

EXHIBITS

CASE # _____

DCI2002-00037

Post-it® Label 005 725 413



COLONIAL HOMES, INC in ref. to MOODY RANCH

CASE NAME: _____

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

ARE THERE ANY BOARD EXHIBITS? ☒ YES ☐ NO

LOCATION OF BOARDS Dinner Closet

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

HIDDEN ACRES
SINGLE FAMILY HOMES

1. The configuration of the Conservation Areas and special officers may utilize specific tasks and/or holding links and subject to modification by the review agencies.
2. Temporary administrative and construction offices and sites officers may utilize specific tasks and/or holding links.
3. During the applicable site development plan and/or plan review process for each tract, parcel or sub-area, the applicable number of dwelling unit and acreage shall be identified for allocation purposes.
4. The Master List of items for Moody Phase are set forth in Exhibit 11-1 and Attachment 3.
5. Property Development negotiations for Moody Phase are set forth in Attachment 3.
6. For Moody Phase Open Space and Wetland in Exhibit 11-1, Development with limited application are indicated on the Master Plan by the symbol(s) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 80

RESIDENTIAL PLANNED DEVELOPMENT	
Residential Tract, Internal ROW, Open Spaces and Buffers	27.4 acres
CLUB	15.40 acres
Water Management	3.95 acres
Conservation Areas	29.81 acres
COMMERCIAL PLANNED DEVELOPMENT	
Property Total	25.24 acres
	4.5 acres
	221.9 acres

Note: All acreages 1/2 for Open Space Information

How All acreage figures are approximate

DENSITY SUMMARY	
Moody Ranch Total PFD	27.4 acres
Adaptive ROW Total	15.6 acres
Total	43.0 acres
Residential Unit Total	17,000 units
Project Density	429 units/acre

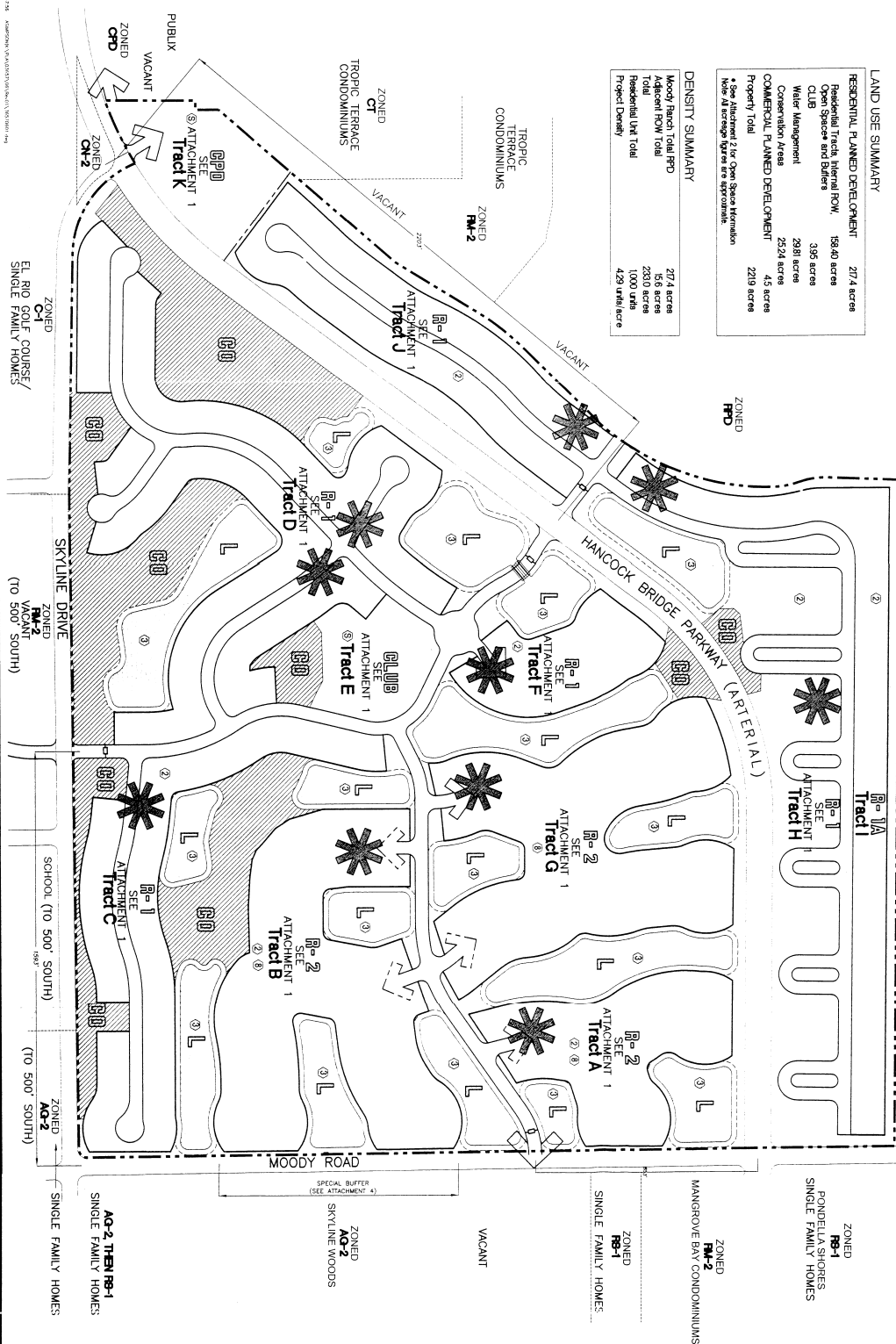


Diagram illustrating the setbacks and dimensions for a single-family detached house. The setbacks shown are:

- 12' FRONT SETBACK
- 20' FRONT SETBACK
- 5' SIDE SETBACK
- 20' REAR SETBACK

The overall width is labeled as 100' MINIMUM. The diagram also indicates the RIGHT OF WAY & BACK OF CURB.

Diagram illustrating the setbacks and dimensions for a two-family attached unit. The unit is shown with a 100' minimum width. The setbacks are defined as follows:

- 15' JUNCTION SETBACK
- 55' JUNCTION SETBACK
- 20' REAR SETBACK
- 5' SIDE SETBACK
- 20' FRONT SETBACK
- 12' FRONT SETBACK WITH SIDE ENTRY GARAGE

Labels include: "TWO FAMILY ATTACHED", "SIDE OF HWY. & BACK OF CURB", and "25'".

Diagram illustrating the setbacks and dimensions for a townhouse lot:

- Overall lot width: 80' MINIMUM
- Front setback: 20' FRONT SETBACK
- Side setbacks: 5' SIDE SETBACK (on both sides)
- Rear setback: 20' REAR SETBACK
- Minimum lot depth: MIN.
- Front setback includes: 12' FRONT SETBACK MIN. SIDE ENTRY DOORCASE
- Back setback includes: 10' BACK SETBACK MIN. DOORCASE

Diagram illustrating the footprint of a multi-family building. The building footprint is a rectangle with a width of 100' MINIMUM and a depth of 100' MINIMUM. The setbacks are indicated as follows:

- 20' REAR SETBACK
- 20' FRONT SETBACK
- 10' SIDE SETBACK


Labels include: MULTI-FAMILY, REAR SETBACK, BACK OF CURB, 100' MINIMUM, 100' MINIMUM, 20' REAR SETBACK, 20' FRONT SETBACK, and 10' SIDE SETBACK.

LEGEND

GPD
Commercial Planned
Development

Residential - 1A

B-2 Residential - 2

 Conservation Area
'CO'

Water Management

*
 INITIAL LOCATIONS
 (PRELIMINARY LOCATIONS)

Deviation Location

ALBA LOCATION

35 APR 1964



SCALE: 1" = 2'

100

Wilson Miller
Planners • Engineers • Ecologists • Surveyors

WilsonMiller, Inc.
Nasipes • Fort Myers • Sarasota • Bradenton • Tampa • Tallahassee
4571 Colonial Boulevard, Suite 100 • Fort Myers, Florida 33912
Phone 941-939-1220 • Fax 941-939-7479
E-mail: FortMyers@wilsonmiller.com • Web-Site: www.wilsonmiller.com

MOODY RANCH

MASTER CONCEPT PLAN

Prepared for: Colonial Homes

PRINTED

APR 10 2003

WILSON INTERIOR, INC.
4571 Colonial Boulevard
Ft. Myers, Florida 33912

Shawbury, Inc. - At Large (LC-000000)
Shawbury, Inc. - Certificate of Authorization (AO)
9/8/

signed by: CD/035

own by: ACS/132

Checked by: _____

OCTOBER 2000

ale:	$t^* = 20$
ale:	$t^* = 20$

e #: D-03657-0

1 of 1

100

TRACT INFORMATION

Tract	Acres	Unit Type	Unit Range	Max. Height
TRACT A	88 ac.	R-2	20 - 50 units	2 stories/35'
TRACT B	88 ac.	R-2	20 - 50 units	2 stories/35'
TRACT C	88 ac.	R-2	20 - 50 units	2 stories/35'
TRACT D	88 ac.	R-2	20 - 50 units	2 stories/35'
TRACT E	88 ac.	R-2	20 - 50 units	2 stories/35'
TRACT F	88 ac.	R-2	20 - 50 units	2 stories/35'
TRACT G	88 ac.	R-2	20 - 50 units	2 stories/35'
TRACT H	88 ac.	R-2	20 - 50 units	2 stories/35'
TRACT I	88 ac.	R-2	20 - 50 units	2 stories/35'
TRACT J	88 ac.	R-2	20 - 50 units	2 stories/35'
TRACT K	88 ac.	R-2	20 - 50 units	2 stories/35'

* Permitted Land Uses are set forth in Attachment 3

LAND USE SUMMARY

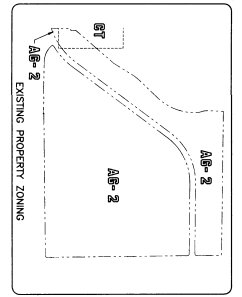
RESIDENTIAL PLANNED DEVELOPMENT	27.4 acres
MOODY RANCH TOTAL FPD	156 acres
ADJACENT ROW TOTAL	2380 acres
TOTAL	1000 units
Project Density	429 units/acre

DENSITY SUMMARY

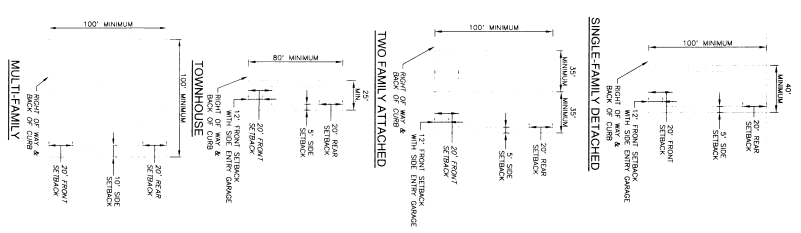
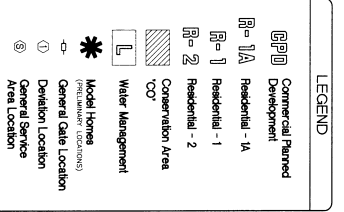
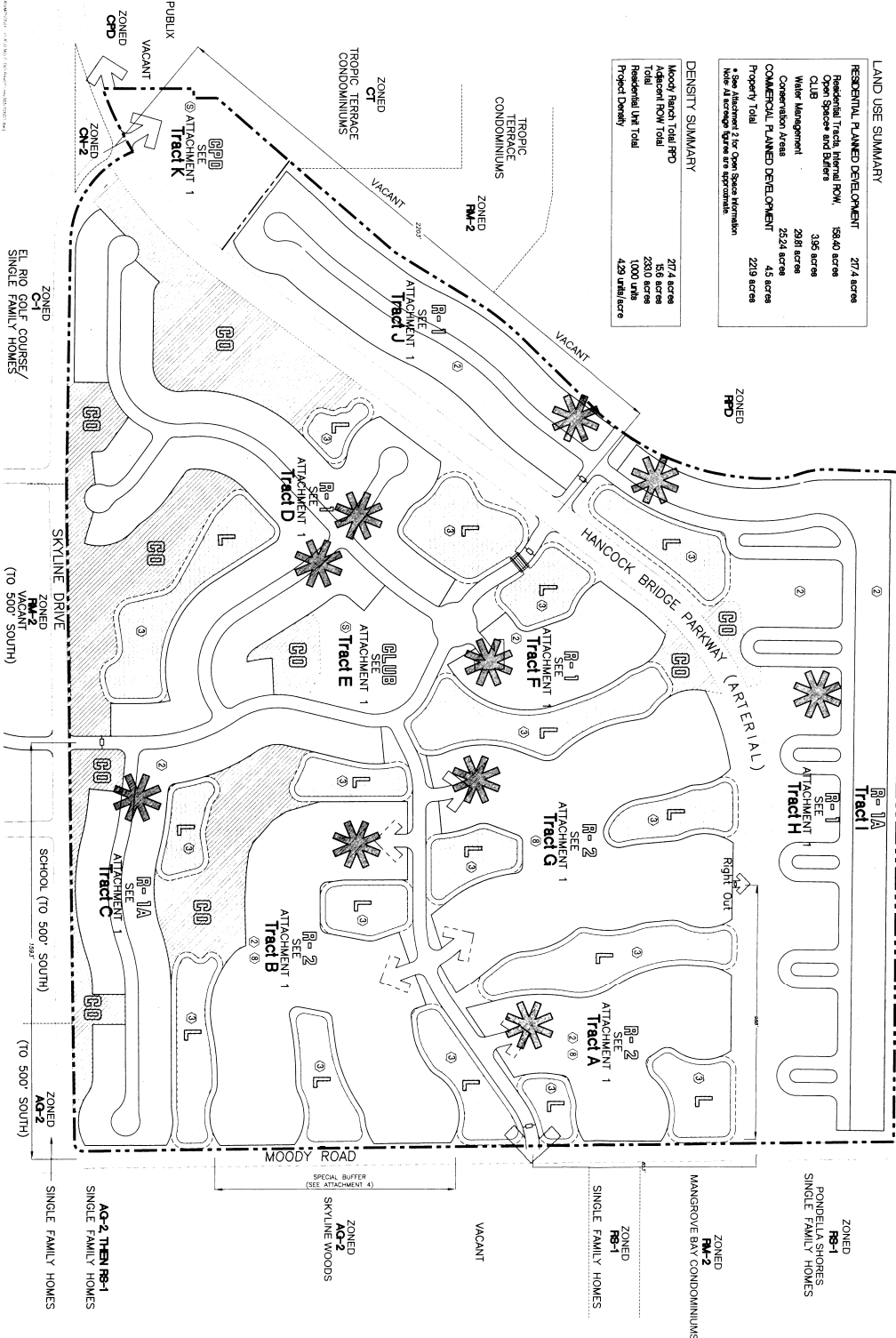
MOODY RANCH TOTAL FPD	27.4 acres
ADJACENT ROW TOTAL	156 acres
TOTAL	2380 acres
Project Density	429 units/acre

MASTER CONCEPT PLAN NOTES

- The configuration of the Cooperation Areas are approximate and subject to modification by the review agencies.
- Temporary easement and construction office and sales offices may utilize septic tanks and/or holding tanks.
- During the applicable site development plan and/or final review process for each tract, parcel or sub-area, the specific number of dwelling units and acreage shall be identified for allocation purposes.
- The Master List of Uses for Moody Ranch are set forth in Exhibit IV-1 and Attachment 3.
- Property Development Regulations for Moody Ranch are set forth in Attachment 1.
- For Moody Ranch Open Space and Indigenous Vegetation see Table in Attachment 2.
- Deviations for Moody Ranch are set forth in Exhibit IV-2-1. Deviations with limited application are indicated on the Master Plan by the symbol . Other Deviations are located as follows: Deviations 5 and 8 apply to residential tracts; Deviation 7 applies to the project entrance signs; Deviation 9 applies to the project entrance signs; Deviation 10 applies to the project entrance signs; Deviation 11 applies to the project entrance signs.
- Any maintenance facility in Tract E will be buffered by a minimum Type D Buffer.
- Butlers will meet Lee County Land Development Code Section D-46 except for the Tract B buffer (see A1a).
- For existing on-site easements, please refer to the survey provided as Exhibit I-B-2.
- The Applicant will work with Lee County on locating mass transit facilities.



ZONED R-1
HIDDEN ACRES
SINGLE FAMILY HOMES



WilsonMiller
Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
4571 Coastal Boulevard, Suite 100 • Fort Myers, Florida 33902
Phone: 941-939-8300 • Fax: 941-939-7479
E-mail: FortMyers@wilsonmiller.com • Web Site: www.wilsonmiller.com

MOODY RANCH
MASTER CONCEPT PLAN
Prepared for: Colonial Homes

RECEIVED
MAY 20 2003
ZONING COUNCIL
DCI 2002-00037

PRINTED
MAY 28 2003
4571 Coastal Boulevard
Fort Myers, Florida 33902
Designed by: KES/1324
Drawn by: KES/1324
Checked by: KES/1324
Date: OCTOBER 2002
Scale: 1" = 200'
P.N.: 03657-001-000
File #: D-03657-06