CLUB INC CHARLES E + CAROLYN S PEEK 321 HOMESTEAD CT BLUFFTON IN 46714	**33-43-24-01-00000.1860** 186 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 186	116
SIX LAKES COUNTRY CLUB INC GERALD J + ANN M ROBERTS 1575 LANE 280 HAMILTON LK HAMILTON IN 46742	**33-43-24-01-00000.1870** 187 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 187	117
SIX LAKES COUNTRY CLUB INC LOGAN POPOFF + 188 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1880** 188 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 188	118
SIX LAKES COUNTRY CLUB INC EDWARD L WHELAN + CAROL J 5 BUTTERNUT LANE HINGHAM MA 02043	**33-43-24-01-00000.1890** 189 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 189	119
SIX LAKES COUNTRY CLUB INC VIRGINIA GREENEISEN 190 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1900** 190 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 190	120
SIX LAKES COUNTRY CLUB INC THOMAS L + NANCY J WILLIAMS 191 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1910** 191 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 191	121
SIX LAKES COUNTRY CLUB INC BETTY KILLOREN L/E 192 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1920** 192 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 192	122
SIX LAKES COUNTRY CLUB INC JUDITH MONTORE +PAUL MONTORE + 20 S MAIN ST CONCORD NH 03301	**33-43-24-01-00000.1930** 193 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 193	123
SIX LAKES COUNTRY CLUB INC MARY ELLEN RIVERS 194 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1940** 194 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 194	124
SIX LAKES COUNTRY CLUB INC GERALDINE R KIMES 195 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1950** 195 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 195	125

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SIX LAKES COUNTRY CLUB INC ELMER R + LYNNE J VOIGHT 196 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1960** 196 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 196	126
SIX LAKES COUNTRY CLUB INC GARY L + FRANCES J STUTZMAN 131 BRIARWOOD DR DALTON OH 44618	**33-43-24-01-00000.1970** 197 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 197	127
SIX LAKES COUNTRY CLUB INC LUCILLE M LEVEILLE + 198 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1980** 198 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 198	128
SIX LAKES COUNTRY CLUB INC ELLIS E + LOUISE MYERS TR 199 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.1990** 199 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 199	129
SIX LAKES COUNTRY CLUB INC 9151 LITTLETON RD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.2000** 200 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 200	130
SIX LAKES COUNTRY CLUB INC FLORENCE BROOKS 201 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.2010** 201 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 201	131
SIX LAKES COUNTRY CLUB INC LARRY L + DONNA L LENHART 202 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.2020** 202 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 202	132
SIX LAKES COUNTRY CLUB INC JAMES + DELORES TOTH 203 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.2030** 203 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 203	133
SIX LAKES COUNTRY CLUB INC HOWARD II + CATHERINE NEWKIRK 204 NICKLAUS BLVD NORTH FORT MYERS FL 33903	**33-43-24-01-00000.2040** 204 NICKLAUS BLVD NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB M/H PK OR 1775 PG 4634 LOT 204	134
SIX LAKES COUNTRY CLUB INC 9151 LITTLETON RD NORTH FORT MYERS FL 33903	**33-43-24-01-00001.00CE** COMMON ELEMENTS NORTH FORT MYERS FL 33903	SIX LAKES COUNTRY CLUB C/E CLUB HSE +TENNIS +POOL SHUFFLEBOARD + GOLF COURSE	135
EAGLE GREGORY W TR EAGLE REALTY 3818 DEL PRADO BLVD CAPE CORAL FL 33904	**33-43-24-C3-00007.0000** CORBETT RD CAPE CORAL FL 33909	PARL DESC OR 1985 PG 4580 + OR 4085 PG 3688 LESS OR 2087 PG 3197 LESS OR 2268 PG 4260 + LESS OR 4085 PG 3692 LESS ROW OR 2833 PG 4141	136
AIOP SERENDIPITY LLC AMERICAN LAND LEASE 380 PARK PLACE BLVD STE 200 CLEARWATER FL 33759	**34-43-24-00-00001.0000** 8791 LITTLETON RD NORTH FORT MYERS FL 33903	PARL IN N W 1/4 DESC IN OR 1153 PG 1203	137
ROOD EDWARD B TR 200 N PIERCE ST TAMPA FL 33602	**34-43-24-00-00001.0030** 15991 N CLEVELAND AVE NORTH FORT MYERS FL 33903	PARL W OF US 41 DESC OR 421/486 LESS SPLITS + LESS PARCELS 1.003B + 1.003C	138
HALLIN FAMILY LLC 7298 VILLA DESTE DR SARASOTA FL 34238	**34-43-24-00-00001.3000** 15500 N CLEVELAND AVE NORTH FORT MYERS FL 33903	PARL-W1/2 DESC OR1917/461 LESSOR1722/3914+LESSROWS OR2629/1367-OR2674/2506 LESS PARL 1.3010 + LESS OR 4181 LESS PARL DESC IN INST #2007-278918 PG 2619 LESS 2007-107769	139
HALLIN FAMILY LLC 7298 VILLA DESTE DR SARASOTA FL 34238	**34-43-24-00-00001.3020** 15781 N CLEVELAND AVE NORTH FORT MYERS FL 33903	PARL IN W 1/2 AS DESC IN OR 1972 PG 335 PARCEL 2	140
PARK 41 GARDENS INC ROETZEL + ANDRESS LPA 2320 1ST ST STE 1000 FORT MYERS FL 33901	**34-43-24-00-00001.3040** ACCESS UNDETERMINED NORTH FORT MYERS FL 33903	PARCEL IN WEST 1/2 OF SEC AS DESC IN OR 4181 PG 2619	141
COOPER STREET PROPERTY INC 1100 5TH AVE S STE 201 NAPLES FL 34102	**34-43-24-00-00001.3050** ACCESS UNDETERMINED NORTH FORT MYERS FL 33903	PAR W OF US 41 DESC IN OR 4729 PG 762	142

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BENNETT RICHARD K TR 3319 BOCA CIEGA DR NAPLES FL 34112	**34-43-24-00-00001.3060** ACCESS UNDETERMINED NORTH FORT MYERS FL 33903	PARL W OF US 41 AS DESC IN OR 2003/3804 LESS OR 2113/1590 + INST 2005-145398 + LESS ROW ORS 2833/4156 + 2422/2521 + LESS OR 4729/762 + LESS INST #2009000128513	143
ATHYRIO DEVELOPMENT ASSOC LLC PO BOX 1662 FORT MYERS FL 33902	**34-43-24-00-00001.306A** DIPLOMAT PKWY E NORTH FORT MYERS FL 33903	PARL W OF US 41 AS DESC IN AS DESC IN INST# 2009000128513	144
HART CENTERS VII LTD NOBLE MANAGEMENT CO 5821 LAKE WORTH DR GREENACRES FL 33463	**34-43-24-03-0000A.0000** 15201 N CLEVELAND AVE NORTH FORT MYERS FL 33903	MERCHANTS CROSSING PB 52 PGS 37-47 PARCEL A	145
HART CENTERS VII LTD NOBLE MANAGEMENT CO 5821 LAKE WORTH DR GREENACRES FL 33463	**34-43-24-03-0000B.0000** 15201 N CLEVELAND AVE NORTH FORT MYERS FL 33903	MERCHANTS CROSSING PB 52 PGS 37-47 PARCEL B	146
HART CENTERS VII LTD MERCHANTS CROSSING OWNERS ASSN 5821 LAKE WORTH DR GREENACRES FL 33463	**34-43-24-03-0000C.00CE** RESERVED NORTH FORT MYERS FL 33903	MERCHANTS CROSSING PB 52 PGS 37-47 TRACTS C D E F + J	147

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